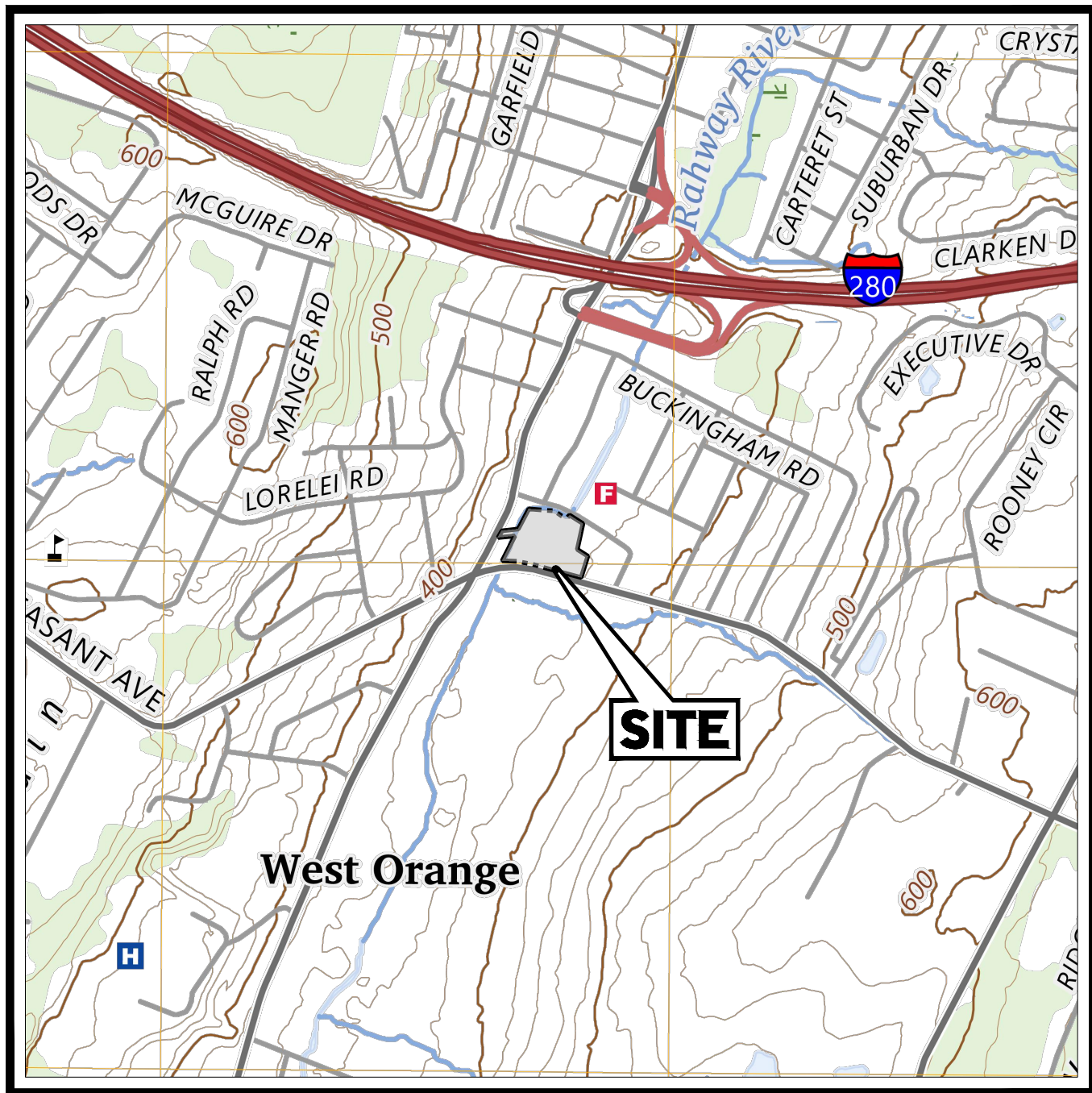


PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED RETAIL STORE

457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
MAP: 87 | BLK: 157 | LOT: 5



USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS MAP LOCATOR -
CALDWELL QUADRANGLE (2023)

REFERENCES

- REFERENCES**
- ♦ALTA/NSPS LAND TITLE SURVEY:
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: 08/05/2025 (REV. 2)
JOB INSURVEY JOB #: 01-230064-00
ELEVATIONS: NAVD 1988
 - ♦ARCHITECTURAL PLAN:
JEFFREY TAYLOR ARCHITECTS
572 NORTH BROADWAY
WHITE PLAINS, NY 10603
DATED: 06/16/25 (REVISED 11/24/2025)
 - ♦STORMWATER MANAGEMENT REPORT:
BOHLER
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
DATED: 08/20/25 (REVISED 12/20/25)
 - ♦OPERATIONS AND MAINTENANCE MANUAL:
BOHLER
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
DATED: 08/20/25
- GOVERNING AGENCIES**
- ♦PLANNING & DEVELOPMENT
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE: (973) 325-4110
FAX: (973) 325-6359
 - ♦BUILDING DEPARTMENT
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE: (973) 325-4112
FAX: (973) 325-3959
 - ♦FIRE DEPARTMENT
415 VALLEY ROAD
WEST ORANGE, NJ 07052
PHONE: (973) 325-4175
FAX: (973) 668-1080

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

PROPERTY OWNERS LIST

WITHIN 200' RADIUS

Owner Name	Address	Phone	Owner Name	Address	Phone
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059
BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059	BOHLER ENGINEERING	30 INDEPENDENCE BLVD., SUITE 200	WARREN, NJ 07059

ALSO TO BE NOTIFIED:

ADJACENT AGENTS

Public Service Transit & Gas Company
Morris & Essex Counties
Morris, NJ 07960

BLADE

New Jersey Statewide Water Company
107 Main St., Keanville Parkway
Morris, NJ 07960

CABLE

Comcast Cablevision
500 Mainway Avenue
Morris, NJ 07960

TELEPHONE

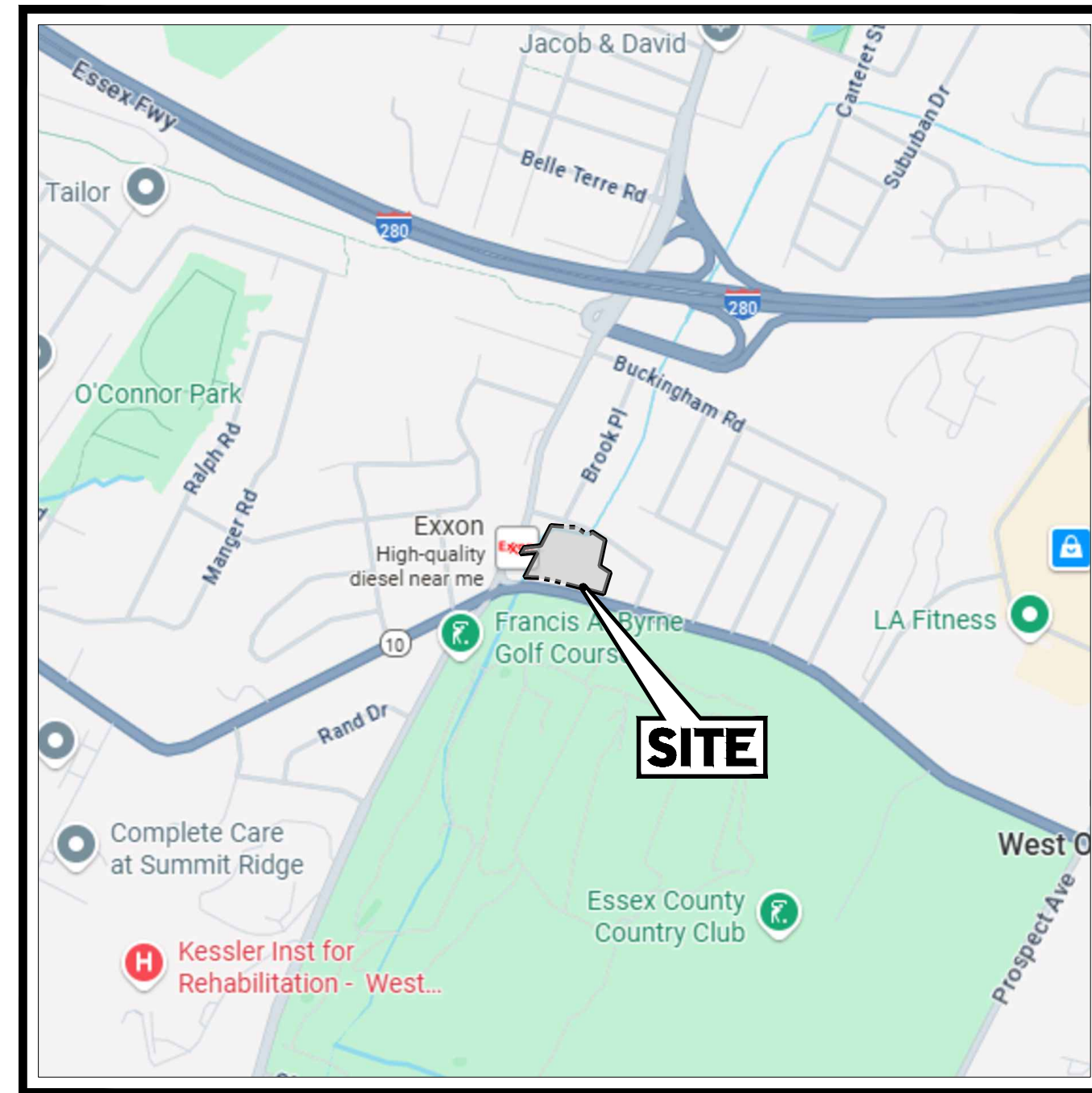
Verizon
100 Mainway Avenue
Morris, NJ 07960

NOTES

Knowledge of Site Owner
Knowledge of Site Owner
Knowledge of Site Owner
Morris, NJ 07960

GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONSULT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPlicable CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



KEY MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES	C-102
GENERAL LEGEND	C-103
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
TRUCK TURNING PLAN WB-67 (TITLE 39)	C-302
TRUCK TURNING PLAN SU-30 (GARBAGE)	C-303
GRADING PLAN	C-401
DRAINAGE PLAN	C-402
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-801
SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS	C-802
SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS	C-803
DETAIL SHEET 'A'	C-901
DETAIL SHEET 'B'	C-902
TREE REMOVAL PLAN	L-101
LANDSCAPE PLAN	L-201
LANDSCAPE NOTES AND DETAILS	L-202
LIGHTING PLAN	L-301
LIGHTING SPECIFICATIONS AND DETAILS	L-302
ALTA/NSPS LAND TITLE SURVEY (BY CONTROL POINT ASSOCIATES)	1 OF 1

APPROVAL BLOCK

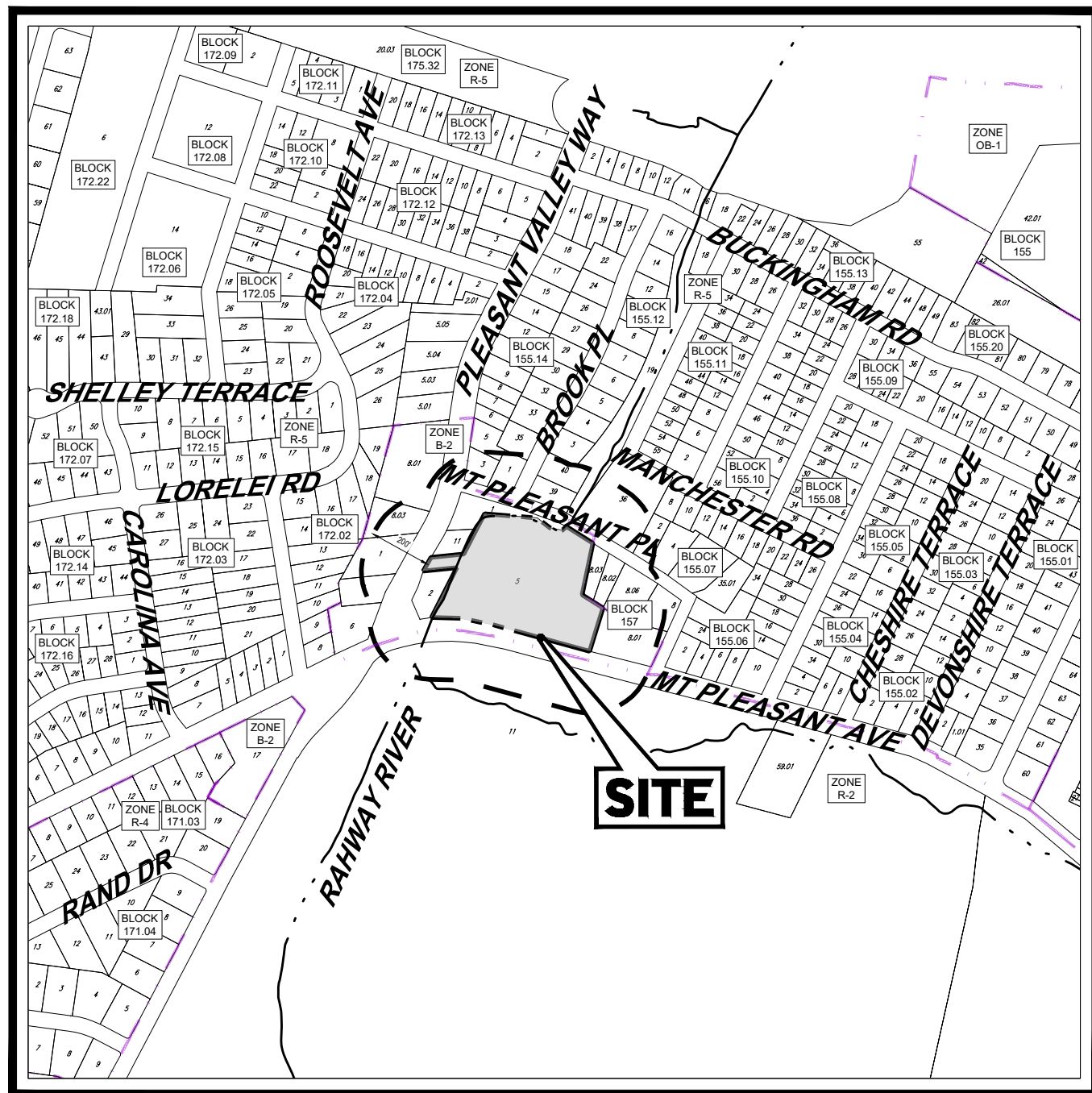
TOWNSHIP PLANNING BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE,
NEW JERSEY.

CHAIRMAN	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

OWNER CERTIFICATION

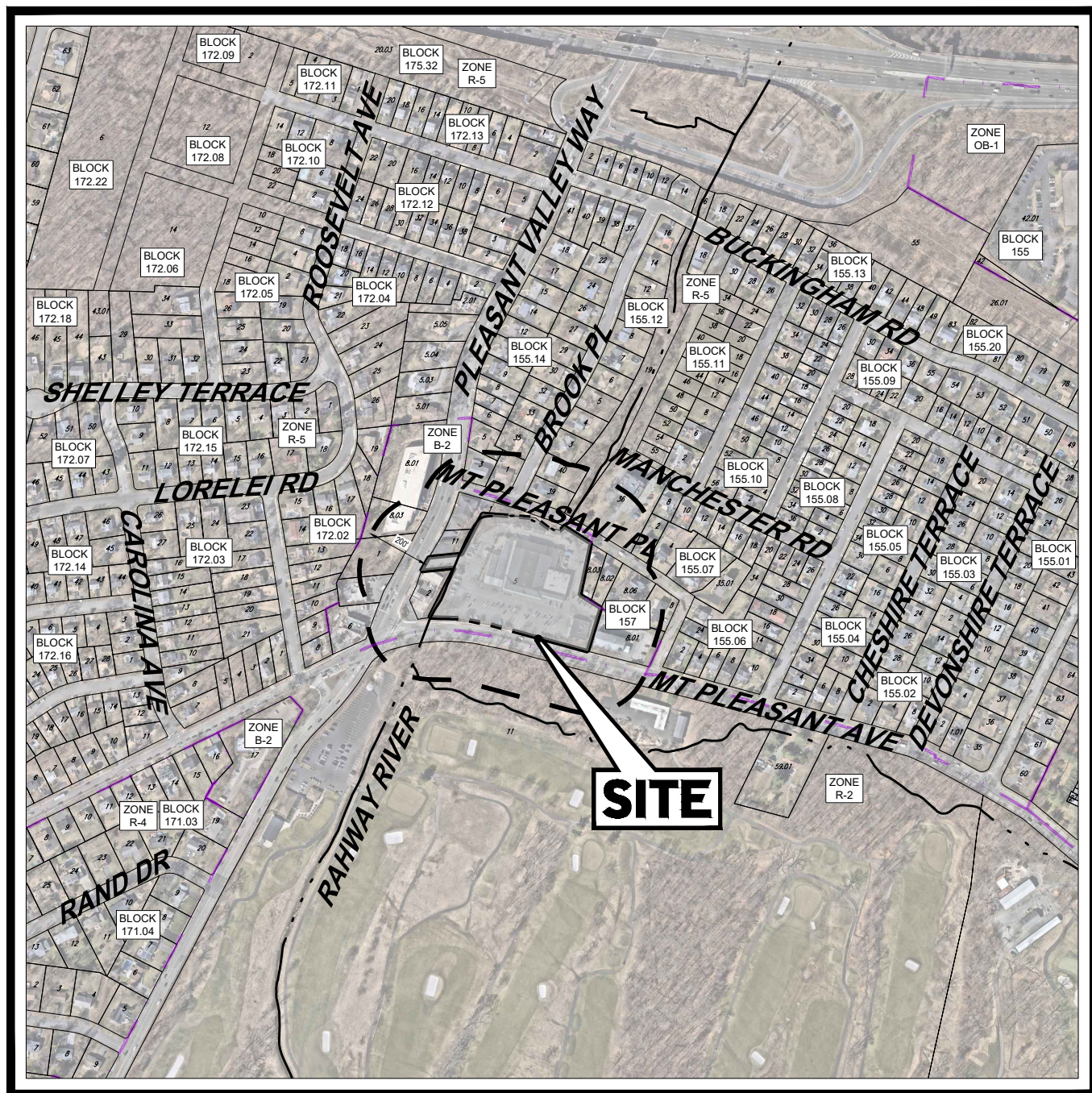
I CERTIFY THAT I AM THE OWNER OF BLOCK 157 LOT 5
AND CONSENT TO THE FILING OF THE APPLICATION.

SIGNATURE: *L. B. O'Connell* DATE: 11/14/25
DIENER MT PLEASANT ASSOCIATES LTD.



TAX MAP

SCALE: 1" = 500'
SOURCE: GIS ESSEX COUNTY
PARCEL DATA MAP



AERIAL MAP

SCALE: 1" = 500'
SOURCE: NEARMAP (2025)

PREPARED BY

BOHLER

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH
2	12/10/2025	REV. PER TOWNSHIP COMMENTS	AWS



NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj.gov/call.org

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NJA230139-00-2A
DRAWN BY: CRA / TGH
CHECKED BY: AWS
DATE: 08/14/2025
CAD ID: P-CIVIL-CND5

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER

BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

T. LAM

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. 47863
NEW YORK LICENSE NO. 092942
CONNECTICUT LICENSE NO. 30024
PENNSYLVANIA LICENSE NO. 76746

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 2 - 12/10/2025

THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST VERIFY THAT ALL EXISTING CONDITIONS AND REQUIREMENTS SHOWN ON THESE PLANS OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE CONTRACTOR HAS REVIEWED AND UNDERSTOOD ALL OF THE INFORMATION CONTAINED IN THIS CONTRACT AND RELEVANT CONTRACT DOCUMENTS. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL APPLICABLE AGENCIES AND LOCAL GOVERNMENT UNITS. THE CONTRACTOR SHALL REVIEW AND THOROUGHLY UNDERSTAND ALL CONDITIONS OF APPEAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ACCEPTED AND AGREES TO ALL SUCH CONDITIONS AND REQUIREMENTS PERMITTED HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FOLLOW ALL INSTRUCTIONS THEREIN. THE CONTRACTOR SHALL BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL ALONG ANY STORMWATER PREVENTION PLAN (SWPPP) LOCATIONS NECESSARY, AS INDICATED ON THE APPROVED SWPPP, TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ON ADJACENT PROPERTIES OR THE RIGHT OF WAY.

ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT FEDERAL AASHTO APPLICABLE IMPROVED STANDARD SPECIFICATIONS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.

THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS TO SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION. THE CONTRACTOR MUST COORDINATE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.

ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN NOTED OTHERWISE. DIMENSIONS OF 0.6 FEET OR SMALLER MAY BE ROUNDED UP TO THE NEXT WHOLE NUMBER, BUT NOT CROSSED INTO ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR PERMS NEEDED AT APPROPRIATE AND/OR REQUIRED AGENCIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NJDEP REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION.

7. ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

8. ALL NEW CONCRETE SHALL BE CAST AND FINISHED TO MATCH EXISTING SURFACES. IF THERE IS A SIDEWALK, SIDEWALK PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

THE SITE DESIGN INFORMATION INCLUDING, BUT NOT LIMITED TO, DRAWINGS, NOTATIONS AND/OR CALCULATIONS WHICH THE ENGINEER OF RECORD AND BOHLER, LLC (HEREIN "BOHLER") ARE PROVIDING WITHIN THIS PLAN IS STRICTLY LIMITED TO THE AREA OF THE SITE WHICH IS DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN." ANY INFORMATION WHICH IS INCLUDED ON THIS PLAN, BUT IS NOT INCLUDED IN THE AREA DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN," OR ANY GRAPHICAL REPRESENTATIONS OF EXISTING CONDITIONS ONLY TAKEN FROM THE REFERENCED DOCUMENTS AND INFORMATION, THIS INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. "GRAPHICAL REPRESENTATIONS OF THE EXISTING CONDITIONS" ARE NOT PART OF ENGINEER OF RECORD AND BOHLER WORK AND ARE NOT PART OF THE SITE DESIGN. THE ENGINEER OF RECORD AND BOHLER, CONSEQUENTLY, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE GRAPHICAL REPRESENTATIONS.

[illegible][illegible]

ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE U.S. ACCESSIBILITY GUIDELINES, AND 42 U.S.C. § 12181 ET SEQ. AND 42 U.S.C. § 41511 ET SEQ.; AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE SUBMITTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THESE NOTES FOR ACCURACY, COMPLIANCE, AND CONSISTENCY WITH INDUSTRY GUIDELINES.

THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES. THE FOLLOWING MINIMUM REQUIREMENTS FOR THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- A. ACCESSIBLE PARKING SPACES AND ACCESSIBLE SLOPES MUST NOT EXCEED 15.0% (2.0%) IN ANY DIRECTION.
- B. ACCESSIBLE SLOPES MUST NOT EXCEED 1:12 (8.33%) IN ANY DIRECTION, INCLUDING CURB RAMP SLOPES, BUT ARE SPECIFIED BY THE GOVERNING AGENCY. UNBROUGHT WIDTH OF TRAVEL (CAR OVERHANGS AND HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:20 (5.0%) IN THE OPPOSITE DIRECTION OF TRAVEL. THE SLOPE MUST NOT EXCEED 1:12 (8.33%) IN ANY DIRECTION. RAMP MUST BE PROVIDED ALONG THE ACCESSIBLE PATH OF TRAVEL. OPENINGS MUST NOT EXCEED 1/2 INCH IN VERTICAL CHANGES OF UP TO 1/2 INCH ARE PERMITTED ONLY IF THEY INCLUDE A 1/4 INCH BEVEL AT A SLOPE NOT GREATER THAN 12 INCH PER 1 INCH.
- C. ACCESSIBLE RAMP MUST NOT EXCEED A SLOPE OF 1:12 (8.33%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMP. LANDINGS MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE. LANDINGS MUST NOT EXCEED 60 INCHES IN LENGTH. LANDINGS MUST BE PROVIDED AT EACH END OF RAMP. LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60 INCHES BY 60 INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED.
- D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%) WHERE FLARED SIDES ARE PROVIDED. THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDINGS MUST BE PROVIDED AT RAMPS UP TO A POSITIVE OF 36-INCHES LONG AND 60 INCHES WIDE. RAMP SLOPES MUST BE SLOPED AWAY FROM THE CURB AND NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. EXCEED A SLOPE OF 1:12 (8.33%).
- E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THE LANDINGS MUST BE SLOPED AWAY FROM THE DOOR AND NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST NOT BE FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2010 AND OTHER RELEVANT CODES.)

WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR ADDITION TO ANY COMPONENT OF AN EXISTING ACCESSIBLE ROUTE OF TRAVEL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST NOTIFY THE BARBERE REGULATOR OF ANY SUCH REQUESTS FOR STEEPER SLOPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARBERE REGULATOR.

THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE BARBERE REGULATOR OF ANY SUCH REQUESTS FOR STEEPER SLOPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARBERE REGULATOR.

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IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NEW JERSEY STANDARD INFORMATION CONSTRUCTION CODE, SUBCHAPTER 7, BARRIER-FREE ACCESS.

[illegible]

1. THE PROJECT IS NOT LOCATED IN ANY OF THE FLOOD HAZARD AREAS OR RIPARIAN ZONES (FHA) AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEPLANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

[illegible]

CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE; OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R/W IN ACCORDANCE W/ LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW GAS SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION W/ GAS COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING SEWER SERVICE LINE CAP AT MAIN WITHIN PROPERTY IN ACCORDANCE W/ LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION W/ SEWER AUTHORITY.

CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R/W IN ACCORDANCE W/ LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL WATER COMPANY PRIOR TO COMPLETION. IF EXISTING WATER SERVICE CAN NOT BE UTILIZED THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION W/ WATER COMPANY. CONTRACTOR MUST OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

**CONSULTING ENGINEERING
AND SURVEYING
RAM MANAGEMENT
SHAPE ARCHITECTURE
TAINABLE DESIGN
MITTING SERVICES
PORTATION SERVICES**

COMMENT	DRAWN BY
	CHECKED BY
REV. PER SCD	TGH
COMMENTS.	TXL
REV. PER TOWNSHIP	AWS
COMMENTS.	

INTENDED FOR MUNICIPAL AND/OR AGENCY USE. IT IS NOT INTENDED AS A CONSTRUCTION

INDEPENDENCE BLVD., SUITE 200

lerEngineering.com

F I A M

PROFESSIONAL ENGINEER

Figure 1

GENERAL



PLEASANT VALLEY WAY

BROOK PLACE

SOUTH BRANCH
RAHWAY RIVER

MOUNT PLEASANT PLACE

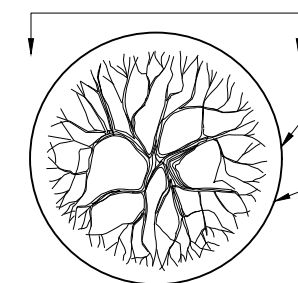
MOUNT PLEASANT AVENUE

DEMOLITION NOTES

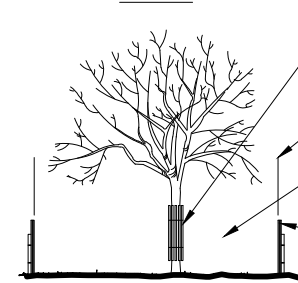
(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

LEGEND	
PROPERTY LINE	---
TOP OF BANK	---
50 FT NJDEP RIPARIAN BUFFER WIDTH	---
WETLAND BOUNDARY	---
50 FT WETLAND BUFFER WIDTH	---
FHA ELEVATION (BASED ON METHOD 3 DELINEATION)	---



PLAN



ELEVATION

- PROTECTED ROOT ZONE (PRZ) MEASUREMENT:
- USE 1.5 X DBH FOR OLD UNHEALTHY, OR SENSITIVE SPECIES
 - USE 1.0 X DBH FOR YOUNGER, HEALTHY TOLERANT SPECIES
 - MEASURE DBH IN INCHES. EXPRESS THE RESULT IN FEET TO GET THE PRZ DIAMETER
 - DBH = DIAMETER AT BREAST HEIGHT OR 4.5 FEET ABOVE GRADE
 - FOLLOW THE "STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION" PER THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", CURRENT EDITION.

TREE PROTECTION DURING SITE CONSTRUCTION

NOT TO SCALE (NJ-0030201 - 08/2023)

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH
2	12/10/2025	REV. PER TOWNSHIP COMMENTS	AWIS



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: NJA2301139-00-2A
DRAWN BY: CRA / TGH
CHECKED BY: REV. PER TOWNSHIP COMMENTS
DATE: 08/14/2025
CAD ID: P-CIVIL-PROP

PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GAS2400600 & M4000122

T. LAM

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:
**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

SHEET NUMBER:

C-201

REVISION 2 - 12/10/2025

DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(T.B.A.)	TO BE ABANDONED
(T.B.R.)	TO BE REMOVED
(T.B.V.)	TO BE VACATED
(RELO)	TO BE RELOCATED

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION PURPOSES ONLY.**

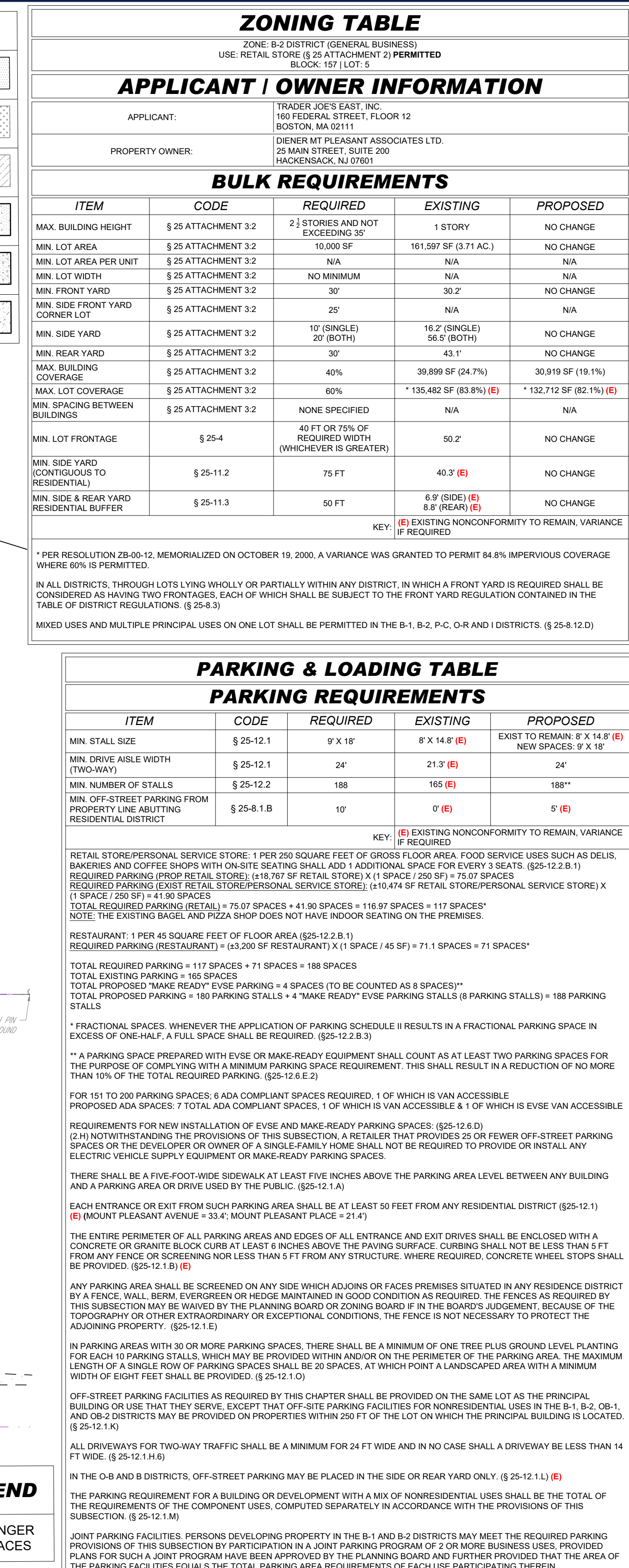
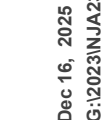
**REFER TO SOIL EROSION AND
SEDIMENT CONTROL PLAN FOR SOIL
EROSION NOTES AND MEASURES.**

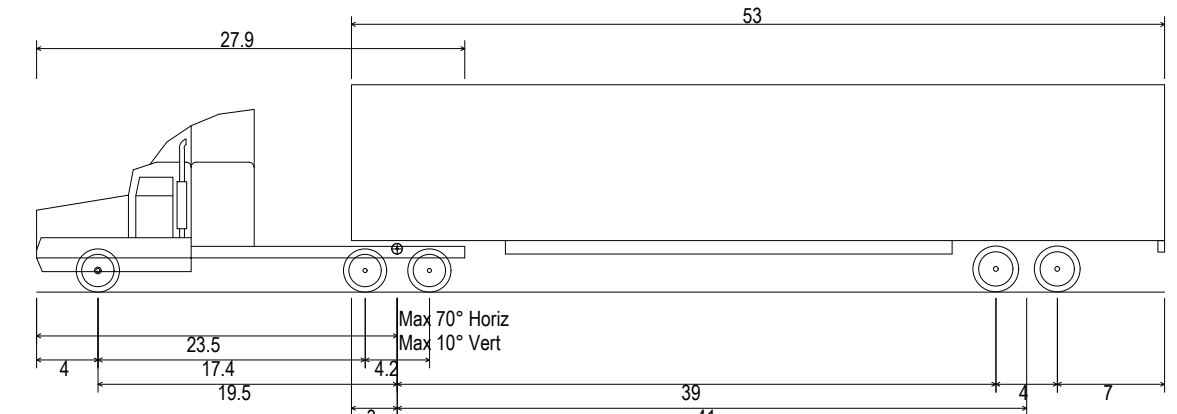
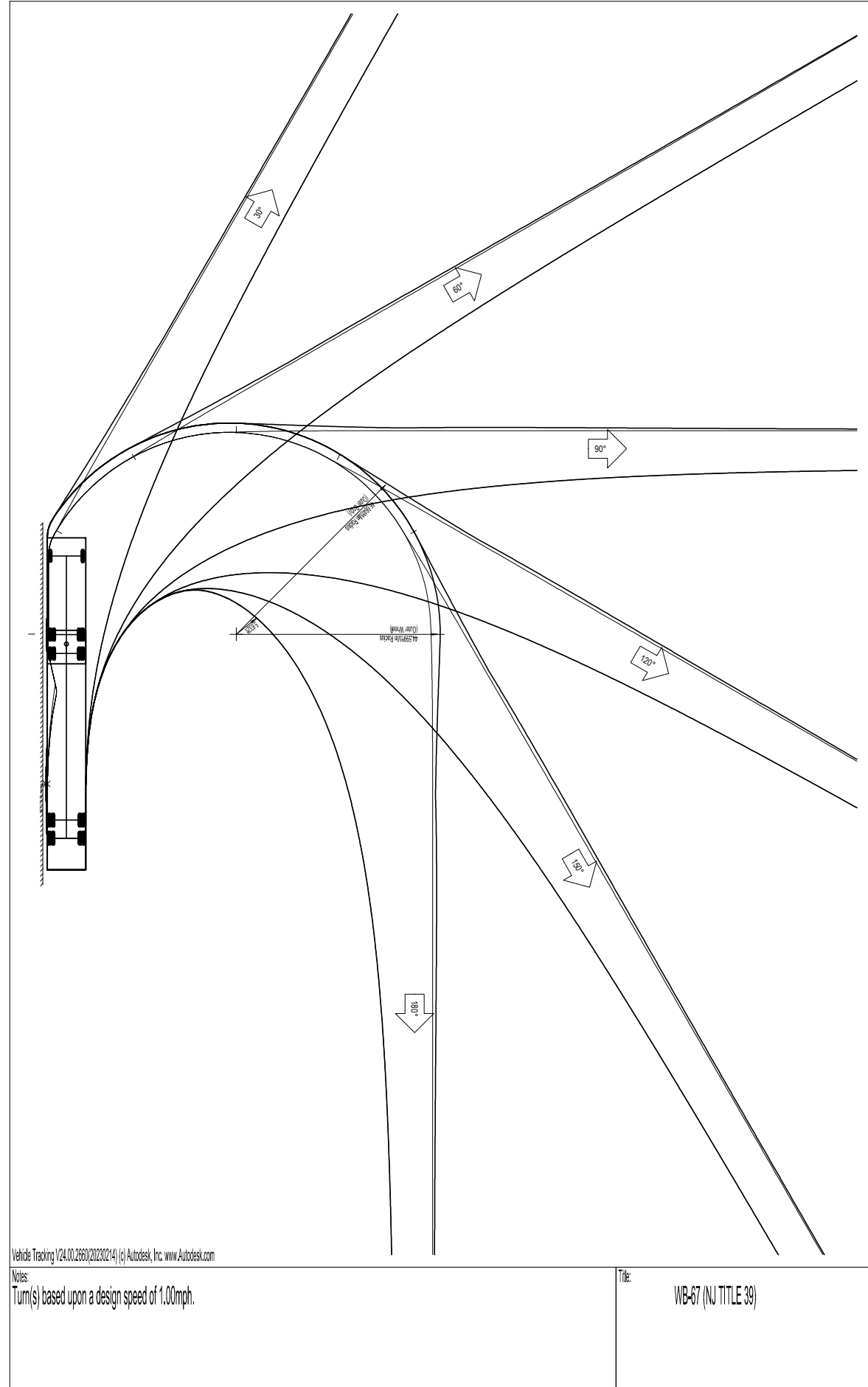
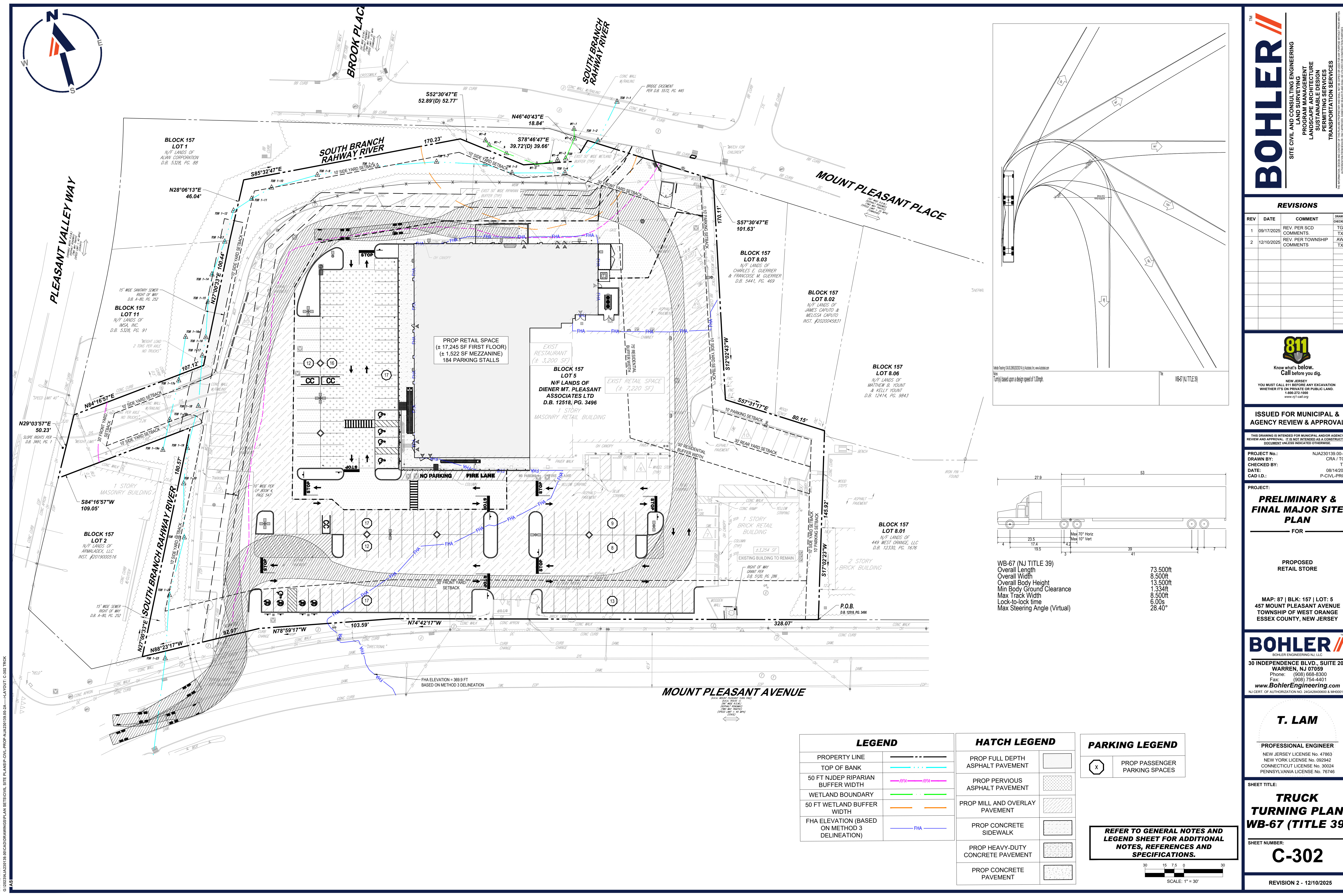
**REFER TO GENERAL NOTES AND
LEGEND SHEET FOR ADDITIONAL
NOTES, REFERENCES AND
SPECIFICATIONS.**

**ALL EXISTING FEATURES IN RIW ARE TO
REMAIN UNLESS OTHERWISE NOTED.**

TBR = FEATURE TO BE REMOVED

30 15 7.5 0 30
SCALE: 1" = 30'

[illegible]



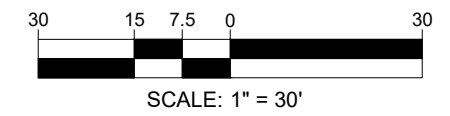
WB-67 (NJ TITLE 39)	
Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

LEGEND	
PROPERTY LINE	---
TOP OF BANK	---
50 FT NJDEP RIPARIAN BUFFER WIDTH	---
WETLAND BOUNDARY	---
50 FT WETLAND BUFFER WIDTH	---
FHA ELEVATION (BASED ON METHOD 3 DELINEATION)	---

HATCH LEGEND	
PROP FULL DEPTH ASPHALT PAVEMENT	
PROP PERVIOUS ASPHALT PAVEMENT	
PROP MILL AND OVERLAY PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP HEAVY-DUTY CONCRETE PAVEMENT	
PROP CONCRETE PAVEMENT	

PARKING LEGEND	
X	PROP PASSENGER PARKING SPACES

REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



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REV	DATE	COMMENT	DRAWN BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH
2	12/10/2025	REV. PER TOWNSHIP COMMENTS	AWS
			TXL

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PROJECT No.:	NJ2301139.00-2A
DRAWN BY:	CRA / TGH
CHECKED BY:	TXL
DATE:	08/14/2025
CAD ID:	P-CIVIL-PROP

PRELIMINARY & FINAL MAJOR SITE PLAN
FOR

PROPOSED RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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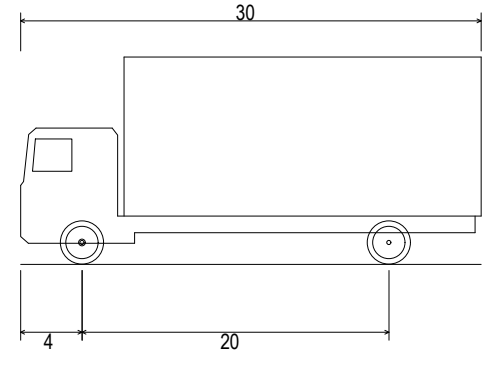
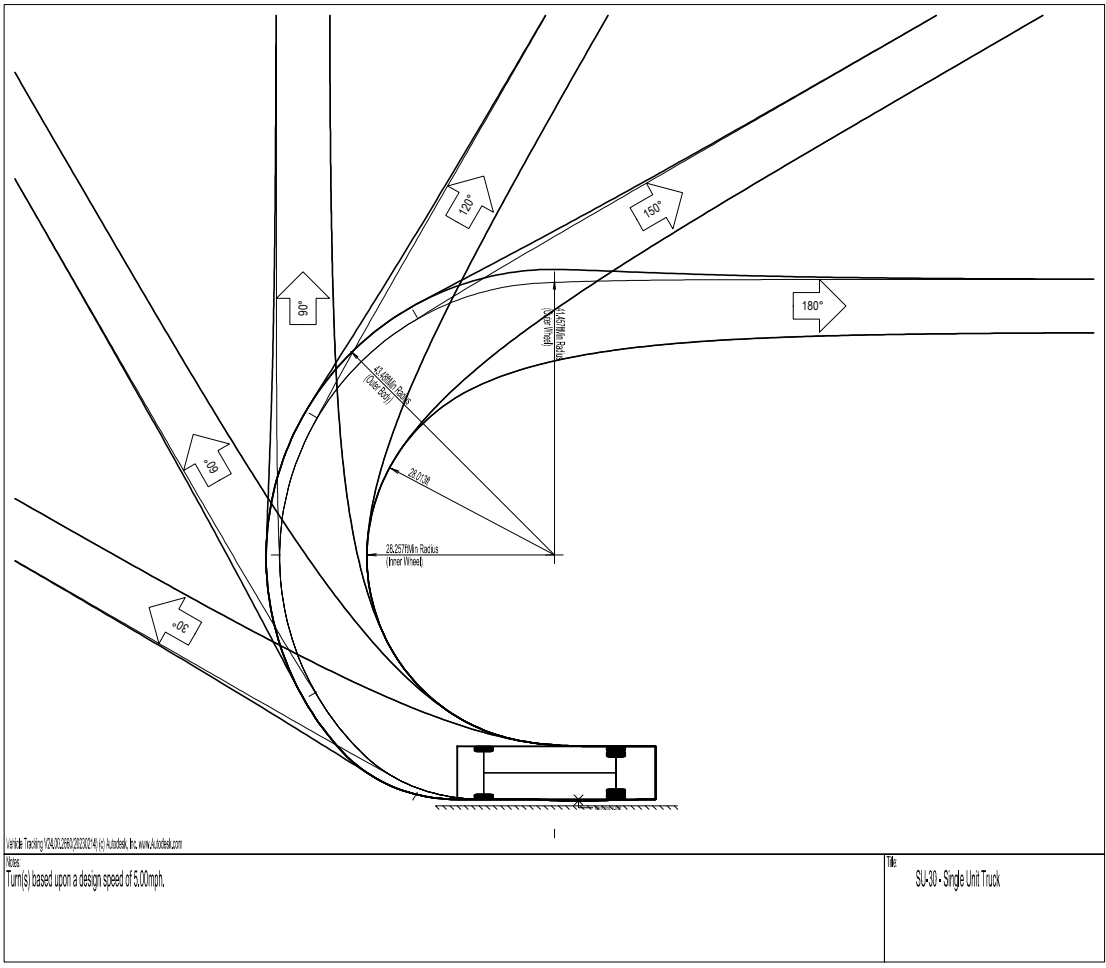
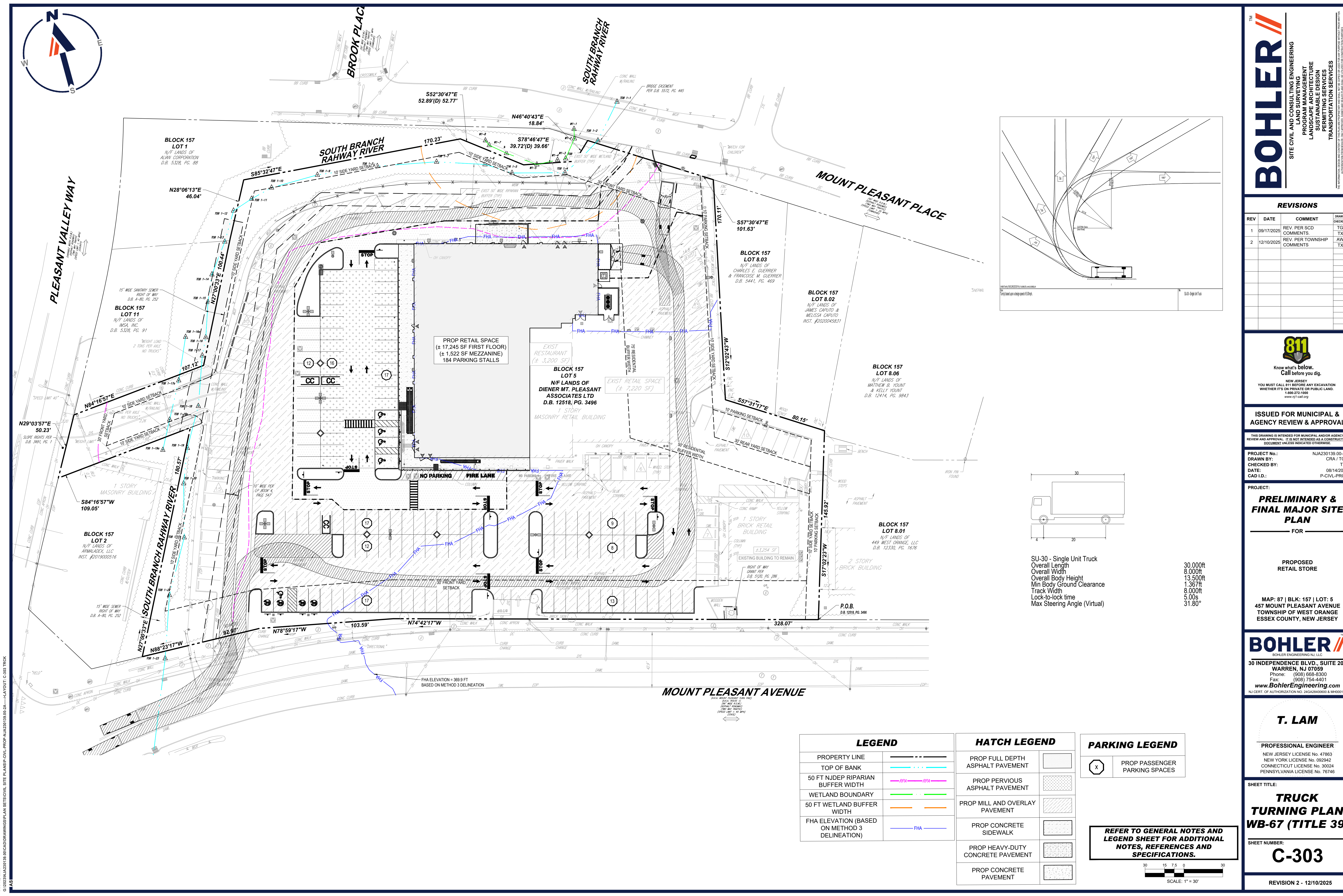
T. LAM

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:
TRUCK
TURNING PLAN
WB-67 (TITLE 39)

SHEET NUMBER:
C-302

REVISION 2 - 12/10/2025



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

LEGEND	
PROPERTY LINE	---
TOP OF BANK	---
50 FT NJDEP RIPARIAN BUFFER WIDTH	---
WETLAND BOUNDARY	---
50 FT WETLAND BUFFER WIDTH	---
FHA ELEVATION (BASED ON METHOD 3 DELINEATION)	---

HATCH LEGEND	
PROP FULL DEPTH ASPHALT PAVEMENT	
PROP PERVIOUS ASPHALT PAVEMENT	
PROP MILL AND OVERLAY PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP HEAVY-DUTY CONCRETE PAVEMENT	
PROP CONCRETE PAVEMENT	

PARKING LEGEND	
X	PROP PASSENGER PARKING SPACES

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PROGRAM MANAGEMENT
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DATE:	08/14/2025
CAD ID:	P-CIVIL-PROP

PRELIMINARY & FINAL MAJOR SITE PLAN
FOR

PROPOSED RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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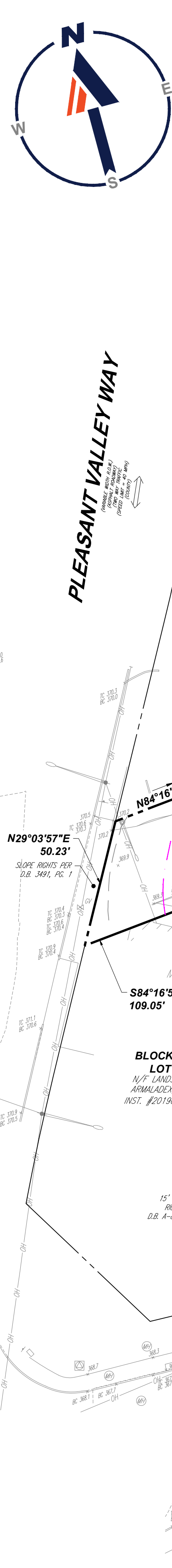
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NEW YORK LICENSE NO. 092942
CONNECTICUT LICENSE NO. 30024
PENNSYLVANIA LICENSE NO. 76746

SHEET TITLE:
TRUCK
TURNING PLAN
WB-67 (TITLE 39)

SHEET NUMBER:
C-303

REVISION 2 - 12/10/2025



GRADING NOTES

(Rev. 1/2023)

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- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER OF RECORD APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLING CURBING.
- THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 2% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
- WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS WHICH ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR MUST BE DETERMINED AND SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT LICENSED STRUCTURAL ENGINEER DESIGNS ALL WALLS SHOWN HEREON AND THAT PRIOR TO CONSTRUCTION, THE MUNICIPALITY APPROVES ALL SIGNED AND SEALED SHOP DRAWINGS. FURTHER, THE CONTRACTOR MUST ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALLS) PROPOSED SCHEMATICALLY IN THESE PLANS, ARE MATERIALLY CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).
- THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES INSTALLED ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.

ACCESSIBILITY DESIGN GUIDELINES

(Rev. 1/2023)

- ANY WORK PROPOSED IN THE STATE OF NEW JERSEY MUST CONFORM TO THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7, BARRIER-FREE ACCESS.

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH
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DRAWN BY: CRA / TGH
CHECKED BY: P-CIVIL-GDUL
DATE: 08/14/2025
CAD ID: P-CIVIL-GDUL

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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T. LAM

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NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-401

REVISION 2 - 12/10/2025

LEGEND

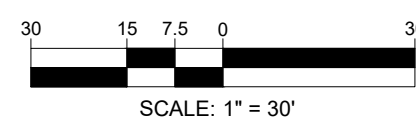
PROPERTY LINE	---
TOP OF BANK	---
50 FT NJDEP RIPARIAN BUFFER WIDTH	---
WETLAND BOUNDARY	---
50 FT WETLAND BUFFER WIDTH	---
FHA ELEVATION (BASED ON METHOD 3 DELINEATION)	---

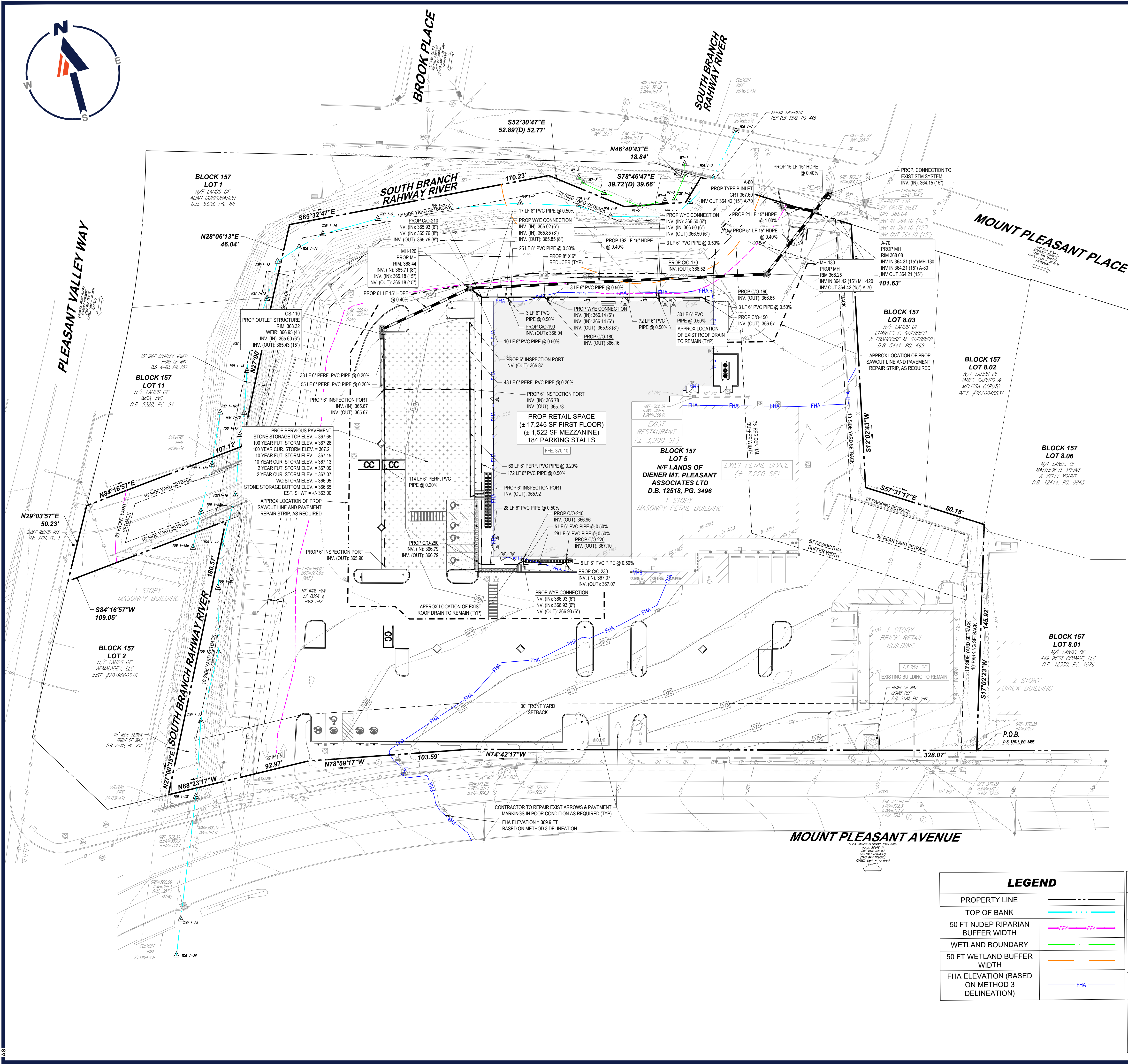
HATCH LEGEND

PROP FULL DEPTH ASPHALT PAVEMENT	
PROP PERVIOUS ASPHALT PAVEMENT	
PROP MILL AND OVERLAY PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP HEAVY-DUTY CONCRETE PAVEMENT	
PROP CONCRETE PAVEMENT	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY.

REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.





DRAINAGE AND UTILITY NOTES

(Rev. 3/2023)

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- THE CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE.
- SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
- WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2x4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
- STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
- THE CONTRACTOR MUST NOTIFY, IN WRITING, THE MUNICIPAL ENGINEER AT LEAST THREE (3) BUSINESS DAYS PRIOR TO INSTALLATION OF SANITARY COMPONENTS. FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVED BY THE DESIGNATED ENGINEER MAY REQUIRE RE-EXCAVATION OF SANITARY LINES, AND RE-TESTING, WHICH WILL BE DONE AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
- SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
- SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE.
- FOR PIPES LESS THAN 12 FEET DEEP POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
- FOR PIPES GREATER THAN 12 FEET DEEP POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
- SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
- UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPES MUST BE REINFORCED CONCRETE PIPES (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M282 FOR PIPES 4" TO 10" AND TO AASHTO M284 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE HDPE SDR 26 OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477.
- WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT LINED DUCTILE IRON (CPI) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- GAS METERS MUST BE PROTECTED BY BOLLARDS AND FENCES IF INSTALLED WITHIN THE EXTERIOR OF THE BUILDING AS REQUIRED BY THE JURISDICTIONAL GAS PURVEYOR.

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH
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PROJECT No.: NJA2301139.00-2A
DRAWN BY: CRA / TGH
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DATE: 08/14/2025
CAD ID: P-CIVL-GDUL

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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T. LAM

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C-402

REVISION 2 - 12/10/2025

LEGEND

PROPERTY LINE	---
TOP OF BANK	---
50 FT NUDEP RIPARIAN BUFFER WIDTH	---
WETLAND BOUNDARY	---
50 FT WETLAND BUFFER WIDTH	---
FHA ELEVATION (BASED ON METHOD 3 DELINEATION)	---

HATCH LEGEND

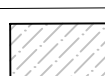
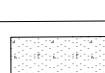
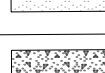
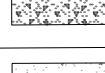
PROP FULL DEPTH ASPHALT PAVEMENT	
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PROP MILL AND OVERLAY PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP HEAVY-DUTY CONCRETE PAVEMENT	
PROP CONCRETE PAVEMENT	

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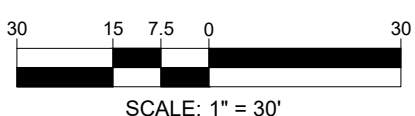
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30 15 7.5 0 30
SCALE: 1" = 30'



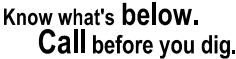
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(Rev. 3/2023)

- | REVISIONS | | | |
|------------------|------------|-------------------------------|------------------|
| REV | DATE | COMMENT | DRAWN
CHECKED |
| 1 | 09/17/2025 | REV. PER SCD
COMMENTS. | TGH
TXL |
| 2 | 12/10/2025 | REV. PER TOWNSHIP
COMMENTS | AW5
TXL |



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PROJECT:

**PROPOSED
RETAIL STORE**

BOHLER TM
BOHLER ENGINEERING NJ, LLC

**30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059**

Phone: (908) 668-8300
Fax: (908) 754-4401

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GSA28400600 & MH00012

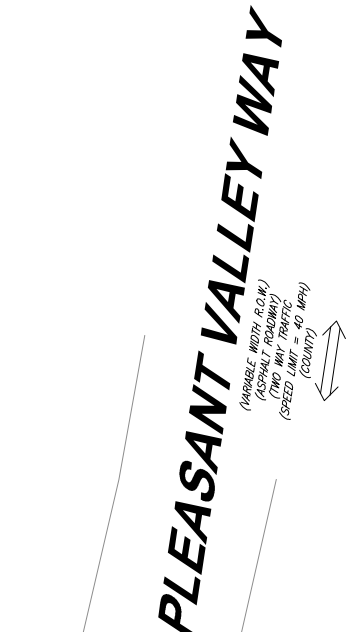
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE

SHEET NUMBER

C-501

REVISION 2 - 12/10/2025

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PROJECT No.:	NJA230139.00-2A
DRAWN BY:	CRA / TGH
CHECKED BY:	TXL
DATE:	08/14/2025
CAD I.D.:	P-CIVL-PROP

**PRELIMINARY &
FINAL MAJOR SITE
PLAN**

_____ FOR _____

**PROPOSED
RETAIL STORE**

BOHLER TM
BOHLER ENGINEERING N.J., LLC

**30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059**

Phone: (908) 668-8300
Fax: (908) 754-4401

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH400122

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SOIL EROSION AND SEDIMENT CONTROL PLAN

C-801

REVISION 2 - 12/10/2025

HATCH LEGEND	
PROP FULL DEPTH ASPHALT PAVEMENT	
PROP PERVIOUS ASPHALT PAVEMENT	
PROP MILL AND OVERLAY PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP HEAVY-DUTY CONCRETE PAVEMENT	
PROP CONCRETE PAVEMENT	

PROP FULL DEPTH

PROP PERVIOUS

PAVEMENT

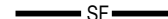
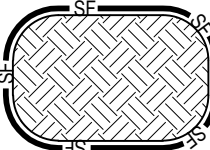
SIDEWALK

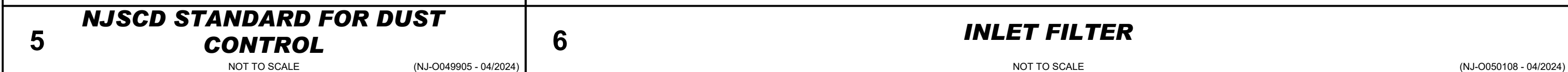
CONCRETE PAVEMENT

PROP CONCRETE

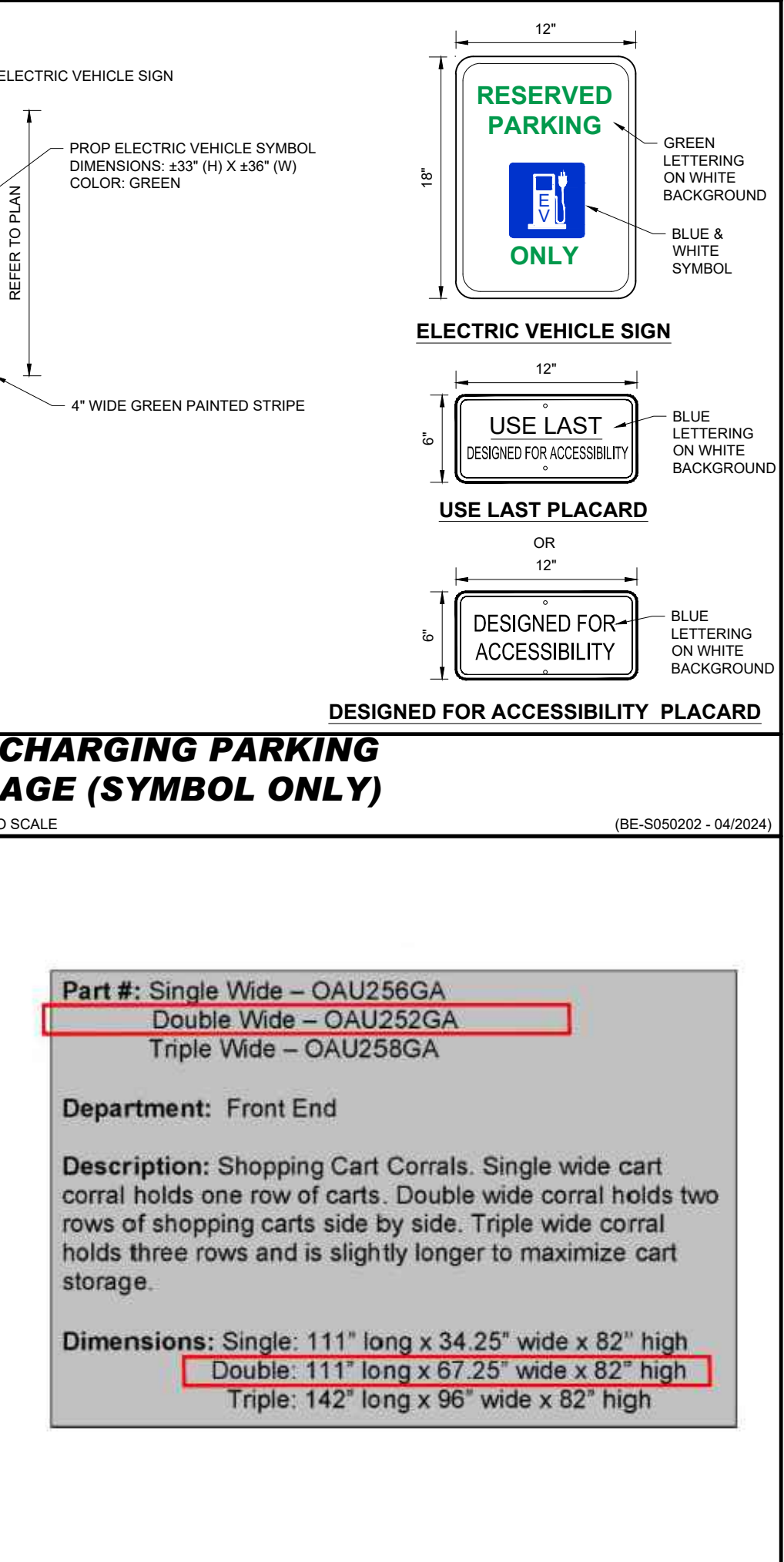
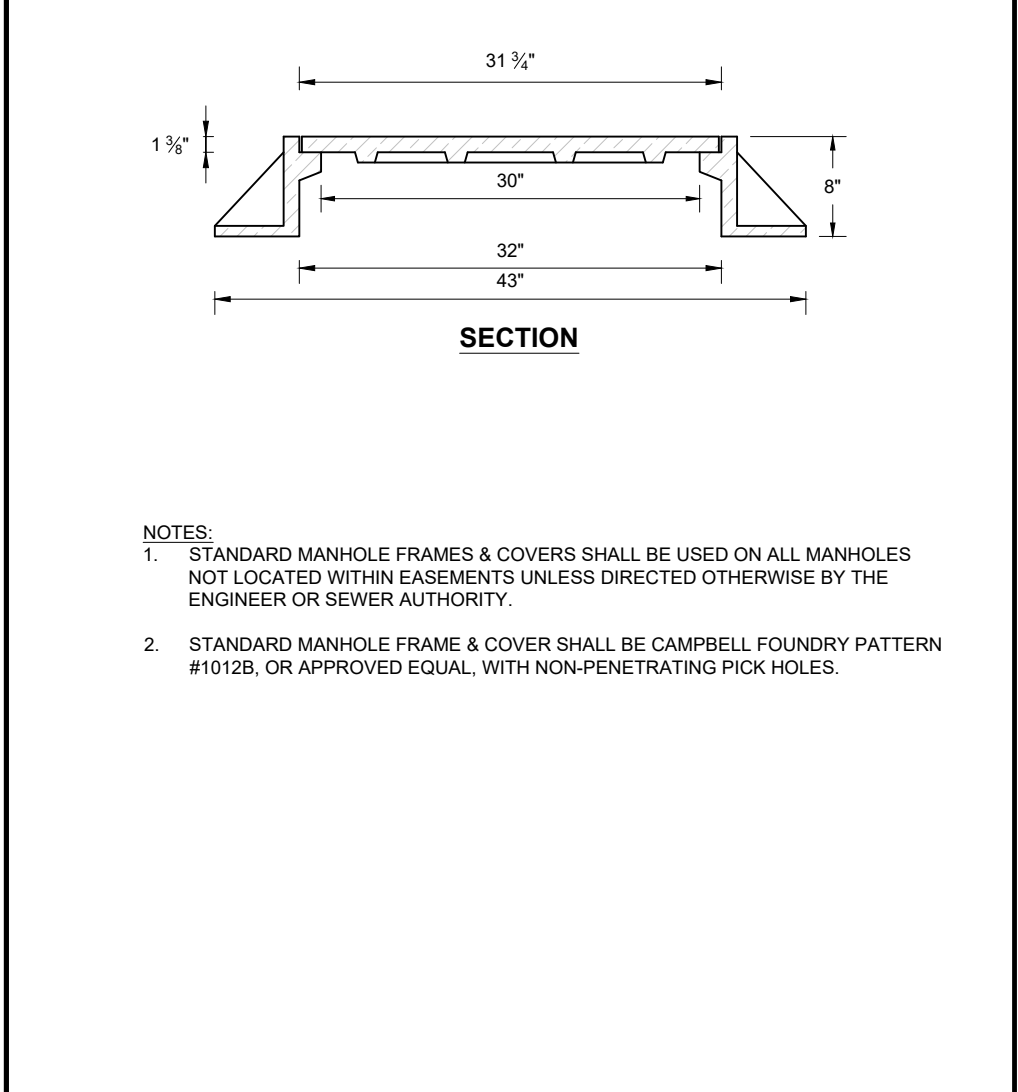
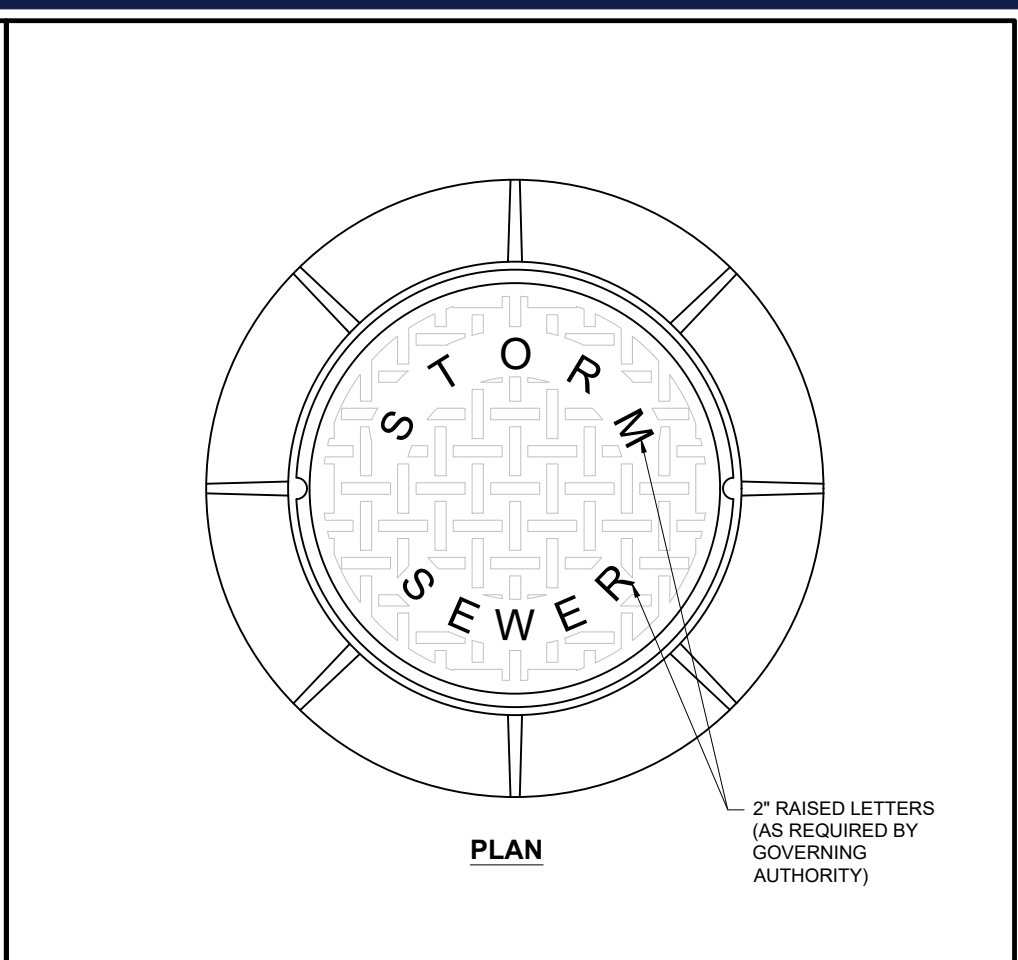
**THIS PLAN TO BE UTILIZED FOR SOIL
EROSION AND SEDIMENT CONTROL
PURPOSES ONLY.**

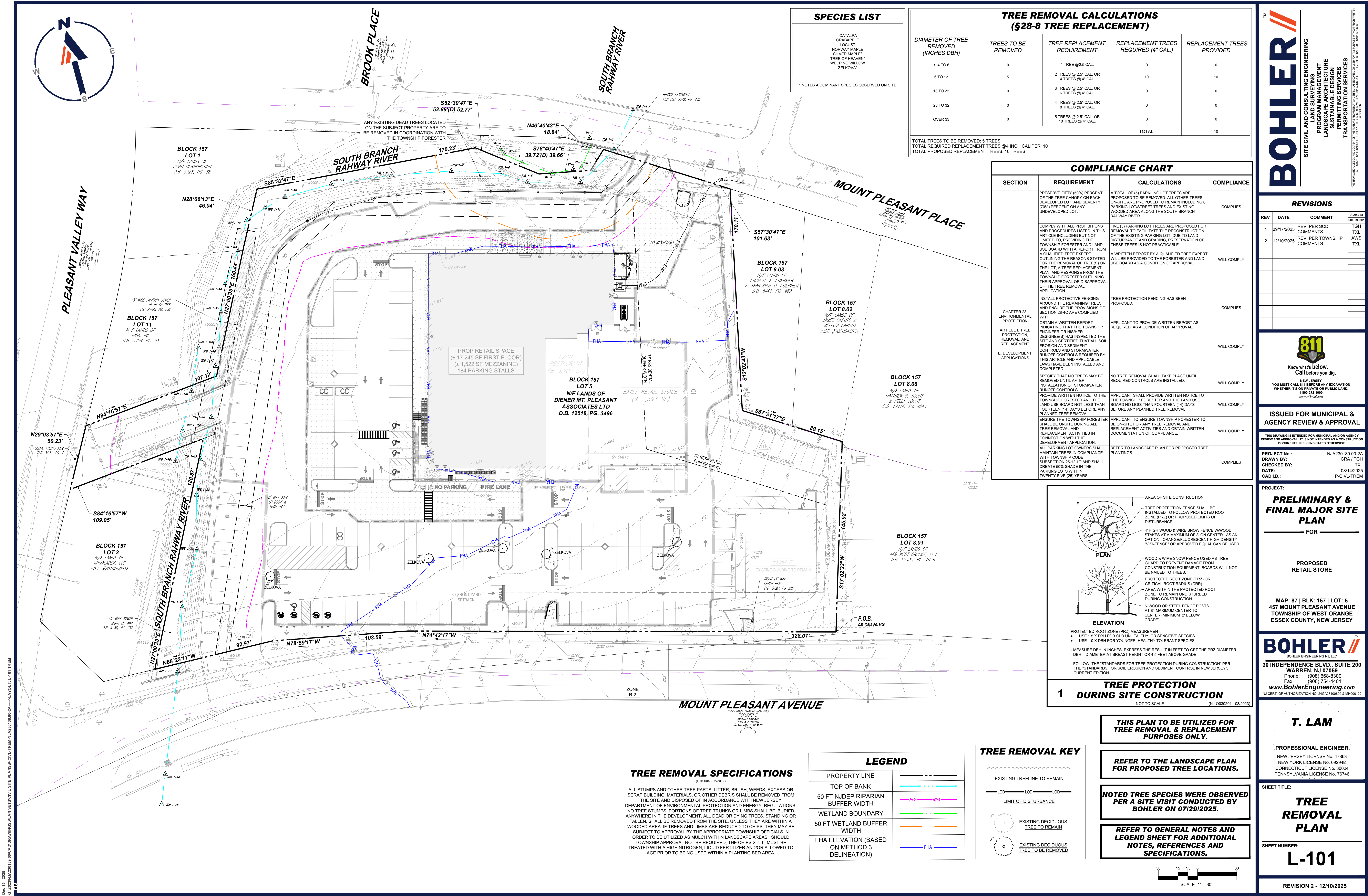
LIMIT OF DISTURBANCE LINE HAS BEEN OFFSET FOR GRAPHICAL PURPOSES. ACTUAL LIMIT OF DISTURBANCE WILL OCCUR AT THE SILT FENCE OR LIMIT OF GRADING.

LEGEND PROPOSED	
INLET FILTER	
SILT FENCE	
LIMIT OF DISTURBANCE	
LIMIT OF WORK	
TREE PROTECTION FENCE	
HAY BALE SEDIMENT BARRIER	
CONSTRUCTION ENTRANCE	
DUST CONTROL	
TEMPORARY STOCK PILE	
DUNELLEN - URBAN LAND 3 TO 8 PERCENT SLOPES HSG: A	DuuB
DUNELLEN SANDY LOAM 8 TO 15 PERCENT SLOPES HSG: A	DunC



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[illegible]



BOHLER SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	REVIEW	DESIGN
1	09/17/2025	REV. PER SCD COMMENTS.	TGH	TXL
2	12/10/2025	REV. PER TOWNSHIP COMMENTS	AWIS	TXL

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PROJECT No.: NJA2301139.00-2A
DRAWN BY: CRA / TGH
CHECKED BY: P-CIVIL-TREM
DATE: 08/14/2025
CAD ID: P-CIVIL-TREM

PROJECT: **PRELIMINARY & FINAL MAJOR SITE PLAN** FOR

PROPOSED RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

T. LAM PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE: **TREE REMOVAL PLAN**

SHEET NUMBER: **L-101**

REVISION 2 - 12/10/2025



PLEASANT VALLEY WAY

BROOK PLAC

SOUTH BRANCH
RAHWAY RIVER

SOUTH BRANCH
RAHWAY RIVER

MOUNT PLEASANT PLACE

MOUNT PLEASANT AVENUE

BLOCK 157
LOT 1
N/F LANDS OF
ALAN CORPORATION
D.B. 5324, PG. 38

BLOCK 157
LOT 11
N/F LANDS OF
MCA, INC.
D.B. 5324, PG. 91

BLOCK 157
LOT 2
N/F LANDS OF
ARMALADEA, LLC
INST. #2019000516

BLOCK 157
LOT 8.03
N/F LANDS OF
CHARLES E. GUERRIER
& FRANCOISE M. GUERRIER
D.B. 5441, PG. 469

BLOCK 157
LOT 8.02
N/F LANDS OF
JAMES CAPUTO &
MELISSA CAPUTO
INST. #2020045831

BLOCK 157
LOT 8.06
N/F LANDS OF
MATTHEW B. YOUNT
& KELLY YOUNT
D.B. 12414, PG. 34941

BLOCK 157
LOT 8.01
N/F LANDS OF
440 WEST ORANGE, LLC
D.B. 12330, PG. 1676

PROP RETAIL SPACE
(± 17,245 SF FIRST FLOOR)
(± 1,522 SF MEZZANINE)
184 PARKING STALLS
FFE: 370.10

BLOCK 157
LOT 5
N/F LANDS OF
DIENER MT. PLEASANT
ASSOCIATES LTD
D.B. 12518, PG. 3496

EXIST RETAIL SPACE
(± 7,220 SF)

1 STORY
BRICK RETAIL BUILDING

2 STORY
BRICK BUILDING

P.O.B.
D.B. 12518, PG. 3496

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 8.15 UTILITY SCREENING	IN ALL DISTRICTS, UTILITY BOXES AND OTHER GROUND LEVEL UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. SUCH PROVISION SHOULD BE REFLECTED IN THE LANDSCAPE PLAN PORTION OF ALL PRELIMINARY AND FINAL SITE PLANS.	A UTILITY AREA IS PROPOSED DIRECTLY ADJACENT TO THE BUILDING WITHIN PAVEMENT AREA. NO LANDSCAPE SCREENING HAS BEEN PROPOSED.	VARIANCE
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 12.1 GENERAL PROVISIONS FOR OFF-STREET PARKING	ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. THE FENCES AS REQUIRED BY THIS SUBSECTION MAY BE WAIVED BY THE PLANNING BOARD OR THE ZONING BOARD IF IN THE BOARD'S JUDGMENT, BECAUSE OF THE TOPOGRAPHY OR OTHER EXTRAORDINARY OR EXCEPTIONAL CONDITIONS, THE FENCE IS NOT NECESSARY TO PROTECT THE ADJOINING PROPERTY.	A COMPLIANT PRIVACY SCREEN SUPPLEMENTED WITH EXISTING VEGETATION ALONG A PORTION OF THE FENCE IS PROPOSED TO BE MAINTAINED AS PART OF THIS APPLICATION.	COMPLIES
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 12.1 GENERAL PROVISIONS FOR OFF-STREET PARKING	LANDSCAPED PLANS SHALL BE SUBMITTED FOR DETAILED PLANTING WITHIN THE PARKING AREA. IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING STALLS, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES. AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED.	TOTAL PROPOSED PARKING: 187 SPACES REQUIRED: 187' / 10' = 18.7 TREES OR 19 TREES PROPOSED: 19 TREES	COMPLIES
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 12.3 LOADING SPACES	PARKING AREAS AND OFF-STREET TRUCK-LOADING SPACES SHALL BE SUITABLY PAVED, DRAINED, LIGHTED, APPROPRIATELY PLANTED AND FENCED FOR THE PROTECTION OF ADJACENT PROPERTIES IN ACCORDANCE WITH SPECIFICATIONS OF THE TOWNSHIP. THERE SHALL BE ARRANGEMENTS FOR CONVENIENT INGRESS, EGRESS AND SAFETY OF VEHICLES AND PEDESTRIANS. THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION BY THE OWNER.	EXISTING VEGETATION ALONG THE PERIMETER OF THE SITE TO REMAIN PROVIDING ADEQUATE SCREENING OF PARKING AND LOADING AREAS. A COMPLIANT PRIVACY SCREEN SUPPLEMENTED WITH EXISTING VEGETATION ALONG A PORTION OF THE FENCE IS PROPOSED TO BE MAINTAINED ALONG THE EASTERN PROPERTY LINE AS PART OF THIS APPLICATION.	COMPLIES
CHAPTER 28 LAND USE REGULATIONS ARTICLE I TREE PROTECTION, REMOVAL AND REPLACEMENT 28-4 TREE REMOVAL AND REPLACEMENT PERMITS	E & ALL PARKING LOT OWNERS SHALL MAINTAIN TREES IN COMPLIANCE WITH TOWNSHIP CODE SUBSECTION 25-12.10 AND SHALL CREATE 50% SHADE IN THE PARKING LOTS WITHIN TWENTY-FIVE (25) YEARS.	A TOTAL OF NINETEEN (19) REQUIRED PARKING LOT TREES HAVE BEEN PROVIDED THROUGHOUT THE INTERIOR AND ALONG THE PERIMETER OF THE EXISTING AND PROPOSED PARKING AREAS. AN ADDITIONAL ELEVEN (11) TREES ARE PROPOSED PURSUANT TO THIS REQUIREMENT. THE SUM OF ALL EXISTING AND PROPOSED TREES ARE ESTIMATED TO PROVIDE APPROXIMATELY 50% SHADE IN PARKING AREAS WITHIN TWENTY FIVE (25) YEARS.	COMPLIES

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
CCA	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL	B&B
GTIK	6	GLEDISIA TRICANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL	B&B
TA	7	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL	B&B
ZS	9	ZELKOVA SERRATA	ZELKOVA	2.5" CAL	B&B
SHRUBS					
CSF	6	CORNUS SERICEA FLAVIRAMEA	YELLOW TWIG DOGWOOD	30-36"	B&B
IGC	14	ILEX GLABRA COMPACTA	COMPACT WINGBERRY	30-36"	CONTAINER
JHB	35	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
SBAW	55	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	24-30"	CONTAINER
GRASSES					
PAH	20	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL	CONTAINER
SCS	29	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL	CONTAINER
PERENNIALS					
LM	73	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	CONTAINER
LMV	34	LIRIOPE MUSCARI 'VAREGATA'	VAREGATED LILYTURF	2 GAL	CONTAINER

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GRASSES, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

REFER TO LANDSCAPE
NOTES & DETAILS SHEET

THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

30 15 7.5 0 30
SCALE: 1" = 30'



REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH	TXL
2	12/10/2025	REV. PER TOWNSHIP COMMENTS	AWIS	TXL



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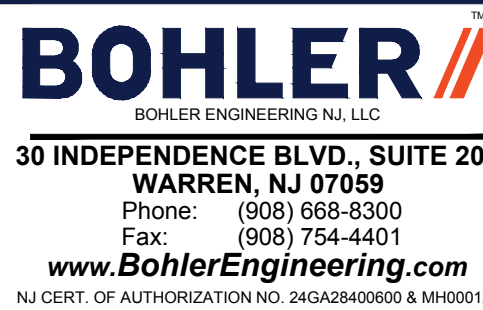
PROJECT No.: NJA230139.00-2A
DRAWN BY: CRA / TGH
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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



M. F. DWYER

LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE NO. 21A5300120900

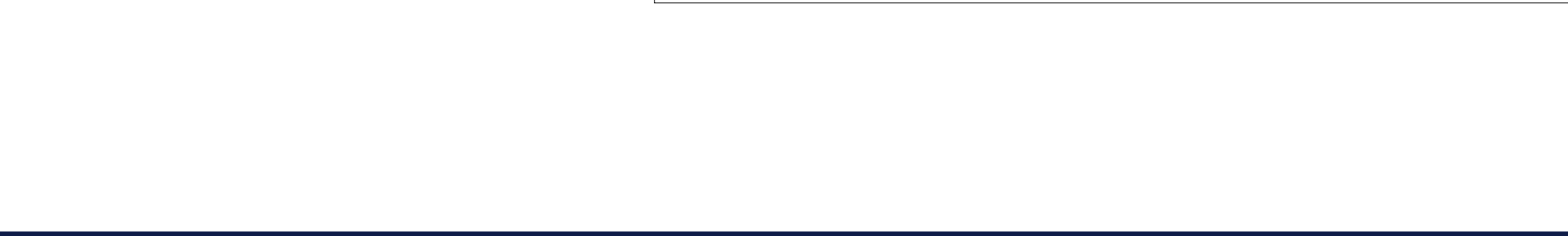
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LANDSCAPE PLAN

SHEET NUMBER:

L-201

REVISION 2 - 12/10/2025



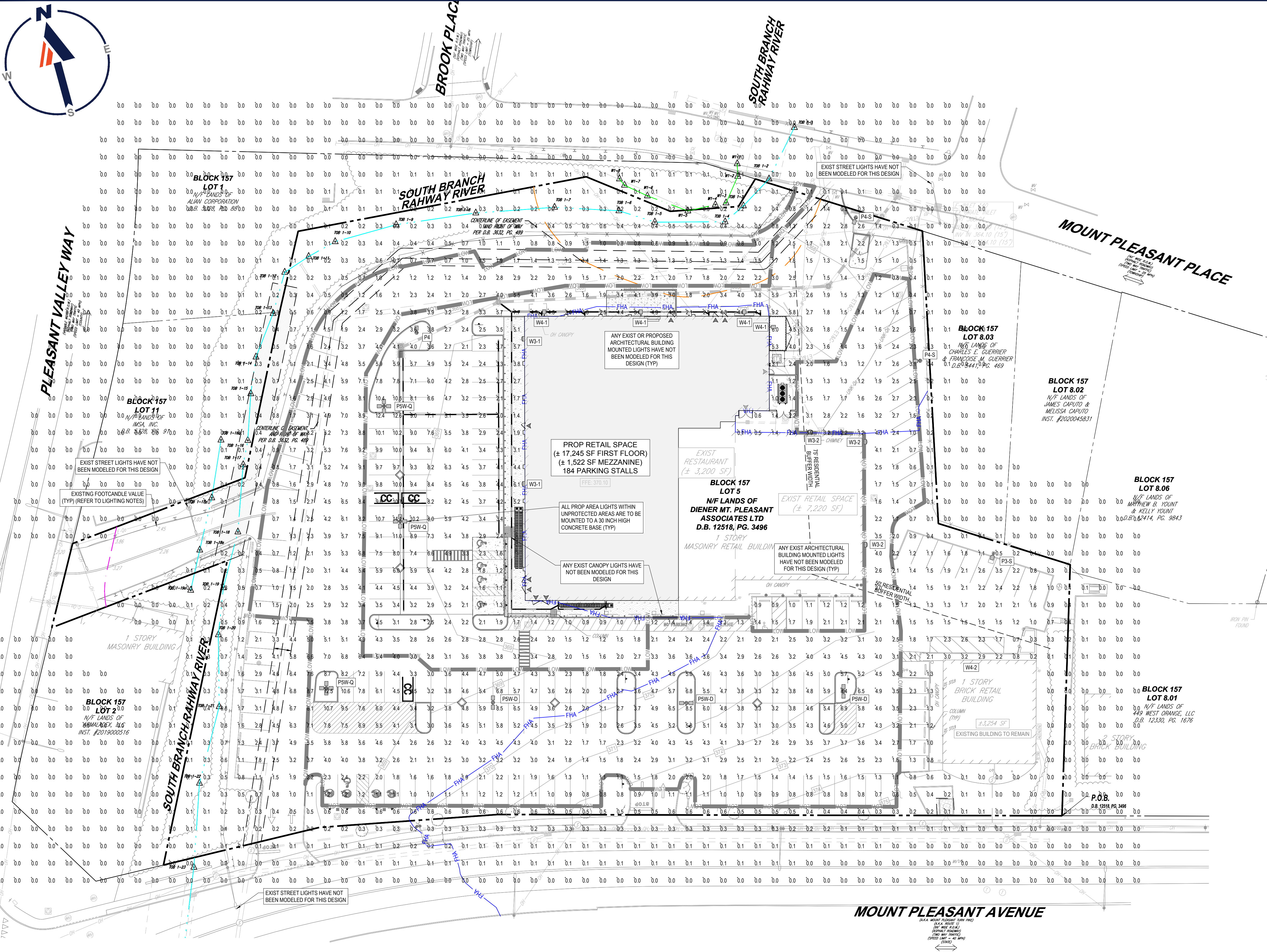
SHEET TITLE:

**LANDSCAPE
NOTES AND
DETAILS**

SHEET NUMBER:

L-202

REVISION 2 - 12/10/2025



GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.
11. EXISTING LIGHTING WAS NOT MODELED. NO CHANGES ARE PROPOSED FOR EXISTING LIGHTING, EXCEPT AS NOTED ON THIS PLAN.
12. EXISTING LIGHT LEVELS (SHOWN IN ITALICS) ALONG THE INGRESS/EGRESS DRIVEWAY FROM PLEASANT VALLEY WAY ARE BASED ON A FIELD STUDY CONDUCTED ON FRIDAY, SEPTEMBER 12TH, 2025.

COOPER LIGHTING GALN GALLEON
SERIES II LED AREA LIGHT
(P4 & P5)
NOT TO SCALE

COOPER LIGHTING IMPACT ELITE
SERIES LED WALL PACK (W-3)
NOT TO SCALE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT	DESCRIPTION	ARRNGMNT	LUMENS	LLF	COLOR TEMP	IES FILENAME	CATALOG #
	1	P3-S	18'-0"	COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED AREA LIGHT W/ HOUSE SIDE SHIELD	SINGLE	5,885	0.900	4,000K	GALN-SA1C-740-U-3L3-5885 LUMENS.IES	GALN-SA1C-740-XXX-SL3-XXX-BK-DIM-HSS-XXX-XXX
	1	P4	18'-0"	COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED AREA LIGHT	SINGLE	6,963	0.900	4,000K	GALN-SA1C-740-U-SL4_8963 LUMENS.IES	GALN-SA1C-740-XXX-SL4-XXX-BK-DIM-XXX-XXX
	2	P4-S	18'-0"	COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED AREA LIGHT W/ HOUSE SIDE SHIELD	SINGLE	5,852	0.900	4,000K	GALN-SA1C-740-U-SL4-HSS-5852 LUMENS.IES	GALN-SA1C-740-XXX-SL4-XXX-BK-DIM-HSS-XXX-XXX
	3	PSW-D	18'-0"	COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED AREA LIGHT	BACK-TO-BACK	18,934 (X2)	0.900	4,000K	GALN-SAA4-740-U-5WQ_18934 LUMENS.IES	GALN-SAA4-740-XXX-5WQ-XXX-BK-DIM-XXX-XXX
	3	PSW-Q	18'-0"	COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED AREA LIGHT	QUAD	14,797 (X4)	0.900	4,000K	GALN-SA2C-740-U-5WQ_14797 LUMENS.IES	GALN-SA2C-740-XXX-5WQ-XXX-BK-DIM-XXX-XXX
	2	W3-1	14'-0"	COOPER LIGHTING (MCGRAW-EDISON) IMPACT ELITE SERIES LED WALL PACK	SINGLE	7,718	0.900	4,000K	ISW-SA1F-740-U-T3.IES	ISW-SA1F-740-XXX-T3-XXX-XXX-XXX
	3	W3-2	12'-6"	COOPER LIGHTING (MCGRAW-EDISON) IMPACT ELITE SERIES LED WALL PACK (TO REPLACE EXISTING WALL PACK)	SINGLE	4,508	0.900	4,000K	ISW-SA1C-740-U-T3.IES	ISW-SA1C-740-XXX-T3-XXX-XXX-XXX
	4	W4-1	14'-0"	COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED WALL MOUNTED AREA LIGHT	SINGLE	9,176	0.900	4,000K	GALN-SA2A-740-U-T4FT_9176 LUMENS.IES	GALN-SA2A-740-XXX-T4FT-WM-BK-DIM-XXX-XXX
	1	W4-2	12'-6"	COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED WALL MOUNTED AREA LIGHT (TO REPLACE EXISTING WALL PACK)	SINGLE	4,559	0.900	4,000K	ISW-SA1C-740-U-T4FT.IES	ISW-SA1C-740-XXX-T4FT-XXX-XXX-XXX

NOTES: 1. ANY EXISTING OR PROPOSED STREET AND SITE AREA LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
2. ANY EXISTING ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

TOWNSHIP REQUIREMENTS

PER SECTION: CHAPTER 25 LAND USE REGULATIONS - ARTICLE I GENERAL DEVELOPMENT REGULATIONS - 25-1.1 LIGHTING - GENERAL STANDARDS		
LOCATION	REQUIRED	PROPOSED
MAXIMUM FIXTURE HEIGHT	18'	18' (COMPLIES)
MAXIMUM ILLUMINATION AT RESIDENTIAL PROPERTY LINES	0.3 FC	0.3 FC (COMPLIES)
MINIMUM ILLUMINATION WITHIN PEDESTRIAN WALKWAYS	0.9 FC	1.4 FC (COMPLIES)
MINIMUM ILLUMINATION FOR PARKING AREAS	2.0 FC	0.5 FC (VARIANCE)
MINIMUM ILLUMINATION FOR STREETS	1.2 FC	1.2 FC (COMPLIES)

REFER TO DETAIL SHEET FOR
LIGHT POLE SPECIFICATION & LIGHT
POLE FOUNDATION DETAIL

REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR
LIGHTING PURPOSES ONLY

CALCULATION SUMMARY

LOCATION	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL PARKING	FC	3.59	14.1	0.5	7.18	28.20
PEDESTRIAN AREAS	FC	3.74	6.1	1.4	2.67	4.36
NORTHERN PROPERTY LINE	FC	0.18	0.5	0.0	N.A.	N.A.
EASTERN PROPERTY LINE	FC	0.11	0.3	0.0	N.A.	N.A.
SOUTHERN PROPERTY LINE	FC	0.26	0.5	0.0	N.A.	N.A.
WESTERN PROPERTY LINE	FC	0.17	0.5	0.0	N.A.	N.A.
STREETS	FC	3.79	14.1	1.2	3.16	11.75



REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH	TXL
2	12/10/2025	REV. PER TOWNSHIP COMMENTS	AW5	TXL



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PROJECT No.: NJA230139.00-2A
DRAWN BY: CRA / TGH
CHECKED BY: TGH
DATE: 08/14/2025
CAD ID: P-CIV-LIGHT

PROJECT:

PRELIMINARY &
FINAL MAJOR SITE
PLAN
FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & M000122

T. LAM

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47863
NEW YORK LICENSE NO. 092942
CONNECTICUT LICENSE NO. 30024
PENNSYLVANIA LICENSE NO. 76746

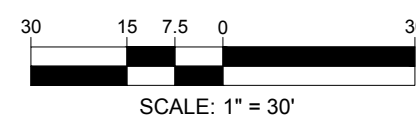
SHEET TITLE:

LIGHTING
PLAN

SHEET NUMBER:

L-301

REVISION 2 - 12/10/2025



Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Interactive Menu

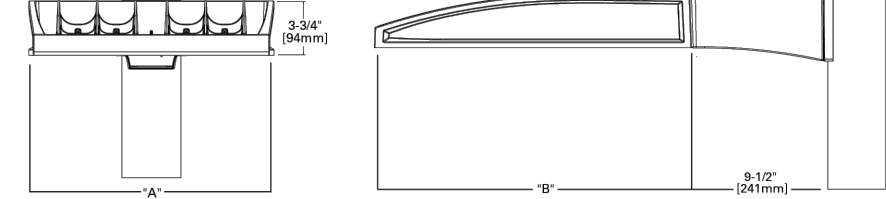
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Quick Facts

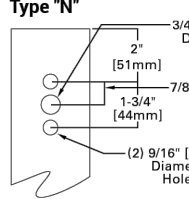
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or Old Arm	EPA with Standard or Old Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28 1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

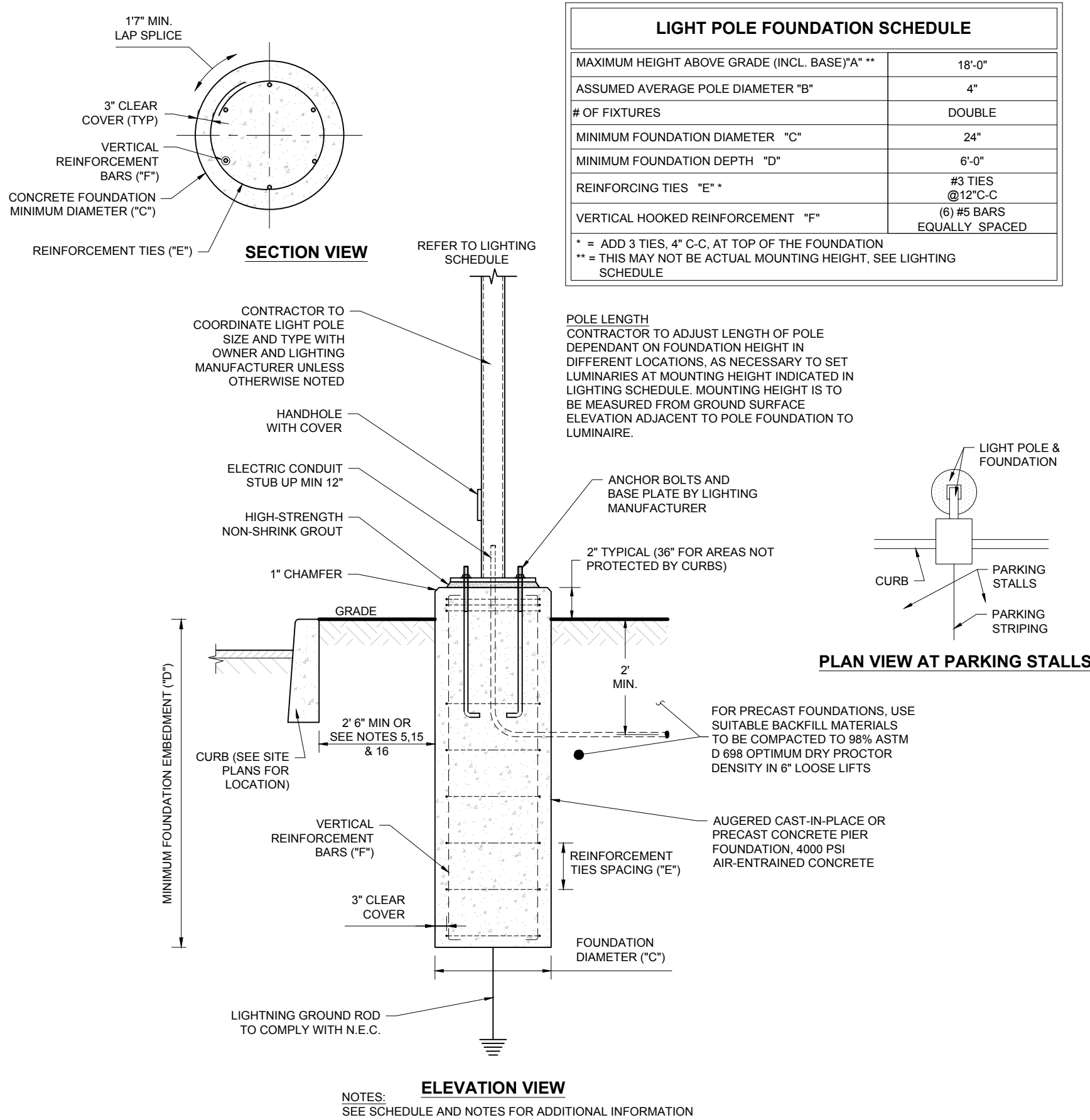


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May 28, 2025 8:23 PM

AREA LIGHT SPECIFICATION

NOT TO SCALE

SOURCE: COOPER LIGHTING



LIGHT POLE FOUNDATION NOTES

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS. COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIATED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
3. IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.
5. STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS ARE TO BE IN ACCORDANCE WITH ACI-315, "MANUAL OF STANDARD PRACTICE. DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." FORM WORK SHALL CONFORM ACI-347 "GUIDE TO FORM WORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.
6. CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MIX IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS.
7. CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
8. EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
9. CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
10. REINFORCING STEEL BARS SHALL BILLET STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.
11. ALL SPICES OF REINFORCING BARS NOT INDICATED ARE TO BE LITS AS PER THE REINFORCING SCHEDULE OR 49 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.
12. IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.
13. CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.
14. ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.
15. WHEN 2'-6" CLEARANCE CAN NOT BE PROVIDED, PRECAST CONCRETE PIER FOUNDATION MUST BE EXTENDED TO 36" ABOVE SURFACE, OR PROVIDE BOLLARD PROTECTION FOR LIGHT POLE.
16. VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN
17. CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS. THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THIS RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
18. UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM

LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF

LIGHT POLE FOUNDATION

NOT TO SCALE

(NJ-I010101 - 01/2025)(MODIFIED)

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison Impact Elite LED

Wall Mount Luminaire

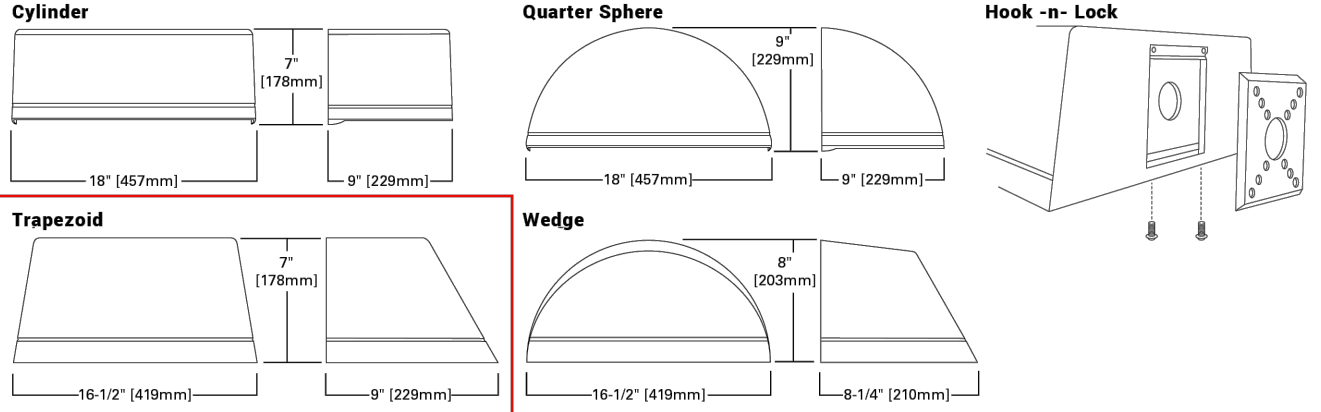
Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Quick Facts

- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Dimensional Details



NOTES: 1. G30 Certified for 3000K CCT and warmer only.



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November 16, 2024 8:24 PM

WALL PACK SPECIFICATION

NOT TO SCALE

SOURCE: COOPER LIGHTING

Project	Catalog #	Type
Prepared by	Notes	Date



Cooper Poles

Round Straight Steel - RSS

Anchor Base Installation

Product Certifications & Features



Base Cover

- 2-piece metal cover, painted to match pole
- Optional ABS cover, 3 basic finishes
- Corrosion resistant hardware

Handhole

- Handhole Assembly, 3"x5" for 5'-4" shaft, 2"x4" for 4" shaft, 1 1/2" x 3 1/2" for 3" shaft, 1 1/2" minimum above base
- Grounding provision included
- Extra handhole locations available
- Metal handhole cover, painted to match pole
- Optional ABS Handhole cover, 3 basic finishes
- Corrosion resistant hardware
- Optional vandal resistant mechanism

Finish

- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification
- Optional hot-dipped galvanized pre-treat
- 10+ colors, custom finishes available

Domestic Preferences

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.



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November 16, 2024 8:24 PM

CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER
LIGHT POLE COLOR TO MATCH FIXTURE: BLACK

LIGHT POLE SPECIFICATION

NOT TO SCALE

SOURCE: COOPER LIGHTING



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/17/2025	REV. PER SCD COMMENTS.	TGH
2	12/10/2025	REV. PER TOWNSHIP COMMENTS	AWS



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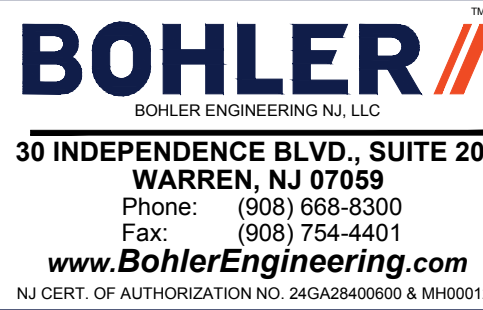
PROJECT No.:	NJ-A230139-00-2A
DRAWN BY:	CRA / TGH
CHECKED BY:	TXL
DATE:	08/14/2025
CAD ID:	P-CIVIL-LGHT

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



T. LAM

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

LIGHTING SPECIFICATIONS AND DETAILS

SHEET NUMBER:

L-302

REVISION 2 - 12/10/2025