



DEMPSEY, DEMPSEY & SHEEHAN

387 Springfield Avenue
Summit, New Jersey 07901
ddsnjlaw.com

Wilfred L. Dempsey (1906-1974)
Jerry R. Dempsey (1941-2024)
Bartholomew A. Sheehan, Jr.
Robert W. Dempsey (NJ & FL Bar)

Hilary P. Ulz
Mark J. Scancarella
Amanda C. Wolfe (NJ, NY & FL Bar)

November 18, 2025

Amanda C. Wolfe, Esq.

O: 908-277-0388 ext. 128

D: 908-679-8872

F: 908-277-1813

awolfe@ddsnjlaw.com

Via Hand Delivery and E-Mail (jvite@westorange.org)

West Orange Town Hall

Planning Board Secretary
Jamilet Baquerizo Vite
66 Main Street
West Orange, NJ 07052

**RE: Application for Preliminary and Final Site Plan Approval with Bulk Variances
262-270 Main Street
Block 114, Lots 50 and 55**

Dear Mx. Baquerizo Vite,

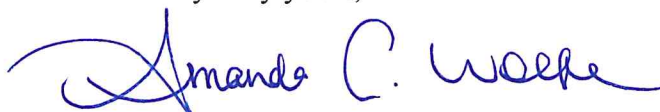
I represent 262 Main Street Realty LLC and 270 Main Street Realty LLC, the owners of property located at 262-270 Main Street (Block 114, Lots 50 & 55). We respectfully request that you file the enclosed application for preliminary and final site plan approval with bulk variance relief. Enclosed please find the following documents in accordance with your checklist:

1. Five (5) copies of the completed application form;
 - a. Proposal
 - b. Reasons for Relief
2. Check #229 - Application fee in the amount of \$1,278.57;
3. Check #228 - Escrow fee in the amount of \$3,500;
4. W-9s for 262 Main Street Realty LLC and 270 Main Street Realty LLC;
5. Five (5) copies of the Site Plan/Subdivision Application Checklist;
6. Five (5) copies of the Applicant's request for waivers prepared by Jordan Cecinini, P.E., dated September 17, 2025;

7. Five (5) copies of the Architectural Plans prepared by Jorge E. Mastropietro, R.A., dated October 15, 2025, unrevised, same consisting of fifteen (15) sheets;
8. Five (5) copies of the Survey and Engineering Plans prepared by Jordan Cecinini, P.E., dated May 15, 2025, unrevised, same consisting of twelve (12) sheets;
9. Five (5) copies of the Traffic Impact Assessment prepared by Gary W. Dean, P.E., and Rianna Kirchhof, P.E., dated October 14, 2025;
10. Five (5) copies of the Professional Planner's Report prepared by Kate Keller, P.P., and Nikhil Ramachandran, P.P., dated October 2025;
11. Five (5) copies of the Property Owner's List;
12. Five (5) copies of the Verification of Taxes and Sewer Charges Paid for both 262- and 270 Main Street Realty, LLC;
13. Five (5) copies of the Application for Tree Removal and Replacement Permit;
14. Five (5) copies the Sustainability Checklist Form;
15. Five (5) copies of the March 13, 2025 Deed from Walgreen Eastern Co. Inc, to 262 Main Street Realty LLC;
16. Five (5) copies of the February 19, 2025 Deed from 4 Cousins LLC to 270 Main Street Realty LLC; and
17. Five (5) copies of the December 5, 2012 Resolution (PB-12-28T).

Please let me know if there is any additional information required. Thank you!

Very truly yours,



Amanda C. Wolfe

ACW/acw

cc: Joseph Siad (by email only)
Jorge Mastropietro (by email only)
Carlos Chacon (by email only)
Kate Keller (by email only)
Gary Dean (by email only)
Jordan Cecinini (by email only)
Xavier Ramon (by email only)

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: 262 Main Street Realty LLC and 270 Main Street Realty, LLC
Mailing Address: 262-270 Main Street West Orange NJ 07052
(Last) (First) (Street) (City) (State) (Zip)
Telephone Number: (646) 427-9908 Email: jsamericanrealty@aol.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☐ Other LLC

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☒ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 272-270 Main Street
Block Number(s): 114; Lot Number(s): 50 & 55;
Tax Plate: _____; Zone of Property: B-1 Retail Business
The location of the property is approximately 0 feet from the intersection of Main Street
Erwin Place and Prospect Place (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☒ Yes, Date(s): October 26, 2012; PB-12-28T (Approved on November 15, 2012); ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☒ physical features; ☒ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-7.1 ; Proposed: RYS: 2'11" ; Description: Proposed rear-yard setback is 2'11"; 30 feet required
Section: 25-7.1 ; Proposed: 97% coverage ; Description: Proposed lot coverage is 99%; 75% permitted
Section: 25-12.3.a ; Proposed: 1 loading space ; Description: Proposed 1 permanent loading space/1 temporary loading space (2 required)
Section: _____ ; Proposed: _____ ; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Please see attached Proposal and Reasons for Relief.

The property is 30,218 (square feet); _____ (acres)

Impervious Surface Coverage: Present: 99% ; Proposed: 97%

Building Coverage: Present: 37% ; Proposed: 45%

Is the property located:

Within 200 feet of another municipality?	☐ Yes	☒ No
Adjacent to an existing or proposed county road?	☒ Yes	☒ No
Adjacent to other county land?	☐ Yes	☒ No
Adjacent to a state highway?	☐ Yes	☒ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Amanda C. Wolfe, Esq.

Telephone Number: (908) 679-8872 Email: awolfe@ddsnjlaw.com

Address: 387 Springfield Avenue, Summit, NJ 07901

APPLICANT'S ENGINEER: Hudson Engineering

Telephone Number: (201) 589-0906 Email: xavier@hudsoneng.com

Address: 25 W 8th St, BSMT, Bayonne, NJ 07002

APPLICANT'S ARCHITECT: Jorge Mastropietro Architects - Daniel Roma, R.A.

Telephone Number: (646) 248-6664 Email: dr@jmapc.com

Address: 1123 Broadway, Suite 302, NY, NY, 10010

APPLICANT'S PLANNER: Kate Keller

Telephone Number: (201) 427-7727 Email: KKeller@phillipspreiss.com

Address: 70 Hudson Street, Suite 5B / Hoboken, NJ 07030

OTHER EXPERT(S): Traffic Engineer - Gary W. Dean, P.E.

Telephone Number: (908) 927-0100 Email: gary@dolandean.com

Address: 181 West High Street, Somerville, New Jersey 08876

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled "REASONS FOR RELIEF", which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (For C1 variances only) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under N.J.S.A. 40:55D-70c(1). List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (For C2 variances only) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to N.J.S.A 40:55D-70c(2). Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (For D variances only) State the special reasons under N.J.S.A 40:55D-70d affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Site Plans/Renderings	Daniel Roma	
	Xavier Ramon	

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: Yunq Date: 9-12-2025

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: Yunq Date: 9-12-2025

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 10 Utopia Court, Staten Island, NY
in the County of _____ and the State of _____;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 114
Lot(s) 50 on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: Yunq Date: 9-12-2025

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: Iman Liad Date: 9-16-25

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: Iman Liad Date: 9-16-25

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 27 Foster AVE
in the County of Richmond and the State of New York;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 114
Lot(s) 55 on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: Iman Liad Date: 9-16-25

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

262 Main Street Realty LLC
262-270 Main Street
Block 114, Lots 50 & 55
Proposal and Reasons for Relief

PROPOSAL

262 Main Street Realty, LLC and 270 Main Street Realty LLC (collectively, the Applicant) own and propose to occupy property located at 262-270 Main Street, which is designated as Block 114, Lots 50 and 55 on the official tax map of the Township of West Orange (the "Property"). The Property consists of a 30,218 square foot lot with frontage on Main Street, Erwin Place, and Prospect Place and is located in the B-1 Retail Business Zone in the Central Business District. The Property is currently improved with the former RiteAid Pharmacy and the Americana Diner.

The Applicant proposes to raze the existing improvements, including demolishing and regrading the parking lot. Once the improvements are removed, the Applicant proposes to construct a two-story supermarket building consisting of 13,934 square feet on the first floor and 5,810 square feet on the second floor, for a total of 19,744 square feet. The second-floor space will not be accessible to customers and will be used for storage. The roof will accommodate the mechanical equipment, as well as multiple solar panel arrays.

The Applicant is proposing 46 onsite parking spaces, however, there are an additional 10 parking spaces on the adjacent streets, bringing the total proposed number of parking spaces to 56. The Applicant is also providing three (3) Electric Vehicle Charging Stations, which entitles the Applicant to a parking credit of 5 parking spaces. As such, the Applicant is proposing 61 parking spaces whereas the minimum required number of parking spaces is 62. The Applicant is proposing two loading spaces; one to the rear of the supermarket and a temporary loading space along Main Street. The temporary loading space will be used for trucks up to 65 feet long, while the permanent loading space will be used for all other deliveries. The temporary loading space is intended to be used Monday through Friday, between 7:00 am and 11:00 am and will have signage reflecting these hours of operation. Outside of these hours, all deliveries will be made using the permanent loading space.

In order to construct the proposed improvements, the Applicant is seeking preliminary and final major site plan approval and the following bulk variance relief:

1. Bulk variance relief for a pre-existing non-conforming rear-yard setback of 2'11", whereas the minimum required rear-yard setback is 30 feet, pursuant to Section 25-7.1 of the Land Use Regulations of the Township of West Orange (the "Ordinance");

2. Bulk variance relief for 61 proposed parking spaces, whereas the minimum required number of parking spaces in the B-1 Central Business District is 62 parking spaces (19,744 sf less 1,000 sf = 18,744 sf divided by 300 = 62) pursuant to Section 25-12.2.b.5.b of the Ordinance;
3. Bulk variance relief for a pre-existing non-conforming lot coverage of 97%, whereas the existing lot coverage is 99%, and the maximum permitted lot coverage is 75%, pursuant to Section 25-7.1 of the Ordinance; and
4. Bulk variance relief for one proposed permanent loading space and one temporary loading space, whereas based on the size of the proposed grocery store (13,934 sf), two permanent loading spaces are required, pursuant to Section 25-12.3(a) of the Ordinance; and
5. Any additional variance, exceptions, design waiver or other relief determined necessary by the Board and/or its professionals

The Applicant contends that the requested relief can be granted pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2).

REASONS FOR RELIEF

N.J.S.A. 40:55D-70(c)(1) Positive Criteria:

As to the positive criteria for the subsection (c)(1) relief, the Applicant contends that there are physical features uniquely affecting this Property, namely its location such that it has frontage on three (3) different streets. Given the location of the Property, it is difficult, if not impossible, for the Applicant to comply with the minimum required setbacks.

As to the lot coverage, the Property currently has an existing non-conforming lot coverage of 99%. The Applicant is reducing the lot coverage to 97%. This is a pre-existing non-conforming condition that is being improved. In addition to reducing the coverage, the Applicant is also proposing multiple rain gardens to address stormwater management requirements. The rain gardens are both functional and attractive and will certainly improve the appearance of the Property.

As to the loading spaces, the location of the Property also makes it difficult to provide two conforming loading spaces that will be functional without impacting onsite traffic circulation or parking. Here, the Applicant is providing one permanent loading space at the rear of the building and one temporary space along Main Street.

N.J.S.A. 40:55D-70(c)(2) Positive Criteria:

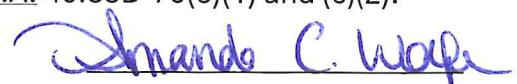
As to the positive criteria for the subsection (c)(2) relief, the Applicant contends that granting the requested relief would advance the purposes of the Municipal Land Use Law and the benefits of granting the requested relief substantially outweigh any detriment associated therewith. In this regard, allowing for the deviations from the Ordinance will allow the Applicant to provide a modern, sustainable, supermarket that will benefit the entire community by providing necessary services and products to residents. Specifically, the Applicant contends that granting the requested relief will advance purposes (a), (c), (g), and (i) in that it will encourage the appropriate use or development of all lands, in a manner which will promote the public health, safety, morals, and general welfare; provide adequate light, air and open space; provide sufficient space in appropriate locations for a variety of commercial uses in order to meet the needs of citizens; and promotes a desirable visual environment through creative development techniques and good civic design and arrangement. The benefits of granting the requested relief include the construction of an aesthetically pleasing, modern supermarket. The Applicant contends that the magnitude of the requested relief is modest and notes that two of the non-conforming conditions are pre-existing non-conforming conditions that are either not being exacerbated or are being improved by the proposal. Here, the rear-yard setback is, and will remain, 2'11". The lot coverage will be reduced from 99% to 97%. While only one loading space is onsite, the

proposal complies with the intent of the Ordinance by providing an additional temporary loading space. As to the requested parking variance, the Applicant notes that its parking calculation was based on including both the first and second floors of the building notwithstanding that the second floor will not be accessible to members of the public. If the Applicant were to only consider the first floor, the parking requirement would be $13,934 - 1,000 \text{ sf} = 12,934 / 300 = 43$ spaces. Here, the Applicant is proposing 61 parking spaces which would satisfy the parking requirements for the Zone.

N.J.S.A. 40:55D-70(c)(1) and (c)(2) Negative Criteria:

As to the negative criteria, the Applicant contends that it can demonstrate that granting the requested relief will not result in substantial detriment to the public good or substantial impairment of the Master Plan or Zoning Ordinance. As to the “substantial detriment” prong of the negative criteria, the Applicant contends that the proposal will not have a detrimental impact on the neighborhood because the proposal constitutes a creative and sustainable reuse of an existing underperforming property. The Applicant notes that traffic associated with the proposed market will be similar in scale and impact to the prior pharmacy and diner uses on the property. As to the “substantial impairment” prong of the negative criteria, the Applicant contends that it can demonstrate that granting the requested relief will not result in substantial impairment of the Master Plan or Zoning Ordinance. In this regard, the Applicant notes that the use is specifically permitted in the B-1 Zone. Moreover, as a permitted use in the CBD, less off-street parking is required due to the greater walkability to the site and expectation of reduced automobile traffic. The proposal complies with almost all of the Ordinance requirements. Additionally, some of the goals of the 2019 Master Plan Re-Examination include providing sufficient space for balance growth and development; promoting a desirable visual environment; encouraging the development, redevelopment, rehabilitation of the Main Street Central Business District and Downtown Redevelopment Area; and promoting the conservation of energy. Again, the proposed improvements are modern and attractive and will provide necessary services and goods to residents of the Township. Overall, the Applicant contends that granting the requested relief will not result in substantial detriment to the public good or substantial impairment of the Master Plan and Zoning Ordinance.

For the reasons set for above, the Applicant contends that it will demonstrate an entitlement to the requested relief pursuant to both N.J.S.A. 40:55D-70(c)(1) and (c)(2).



Amanda C. Wolfe, Esq.
Counsel for the Applicant



Hudson Engineering, LLC.
25 W 8th Street, Ste B
Bayonne, NJ, 07002
(201) 589-0906
info@hudsoneng.com
www.hudsoneng.com

9/17/2025

Geniece Gary-Adams
Director Planning & Development/Zoning Official
66 Main Street
West Orange, NJ 07052

**RE: 262-270 Main St
Waiver Request**

Dear Geniece Gary-Adams,

Hudson Engineering, LLC (HE) is submitting this letter on behalf of 262 Main Street Realty LLC, in reference to the property located at 262-270 Main St West Orange, NJ, 07052 (Block: 114 Lot: 50) ("Project Site"). We respectfully request the Board's consideration of waivers from the following submission requirements:

- Item 25: Requested or obtained design waivers or exceptions.
- Item 31: Existing and proposed contour intervals based on U.G.S & G.S datum. Contours to extend at least 200' beyond subject property.
- Item 34: Drainage Area Map.
- Item 35: Drainage Calculations.
- Item 41: Road and paving cross-sections and profiles
- Item 42: Proposed street names.

The proposed improvements are primarily confined within the limits of the subject property, with only minor work extending into the public right-of-way. Given the limited scope and nature of the work, it is our professional opinion that there will be no impact on surrounding properties within 200 feet. As such, detailed contour mapping beyond the property boundary is not warranted.

The site is currently fully developed and predominantly impervious. The proposed redevelopment reduces impervious coverage through the incorporation of **bioretention gardens** and modified parking lot grading. These sustainable design features are expected to **decrease both the volume and rate of stormwater runoff** compared to existing conditions. Therefore, we believe that formal drainage area mapping and calculations are not required under the circumstances.

The application does not involve the construction of any new roads. All improvements are limited to existing access points and internal circulation. Consequently, the submission of road cross-sections, profiles, and proposed street names is not applicable to this application.

We respectfully request that the Board grant waivers for the items listed above, as they are not applicable to the scope of the proposed project. We believe that the request is in full alignment with both the **intent and letter of the applicable ordinance requirements**.

Sincerely,

HUDSON ENGINEERING, LLC

Jordan Cecinini, PE
Principal Engineer



Site Plan/Subdivision Checklist

TOWNSHIP OF WEST ORANGE

APPLICANT:

262-270 Main Street

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan		Minor Application		General Development Plan		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description			Subdivision	Site Plan			Subdivision		Site Plan				
1. PROJECT: PLAT INFORMATION								Preliminary	Final	Preliminary	Final			
1. Item:	Name, address of owner and applicant.	X		X	X			X	X	X	X	X		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X		X	X			X	X	X	X	X		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X		X	X			X	X	X	X	X		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X		X	X			X	X	X	X	X		
Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.														
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X		X	X			X	X	X	X	X		
Comment: Schedule may be less detailed in pre-application-concept plan stages.														
6. Item:	North arrow and scale.	X		X	X			X	X	X	X	X		
7. Item:	Proof that taxes are current.			X	X			X	X	X	X	X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.			X	X			X	X	X	X	X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.			X	X			X	X	X	X	X		
10. Item:	Monumentation as specified by Map Filing Law.			X	X				X					
Comment: Monumentation required only for final subdivision.														
11. Item:	Date of current property survey.													
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.				X	X			X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL.

Item Number	Description	Pre-Applcation - Concept Plan	Major Application										COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision			Site Plan							
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final							
12. Item:	One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.		X	X			X	X		X	X		X			
13. Item:	Meters and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X						X				X			
14. Item:	Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.	X	X	X		X	X	X		X	X		X			
15. Item:	Average of tract to the nearest tenth of an acre (for CDP--to nearest acre).		X	X		X	X	X	X	X	X		X			
16. Item:	Date of original and all revisions. Comment: Item necessary for continuity-history of project.		X	X		X	X	X	X	X	X		X			
17. Item:	Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.	X	X	X		X	X	X	X	X	X		X			
18. Item:	Location and dimensions of any existing or proposed streets (for CDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.	X	X	X		X	X	X	X	X	X		X			
19. Item:	All proposed lot lines and area of lots in square feet.		X	X			X	X	X	X	X		X			
20. Item:	Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X		X	X	X	X	X	X		X			
21. Item:	Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X		X	X	X	X	X	X		X			
22. Item:	Development stages or staging plans (for GDP--general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X		X						X			

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL.

Item Number	Description	Pre-Application - Concept Plan	Major Application										COMPLETE	INCOMPLETE	WALVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WALVER REQUESTED				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final							
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information. €		X	X	X				X							
24. Item:	List of variances required or requested. € Comment: Basic planning information.		X	X			X	X	X	X	X		X			
25. Item:	Requested or obtained design waivers or exceptions. € Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X			X	X	X	X	X					X
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X	X		X	X	X	X	X	X		X			
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.				X		X	X	X	X	X		X			
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: While detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and CIDP stages, general specification of and sensitivity to such conditions is an important planning consideration.				X		X	X	X	X	X		X			
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X			X		X	X	X	X	X		X			
30. Item:	Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X		X		X	X	X	X	X	X		X			

All documents must be prepared, signed and sealed by New Jersey Licensed Professional.																		
Item Number	Description	Pre-Application - Concept Plan									COMPLETE	INCOMPLETE	W/AVER REQUESTED					
			Major Application															
			Minor Application		General Development Plan	Subdivision		Site Plan										
						Preliminary	Final	Preliminary	Final									
										Subdivision				Site Plan				
30.	Item: Major site plan and subdivision requires level of detail of item 31 as opposed to item 30. <u>Comment:</u> Major site plan and subdivision requires level of detail of item 31 as opposed to item 30. 3% + grade - ? up to 20' beyond subject property as follows: based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: 3% + grade - ? 3% + grade - ? <u>Comment:</u> Basic for good planning.				X													
31.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail many vary). <u>Comment:</u> Basic for good planning.	X	X	X			X		X		X		X					
32.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See item 31. Extensive level of detail required only for major subdivision and site plan.						X		X		X		X					
33.	Item: Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.						X		X		X		X					
34.	Item: Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X			X		X		X		X					
35.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X			X		X		X		X					
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.						X		X		X		X					
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.						X		X		X		X					

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL.

Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan		Subdivision		Site Plan						
						Preliminary	Final	Preliminary	Preliminary	Final				
38. Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.				X		X	X	X	X	X	X			
39. Item: Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings.				X	X	X	X	X	X	X	X			
40. Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.						X	X	X	X	X	X			
41. Item: Road and paving cross-sections and profiles. Comment: See Item 40.						X	X	X	X	X	X			X
42. Item: Proposed street names. Comment: Applicable only when new road is proposed.						X	X	X	X	X	X			X
43. Item: New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.			X			X	X	X	X	X	X			
44. Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.				X		X	X	X	X	X	X			
45. Item: Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping				X		X	X	X	X	X	X			
46. Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.				X				X	X	X	X			
47. Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.				X		X	X	X	X	X	X			

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LICENSED PROFESSIONAL.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL													
Item Number	Description	Pre-Application - Concept Plan	Minor Application			General Development Concept Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan			Subdivision		Site Plan				
							Preliminary	Final	Preliminary	Final			
48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X	X			X	X	X	X	X		
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages) Comment: See Item 44.		X		X	X		X	X	X	X	X		
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.				X			X	X	X	X	X		
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X				X	X	X	X	X	
52. Item: Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X	X	X	X	

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 ≠ Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

Forms & Awards\PB-Z\BAPP.FRM\CHECKLIST\CHECKLIST.FRM

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (2)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	114	50		270 MAIN STREET	270 MAIN STREET REALTY LLC	50-18 SKILLMAN AVE	WOODSIDE, NY	11377	270 Main Street, West Orange, NJ, 07052
West Orange Township	114	55		262 MAIN STREET	WALGREEN EASTERN CO, INC	200 WILMOT ROAD	DEERFIELD, IL	60015	262 Main Street, West Orange, NJ, 07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (56)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	114	40		22 PROSPECT PLACE	ORTEGA, OTILIA	22 PROSPECT PLACE	WEST ORANGE, NJ	07052	22 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	42		20 PROSPECT PLACE	AKPAHU, BENEDICTA C	20 PROSPECT PL	WEST ORANGE, NJ	07052	20 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	44		16 PROSPECT PLACE	SOTO, ISRAEL & JOYCE	16 PROSPECT PLACE	WEST ORANGE, NJ	07052	16 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	47		10 PROSPECT PLACE	LUNA, CARMEN	10 PROSPECT PLACE	WEST ORANGE, N.J.	07052	10 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	48		8 PROSPECT PLACE	SZWEI, CAROL	8 PROSPECT PL	WEST ORANGE, NJ	07052	8 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	49		6 PROSPECT PLACE	DAVIS, JOSEPH G. & GRIFFIN, NAOMI M	6 PROSPECT PLACE	WEST ORANGE, N.J.	07052	6 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	50		270 MAIN STREET	270 MAIN STREET REALTY LLC	50-18 SKILLMAN AVE	WOODSIDE, NY	11377	270 Main Street, West Orange, NJ, 07052
West Orange Township	114	51		272 MAIN STREET	LUNA GROCERY LLC	272 MAIN ST	WEST ORANGE, NJ	07052	272 Main Street, West Orange, NJ, 07052

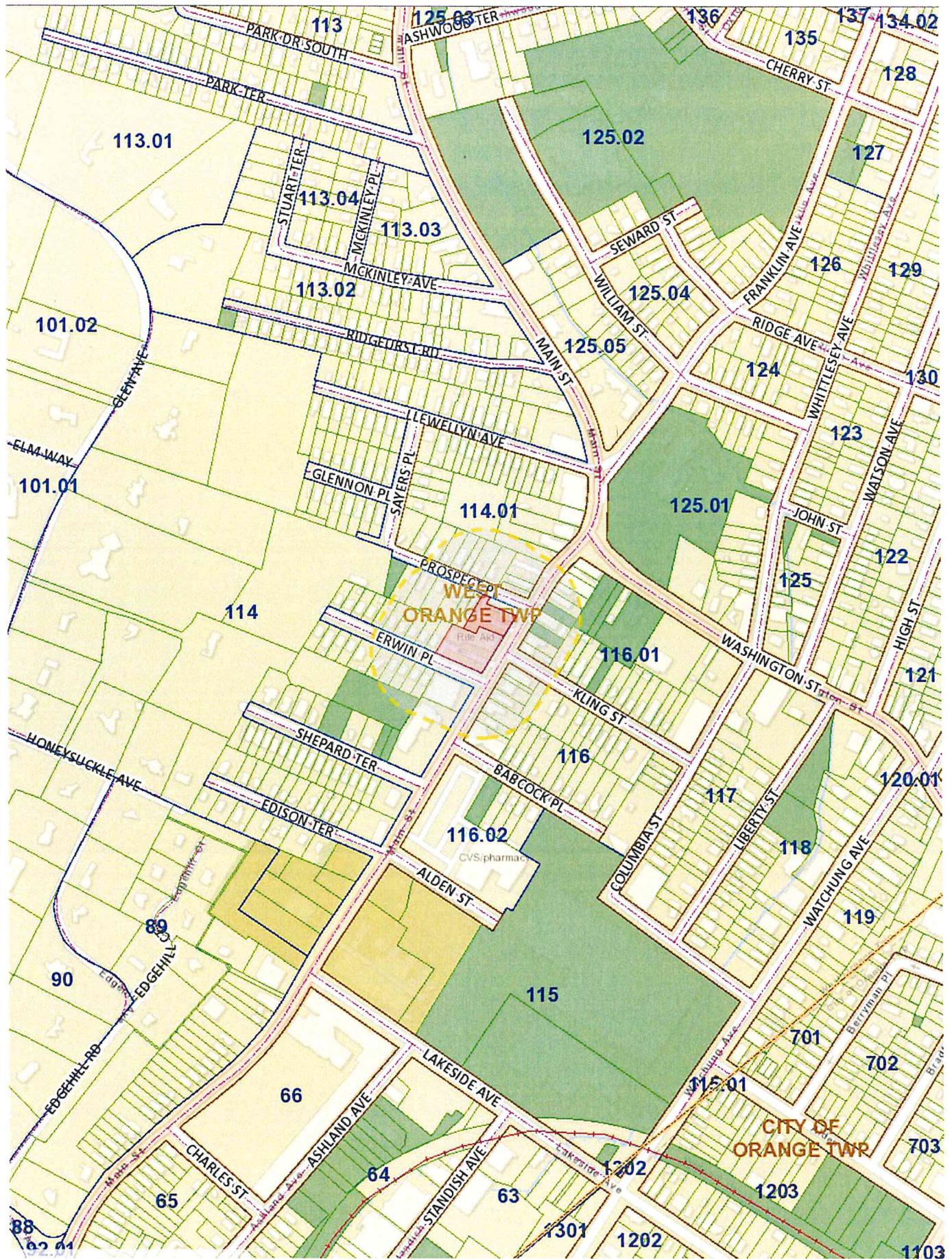
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	114	55		262 MAIN STREET	WALGREEN EASTERN CO, INC	200 WILMOT ROAD	DEERFIELD, IL	60015	262 Main Street, West Orange, NJ, 07052
West Orange Township	114	58		13 ERWIN PLACE	ADAMES, AURIC	13 ERWIN PL	WEST ORANGE, NJ	07052	13 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	59		15 ERWIN PLACE	CID-QUEVEDO, JOANNA+QUEVEDO-ORREGO, H	15 ERWIN PLACE	WEST ORANGE, NJ	07052	15 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	60		17 ERWIN PLACE	CARIAS, RONALD	17 ERWIN PL	WEST ORANGE, NJ	07052	17 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	61		19 ERWIN PLACE	MAKACHI, CHARLES	19 ERWIN PLACE	WEST ORANGE, N.J.	07052	19 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	62		21 ERWIN PLACE	FORRESTER, MICHELLE & BURNEY, WILLI	21 ERWIN PL	WEST ORANGE, NJ	07052	21 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	63		23 ERWIN PLACE	LAGUERRE, BARBARA JEAN	23 ERWIN PLACE	WEST ORANGE, NJ	07052	23 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	72		20 ERWIN PLACE	DORT, DORVIL	20 ERWIN PLACE	WEST ORANGE, NJ	07052	20 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	73		18 ERWIN PLACE	TRUJILLO, MIGUEL A	18 ERWIN PL	WEST ORANGE, NJ	07052	18 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	74		16 ERWIN PLACE	WILLIAMS, ALDWIN & JUNE	16 ERWIN PLACE	WEST ORANGE, NEW JERSEY	07052	16 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	75		14 ERWIN PLACE	CHARLES, HENRY & ADELFA NE	14 ERWIN PL	WEST ORANGE, NJ	07052	14 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	76		12 ERWIN PLACE	PHANG, RONALD G. & JENNIFER F.	12 ERWIN PLACE	WEST ORANGE, N.J.	07052	12 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	77		10 ERWIN PLACE	MONTERO, EDWIN O.	10 ERWIN PLACE	WEST ORANGE, N.J.	07052	10 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	78		250-252 MAIN STREET	WEST ORANGE COMMUNITY HOUSE	242 MAIN STREET	WEST ORANGE, NJ	07052	250-252 Main Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	114	80		242 MAIN STREET	TOWN OF W.O. COMMUNITY LEAGUE	242 MAIN STREET	WEST ORANGE, N.J.	07052	242 Main Street, West Orange, NJ, 07052
West Orange Township	114	93.01		SHEPARD TERRRACE REAR	TOWNSHIP OF WEST ORANGE	242 MAIN STREET	WEST ORANGE, N.J.	07052	Shepard Terrrace Rear, West Orange, NJ, 07052
West Orange Township	114.01	6		14 LLEWELLYN AVENUE	ANGELES, A & Z & C & M.	14 LLEWELLYN AVENUE	WEST ORANGE, N.J.	07052	14 Llewellyn Avenue, West Orange, NJ, 07052
West Orange Township	114.01	19		284-286 MAIN STREET	PARRIS DEVELOPMENT PROJECTS LLC	284 MAIN ST	WEST ORANGE, NJ	07052	284-286 Main Street, West Orange, NJ, 07052
West Orange Township	114.01	19.01		288-290 MAIN STREET REAR	GRYPHON ESTATES LLC,	847 47TH ST, 2ND FL	BROOKLYN, NY	11220	288-290 Main Street Rear, West Orange, NJ, 07052
West Orange Township	114.01	21		278-282 MAIN STREET	SCHNEIDER, ROGER S+SCHNEIDER,GERALD	276 MAIN STREET	WEST ORANGE, NEW JERSEY	07052	278-282 Main Street, West Orange, NJ, 07052
West Orange Township	114.01	24		274 MAIN STREET	BARRETO,YOLANDA J & KIMBERLY M.	3 CLIFTON PLACE	FAIRFIELD ,NJ	07004	274 Main Street, West Orange, NJ, 07052
West Orange Township	114.01	24.01		276 MAIN STREET	SCHNEIDER, ROGER S+SCHNEIDER,GERALD	276 MAIN STREET	WEST ORANGE, NEW JERSEY	07052	276 Main Street, West Orange, NJ, 07052
West Orange Township	114.01	26		5 PROSPECT PLACE	PENALOZA, JAIME & BLANCA R.	5 PROSPECT PLACE	WEST ORANGE,N.J.	07052	5 Prospect Place, West Orange, NJ, 07052
West Orange Township	114.01	29		9 PROSPECT PLACE	GANNY, BENJAMIN JR	17 WILLIAM STREET	WEST ORANGE, NJ	07052	9 Prospect Place, West Orange, NJ, 07052
West Orange Township	114.01	30		11 PROSPECT PLACE	HALL, STEPHANIE J	11 PROSPECT PLACE	WEST ORNAGE, NJ	07052	11 Prospect Place, West Orange, NJ, 07052
West Orange Township	114.01	31		13 PROSPECT PLACE	CHASE, DENISE	13 PROSPECT PLACE	WEST ORANGE, NJ	07052	13 Prospect Place, West Orange, NJ, 07052
West Orange Township	114.01	31.01		19-21 PROSPECT PLACE	POMPANO LLC,	19-21 PROSPECT PL	WEST ORANGE, NJ	07052	19-21 Prospect Place, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	114.01	31.02		17 PROSPECT PLACE	ANDERSON, JOHN & JANICE	17 PROSPECT PL.	WEST ORANGE, NJ	07052	17 Prospect Place, West Orange, NJ, 07052
West Orange Township	116	42		27 BABCOCK PLACE	MARKOURIS, IAKOVOS A. & GERAKINA K.	27 BABCOCK PLACE	WEST ORANGE, NEW JERSEY	07052	27 Babcock Place, West Orange, NJ, 07052
West Orange Township	116	44		239-245 MAIN STREET	ST GEORGE MANAGEMENT LLC	46 MT PROSPECT AVE	VERONA, NJ	07044	239-245 Main Street, West Orange, NJ, 07052
West Orange Township	116	47		247 MAIN STREET	ZOTIKOS, HELEN C	6 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	247 Main Street, West Orange, NJ, 07052
West Orange Township	116	48		249 MAIN STREET	SPINA, ANTHONY	121 MAPLE STREET	WEST ORANGE, NJ	07052	249 Main Street, West Orange, NJ, 07052
West Orange Township	116	50		251 MAIN STREET	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052	251 Main Street, West Orange, NJ, 07052
West Orange Township	116	51		253-255 MAIN STREET	MAIN WEST ORANGE LLC,	599 BLOOMFIELD AVE FLR 2	BLOOMFIELD, NJ	07003	253-255 Main Street, West Orange, NJ, 07052
West Orange Township	116	53		259 MAIN STREET	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE FLR2	BLOOMFIELD, NJ	07003	259 Main Street, West Orange, NJ, 07052
West Orange Township	116	53.01		257 MAIN STREET	MAIN WEST ORANGE LLC,	599 BLOOMFIELD AVE FLR2	BLOOMFIELD, NJ	07003	257 Main Street, West Orange, NJ, 07052
West Orange Township	116	55		KLING STREET	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE FLR2	BLOOMFIELD, NJ	07003	Kling Street, West Orange, NJ, 07052
West Orange Township	116	56		26 KLING STREET	EZEBUIROH, ONYEMACHI F & VICTORIAN	3 FARRAGUT DRIVE	PISCATAWAY, NEW JERSEY	08854	26 Kling Street, West Orange, NJ, 07052
West Orange Township	116.01	85		33 KLING STREET	GHEBREMICAEL, ASMERET	33 KLING ST	WEST ORANGE, NJ	07052	33 Kling Street, West Orange, NJ, 07052
West Orange Township	116.01	86		261 MAIN STREET	261 MAIN STREET, LLC	179 MIDWAY AVENUE	FANWOOD, NJ	07023	261 Main Street, West Orange, NJ, 07052
West Orange Township	116.01	87		263 MAIN STREET	CENCI INC,	28 GINA CT.	EAST HANOVER, NJ	07936	263 Main Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	116.01	88		265-267 MAIN STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, N. J.	07052	265-267 Main Street, West Orange, NJ, 07052
West Orange Township	116.01	89		269-271 MAIN STREET	DEEN PROPERTIES LLP,	PO BOX 1287	MONTCLAIR, NJ	07042	269-271 Main Street, West Orange, NJ, 07052
West Orange Township	116.01	91		273 MAIN STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	273 Main Street, West Orange, NJ, 07052
West Orange Township	116.01	93		275 MAIN STREET	KIRTON TRIO LLC,	18 SPRING HILL DR	WEST ORANGE, NJ	07052	275 Main Street, West Orange, NJ, 07052
West Orange Township	116.01	95		277 MAIN STREET	277 MAIN LLC	293 N LIVINGSTON AVE	LIVINGSTON, NJ	07039	277 Main Street, West Orange, NJ, 07052
West Orange Township	116.01	96		279-281 MAIN STREET	D&M REAL ESTATE 2 LLC	332 MONTGOMERY ST.	JERSEY CITY, NJ	07302	279-281 Main Street, West Orange, NJ, 07052
West Orange Township	116.01	99		92 WASHINGTON STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	92 Washington Street, West Orange, NJ, 07052

Buffer Report - Map



Developed by Civil Solutions using myiDV

Revised September 19, 2008

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
540 Broad Street
Newark, NJ 07101

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202

City of Orange Township
29 North Day Street
Orange, NJ 07050

ESSEX COUNTY

If property address is on a county road, please provide notice to:

Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 4-22-25

BLOCK: 114

LOT: 50

NAME: 270 Main Street Realty LLC

ADDRESS: 270 Main Street

TAXES PAID UNTIL: 4-30-25

2024 SEWER PAID

2025 SEWER NOT YET BILLED



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 4-22-25

BLOCK: 114

LOT: 55

NAME: 262 Main Street Realty, LLC

ADDRESS: 262 Main Street

TAXES PAID UNTIL: 7-31-25

2024 SEWER PAID

2025 SEWER NOT YET BILLED



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org



Permit No: _____
Date Issued: _____

Township of West Orange
Application for Tree Removal and Replacement Permit

ALL questions must be answered for the Applications to be considered COMPLETE.

Application Date: 11/18/25

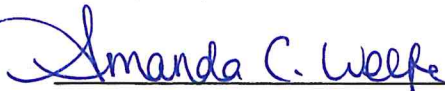
This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules, and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: 270 Main Street Realty, LLC and 262 Main Street Realty, LLC
Street Address: 262-270 Main Street
City/State/Zip: West Orange, NJ
Home Phone: 908-679-8872 Work/Cell Phone: _____
Email: awolfe@ddsnjlaw.com
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: 262-270 Main Street
Block: 114 Lot: 50 & 55
3. Property Owner(s) of Record
Name of Owner: 270 Main Street Realty, LLC and 262 Main Street Realty, LLC
Street Address: 262-270 Main Street
City/State/Zip: West Orange, NJ
Home Phone: 908-679-8872 Work/Cell Phone: _____
Email: awolfe@ddsnjlaw.com
4. Status of Applicant (Check One)
☒ Tenant ☒ Owner ☐ Contract Purchaser ☐ Other: _____
If the Applicant is not the owner, attach hereto the notarized consent of the owner.
5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment?
Yes ☒ No ☐ If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency, if applicable: PB-12-28T - Attached
6. Has the property received a construction permit and/or is there a construction permit pending?
Yes ☐ No ☒ If yes, please state the reason for and the date of application or the date of the issuance of the permit:

Permit No: _____
Date Issued: _____

7. Describe or attach the landscaping replacement planting plan, if applicable, including the number, size and species of trees to be replaced. Attach additional sheets if necessary: Attached Tree Replacement Plan.
Two existing trees to be removed. (1) 24" and (1) 12" diameter
8. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site:
Attached Grading Plan. More than six (6) inches of soil is being removed for the installation of parking. A retaining wall is being installed to retain area.
9. Map, drawing or diagram must be attached hereto. List the names, address, phone number and email of the preparer of the map drawing or diagram attached:
Drawings Attached. Jordan Cecinini, 25 West 8th Street, Suite B
Bayonne, NJ 07002. 201-589-0906. info@hudsoneng.com
10. List the number, species, and diameter of each tree to be removed: One (1) 24" and one (1) 12" tree to be removed.
Tree species not determined
11. State reason for tree removal: Loading Ramp and site parking
12. Identify contractor who will be providing tree removal services:
Name: TBD
Address: _____
City/State/Zip: _____
Work Phone: _____ Cell Phone: _____
Email: _____
13. Proposed dated to commence tree removal: TBD
Proposed dated to complete tree removal: TBD

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request.



Applicant's Attorney's Signature

Amanda C. Wolfe

Print Name Legibly

November 19, 2025

Date

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:	NONE	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	Bathroom sinks equipped with motion sensor faucets to reduce water consumption	
List of green and recycled building materials in new construction, renovation, and maintenance:	fiberglass/mineral wool insulat	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:	NONE	
Use of any water efficient landscaping:	Bioswales/raingardens islands	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	SOLAR	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	The project will incorporate a high-reflectance light-colored roofing membrane (TPO/EPDM) and continuous rigid insulation to reduce solar heat gain. Roofing material is white and meet 'cool roof' reflectance standards. The roof is also designed to accommodate future solar panels systems	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	Bioswales/raingardens interior parking islands to store and percolate water through the soil.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	Trees: American Basswood, River Birch Shrubs: Summersweet, Winterberry Holly	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

As of April 2, 2015

DEED

Dated: February 19, 2025

from

4 COUSINS LLC

Grantor

to

270 MAIN STREET REALTY LLC

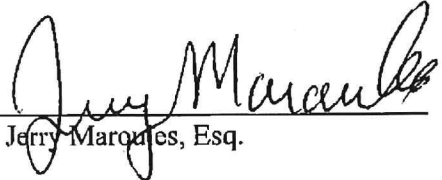
Grantee

Block: 114
Lot: 50
Township: West Orange
County: Essex

Please record and return to:

Saree Ptak, Esq.
Tarter Krinsky & Drogin LLP
1350 Broadway
New York, New York 10018

Prepared by:


Jerry Marounes, Esq.

DEED

THIS DEED, made on February 19, 2025

BETWEEN **4 COUSINS Limited Liability Company**, with offices located at
270 Main Street, West Orange, New Jersey 07052

referred to as the **Grantor**,

AND **270 MAIN STREET REALTY LLC**
50-18 Skillman Avenue, Woodside, New York 11377

referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **NINE HUNDRED THOUSAND DOLLARS and NO CENTS (\$900,000.00)**. The Grantor acknowledges receipt of this money.
2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **Township of West Orange**
Block: 114 Lot: 50
3. **Property.** The Property consists of the land and all buildings and structures on the land in the **Township of West Orange, County of Essex, and State of New Jersey**. The legal description is:

Schedule A attached hereto and incorporated herein by reference

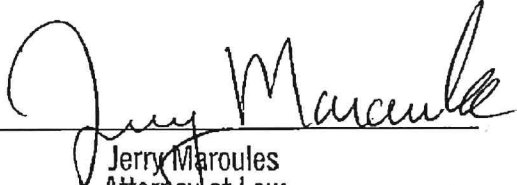
The street address of the property is **270 Main Street, West Orange, New Jersey 07052**

BEING the same premises conveyed by deed to 4 Cousins Limited Liability Company by deed from Kali Zoe, LLC dated February 27, 2012 and recorded on March 9, 2012 in the Essex County Clerk's Office in Book 12356, Page 4656.

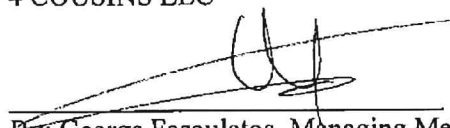
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that a Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Attested or Witnessed by:


Jerry Maroules
Attorney at Law
State of New Jersey

4 COUSINS LLC

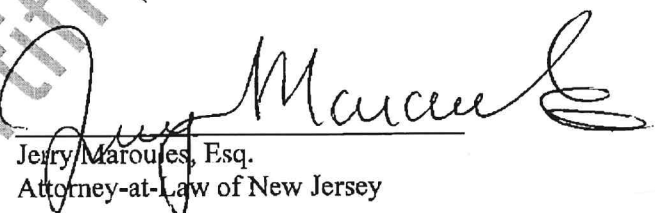

By: George Fasouletos, Managing Member

STATE OF NEW JERSEY:

COUNTY OF BERGEN: SS:

I CERTIFY that on February 18, 2025, George Fasouletos, personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is the managing member of 4 COUSINS LLC, which is the grantee in this Deed;
- (b) signed, scaled and delivered this Deed on behalf of 4 COUSINS LLC;
- (c) 4 COUSINS LLC made this Deed for \$900,000.00 as full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)


Jerry Maroules, Esq.
Attorney-at-Law of New Jersey

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Essex

SS. County Municipal Code
0722

MUNICIPALITY OF PROPERTY LOCATION WEST ORANGE

FOR RECORDER'S USE ONLY
Consideration \$ 900,000
RTF paid by seller \$ 8915.00
Date 2/24/25 By KS

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, GEORGE FASOULETOS, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the MEMBER OF 4 COUSINS LLC in a deed dated FEBRUARY 19, 2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 114 Lot number 50 located at

270 MAIN STREET, WEST ORANGE, NEW JERSEY 07512

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 900,000 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 491,500 + 72.08 % = \$ 882,070.497

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 40, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975; C. 143, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or;
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvements. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the ordinary business
☐ Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or registrar of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 18 day of Feb, 2025

Jerry Maroules
Jerry Maroules
Attorney at Law
State of New Jersey

Signature of Deponent

693 AMBOY AVE, EDISON,
Deponent Address

XXX-XX-X 460
Last three digits in Grantor's Social Security Number

4 COUSINS LLC

Grantor Name

270 MAIN STREET WEST ORA
Grantor Address at Time of Sale

FOR OFFICIAL USE ONLY

Instrument Number _____ County Essex
Deed Number _____ Book _____ Page _____
Deed Date 2/19/25 Date Recorded 2/24/25

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08693-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/njpflocaltax.htm

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

4 COUSINS LLC

Current Street Address

270 MAIN STREET

City, Town, Post Office

WEST ORANGE

State

NJ

ZIP Code

07052

Property Information

Block(s)

114

Lot(s)

50

Qualifier

Street Address

270 MAIN STREET

City, Town, Post Office

WEST ORANGE

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

100

Total Consideration

\$900,000.00

Owner's Share of Consideration

\$900,000.00

Closing Date

2/19/2025

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

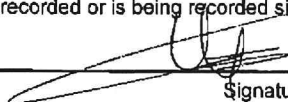
1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. ☐ Seller only received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/19/2025

Date



Signature (Seller)

BY: GEORGE FASOULETOS, MANAGING

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, County of Essex, State of New Jersey.

BEGINNING on the northwesterly side of Main Street, formerly Valley Road, at a point therein distant southwesterly 23.41 feet from the intersection of the said northwesterly side of Main Street with the southwesterly side of Prospect Place; thence

1. Along said side of main street, South 37 degrees 52 minutes West, 75.00 feet to line of lands now or formerly of Rose Keenan; thence
2. Along the line of said land, North 61 degrees 30 minutes West, 82.40 feet to a corner; thence
3. Still along the line of said land and parallel to Main Street, South 37 degrees 52 minutes West, 25.00 feet to line of lands now or formerly of Emanuel Weiss; thence
4. Along the line of said lands, North 61 degrees 30 minutes West, 42.60 feet to lands now or formerly of Harry Hiscock and wife; thence
5. Along the line of same and parallel to main street, North 37 degrees 52 minutes East, 48.40 feet to an angle; thence
6. South 61 degrees 30 minutes East, 1.00 foot to an angle; thence
7. North 37 degrees 52 minutes East, 75.00 feet to line of prospect place; thence
8. Along the line of same, South 61 degrees 30 minutes East, 24.00 feet to the line of lands now or formerly of Joseph Pisano; thence
9. Along the line of same, South 37 degrees 52 minutes West, 23.41 feet to a corner; thence
10. Still along said line, South 61 degrees 30 minutes East, 100.00 feet to the northwesterly line of Main Street and point and place of BEGINNING.

NOTE FOR INFORMATION: Being the following lot(s), Tax Map of the Township of West Orange, County of Essex:
Lot 50, Block 114



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		7542333	9247780
	Recorded Document to be Returned by Submitter to: MADISON TITLE AGENCY, LLC 1125 OCEAN AVENUE LAKEWOOD, NJ 08701			
Official Use Only JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2025011243 RECORDED ON Feb 24, 2025 9:44:16 AM Total Pages: 8 COUNTY REALTY TAX \$900.00 COUNTY REALTY TAX - \$450.00 PHPFA NJ PRESERVATION ACCOUNT \$40.00 REGISTER RECORDING FEE \$50.00 STATE REALTY TAX \$2,250.00 STATE REALTY TAX - \$1,670.00 EAA STATE REALTY TAX - \$2,020.00 GENERAL PURPOSE NJAHTF \$1,125.00 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$8,510.00 INV: 755313 USER: KS	Submission Date (mm/dd/yyyy)		02/20/2025	
	No. of Pages (excluding Summary Sheet)		6	
	Recording Fee (excluding transfer tax)		\$95.00	
	Realty Transfer Tax		\$8,415.00	
	Total Amount		\$8,510.00	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
			849607	

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.



Essex County Register Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$900,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	02/19/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		4 COUSINS LLC			270 MAIN STREET, WEST ORANGE, NJ 11377	
	GRANTEE	Name			Address	
		270 MAIN STREET REALTY LLC			50-18 SKILLMAN AVENUE, WOODSIDE, NY 11377	
	Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	99	114	50		99	

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Store # 19319-S
West Orange, New Jersey

Prepared by:
Sara Hansen Wilson, Esq.
Faegre Drinker Biddle & Reath LLP
Four Embarcadero Center, 27th Floor
San Francisco, CA 94111-4180

Per NJSA 46:26A-3 preparer
signature not required

DEED

This Deed is made on March 13, 2025,

BETWEEN

WALGREEN EASTERN CO., INC., a New York corporation, having an address at
108 Wilmot Road, Deerfield, Illinois 60015,

referred to as the Grantor.

AND

262 MAIN STREET REALTY, LLC, a New Jersey limited liability company, having
an address at 50-18 Skillman Avenue, Woodside, New York 10018,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE MILLION EIGHT HUNDRED TWENTY FIVE THOUSAND and NO/100 Dollars (\$1,825,000.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:4-6). West Orange Township, Essex County and State of New Jersey, being Block 114, Lot 55.

Property. The property consists of the land and all the buildings and structures on the land in West Orange Township, Essex County and State of New Jersey. The legal description of the Property is set forth on Schedule A attached hereto and made a part hereof.

BEING THE SAME PREMISES conveyed to Grantor by Quit Claim Deed from Rite

Store # 19319-S
West Orange, New Jersey

Aid of New Jersey, Inc., dated February 8, 2023 and recorded on April 26, 2023, in the Essex County Register of Deeds and Mortgages Office as Instrument Number 2023025435.

Promises by Grantor. The Grantor promises that except for easements, covenants and restrictions of record, the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

AND SUBJECT to the restriction that except in the event that the party of the first part or its affiliates shall again become a tenant or owner of the Property, the Property shall not be used directly or indirectly for the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind. Notwithstanding the foregoing, the Property may be used for medical office uses including dispensing pharmaceuticals to patients at no additional charge in connection with an office visit, provided there is no pharmacist on site.

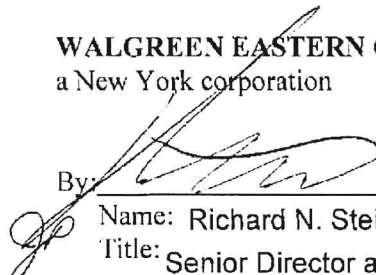
(Text of the document ends here - signatures commence on next page.)

Store # 19319-S
West Orange, New Jersey

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

GRANTOR:

WALGREEN EASTERN CO., INC.
a New York corporation

By: 

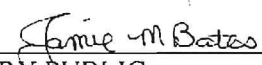
Name: Richard N. Steiner

Title: Senior Director and Managing Counsel

STATE OF ILLINOIS :
: SS
LAKE COUNTY :

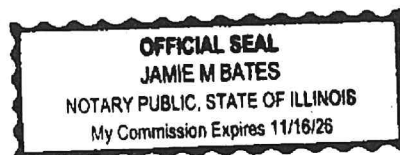
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD N. STEINER, SENIOR DIRECTOR AND MANAGING COUNSEL of **WALGREEN EASTERN CO., INC.**, a New York corporation, signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date. Full and actual consideration paid or to be paid for the transfer of title is \$1,825,000.00.

GIVEN under my hand and official seal this 15th day of FEBRUARY, 2025.


NOTARY PUBLIC

My Commission Expires: 11-16-26

[SEAL]



RECORD AND RETURN TO:

Saree Ptak, Esq.
Tarter Krinsky & Drogin LLP
1350 Broadway
New York, New York 10018

Store # 19319-S
West Orange, New Jersey

Schedule A

Legal Description

Real property in the City of West Orange, County of Essex, State of New Jersey, described as follows:

FIRST TRACT:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ERWIN PLACE WITH THE WESTERLY LINE OF MAIN STREET (FORMERLY VALLEY ROAD); RUNNING THENCE

(1) NORTH 60 DEGREES 18 MINUTES WEST 162.47 FEET; THENCE

(2) NORTH 37 DEGREES 28 MINUTES EAST AND PARALLEL WITH MAIN STREET 105.23 FEET TO A POINT; THENCE

(3) SOUTH 62 DEGREES 6 MINUTES EAST 163.24 FEET TO A POINT IN THE WESTERLY LINE OF MAIN STREET; THENCE

(4) IN A SOUTHERLY DIRECTION ALONG SAID WESTERLY LINE OF MAIN STREET SOUTH 37 DEGREES 28 MINUTES WEST 110.41 FEET TO THE POINT AND PLACE OF BEGINNING.

SECOND TRACT:

BEGINNING IN THE WESTERLY SIDE OF MAIN STREET (FORMERLY VALLEY ROAD) AT A POINT THEREIN DISTANT 98.41 FEET FROM THE SOUTHERLY SIDE OF PROSPECT PLACE; RUNNING THENCE

(1) ALONG MAIN STREET SOUTH 37 DEGREES 52 MINUTES WEST 25 FEET TO A STAKE; THENCE

(2) NORTH 61 DEGREES 30 MINUTES WEST 82.4 FEET; THENCE

(3) NORTH 37 DEGREES 52 MINUTES EAST 25 FEET; THENCE

(4) SOUTH 61 DEGREES 30 MINUTES EAST 82.4 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PREMISES (FIRST AND SECOND TRACTS) ALSO BEING KNOWN AND DESIGNATED, FOR INFORMATIONAL PURPOSES ONLY, AS LOT 55 IN BLOCK 114 ON THE OFFICIAL TAX AND ASSESSMENT MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

BEING COMMONLY KNOWN AS 262 MAIN STREET, WEST ORANGE, NEW JERSEY.

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATESTATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

COUNTY

Essex

} SS. County Municipal Code
0722

MUNICIPALITY OF PROPERTY LOCATION West Orange

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Richard P. Seiner being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the _____ in a deed dated March 13, 2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 114 Lot number 55 located at
262 Main Street, West Orange Township and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 1,825,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ 1,644,000.00 ÷ 72.06 % = \$ 2,281,432.14

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
- DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
- ☐ Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 10 day of FEBRUARY, 2025Jamie M Bates
Notary Public

Signature of Deponent

104 Wilmet Rd. MS 144G, Deerfield, IL 60015

Deponent Address

XXX-XX-X 026

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

Walgreen Eastern Co., Inc.

Grantor Name

104 Wilmet Rd., MS 144G, Deerfield, IL 60015

Grantor Address at Time of Sale

OFFICIAL SEAL
JAMIE M BATES

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 11/16/26

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at

<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY ESSEX } SS. County Municipal Code 0722
MUNICIPALITY OF PROPERTY LOCATION West Orange Twp.
(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Iman Siad (Name) being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Member of the Grantee in a deed dated March 13, 2025 transferring real property
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 114 Lot number 55 located at
262 Main Street, West Orange, New Jersey 07052
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 1,825,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee is required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
- | | |
|---|--|
| ☐ Class 2 - Residential | ☒ Class 4A - Commercial properties |
| ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property | (If checked, calculation in (E) required below) |
| | ☐ Cooperative unit (four families or less) (See C. 46:10D-3.) |
| | Cooperative units are Class 4C. |

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- ☐ Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
☐ Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required):

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- ☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class <u>4A</u>	\$ <u>1,844,000</u>	<u>72.06</u> % = \$ <u>2,281,432.14</u>
Property Class _____	\$ _____	% = \$ _____
Property Class _____	\$ _____	% = \$ _____
Property Class _____	\$ _____	% = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #8 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
\$ 1,844,000 + 72.06 % = \$ 2,281,432.14

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2008, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2008.

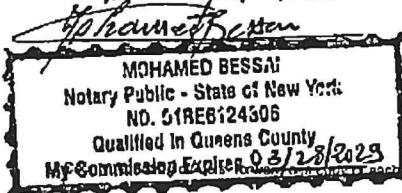
Subscribed and sworn to before me
this 12 day of February, 2025

Iman Siad
Signature of Deponent

362 Main Street Realty LLC
By: Iman Siad, Manager
Grantee Name

43 Merrill Drive
Mahwah, NJ 07430
Deponent Address

43 Merrill Drive
Mahwah, NJ 07430
Grantee Address at Time of Sale



Name/Company of Settlement Officer

STATE OF NJ - DIVISION OF TAXATION
PO BOX 261
TRENTON, NJ 08695-0261
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated 3/13/25 Date Recorded 3/17/25

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Walgreen Eastern Co., Inc., a New York corporation

Current Street Address
104 Wilmot Road, MS 144G

City, Town, Post Office
Deerfield

State

IL

ZIP Code

60015

Property Information

Block(s)
114

Lot(s)

55

Qualifier

Street Address
262 Main Street

City, Town, Post Office
West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership
100%

Total Consideration
\$1,825,000.00

Owner's Share of Consideration
\$1,825,000.00

Closing Date
3/13/2025

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. ☐ Seller **only** received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

WALGREEN EASTERN CO., INC., a New York corporation

Date

02-10-2025

Date

Signature (Seller)

Name: RICHARD N. STEINER

Title: SENIOR DIRECTOR
AND MANAGING COUNSEL

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		7573775	9287910
	Recorded Document to be Returned by Submitter to: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS CHICAGO 200 W. MADISON ST. SUITE 800 CHICAGO, IL 60606			
Official Use Only JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2025016950 RECORDED ON Mar 17, 2025 12:21:33 PM Total Pages: 9 COUNTY REALTY TAX \$1,825.00 COUNTY REALTY TAX - \$912.50 PHPFA NJ PRESERVATION ACCOUNT \$45.00 REGISTER RECORDING FEE \$55.00 STATE REALTY TAX \$4,562.50 STATE REALTY TAX - \$3,797.50 EAA STATE REALTY TAX - \$5,947.50 GENERAL PURPOSE STATE REALTY TAX - \$18,250.00 GRANTEE NJAHTF \$2,512.50 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$37,912.50 INV. 759100 USER: IIR	Submission Date (mm/dd/yyyy)		03/14/2025	
	No. of Pages (excluding Summary Sheet)		7	
	Recording Fee (excluding transfer tax)		\$105.00	
	Realty Transfer Tax		\$37,807.50	
	Total Amount		\$37,912.50	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
			854720	

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
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RETAIN THIS PAGE FOR FUTURE REFERENCE.



Essex County Register Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$1,825,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	03/13/2025				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	WALGREEN EASTERN CO INC			108 WILMOT ROAD, DEERFIELD, IL 60015	
GRANTEE	Name			Address	
	262 MAIN STREET REALTY LLC			50-18 SKILLMAN AVENUE, WOODSIDE, NY 10018	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	114	55		99

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI

Mayor

PLANNING BOARD

Tel: (973) 325-4111

Fax: (973) 325-6359

Email: planningboard@westorange.org

December 6, 2012

Rite Aid of New Jersey, Inc.
Attention: Raymond Keating, Construction Manager
42 Van Ness Avenue
Pompton Lakes, New Jersey 07442

Re: PB-12-28T/Rite Aid of New Jersey, Inc.

Block: 114; Lot: 55; Zone: OB-1

262 Main Street

Technical Site Plan for interior renovation and flood damage repair.

Dear Mr. Keating:

Enclosed is a copy of the Resolution adopted at the December 5, 2012 Planning Board Meeting for the above-referenced matter.

In addition, an Affidavit of Compliance is enclosed. Please complete and submit this document to the Zoning Official after completing all conditions in the resolution.

If I may be of further assistance, please contact me at (973) 325-4111.

Sincerely,

Robin Miller
Planning Board Secretary

Enclosures

cc: Joseph Notarianni, Esq.
File



PB-12-28T

Rite Aid of New Jersey, Inc.

272 Main Street, West Orange, New Jersey 07052

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHINICAL REVIEW COMMITTEE**

Granting technical site plan approval (technical review subcommittee), without variances, for interior store renovations and flood damage repair at 272 Main Street.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on November 15, 2012, considered the application for technical site plan approval, without variances, for interior store renovations and flood damage repair on property located in the OB-1 zone, identified as Block 114, Lot 55, which was submitted by Rite Aid of New Jersey, Inc. (the "Applicant"); and

WHEREAS, the Technical Review Committee considered the presentation of the Applicant's Construction Manager, and the Applicant's architect; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on November 15, 2012; and

WHEREAS, the Applicant requested technical site plan approval, without variances, for interior store renovations and flood damage repair.

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, for interior store renovations and flood damage repair.

2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

1. The Applicant shall submit a maintenance plan for the daily, weekly and monthly cleaning of the exterior property. The plan will be submitted at the time of building plan submission;

2. The Applicant to repair fence surrounding the dumpster area;

3. The Applicant to repair pot-holes in the parking lot area ;

4. The Applicant and Township Engineer will review parking lot grading; Applicant will make repairs based on Township Engineer's recommendations.

NOW, THEREFORE, BE IT RESOLVED, that this application for technical site plan approval, without variances, for interior office renovations is approved, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of this resolution adopted by the Planning Board of the Township of West Orange.



Robin Miller, Board Secretary

Dated: December 5, 2012

PROFESSIONAL PLANNER'S REPORT

IN SUPPORT OF 262 MAIN STREET REALTY, LLC AND 270 MAIN STREET REALTY, LLC

262-270 MAIN STREET | BLOCK 114, LOTS 50 & 55
TOWNSHIP OF WEST ORANGE PLANNING BOARD
OCTOBER 2025



Kate Keller, AICP, PP
New Jersey Professional Planner License #6280



Nikhil Ramachandran, AICP, PP
New Jersey Professional Planner License #6551





Planning & Real Estate Consultants

This Professional Planner's Report has been prepared on behalf of 262 Main Street Realty, LLC and 270 Main Street Realty, LLC, in support of an application for development at Block 114, Lots 50 and 55 in the Township of West Orange, Essex County, New Jersey. The purpose of this report is to evaluate the zoning compliance of the proposed development and to set forth the statutory basis for the granting of the requested variances by the Planning Board.

BACKGROUND

262 Main Street LLC (the "Applicant") is seeking preliminary and final major site plan approval with bulk "c" variance relief from the Township of West Orange Planning Board in connection with a proposal to redevelop an underutilized property along Main Street with a two-story supermarket and associated parking and other improvements.

EXISTING CONDITIONS

The subject property is designated as Block 114, Lots 50 and 55 on the official tax maps of the Township of West Orange and is commonly referred to as 262-270 Main Street. The subject property is irregularly shaped and has a total area of 30,218 square feet. It features frontage along three streets: 162 feet along Erwin Place, 210 feet along Main Street, and 24 feet along Prospect Place. It generally slopes downward from northwest to southeast. Lot 55 is presently improved with a 1-story brick building (formerly Walgreens) and associated surface parking areas. Lot 50 contains a 1-story former diner and surrounding surface parking areas. The subject property is primarily accessed via two (2) driveways along Main Street and one (1) driveway along Erwin Place. Sidewalks provide access along all three street frontages of the subject property. Chain-link fencing lines the northwestern property line of Lot 50 and borders the driveway along Prospect Place.

Properties within the immediate vicinity of the subject property include residential 1-2 family dwellings to the west, and a corner store and garage directly north. The surrounding land use context along Main Street is generally characteristic of a small traditional downtown, with neighborhood commercial services and food/drink establishments either in stand-alone buildings or as part of mixed-use structures with upper floor residential apartments or other uses. Surface parking areas are generally located along the side or rear of buildings. A number of NJ Transit bus stops are also provided along the Main Street corridor within proximity of the subject property. The surrounding neighborhood largely consists of lower density residential development (1-2 family). Other notable surrounding land uses include Thomas Edison Historical Park further south and Washington Elementary School to the north.



Planning & Real Estate Consultants

PHILLIPS
PREISS
GRYGIEL
LEHENY
KELLER
LLC

PROFESSIONAL PLANNER'S REPORT
262 Main Street Realty, LLC & 270 Main Street Realty, LLC
262-270 Main Street / Block 114, Lots 50 & 55
Township of West Orange, Essex County, New Jersey

DEVELOPMENT PROPOSAL

The Applicant is proposing to demolish most existing improvements except the rear and side walls, and construct a ±13,934 square foot two-story supermarket with 46-off-street parking spaces, inclusive of 5 EV spaces and 2 ADA spaces (of which 1 ADA space is also proposed to be an EV space). The development is also proposed to be served by 10 on-street parking spaces. The existing frontage along Prospect Place will be utilized for 2 of the proposed parking spaces, which will be connected to the proposed main parking area and supermarket via a gravel path. The primary pedestrian entrance to the proposed supermarket building will be along the northern façade, along where shopping carts are proposed to be located. Vehicular access to the proposed development is to be provided via two (2) driveways along Main Street. Additional pedestrian access is proposed via two (2) entry/exit points along Erwin Place. A driveway is proposed along Erwin Place to facilitate loading operations via 1 off-street loading space. A temporary loading space is also to be provided along Main Street between the hours of 7 AM to 11AM Monday through Friday, which will otherwise be used as on-street parking.

With respect to other site improvements, the Applicant proposes multiple rain gardens and shade trees within the proposed surface parking area in order to address stormwater management. The development will be illuminated via 3 dark sky compliant LED pole-mounted fixtures within the parking areas as well as via 6 shielded LED wall-mounted fixtures along the perimeter of the proposed supermarket. Utility connections are also proposed for gas, water, and sewer service.

The interior of the proposed supermarket will feature two floors. The first floor will include various produce aisles and shelves, a deli and food preparation area, produce storage areas/freezers, restrooms, and sales kiosks. The second floor will consist of storage area which will be serviced by the proposed off-street loading area which ramps upward from Erwin Place. Additionally, the refuse area is proposed to be located within the terrace area of the building to the rear of the proposed loading area along the second floor, and the Applicant will handle the pickup/disposal of refuse. Access within the proposed supermarket is proposed to be facilitated via both a stairwell and service elevator. The roof of the proposed supermarket will be comprised of a screened mechanical area, solar panel arrays to be installed in the future, and skylights to facilitate access to light within the supermarket. The perimeter of the roof will be generally enclosed by a 3.5-foot-tall railing as a safety mechanism for workers.

The proposed supermarket will feature a modern architectural appearance, consisting of significant fenestration along with zinc paneling and aluminum storefront windows. The Main Street elevation will serve as the primary façade, inclusive of both an identifying "Leon Marketplace" wall sign and a smaller canopy sign above the main entrance to the building.

ZONING COMPLIANCE

The subject property is located within the Township's B-1 Retail Business Zone District as well as the Central Business District overlay (CBD), where a number of nonresidential uses are permitted including retail stores, with required accessory parking and signage, as proposed.

The Applicant is requesting bulk "c" variance relief to permit several minor deviations from the bulk regulations of the B-1 District & CBD, relating to required off-street parking and loading areas and lot coverage. The overall zoning compliance of the proposed development is depicted in the table below. Further testimony will be provided at the public hearing on the matter.

ZONING TABLE: BLOCK 114, LOTS 50 & 55 IN THE B-1 DISTRICT

STANDARD	REQUIREMENT	EXISTING	PROPOSED
Min. Lot Area (sq. ft.)	No minimum	30,218	No change
Min. Lot Width (ft.)	No minimum	Main St - 210.41 Erwin PI - 162.47 Prospect PI - 24	No change
Min. Front Setback - Main St (ft.)	No minimum	0.2	0
Min. Side Front Setback - Erwin PI (ft.)	None required	47.6	0
Min. Side Front Setback - Prospect PI (ft.)	None required	98.7	122.1
Min. Rear Setback (ft.)	30	2.9 (ENC)	2.9 (NC)
Max. Bldg. Height (stories/ft.)	2.5/35	1/18.3	2/25
Max. Bldg. Coverage	60%	36.6%	46.1%
Max. Lot Coverage	75%	99% (ENC)	97% (V)

(ENC) = Existing Nonconformity

(NC) = No Change

(V) = Variance

Zoning compliance with respect to off-street parking and loading is provided below:

- 62 off-street parking spaces are required, whereas 46 off-street parking spaces are proposed, along with 5 EV space credits for a total of 51 off-street parking spaces, as permitted by State Law (up to a 10 percent reduction of the provided 46 spaces, which rounds up to 5 EV space credits). The applicant also proposes to provide 10 on-street parking spaces for the development, resulting in a total of 61 proposed parking spaces. **Bulk "c" variance relief is required.** The required parking calculation was made pursuant to §25-12.2b(5), which stipulates that nonresidential uses in the B-1 Zone which lie within the Central Business District do not require parking spaces for the first 1,000 square feet of gross floor area, after which 1 parking space is required for every 300 square feet of gross floor area above 1,000 square feet. The gross floor area of the building is 19,744 square feet (13,934 square feet of ground floor retail and 5,810 square feet of storage area on the second floor). As such, the required number of parking spaces is 19,744 square feet minus 1,000 square



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feet, which is then divided by 1 parking space required for each 300 square feet, for a total of 62 required spaces.

- 2 off-street loading spaces are required (1 for the first 9,999 gross floor area and 1 additional space for each additional 10,000 square feet or part thereof), whereas 1 permanent off-street loading space and 1 temporary on-street loading space are provided. **Bulk “c” variance relief is required.**

PLANNING PROOFS FOR BULK “c” VARIANCES

In order to grant a “c” variance, the Board must find that there is either (1) undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that (2) one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variances for this specific piece of property would substantially outweigh any detriment.

The requested bulk variances can be justified as follows:

- *§25-7.1: The maximum permitted lot coverage is 75%, whereas 97% is proposed.*
- *§25-12.2b(1): The required number of off-street parking spaces is 62, whereas 46 off-street parking spaces and 5 EV space credits are proposed, for a total of 51 proposed off-street parking spaces.*
- *§25-12.3a(1): The required number of off-street loading spaces is 2, whereas 1 off-street loading space is proposed.*

Justification: The Applicant seeks to provide a state-of-the-art supermarket complete with a host of produce offerings providing a use that is currently not present within the surrounding neighborhood context. Existing grocery stores in the neighborhood are generally characterized by small footprints which are more akin to a convenience store or bodega, rather than the full diversity of fresh produce options offered by a supermarket. The building footprint of the proposed supermarket is also not excessive and will be a reasonable middle ground between larger supermarkets and bodega-style retailers. For reference, within West Orange and the surrounding area, the existing ShopRite of Essex Green measures over 65,000 square feet, and the Super Supermarket in the City of Orange is roughly 21,300 square feet. The proposed supermarket size will be more appropriate for a main street environment. Furthermore, the proposed development will revitalize a portion of downtown which currently contains vacant commercial buildings. The proposed supermarket will contribute to the Township’s tax base and enhance the Main Street retail environment.

The subject property is located within an already built-out portion of downtown West Orange along Main Street, where it is surrounded by other commercial or

residential properties. The overall area of the subject property is limited to just over 30,000 square feet, where the Applicant seeks to provide required off-street parking and loading areas in addition to the proposed supermarket. This makes it practically difficult to meet the required lot coverage. It should be noted that the Applicant is compliant with the permitted building height and building coverage, indicating that the development is appropriately sized and that the requested variance is still suitable within the surrounding land use context. Additionally, the Applicant will provide new rain gardens and shade trees to address the proposed excess coverage of the lot, which will not only improve stormwater management but also enhance the aesthetic appearance of the property which currently consists of predominantly paved surfaces. The Applicant will also provide rooftop solar facilities to make efficient use of space and promote sustainability, reducing energy usage and emissions for the community overall. Moreover, the proposed lot coverage of 97% will represent a minor improvement upon the existing condition of 99%.

With respect to the requested variances for off-street parking and loading, it is not practically feasible to provide the required number of off-street parking spaces and loading areas. As referenced above, the Applicant already proposes 97% lot coverage and is constrained by the area of the lot. It is noted that the high number of required parking spaces is a result of accounting for storage space along the second level of the supermarket, as parking is calculated based on gross floor area, which the Township stipulates must account for all building areas on all levels. The proposed storage areas primarily serve to improve the operation and capacity of the supermarket, and do not impact parking demand. If only the proposed ground floor retail area were considered (13,934 square feet), the Applicant would be required to provide 43 spaces (utilizing the B-1 Zone Central Business District parking reduction outlined above) and would therefore exceed the requirement with the proposed 46 spaces and 5 EV space credits. The Applicant also proposes to have 10 on-street parking spaces serve the development, which can supplement the provided off-street parking spaces, thus providing an adequate overall parking supply for customers. In addition, the proposed off-street parking is compliant with the required number of ADA and EV parking spaces. The provided amount of surface parking will be sufficient for customers of the supermarket without providing an excess of surface parking, which could disrupt the surrounding mixed-use urban context. It should be further noted that the proposed 46 off-street parking spaces with 5 EV space credits would be an increase from the existing 42 spaces on site.

Regarding loading areas, while the applicant is providing only 1 off-street loading space, a total of 2 loading spaces are proposed. Subject to Township Council approval, the proposed temporary loading space along Main Street will make an efficient use of curb space without impeding any required off-street

parking areas. The proposed temporary loading area is scheduled to be used between 7 AM and 11 AM during weekdays, which will not impact afternoon or evening peak hour shopping activities. As such, the provided off-street and temporary on-street loading areas will sufficiently serve the loading needs of the Applicant. The reduced provision of off-street loading areas will also enable the provision of a greater number of off-street parking spaces.

The proposed development and requested variances will also further the following purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
 - Commercial development is appropriately proposed in Metropolitan Planning Area 1 of the State Plan Policy Map. The requested variances in sum will enable the provision of a reasonably sized modern supermarket with off-street parking areas for customers which will provide a use not found within the surrounding neighborhood, providing access to fresh and diverse produce offerings.
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
 - While the applicant is requesting a bulk "c" variance for excess impervious coverage, the proposed plan represents a decrease from existing conditions and will allow for new, modern stormwater management facilities and green infrastructure to reduce runoff and address growing flooding concerns at large.
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
 - The requested variances for lot coverage and off-street parking and loading will enable the development of a reasonably sized supermarket which will fill a commercial gap in the surrounding neighborhood where there are currently no adequately sized supermarkets. Its location along Main Street will represent an appropriate addition to the retail environment. The excess lot coverage represents a decrease over existing conditions and will support the provision of adequate off-street commercial parking and loading areas for the Applicant.



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- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.
 - The requested lot coverage variance will allow for infill development which results in continuous building frontage at the intersection of Erwin Place and Main Street. This is an appropriate design alternative in that the proposed development will accentuate and revitalize a corner lot to form a more appropriate built-out Main Street environment. The requested variances for deficient off-street parking and loading provide an appropriate balance between serving commercial and public consumer needs, while also avoiding additional curb cuts or expansive areas of surface parking along a walkable retail corridor.
- n. To promote utilization of renewable energy resources;
 - The requested variances will permit the creation of a supermarket building with sufficient roof space to accommodate the installation of multiple solar panels, thereby improving the energy efficiency of the property while reducing emissions for the community at large.

NEGATIVE CRITERIA

All variance applications are required to demonstrate that the negative criteria can be met. The negative criteria requires the Board to ensure that the requested variances would not cause substantial detriment to the public good or substantially impair the intent and purpose of the Master Plan and zoning ordinance of the Township of West Orange.

In terms of the public good, granting of the requested variances would not result in substantial detriment to either the surrounding area or the Township as a whole, for the reasons stated above. The proposed development does not present excessive bulk or massing and will not impact adjacent properties, and will fit in with the Main Street retail environment. The proposed development presents a significant enhancement over existing conditions and a vibrant addition to the community. The requested off-street parking and loading variances will still provide adequate areas for the same and will not negatively impact the surrounding community.

In addition, granting the requested variances would not substantially impair the intent and purpose of West Orange's Master Plan and Zoning Ordinance. The 2019 Master Plan Reexamination Report made a number of relevant recommendations including to:

- Look into changes to minimum parking standards particularly for downtown to provide more flexibility in terms of parking ratios
- Incorporate green streets and infrastructure in furtherance of New Jersey's updated stormwater management rules



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- Continue to maintain a balance of land uses, including varied nonresidential uses
- Provide streetscape and parking improvements throughout the downtown and other business districts
- Continue to make West Orange more environmentally and economically sustainable with a mix of land uses
- Promote development in locations near transit and services.

The 2019 Reexamination also acknowledged objectives from previous Master Plan Reexamination reports, including to “encourage development, redevelopment, and rehabilitation of the Main Street Central Business District and the Downtown Redevelopment Area”.

Specific Master Plan Principles of note as set forth in the 2010 Master Plan Reexamination Report included to properly locate commercial/retail uses at “sites and locations which are suitable for their use”. Another relevant principle was to “maintain the existing scale of the community”, which was recommended to be changed to “maintain the appropriate scale of the community”, in order to reflect the changing community character of West Orange as a result of development/redevelopment.

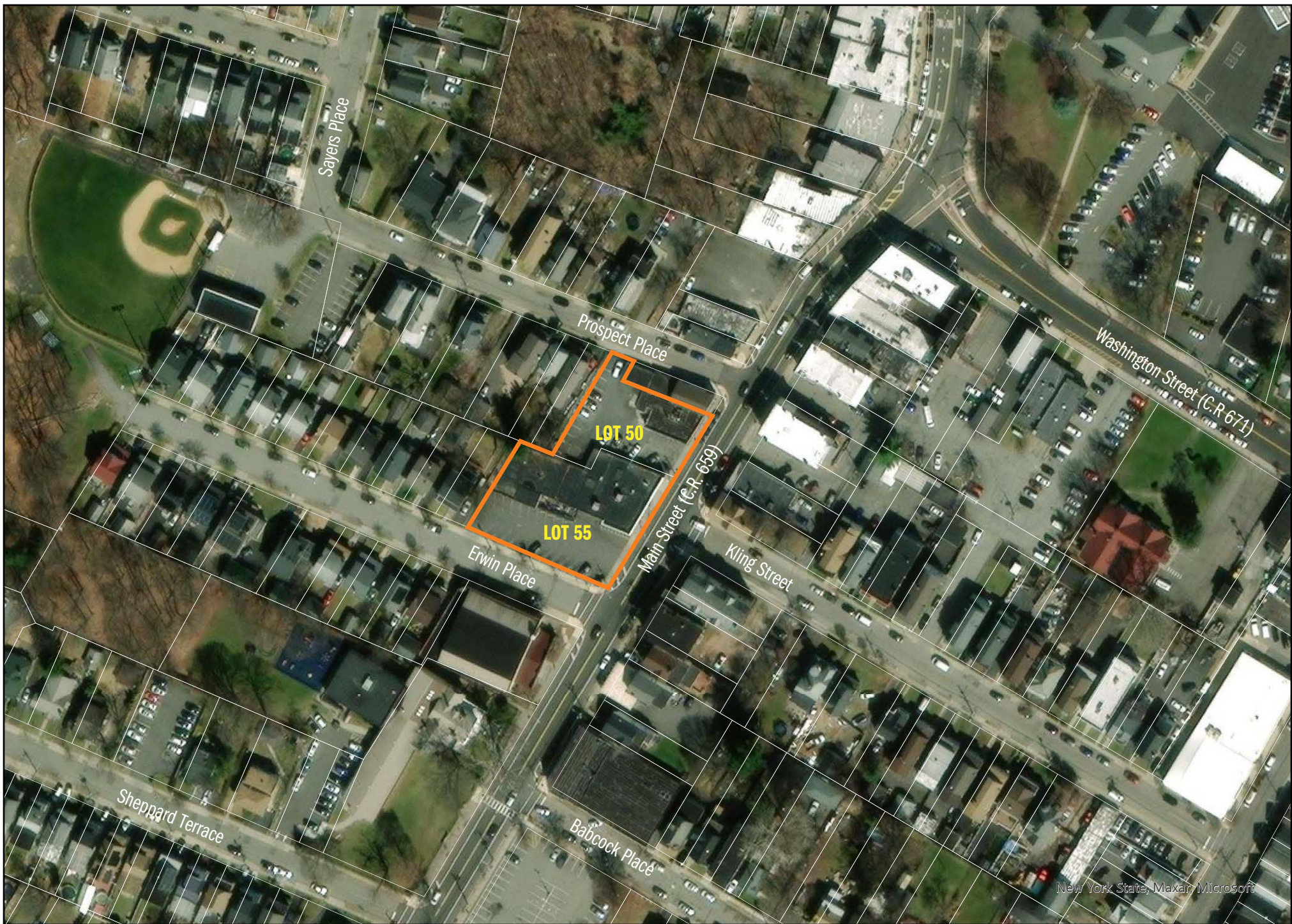
Overall, the 2019 Reexamination and previous reports made it a point of focus to ensure continued investment and improvements to the downtown and Main Street corridor. The proposed development is consistent with and will further the above-described policies and recommendations.

CONCLUSION

The foregoing report provided an evaluation of the proposed supermarket in terms of the Township of West Orange zoning requirements and the statutory criteria for the granting of the requested bulk “c” variances. The proposed use would revitalize the subject property and would not result in substantial detriments to the public good or substantial impairment of the Township of West Orange zone plan or zoning ordinance. The requested variances can be granted by the West Orange Planning Board. Additional testimony will be provided to the Planning Board during the public hearing.

ATTACHMENT:

AERIAL CONTEXT FIGURE FOR 262-270 MAIN STREET / BLOCK 114, LOTS 50 & 55



Aerial Context | 262-270 Main Street | Block 114, Lots 50 & 55 | West Orange, New Jersey
Planning Report in Support of the Application of 262 Main Street Realty, LLC & 270 Main Street Realty, LLC
Township of West Orange Planning Board





181 WEST HIGH STREET
SOMERVILLE, NJ 08876

(908)927-0100 p
(908)927-0181 f

54 OLIN STREET
OCEAN GROVE, NJ 07756

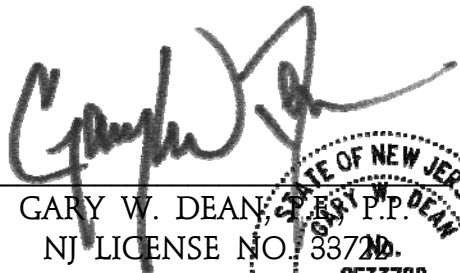
(732)361-3430 p

Reply to: Somerville Office

TRAFFIC IMPACT ASSESSMENT FOR PROPOSED GROCER

262-270 MAIN STREET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

OCTOBER 14, 2025


GARY W. DEAN, P.E.
NJ LICENSE NO. 33722



RIANNA KIRCHHOF, P.E.
NJ LICENSE NO. 54558

INTRODUCTION

This Traffic Impact Assessment has been prepared in support of a site plan application for the redevelopment of a site currently developed with two buildings that would be replaced with a new local grocery store. The site is located along southbound Main Street between Prospect Place and Erwin Place in the Township of West Orange, Essex County, New Jersey (Figure 1) as shown on the photograph below. The subject property is presently occupied by the Americana Diner and a former Walgreens pharmacy that is now closed.

The proposed site redevelopment entails razing both existing buildings and constructing a partial, two-story grocery store building consisting of 13,934 square feet on the first floor for display and customer retail sales with 5,810 square feet on the second floor, for a total of 19,744 square feet. The second-floor space will not be accessible to customers and will be used for storage. Access is proposed via an ingress-only and an egress-only driveway along Main Street.



Accordingly, this analysis includes the following information:

- A review of the existing roadway and current traffic conditions in the vicinity of the site, including roadway configuration, traffic volumes, operations, and roadway capacities;
- Projection of traffic volumes to be generated by the redevelopment based on trip generation rates as developed through published Institute of Transportation Engineers' (ITE) research data;
- An assignment of site generated traffic onto the adjacent roadway network;
- An analysis of existing and future roadway and driveway capacities, considering the traffic generated by the subject site.



EXISTING CONDITIONS

The subject property is designated Lots 50 & 55 in Block 114 and is located at 262-270 Main Street in the Township of West Orange, Essex County. As noted, the site is currently developed with a building that formerly operated as a Walgreens pharmacy (now closed) and the Americana Diner.

Main Street is designated as an urban minor arterial road that is under Essex County jurisdiction (Route 659). Main Street runs in a general north/south orientation and provides one lane in each travel direction. There is a posted speed limit of 25 miles per hour in the site vicinity. On-street parking is permitted on both sides of Main Street except where otherwise restricted. Sidewalk is provided along both sides of the street.

Kling Street is designated as a local road that is under municipal jurisdiction. Kling Street runs in a general east/west orientation and provides one lane in each travel direction. There is a posted speed limit of 25 miles per hour in the site vicinity. On-street parking is permitted on either side of the roadway and sidewalk is provided along both sides.

Erwin Place is designated as a local road that is under municipal jurisdiction and is a dead-end road. Erwin Street runs in a general east/west orientation. The roadway provides one lane in each travel direction. There is a posted speed limit of 25 miles per hour in the site vicinity. On-street parking is permitted on either side of the roadway and sidewalk is provided along both sides.

Prospect Place is a one-way westbound local road that is under municipal jurisdiction. The street provides one lane in the westbound travel direction and has a posted speed limit of 25 miles per hour in the site vicinity. On-street parking is permitted on the northern side of the roadway. Sidewalk is provided along both sides of the street.

Main Street intersects Kling Street, Erwin Place and Prospect Place to form 3-leg intersections. Main Street vehicular movements have the right of way with Erwin Place and Kling Street under STOP Control. Pedestrian crosswalks are provided across Kling Street and Erwin Street. NJ Transit Bus Route 21 makes periodic stops along Main Street. The closest stop to the site is the Main Street & Kling Street stop located directly across the street from the site just north of Kling Street.



EXISTING TRAFFIC VOLUMES

To review the traffic conditions near the subject site, manual turning movement counts were conducted at the Main Street intersections with Prospect Place, Kling Street, and Erwin Place. The counts were performed on Tuesday, May 20, 2025, from 7:00 to 9:00 a.m. and 4:00 to 7:00 p.m. and Saturday, May 31, 2025, from 11:00 a.m. to 2:00 p.m. under normal traffic conditions with local schools in session and therefore are believed to be representative of typical traffic activity and operations.

The results of the traffic count program indicate that there are distinct hours during the period of study when traffic experienced its highest levels. Figures 2a, 2b, and 2c illustrate the weekday morning, evening, and Saturday peak hour traffic volumes. The traffic counts are also appended.

EXISTING TRAFFIC CONDITIONS

While traffic volumes provide a measure of activity on the area roadway system, it is also important to evaluate how well that system can accommodate those volumes – i.e., a comparison of peak hour traffic volumes with available roadway capacity. By definition, capacity represents the maximum number of vehicles that can be accommodated given the constraints of roadway geometry, environment, traffic characteristics, and controls. Intersections are usually the critical point in any road network since it is at such points that conflicts exist between through, crossing, and turning traffic. It is at these locations where congestion is most likely to occur. A description of intersection Levels of Service is noted below.

INTERSECTION LEVELS OF SERVICE AND DELAY

Level of Service	Signalized Delay per Vehicle (seconds)	Unsignalized Delay per Vehicle (seconds)
A	< 10.0	<0-10
B	>10 and <20	>10 to <15
C	>20 and < 35	>15 to <25
D	>35 and < 55	> 25 to <35
E	>55 and < 80	> 35 to <50
F	> 80	>50

A volume/capacity analysis was conducted using Synchro software for the study intersections during the morning, evening and Saturday peak hours. The existing traffic conditions and



operations were evaluated at the subject intersections. Appended Figure 3 depicts the existing Level of Service results.

All movements at the study intersections are calculated to operate at very favorable Level of Service "C" or better during the study peak hours with the exception of the westbound Kling Street morning and evening peak hour movements which operate with longer delays at a Level of Service "D". As a STOP sign controlled approach along Main Street which carries higher traffic volumes longer delays are typical during peak traffic hours and is typical of other, similar intersections in the area.



TRAFFIC CHARACTERISTICS OF THE PROPOSED USE

Traffic projections for the proposed grocery store were prepared using data published by the Institute of Transportation Engineers (ITE) within the Trip Generation Manual, 11th Edition. Specifically, ITE Land Use Code 850: “Supermarket” was used to develop the peak hour trip generation projections. Table I summarizes the peak hour trip generation estimates using the ITE trip rates and was conservatively based on the entire building area (including the partial second floor – though such would not be accessible to customers nor display area for merchandise). The trip generation calculations are appended.

TABLE I
TRIP GENERATION PROJECTIONS
PROPOSED 19,744 SF GROCERY STORE

Morning Peak Hour			Evening Peak Hour			Saturday Peak Hour		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
33	23	56	88	89	177	100	99	199

As noted, the site currently occupied with two buildings that formerly operated as a pharmacy and a diner. Table II below compares the existing site uses with the proposed grocery store use. ITE Land Use Code 880: “Pharmacy/Drugstore without Drive-Through Window” and ITE Land Use Code 932: “High-Turnover (Sit-Down) Restaurant” were used to develop the peak hour trip generation projections for the existing uses.

TABLE II
TRIP GENERATION COMPARISON

Use	Size	Morning Peak Hour			Evening Peak Hour			Saturday Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Walgreens	8,920 SF	17	9	26	37	39	76	47	48	95
Diner	1,840 SF	10	8	18	10	7	17	11	10	21
Total Existing		27	17	44	47	46	93	58	58	116
Proposed Grocery store		33	23	56	88	89	177	100	99	199
Difference		+6	+6	+12	+41	+43	+84	+42	+41	+82

The net traffic increase of at most approximately 42 vehicles per hour (slightly less than one vehicle every minute) would have minimal impact on external traffic conditions. Additionally, a portion of the evening site generated traffic will be pass-by traffic that is already on the local roadways (currently going to other stores), further lessening the projected traffic impacts.



Typically, traffic impact studies are performed for new uses that generate 100 or more new trips in an hour, based on the ITE Manual of Transportation Engineering Studies and as required by the NJDOT State Highway Access Management Code

All vehicle trips were routed through the adjacent roadway network based on the observed existing roadway distributions of traffic in the neighborhood. The projected site-generated traffic volumes are summarized on appended Figures 4a, 4b and 4c.



FUTURE TRAFFIC CONDITIONS

FUTURE TRAFFIC VOLUMES

To account for other developments in the area that could occur in the near future, the existing traffic volumes were increased by 1.75% per year along Main Street and 1.0% per year along Prospect Place, Kling Street, and Erwin Place over a projected two-year development build-out horizon. This projected increase creates a projection of future traffic conditions that would occur if the site were to remain unchanged and simply re-tenanted. This background traffic growth rate is consistent with the current estimate for urban minor arterials and urban local roadways, respectively, in Essex County as published by the NJDOT in November 2023 and is used to develop the “no-build” traffic volumes shown in Figures 5a, 5b and 5c.

Finally, future “build” traffic volumes were established by surcharging the new, site-generated traffic volumes onto the future “no-build” traffic volumes. The resulting future “build” traffic volumes are shown on Figures 6a, 6b and 6c.

FUTURE TRAFFIC ANALYSIS

Updated Level of Service analyses were performed for the “no-build” and “build” volumes. Based on an analysis of these future conditions, the site redevelopment will have a nominal impact on the adjacent intersections. All movements at study intersections will continue to operate at Level of Service “C” or better during both peak hours with the exception of the Kling Street westbound movement which will operate at Level of Service “E” in the morning peak hour and Level of Service “D” in the evening and Saturday peak hours in the no-build condition and Level of Service “E” during all peak hours in the Build condition. The proposed site driveways will operate efficiently with minimal delay at Level of Service “C” or better.

As shown, based on this very conservative analysis, the proposed redevelopment from retail stores to a grocery store will essentially have no negative traffic impact to the surrounding roadway traffic conditions.



SITE PLAN REVIEW

As part of this study, a review was completed of the Site Plans prepared by Jorge Mastropietro Architects. The following comments address access and parking as shown on the Site Plan:

- Vehicular access to the development is proposed via a new ingress-only driveway and a new egress-only along Main Street which will replace the existing driveways.
- The Ordinance requires no parking for the first 1,000 square feet of building area and 1 parking stall per 300 square feet of retail space above that area. This results parking requirement of 62 spaces for 18,744 square-feet assuming that all of the second-floor area is also “retail” space. However, the second-floor storage space is not customer accessible and is principally storage and mechanical areas, thus does not need parking as though it were customer retail space.

The site plan proposes 46 off-street parking stalls of which 5 are proposed as Electric Vehicle (EV) spaces with charging equipment to be installed. Under the applicable state regulations for EV parking, each EV space is credited as 2 spaces (up to a maximum of 10% of the total parking provided). With 5 EV parking space credit, the total on-site parking is 51 spaces.

Additionally, the site frontage will allow for parallel parking spaces on Main Street and Erwin Place for 10 spaces. Combined with the on-site supply of 51 spaces, the overall site can accommodate 61 parked vehicles, thus variance relief is needed for a 1 parking space shortage. Given that the second-floor area is 5,810 SF and carries a parking “requirement” of 19 spaces (for a passive, non-retail use), the variance relief can be supported with sufficient parking for the actual retail area to be provided entirely on-site.

- Two loading spaces are proposed; one to the rear of the grocery store and a temporary loading space along Main Street. The temporary loading space will be used for trucks up to 65 feet long, while the permanent loading space will be used for all other deliveries. The temporary loading space is intended to be used Monday through Friday, between 7:00 am and 11:00 am and will have signage reflecting these hours of operation. Outside of these hours, all deliveries will be made using the permanent loading space.

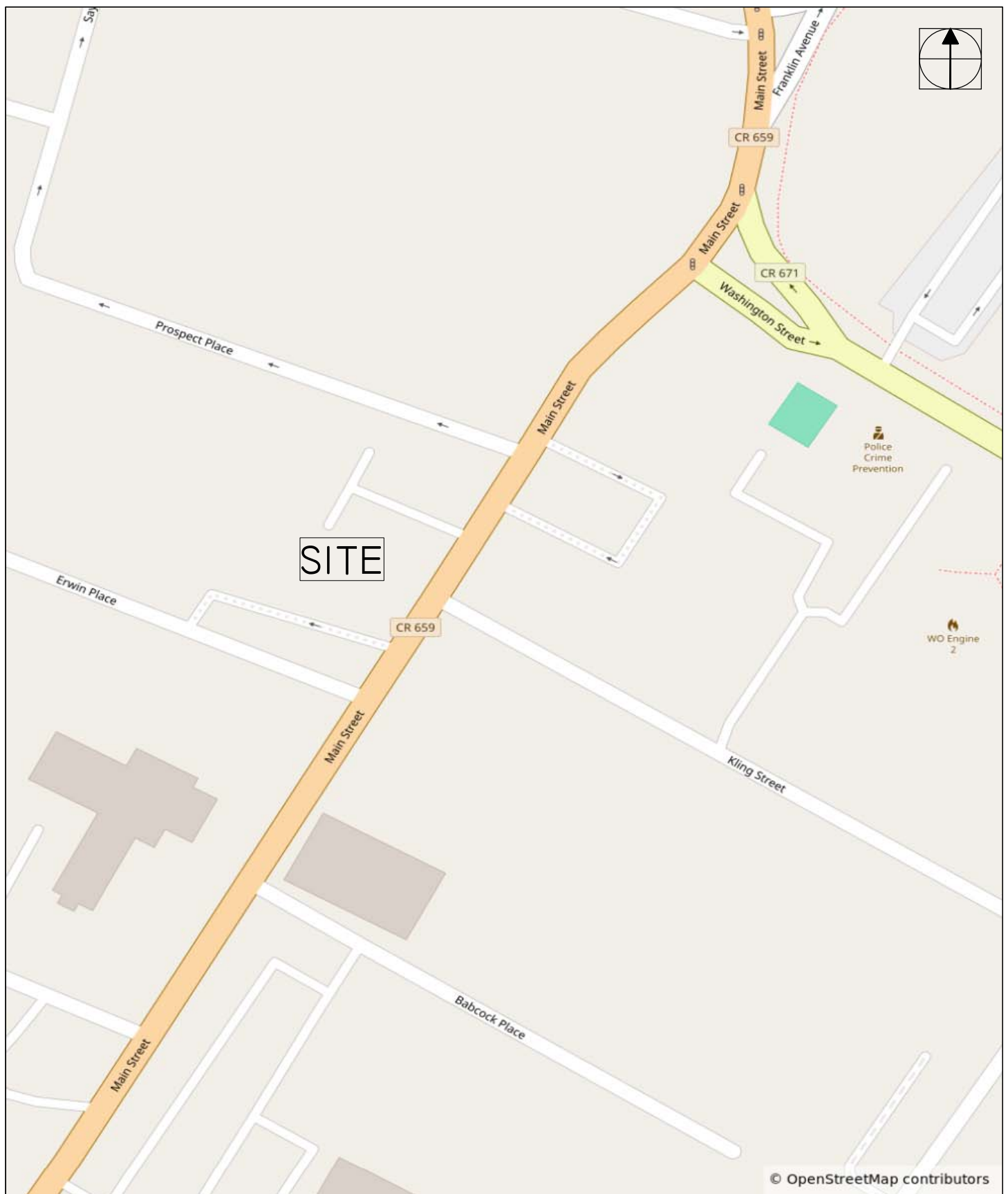


- The proposed site plan provides 18-foot deep by 9-foot wide parking stalls served by a minimum 24-foot two-way drive aisle. This design will provide sufficient space for circulation throughout the site and efficient flow to ensure ease for parking maneuvers.

Based on this review, it is concluded that safe and efficient access and circulation can be provided to/from the site assuming reasonable and prudent driver behavior. Consequently, from a traffic engineering perspective, the site is particularly well suited for the proposed development and will have no detrimental impact on traffic conditions on the roads surrounding the site.



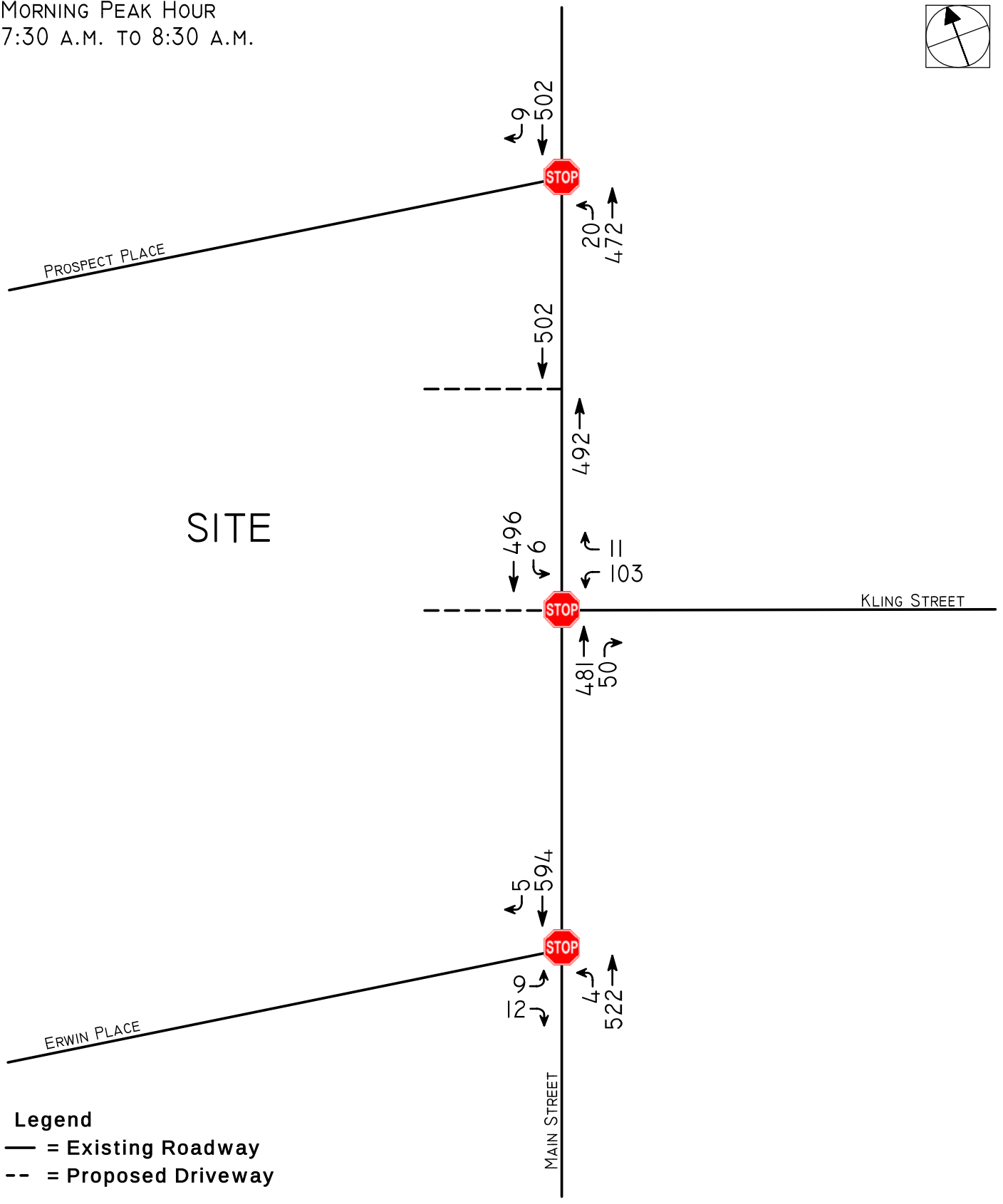
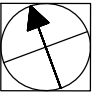
TECHNICAL APPENDIX



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE I

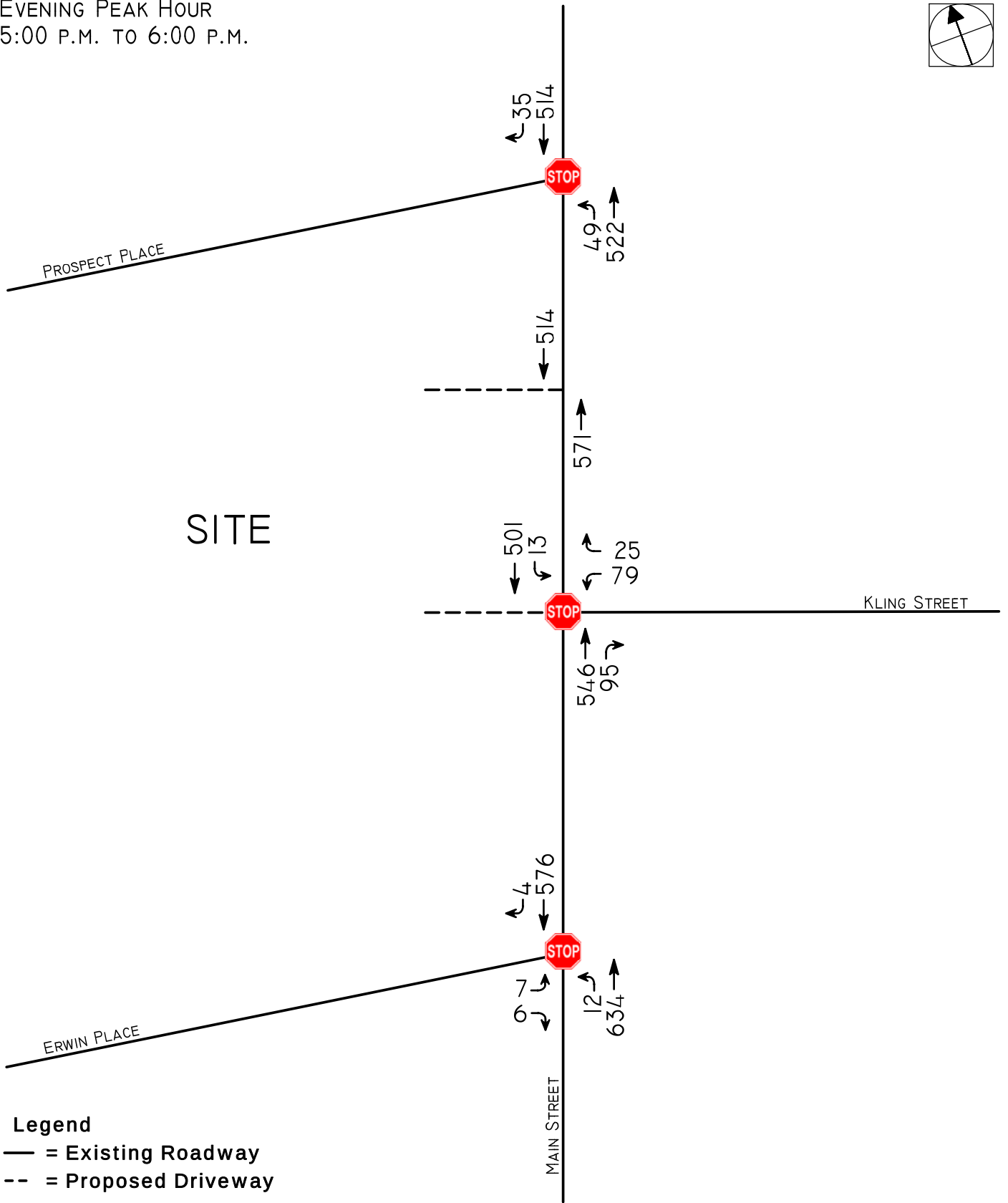
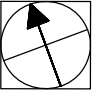
MORNING PEAK HOUR
7:30 A.M. TO 8:30 A.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 2A

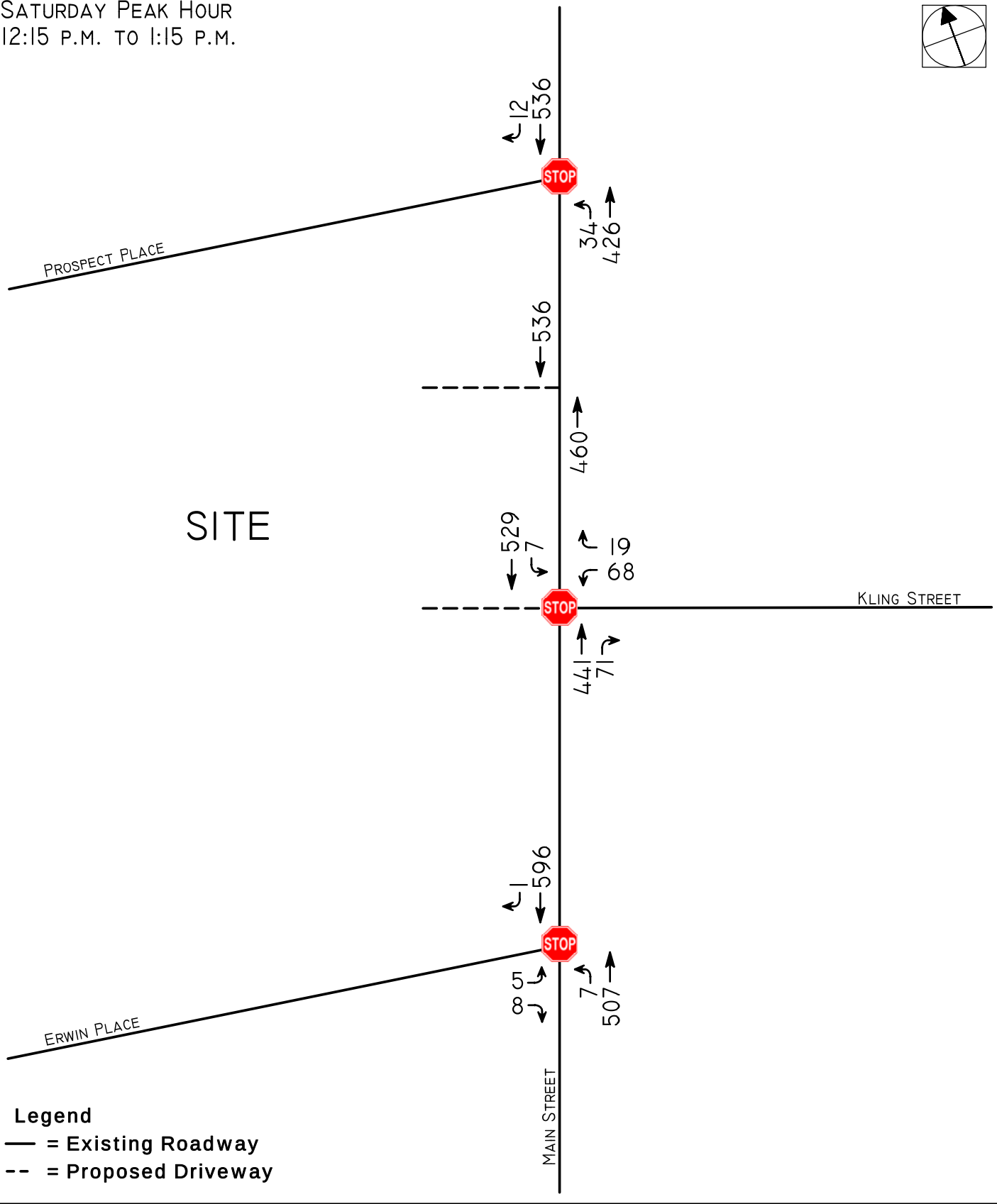
EVENING PEAK HOUR
5:00 P.M. TO 6:00 P.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

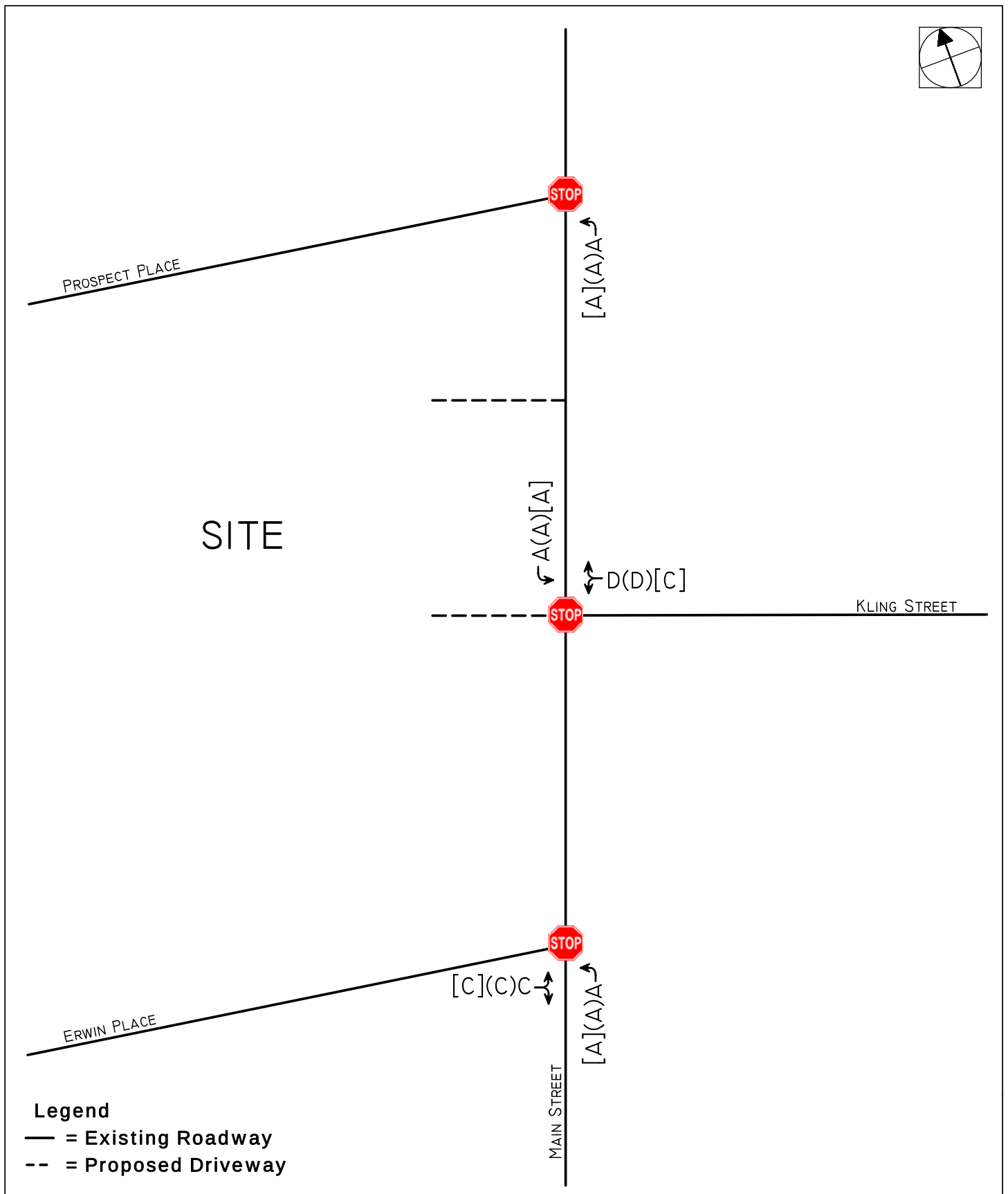
FIGURE 2B

SATURDAY PEAK HOUR
12:15 P.M. TO 1:15 P.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

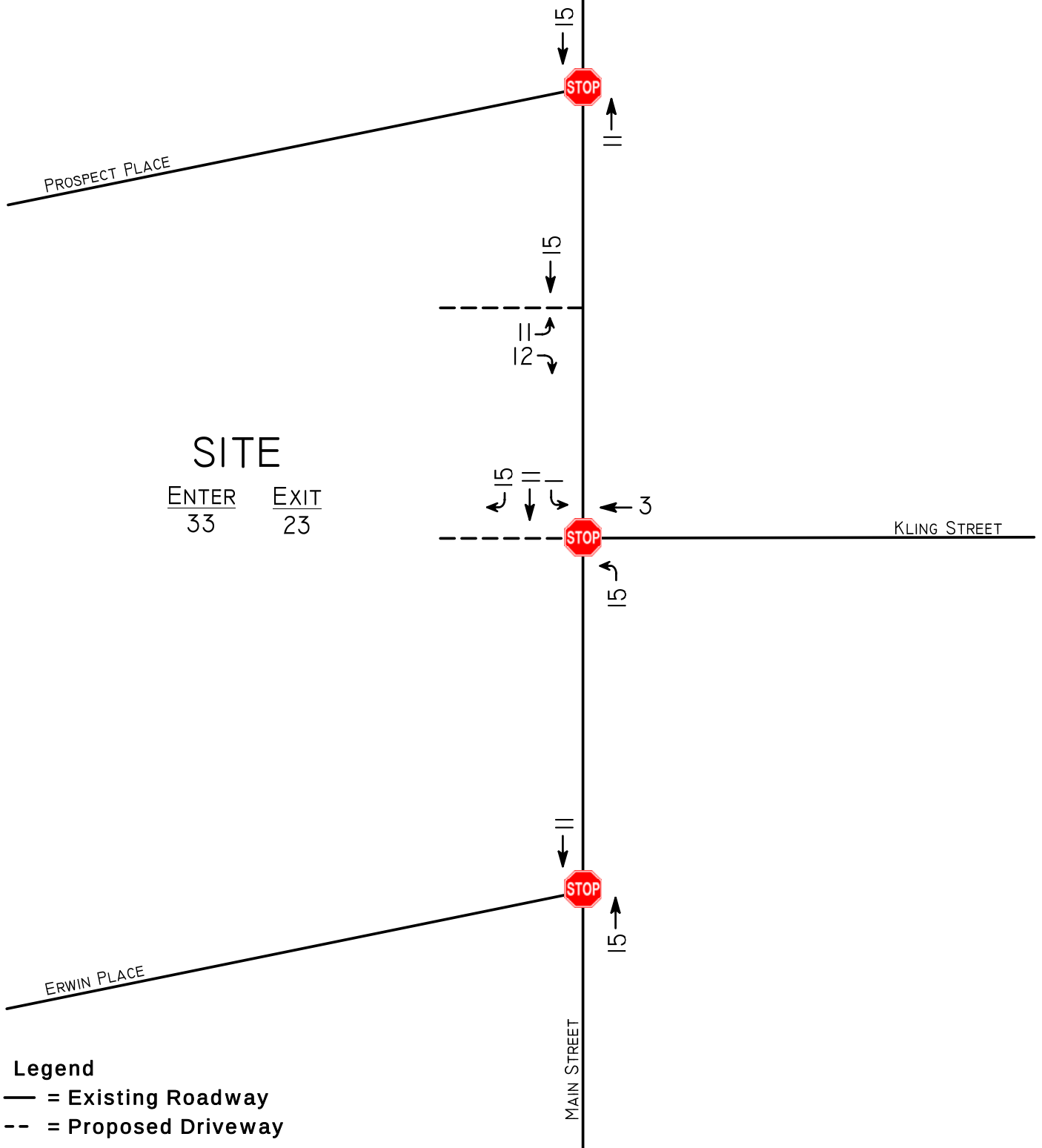
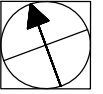
FIGURE 2c



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 3

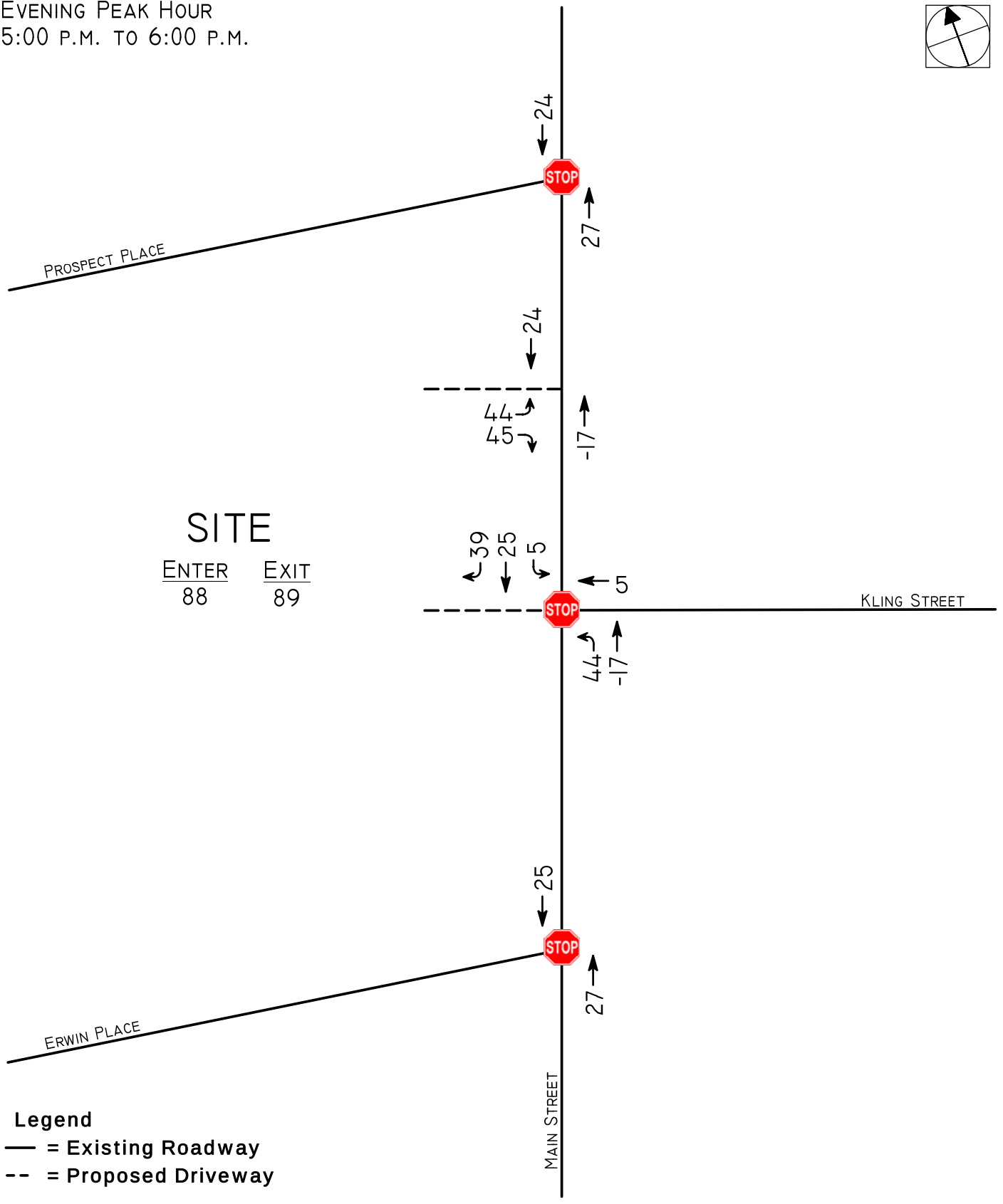
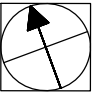
MORNING PEAK HOUR
7:30 A.M. TO 8:30 A.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 4A

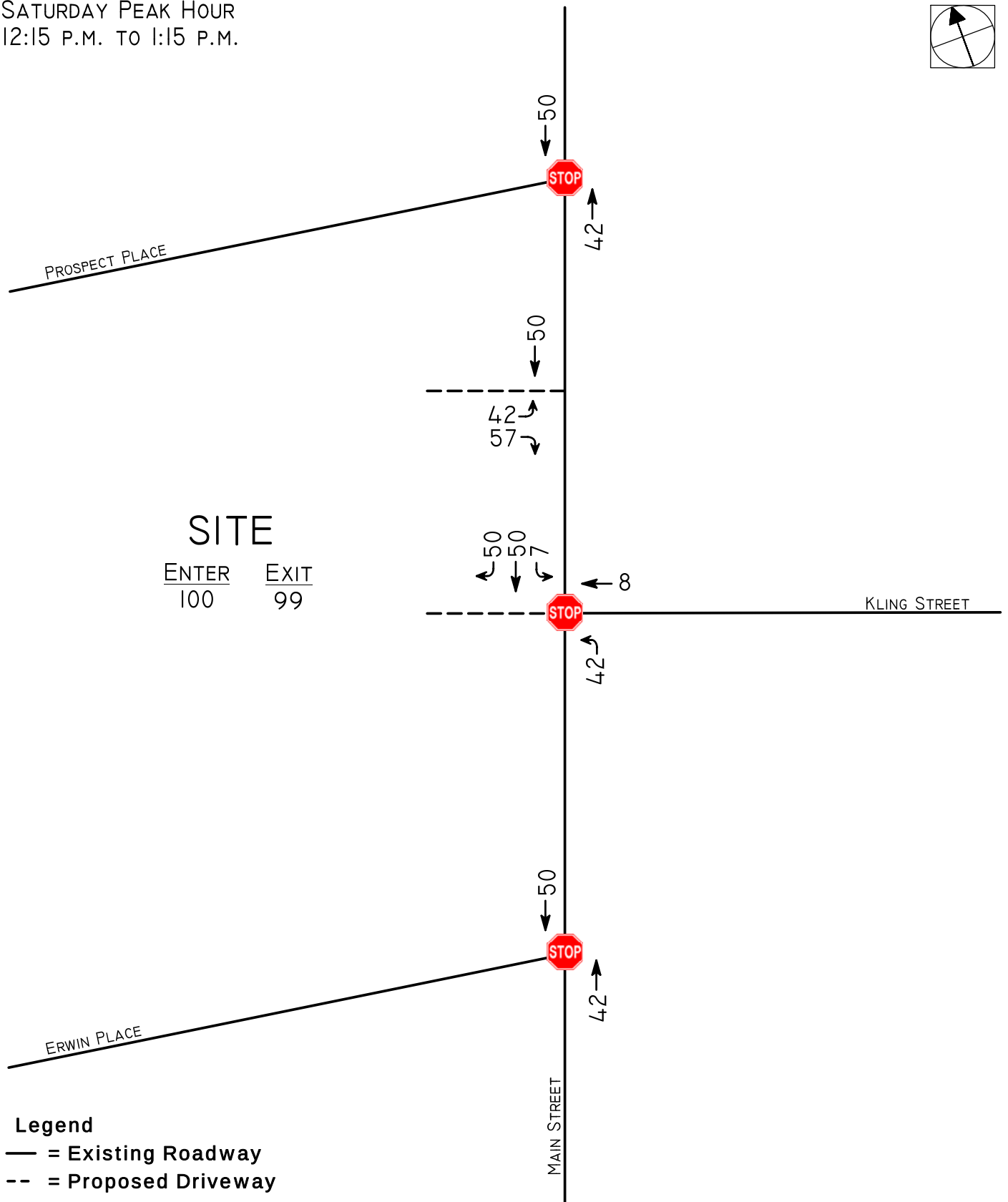
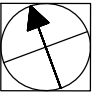
EVENING PEAK HOUR
5:00 P.M. TO 6:00 P.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 4B

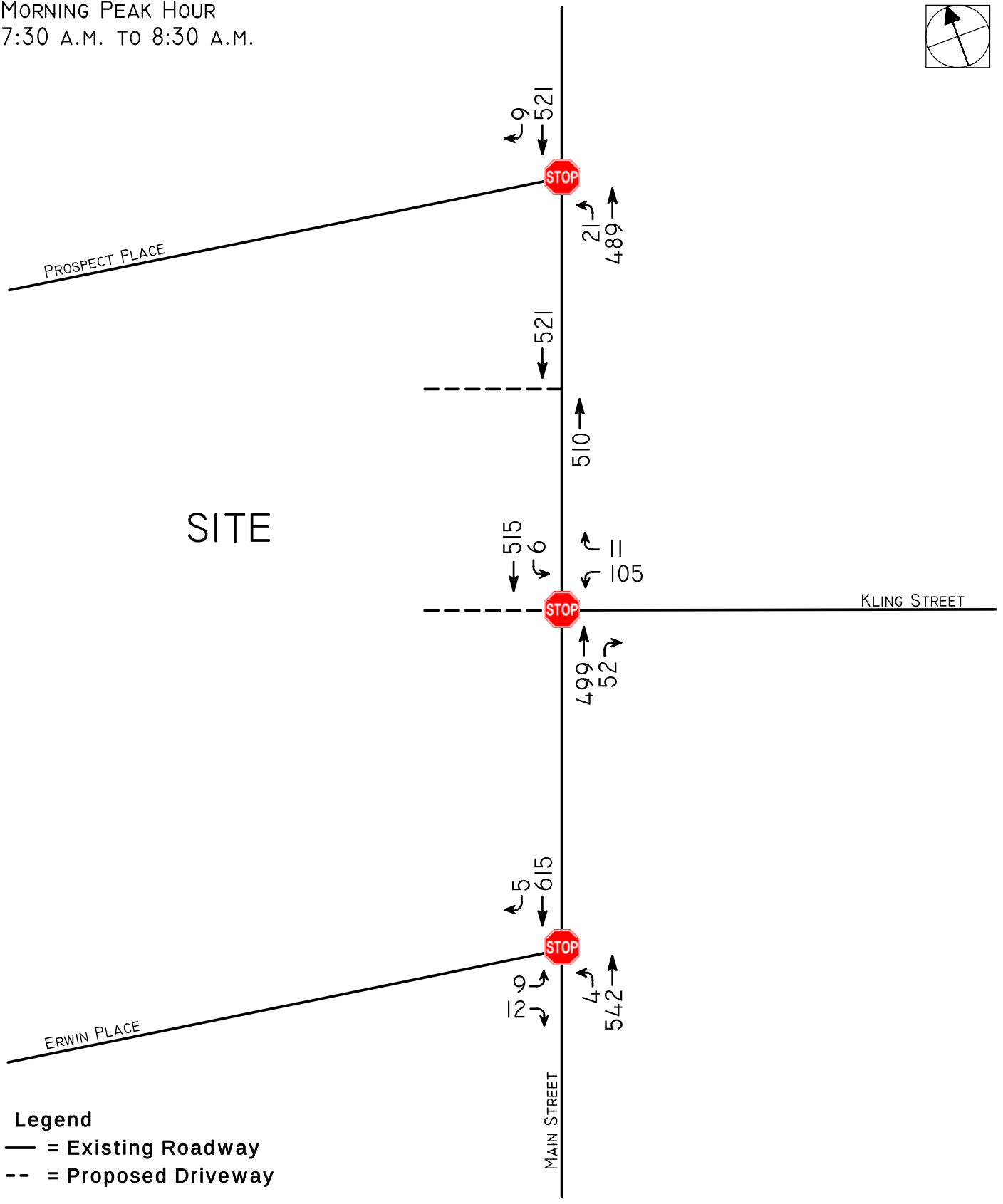
SATURDAY PEAK HOUR
12:15 P.M. TO 1:15 P.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 4c

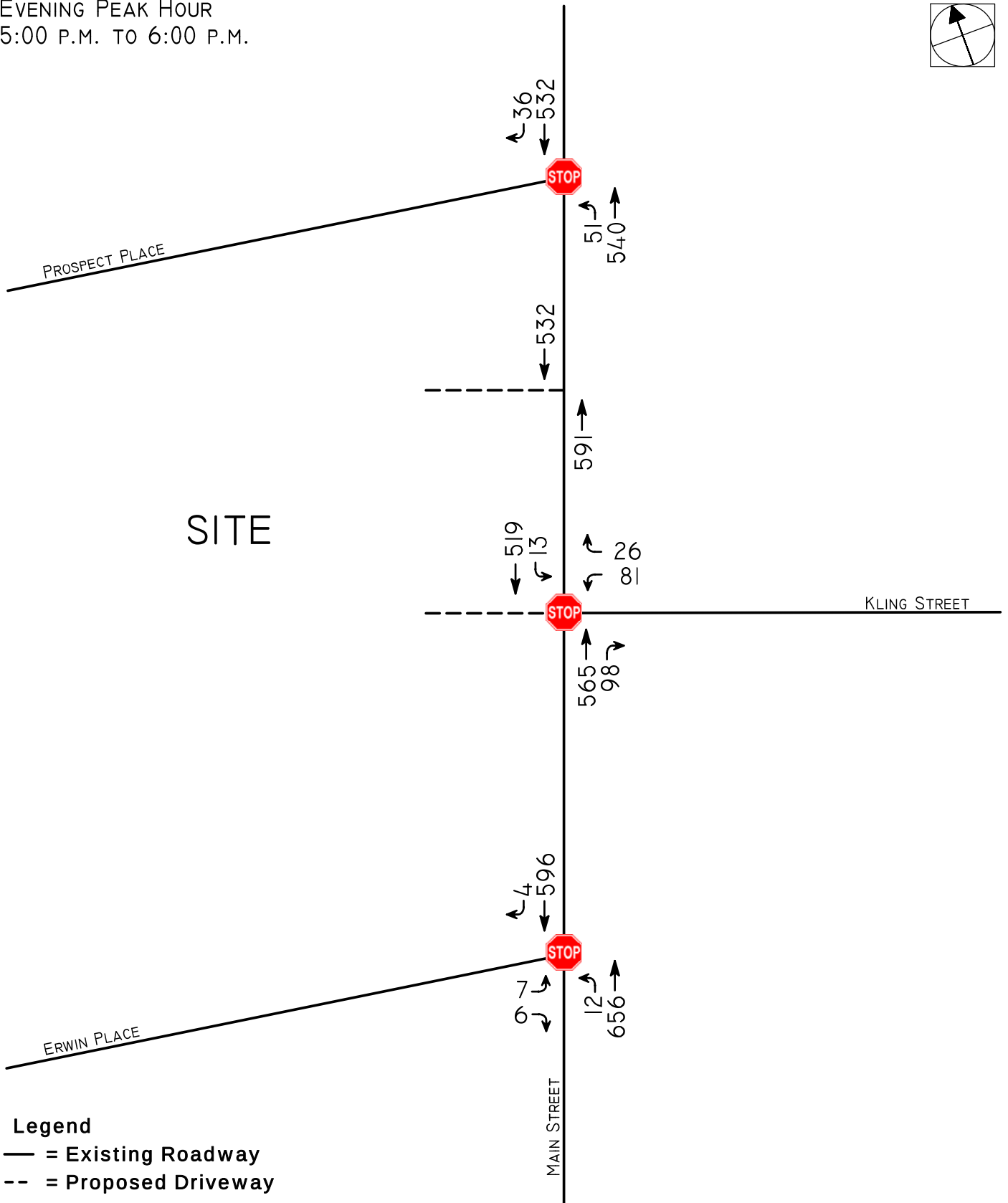
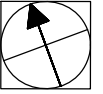
MORNING PEAK HOUR
7:30 A.M. TO 8:30 A.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 5A

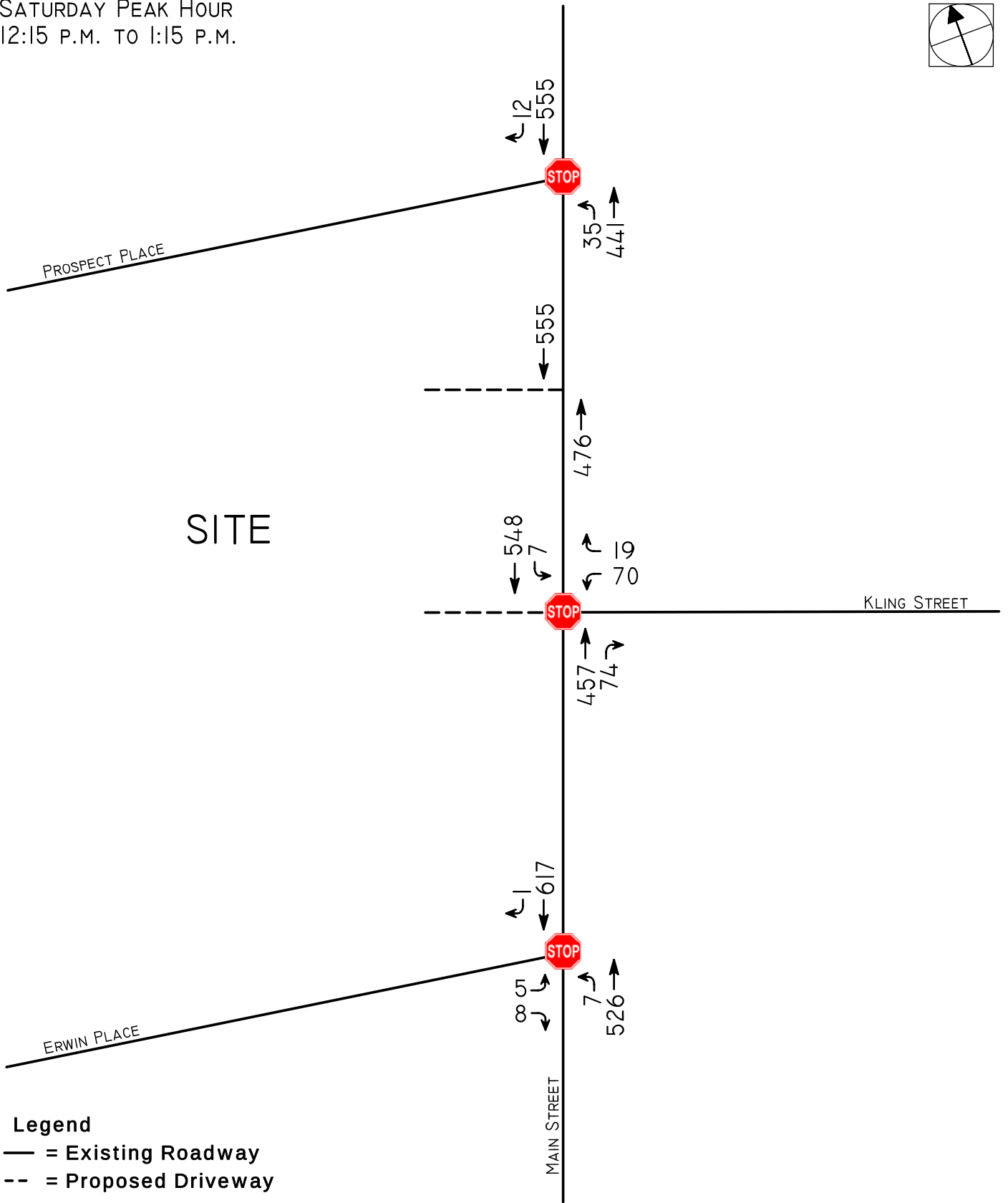
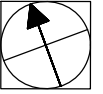
EVENING PEAK HOUR
5:00 P.M. TO 6:00 P.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 5B

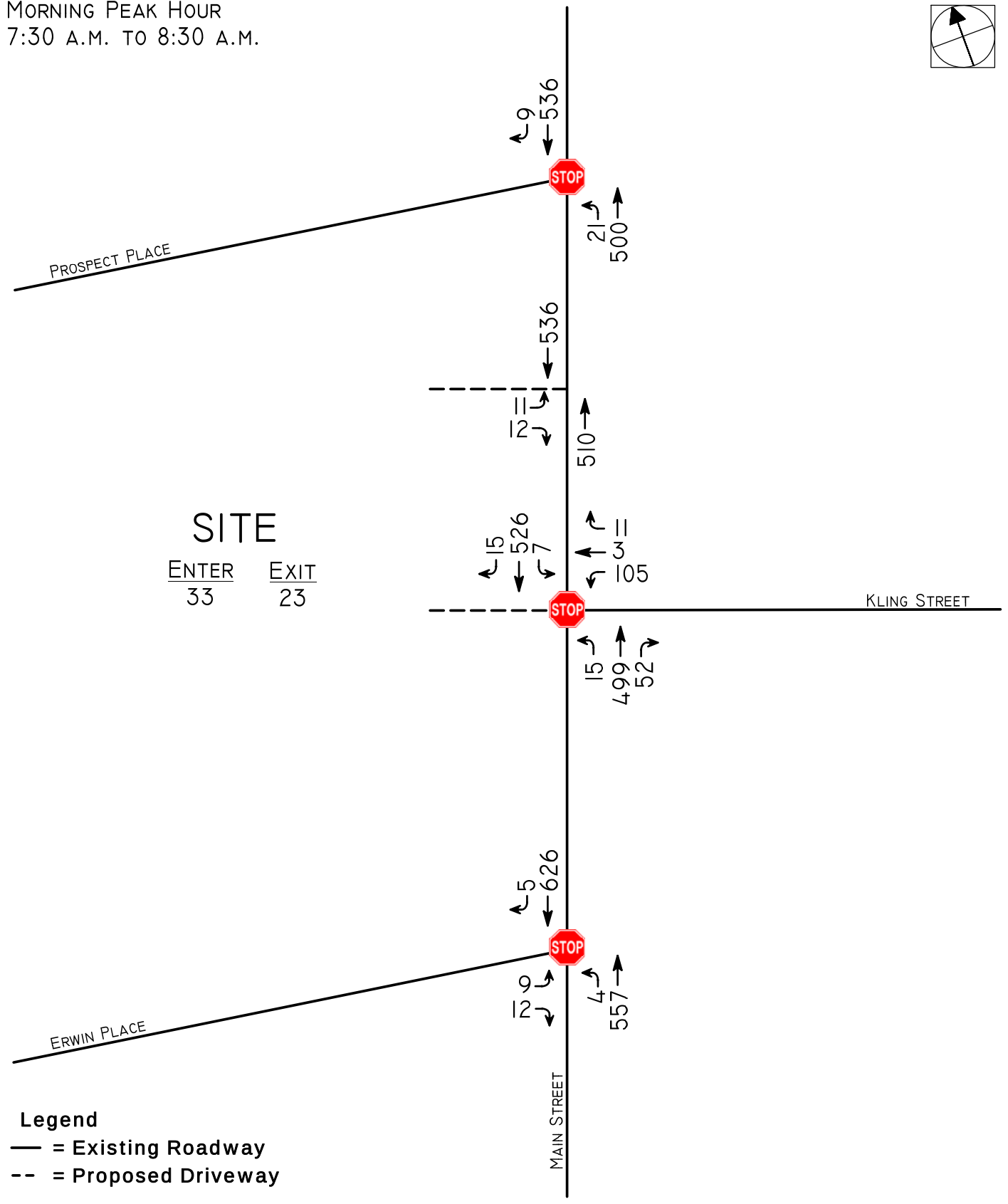
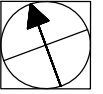
SATURDAY PEAK HOUR
12:15 P.M. TO 1:15 P.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 5c

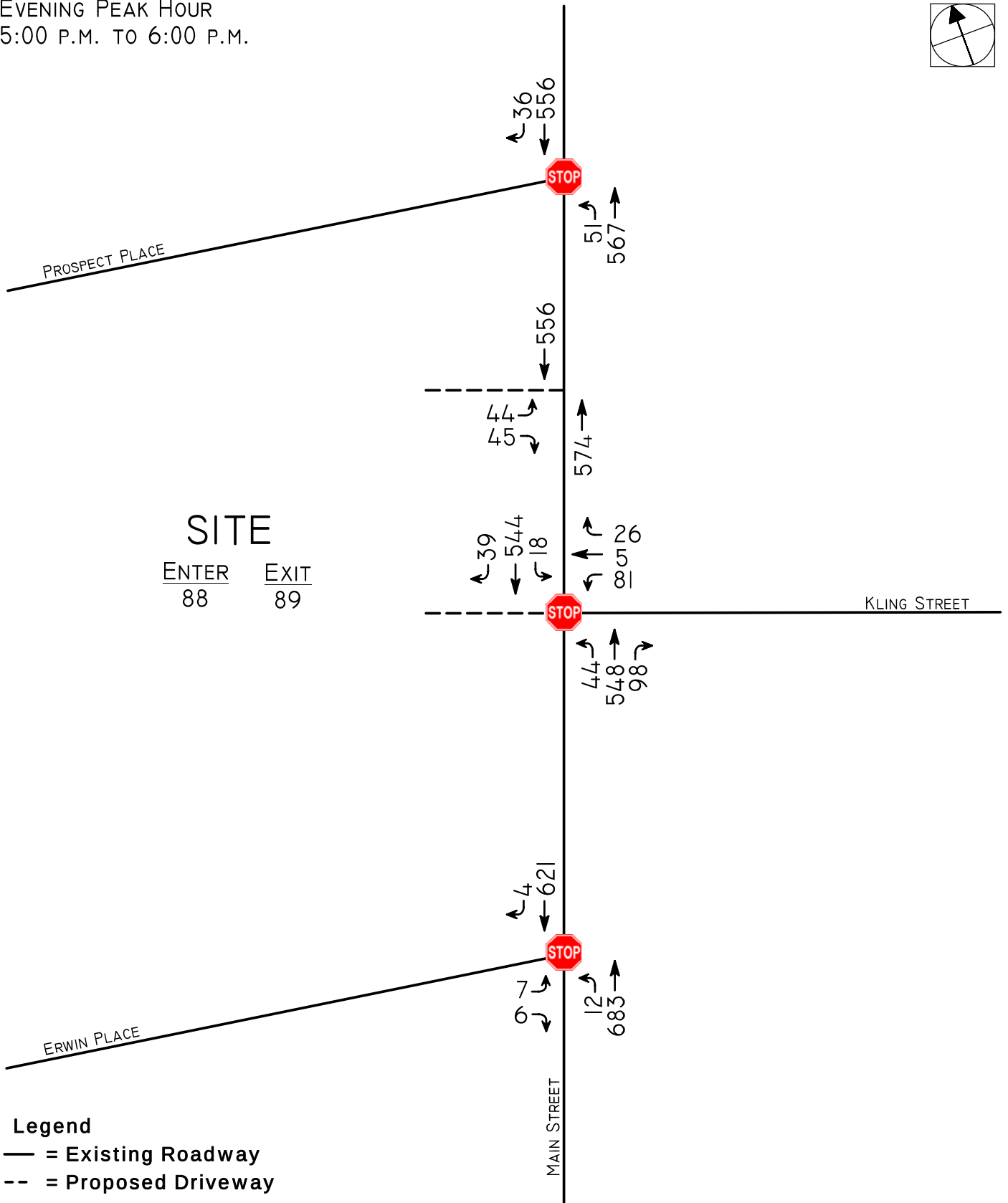
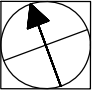
MORNING PEAK HOUR
7:30 A.M. TO 8:30 A.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 6A

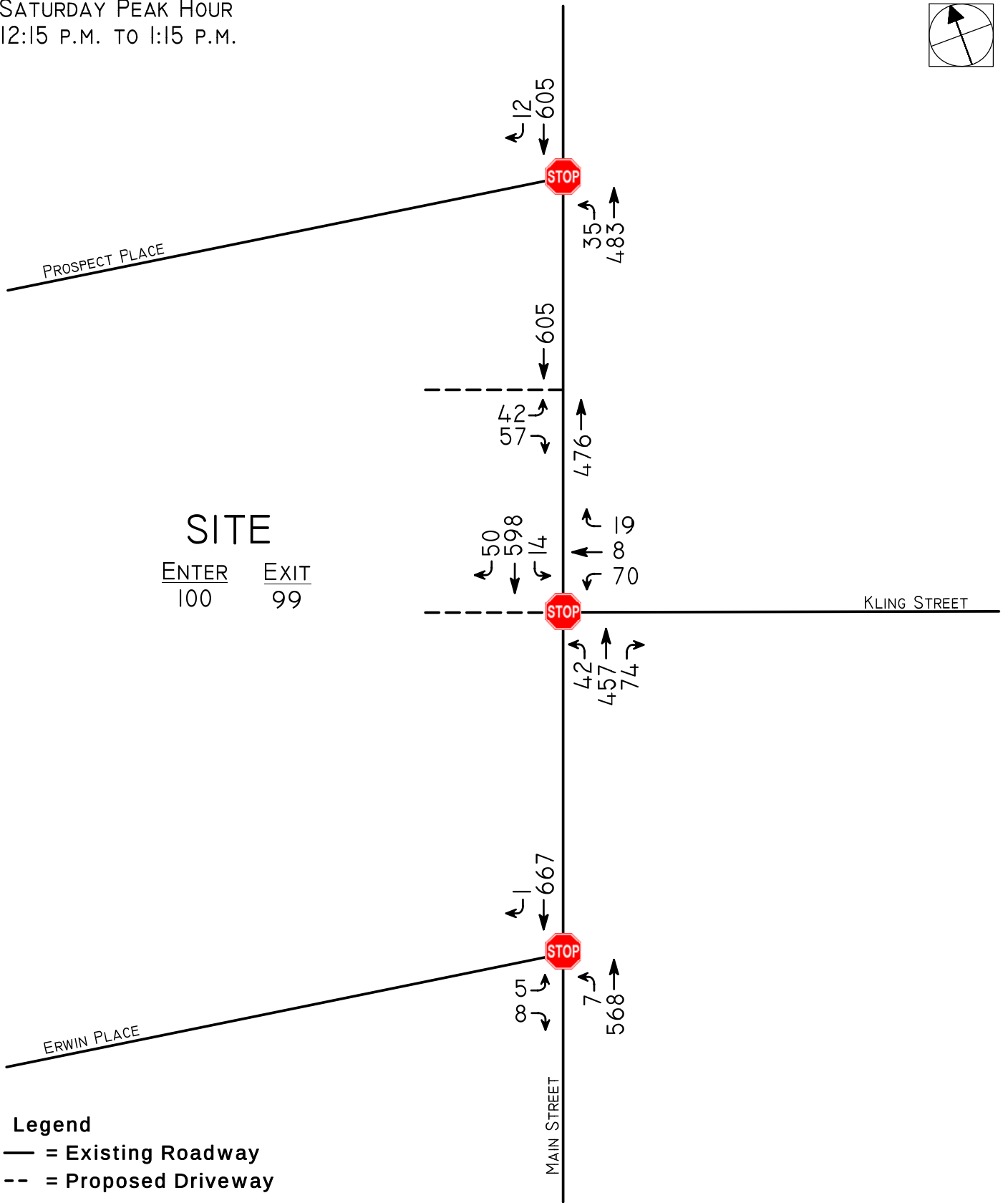
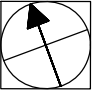
EVENING PEAK HOUR
5:00 P.M. TO 6:00 P.M.



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

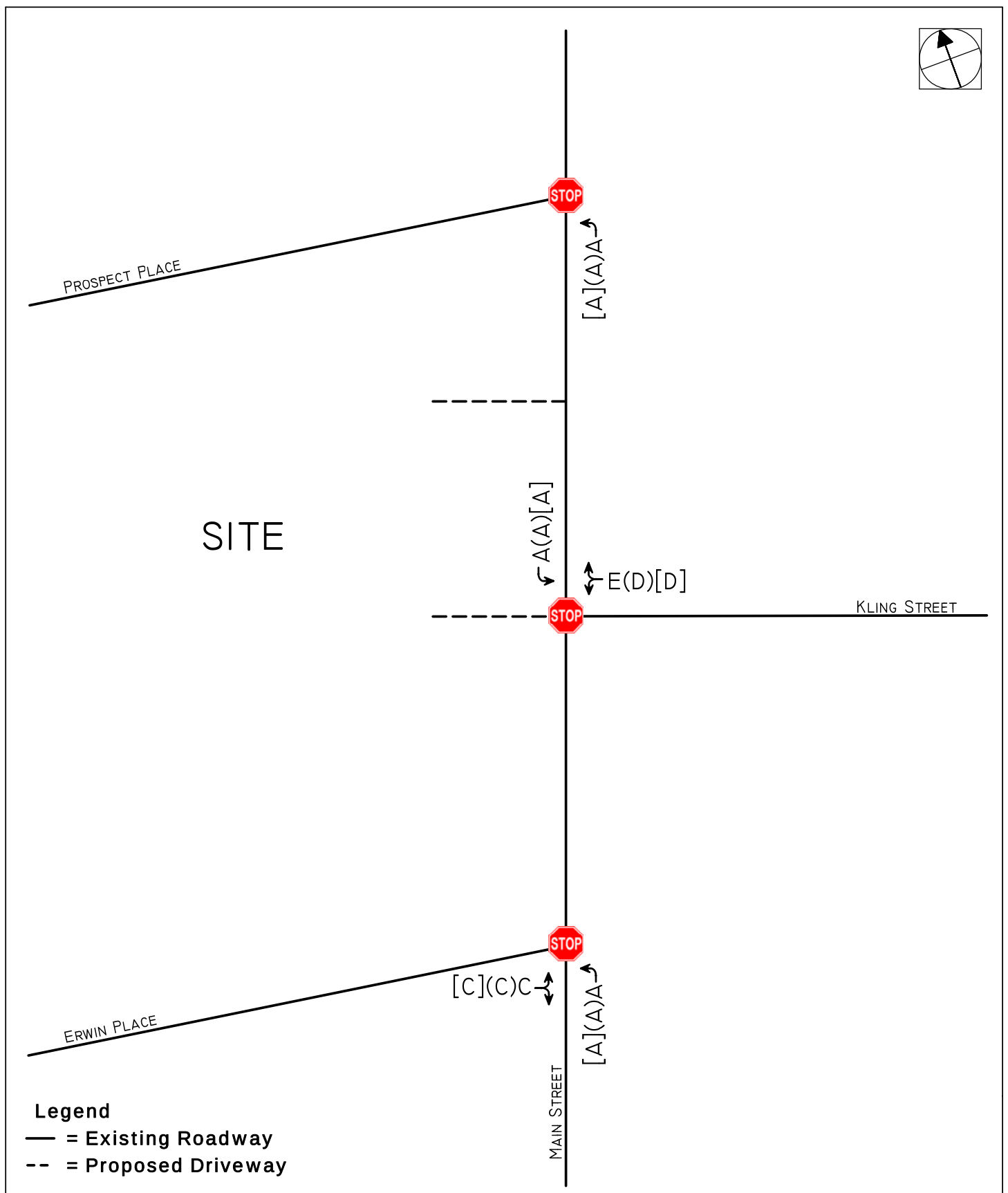
FIGURE 6B

SATURDAY PEAK HOUR
12:15 P.M. TO 1:15 P.M.



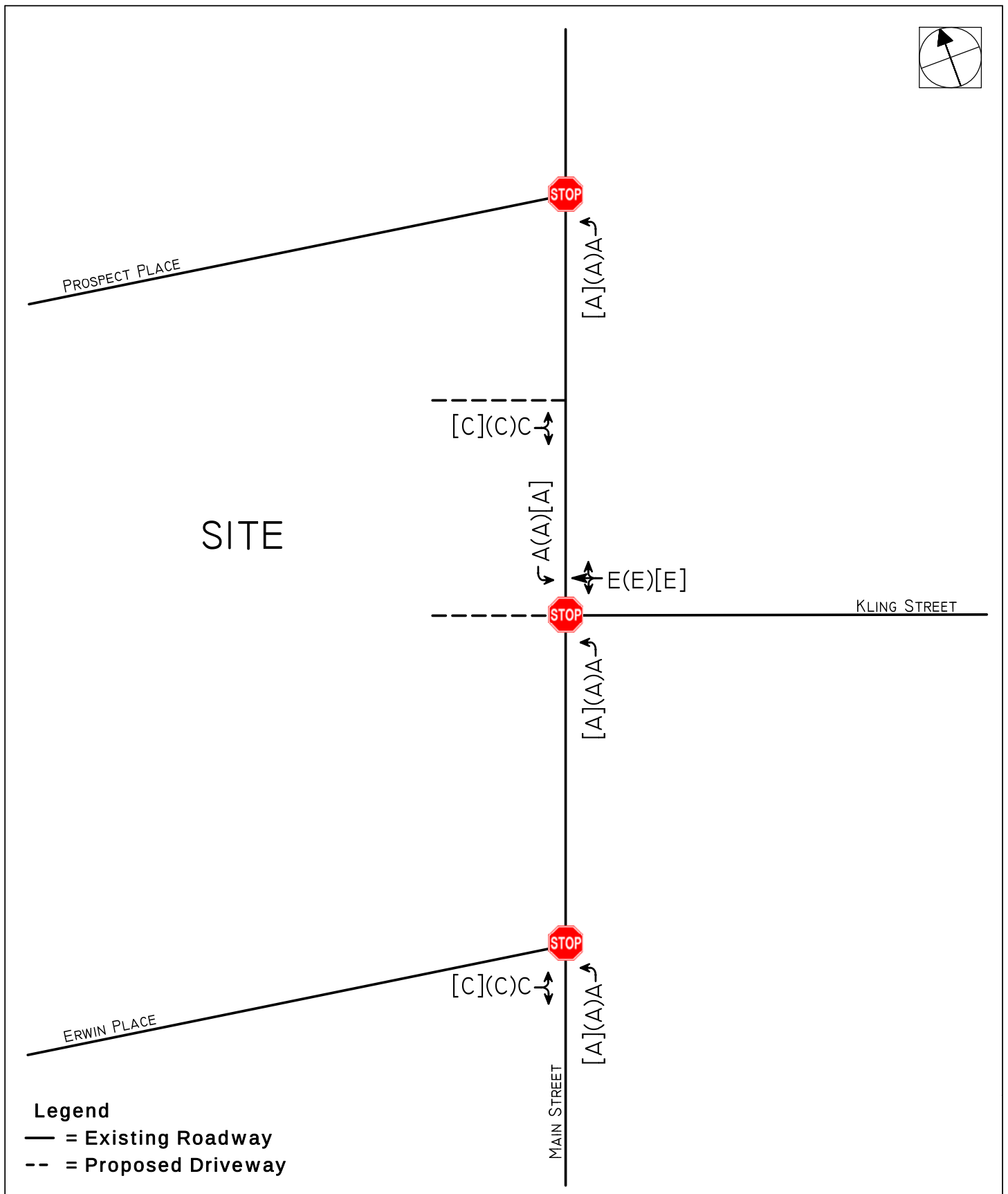
PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 6c



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 7



PROPOSED SUPERMARKET
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

FIGURE 8

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/20/2025

Data - Total

NS/EW Streets:	Main St				Main St				Erwin Pl				Erwin Pl				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	3	81	0	0	0	130	1	0	3	0	3	0	0	0	0	0	221
7:15 AM	2	102	0	0	0	145	0	0	1	0	5	0	0	0	0	0	255
7:30 AM	0	143	0	0	0	148	2	0	3	0	7	0	0	0	0	0	303
7:45 AM	2	133	0	0	0	179	1	0	3	0	3	0	0	0	0	0	321
8:00 AM	2	121	0	0	0	137	0	0	0	0	2	0	0	0	0	0	262
8:15 AM	0	124	0	0	0	129	2	0	3	0	0	0	0	0	0	0	258
8:30 AM	0	113	0	0	0	142	3	0	3	0	3	0	0	0	0	0	264
8:45 AM	1	142	0	0	0	145	3	0	4	0	1	0	0	0	0	0	296
TOTAL VOLUMES :	NL 10	NT 959	NR 0	NU 0	SL 0	ST 1155	SR 12	SU 0	EL 20	ET 0	ER 24	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 2180
APPROACH %'s :	1.03%	98.97%	0.00%	0.00%	0.00%	98.97%	1.03%	0.00%	45.45%	0.00%	54.55%	0.00%					
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	4	521	0	0	0	593	5	0	9	0	12	0	0	0	0	0	1144
PEAK HR FACTOR :	0.500	0.911	0.000	0.000	0.000	0.828	0.625	0.000	0.750	0.000	0.429	0.000	0.000	0.000	0.000	0.000	0.891
	0.918				0.831				0.525								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	3	147	0	0	0	141	1	0	0	0	3	0	0	0	0	0	295
4:15 PM	0	143	0	0	0	146	1	0	1	0	1	0	0	0	0	0	292
4:30 PM	3	167	0	0	0	134	0	0	1	0	1	0	0	0	0	0	306
4:45 PM	4	151	0	0	0	133	5	0	1	0	2	0	0	0	0	0	296
5:00 PM	2	144	0	0	0	159	2	0	1	0	2	0	0	0	0	0	310
5:15 PM	2	164	0	0	0	139	1	0	1	0	0	0	0	0	0	0	307
5:30 PM	4	159	0	0	0	147	1	0	3	0	3	0	0	0	0	0	317
5:45 PM	4	167	0	0	0	131	0	0	2	0	1	0	0	0	0	0	305
6:00 PM	3	163	0	0	0	130	3	0	0	0	6	0	0	0	0	0	305
6:15 PM	4	156	0	0	0	145	0	0	0	0	2	0	0	0	0	0	307
6:30 PM	0	164	0	0	0	135	1	0	3	0	1	0	0	0	0	0	304
6:45 PM	4	168	0	0	0	118	0	0	2	0	1	0	0	0	0	0	293
TOTAL VOLUMES :	NL 33	NT 1893	NR 0	NU 0	SL 0	ST 1658	SR 15	SU 0	EL 15	ET 0	ER 23	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 3637
APPROACH %'s :	1.71%	98.29%	0.00%	0.00%	0.00%	99.10%	0.90%	0.00%	39.47%	0.00%	60.53%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	12	634	0	0	0	576	4	0	7	0	6	0	0	0	0	0	1239
PEAK HR FACTOR :	0.750	0.949	0.000	0.000	0.000	0.906	0.500	0.000	0.583	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.977
	0.944				0.901				0.542								

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/20/2025

Data - Cars

NS/EW Streets:	Main St				Main St				Erwin Pl				Erwin Pl				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	2	79	0	0	0	121	1	0	2	0	3	0	0	0	0	0	208
7:15 AM	2	88	0	0	0	133	0	0	1	0	5	0	0	0	0	0	229
7:30 AM	0	124	0	0	0	139	2	0	3	0	7	0	0	0	0	0	275
7:45 AM	2	115	0	0	0	165	1	0	3	0	3	0	0	0	0	0	289
8:00 AM	2	112	0	0	0	126	0	0	0	0	2	0	0	0	0	0	242
8:15 AM	0	113	0	0	0	119	2	0	3	0	0	0	0	0	0	0	237
8:30 AM	0	106	0	0	0	136	3	0	3	0	3	0	0	0	0	0	251
8:45 AM	1	134	0	0	0	139	3	0	4	0	1	0	0	0	0	0	282
TOTAL VOLUMES :	NL 9	NT 871	NR 0	NU 0	SL 0	ST 1078	SR 12	SU 0	EL 19	ET 0	ER 24	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 2013
APPROACH %'s :	1.02%	98.98%	0.00%	0.00%	0.00%	98.90%	1.10%	0.00%	44.19%	0.00%	55.81%	0.00%					
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	4	464	0	0	0	549	5	0	9	0	12	0	0	0	0	0	1043
PEAK HR FACTOR :	0.500	0.935	0.000	0.000	0.000	0.832	0.625	0.000	0.750	0.000	0.429	0.000	0.000	0.000	0.000	0.000	0.902
	0.944				0.834				0.525								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	3	138	0	0	0	127	1	0	0	0	3	0	0	0	0	0	272
4:15 PM	0	138	0	0	0	140	1	0	1	0	1	0	0	0	0	0	281
4:30 PM	3	160	0	0	0	129	0	0	1	0	1	0	0	0	0	0	294
4:45 PM	4	145	0	0	0	130	5	0	1	0	2	0	0	0	0	0	287
5:00 PM	2	140	0	0	0	153	2	0	1	0	2	0	0	0	0	0	300
5:15 PM	2	160	0	0	0	131	1	0	1	0	0	0	0	0	0	0	295
5:30 PM	4	158	0	0	0	142	1	0	3	0	3	0	0	0	0	0	311
5:45 PM	4	166	0	0	0	128	0	0	2	0	1	0	0	0	0	0	301
6:00 PM	3	158	0	0	0	126	3	0	0	0	6	0	0	0	0	0	296
6:15 PM	4	155	0	0	0	141	0	0	0	0	2	0	0	0	0	0	302
6:30 PM	0	161	0	0	0	127	1	0	3	0	1	0	0	0	0	0	293
6:45 PM	4	165	0	0	0	117	0	0	2	0	1	0	0	0	0	0	289
TOTAL VOLUMES :	NL 33	NT 1844	NR 0	NU 0	SL 0	ST 1591	SR 15	SU 0	EL 15	ET 0	ER 23	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 3521
APPROACH %'s :	1.76%	98.24%	0.00%	0.00%	0.00%	99.07%	0.93%	0.00%	39.47%	0.00%	60.53%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	12	624	0	0	0	554	4	0	7	0	6	0	0	0	0	0	1207
PEAK HR FACTOR :	0.750	0.940	0.000	0.000	0.000	0.905	0.500	0.000	0.583	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.970
	0.935				0.900				0.542								

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/20/2025

Data - HT

NS/EW Streets:	Main St				Main St				Erwin Pl				Erwin Pl				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	1	2	0	0	0	9	0	0	1	0	0	0	0	0	0	0	13
7:15 AM	0	14	0	0	0	12	0	0	0	0	0	0	0	0	0	0	26
7:30 AM	0	19	0	0	0	9	0	0	0	0	0	0	0	0	0	0	28
7:45 AM	0	18	0	0	0	14	0	0	0	0	0	0	0	0	0	0	32
8:00 AM	0	9	0	0	0	11	0	0	0	0	0	0	0	0	0	0	20
8:15 AM	0	11	0	0	0	10	0	0	0	0	0	0	0	0	0	0	21
8:30 AM	0	7	0	0	0	6	0	0	0	0	0	0	0	0	0	0	13
8:45 AM	0	8	0	0	0	6	0	0	0	0	0	0	0	0	0	0	14
TOTAL VOLUMES :	NL 1	NT 88	NR 0	NU 0	SL 0	ST 77	SR 0	SU 0	EL 1	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 167
APPROACH %'s :	1.12%	98.88%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%					
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	57	0	0	0	44	0	0	0	0	0	0	0	0	0	0	101
PEAK HR FACTOR :	0.000	0.750	0.000	0.000	0.000	0.786	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.789
	0.750				0.786												

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	9	0	0	0	14	0	0	0	0	0	0	0	0	0	0	23
4:15 PM	0	5	0	0	0	6	0	0	0	0	0	0	0	0	0	0	11
4:30 PM	0	7	0	0	0	5	0	0	0	0	0	0	0	0	0	0	12
4:45 PM	0	6	0	0	0	3	0	0	0	0	0	0	0	0	0	0	9
5:00 PM	0	4	0	0	0	6	0	0	0	0	0	0	0	0	0	0	10
5:15 PM	0	4	0	0	0	8	0	0	0	0	0	0	0	0	0	0	12
5:30 PM	0	1	0	0	0	5	0	0	0	0	0	0	0	0	0	0	6
5:45 PM	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	4
6:00 PM	0	5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	9
6:15 PM	0	1	0	0	0	4	0	0	0	0	0	0	0	0	0	0	5
6:30 PM	0	3	0	0	0	8	0	0	0	0	0	0	0	0	0	0	11
6:45 PM	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4
TOTAL VOLUMES :	NL 0	NT 49	NR 0	NU 0	SL 0	ST 67	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 116
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	10	0	0	0	22	0	0	0	0	0	0	0	0	0	0	32
PEAK HR FACTOR :	0.000	0.625	0.000	0.000	0.000	0.688	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.667
	0.625				0.688												

National Data & Surveying Services
Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/20/2025

Data - Bikes

[illegible][illegible]

National Data & Surveying Services
Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange

Project ID: 25-340072-001
Date: 5/20/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main St		Main St		Erwin Pl		Erwin Pl		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	1	0	1	0	0	2	5	9
7:15 AM	0	0	0	1	0	0	0	6	7
7:30 AM	0	0	1	0	0	0	0	5	6
7:45 AM	0	0	0	0	0	0	4	4	8
8:00 AM	0	0	0	0	0	0	0	3	3
8:15 AM	0	0	1	1	0	0	0	2	4
8:30 AM	1	0	0	0	0	0	3	5	9
8:45 AM	0	0	0	0	0	0	6	10	16
TOTAL VOLUMES :	EB 1	WB 1	EB 2	WB 3	NB 0	SB 0	NB 15	SB 40	TOTAL 62
APPROACH %'s :	50.00%	50.00%	40.00%	60.00%			27.27%	72.73%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	0	0	2	1	0	0	4	14	21
PEAK HR FACTOR :			0.500	0.250			0.250	0.700	0.656
				0.375				0.563	

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	2	0	0	0	6	3	11
4:15 PM	0	0	0	1	0	0	4	3	8
4:30 PM	0	0	1	1	0	0	6	7	15
4:45 PM	0	1	1	3	0	0	1	6	12
5:00 PM	0	0	1	0	0	0	2	2	5
5:15 PM	0	0	0	1	0	0	6	2	9
5:30 PM	0	0	0	0	0	0	3	3	6
5:45 PM	0	0	0	0	0	0	5	3	8
6:00 PM	1	0	0	0	0	0	1	1	3
6:15 PM	0	0	0	0	0	0	0	1	1
6:30 PM	0	0	0	0	0	0	0	4	4
6:45 PM	0	0	0	0	0	0	1	0	1
TOTAL VOLUMES :	EB 1	WB 1	EB 5	WB 6	NB 0	SB 0	NB 35	SB 35	TOTAL 83
APPROACH %'s :	50.00%	50.00%	45.45%	54.55%			50.00%	50.00%	
PEAK HR :	05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :	0	0	1	1	0	0	16	10	28
PEAK HR FACTOR :			0.250	0.250			0.667	0.833	0.778
				0.500				0.813	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange
Control: 1-Way Stop(WB)

Project ID: 25-340072-002
Date: 5/20/2025

Data - Total

NS/EW Streets:	Main St				Main St				Kling St				Kling St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	0	71	17	0	2	95	0	0	0	0	0	0	36	0	2	0	223
7:15 AM	0	89	11	0	3	115	0	0	0	0	0	0	31	0	2	0	251
7:30 AM	0	124	18	0	1	118	0	0	0	0	0	0	32	0	2	0	295
7:45 AM	0	132	7	0	0	150	0	0	0	0	0	0	31	0	2	0	322
8:00 AM	0	111	13	0	2	120	0	0	0	0	0	0	17	0	4	0	267
8:15 AM	0	114	12	0	3	108	0	0	0	0	0	0	23	0	3	0	263
8:30 AM	0	104	13	0	1	122	0	0	0	0	0	0	24	0	4	0	268
8:45 AM	0	128	16	0	1	115	0	0	0	0	0	0	34	0	3	0	297
TOTAL VOLUMES :	NL 0	NT 873	NR 107	NU 0	SL 13	ST 943	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 228	WT 0	WR 22	WU 0	TOTAL 2186
APPROACH %'s :	0.00%	89.08%	10.92%	0.00%	1.36%	98.64%	0.00%	0.00%					91.20%	0.00%	8.80%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	481	50	0	6	496	0	0	0	0	0	0	103	0	11	0	1147
PEAK HR FACTOR :	0.000	0.911	0.694	0.000	0.500	0.827	0.000	0.000	0.000	0.000	0.000	0.000	0.805	0.000	0.688	0.000	0.891
	0.935				0.837								0.838				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
4:00 PM	0	125	23	0	4	118	0	0	0	0	0	0	26	0	5	0	301
4:15 PM	0	120	25	0	2	120	0	0	0	0	0	0	25	0	6	0	298
4:30 PM	0	139	27	0	3	117	0	0	0	0	0	0	18	0	5	0	309
4:45 PM	0	131	22	0	2	113	0	0	0	0	0	0	21	0	7	0	296
5:00 PM	0	125	20	0	1	144	0	0	0	0	0	0	16	0	7	0	313
5:15 PM	0	137	25	1	6	114	0	1	0	0	0	0	19	0	6	0	309
5:30 PM	0	132	27	0	3	131	0	0	0	0	0	0	18	0	6	0	317
5:45 PM	0	148	23	0	3	105	0	1	0	0	0	0	25	0	6	0	311
6:00 PM	0	133	29	0	4	115	0	0	0	0	0	0	21	0	11	0	313
6:15 PM	0	136	16	0	6	131	0	0	0	0	0	0	11	0	7	0	307
6:30 PM	0	133	33	0	3	118	0	0	0	0	0	0	19	0	2	0	308
6:45 PM	0	144	24	0	2	104	0	0	0	0	0	0	16	0	4	0	294
TOTAL VOLUMES :	NL 0	NT 1603	NR 294	NU 1	SL 39	ST 1430	SR 0	SU 2	EL 0	ET 0	ER 0	EU 0	WL 235	WT 0	WR 72	WU 0	TOTAL 3676
APPROACH %'s :	0.00%	84.46%	15.49%	0.05%	2.65%	97.21%	0.00%	0.14%					76.55%	0.00%	23.45%	0.00%	
PEAK HR :	05:15 PM - 06:15 PM																TOTAL
PEAK HR VOL :	0	550	104	1	16	465	0	2	0	0	0	0	83	0	29	0	1250
PEAK HR FACTOR :	0.000	0.929	0.897	0.250	0.667	0.887	0.000	0.500	0.000	0.000	0.000	0.000	0.830	0.000	0.659	0.000	0.986
	0.958				0.901								0.875				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange
Control: 1-Way Stop(WB)

Project ID: 25-340072-002
Date: 5/20/2025

Data - Cars

NS/EW Streets:	Main St				Main St				Kling St				Kling St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	0	68	17	0	1	88	0	0	0	0	0	0	34	0	2	0	210
7:15 AM	0	76	10	0	3	106	0	0	0	0	0	0	28	0	1	0	224
7:30 AM	0	110	14	0	1	111	0	0	0	0	0	0	30	0	2	0	268
7:45 AM	0	114	7	0	0	138	0	0	0	0	0	0	29	0	2	0	290
8:00 AM	0	100	13	0	2	112	0	0	0	0	0	0	14	0	3	0	244
8:15 AM	0	105	10	0	3	102	0	0	0	0	0	0	19	0	2	0	241
8:30 AM	0	98	12	0	1	117	0	0	0	0	0	0	23	0	4	0	255
8:45 AM	0	122	14	0	1	108	0	0	0	0	0	0	34	0	3	0	282
TOTAL VOLUMES :	NL 0	NT 793	NR 97	NU 0	SL 12	ST 882	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 211	WT 0	WR 19	WU 0	TOTAL 2014
APPROACH %'s :	0.00%	89.10%	10.90%	0.00%	1.34%	98.66%	0.00%	0.00%					91.74%	0.00%	8.26%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	429	44	0	6	463	0	0	0	0	0	0	92	0	9	0	1043
PEAK HR FACTOR :	0.000	0.941	0.786	0.000	0.500	0.839	0.000	0.000	0.000	0.000	0.000	0.000	0.767	0.000	0.750	0.000	0.899
	0.954				0.850								0.789				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
4:00 PM	0	118	21	0	4	111	0	0	0	0	0	0	21	0	5	0	280
4:15 PM	0	119	22	0	2	113	0	0	0	0	0	0	25	0	6	0	287
4:30 PM	0	136	24	0	3	112	0	0	0	0	0	0	18	0	5	0	298
4:45 PM	0	125	21	0	2	110	0	0	0	0	0	0	21	0	7	0	286
5:00 PM	0	122	19	0	1	139	0	0	0	0	0	0	15	0	7	0	303
5:15 PM	0	134	25	1	6	108	0	1	0	0	0	0	18	0	6	0	299
5:30 PM	0	130	27	0	3	127	0	0	0	0	0	0	16	0	6	0	309
5:45 PM	0	147	23	0	3	103	0	1	0	0	0	0	25	0	6	0	308
6:00 PM	0	129	29	0	4	111	0	0	0	0	0	0	20	0	11	0	304
6:15 PM	0	135	15	0	5	127	0	0	0	0	0	0	11	0	7	0	300
6:30 PM	0	131	32	0	3	111	0	0	0	0	0	0	19	0	2	0	298
6:45 PM	0	141	24	0	2	103	0	0	0	0	0	0	16	0	4	0	290
TOTAL VOLUMES :	NL 0	NT 1567	NR 282	NU 1	SL 38	ST 1375	SR 0	SU 2	EL 0	ET 0	ER 0	EU 0	WL 225	WT 0	WR 72	WU 0	TOTAL 3562
APPROACH %'s :	0.00%	84.70%	15.24%	0.05%	2.69%	97.17%	0.00%	0.14%					75.76%	0.00%	24.24%	0.00%	
PEAK HR :	05:15 PM - 06:15 PM																TOTAL
PEAK HR VOL :	0	540	104	1	16	449	0	2	0	0	0	0	79	0	29	0	1220
PEAK HR FACTOR :	0.000	0.918	0.897	0.250	0.667	0.884	0.000	0.500	0.000	0.000	0.000	0.000	0.790	0.000	0.659	0.000	0.987
	0.949				0.898								0.871				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange
Control: 1-Way Stop(WB)

Project ID: 25-340072-002
Date: 5/20/2025

Data - HT

NS/EW Streets:	Main St				Main St				Kling St				Kling St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	0	3	0	0	1	7	0	0	0	0	0	0	2	0	0	0	13
7:15 AM	0	13	1	0	0	9	0	0	0	0	0	0	3	0	1	0	27
7:30 AM	0	14	4	0	0	7	0	0	0	0	0	0	2	0	0	0	27
7:45 AM	0	18	0	0	0	12	0	0	0	0	0	0	2	0	0	0	32
8:00 AM	0	11	0	0	0	8	0	0	0	0	0	0	3	0	1	0	23
8:15 AM	0	9	2	0	0	6	0	0	0	0	0	0	4	0	1	0	22
8:30 AM	0	6	1	0	0	5	0	0	0	0	0	0	1	0	0	0	13
8:45 AM	0	6	2	0	0	7	0	0	0	0	0	0	0	0	0	0	15
TOTAL VOLUMES :	0	80	10	0	1	61	0	0	0	0	0	0	17	0	3	0	172
APPROACH %'s :	0.00%	88.89%	11.11%	0.00%	1.61%	98.39%	0.00%	0.00%	0	0	0	0	85.00%	0.00%	15.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	52	6	0	0	33	0	0	0	0	0	0	11	0	2	0	104
PEAK HR FACTOR :	0.000	0.722	0.375	0.000	0.000	0.688	0.000	0.000	0.000	0.000	0.000	0.000	0.688	0.000	0.500	0.000	0.813
	0.806				0.688								0.650				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
4:00 PM	0	7	2	0	0	7	0	0	0	0	0	0	5	0	0	0	21
4:15 PM	0	1	3	0	0	7	0	0	0	0	0	0	0	0	0	0	11
4:30 PM	0	3	3	0	0	5	0	0	0	0	0	0	0	0	0	0	11
4:45 PM	0	6	1	0	0	3	0	0	0	0	0	0	0	0	0	0	10
5:00 PM	0	3	1	0	0	5	0	0	0	0	0	0	1	0	0	0	10
5:15 PM	0	3	0	0	0	6	0	0	0	0	0	0	1	0	0	0	10
5:30 PM	0	2	0	0	0	4	0	0	0	0	0	0	2	0	0	0	8
5:45 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
6:00 PM	0	4	0	0	0	4	0	0	0	0	0	0	1	0	0	0	9
6:15 PM	0	1	1	0	1	4	0	0	0	0	0	0	0	0	0	0	7
6:30 PM	0	2	1	0	0	7	0	0	0	0	0	0	0	0	0	0	10
6:45 PM	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4
TOTAL VOLUMES :	0	36	12	0	1	55	0	0	0	0	0	0	10	0	0	0	114
APPROACH %'s :	0.00%	75.00%	25.00%	0.00%	1.79%	98.21%	0.00%	0.00%	0	0	0	0	100.00%	0.00%	0.00%	0.00%	
PEAK HR :	05:15 PM - 06:15 PM																TOTAL
PEAK HR VOL :	0	10	0	0	0	16	0	0	0	0	0	0	4	0	0	0	30
PEAK HR FACTOR :	0.000	0.625	0.000	0.000	0.000	0.667	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.750
	0.625				0.667								0.500				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange
Control: 1-Way Stop(WB)

Project ID: 25-340072-002
Date: 5/20/2025

Data - Bikes

NS/EW Streets:	Main St				Main St				Kling St				Kling St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL 0	NT 2	NR 0	NU 0	SL 0	ST 2	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 1	WT 0	WR 1	WU 0	TOTAL 6
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%					50.00%	0.00%	50.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	2
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.500
					0.250								0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
4:00 PM	0	3	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4
4:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	1	1	0	1	2	0	0	0	0	0	0	0	0	0	0	5
6:00 PM	0	1	1	0	0	2	0	0	0	0	0	0	0	0	1	0	5
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2
TOTAL VOLUMES :	NL 0	NT 9	NR 4	NU 1	SL 1	ST 8	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 1	WT 0	WR 2	WU 0	TOTAL 26
APPROACH %'s :	0.00%	64.29%	28.57%	7.14%	11.11%	88.89%	0.00%	0.00%					33.33%	0.00%	66.67%	0.00%	
PEAK HR :	05:15 PM - 06:15 PM																TOTAL
PEAK HR VOL :	0	3	4	1	1	4	0	0	0	0	0	0	0	0	1	0	14
PEAK HR FACTOR :	0.000	0.750	1.000	0.250	0.250	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.700
	1.000				0.417								0.250				

National Data & Surveying Services
Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange

Project ID: 25-340072-002
Date: 5/20/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main St		Main St		Kling St		Kling St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	1	0	0	0	3	0	0	0	4
7:15 AM	0	0	0	0	1	2	0	0	3
7:30 AM	0	0	0	0	2	0	0	0	2
7:45 AM	0	0	0	0	8	4	0	0	12
8:00 AM	2	1	0	0	1	6	0	0	10
8:15 AM	1	0	0	1	7	5	0	0	14
8:30 AM	0	1	0	0	11	9	0	0	21
8:45 AM	1	0	1	0	8	9	0	0	19
TOTAL VOLUMES :	EB 5	WB 2	EB 1	WB 1	NB 41	SB 35	NB 0	SB 0	TOTAL 85
APPROACH %'s :	71.43%	28.57%	50.00%	50.00%	53.95%	46.05%			
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	3	1	0	1	18	15	0	0	38
PEAK HR FACTOR :	0.375	0.250		0.250	0.563	0.625			0.679
	0.333		0.250		0.688				

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	1	0	0	0	9	7	0	0	17
4:15 PM	0	1	0	0	7	7	0	0	15
4:30 PM	0	0	0	0	5	0	0	0	5
4:45 PM	0	0	0	0	3	9	0	0	12
5:00 PM	0	0	0	1	14	8	0	0	23
5:15 PM	0	0	0	0	6	3	0	0	9
5:30 PM	0	0	1	0	4	4	0	0	9
5:45 PM	0	1	0	0	7	3	0	0	11
6:00 PM	1	3	0	1	9	10	0	0	24
6:15 PM	3	1	0	0	6	0	0	0	10
6:30 PM	1	2	1	0	3	7	0	0	14
6:45 PM	0	3	0	0	1	2	0	0	6
TOTAL VOLUMES :	EB 6	WB 11	EB 2	WB 2	NB 74	SB 60	NB 0	SB 0	TOTAL 155
APPROACH %'s :	35.29%	64.71%	50.00%	50.00%	55.22%	44.78%			
PEAK HR :	05:15 PM - 06:15 PM								TOTAL
PEAK HR VOL :	1	4	1	1	26	20	0	0	53
PEAK HR FACTOR :	0.250	0.333	0.250	0.250	0.722	0.500			0.552
	0.313		0.500		0.605				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl
City: West Orange
Control: No Control

Project ID: 25-340072-003
Date: 5/20/2025

Data - Total

NS/EW Streets:	Main St				Main St				Prospect Pl				Prospect Pl				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	5	72	0	0	0	96	2	0	0	0	0	0	0	0	0	0	175
7:15 AM	4	89	0	0	0	115	0	0	0	0	0	0	0	0	0	0	208
7:30 AM	5	119	0	0	0	120	2	0	0	0	0	0	0	0	0	0	246
7:45 AM	6	130	0	0	0	149	4	0	0	0	0	0	0	0	0	0	289
8:00 AM	6	109	0	0	0	119	3	0	0	0	0	0	0	0	0	0	237
8:15 AM	3	114	0	1	0	110	0	0	0	0	0	0	0	0	0	0	228
8:30 AM	5	101	0	0	0	121	1	0	0	0	0	0	0	0	0	0	228
8:45 AM	5	123	0	0	0	118	4	0	0	0	0	0	0	0	0	0	250
TOTAL VOLUMES :	NL 39	NT 857	NR 0	NU 1	SL 0	ST 948	SR 16	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 1861
APPROACH %'s :	4.35%	95.54%	0.00%	0.11%	0.00%	98.34%	1.66%	0.00%									
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	20	472	0	1	0	498	9	0	0	0	0	0	0	0	0	0	1000
PEAK HR FACTOR :	0.833	0.908	0.000	0.250	0.000	0.836	0.563	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.865
	0.906				0.828												

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	14	116	0	0	0	120	2	0	0	0	0	0	0	0	0	0	252
4:15 PM	8	126	0	0	0	120	6	0	0	0	0	0	0	0	0	0	260
4:30 PM	14	136	0	0	0	115	2	0	0	0	0	0	0	0	0	0	267
4:45 PM	15	125	0	0	0	119	8	0	0	0	0	0	0	0	0	0	267
5:00 PM	13	119	0	0	0	144	6	0	0	0	0	0	0	0	0	0	282
5:15 PM	9	129	0	0	0	125	8	0	0	0	0	0	0	0	0	0	271
5:30 PM	18	124	0	0	0	132	10	0	0	0	0	0	0	0	0	0	284
5:45 PM	9	148	0	0	0	108	11	0	0	0	0	0	0	0	0	0	276
6:00 PM	14	125	0	0	0	119	5	0	0	0	0	0	0	0	0	0	263
6:15 PM	16	131	0	0	0	138	9	0	0	0	0	0	0	0	0	0	294
6:30 PM	12	127	0	0	0	119	2	0	0	0	0	0	0	0	0	0	260
6:45 PM	11	137	0	0	0	105	6	0	0	0	0	0	0	0	0	0	259
TOTAL VOLUMES :	NL 153	NT 1543	NR 0	NU 0	SL 0	ST 1464	SR 75	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 3235
APPROACH %'s :	9.02%	90.98%	0.00%	0.00%	0.00%	95.13%	4.87%	0.00%									
PEAK HR :	05:30 PM - 06:30 PM																TOTAL
PEAK HR VOL :	57	528	0	0	0	497	35	0	0	0	0	0	0	0	0	0	1117
PEAK HR FACTOR :	0.792	0.892	0.000	0.000	0.000	0.900	0.795	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.950
	0.932				0.905												

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl
City: West Orange
Control: No Control

Project ID: 25-340072-003
Date: 5/20/2025

Data - Cars

NS/EW Streets:	Main St				Main St				Prospect Pl				Prospect Pl				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	4	67	0	0	0	87	1	0	0	0	0	0	0	0	0	0	159
7:15 AM	4	75	0	0	0	106	0	0	0	0	0	0	0	0	0	0	185
7:30 AM	5	107	0	0	0	113	2	0	0	0	0	0	0	0	0	0	227
7:45 AM	6	112	0	0	0	137	4	0	0	0	0	0	0	0	0	0	259
8:00 AM	5	98	0	0	0	113	2	0	0	0	0	0	0	0	0	0	218
8:15 AM	3	105	0	1	0	104	0	0	0	0	0	0	0	0	0	0	213
8:30 AM	5	95	0	0	0	116	1	0	0	0	0	0	0	0	0	0	217
8:45 AM	5	117	0	0	0	111	4	0	0	0	0	0	0	0	0	0	237
TOTAL VOLUMES :	NL 37	NT 776	NR 0	NU 1	SL 0	ST 887	SR 14	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 1715
APPROACH %'s :	4.55%	95.33%	0.00%	0.12%	0.00%	98.45%	1.55%	0.00%									
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	19	422	0	1	0	467	8	0	0	0	0	0	0	0	0	0	917
PEAK HR FACTOR :	0.792	0.942	0.000	0.250	0.000	0.852	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.885
	0.936				0.842												

NS/EW Streets:	Main St				Main St				Prospect Pl				Prospect Pl				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	14	109	0	0	0	112	2	0	0	0	0	0	0	0	0	0	237
4:15 PM	8	125	0	0	0	114	6	0	0	0	0	0	0	0	0	0	253
4:30 PM	14	134	0	0	0	110	2	0	0	0	0	0	0	0	0	0	260
4:45 PM	15	118	0	0	0	116	8	0	0	0	0	0	0	0	0	0	257
5:00 PM	13	116	0	0	0	139	6	0	0	0	0	0	0	0	0	0	274
5:15 PM	9	126	0	0	0	118	8	0	0	0	0	0	0	0	0	0	261
5:30 PM	18	122	0	0	0	129	10	0	0	0	0	0	0	0	0	0	279
5:45 PM	9	147	0	0	0	105	11	0	0	0	0	0	0	0	0	0	272
6:00 PM	14	122	0	0	0	116	5	0	0	0	0	0	0	0	0	0	257
6:15 PM	16	130	0	0	0	132	9	0	0	0	0	0	0	0	0	0	287
6:30 PM	12	125	0	0	0	112	2	0	0	0	0	0	0	0	0	0	251
6:45 PM	11	134	0	0	0	104	6	0	0	0	0	0	0	0	0	0	255
TOTAL VOLUMES :	NL 153	NT 1508	NR 0	NU 0	SL 0	ST 1407	SR 75	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 3143
APPROACH %'s :	9.21%	90.79%	0.00%	0.00%	0.00%	94.94%	5.06%	0.00%									
PEAK HR :	05:30 PM - 06:30 PM																TOTAL
PEAK HR VOL :	57	521	0	0	0	482	35	0	0	0	0	0	0	0	0	0	1095
PEAK HR FACTOR :	0.792	0.886	0.000	0.000	0.000	0.913	0.795	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.954
	0.926				0.917												

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl
City: West Orange
Control: No Control

Project ID: 25-340072-003
Date: 5/20/2025

Data - HT

NS/EW Streets:	Main St				Main St				Prospect Pl				Prospect Pl				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	1	5	0	0	0	9	1	0	0	0	0	0	0	0	0	0	16
7:15 AM	0	14	0	0	0	9	0	0	0	0	0	0	0	0	0	0	23
7:30 AM	0	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	19
7:45 AM	0	18	0	0	0	12	0	0	0	0	0	0	0	0	0	0	30
8:00 AM	1	11	0	0	0	6	1	0	0	0	0	0	0	0	0	0	19
8:15 AM	0	9	0	0	0	6	0	0	0	0	0	0	0	0	0	0	15
8:30 AM	0	6	0	0	0	5	0	0	0	0	0	0	0	0	0	0	11
8:45 AM	0	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	13
TOTAL VOLUMES :	NL 2	NT 81	NR 0	NU 0	SL 0	ST 61	SR 2	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 146
APPROACH %'s :	2.41%	97.59%	0.00%	0.00%	0.00%	96.83%	3.17%	0.00%									
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	1	50	0	0	0	31	1	0	0	0	0	0	0	0	0	0	83
PEAK HR FACTOR :	0.250	0.694	0.000	0.000	0.000	0.646	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.692
	0.708				0.667												

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	7	0	0	0	8	0	0	0	0	0	0	0	0	0	0	15
4:15 PM	0	1	0	0	0	6	0	0	0	0	0	0	0	0	0	0	7
4:30 PM	0	2	0	0	0	5	0	0	0	0	0	0	0	0	0	0	7
4:45 PM	0	7	0	0	0	3	0	0	0	0	0	0	0	0	0	0	10
5:00 PM	0	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	8
5:15 PM	0	3	0	0	0	7	0	0	0	0	0	0	0	0	0	0	10
5:30 PM	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5
5:45 PM	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	4
6:00 PM	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
6:15 PM	0	1	0	0	0	6	0	0	0	0	0	0	0	0	0	0	7
6:30 PM	0	2	0	0	0	7	0	0	0	0	0	0	0	0	0	0	9
6:45 PM	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4
TOTAL VOLUMES :	NL 0	NT 35	NR 0	NU 0	SL 0	ST 57	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 92
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	05:30 PM - 06:30 PM																TOTAL
PEAK HR VOL :	0	7	0	0	0	15	0	0	0	0	0	0	0	0	0	0	22
PEAK HR FACTOR :	0.000	0.583	0.000	0.000	0.000	0.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.786
	0.583				0.625												

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl
City: West Orange
Control: No Control

Project ID: 25-340072-003
Date: 5/20/2025

Data - Bikes

NS/EW Streets:	Main St				Main St				Prospect Pl				Prospect Pl				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
TOTAL VOLUMES :	NL 1	NT 2	NR 0	NU 0	SL 0	ST 2	SR 0	SU 0	EL 0	ET 0	ER 1	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 6
APPROACH %'s :	33.33%	66.67%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
	0.250				0.250												

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
4:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	4
6:00 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
6:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL VOLUMES :	NL 0	NT 12	NR 0	NU 0	SL 0	ST 10	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 22
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
PEAK HR :	05:30 PM - 06:30 PM																TOTAL
PEAK HR VOL :	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10
PEAK HR FACTOR :	0.000	0.625	0.000	0.000	0.000	0.417	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.625
	0.625				0.417												

National Data & Surveying Services
Intersection Turning Movement Count

Location: Main St & Prospect Pl
City: West Orange

Project ID: 25-340072-003
Date: 5/20/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main St		Main St		Prospect Pl		Prospect Pl		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	1	0	0	0	0	0	1	4	6
7:15 AM	0	0	0	1	0	0	1	0	2
7:30 AM	1	0	0	0	0	0	1	3	5
7:45 AM	3	0	0	0	0	0	8	3	14
8:00 AM	0	0	0	0	0	0	0	1	1
8:15 AM	0	1	0	0	0	0	0	1	2
8:30 AM	0	0	1	2	0	0	8	4	15
8:45 AM	0	1	1	1	0	0	7	12	22
TOTAL VOLUMES :	EB 5	WB 2	EB 2	WB 4	NB 0	SB 0	NB 26	SB 28	TOTAL 67
APPROACH %'s :	71.43%	28.57%	33.33%	66.67%			48.15%	51.85%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	4	1	0	0	0	0	9	8	22
PEAK HR FACTOR :	0.333	0.250					0.281	0.667	0.393
		0.417						0.386	

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	1	0	2	0	0	5	4	12
4:15 PM	2	0	3	3	0	0	7	10	25
4:30 PM	4	1	3	1	0	0	7	6	22
4:45 PM	1	0	2	0	0	0	6	5	14
5:00 PM	0	0	1	0	0	0	1	3	5
5:15 PM	0	0	2	1	0	0	6	5	14
5:30 PM	0	0	0	2	0	0	0	1	3
5:45 PM	0	1	2	1	0	0	0	6	10
6:00 PM	1	1	1	3	0	0	8	1	15
6:15 PM	2	3	2	2	0	0	2	3	14
6:30 PM	3	1	2	1	0	0	0	5	12
6:45 PM	2	1	3	2	0	0	2	1	11
TOTAL VOLUMES :	EB 15	WB 9	EB 21	WB 18	NB 0	SB 0	NB 44	SB 50	TOTAL 157
APPROACH %'s :	62.50%	37.50%	53.85%	46.15%			46.81%	53.19%	
PEAK HR :	05:30 PM - 06:30 PM								TOTAL
PEAK HR VOL :	3	5	5	8	0	0	10	11	42
PEAK HR FACTOR :	0.375	0.417	0.625	0.667			0.313	0.458	0.700
		0.400		0.813				0.583	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/31/2025

Data - Total

NS/EW Streets:	Main St				Main St				Erwin Pl				Erwin Pl				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
11:00 AM	2	139	0	0	0	109	0	0	1	0	1	0	0	0	0	0	252
11:15 AM	0	112	0	0	0	150	3	0	1	0	1	0	0	0	0	0	267
11:30 AM	2	126	0	0	0	157	1	0	2	0	2	0	0	0	0	0	290
11:45 AM	1	125	0	0	1	149	0	0	2	0	4	0	0	0	0	0	282
12:00 PM	1	149	0	0	0	120	0	0	4	0	2	0	0	0	0	0	276
12:15 PM	0	123	0	0	0	151	0	0	0	0	0	0	0	0	0	0	274
12:30 PM	2	116	0	0	0	145	1	0	2	0	2	0	0	0	0	0	268
12:45 PM	3	129	0	0	0	161	0	0	2	0	3	0	0	0	0	0	298
1:00 PM	2	137	1	0	0	137	0	0	1	0	3	0	0	0	0	0	281
1:15 PM	1	134	0	0	0	126	1	0	2	0	2	0	0	0	0	0	266
1:30 PM	1	109	0	0	0	144	1	0	0	0	2	0	0	0	0	0	257
1:45 PM	1	122	0	0	0	114	1	0	1	0	5	0	0	0	0	0	244
TOTAL VOLUMES :	NL 16	NT 1521	NR 1	NU 0	SL 1	ST 1663	SR 8	SU 0	EL 18	ET 0	ER 27	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 3255
APPROACH %'s :	1.04%	98.89%	0.07%	0.00%	0.06%	99.46%	0.48%	0.00%	40.00%	0.00%	60.00%	0.00%					
PEAK HR :	11:30 AM - 12:30 PM																TOTAL
PEAK HR VOL :	4	523	0	0	1	577	1	0	8	0	8	0	0	0	0	0	1122
PEAK HR FACTOR :	0.500	0.878	0.000	0.000	0.250	0.919	0.250	0.000	0.500	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.967
		0.878				0.916				0.667							

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/31/2025

Data - Cars

NS/EW Streets:		Main St				Main St				Erwin Pl				Erwin Pl				
NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
		0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
	11:00 AM	2	136	0	0	0	105	0	0	1	0	1	0	0	0	0	0	245
	11:15 AM	0	109	0	0	0	143	3	0	1	0	1	0	0	0	0	0	257
	11:30 AM	2	124	0	0	0	151	1	0	2	0	2	0	0	0	0	0	282
	11:45 AM	1	123	0	0	1	146	0	0	2	0	4	0	0	0	0	0	277
	12:00 PM	1	144	0	0	0	117	0	0	4	0	2	0	0	0	0	0	268
	12:15 PM	0	120	0	0	0	149	0	0	0	0	0	0	0	0	0	0	269
	12:30 PM	2	114	0	0	0	144	1	0	2	0	2	0	0	0	0	0	265
	12:45 PM	3	127	0	0	0	158	0	0	2	0	3	0	0	0	0	0	293
	1:00 PM	2	135	1	0	0	133	0	0	1	0	3	0	0	0	0	0	275
	1:15 PM	1	131	0	0	0	122	1	0	2	0	2	0	0	0	0	0	259
	1:30 PM	1	106	0	0	0	140	1	0	0	0	2	0	0	0	0	0	250
	1:45 PM	1	116	0	0	0	112	0	0	1	0	5	0	0	0	0	0	235
TOTAL VOLUMES :		NL 16	NT 1485	NR 1	NU 0	SL 1	ST 1620	SR 7	SU 0	EL 18	ET 0	ER 27	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 3175
APPROACH %'s :		1.07%	98.87%	0.07%	0.00%	0.06%	99.51%	0.43%	0.00%	40.00%	0.00%	60.00%	0.00%					
PEAK HR :		11:30 AM - 12:30 PM																TOTAL
PEAK HR VOL :		4	511	0	0	1	563	1	0	8	0	8	0	0	0	0	0	1096
PEAK HR FACTOR :		0.500	0.887	0.000	0.000	0.250	0.932	0.250	0.000	0.500	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.972
		0.888				0.929				0.667								

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/31/2025

Data - HT

NS/EW Streets:	Main St				Main St				Erwin Pl				Erwin Pl				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
11:00 AM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
11:15 AM	0	3	0	0	0	7	0	0	0	0	0	0	0	0	0	0	10
11:30 AM	0	2	0	0	0	6	0	0	0	0	0	0	0	0	0	0	8
11:45 AM	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5
12:00 PM	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	0	8
12:15 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
12:30 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
12:45 PM	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5
1:00 PM	0	2	0	0	0	4	0	0	0	0	0	0	0	0	0	0	6
1:15 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
1:30 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
1:45 PM	0	6	0	0	0	2	1	0	0	0	0	0	0	0	0	0	9
TOTAL VOLUMES :	NL 0	NT 36	NR 0	NU 0	SL 0	ST 43	SR 1	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 80
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	97.73%	2.27%	0.00%									
PEAK HR :	11:30 AM - 12:30 PM																TOTAL
PEAK HR VOL :	0	12	0	0	0	14	0	0	0	0	0	0	0	0	0	0	26
PEAK HR FACTOR :	0.000	0.600	0.000	0.000	0.000	0.583	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.813
	0.600				0.583												

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl
City: West Orange
Control: 1-Way Stop(EB)

Project ID: 25-340072-001
Date: 5/31/2025

Data - Bikes

NS/EW Streets:		Main St				Main St				Erwin Pl				Erwin Pl				
NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
		0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
	11:00 AM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	11:45 AM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	12:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	12:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	1:00 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
TOTAL VOLUMES :		NL 0	NT 15	NR 0	NU 0	SL 0	ST 3	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 18
APPROACH %'s :		0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :		11:30 AM - 12:30 PM																TOTAL 9
PEAK HR VOL :		0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PEAK HR FACTOR :		0.000	0.563	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.563
		0.563																

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Erwin Pl

City: West Orange

Project ID: 25-340072-001

Date: 5/31/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main St		Main St		Erwin Pl		Erwin Pl		
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
11:00 AM	2	0	0	0	0	0	1	0	3
11:15 AM	1	0	0	0	0	0	0	3	4
11:30 AM	0	0	0	1	0	0	0	1	2
11:45 AM	0	1	1	0	0	0	2	0	4
12:00 PM	0	0	0	0	0	0	2	6	8
12:15 PM	0	1	1	0	0	0	5	5	12
12:30 PM	0	0	1	0	0	0	1	1	3
12:45 PM	0	0	0	1	0	0	3	1	5
1:00 PM	1	0	0	0	0	0	0	2	3
1:15 PM	0	0	0	0	0	0	1	0	1
1:30 PM	0	2	0	0	0	0	1	3	6
1:45 PM	1	1	1	2	0	0	1	3	9
TOTAL VOLUMES :	EB 5	WB 5	EB 4	WB 4	NB 0	SB 0	NB 17	SB 25	TOTAL 60
APPROACH %'s :	50.00%	50.00%	50.00%	50.00%			40.48%	59.52%	
PEAK HR :	11:30 AM - 12:30 PM								TOTAL
PEAK HR VOL :	0	2	2	1	0	0	9	12	26
PEAK HR FACTOR :		0.500	0.500	0.250			0.450	0.500	0.542
		0.500		0.750				0.525	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange
Control: 1-Way Stop(WB)

Project ID: 25-340072-002
Date: 5/31/2025

Data - Total

NS/EW Streets:	Main St				Main St				Kling St				Kling St				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
11:00 AM	0	118	19	0	2	93	0	0	0	0	0	0	20	0	7	0	259
11:15 AM	0	102	15	0	3	136	0	0	0	0	0	0	19	0	4	0	279
11:30 AM	0	106	18	0	2	143	0	0	0	0	0	0	16	0	4	0	289
11:45 AM	0	115	16	0	5	127	0	0	0	0	0	0	22	0	6	0	291
12:00 PM	0	132	15	0	2	102	0	0	0	0	0	0	18	0	0	0	269
12:15 PM	0	104	22	0	2	129	0	1	0	0	0	0	23	0	2	0	283
12:30 PM	0	101	15	0	3	129	0	0	0	0	0	0	17	0	5	0	270
12:45 PM	0	114	14	0	2	146	0	0	0	0	0	0	17	0	7	0	300
1:00 PM	0	122	20	0	0	125	0	1	0	0	0	0	11	0	5	0	284
1:15 PM	0	109	23	0	4	107	0	0	0	0	0	0	20	0	3	0	266
1:30 PM	0	96	13	0	2	132	0	0	0	0	0	0	14	0	4	0	261
1:45 PM	0	99	20	0	2	103	0	0	0	0	0	0	11	0	13	1	249
TOTAL VOLUMES :	NL 0	NT 1318	NR 210	NU 0	SL 29	ST 1472	SR 0	SU 2	EL 0	ET 0	ER 0	EU 0	WL 208	WT 0	WR 60	WU 1	TOTAL 3300
APPROACH %'s :	0.00%	86.26%	13.74%	0.00%	1.93%	97.94%	0.00%	0.13%					77.32%	0.00%	22.30%	0.37%	
PEAK HR :	12:15 PM - 01:15 PM																TOTAL
PEAK HR VOL :	0	441	71	0	7	529	0	2	0	0	0	0	68	0	19	0	1137
PEAK HR FACTOR :	0.000	0.904	0.807	0.000	0.583	0.906	0.000	0.500	0.000	0.000	0.000	0.000	0.739	0.000	0.679	0.000	0.948
	0.901				0.909								0.870				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange
Control: 1-Way Stop(WB)

Project ID: 25-340072-002
Date: 5/31/2025

Data - Cars

NS/EW Streets:	Main St				Main St				Kling St				Kling St				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
11:00 AM	0	115	19	0	2	91	0	0	0	0	0	0	18	0	5	0	250
11:15 AM	0	100	14	0	2	131	0	0	0	0	0	0	17	0	4	0	268
11:30 AM	0	104	18	0	1	138	0	0	0	0	0	0	15	0	4	0	280
11:45 AM	0	113	16	0	5	124	0	0	0	0	0	0	22	0	6	0	286
12:00 PM	0	128	15	0	2	99	0	0	0	0	0	0	18	0	0	0	262
12:15 PM	0	100	22	0	2	127	0	1	0	0	0	0	23	0	2	0	277
12:30 PM	0	99	15	0	3	128	0	0	0	0	0	0	16	0	5	0	266
12:45 PM	0	113	14	0	2	144	0	0	0	0	0	0	17	0	7	0	297
1:00 PM	0	119	20	0	0	121	0	1	0	0	0	0	11	0	5	0	277
1:15 PM	0	106	23	0	4	103	0	0	0	0	0	0	20	0	3	0	259
1:30 PM	0	93	13	0	2	128	0	0	0	0	0	0	14	0	4	0	254
1:45 PM	0	94	19	0	2	100	0	0	0	0	0	0	11	0	12	1	239
TOTAL VOLUMES :	NL 0	NT 1284	NR 208	NU 0	SL 27	ST 1434	SR 0	SU 2	EL 0	ET 0	ER 0	EU 0	WL 202	WT 0	WR 57	WU 1	TOTAL 3215
APPROACH %'s :	0.00%	86.06%	13.94%	0.00%	1.85%	98.02%	0.00%	0.14%					77.69%	0.00%	21.92%	0.38%	
PEAK HR :	12:15 PM - 01:15 PM																TOTAL
PEAK HR VOL :	0	431	71	0	7	520	0	2	0	0	0	0	67	0	19	0	1117
PEAK HR FACTOR :	0.000	0.905	0.807	0.000	0.583	0.903	0.000	0.500	0.000	0.000	0.000	0.000	0.728	0.000	0.679	0.000	0.940
	0.903				0.906								0.860				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St
City: West Orange
Control: 1-Way Stop(WB)

Project ID: 25-340072-002
Date: 5/31/2025

Data - HT

NS/EW Streets:		Main St				Main St				Kling St				Kling St				
NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
		0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
	11:00 AM	0	3	0	0	0	2	0	0	0	0	0	0	2	0	2	0	9
	11:15 AM	0	2	1	0	1	5	0	0	0	0	0	0	2	0	0	0	11
	11:30 AM	0	2	0	0	1	5	0	0	0	0	0	0	1	0	0	0	9
	11:45 AM	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5
	12:00 PM	0	4	0	0	0	3	0	0	0	0	0	0	0	0	0	0	7
	12:15 PM	0	4	0	0	0	2	0	0	0	0	0	0	0	0	0	0	6
	12:30 PM	0	2	0	0	0	1	0	0	0	0	0	0	1	0	0	0	4
	12:45 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
	1:00 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
	1:15 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
	1:30 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
	1:45 PM	0	5	1	0	0	3	0	0	0	0	0	0	0	0	1	0	10
TOTAL VOLUMES :		NL 0	NT 34	NR 2	NU 0	SL 2	ST 38	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 6	WT 0	WR 3	WU 0	TOTAL 85
APPROACH %'s :		0.00%	94.44%	5.56%	0.00%	5.00%	95.00%	0.00%	0.00%					66.67%	0.00%	33.33%	0.00%	
PEAK HR :		12:15 PM - 01:15 PM																TOTAL
PEAK HR VOL :		0	10	0	0	0	9	0	0	0	0	0	0	1	0	0	0	20
PEAK HR FACTOR :		0.000	0.625	0.000	0.000	0.000	0.563	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.714
		0.625				0.563								0.250				

National Data & Surveying Services

City: West Orange

Project ID: 25-340072-002

Data - Bikes

NS/EW Streets:		Main St				Main St				Kling St				Kling St				
NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	TOTAL
	11:00 AM	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	11:45 AM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	12:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	12:15 PM	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	1:00 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
		0	14	1	0	0	3	0	0	0	0	0	0	0	0	0	0	18
PEAK HR :	12:15 PM - 01:15 PM																	TOTAL
PEAK HR VOL :	0	3	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
PEAK HR FACTOR :	0.000	0.750	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.417

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Kling St

City: West Orange

Project ID: 25-340072-002

Date: 5/31/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main St		Main St		Kling St		Kling St		
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
11:00 AM	0	0	3	0	5	3	0	0	11
11:15 AM	0	0	0	1	4	7	0	0	12
11:30 AM	0	0	0	0	6	2	0	0	8
11:45 AM	0	0	0	0	5	3	0	0	8
12:00 PM	0	0	0	0	6	6	0	0	12
12:15 PM	0	0	0	1	4	4	0	0	9
12:30 PM	0	0	1	0	5	4	0	0	10
12:45 PM	0	0	3	1	4	4	0	0	12
1:00 PM	2	1	1	0	7	10	0	0	21
1:15 PM	0	0	0	0	8	7	0	0	15
1:30 PM	1	1	0	0	4	8	0	0	14
1:45 PM	0	0	0	1	7	8	0	0	16
TOTAL VOLUMES :	EB 3	WB 2	EB 8	WB 4	NB 65	SB 66	NB 0	SB 0	TOTAL 148
APPROACH %'s :	60.00%	40.00%	66.67%	33.33%	49.62%	50.38%			
PEAK HR :	12:15 PM - 01:15 PM								TOTAL
PEAK HR VOL :	2	1	5	2	20	22	0	0	52
PEAK HR FACTOR :	0.250	0.250	0.417	0.500	0.714	0.550			0.619
		0.250		0.438		0.618			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl

City: West Orange

Control: No Control

Project ID: 25-340072-003

Date: 5/31/2025

Data - Total

[illegible]

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl

City: West Orange

Control: No Control

Project ID: 25-340072-003

Date: 5/31/2025

Data - Cars

NS/EW Streets:		Main St				Main St				Prospect Pl				Prospect Pl				
NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
	11:00 AM	9	113	0	0	0	91	3	0	0	0	0	0	0	0	0	0	216
	11:15 AM	7	92	0	0	0	131	3	0	0	0	0	0	0	0	0	0	233
	11:30 AM	9	98	0	0	0	138	4	0	0	0	0	0	0	0	0	0	249
	11:45 AM	9	115	0	0	0	124	3	0	0	0	0	0	0	0	0	0	251
	12:00 PM	8	121	0	1	0	100	3	0	0	0	0	0	0	0	0	0	233
	12:15 PM	8	94	0	1	0	126	3	0	0	0	0	0	0	0	0	0	232
	12:30 PM	6	95	0	1	0	131	0	0	0	0	0	0	0	0	0	0	233
	12:45 PM	7	112	0	0	0	143	3	0	0	0	0	0	0	0	0	0	265
	1:00 PM	13	110	0	0	0	123	6	0	0	0	0	0	0	0	0	0	252
	1:15 PM	8	95	0	0	0	103	3	0	0	0	0	0	0	0	0	0	209
	1:30 PM	8	90	0	0	0	127	2	0	0	0	0	0	0	0	0	0	227
	1:45 PM	13	86	0	0	0	102	5	0	0	0	0	0	0	0	0	0	206
TOTAL VOLUMES :		NL 105	NT 1221	NR 0	NU 3	SL 0	ST 1439	SR 38	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 2806
APPROACH %'s :		7.90%	91.87%	0.00%	0.23%	0.00%	97.43%	2.57%	0.00%									
PEAK HR :		12:15 PM - 01:15 PM																TOTAL
PEAK HR VOL :		34	411	0	2	0	523	12	0	0	0	0	0	0	0	0	0	982
PEAK HR FACTOR :		0.654	0.917	0.000	0.500	0.000	0.914	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.926

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl
City: West Orange
Control: No Control

Project ID: 25-340072-003
Date: 5/31/2025

Data - HT

NS/EW Streets:	Main St				Main St				Prospect Pl				Prospect Pl				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
11:00 AM	1	3	0	1	0	2	0	0	0	0	0	0	0	0	0	0	7
11:15 AM	1	1	0	0	0	5	0	0	0	0	0	0	0	0	0	0	7
11:30 AM	0	2	0	0	0	6	0	0	0	0	0	0	0	0	0	0	8
11:45 AM	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5
12:00 PM	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
12:15 PM	0	5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	7
12:30 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
12:45 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
1:00 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
1:15 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
1:30 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
1:45 PM	1	5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
TOTAL VOLUMES :	NL 3	NT 33	NR 0	NU 1	SL 0	ST 40	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 77
APPROACH %'s :	8.11%	89.19%	0.00%	2.70%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	12:15 PM - 01:15 PM																TOTAL
PEAK HR VOL :	0	11	0	0	0	9	0	0	0	0	0	0	0	0	0	0	20
PEAK HR FACTOR :	0.000	0.550	0.000	0.000	0.000	0.563	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.714
	0.550				0.563												

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl

City: West Orange

Control: No Control

Project ID: 25-340072-003

Date: 5/31/2025

Data - Bikes

[illegible]

National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St & Prospect Pl

Project ID: 25-340072-003

City: West Orange

Date: 5/31/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main St		Main St		Prospect Pl		Prospect Pl		
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
11:00 AM	1	1	1	1	0	0	3	1	8
11:15 AM	0	3	2	1	0	0	2	6	14
11:30 AM	3	1	0	1	0	0	1	2	8
11:45 AM	0	2	3	2	0	0	3	4	14
12:00 PM	2	2	2	0	0	0	2	4	12
12:15 PM	0	0	0	2	0	0	9	3	14
12:30 PM	1	0	0	1	0	0	3	2	7
12:45 PM	0	0	0	1	0	0	5	2	8
1:00 PM	1	1	0	1	0	0	0	2	5
1:15 PM	0	1	1	0	0	0	1	0	3
1:30 PM	0	1	2	1	0	0	3	3	10
1:45 PM	0	0	0	1	0	0	3	5	9
TOTAL VOLUMES :	EB 8	WB 12	EB 11	WB 12	NB 0	SB 0	NB 35	SB 34	TOTAL 112
APPROACH %'s :	40.00%	60.00%	47.83%	52.17%			50.72%	49.28%	
PEAK HR :	12:15 PM - 01:15 PM								TOTAL
PEAK HR VOL :	2	1	0	5	0	0	17	9	34
PEAK HR FACTOR :	0.500	0.250		0.625			0.472	0.750	0.607
	0.375		0.625				0.542		

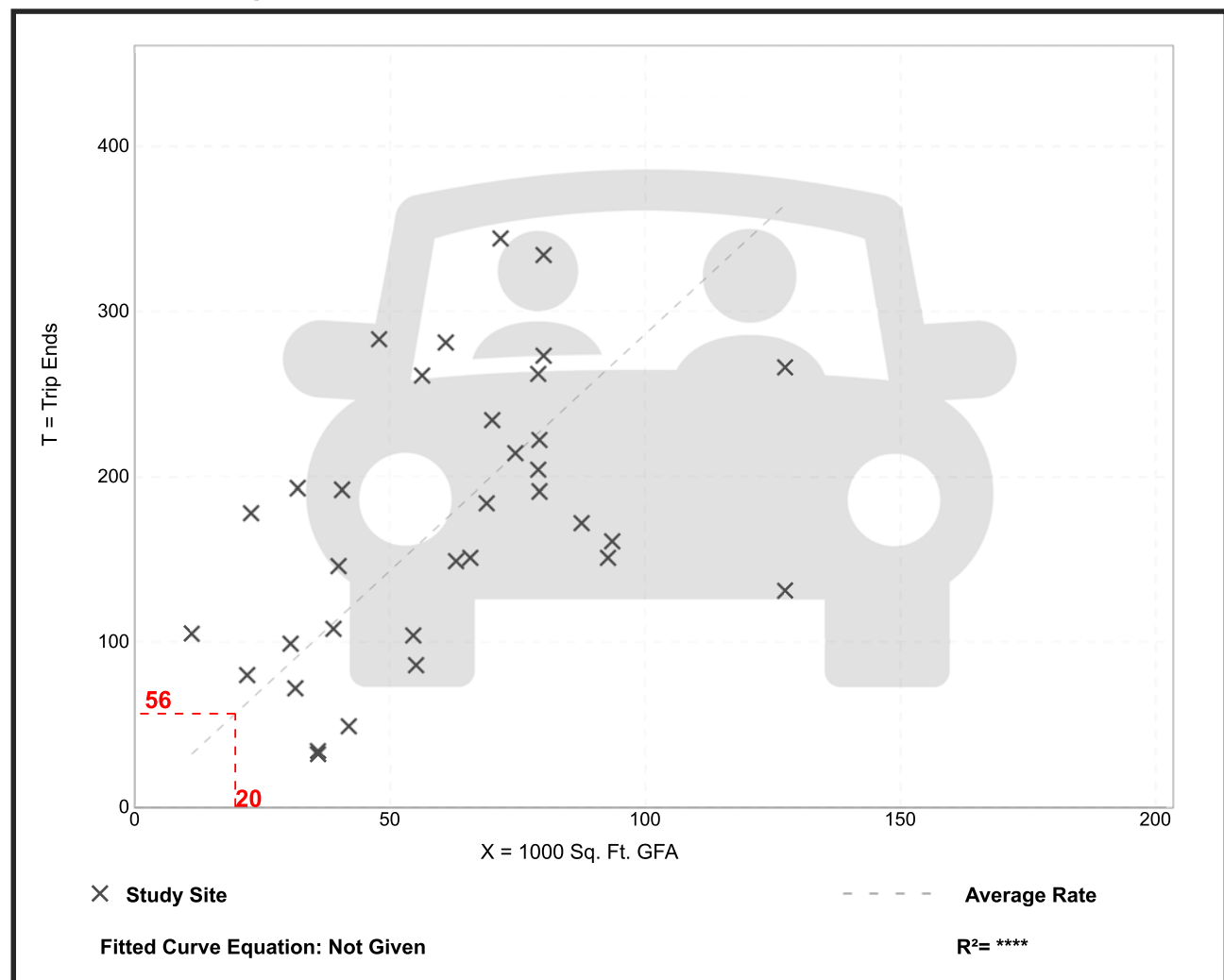
Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 34
 Avg. 1000 Sq. Ft. GFA: 61
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.86	0.89 - 9.35	1.45

Data Plot and Equation



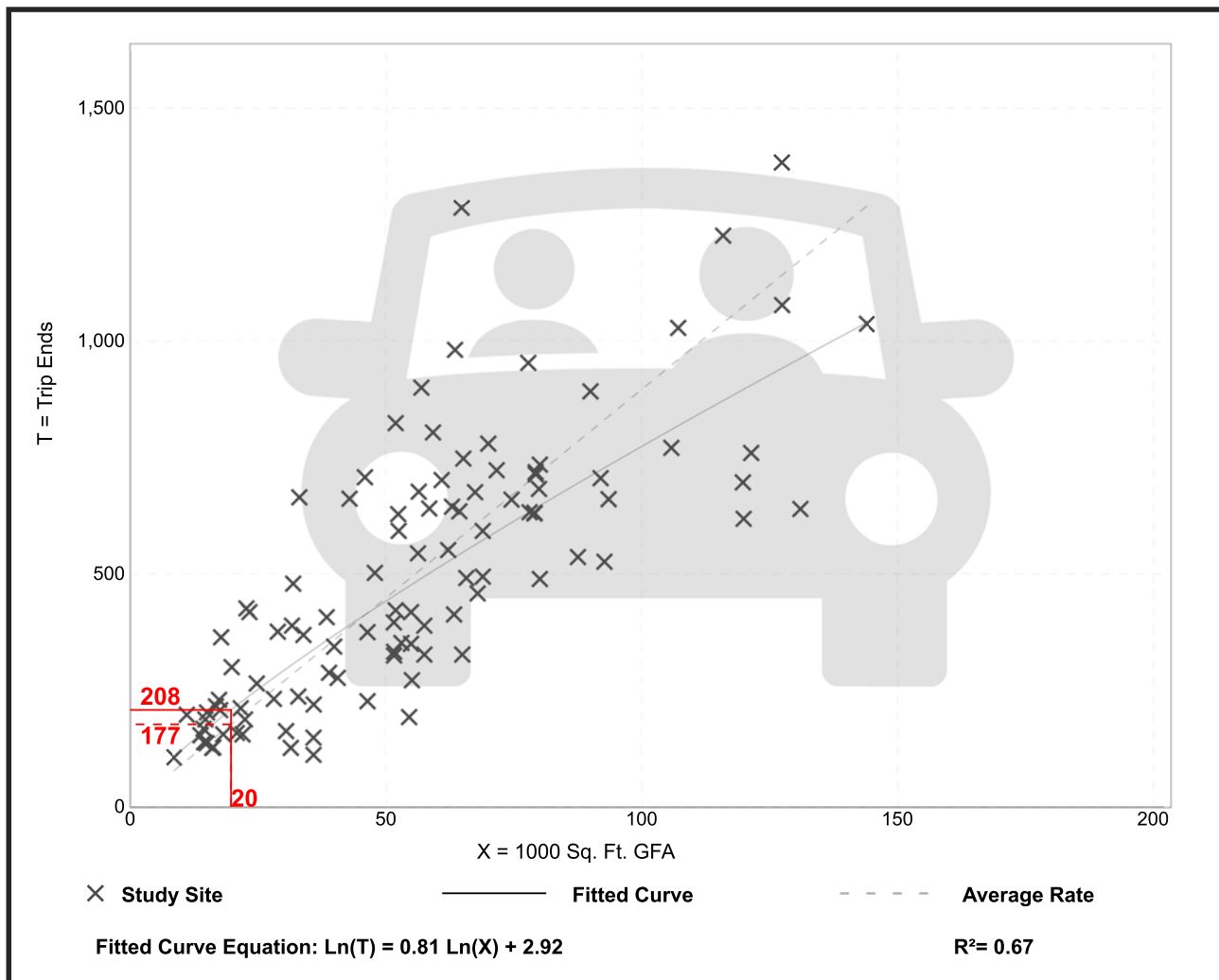
Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 104
 Avg. 1000 Sq. Ft. GFA: 55
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.95	3.11 - 20.30	3.32

Data Plot and Equation



Supermarket (850)

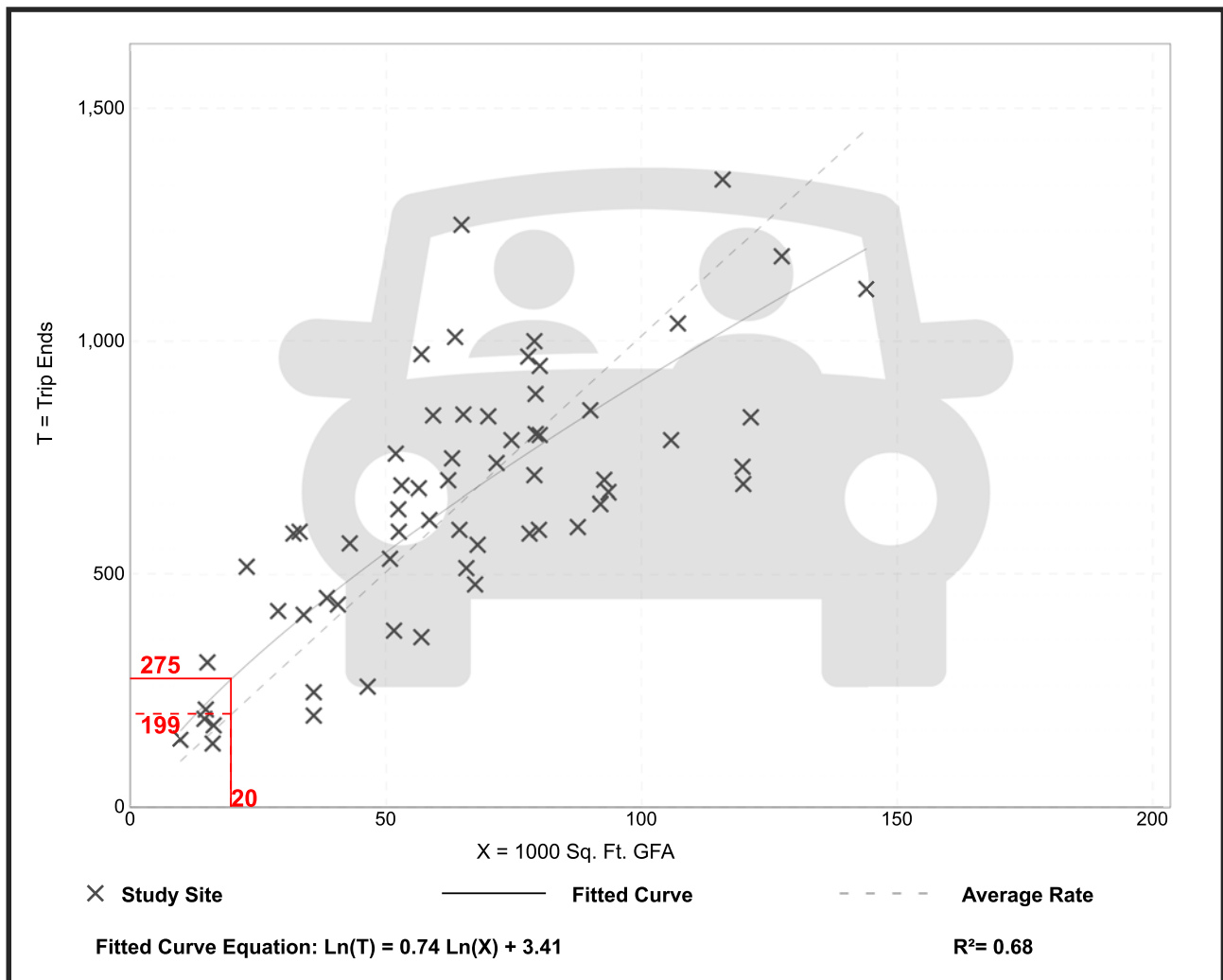
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 62
Avg. 1000 Sq. Ft. GFA: 65
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.10	5.51 - 22.61	3.30

Data Plot and Equation



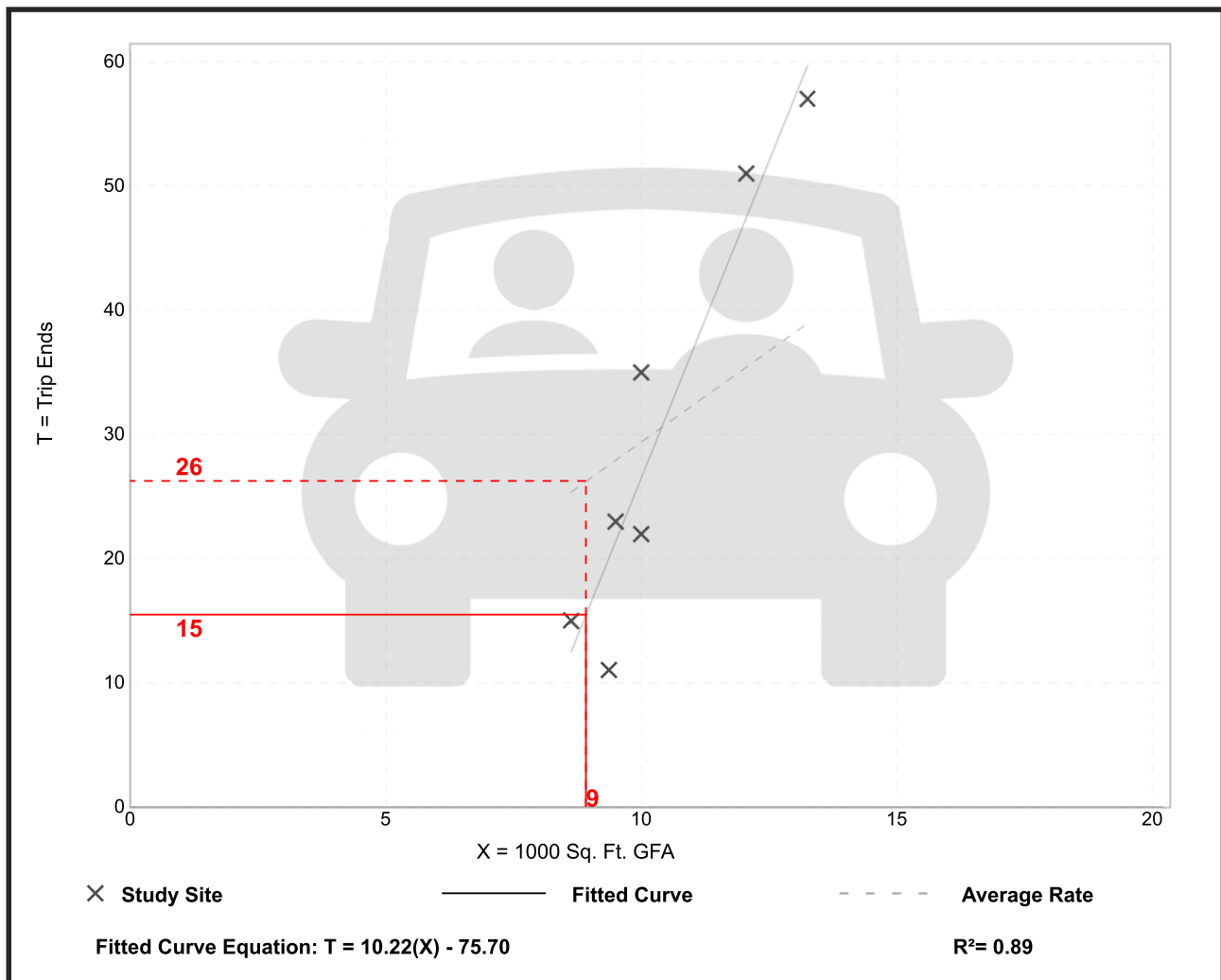
Pharmacy/Drugstore without Drive-Through Window (880)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 7
 Avg. 1000 Sq. Ft. GFA: 10
 Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.94	1.17 - 4.30	1.25

Data Plot and Equation



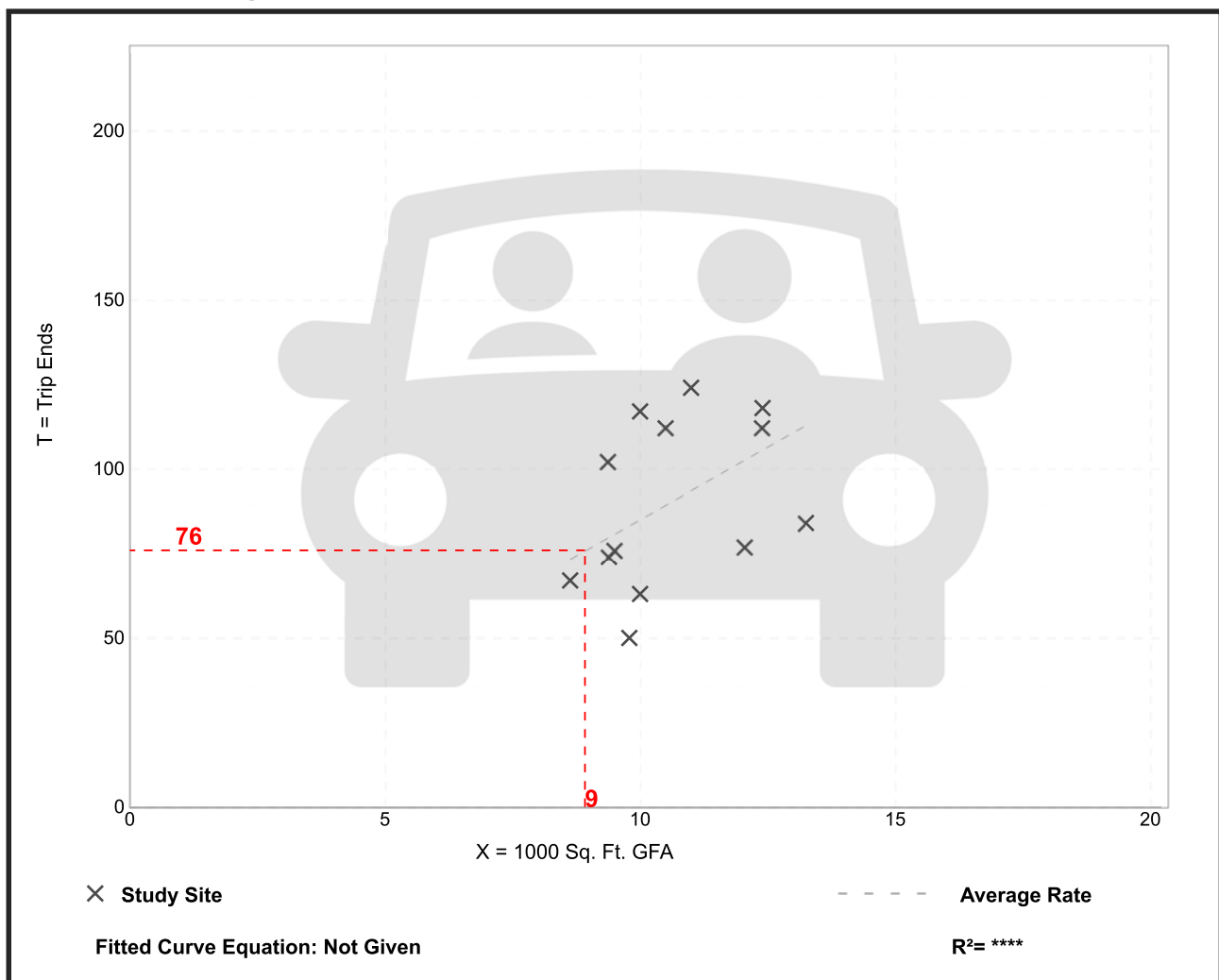
Pharmacy/Drugstore without Drive-Through Window (880)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.51	5.11 - 11.70	2.16

Data Plot and Equation



Pharmacy/Drugstore without Drive-Through Window (880)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

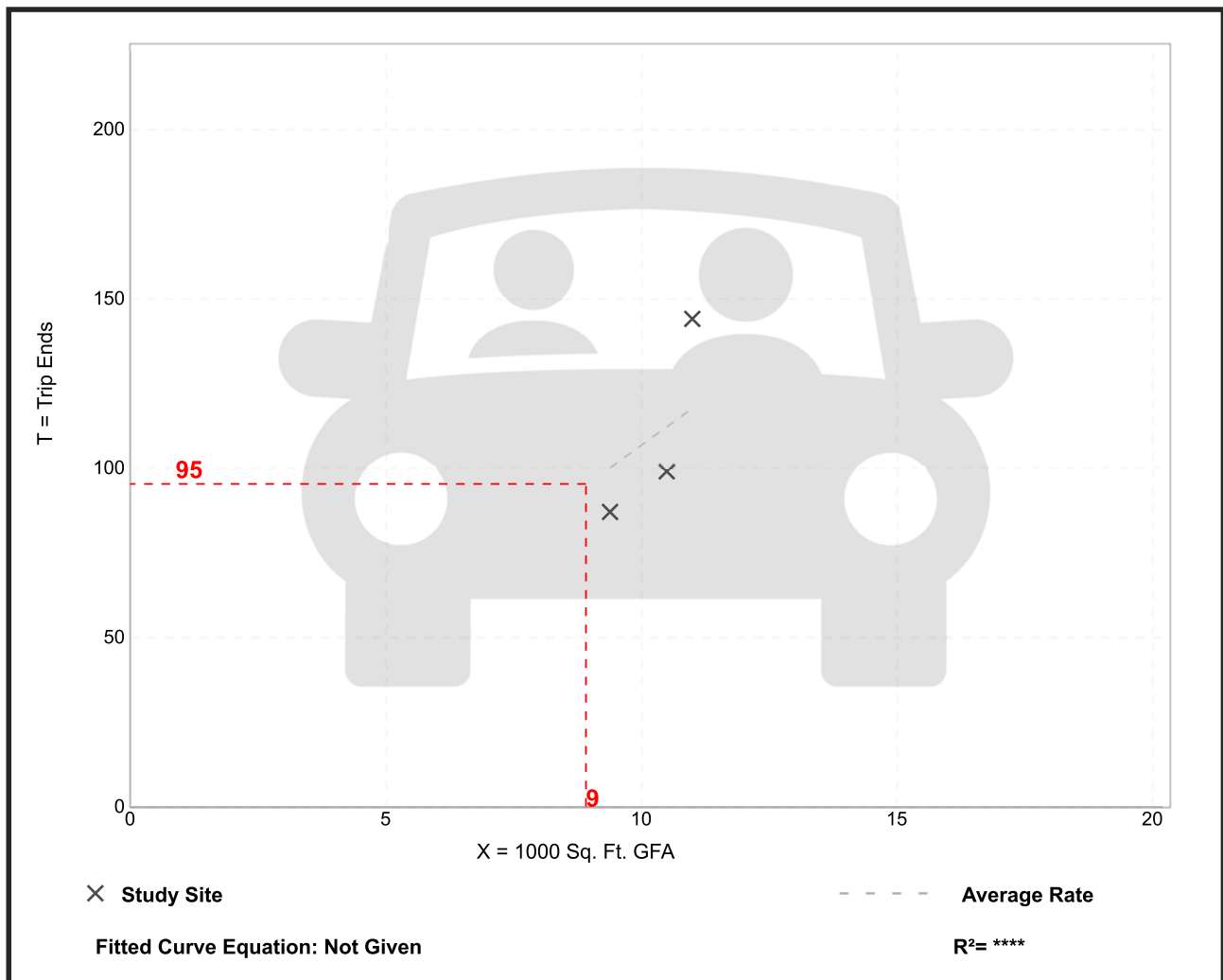
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 10
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.68	9.27 - 13.09	2.19

Data Plot and Equation

Caution – Small Sample Size



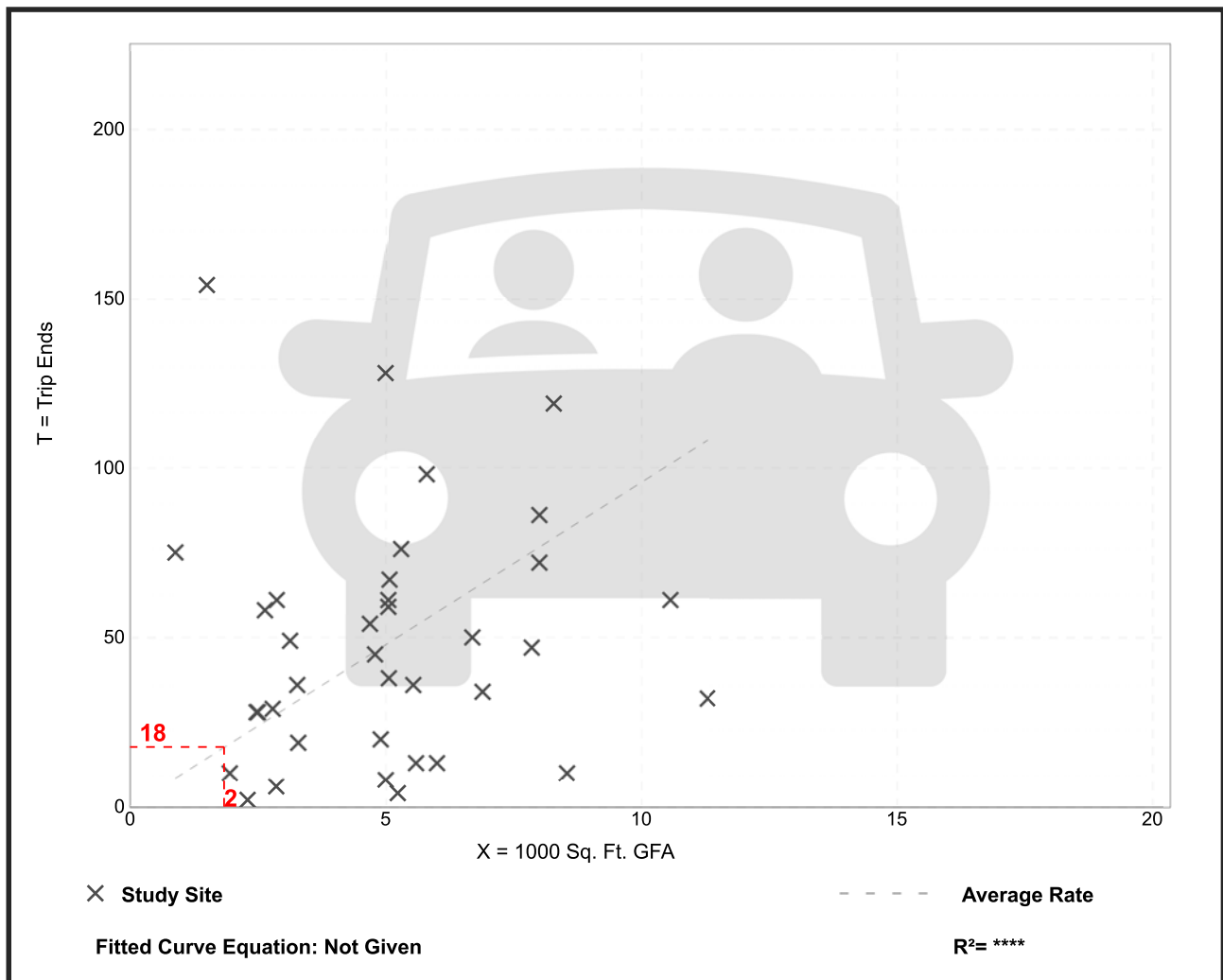
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 37
 Avg. 1000 Sq. Ft. GFA: 5
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



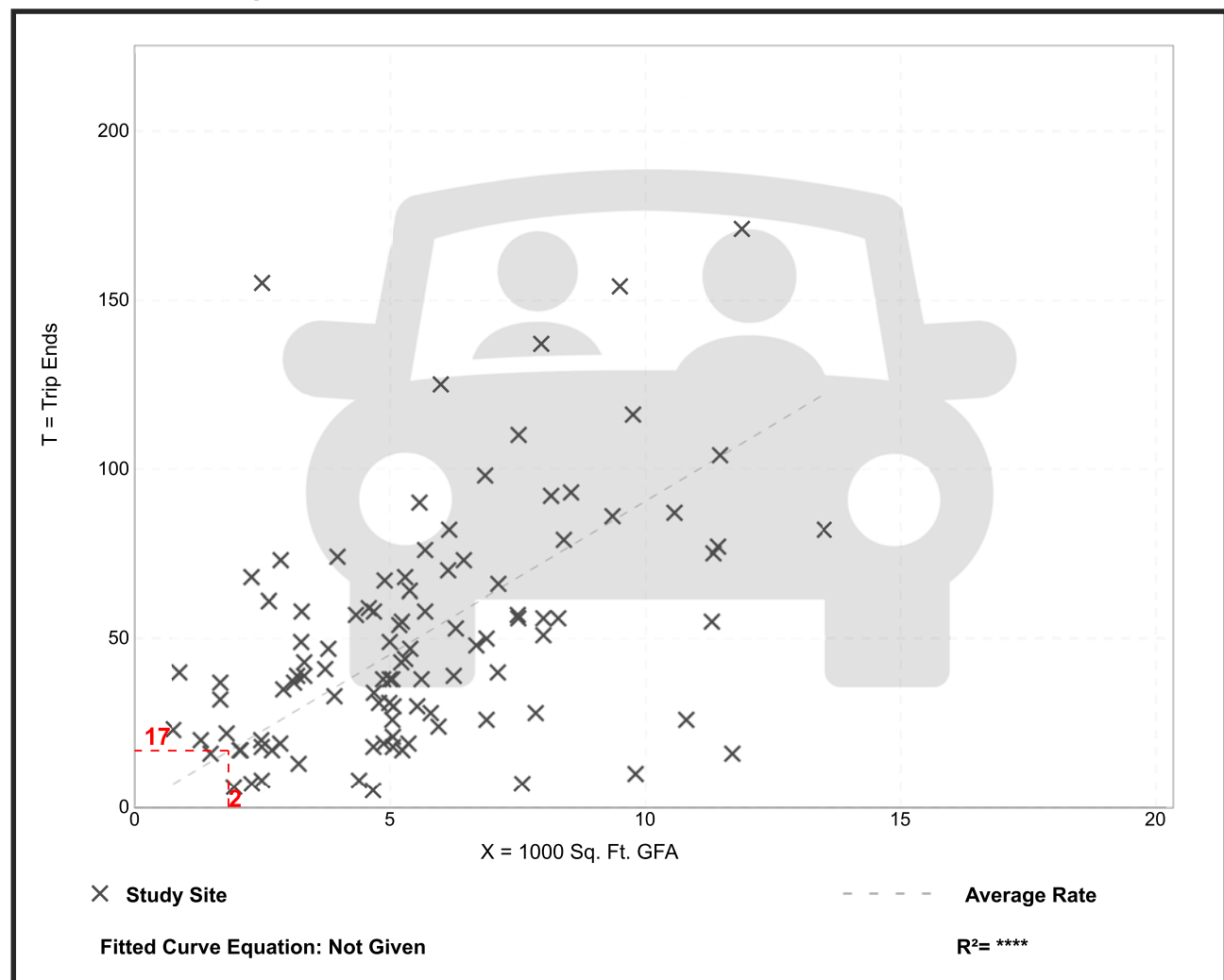
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 104
 Avg. 1000 Sq. Ft. GFA: 6
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

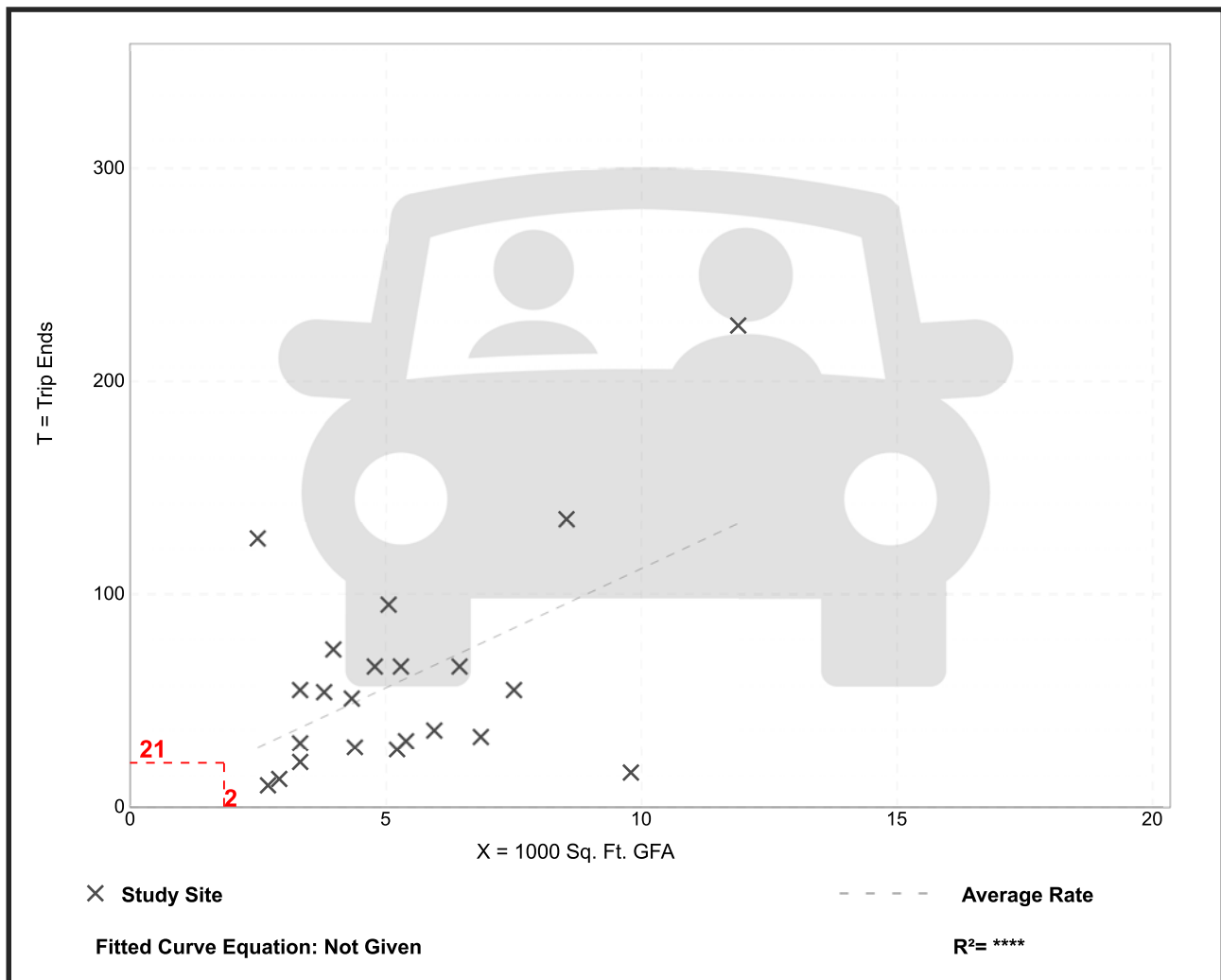
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.19	1.63 - 50.40	8.30

Data Plot and Equation



Proposed Supermarket
1: Main Street & Prospect Place

Existing
AM



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				↕	↕	
Traffic Volume (veh/h)	0	0	20	472	502	9
Future Volume (Veh/h)	0	0	20	472	502	9
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	0	0	23	543	577	10
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1171	582	587			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1171	582	587			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	98			
cM capacity (veh/h)	208	513	973			
Direction, Lane #	NB 1	SB 1				
Volume Total	566	587				
Volume Left	23	0				
Volume Right	0	10				
cSH	973	1700				
Volume to Capacity	0.02	0.35				
Queue Length 95th (ft)	2	0				
Control Delay (s)	0.6	0.0				
Lane LOS	A					
Approach Delay (s)	0.6	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			44.4%	ICU Level of Service		A
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

Existing
AM

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	12	4	522	594	5
Future Vol, veh/h	9	12	4	522	594	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	11	7	2
Mvmt Flow	10	13	4	587	667	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1265	670	673	0	-	0
Stage 1	670	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	187	457	918	-	-	-
Stage 1	509	-	-	-	-	-
Stage 2	551	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	186	457	918	-	-	-
Mov Cap-2 Maneuver	186	-	-	-	-	-
Stage 1	506	-	-	-	-	-
Stage 2	551	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	19	0.1		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	918	-	281	-	-	
HCM Lane V/C Ratio	0.005	-	0.084	-	-	
HCM Control Delay (s)	8.9	0	19	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile O(veh)	0	-	0.3	-	-	

Proposed Supermarket
3: Main Street & Kling Street

Existing
AM

Intersection						
Int Delay, s/veh	3.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	103	11	481	50	6	496
Future Vol, veh/h	103	11	481	50	6	496
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	11	18	11	12	2	7
Mvmt Flow	111	12	517	54	6	533
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1089	544	0	0	571	0
Stage 1	544	-	-	-	-	-
Stage 2	545	-	-	-	-	-
Critical Hdwy	6.51	6.38	-	-	4.12	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.462	-	-	2.218	-
Pot Cap-1 Maneuver	229	509	-	-	1002	-
Stage 1	564	-	-	-	-	-
Stage 2	563	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	227	509	-	-	1002	-
Mov Cap-2 Maneuver	227	-	-	-	-	-
Stage 1	564	-	-	-	-	-
Stage 2	558	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	34.7	0	0.1			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	240	1002	-	
HCM Lane V/C Ratio	-	-	0.511	0.006	-	
HCM Control Delay (s)	-	-	34.7	8.6	0	
HCM Lane LOS	-	-	D	A	A	
HCM 95th %tile Q(veh)	-	-	2.7	0	-	

Proposed Supermarket
1: Main Street & Prospect Place

Existing
PM



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				↕	↕	
Traffic Volume (veh/h)	0	0	49	522	514	35
Future Volume (Veh/h)	0	0	49	522	514	35
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	0	0	50	533	524	36
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1175	542	560			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1175	542	560			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	95			
cM capacity (veh/h)	201	540	1011			
Direction, Lane #	NB 1	SB 1				
Volume Total	583	560				
Volume Left	50	0				
Volume Right	0	36				
cSH	1011	1700				
Volume to Capacity	0.05	0.33				
Queue Length 95th (ft)	4	0				
Control Delay (s)	1.3	0.0				
Lane LOS	A					
Approach Delay (s)	1.3	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.7			
Intersection Capacity Utilization			66.0%	ICU Level of Service		C
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

Existing
PM

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	6	12	634	576	4
Future Vol, veh/h	7	6	12	634	576	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	4	2
Mvmt Flow	7	6	12	647	588	4
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1261	590	592	0	-	0
Stage 1	590	-	-	-	-	-
Stage 2	671	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	188	508	984	-	-	-
Stage 1	554	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	184	508	984	-	-	-
Mov Cap-2 Maneuver	184	-	-	-	-	-
Stage 1	543	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	19.5	0.2		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	984	-	261	-	-	
HCM Lane V/C Ratio	0.012	-	0.051	-	-	
HCM Control Delay (s)	8.7	0	19.5	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

Proposed Supermarket
3: Main Street & Kling Street

Existing
PM

Intersection						
Int Delay, s/veh	2.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	79	25	546	95	13	501
Future Vol, veh/h	79	25	546	95	13	501
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	5	2	2	2	2	3
Mvmt Flow	80	25	552	96	13	506
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1132	600	0	0	648	0
Stage 1	600	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Critical Hdwy	6.45	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	222	501	-	-	938	-
Stage 1	542	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	218	501	-	-	938	-
Mov Cap-2 Maneuver	218	-	-	-	-	-
Stage 1	542	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	29.1	0		0.2		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	252	938	-	
HCM Lane V/C Ratio	-	-	0.417	0.014	-	
HCM Control Delay (s)	-	-	29.1	8.9	0	
HCM Lane LOS	-	-	D	A	A	
HCM 95th %tile Q(veh)	-	-	1.9	0	-	

Proposed Supermarket
1: Main Street & Prospect Place

Existing
SAT



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				↕	↕	
Traffic Volume (veh/h)	0	0	34	426	536	12
Future Volume (Veh/h)	0	0	34	426	536	12
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	0	37	458	576	13
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1114	582	589			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1114	582	589			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	96			
cM capacity (veh/h)	222	513	986			
Direction, Lane #	NB 1	SB 1				
Volume Total	495	589				
Volume Left	37	0				
Volume Right	0	13				
cSH	986	1700				
Volume to Capacity	0.04	0.35				
Queue Length 95th (ft)	3	0				
Control Delay (s)	1.1	0.0				
Lane LOS	A					
Approach Delay (s)	1.1	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			53.8%	ICU Level of Service		A
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

Existing
SAT

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	7	507	596	1
Future Vol, veh/h	5	8	7	507	596	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	9	7	539	634	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1188	635	635	0	-	0
Stage 1	635	-	-	-	-	-
Stage 2	553	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	208	478	948	-	-	-
Stage 1	528	-	-	-	-	-
Stage 2	576	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	206	478	948	-	-	-
Mov Cap-2 Maneuver	206	-	-	-	-	-
Stage 1	522	-	-	-	-	-
Stage 2	576	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	16.9	0.1		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	948	-	317	-	-	
HCM Lane V/C Ratio	0.008	-	0.044	-	-	
HCM Control Delay (s)	8.8	0	16.9	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Proposed Supermarket
3: Main Street & Kling Street

Existing
SAT

Intersection						
Int Delay, s/veh	1.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	68	19	441	71	7	529
Future Vol, veh/h	68	19	441	71	7	529
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	72	20	464	75	7	557
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1073	502	0	0	539	0
Stage 1	502	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	244	569	-	-	1029	-
Stage 1	608	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	242	569	-	-	1029	-
Mov Cap-2 Maneuver	242	-	-	-	-	-
Stage 1	608	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	24.3	0		0.1		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	277	1029	-	
HCM Lane V/C Ratio	-	-	0.331	0.007	-	
HCM Control Delay (s)	-	-	24.3	8.5	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile O(veh)	-	-	1.4	0	-	

Proposed Supermarket
1: Main Street & Prospect Place

No Build
AM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	0	21	489	521	9
Future Volume (Veh/h)	0	0	21	489	521	9
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	0	0	24	562	599	10
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1214	604	609			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1214	604	609			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	97			
cM capacity (veh/h)	196	498	955			
Direction, Lane #	NB 1	SB 1				
Volume Total	586	609				
Volume Left	24	0				
Volume Right	0	10				
cSH	955	1700				
Volume to Capacity	0.03	0.36				
Queue Length 95th (ft)	2	0				
Control Delay (s)	0.7	0.0				
Lane LOS	A					
Approach Delay (s)	0.7	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			46.1%	ICU Level of Service		A
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

No Build
AM

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	12	4	542	615	5
Future Vol, veh/h	9	12	4	542	615	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	11	7	2
Mvmt Flow	10	13	4	609	691	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1311	694	697	0	-	0
Stage 1	694	-	-	-	-	-
Stage 2	617	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	175	443	899	-	-	-
Stage 1	496	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	174	443	899	-	-	-
Mov Cap-2 Maneuver	174	-	-	-	-	-
Stage 1	493	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	19.8	0.1		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	899	-	266	-	-	
HCM Lane V/C Ratio	0.005	-	0.089	-	-	
HCM Control Delay (s)	9	0	19.8	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile O(veh)	0	-	0.3	-	-	

Proposed Supermarket
3: Main Street & Kling Street

No Build
AM

Intersection						
Int Delay, s/veh	3.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	105	11	499	52	6	515
Future Vol, veh/h	105	11	499	52	6	515
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	11	18	11	12	2	7
Mvmt Flow	113	12	537	56	6	554
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1131	565	0	0	593	0
Stage 1	565	-	-	-	-	-
Stage 2	566	-	-	-	-	-
Critical Hdwy	6.51	6.38	-	-	4.12	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.462	-	-	2.218	-
Pot Cap-1 Maneuver	216	495	-	-	983	-
Stage 1	551	-	-	-	-	-
Stage 2	551	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	214	495	-	-	983	-
Mov Cap-2 Maneuver	214	-	-	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	546	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	38.9	0	0.1			
HCM LOS	E					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	226	983	-	
HCM Lane V/C Ratio	-	-	0.552	0.007	-	
HCM Control Delay (s)	-	-	38.9	8.7	0	
HCM Lane LOS	-	-	E	A	A	
HCM 95th %tile Q(veh)	-	-	3	0	-	

Proposed Supermarket
1: Main Street & Prospect Place

No Build
PM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	0	51	540	532	36
Future Volume (Veh/h)	0	0	51	540	532	36
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	0	0	52	551	543	37
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1216	562	580			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1216	562	580			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	95			
cM capacity (veh/h)	189	527	994			
Direction, Lane #	NB 1	SB 1				
Volume Total	603	580				
Volume Left	52	0				
Volume Right	0	37				
cSH	994	1700				
Volume to Capacity	0.05	0.34				
Queue Length 95th (ft)	4	0				
Control Delay (s)	1.4	0.0				
Lane LOS	A					
Approach Delay (s)	1.4	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.7			
Intersection Capacity Utilization			68.1%	ICU Level of Service		C
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

No Build
PM

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	6	12	656	596	4
Future Vol, veh/h	7	6	12	656	596	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	4	2
Mvmt Flow	7	6	12	669	608	4
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1303	610	612	0	-	0
Stage 1	610	-	-	-	-	-
Stage 2	693	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	177	494	967	-	-	-
Stage 1	542	-	-	-	-	-
Stage 2	496	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	173	494	967	-	-	-
Mov Cap-2 Maneuver	173	-	-	-	-	-
Stage 1	531	-	-	-	-	-
Stage 2	496	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	20.4	0.2		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	967	-	247	-	-	
HCM Lane V/C Ratio	0.013	-	0.054	-	-	
HCM Control Delay (s)	8.8	0	20.4	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile O(veh)	0	-	0.2	-	-	

Proposed Supermarket
3: Main Street & Kling Street

No Build
PM

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	81	26	565	98	13	519
Future Vol, veh/h	81	26	565	98	13	519
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	5	2	2	2	2	3
Mvmt Flow	82	26	571	99	13	524
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1171	621	0	0	670	0
Stage 1	621	-	-	-	-	-
Stage 2	550	-	-	-	-	-
Critical Hdwy	6.45	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	210	487	-	-	920	-
Stage 1	530	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	206	487	-	-	920	-
Mov Cap-2 Maneuver	206	-	-	-	-	-
Stage 1	530	-	-	-	-	-
Stage 2	561	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	31.7	0	0.2			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	240	920	-	
HCM Lane V/C Ratio	-	-	0.45	0.014	-	
HCM Control Delay (s)	-	-	31.7	9	0	
HCM Lane LOS	-	-	D	A	A	
HCM 95th %tile Q(veh)	-	-	2.2	0	-	

Proposed Supermarket
1: Main Street & Prospect Place

No Build
SAT

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	0	35	441	555	12
Future Volume (Veh/h)	0	0	35	441	555	12
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	0	38	474	597	13
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1154	604	610			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1154	604	610			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	96			
cM capacity (veh/h)	210	499	969			
Direction, Lane #	NB 1	SB 1				
Volume Total	512	610				
Volume Left	38	0				
Volume Right	0	13				
cSH	969	1700				
Volume to Capacity	0.04	0.36				
Queue Length 95th (ft)	3	0				
Control Delay (s)	1.1	0.0				
Lane LOS	A					
Approach Delay (s)	1.1	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			55.4%	ICU Level of Service		B
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

No Build
SAT

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	7	526	617	1
Future Vol, veh/h	5	8	7	526	617	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	9	7	560	656	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1231	657	657	0	-	0
Stage 1	657	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	196	465	931	-	-	-
Stage 1	516	-	-	-	-	-
Stage 2	563	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	194	465	931	-	-	-
Mov Cap-2 Maneuver	194	-	-	-	-	-
Stage 1	510	-	-	-	-	-
Stage 2	563	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	17.5	0.1		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	931	-	302	-	-	
HCM Lane V/C Ratio	0.008	-	0.046	-	-	
HCM Control Delay (s)	8.9	0	17.5	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile O(veh)	0	-	0.1	-	-	

Proposed Supermarket
3: Main Street & Kling Street

No Build
SAT

Intersection						
Int Delay, s/veh	2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	19	457	74	7	548
Future Vol, veh/h	70	19	457	74	7	548
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	74	20	481	78	7	577
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1111	520	0	0	559	0
Stage 1	520	-	-	-	-	-
Stage 2	591	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	231	556	-	-	1012	-
Stage 1	597	-	-	-	-	-
Stage 2	553	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	229	556	-	-	1012	-
Mov Cap-2 Maneuver	229	-	-	-	-	-
Stage 1	597	-	-	-	-	-
Stage 2	547	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	26.2	0		0.1		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	262		1012	-	
HCM Lane V/C Ratio	-	0.358		0.007	-	
HCM Control Delay (s)	-	26.2		8.6	0	
HCM Lane LOS	-	D		A	A	
HCM 95th %tile Q(veh)	-	1.6		0	-	

Proposed Supermarket
1: Main Street & Prospect Place

Build
AM



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				↕	↕	
Traffic Volume (veh/h)	0	0	21	500	536	9
Future Volume (Veh/h)	0	0	21	500	536	9
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	0	0	24	575	616	10
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1244	621	626			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1244	621	626			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	97			
cM capacity (veh/h)	187	487	941			
Direction, Lane #	NB 1	SB 1				
Volume Total	599	626				
Volume Left	24	0				
Volume Right	0	10				
cSH	941	1700				
Volume to Capacity	0.03	0.37				
Queue Length 95th (ft)	2	0				
Control Delay (s)	0.7	0.0				
Lane LOS	A					
Approach Delay (s)	0.7	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			46.7%	ICU Level of Service		A
Analysis Period (min)			15			

Proposed Supermarket

2: Main Street & Erwin Place

Build
AM

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	12	4	557	626	5
Future Vol, veh/h	9	12	4	557	626	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	11	7	2
Mvmt Flow	10	13	4	626	703	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1340	706	709	0	-	0
Stage 1	706	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	168	436	890	-	-	-
Stage 1	489	-	-	-	-	-
Stage 2	529	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	167	436	890	-	-	-
Mov Cap-2 Maneuver	167	-	-	-	-	-
Stage 1	486	-	-	-	-	-
Stage 2	529	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	20.4	0.1		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	890	-	258	-	-	
HCM Lane V/C Ratio	0.005	-	0.091	-	-	
HCM Control Delay (s)	9.1	0	20.4	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile O(veh)	0	-	0.3	-	-	

Proposed Supermarket
3: Main Street & S. Site Driveway/Kling Street

Build
AM

Intersection												
Int Delay, s/veh	4.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↕			↕			↕	
Traffic Vol, veh/h	0	0	0	105	3	11	15	499	52	7	526	15
Future Vol, veh/h	0	0	0	105	3	11	15	499	52	7	526	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	11	2	18	2	11	12	2	7	2
Mvmt Flow	0	0	0	113	3	12	16	537	56	8	566	16
Major/Minor				Minor1		Major1		Major2				
Conflicting Flow All				1187	1195	565	582	0	0	593	0	0
Stage 1				597	597	-	-	-	-	-	-	-
Stage 2				590	598	-	-	-	-	-	-	-
Critical Hdwy				6.51	6.52	6.38	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1				5.51	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2				5.51	5.52	-	-	-	-	-	-	-
Follow-up Hdwy				3.599	4.018	3.462	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver				200	186	495	992	-	-	983	-	-
Stage 1				533	491	-	-	-	-	-	-	-
Stage 2				537	491	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver				193	0	495	992	-	-	983	-	-
Mov Cap-2 Maneuver				193	0	-	-	-	-	-	-	-
Stage 1				520	0	-	-	-	-	-	-	-
Stage 2				531	0	-	-	-	-	-	-	-
Approach				WB		NB		SB				
HCM Control Delay, s				47.9		0.2		0.1				
HCM LOS				E								
Minor Lane/Major Mvmt	NBL	NBT	NBR	WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	992	-	-	205	983	-	-					
HCM Lane V/C Ratio	0.016	-	-	0.624	0.008	-	-					
HCM Control Delay (s)	8.7	0	-	47.9	8.7	0	-					
HCM Lane LOS	A	A	-	E	A	A	-					
HCM 95th %tile Q(veh)	0.1	-	-	3.6	0	-	-					

Proposed Supermarket
4: Main Street & N. Site Driveway

Build
AM

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	12	0	510	536	0
Future Vol, veh/h	11	12	0	510	536	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	11	6	2
Mvmt Flow	13	14	0	586	616	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1202	616	-	0	-	0
Stage 1	616	-	-	-	-	-
Stage 2	586	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	204	491	0	-	-	0
Stage 1	539	-	0	-	-	0
Stage 2	556	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	204	491	-	-	-	-
Mov Cap-2 Maneuver	204	-	-	-	-	-
Stage 1	539	-	-	-	-	-
Stage 2	556	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	18.5	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	294	-			
HCM Lane V/C Ratio	-	0.09	-			
HCM Control Delay (s)	-	18.5	-			
HCM Lane LOS	-	C	-			
HCM 95th %tile Q(veh)	-	0.3	-			

Proposed Supermarket
1: Main Street & Prospect Place

Build
PM



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				↕	↕	
Traffic Volume (veh/h)	0	0	51	567	556	36
Future Volume (Veh/h)	0	0	51	567	556	36
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	0	0	52	579	567	37
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1268	586	604			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1268	586	604			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	95			
cM capacity (veh/h)	176	511	974			
Direction, Lane #	NB 1	SB 1				
Volume Total	631	604				
Volume Left	52	0				
Volume Right	0	37				
cSH	974	1700				
Volume to Capacity	0.05	0.36				
Queue Length 95th (ft)	4	0				
Control Delay (s)	1.4	0.0				
Lane LOS	A					
Approach Delay (s)	1.4	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.7			
Intersection Capacity Utilization			70.8%	ICU Level of Service		C
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

Build
PM

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	6	12	683	621	4
Future Vol, veh/h	7	6	12	683	621	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	4	2
Mvmt Flow	7	6	12	697	634	4
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1357	636	638	0	-	0
Stage 1	636	-	-	-	-	-
Stage 2	721	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	164	478	946	-	-	-
Stage 1	527	-	-	-	-	-
Stage 2	482	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	161	478	946	-	-	-
Mov Cap-2 Maneuver	161	-	-	-	-	-
Stage 1	516	-	-	-	-	-
Stage 2	482	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	21.5		0.2		0	
HCM LOS	C					
Minor Lane/Major Mvmt	NBL		NBT	EBLn1	SBT	SBR
Capacity (veh/h)	946		-	232	-	-
HCM Lane V/C Ratio	0.013		-	0.057	-	-
HCM Control Delay (s)	8.9		0	21.5	-	-
HCM Lane LOS	A		A	C	-	-
HCM 95th %tile Q(veh)	0		-	0.2	-	-

Proposed Supermarket
3: Main Street & S. Site Driveway/Kling Street

Build
PM

Intersection												
Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↕			↕			↕	
Traffic Vol, veh/h	0	0	0	81	5	26	44	548	98	18	544	39
Future Vol, veh/h	0	0	0	81	5	26	44	548	98	18	544	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	5	2	2	2	2	2	2	3	2
Mvmt Flow	0	0	0	82	5	26	44	554	99	18	549	39
Major/Minor												
Minor1				Major1				Major2				
Conflicting Flow All	1297	1316	604	588	0	0	653	0	0			
Stage 1	692	692	-	-	-	-	-	-	-	-	-	-
Stage 2	605	624	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.45	6.52	6.22	4.12	-	-	4.12	-	-	-	-	-
Critical Hdwy Stg 1	5.45	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.45	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.018	3.318	2.218	-	-	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	176	158	498	987	-	-	934	-	-	-	-	-
Stage 1	491	445	-	-	-	-	-	-	-	-	-	-
Stage 2	539	478	-	-	-	-	-	-	-	-	-	-
Platoon blocked, %					-	-		-	-	-	-	-
Mov Cap-1 Maneuver	159	0	498	987	-	-	934	-	-	-	-	-
Mov Cap-2 Maneuver	159	0	-	-	-	-	-	-	-	-	-	-
Stage 1	456	0	-	-	-	-	-	-	-	-	-	-
Stage 2	523	0	-	-	-	-	-	-	-	-	-	-
Approach												
WB				NB				SB				
HCM Control Delay, s	48			0.6				0.3				
HCM LOS	E											
Minor Lane/Major Mvmt												
NBL				NBT				NBRWBLn1				
Capacity (veh/h)	987	-	-	191	934	-	-					
HCM Lane V/C Ratio	0.045	-	-	0.592	0.019	-	-					
HCM Control Delay (s)	8.8	0	-	48	8.9	0	-					
HCM Lane LOS	A	A	-	E	A	A	-					
HCM 95th %tile Q(veh)	0.1	-	-	3.3	0.1	-	-					

Proposed Supermarket
4: Main Street & N. Site Driveway

Build
PM

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	44	45	0	574	556	0
Future Vol, veh/h	44	45	0	574	556	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	4	2
Mvmt Flow	45	46	0	586	567	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1153	567	-	0	-	0
Stage 1	567	-	-	-	-	-
Stage 2	586	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	218	523	0	-	-	0
Stage 1	568	-	0	-	-	0
Stage 2	556	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	218	523	-	-	-	-
Mov Cap-2 Maneuver	218	-	-	-	-	-
Stage 1	568	-	-	-	-	-
Stage 2	556	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	21.4	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	309	-			
HCM Lane V/C Ratio	-	0.294	-			
HCM Control Delay (s)	-	21.4	-			
HCM Lane LOS	-	C	-			
HCM 95th %tile Q(veh)	-	1.2	-			

Proposed Supermarket
1: Main Street & Prospect Place

Build
SAT



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				↕	↕	
Traffic Volume (veh/h)	0	0	35	483	605	12
Future Volume (Veh/h)	0	0	35	483	605	12
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	0	38	519	651	13
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1252	658	664			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1252	658	664			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	96			
cM capacity (veh/h)	182	465	925			
Direction, Lane #	NB 1	SB 1				
Volume Total	557	664				
Volume Left	38	0				
Volume Right	0	13				
cSH	925	1700				
Volume to Capacity	0.04	0.39				
Queue Length 95th (ft)	3	0				
Control Delay (s)	1.1	0.0				
Lane LOS	A					
Approach Delay (s)	1.1	0.0				
Approach LOS						
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			57.5%	ICU Level of Service		B
Analysis Period (min)			15			

Proposed Supermarket
2: Main Street & Erwin Place

Build
SAT

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	7	568	667	1
Future Vol, veh/h	5	8	7	568	667	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	9	7	604	710	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1329	711	711	0	-	0
Stage 1	711	-	-	-	-	-
Stage 2	618	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	171	433	888	-	-	-
Stage 1	487	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	169	433	888	-	-	-
Mov Cap-2 Maneuver	169	-	-	-	-	-
Stage 1	481	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	19.1	0.1		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	888	-	270	-	-	
HCM Lane V/C Ratio	0.008	-	0.051	-	-	
HCM Control Delay (s)	9.1	0	19.1	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

Proposed Supermarket
3: Main Street & S. Site Driveway/Kling Street

Build
SAT

Intersection												
Int Delay, s/veh	3.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↕			↕			↕	
Traffic Vol, veh/h	0	0	0	70	8	19	42	457	74	14	598	50
Future Vol, veh/h	0	0	0	70	8	19	42	457	74	14	598	50
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	74	8	20	44	481	78	15	629	53
Major/Minor				Minor1		Major1		Major2				
Conflicting Flow All				1294	1320	520	682	0	0	559	0	0
Stage 1				608	608	-	-	-	-	-	-	-
Stage 2				686	712	-	-	-	-	-	-	-
Critical Hdwy				6.42	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1				5.42	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2				5.42	5.52	-	-	-	-	-	-	-
Follow-up Hdwy				3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver				179	157	556	911	-	-	1012	-	-
Stage 1				543	486	-	-	-	-	-	-	-
Stage 2				500	436	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver				162	0	556	911	-	-	1012	-	-
Mov Cap-2 Maneuver				162	0	-	-	-	-	-	-	-
Stage 1				504	0	-	-	-	-	-	-	-
Stage 2				488	0	-	-	-	-	-	-	-
Approach				WB		NB		SB				
HCM Control Delay, s				43.6		0.7		0.2				
HCM LOS				E								
Minor Lane/Major Mvmt	NBL	NBT	NBR	WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	911	-	-	191	1012	-	-					
HCM Lane V/C Ratio	0.049	-	-	0.535	0.015	-	-					
HCM Control Delay (s)	9.2	0	-	43.6	8.6	0	-					
HCM Lane LOS	A	A	-	E	A	A	-					
HCM 95th %tile Q(veh)	0.2	-	-	2.8	0	-	-					

Proposed Supermarket
4: Main Street & N. Site Driveway

Build
SAT

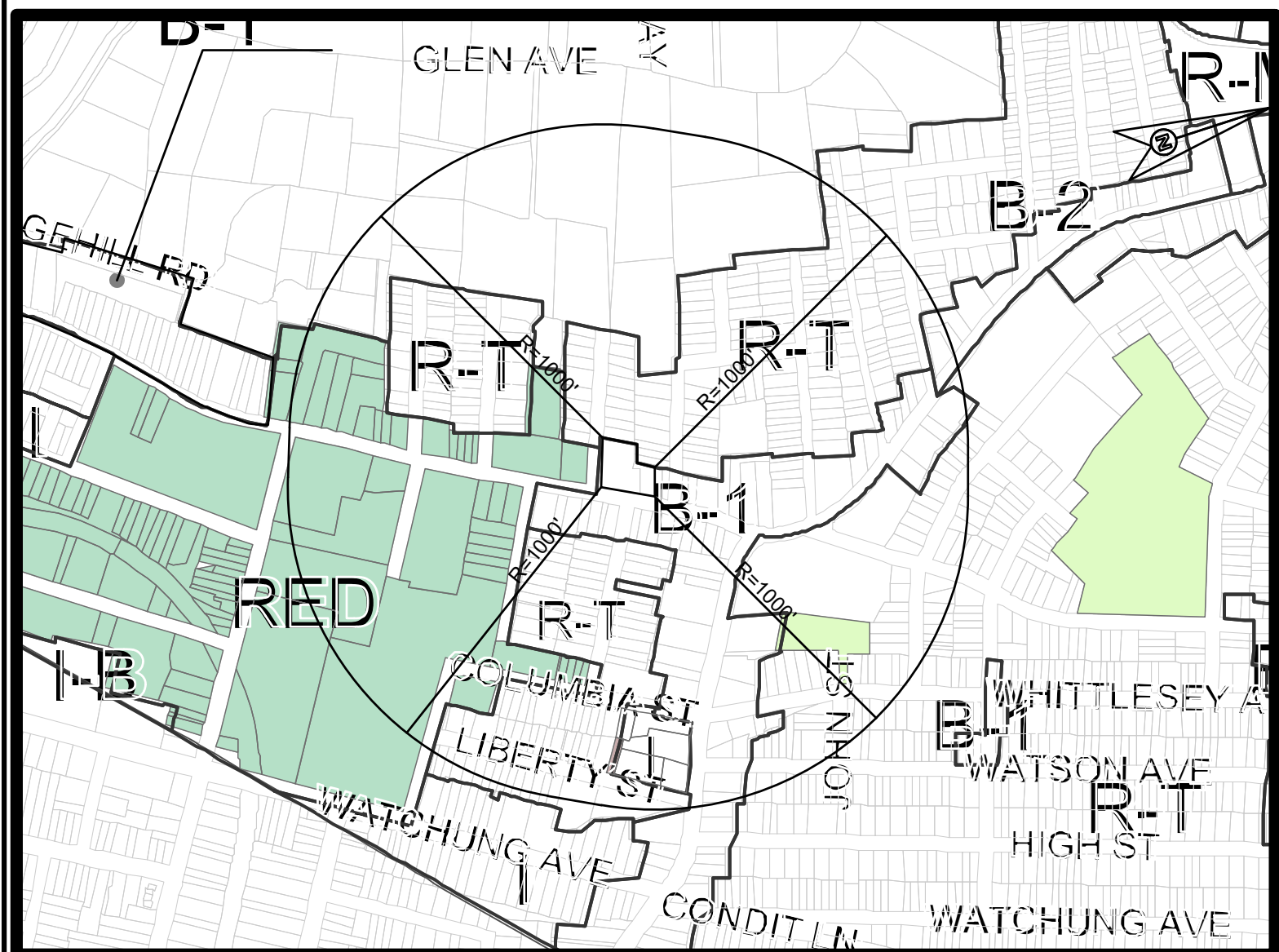
Intersection						
Int Delay, s/veh	1.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	42	57	0	476	605	0
Future Vol, veh/h	42	57	0	476	605	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	61	0	512	651	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1163	651	-	0	-	0
Stage 1	651	-	-	-	-	-
Stage 2	512	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	215	469	0	-	-	0
Stage 1	519	-	0	-	-	0
Stage 2	602	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	215	469	-	-	-	-
Mov Cap-2 Maneuver	215	-	-	-	-	-
Stage 1	519	-	-	-	-	-
Stage 2	602	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	22.4	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	312	-			
HCM Lane V/C Ratio	-	0.341	-			
HCM Control Delay (s)	-	22.4	-			
HCM Lane LOS	-	C	-			
HCM 95th %tile Q(veh)	-	1.5	-			

DRAWING LIST		
Sheet Number	SHEET_#	Sheet Title
01	C1.01	COVER SHEET
02	C1.02	SITE PLAN
03	C1.03	DEMOLITION PLAN
04	C1.04	ADA AND DRIVEWAY DETAILS
05	C1.05	TREE REPLACEMENT PLAN
06	C1.06	SHADE TREE DETAILS
07	C1.07	DRAINAGE AND GRADING PLAN
08	C1.08	LANDSCAPING DETAILS
09	C1.09	SOIL EROSION AND SEDIMENT CONTROL
10	C1.10	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
11	C1.11	LIGHTING PLAN
12	C1.12	UTILITY DETAILS

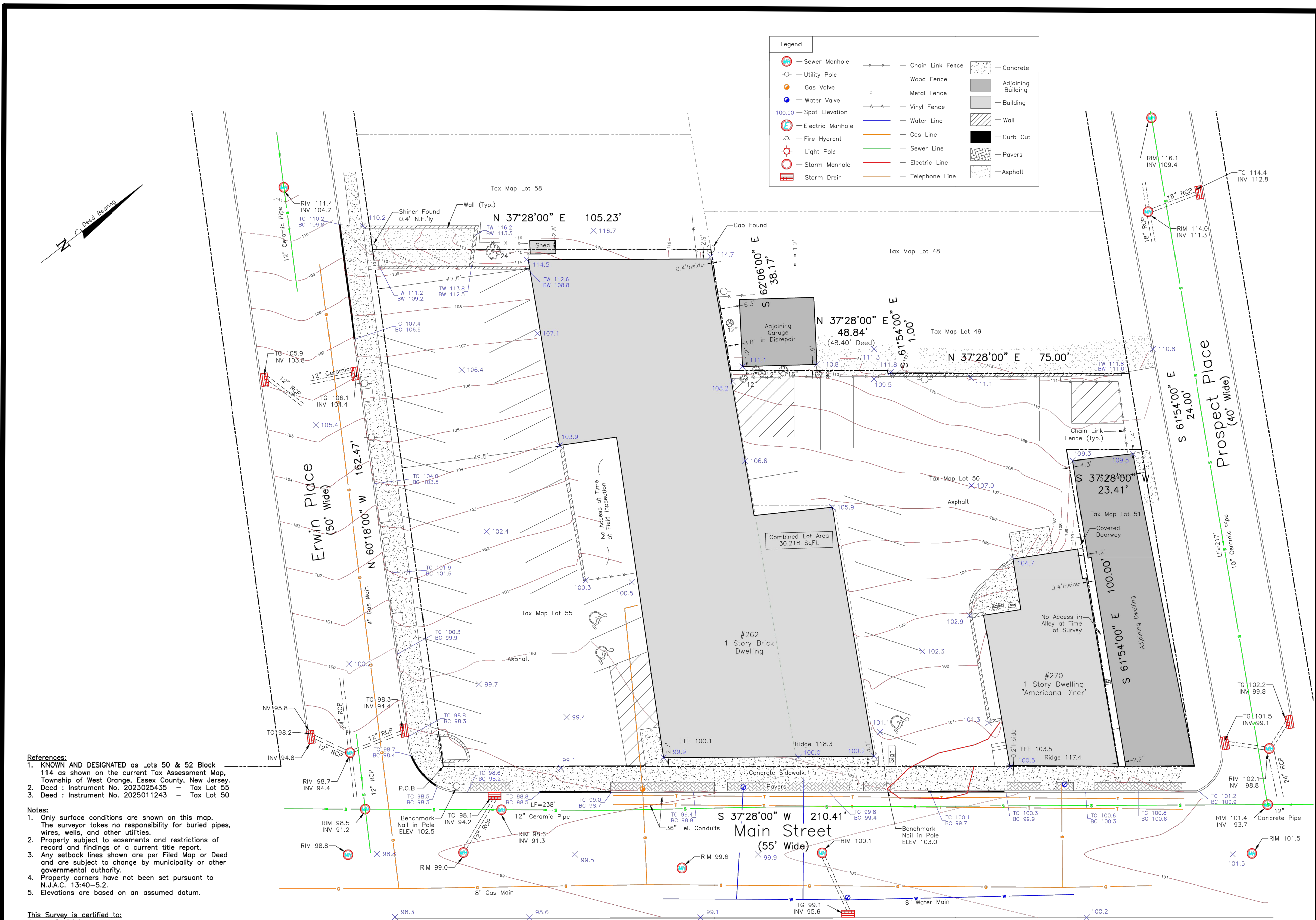
WEST ORANGE B-1 RETAIL BUSINESS ZONE : BULK REQUIREMENTS				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
HEIGHT	2 ½ STORIES AND NOT EXCEEDING 35 FEET	18.3 FEET	2 STORIES (25')	YES
LOT FRONTAGE/WIDTH (MAIN ST)	NO MINIMUM	65.6 FEET	93.84 FEET	YES
LOT FRONTAGE/WIDTH (ERWIN PL.)	NO MINIMUM	159.6 FEET	145.34 FEET	YES
FRONT YARD SETBACK (MAIN STREET)	NO MINIMUM	0.2' FEET	0 FEET	YES
FRONT YARD SETBACK (ERWIN PL.)	NO MINIMUM	47.6 FEET	0 FEET	YES
SIDE YARD SETBACK	NONE REQUIRED-6 FEET IF PROVIDED	0 FEET	0 FEET	YES
REAR YARD SIDE BACK	30 FEET	2.9'	17.11 FEET	EXISTING NON CONFIRMING
CAR PARKING	1 PER 300SF OF GROSS FLOOR AREA	42 SPACES	61 SPACES	NON CONFIRMING
MAXIMUM LOT COVERAGE	(75%)	29,915.82 S.F.(99%)	29,311.46 S.F.(97%)	EXISTING NON CONFIRMING
MAXIMUM BUILDING COVERAGE	(60%)	11,049 S.F.(36.6%)	13,934 S.F.(46.11%)	YES
MINIMUM LOT AREA	NO MINIMUM	30,218 S.F.	30,218 S.F.	YES



01 200' RADIUS KEY MAP
C1.01 SCALE: 1"=150'



02 1000' RADIUS ZONING MAP
C1.01 SCALE: 1"=500'



Schmidt
Surveying

49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Topographic Survey
Tax Lots 50 & 55 - Block 114
262-270 Main Street
Township of West Orange
Essex County, New Jersey



Andrew A. Schmidt

Andrew A. Schmitt

NJ Professional
Land Surveyor
No. 24GS04330100

03 EXISTING SITE SURVEY

C1.01 SCALE: 1"=20'

GENERAL NOTES:

1. THE FOLLOWING NOTES APPLY TO ALL SHEETS OF THESE DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES, SCHEDULE, WORKING HOURS, AND ACCESS TO SITE WITH PROPERTY OWNER.
3. THE CONTRACTOR SHALL COORDINATE ANY STORAGE ON SITE WITH THE PROPERTY OWNER. THE CONTRACTOR SHALL DISPOSE OF ANY PAVEMENT/SUBGRADE REMOVED FOR CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL COMPLY WITH LOCAL CONSTRUCTION STORMWATER DISCHARGE REGULATIONS AND REQUIREMENTS.
5. PRIOR TO EXCAVATION FOR NEW STRUCTURES, ELECTRICAL CONDUIT, FABRICATION OF NEW PIPING AND/OR OTHER PROPOSED UTILITIES, VERIFY ALL EXISTING PIPING AND UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL TEMPORARILY RELOCATE CONFLICTING EXISTING UTILITIES AT TIE-IN CONNECTION LOCATIONS AND REINSTALL AS REQUIRED TO ELIMINATE THE CONFLICT AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL ADEQUATELY PROTECT ALL EXISTING PIPELINES AND STRUCTURES DURING INSTALLATION OF DRY WELL SYSTEM.
7. ALL LOCATIONS, DIMENSIONS, AND ANGLES OF NEW FACILITIES ARE TO BE VERIFIED IN THE FIELD. CONTRACTOR IS ADVISED THAT MINOR ADJUSTMENTS MAY BE REQUIRED TO AVOID POTENTIAL CONFLICTS.
8. ALL EARTHWORK ACTIVITIES SHALL COMPLY WITH THE COUNTY SOIL CONSERVATION DISTRICT'S RULES AND REGULATIONS GOVERNING EROSION CONTROL.
9. THE SITE PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING PIPING. THE CONTRACTOR SHALL LOCATE ALL EXISTING PIPE BY TEST PIT AND/OR TEST TRENCH TO AVOID POSSIBLE CONFLICTS WITH NEW PIPING. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND NJ ONE CALL PRIOR TO CONSTRUCTION; ALL PIPELINES AND CONDUITS SHALL BE MARKED OUT. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
10. DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STATE OF NEW JERSEY CONSTRUCTION SAFETY CODES, HIGH VOLTAGE PROXIMITY ACTS AND OSHA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED APPROVALS FROM AUTHORITIES WITH JURISDICTION OVER PROPOSED WORK.
12. THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY REPRESENTATIVE FOR QUESTIONS OR COORDINATION OF CONSTRUCTION RELATED TO EXISTING UTILITIES.

CALL BEFORE YOU DIG, NEW JERSEY ONE CALL: 811

13. PROVIDE SHEETING/SHORING REQUIRED TO PROTECT EXISTING STRUCTURES, PIPES, AND FACILITIES.
14. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, MAINTAIN A MINIMUM CLEARANCE OF 10 FEET HORIZONTALLY AND 1 FOOT VERTICALLY BETWEEN SANITARY SEWER AND WATER MAIN PIPING, MEASURED FROM THE OUTER BARREL OF EACH PIPE.
15. ALL OPEN TRENCHES SHALL HAVE A SHORING SYSTEM THAT COMPLIES WITH OSHA AND LOCAL REQUIREMENTS.
16. CONTRACTOR SHALL TAKE PRACTICAL PRECAUTIONS TO MINIMIZE IMPACTS TO STREAMS, VEGETATION, AND TREES.
17. CLEAR THE CONSTRUCTION AREA OF NATURAL OBSTRUCTIONS, EXISTING FOUNDATIONS, BUILDINGS, FENCES, WALLS, STUMPS, BRUSH, RUBBISH, BOULDERS, AND ANY ITEM THAT INTERFERES WITH CONSTRUCTIONS OR ARE DESIGNATED FOR REMOVAL.



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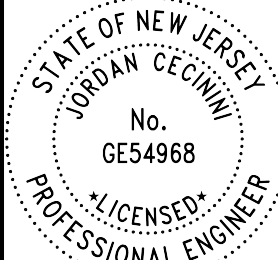
ENGINEERING

HUDSON ENGINEERING, LLC
25 WEST 8TH STREET, STE B
BAYONNE, NEW JERSEY 07002
(201) 589-0906

DATE: 11/12/2025

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968



PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID.

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No.	REVISION	DATE	BY	CHK
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COVER SHEET

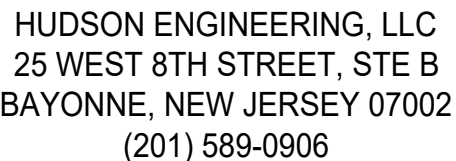
JORGE MASTROPIETRO ARCHITECTS
262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

NEW JERSEY

XSS=

WEST ORANGE

<u>DRAWN BY :</u> HP	<u>DESIGN BY :</u> HP	<u>CHECKED BY :</u> JC	<u>SCALE :</u> SCALE
<u>DATE :</u> 05/15/2025		<u>SHEET #:</u> C1.01	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 01 of 12	



JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968



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Year	Number of students	Number of teachers	Number of classes
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1991	100	10	10
1992	100	10	10
1993	100	10	10
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1995	100	10	10
1996	100	10	10
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2100	100	10	10

WEST ORANGE

<u>DRAWN BY:</u> HP	<u>DESIGN BY:</u> HP	<u>CHECKED BY:</u> JC	<u>SCALE:</u> AS NOTED
<u>DATE:</u> 05/15/2025		<u>SHEET #:</u> C1.02	
<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 02 of 12	



PARKING REQUIREMENTS					
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
OFF STREET PARKING STALLS	1 PER 300 S.F. (B-1 IN CBD) RETAIL AREA=(18,744÷1,000) S.F./300 S.F.= 62 STALLS	42 STALLS	46 STALLS	NON-CONFORMING	
EV PARKING STALLS	-----	0 STALLS	5 STALLS	CONFORMING	
ON STREET PARKING STALLS	-----	-----	10 STALLS	-----	
TOTAL PARKING STALLS	62 STALLS	42 STALLS	61 STALLS	NON-CONFORMING	
LOADING AREA	2500S.F TO 9,999 S.F.=1SPACE 1 ADDITIONAL SPACE FOR ADDITIONAL 10,000 S.F.	0 STALLS	2 STALL	CONFORMING	
NUMBER OF ADA COMPLIANT PARKING STALLS*	2 STANDARD ADA STALLS	3 STALLS	2 STALLS	CONFORMING	

NOTES:

1. PER THE 2021 NEW JERSEY IBC CHAPTER 11 SECTION 1106.
- 1.1. THE PROVISIONS IN THE I-CODES ARE INTENDED TO MEET OR EXCEED THE REQUIREMENTS IN THE FEDERAL ACCESSIBILITY REQUIREMENT FOUND IN THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- 1.2. SIZE OF PARKING SPACES SHALL BE PER THE 2021 NEW JERSEY ACCESSIBILITY CODE CHAPTER 5 SECTION 502.
- 1.3. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PAINT.
- 1.4. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS.
2. PER DCA MODEL STATEWIDE MUNICIPAL EV ORDINANCE SECTION E
- 2.1. ALL PARKING SPACES WITH EVSE AND MAKE-READY EQUIPMENT SHALL BE INCLUDED IN THE CALCULATION OF MINIMUM REQUIRED PARKING SPACES.
- 2.2. THE RATIO OF EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.

LOADING NOTES:

1. DESIGNATED PARKING AREA SHALL BE RESERVED FOR LOADING BETWEEN THE HOURS OF 7 AM TO 11 AM, MONDAY THROUGH FRIDAY.
2. LOADING SPACE REQUIREMENTS:
 - 2.1. RETAIL: 1 SPACE FROM 2,500 SF TO 9,999 SF. 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET OR PART THEREOF.
 - 2.2. RETAIL AREA: 19,744 SF.
 - 2.3. LOADING SPACE REQUIRED: 2 SPACES.
3. PROPOSED LOADING SPACE:
 - 3.1. 1 OFF-STREET LOADING SPOT
 - 3.2. 1 TEMPORARY ON-STREET LOADING SPOT

REFUSE NOTES:

1. OWNER IS RESPONSIBLE FOR SCHEDULING THE PICKUP AND DISPOSAL OF REFUSE.

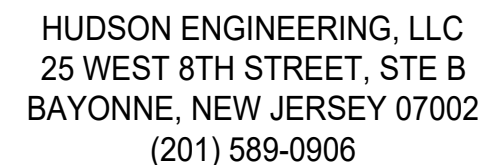
PARKING NOTES:

1. NO PARKING SPACES ARE REQUIRED FOR THE FIRST 1,000 SQUARE FEET OF THE DEVELOPMENT.
2. EXISTING PARKING LOT TO BE DEMOLISHED AND REPAVED ACCORDING TO PROVIDED DETAILS.
 - 2.1. PARKING LOT SHALL BE PAVED WITH OPEN GRADED FRICTION COURSE
 - 2.2. SEE PAVING DETAILS FOR ADDITIONAL REQUIREMENTS.

UTILITY NOTES:

1. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, MAINTAIN A MINIMUM CLEARANCE OF 10 FEET HORIZONTALLY AND 1 FOOT VERTICALLY BETWEEN SANITARY SEWER, GAS, AND WATER MAIN PIPING, MEASURED FROM THE OUTER BARREL OF EACH PIPE.
2. CONNECT PROPOSED SERVICE WATER LINE TO EXISTING MAIN WITH CORPORATION VALVE. DETERMINE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATER MAIN PRIOR TO SERVICE CONNECTION CONSTRUCTION. INSTALL NEW WATER SERVICE PER MUNICIPAL STANDARDS.
3. CONNECT PROPOSED GAS LINE TO EXISTING GAS MAIN. TEST PIT TO DETERMINE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MAIN PRIOR TO SERVICE CONNECTION CONSTRUCTION. INSTALL NEW GAS SERVICE PER MUNICIPAL STANDARDS.
4. CONNECT PROPOSED SANITARY SEWER LINE TO EXISTING SANITARY MAIN. TEST PIT TO DETERMINE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MAIN PRIOR TO SERVICE CONNECTION CONSTRUCTION. INSTALL NEW SANITARY SERVICE PER MUNICIPAL STANDARDS.
5. PROPOSED UTILITY CONNECTIONS SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL AND PLUMBING (MEP) PLANS PRIOR TO INSTALLATION.
6. ALL CONNECTIONS AND SIZES SHALL BE COORDINATED AND CONFIRMED WITH MEP DRAWINGS AND MUNICIPALITY STANDARDS.
- 5.1. CONNECTED PVC LINES SHALL BE MINIMUM SDR 35.

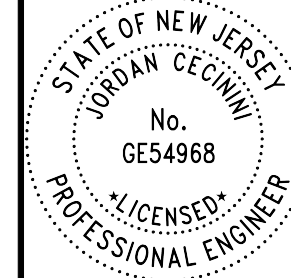




DATE: 11/12/2025

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968



PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID

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[illegible]

JORGE MASTROPIETRO ARCHITECTS
262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

NEW JERSEY

WEST ORANGE

LEAFY

<u>DRAWN BY :</u> HP	<u>DESIGN BY :</u> HP	<u>CHECKED BY :</u> JC	<u>SCALE :</u> AS NOTED
<u>DATE :</u> 05/15/2025		<u>SHEET #:</u> C1.03	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 03 of 12	

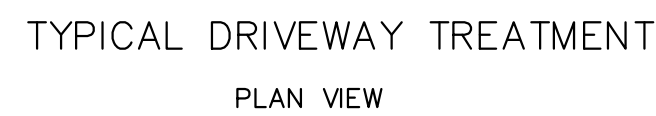
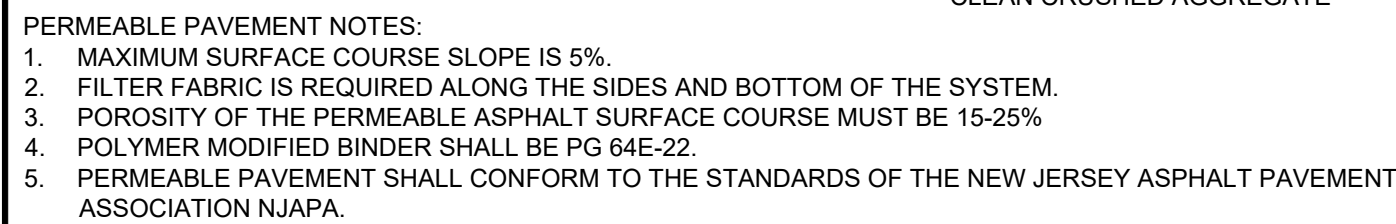


1 DEMOLITION PLAN
C1.03 SCALE: 1/16"=1'-0"

DEMOLITION NOTES:

1. ALL WORK MUST CONFORM TO ALL REQUIREMENTS OF THE 2021 IBC NEW JERSEY EDITION, CHAPTER 33 AND NJAC 5:23-24.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE E.O.R. IN WRITING AND CEASE ALL ACTIVITIES UNTIL GIVEN WRITTEN INSTRUCTION.
3. REFER TO PRE-DEVELOPMENT INVESTIGATION REPORT DATED 2/10/2025 FOR DEMOLITION SITE SAFETY REQUIREMENTS.
4. A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF CONSTRUCTION AND DEMOLITION SITE UNLESS GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL THAT LEADS FROM A BUILDING ENTRANCE OR EXIST OF AN OCCUPIED STRUCTURE TO A PUBLIC WAY. WALKWAYS SHALL BE ACCESSIBLE AND SUFFICIENT WIDTH TO ACCOMMODATE PEDESTRIAN TRAFFIC, BUT SHALL NOT BE LESS THAN 4 FEET IN WIDTH.
- 4.1. PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH.
5. BARRIERS SHALL BE NOT LESS THAN 8 FEET IN HEIGHT AND SHALL BE PLACED ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE. OPENINGS IN SUCH BARRIERS SHALL BE PROTECTED BY DOORS THAT ARE NORMALLY CLOSED.
6. PEDESTRIAN PROTECTION SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS ARE SUBJECT TO BEING ENDANGERED.
- 6.1. CONTRACTOR SHALL IMMEDIATELY REMOVE WALKWAYS, DEBRIS AND OTHER OBSTRUCTIONS AND LEAVE SUCH PUBLIC PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE SUCH WORK WAS COMMENCED.
7. THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY FOR THE STORAGE OR HANDLING OF MATERIALS OR OF EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF LOCAL ORDINANCES AND STATE AND FEDERAL REGULATIONS.
8. CONSTRUCTION MATERIAL AND EQUIPMENT SHALL NOT BE PLACED OR STORED AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECTION, OR PLACED SO AS TO OBSTRUCT NORMAL OBSERVATIONS OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.
9. BUILDING MATERIALS, FENCES, SHEDS OR ANY OTHER OBSTRUCTION OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE ACCESS TO THE STREET OR TO THE FIRE DEPARTMENT UTILITY POLE, MANHOLE, FIRE ALARM BOX OR CATCH BASIN, OR SO AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.





02 TYPICAL DRIVEWAY PLAN
C1.04 SCALE: N.T.S.



JOINT FILLER

4'-0"

VARIES

6" or 8" DRIVEWAY

1 1/2"

2%

FINISHED P.V.T.

2%

CLASS B CONCRETE

SEE CONST. PLAN

2% SLOPE

R.O.W. LINE

18 1/2"

20"

6" X 6" X 10/10 WIRE MESH GALVANIZED OR EPOXY COATED

EXIST. SUBGRADE OR D.G.A. BASE COURSE

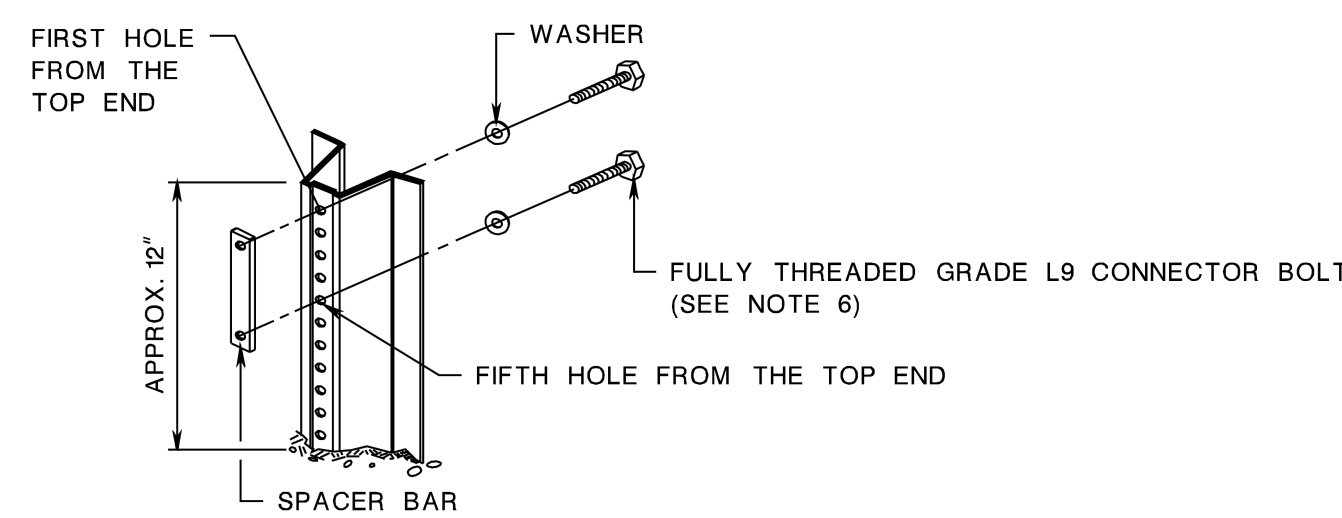
1/2" PREFORMED JOINT FILLER

9"

SEE CURB DETAIL

ONC.

CE



1. ALL POSTS TO BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND AS INDICATED BELOW.
2. ALL SMALL SIGN SUPPORTS TO BE OF THE BREAKAWAY TYPE WITH EXCEPTION OF THOSE INSTALLED BEHIND GUIDE RAIL OR OTHER ROADSIDE BARRIER.
3. ALL STEEL POSTS AND BRACKETS TO BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING, GALVANIZING TO BE ACCORDING TO ASTM A123.
4. ALL STEEL U-POST SIGN SUPPORTS MUST BE INSTALLED FACING THE PREDOMINANT TRAFFIC FLOW. USE A MOUNTING BRACKET ON SIDE MOUNTED SIGNS SUCH AS "ONE WAY" SIGNS INSTALLED IN MEDIANS.
5. SIGN PANEL SIZES ARE TO DETERMINE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL.
6. BOLTS ARE NOT TO PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT, BUT ARE TO ENGAGE ALL THREADS IN THE NUT.
7. WHEN SIGNS ARE INSTALLED ON SLOPES 10:1V OR FLATTER, THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS ARE:

FOR SINGLE POST INSTALLATIONS - THE MINIMUM DISTANCE BETWEEN THE EDGE OF THE PAVEMENT AND THE BOTTOM OF ANY PANEL MUST BE 7 FEET, AND THE MINIMUM DISTANCE FROM EDGE OF PAVEMENT TO THE TOP OF ANY SIGN PANEL MUST BE 9 FEET.

FOR MULTI-POST INSTALLATIONS - THE MINIMUM DISTANCE BETWEEN THE EDGE OF PAVEMENT AND THE BOTTOM OF A MAIN SIGN PANEL MUST BE 7 FEET.

SECONDARY SIGN PANELS (LAND SERVICE HIGHWAYS) - THE MINIMUM DISTANCE BETWEEN THE EDGE OF PAVEMENT AND THE BOTTOM OF A SECONDARY SIGN PANEL IS 6 FEET.

SECONDARY SIGN PANELS (INTERSTATE AND FREEWAYS) - THE BOTTOM OF THE MAIN SIGN TO BE A MINIMUM OF 8 FEET AND THE SECONDARY SIGN PANEL A MINIMUM OF 5 FEET ABOVE THE EDGE OF PAVEMENT.

WHERE GRADING OF 10H:1V OR FLATTER CANNOT BE OBTAINED, OR WHERE CURB OR BERM IS GREATER THAN 4 INCHES, THE MINIMUM VERTICAL CLEARANCE WILL BE MEASURED FROM THE GROUND LINE TO THE BOTTOM OF THE SIGN.

THE HORIZONTAL OFFSET FROM EDGE OF PAVEMENT TO EDGE OF SIGN IS DERIVED FROM SECTION 2A.19 OF THE MUTCD AS FOLLOWS:

FOR URBAN INSTALLATIONS - IN AREAS WHERE LATERAL OFFSETS ARE LIMITED, A MINIMUM LATERAL OFFSET OF 2 FEET IS DESIRABLE. A MINIMUM OFFSET OF 1 FOOT FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE THE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.

FOR RURAL INSTALLATIONS - 6 FEET MINIMUM DESIRABLE FROM EDGE OF SHOULDER, BUT 12 FEET MINIMUM DESIRABLE FROM EDGE OF TRAFFIC OR AUXILIARY LANE.

FOR INTERSTATE AND FREEWAY INSTALLATIONS - 6 FEET MINIMUM DESIRABLE FROM EDGE OF
SHOULDER BUT NOT LESS THAN 12 FEET FROM THE EDGE OF TRAFFIC OR AUXILIARY LANE.

E) FOR RAMP INSTALLATIONS - 6 FEET MINIMUM FROM EDGE OF ROAD.

WHERE BEHIND GUIDE RAIL - 4 FEET MINIMUM FROM BACK OF BEAM GUIDE RAIL ELEMENT TO SIGN POST.

DO NOT INSTALL PERMANENT SIGN SUPPORTS ON SLOPES GREATER THAN 10H:1V, EXCEPT WHERE GRADING OF 10H:1V CANNOT BE OBTAINED OR THE SIGN SUPPORTS WILL BE BEHIND A TRAFFIC BARRIER. THE SLOPE IS TO EXTEND A MINIMUM OF 3 FEET BEYOND THE OUTSIDE EDGE OF SIGN (SEE GRADING DETAIL FOR SLOPE TREATMENT).

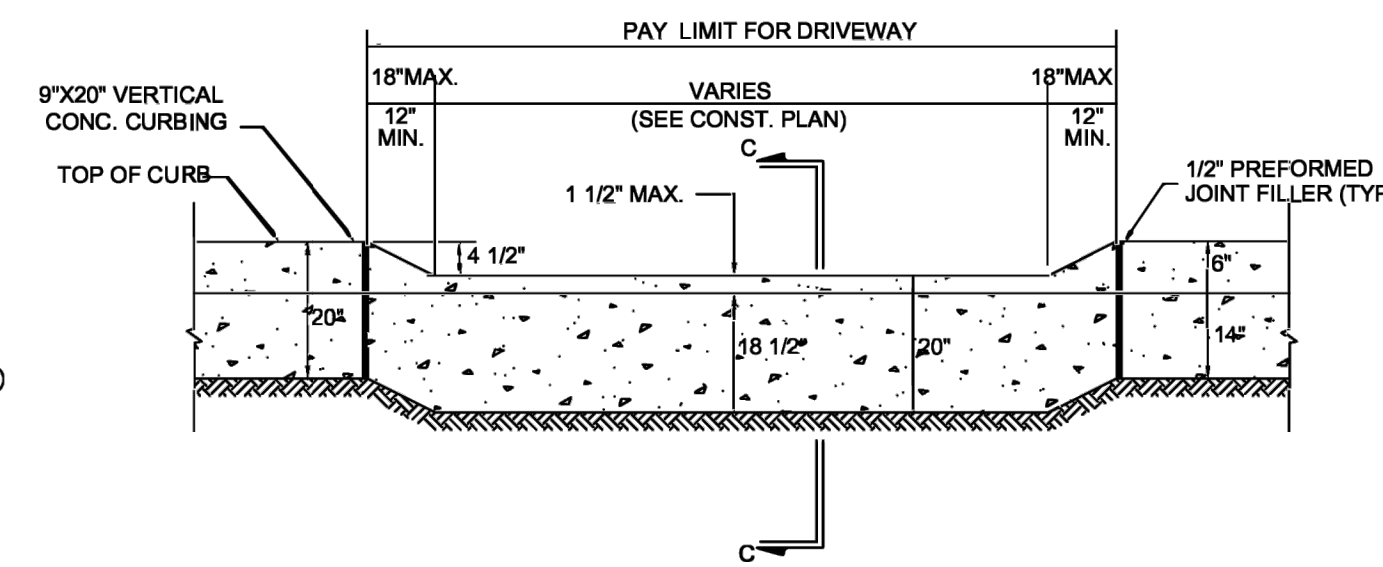
EXTRUDED ALUMINUM SIGN PANELS ARE NOT PERMITTED FOR USE WITH STEEL U-POST SIGN SUPPORTS.

DO NOT PLACE STEEL U-POST SIGN SUPPORTS IN FRONT OF GUIDE RAIL AND THE POSTS
MUST NOT STRADDLE GUIDE RAIL.

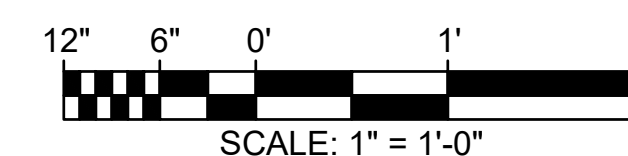
TO EXTEND THE HEIGHT OF A SIGN POST, A MAXIMUM OF ONE SPLICE MAY BE MADE AND MUST BE A MINIMUM OF 9 FEET FROM THE GROUNDLINE TO CENTER LINE OF SPLICE.

NOTES:

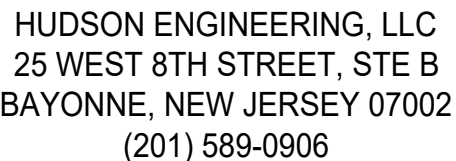
1. DRIVE ANCHOR POST ASSEMBLY TO WITHIN APPROXIMATELY 12 INCHES ABOVE GROUND LEVEL. PLACE BOLT AND WASHER IN FIRST AND FIFTH HOLES FROM THE TOP END, AND SECURE BOLTS ONTO SPACER.
2. DRIVE ANCHOR POST ASSEMBLY TO WITHIN A MAXIMUM OF 4 INCHES ABOVE GROUND LEVEL.
3. DIG OUT AROUND BACK OF ANCHOR POST ASSEMBLY TO ALLOW ROOM FOR TOP POST TO BE ATTACHED.
4. NEST TOP POST ASSEMBLY ONTO PROTRUDING ANCHOR POST ASSEMBLY BOLTS, THROUGH THE FIRST AND FIFTH HOLES FROM THE BOTTOM OF THE TOP POST.
5. PLACE AND TIGHTEN A SELF-LOCKING FLANGE NUT ON EACH BOLT. WHEN INSTALLATION IS COMPLETE, TOP OF GROUND POST NOT TO EXCEED 4 INCHES ABOVE GROUND LEVEL.
6. SIZE OF CONNECTOR BOLT FOR TYPE 1, $\frac{1}{8}" \times \frac{1}{8}"$
 SIZE OF CONNECTOR BOLT FOR TYPE 2, $\frac{3}{16}" \times 2"$
7. THE CONNECTOR BOLTS ARE TO BE FULLY THREADED. EACH CONNECTOR BOLT AND NUT TO BE CLEARLY STAMPED WITH MANUFACTURER'S IDENTIFYING MARK.



TYPICAL DEPRESSED CURB AND DRIVEWAY DETAIL



Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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DATE: 11/12/2025

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968

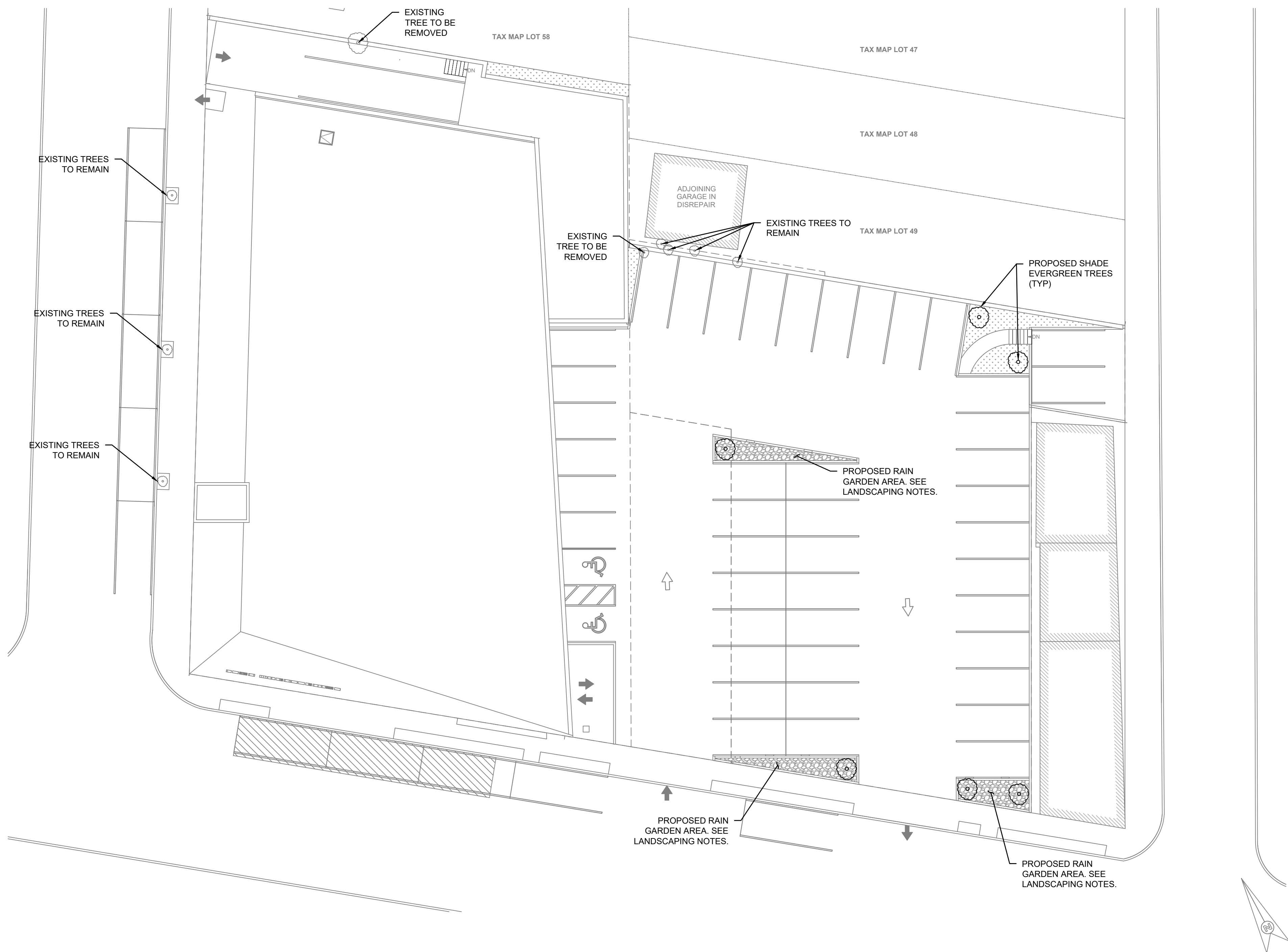


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Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000																																									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MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

<u>DRAWN BY:</u> HP	<u>DESIGN BY:</u> HP	<u>CHECKED BY:</u> JC	<u>SCALE:</u> AS NOTED
<u>DATE:</u> 05/15/2025		<u>SHEET #:</u> C1.05	
<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 05 of 12	



1 TREE REPLACEMENT PLAN
C1.05 SCALE: 1/16"=1'-0"

GENERAL PLANTING NOTES

1. ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE CITY REPRESENTATIVE.
2. FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE CITY REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL A PORTION OF THE LANDSCAPING CONSISTING OF NOT MORE THAN 5% OF THE TOTAL PLANTINGS, TO DEMONSTRATE PLANTING PRACTICES TO THE CITY REPRESENTATIVE, PRIOR TO INSTALLING THE REMAINDER OF THE PLANT MATERIAL.
4. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDDED BARK MULCH.
5. TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL, CONTAIN 5%-12% ORGANIC MATTER, PH 6.0 TO 7.0.
6. ALL SOILS TO BE REMOVED AND ALL ENVIRONMENTAL AND CLEAN FILL REQUIREMENTS, TO THE SATISFACTION OF THE ENVIRONMENTAL CONSULTANT.
7. CUT AND REMOVE BURLAP FROM TOP 2/3 OF BALL AND REMOVE WIRE BASKET COMPLETELY. NYLON ROPE AND/OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
8. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
9. UPON COMPLETION OF THE FIRST YEAR OF THE TWO (2) YEAR PLANT GUARANTEE PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE CITY REPRESENTATIVE. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
10. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
11. IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT PLANTING, THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
12. PLANT PERENNIALS AND GROUND COVER #8 N" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
13. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT.
14. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO'S PLANTING, TOPSOIL MEETING PARKS AND FORESTRY SPECIFICATION.
15. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK.
16. ALL PLANT BEDS ARE TO BE SEPARATED FROM LAWN AREA WITH A 3" DEEP "V" TRENCH.
17. KEEP MULCH 12" BELOW TOP OF PAVEMENTS AND CURBS.
18. ALL LANDSCAPING SHALL BE IN A HEALTHY AND VIGOROUS GROWING CONDITION AT THE TIME OF INSTALLATION. NO PLANT SHALL REMAIN AT THE SITE FOR MORE THAN THREE (3) DAYS AFTER DELIVERY WITHOUT BEING PROPERLY HEALED IN. NO TREE WITH A DAMAGE CANTER LEADER SHALL RECEIVE FINAL ACCEPTANCE.

19. ALL NEWLY INSTALLED LANDSCAPING SHALL BE SET PLUMB IN THE PLANTING PIT AND BACKFILLED IN THREE (3) NOT TO EXCEED
18 (18) INCHES. IN PLANTING BEDS BACKFILL SHALL CONSIST OF THREE (3) PARTS NATIVE TOP SOIL, THREE (3) PARTS SCREENED
TOP SOIL, AND ONE (1) PART COARSE SAND. MULCH SHALL BE 2 INCHES DEEP. MULCH SHALL BE APPLIED TO ALL SOIL, SMALL
AND EXCESSIVELY DRAINED SOILS AND ON EARTHEN BERMS TO ENSURE SOIL MOISTURE AVAILABILITY. ALL LANDSCAPE BEDS SHALL
BE UNDERPLAYED WITH A SUITABLE WATER PERMEABLE WEED FABRIC AND SHALL RECEIVE A MINIMUM THREE (3) INCH APPLICATION
OF SHREDDED HARD WOOD MULCH OR OTHER ACCEPTABLE MATERIAL. UNTREATED WOOD SHIPS SHALL NOT BE USED. PLANT
MATERIAL PLANTED IN PROFILES SHALL BE CONTAINED IN ONE (1) CONTINUOUS MULCHED BED TO REDUCE POSSIBLE PLANT
DAMAGE CAUSED BY MAINTENANCE EQUIP. THE LANDSCAPE BED SHALL EXTEND TO THE BRANCH LIMITS OF THE NEWLY INSTALLED
PLANTINGS.

20. PLANT MATERIAL CONSIDERED TO BE A FALL DIG HAZARD SHALL NOT BE DUG BETWEEN OCTOBER 1ST AND DECEMBER 1ST.
FALL DIG HAZARD PLANTS MAY BE PLANTED DURING THIS TIME FRAME, PROVIDED THEY HAVE BEEN DUG PRIOR TO OCTOBER 1ST, OF
THE YEAR OF PLANTING.

21. THE CLASSIFICATION OF A SPECIES AS A FALL DIG HAZARD SHALL NOT BE CONSIDERED A SUFFICIENT OR ACCEPTABLE REASON
FOR SUBSTITUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE PROCUREMENT OF PLANT MATERIAL AS
REQUIRED TO MEET THE CONSTRUCTION SCHEDULE, AND FOR ENSURING THE SURVIVAL AND CONTINUED HEALTH OF THE PLANT
MATERIAL.

22. WATERING MUST TAKE PLACE THROUGHOUT THE 2 YEAR PERIOD, AT LEAST 20 GALLONS AT APPROXIMATELY TWO WEEK
INTERVALS FROM MAY 15 TO OCTOBER 31. CONTRACTOR ANY NEED TO INCREASE OR REDUCE THE FREQUENCY OF WATERING BASED
ON WEATHER CONDITIONS, RESULTING SOIL WATER CONTENT OR OTHER FACTORS.

23. PRUNING TREES TO REMOVE DEAD OR DISEASED BRANCHES OR TO ACCOMMODATE CONSTRUCTION ACTIVITIES, CARE SHALL BE TAKEN TO AVOID
NEGATIVELY AFFECTING THE HEALTH OR STRUCTURAL INTEGRITY OF THE TREE. PRUNING SHALL BE DONE UNDER THE DIRECTION OF
A CERTIFIED NEW JERSEY TREE EXPERT.

24. NO SOIL DISTURBANCE SHALL OCCUR OUTSIDE THE LIMIT OF DISTURBANCE.

25. SHADE TREES SHALL BE LIMED UP TO A HEIGHT OF 5'-0".

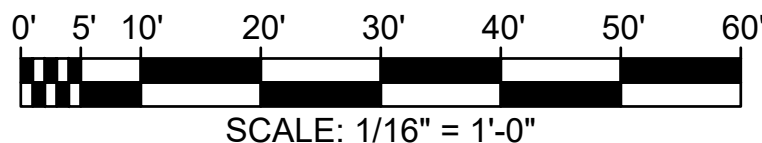
26. ALL LANDSCAPING AREAS SHALL BE APPROPRIATELY PLANTED AND MAINTAINED WITH ANY DAMAGED, DISEASED OR DEAD
MATERIAL REPLACED, ON AN ON-GOING BASIS.

LANDSCAPE MAINTENANCE NOTES

1. FOR THE DURATION OF THE TWO (2) YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL, IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS AND TO THE SATISFACTION OF THE CITY REPRESENTATIVE. PLANT MATERIAL SHALL BE REMOVED TO BE DEAD OR DYING AT THE TIME OF THE FIRST YEAR OF THE GUARANTEE PERIOD AT THE EXPENSE OF THE CONTRACTOR.
2. AT THE COMPLETION OF THE SECOND YEAR OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REMOVE ALL STAKES AND GUY WIRES. THIS SHALL BE DONE IN CONSULTATION WITH THE CITY REPRESENTATIVE. ALL STAKES REQUIRED TO REMAIN IN PLACE PAST THE COMPLETION OF THE FIRST YEAR OF THE GUARANTEE PERIOD SHALL BECOME THE RESPONSIBILITY OF THE OWNER.
3. FERTILIZE ALL TREES AND SHRUBS AT LEAST ONCE PER YEAR. MYCORRHIZAL FUNGI INOCULANT SHALL BE APPLIED TO ALL TREES AND SHRUBS AT THE TIME OF PLANTING.
4. FERTILIZE ALL LAWN AREAS ONCE PER SEASON DURING THE SPRING, SUMMER, AND FALL. FERTILIZER SHALL BE A LOW PHOSPHORUS COMMERCIAL FERTILIZER, WITH A MINIMUM OF 7% NITROGEN BY WEIGHT AS DESCRIBED IN THE LANDSCAPE SPECIFICATIONS.
5. PLANT MATERIAL SHALL BE INSPECTED FOR PEST DAMAGE AND INFESTATION AT REGULAR INTERVALS. APPLY PEST CONTROL MEASURES ACCORDING TO THE LIFE CYCLE OF THE PESTS. ALL PESTICIDES SHALL BE APPLIED BY A LICENSED PRACTITIONER.
6. SEASONAL MAINTENANCE NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH OF PLANT MATERIAL AND TO MAINTAIN THE APPEARANCE OF THE LANDSCAPED AREAS SHALL BE PERFORMED AS NEEDED.
7. PLANTING BEDS SHALL BE WEEDED AND EDGED AS NEEDED TO MAINTAIN A NEAT APPEARANCE AND TO PREVENT THE ESTABLISHMENT OF WEEDS.
8. ALL MULCHED AREAS SHALL BE RAKED AND MULCH SHALL BE REPLISHED AS NEEDED EACH SPRING.
9. PRUNING OF DEAD AND DAMAGED BRANCHES SHALL BE PERFORMED EACH FALL, AND AS NEEDED.
10. PLANTING BEDS SHALL BE RAKED AND MULCH SHALL BE REPLISHED AS NEEDED EACH FALL.
11. DEBRIS AND DEAD LEAVES SHALL BE REMOVED FROM PLANTING BEDS IN THE FALL AND EARLY SPRING.

LIST OF NATIVE AND ADAPTED SPECIES

1. TREES:
 - 1.1. "REDMOND" AMERICAN BASSWOOD (TILIA AMERICANA)
 - 1.2. RIVER BIRCH (BETULA NIGRA)
2. SHRUBS:
 - 2.1. SUMMERSWEET (CLETHRA ALNIFOLIA)
 - 2.2. WINTERBERRY HOLLY (ILEX VERTICILLATA)
3. REFER TO TOWNSHIP OF WEST ORANGE PREFERRED TREE PLANTING LIST FOR OTHER PREFERRED TREE SPECIES.

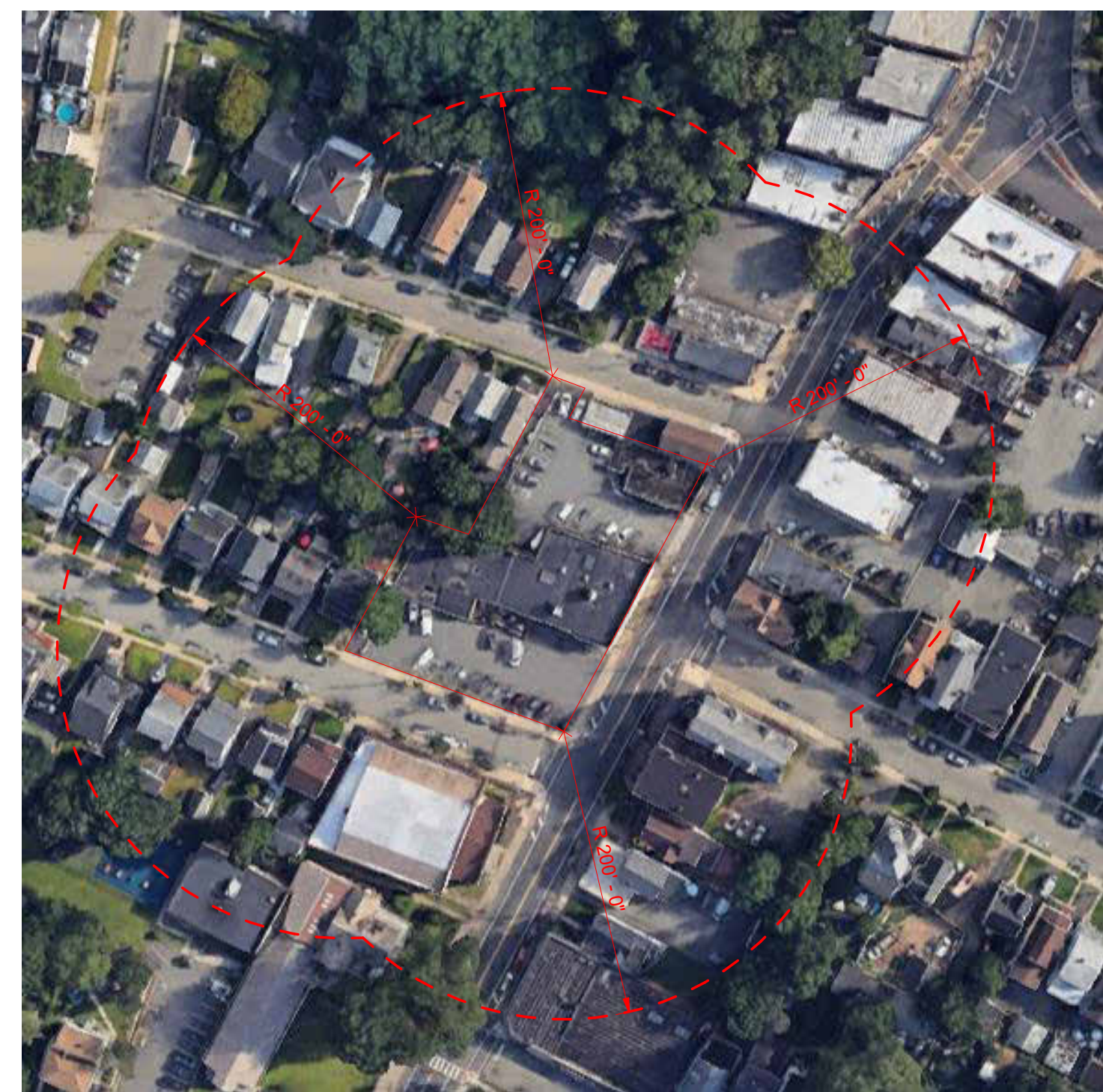


RENOVATION AND ADDITION

262-270 MAIN STREET

WEST ORANGE, NJ 07052

BLOCK 114, LOT 50 & 55
ESSEX COUNTY



01 LOCATION MAP
SCALE: 1" = 100'-0"



CURRENT SITE PHOTO

WEST ORANGE PLANNING BOARD

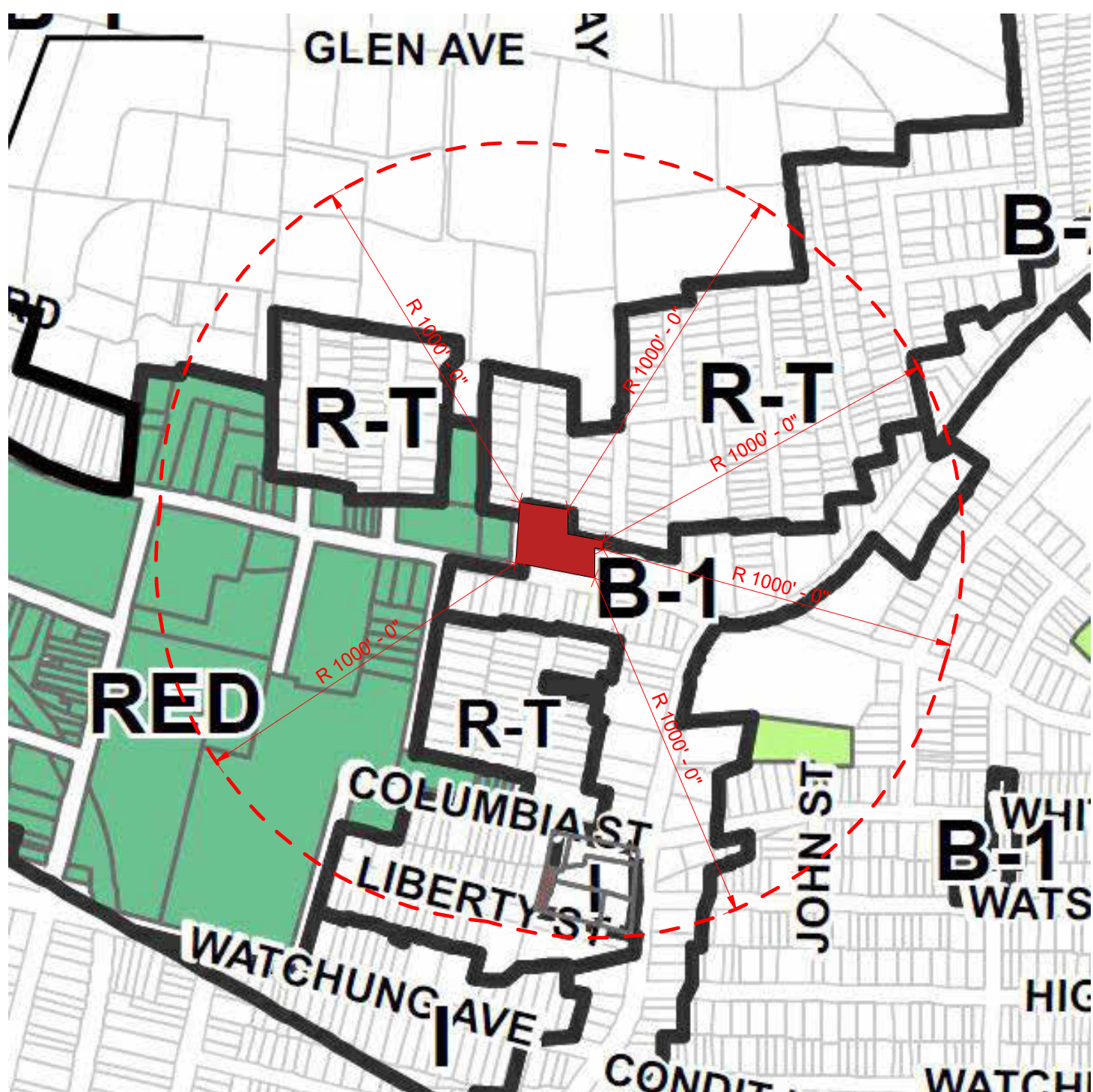
CHAIRMAN

DATE

SECRETARY

DATE

PLANNING BOARD APPROVAL



02 ZONING MAP
SCALE: 1" = 400'-0"

ZONING DISTRICTS WITHIN 1000'	
ZONE	TYPE
B-1	RETAIL BUSINESS
B-2	GENERAL BUSINESS
I	INDUSTRY
R-1	ONE-FAMILY DWELLINGS
R-T	TWO-FAMILY DWELLINGS
RED	DOWNTOWN REDEVELOPMENT AREA

APPLICABLE CODES	
INTERNATIONAL BUILDING CODE 2021 NEW JERSEY EDITION (NJAC 5:23-3.14)	
2021 (NATIONAL STANDARD/INTERNATIONAL) PLUMBING CODE (NJAC 5:23-3.15)	
2020 NATIONAL ELECTRIC CODE (NFPA 70) (NJAC 5:23-3.16)	
ASHRAE 90.1-2019 (NJAC 5:23-3.18)	
2021 INTERNATIONAL MECHANICAL CODE (IMC) (NJAC 5:23-3.20)	
2021 INTERNATIONAL FUEL GAS CODE (IFGC) (NJAC 5:23-3.22)	
ICC/ANSI A117.1-2017	
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	
FAIR HOUSING ACT DESIGN MANUAL, APRIL 1998	
2015 INTERNATIONAL FIRE CODE (IFC)	

ZONING TABULATION CHART (B-1 - RETAIL BUSINESS IN CENTRAL BUSINESS DISTRICT)					
ITEM	PERMITTED	EXISTING	PROPOSED	VARIANCE	NOTE
PRINCIPAL USE	RETAIL STORE	RETAIL STORE, RESTAURANT	RETAIL STORE	NO	
MIN. LOT AREA	NO MINIMUM	30,218 SF	30,218 SF	NO	
MIN. LOT WIDTH	NO MINIMUM	210'-4"	210'-4"	NO	
MIN. FRONT YARD SETBACK	NO MINIMUM	0'-0"	0'-0"	NO	
MIN. REAR YARD SETBACK	NO MINIMUM	0'-0"	0'-0"	YES	EXISTING NON-CONFORMING
MIN. SIDE YARD SETBACK	30'-0"	2'-11"	2'-11"	NO	
MAX. STRUCTURE HEIGHT	NONE REQUIRED - 6'-00" IF PROVIDED	0'-0"	0'-0"	NO	
MAXIMUM BUILDING COVERAGE	2 1/2 STORIES AND NOT EXCEEDING 35'	18.3'	1 1/2 STORIES (25')	NO	
MAXIMUM LOT COVERAGE	60%	37%	45%	NO	
AUTOMOBILE PARKING SPACES	99%	62 PARKING SPOTS	10 ON-STREET/46 OFF STREET/5 EV PARKING = 61 PARKING SPOTS	YES	EXISTING NON-CONFORMING
LOADING SPACES	1 PER 300 SQUARE FEET OF GROSS FLOOR AREA	62 PARKING SPOTS	10 ON-STREET/46 OFF STREET/5 EV PARKING = 61 PARKING SPOTS	YES	
LANDSCAPED PLANS	TWO THOUSAND FIVE HUNDRED TO 9,999 SQUARE FEET, ONE SPACE - 2 LOADING SPACE REQUIRED	1 TREE	1 OFF-STREET LOADING SPACE/1TEMPORARY ON-STREET LOADING SPOT	YES	
SIGNS	ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING STALLS	-	6 TREES	NO	
EV PARKING SPOTS	1.5 SQUARE FEET FOR EACH ONE FOOT OF THE WIDTH OF THE BUILDING	-	MAIN ST.: 89.13S	NO	
	10% OF TOTAL PARKING COUNT	-	5	NO	

SIGNAGE CALCULATION

SIGNAGE PERMITTED:

1.5 SQUARE FEET OF SIGN AREA FOR EACH ONE FOOT OF THE WIDTH OF THE BUILDING, UP TO A MAXIMUM OF 200 SQUARE FEET FOR EACH FACADE FRONTING A STREET, SIDEWALK, OR PARKING AREA. THE MAXIMUM HEIGHT OF ANY FACADE SIGN SHALL BE TWO FEET.

MAIN ST. FACADE LENGTH: 89' 10"
SIGNAGE: 89' 10" x 1.5 = 134.75SF

SIGNAGE PROPOSED:

MAIN ST. SIGNAGE: 89.13SF

PARKING CALCULATION

PARKING REQUIRED:

RETAIL: 1 PER 300 SF (B-1 IN CBD)
RETAIL AREA: **18,744 SF**
19,744 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF)

PARKING REQUIRED: **62 SPOTS**

TOTAL PARKING REQUIRED: 62

PARKING PROPOSED:

10 ON-STREET PARKING SPOTS
46 OFF STREET PARKING SPOTS
5 EV PARKING SPOT CREDIT

TOTAL PARKING PROPOSED: 61

LOADING SPACE REQUIRED:

RETAIL: 1 SPACE FROM 2,500 SF TO 9,999 SF
1 ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET OR PART THEREOF.
RETAIL AREA: 19,744 SF
LOADING SPACE REQUIRED: 2 SPACES

TOTAL LOADING SPACE REQUIRED: 2

LOADING SPACE PROPOSED:

1 OF-STREET LOADING SPOT
1 TEMPORARY ON-STREET LOADING SPOT

TOTAL LOADING SPACE PROPOSED: 2

BUILDING AND SITE DATA	
ITEM	DATA
BLOCK NO.	114
LOT NO.	50 & 55
ZONING DISTRICT	B-1
OCCUPANCY	S, M
USE GROUP	S-1, S-2, M
CONSTRUCTION TYPE	A-III
SITE AREA	30,218 SF
BUILDING HEIGHT	24'
NUMBER OF STORIES	1 1/2
AREA OF LARGEST FLOOR	13,934 SF
BUILDING FOOTPRINT	13,934 SF
TOTAL LAND AREA DISTURBED	30,218 SF
BUILDING AREA	19,744 SF
VOLUME	CF
FLOOD HAZARD ZONE	X
BASE FLOOD ELEVATION	N/A
RESIDENTIAL GSF	0 SF
RETAIL GSF	X SF
DWELLING UNITS	0
PARKING SPACES	57
PRIMARY STRUCTURAL FRAME FIRE RATING	TYPE III-A: 1
EXTERIOR BEARING WALL FIRE RATING	TYPE III-A: 2
INTERIOR BEARING WALL FIRE RATING	TYPE III-A: 1
NON-BEARING INTERIOR WALLS AND PARTITIONS FIRE RATING	TYPE III-A: 0
FLOOR CONSTRUCTION FIRE RATING	TYPE III-A: 1
ROOF CONSTRUCTION FIRE RATING	TYPE III-A: 1

GROSS BUILDING SQUARE FOOTAGE	
LEVEL	AREA
FIRST FLOOR	13,934 SF
SECOND FLOOR	5,810 SF
GRAND TOTAL	19,744 SF

SHEET LIST	
SHEET #	DESCRIPTION
A0.00	COVER SHEET
A0.01A	LEGEND SHEET
A0.01B	LEGEND SHEET
A0.01C	GENERAL NOTES
A0.01D	GENERAL NOTES
A0.02	ARCHITECTURAL EXISTING PLAN
A0.03	ARCHITECTURAL DEMOLITION PLAN
A0.04	ARCHITECTURAL SITE PLAN
A0.05	ARCHITECTURAL ACCESS PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.06	ROOF PLAN
A3.01	BUILDING SECTIONS
A3.20	BUILDING ELEVATIONS
A3.20.1	BUILDING ELEVATIONS

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1

JENNIFER PALERMO
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET
WEST ORANGE
ESSEX COUNTY, NJ 07052
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET
REALTY LLC
262-270 MAIN STREET
WEST ORANGE, NJ 07052
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER
DOLAN&DEAN
CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
908 927 0100

STRUCTURAL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

CIVIL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

ARCHITECT'S SEAL:

NOT FOR
CONSTRUCTION

PROGRESS DATE: 2025-10-15

JM
PRINCIPAL IN CHARGE
CC
PROJECT TEAM
JM
CHECKED BY
SHEET DESCRIPTION
COVER SHEET

ISSUED FOR:		
No.	Date	Description

A0.00

SHEET NUMBER

DOB APPROVAL STAMP:

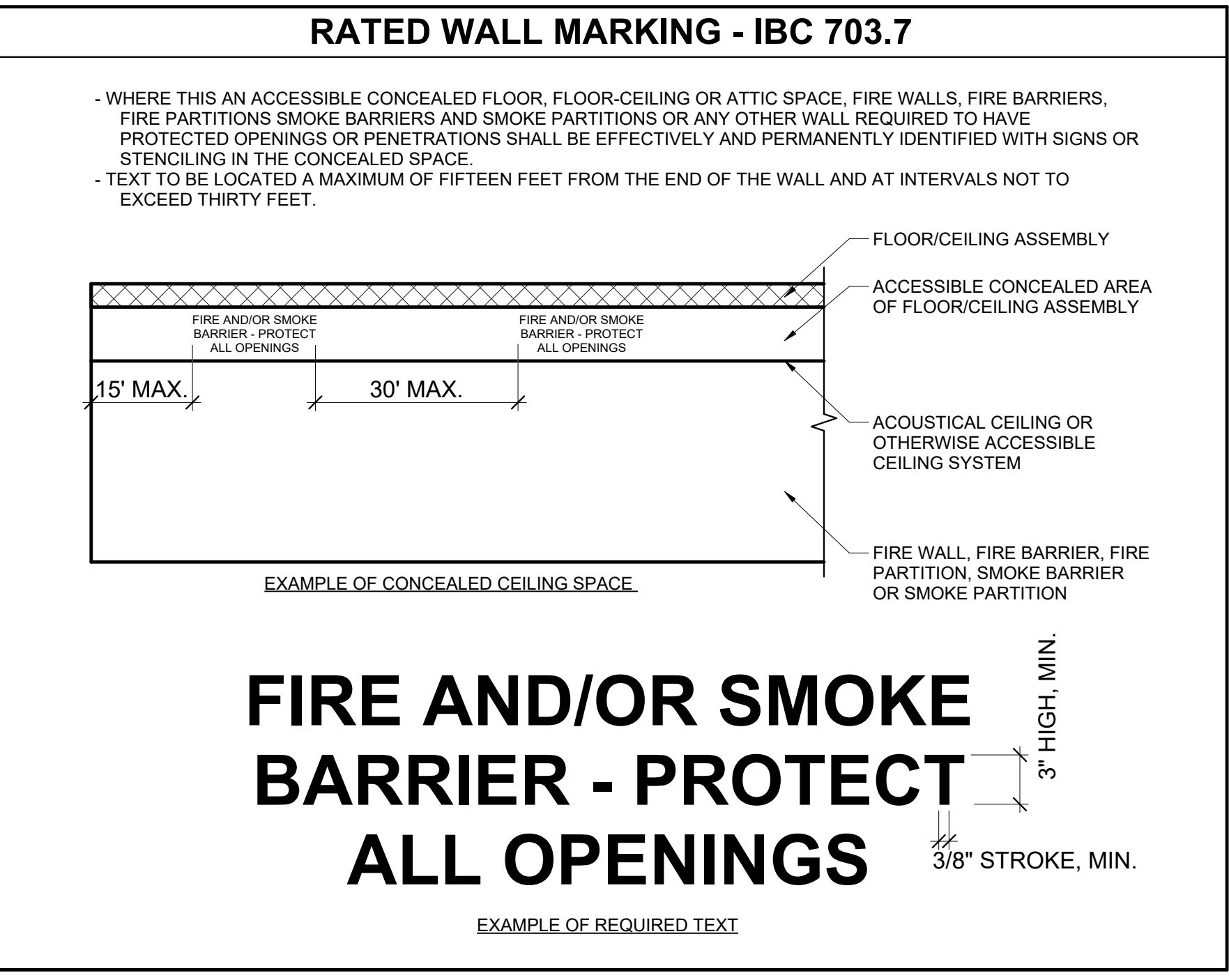
SOUND CONTROL GUIDELINES

- A. OPENINGS AND PENETRATIONS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED STC RATING OF THE ASSEMBLY.
- B. FLOOR ASSEMBLIES THAT ARE CARPETED GENERALLY MEET THE MINIMUM IIC REQUIREMENTS. FLOOR ASSEMBLIES WITH HARD SURFACE FINISHES SUCH AS TILE, WOOD OR VINYL, GENERALLY REQUIRE ADDITIONAL ACOUSTICAL TREATMENT OR INSULATION TO MEET THE MINIMUM IIC REQUIREMENTS.
- C. THE FIRST ESSENTIAL FOR AIRBORNE SOUND ISOLATION USING ANY SYSTEM IS TO CLOSE OFF AIR LEAKS AND/OR FLANKING PATHS BY WHICH NOISE CAN GO THROUGH OR AROUND THE SYSTEM. SMALL CRACKS OR HOLES WILL INCREASE THE SOUND TRANSMISSION AT THE HIGHER FREQUENCIES. THIS CAN HAVE A DETRIMENTAL EFFECT ON THE OVERALL ACOUSTIC PERFORMANCE AND THE STC VALUE. PARTICULARLY FOR HIGHER ACOUSTICALLY RATED SYSTEMS, FAILURE TO OBSERVE SPECIAL CONSTRUCTION PRECAUTIONS CAN REDUCE THE EFFECTIVENESS OF THE PLANNED SOUND CONTROL METHODS.
- D. SYSTEMS SHALL BE AIRTIGHT. RECESSED WALL FIXTURES SUCH AS MEDICINE CABINETS, OR ELECTRICAL, TELEPHONE, AND TELEVISION DEVICES, WIRING, SPRINKLER PIPES, ETC., WHICH PENETRATE THE GYPSUM BOARD, SHALL NOT BE LOCATED BACK-TO-BACK OR IN THE SAME STUD CAVITY. ANY OPENING FOR SUCH FIXTURES AND FOR PIPING OUTLETS SHALL BE CUT TO THE PROPER SIZE AND SEALED. ELECTRICAL DEVICES SHALL BE INSTALLED IN FULL BOXES AND SEALED WITH A NON-HARDENING SEALANT, SUCH AS 3M BRAND FIRE BARRIER, MPP-45 MOLDABLE PUTTY PAD OR EQUAL.
- E. THE ENTIRE PERIMETER OF AN ACOUSTICAL ASSEMBLY SHALL BE MADE AIRTIGHT TO PREVENT SOUND TRANSMISSION THROUGH THE ASSEMBLY AND PREVENT SOUND FLANKING AROUND THE ASSEMBLY AND THROUGH ASSEMBLY PENETRATIONS. FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET SHALL BE USED TO SEAL BETWEEN THE STC RATED ASSEMBLY AND ALL DISSIMILAR SURFACES AND ALSO BETWEEN THE ASSEMBLY AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. THE SPACING AND NUMBER OF MECHANICAL FASTENERS IS ALSO OF GREAT IMPORTANCE IN ACHIEVING A LISTED STC OR IIC RATING.
- F. PERIMETER SEALS IN WALL ASSEMBLIES: IN ORDER TO BE EFFECTIVE FOR THE LIFE OF THE BUILDING, SEALANTS MUST BE RESILIENT AND NON-HARDENING. STANDARD WEATHER CAULKING IS UNSATISFACTORY AS AN ACOUSTICAL SEALANT SINCE IT TENDS TO HARDEN OVER TIME. PLACEMENT OF THE SEALANT IS CRITICAL. THE PURPOSE OF THE SEAL IS TO PROVIDE A RESILIENT CLOSURE BETWEEN ONE SIDE OF AN ASSEMBLY AND THE OTHER, WHICH REDUCES THE POTENTIAL FOR FLANKING NOISE TRANSMISSION. THE PREFERRED PROCEDURE IS TO INSTALL THE GYPSUM WALL BOARD WITH A MINIMUM 1/4" GAP BETWEEN THE ADJACENT CEILING GYPSUM PANEL, AND ALSO AT THE SUBFLOOR. SEALANT SHALL BE APPLIED TO THE PERIMETER GAP BETWEEN THE GYPSUM WALL BOARD AND THE SURROUNDING FLOOR, WALL AND CEILING COMPONENTS. CAULKING SHOULD NOT BE PLACED BENEATH THE SILL PLATE OR RUNNER TRACK OF A WALL ASSEMBLY.
- G. INSULATION INDICATED TO BE PROVIDED IN A WALL ASSEMBLY SHALL BE THE SAME DEPTH AS THE WALL STUD FRAMING, UNLESS OTHERWISE REQUIRED BY CODE. REGULAR U-FACE GLASS FIBER OR MINERAL WOOL INSULATION IS ACCEPTABLE. DO NOT OVERSTUFF THE INSULATION, AS THIS WILL REDUCE THE ACOUSTICAL PERFORMANCE OF THE ASSEMBLY.
- H. RESILIENT METAL COMPONENTS - RESILIENT CHANNELS SHALL BE DIETRICH RC DELUXE RCSD. RESILIENT CHANNELS POSSESS A SPRING ACTION TO DECOUPLE AND ISOLATE THE COMPONENTS THEY CONNECT, WHILE PROVIDING THE STRENGTH TO FIRMLY SUPPORT THESE COMPONENTS. A CONCERN IN THE INSTALLATION OF GYPSUM BOARD ON RESILIENT CHANNELS IS THE LENGTH OF THE FASTENER AND THE PLACEMENT OF THE FASTENER. THE FASTENER SHOULD NOT EXTEND INTO THE STUD OR JOIST, THUS SHORTING OUT THE RESILIENCY OF THE SYSTEM. AN EFFECTIVE INSTALLATION TECHNIQUE IS TO PLACE SCREWS ONLY BETWEEN STUDS OR JOISTS. THE CHANNEL MUST ALSO BE FREE TO FLOAT UPON INSTALLATION AND THUS A MINIMUM 1/4" INCH CLEARANCE BETWEEN IT AND THE ADJACENT ASSEMBLY IS REQUIRED. THE RESILIENT CHANNEL SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- I. PIPES AND ELECTRICAL CONDUITS SHALL BE CONCENTRICALLY PLACED WITHIN WALL AND FLOOR/CEILING ASSEMBLIES, UNLESS OTHERWISE REQUIRED PER FIRE AND OTHER BUILDING CODES.
- J. REFER TO OTHER DRAWINGS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO WALL AND FLOOR/CEILING ASSEMBLIES.
- K. THE FOLLOWING ITEMS SHALL BE CAULKED, GASKETED, OR OTHERWISE ACOUSTICALLY TREATED, WHERE OCCURRING AT DWELLING UNIT SEPARATION WALLS, CORRIDOR WALLS, AND FLOOR/CEILING ASSEMBLIES.
1. STAGGER AND OVERLAP JOINTS IN MULTI-LAYER GWB WALLS AND CEILINGS.
 2. PROVIDE 1/4" SEALANT JOINT AT GWB TO SUBFLOOR AND CEILING AT DWELLING UNIT SEPARATION WALLS.
 3. PROVIDE 1/4" SEALANT JOINT AT GWB TO SUBFLOOR AND CEILING AT CORRIDOR WALLS.
 4. PROVIDE 1/4" SEALANT JOINT AT DOOR FRAMES TO GWB AT CORRIDOR WALLS.
 5. PROVIDE FLEXIBLE GASKET (SMOKE SEAL) AT DOORS IN CORRIDOR WALLS.
 6. PROVIDE SEAL AT BOTTOM OF DOORS IN CORRIDOR WALLS.
 7. ELECTRICAL SERVICE PANEL SHOULD NOT BE LOCATED ON DWELLING UNIT SEPARATION OR CORRIDOR WALLS.
 8. SEAL EXHAUST VENTILATION DUCT JOINTS AND SEAMS WITH MASTIC.
 9. SEAL WIRING PENETRATIONS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
 10. SEAL ELECTRICAL/CABLE/PHONE BOXES TO GWB WITH PUTTY PADS OR APPROVED EQUAL.
 11. SEAL WIRING INTO ELECTRICAL BOXES.
 12. SEAL RECESSED LIGHT HOUSING TO GWB.
 13. PROVIDE FIRE RESISTANCE RATED COVER AROUND RECESSED LIGHTING HOUSING.
 14. SEAL PLUMBING PIPES AND VENTS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
 15. SEAL PLUMBING PIPE PENETRATIONS THROUGH GWB.
 16. PROVIDE GYPSUM BASED UNDERLAYMENT BENEATH TUBS AND SHOWERS.
 17. SEAL TUB AND SHOWER DRAINS TO SUBFLOOR.
 18. SEAL TUB AND SHOWER ENCLOSURE TO SUBFLOOR AND WALL.
 19. SEAL SHOWER HEAD TO TILE OR SHOWER SURROUND.
 20. PROVIDE SEALANT AT FIRE SPRINKLER HEAD ESCUTCHEONS TO GWB.
 21. SEAL ATTIC AND CRAWLSPACE ACCESS COVERS TO GWB OR SUBFLOOR.
 22. SEAL RECESSED HEATERS (PTACS) TO GWB.
 23. INSULATE DUCTWORK LOCATED WITHIN FLOOR/CEILING ASSEMBLIES.
 24. SEAL HVAC AND VENTILATION GRILLES, INLETS AND DIFFUSERS TO GWB.
 25. SEAL KITCHEN AND BATH EXHAUST FAN HOUSING TO GWB.
 26. SEAL CLOTHES WASHER VALVE/DRAIN BOX TO GWB.
 27. SEAL CLOTHES DRYER EXHAUST BOX SEALED TO GWB.
 28. SEAL BUILT-IN CABINETS TO GWB.
 29. FASTEN CEILING MOLDING TO WALL ONLY. PROVIDE SEALANT JOINT AT CEILING.
 30. FASTEN WALL BASE MOLDING TO WALL ONLY. PROVIDE SEALANT JOINT AT FLOOR LINE.
 31. PROVIDE VIBRATION ISOLATION OF THE OVERHEAD GARAGE DOOR TRACKS.
 32. PROVIDE VIBRATION ISOLATION OF THE GARAGE DOOR OPENER WITH RESILIENT MOUNTING HARDWARE.
- N. SOUND CONTROL MATERIALS - USE A COMBINATION OF THE FOLLOWING:
1. NON-HARDENING CAULK - SEALS GAPS LESS THAN 1/2" WIDE.
 2. SPRAY FOAM - FILLS LARGE GAPS AND SMALL HOLES.
 3. BACKER ROD - CLOSED CELL FOAM OR ROPE CAULK PRESSED INTO GAPS.
 4. GASKETS - NEOPRENE, RUBBER, FOAM.
 5. ACOUSTICAL SOUND MAT MEMBRANE.
 6. GYPSUM BASED UNDERLAYMENT AT WOOD SUB-FLOORS.
 7. SOUND CONTROL MAT BENEATH HARD FLOOR SURFACES.
 8. RESILIENT CHANNELS - DIETRICH RC DELUXE RCSD
 9. SOUND ISOLATION CLIPS USED WITH METAL FURRING CHANNELS.
 10. GYPSUM WALL BOARD.
 11. VIBRATION ISOLATION DEVICES.

AIR SEALING GUIDELINES

- A. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT AIR INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
- B. OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATIONS. JOINTS AND SEAMS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH A MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF THE CONSTRUCTION MATERIALS.
- C. OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT WHEN TESTED IN ACCORDANCE WITH AMCA 500D. GRAVITY DAMPERS ARE PERMITTED TO BE USED IN BUILDINGS LESS THAN THREE STORIES IN HEIGHT ABOVE GRADE.
- D. VESTIBULE DOORS (WHEN REQUIRED BY CODE) THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR SHALL BE EQUIPPED WITH SELF-CLOSING DEVICES.
- E. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 FOR AIR TIGHTNESS. RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.
- F. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL. ROCK WOOL AND FIBERGLAS BATT INSULATION ARE NOT ACCEPTABLE AS AN AIR BARRIER MATERIAL.

- AIR SEAL THE FOLLOWING LOCATIONS BEFORE INSULATION:
1. MUD SILL TO FOUNDATION.
 2. RIM JOIST TO MUD SILL.
 3. TOP PLATE TO RIM JOIST BETWEEN CONDITIONED STORIES.
 4. SUBFLOOR SHEATHING TO RIM JOIST BETWEEN CONDITIONED STORIES.
 5. SUBFLOOR SHEATHING TAG AND SQUARE EDGE JOINTS.
 6. PARTITION WALL STUDS AT EXTERIOR WALL INTERSECTIONS.
 7. TOP PLATES OF EXTERIOR STUD WALLS BETWEEN CONDITIONED STORIES.
 8. DROPPED CEILINGS, SOFFITS AND CHASES.
 9. ATTIC KNEEWALLS AND JOIST CAVITIES UNDER ATTIC KNEEWALLS.
 10. TUBS/SHOWER ENCLOSURE TO SUBFLOOR.
 11. MASONRY FIREPLACE TO SUBFLOOR.
 12. ELECTRICAL SERVICE PANEL ON EXTERIOR WALL OR TENANT SEPARATION WALLS.
 13. HVAC DUCT JOINTS AND SEAMS SEALED WITH MASTIC.
 14. REGISTER BOOTS SEALED TO SUBFLOOR.
 15. EXHAUST VENTILATION DUCT JOINTS AND SEAMS SEALED WITH MASTIC.
 16. WIRING PENETRATIONS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
 17. WIRING INTO ELECTRICAL BOXES.
 18. PLUMBING PIPES AND VENTS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
 19. BATH AND SHOWER DRAINS TO SUBFLOOR.
- AIR SEAL THE FOLLOWING LOCATIONS AFTER GYPSUM WALL BOARD INSTALLATION:
1. PROVIDE 1/4" SEALANT AT GWB TO SUBFLOOR AT EXTERIOR WALLS AND TENANT SEPARATION WALLS.
 2. DOOR FRAMES TO GWB AT EXTERIOR WALLS AND CORRIDOR WALLS.
 3. WINDOW FRAMES TO GWB AT EXTERIOR WALLS.
 4. TUB/SHOWER ENCLOSURE TO GWB.
 5. ATTIC AND CRAWLSPACE ACCESS COVERS TO GWB OR SUBFLOOR.
 6. ATTIC ACCESS PULL-DOWN STAIRS SEALED WITH WEATHERSTRIPPING ON COVER.
 7. RECESSED LIGHT HOUSING TO GWB.
 8. RECESSED WALL HEATERS (PTACS) SEALED TO GWB.
 9. HVAC GRILLE AND DIFFUSER TO GWB.
 10. VENTILATION GRILLES AND INLETS TO GWB.
 11. PLUMBING PIPE PENETRATIONS THROUGH GWB.
 12. SHOWER HEAD TO TILE OR SHOWER SURROUND.
 13. CLOTHES WASHER VALVE/DRAIN BOX TO GWB.
 14. CLOTHES DRYER EXHAUST BOX SEALED TO GWB.
 15. BUILT-IN CABINETS TO GWB.
 16. STAIRWAYS IN CONTACT WITH EXTERIOR WALL SHALL BE SEALED AT GWB.
 17. FIREPLACE BOX TO GWB.
 18. COMBUSTION AIR SUPPLY DUCTS AND PIPES TO GWB.
 19. METAL FLUES TO GWB.
 20. KITCHEN AND BATH EXHAUST FAN HOUSING TO GWB.
 21. ELECTRICAL BOXES TO GWB.
 22. CABLE/PHONE BOXES TO GWB.



STANDARD ARCHITECTURAL ABBREVIATIONS

ABV	ARCHITECT/ENGINEER	CCTV	CLOSED CIRCUIT TV	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MAX	MAXIMUM	PRELIM	PRELIMINARY	SURF	SURFACE
AB	ANCHOR BOLT	CEM	CEMENT	ELEC	ELECTRICAL	GYP PLAS	GYPSUM PLASTER	MBR	MEMBER	PRKJ	PARKING	SUSP	SUSPENDED
ACC	AIR CONDITIONING	CER	CERAMIC	EMER SHR	EMERGENCY SHOWER	H&CW	HOT AND COLD WATER	MDO	MEDIUM DENSITY OVERLOAD	PTN	PARTITION	SYM	SYMBOL
AC	ACCESSIBLE	CFLG	COUNTER FLASHING	ENAM	ENAMEL	HB	HOSE BIBB	MECH	MECHANICAL	PTD	PAINTED	SYMM	SYMMETRICAL
ACD RES	ACID-RESISTANT	CH BD	CHALKBOARD	ENCL	ENCLOSURE	HC	HOLLOW CORE	MED	MEDIUM	PVC	POLYVINYL CHLORIDE	T&B	TOP AND BOTTOM
ACOUS	ACOUSTICAL	CHAN	CHANNEL	ENGR	ENGINEER	HCMU	HOLLOW CMU	HGR	HIGH GRADE	HOGR	HIGH GRADE	T&G	TONGUE AND GROOVE
ACOUS INSUL	ACOUSTIC INSULATION	CHFR	CHAMFER	ENTR	ENTRANCE	HCMU	HEAVY DUTY	MET	METAL	PVMT	PAVEMENT	TB-xx	TEST BORING-xx(E.G. TB-1)
ACOUS PLAS	ACOUSTIC PLASTER	CHK	CHECK	EO	ELECTRICAL OUTLET	HD JT	HEAD JOINT	MEZZ	MEZZANINE	PWR	POWER	TC	TOP OF CURB
ACOUS TILE	ACOUSTIC TILE	CI	CAST IRON	EP	ELECTRICAL PANEL	HDBD	HARDBOARD	MFG	MANUFACTURING	QT	QUARRY TILE	TD	TRENCH DRAIN
ACPNL	ACOUSTIC PANEL	CIP	CAST IN PLACE	EPS	EXPANDED POLYSTYRENE	HDR	HEADER	MFR	MANUFACTURER	QTY	QUANTITY	TECH	TECHNICAL
AD	ADJACENT	CIR	CIRCLE	EQ SP	EQUALLY SPACED	HDWD	HARDWOOD	MH	MIRROR	R	RISER	TER	TERRAZZO
ADC	AUTOMATIC DOOR CLOSER	CJ	CONTROL JOINT	EQ	EQUAL	HM	HOLLOW METAL	MIR	MIRROR	R	RISER	TER	TERRAZZO
ADDL	ADDITIONAL	CL	CENTER LINE	EQUIP	EQUIPMENT	HMD	HOLLOW METAL DOOR	MISC	MISCELLANEOUS	RAD	RADIUS	THK	THICK
ADDM	ADDITIONAL	CLG	CEILING	EQUIV	EQUIVALENT	HMF	HOLLOW METAL FRAME	MK	MARK	RBR	RUBBER	THRES	THRESHOLD
ADJ	ADJUSTABLE	CLG DIFF	CEILING DIFFUSER	ERECT	ERECTION	HNDRL	HAND RAIL	ML	METAL LATH	RCP	REINFORCED CONCRETE	THRU	THROUGH
ADJC	ADJACENT	CLG HT	CEILING HEIGHT	ESCAL	ESCALATOR	HO	HOLD-OPEN	MLDG	MILLWORK	RCP	REINFORCED CONCRETE	T&B	TACKBOARD
AF	ACCESS FLOOR	CLL	CONTRACT LIMIT LINE	ESMT	EASEMENT	HORIZ	HORIZONTAL	MLWK	MILLWORK	PIP	PIPE	TMPD GL	TEMPERED GLASS
AF	ABOVE FINISHED FLOOR	CLOS	CLOSET	EST	ESTIMATE	HR	HOUR	MO	MASONRY OPENING	RD	ROOF DRAIN	TMPD	TEMPERED
AF	ABOVE FINISHED GRADE	CLR	CLEAR	EW	EACH WAY	HS	HIGH STRENGTH	MOD	MODULE	REC	RECESSED	TNL	TUNNEL
AF	ABOVE FINISHED SLAB	CLSR	CLOSURE	EXP	ELECTRIC WATER COOLER	HSB	HIGH STRENGTH BOLT	MT	MARBLE THRESHOLD	RECD	RECEIVED	TOF	TOP OF FINISH FLOOR
AGGR	AGGREGATE	CMPST	COMPOSITE	EXC	EXCAVATE	HT	HEIGHT	MTG	MEETING	RECP	RECEIPT	TOFF	TOP OF FINISH FLOOR
AHU	AIR HANDLING UNIT	CMC	CONCRETE MASONRY UNIT	EXG	EXISTING	HTG	HEATING	MTR	MORTAR	RECT	RECTANGULAR	TOJ	TOP OF JOIST
AL	ALUMINUM	CNR	CORNER	EXH HD	EXHAUST HOOD	HVAC	HEATING, VENTILATION, AIR CONDITIONING	MULL	MULLION	REF	REFERENCE	TOL	TOLERANCE
ALM	ALARM	CNTR	COUNTER	EXH FN	EXHAUST FAN	INT	INTERIOR	MULT	MULTIPLE	REINF	REINFORCEMENT	TOS	TOP OF SLAB
ALT	ALTERNATE	CONTR	CLEANOUT	EXP	EXPOSED	HW	HOT WATER	N	NOT APPLICABLE	REIN	REINFORCEMENT	TOT	TOTAL
AMB	AMBIENT	COL	COLUMN	EXPN	EXPANSION	HHW	HOT WATER HEATER	N	NORTH	REQD	REQUIRED	TOW	TOP OF WALL
AMPL	AMPLIFIER	COMPL	COMPLETE	EXSP	EXPOSED	HYD	HYDRANT	NA	NOT APPLICABLE	RESIL	RESILIENT	TRNBKL	TURNBUCKLE
AMT	AMOUNT	CONC FL	CONCRETE FLOOR	EXST GR	EXISTING GRADE	IF	INSIDE FACE	NEG	NEGATIVE	RFM	RECESSED FLOOR MAT	TS	TENSILE STRENGTH
ANN	ANNUNCIATOR	CONC	CONCRETE	EXT	EXTENSION	INCAND	INCANDESCENT	NF	NEAR FACE	RFM	ROUGH FLOOR MAT	TV	TELEVISION
AND	AND	CONC	CONCRETE	EXT	EXTENSION	IN	INTERIOR	NS	NOMINAL	RND	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
ANT	ANTENNA	CONN	CONNECTION	F BRK	FIRE BRICK	INSTL	INSTALLATION	NO	NOMINAL	RND	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
AP	ACCESS PANEL	CONSTR	CONSTRUCTION	F/F	FACE TO FACE	INSUL	INSULATION	NOM	NOMINAL	RND	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
APPX	APPENDIX	CONT	CONTINUOUS	FBD	FIBERBOARD	INT	INTERIOR	NS	NOMINAL	RND	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
ARCH	ARCHITECT (URAL)	COORD	COORDINATE	FLOOR	FLOOR FINISH	FLR FIN	FLOOR FINISH	FLR FIN	FLOOR FINISH	FLR FIN	FLOOR FINISH	FLR FIN	FLOOR FINISH
ASC	ABOVE SUSPENDED CEILING	COORD	COORDINATE	FLOOR	FLOOR FINISH	FLR FIN	FLOOR FINISH	FLR FIN	FLOOR FINISH	FLR FIN	FLOOR FINISH	FLR FIN	FLOOR FINISH
ASPH	ASPHALT	COVER PL	COVER PLATE	FEC	FIRE EXTINGUISHER CABINET	JAN	JANITOR	OC	ON CENTER	SALV	SALVAGE	UNO	UNLESS NOTED OTHERWISE
ASYM	ASYMMETRICAL	CPRS	COMPRESSIBLE	FGL	FIBERGLASS	JC	JANITOR'S CLOSET	OC	ON CENTER	SALV	SALVAGE	UNO	UNLESS NOTED OTHERWISE
AV	AUDIO VISUAL	CPT	CARPET	FIN GR	FINISH GRADE	JT	JOINT	OF	OWNER FURNISHED/OWNER INSTALLED	SCHED	SCHEDULE	UTIL	UTILITY
AVE	AVENUE	CRCMF	CIRCUMFERENCE	FIN FL	FINISH FLOOR	JT	JOINT	OF	OWNER FURNISHED/OWNER INSTALLED	SCHED	SCHEDULE	UTIL	UTILITY
B&B	BALLED AND BURLAPPED	CRS	COLD ROLLED STEEL	FIN	FINISH	KO	KNEE BRACE	OCFI	OWNER FURNISHED/OWNER INSTALLED	SCHED	SCHEDULE	UTIL	UTILITY
BAF	BAFFLE	CSG	CASING	FLG	FLASHING	KOP	KNOCKOUT	OFF	OWNER FURNISHED/OWNER INSTALLED	SCHED	SCHEDULE	UTIL	UTILITY
BAL	BALANCE	CSK	COUNTERSUNK	FLG	FLASHING	KOP	KNOCKOUT PANEL	OFF	OWNER FURNISHED/OWNER INSTALLED	SCHED	SCHEDULE	UTIL	UTILITY
BB	BULLETIN BOARD	CSMT	CASEMENT	FLR	FLOOR	KPL	KICK PLATE	OF	OWNER FURNISHED/OWNER INSTALLED	SCHED	SCHEDULE	UTIL	UTILITY
BC	BACK OF CURB	CSWK	CASEWORK	FLR SK	FLOOR SINK	KWY	KEYWAY	LEFT	OPNG	OPP	OPPOSITE	SHR	SHOWER
BD	BOARD	CT	CERAMIC TILE	FLR PL	FLOOR PLATE	L	LANDING	P	PAIN	SLP	SLOPE	VT	VINYL TILE
BEV	BEVEL	CTV	CABLE TELEVISION	FLR FIN	FLOOR FINISH	LAB	LABORATORY	OPP	OPPOSITE	SHR	SHOWER	VERT	VERTICAL
BF	BOTH FACES	CUB	CUBICLE	FLT GL	FLOOR FINISH	LAV	LAVATORY	OPT	OPTIONAL	SHTHG	SHEATHING	VEST	VESTIBULE
BFF	BELOW FINISH FLOOR	CUR	CURRENT	FLOOR	FLOOR FINISH	LAV	LAVATORY	OPT	OPTIONAL	SHTHG	SHEATHING	VEST	VESTIBULE
BFP	BACKFLOW PREVENTER	CW	COLD WATER	FOC	FACE OF CONCRETE	LBR	LUMBER	ORIG	ORIGINAL	SIM	SIMILAR	VNR	VENEER
BITUM	BITUMINOUS	DBL GLZ	DOUBLE GLAZING	FOM	FACE OF MASONRY	LCMU	LIGHTWEIGHT CMU	OVHD	OVERHEAD	SJ	SINK	VR	VAPOR RETARDER
BJT	BED JOINT	DEPT	DEPTH	FOS	FACE OF STUD	LD BRG	LOAD BEARING	OXY	OXYGEN	SK	SINK	VR	VAPOR RETARDER
BL	BUILDING	DET	DETAIL	FPL	FIRE PLACE	LDG	LOADING	P	PAINT	SLP	SLOPE	VT	VINYL TILE
BLDG	BLOCK	DFR	DOUBLE HUNG	FRNT	FRONT	LH	LEFT HAND	PARG	PARGING	SM	SHEET METAL	W/	WITH
BLK	BLOCK	DH	DOUBLE HUNG	FRNT	FRONT	LH	LEFT HAND	PARG	PARGING	SM	SHEET METAL	W/	WITH
BLKG	BULKHEAD	DM	DIMENSION	FS	FINISHED SURFACE	LHR	LEFT HAND REVERSE	PBD	PARTICLEBOARD	SP	SPEAKER	WD	WOOD
BLKHD	BULKHEAD	DM	DIMENSION	FS	FINISHED SURFACE	LHR	LEFT HAND REVERSE	PBD	PARTICLEBOARD	SP	SPEAKER	WD	WOOD
BLST	BALLAST	DIST	DISTANCE	FSP	FIRE STANDPIPE	LIN	LINEAR	PC	PORTLAND CEMENT	SPEC	SPECIFICATION	W	WEST
BM	BEAM	DIV	DIVIDER	FSNR	FASTENER	LQ	LIQUID	PCP	LOCKER PED	PERFORATED	SPKR	SUPPORT	WDW
BP	BASE PLATE	DIW	DOUBLE JOIST	FURR	FUTURE	LNTL	LINEAL	PERM	PERMANENT	SQ FT	SQUARE FOOT	WFL	WIDE FLANGE
BRCG	BRACING	DJ	DOWN	GALV	GALVANIZED	LOC	LOCATION	PERP	PERPENDICULAR	SO	SQUARE	WGL	WIRE GLASS
BRD	BRIDGING	DMFP	DAMP-PROOFING	EXTR	EXTRA	GL	GLASS	GRAB BAR	LONG	LG	LONG	PL	PLATE
BRG	BEARING	DN	DOWN	GALV	GALVANIZED	LOC	LOCATION	PERP	PERPENDICULAR	SO	SQUARE	WGL	WIRE GLASS
BRG PL	BEARING PLATE	DO	DOOR	STOP	DOOR STOP	GL	GLASS	GRAB BAR	LONG	LG	LONG	PL	PLATE
BRK	BRICK	DR	DRAIN	GB	GENERAL CONTRACTOR	LRG	LARGE	PH	PHASE	SO YD	SQUARE YARD	WHSE	WAREHOUSE
BRKT	BRACKET	DRCLSR	DOOR CLOSER	GLU LAM	GLUE LAMINATED	LVS	LIGHTWEIGHT PLASTER	POL	POLYSTYRENE	STL PL	STEEL PLATE	WMM	WELDED WIRE MESH
BR	BRASS	DS	DOWNSPOUT	GNL	GENERAL	LT	LIGHT	PLAM	PLASTIC LAMINATE	SS	STAINLESS STEEL	WLD	WELDED
BRZ	BRONZE	DST	DOOR STOP	GLZ CMU	GLAZED CMU	LWC	LIGHTWEIGHT CONCRETE	POLY	POLYSTYRENE	STL PL	STEEL PLATE	WMM	WELDED WIRE MESH
BS	BOTH SIDES	DWR	DRAIN	GL	GLASS	LVL	LEVEL	PLYMD	PLYWOOD	STD	STANDARD	WTR	WATER
BSMT	BASEMENT	DVLT	DOVETAIL	DISHWASHER	DISHWASHER	DWL	DOWEL	GLZ CMU	GLAZED CMU	LWC	LIGHTWEIGHT CONCRETE	POLY	POLYSTYRENE
BTM	BOTTOM	DVLT	DOVETAIL	DISHWASHER	DISHWASHER	DWL	DOWEL	GLZ CMU	GLAZED CMU	LWC	LIGHTWEIGHT CONCRETE	POLY	POLYSTYRENE
BUR	BUILT-UP ROOF	DW	DRAIN	GB	GENERAL CONTRACTOR	LRG	LARGE	PH	PHASE	PL	PLATE	WH	WAREHOUSE
BW	BOTH WAYS	DWR	DRAIN	GB	GENERAL CONTRACTOR	LRG	LARGE	PH	PHASE	PL	PLATE	WH	WAREHOUSE
C/C	CENTER TO CENTER	DWTR	DUMBWAITER	EAST	EAST	GR	GRATING	MAS	MASONRY	PRCST	PRECAST	STRUCT	STRUCTURAL
C&G	CURB AND GUTTER	DWTR	DUMBWAITER	EAST	EAST	GR	GRATING	MAS	MASONRY	PRCST	PRECAST	STRUCT	STRUCTURAL
CAB	CABINET	E	EACH FACE	GRGT	GRATING	MAS	MASONRY	PR	PAIR	STR	STRUCT	STRUCT	STRUCTURAL
CAV	CAVITY	EJ	EACH FACE	GRGT	GRATING	MAS	MASONRY	PRCST	PRECAST	STRUCT	STRUCT	STRUCT	STRUCTURAL
CB	CATCH BASIN	EXP	EXPANSION JOINT	GYP	GYPSUM	MATL	MATERIAL	PREFAB	PREFABRICATED	SUPPL	SUPPLEMENT	SUPPL	SUPPLEMENT

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1

JENNIFER PALERMO
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET
WEST ORANGE
ESSEX COUNTY, NJ 07052
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET
REALTY LLC
262-270 MAIN STREET
WEST ORANGE, NJ 07052
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER
DOLAN&DEAN
CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
908 927 0100

STRUCTURAL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

CIVIL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

ARCHITECT'S SEAL:

NOT FOR
CONSTRUCTION

PROGRESS DATE: 2025-10-15

JM
PRINCIPAL IN CHARGE
CC
PROJECT TEAM
JM
CHECKED BY
SHEET DESCRIPTION
LEGEND SHEET

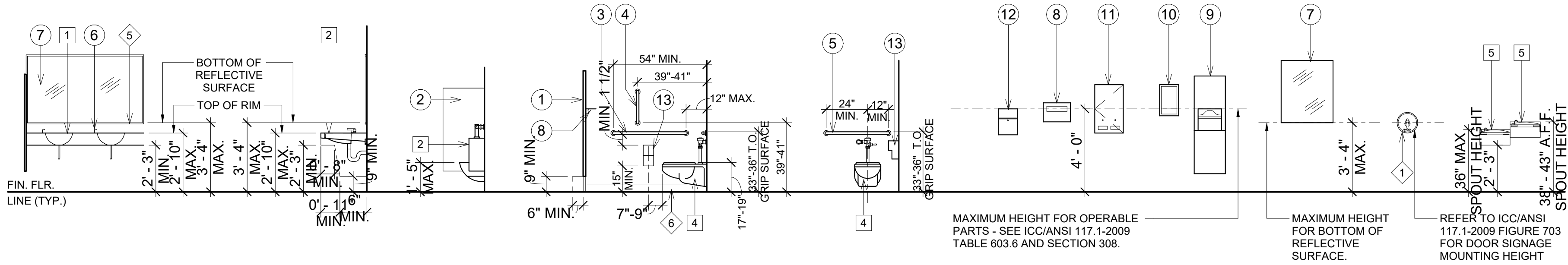
ISSUED FOR:		
No.	Date	Description

A0.01B

SHEET NUMBER

DOB APPROVAL STAMP:

HANDICAPPED ACCESSIBLE MOUNTING HEIGHTS PER ICC/ANSI A117.1-2017



TOILET ACCESSORY LEGEND

- TOILET PARTITION - HOOK & BUMPER
SEE FINISH LEGEND FOR SPECIFICATION
- URINAL SCREEN - SEE FINISH LEGEND
FOR SPECIFICATION
- GRAB BAR: 1 1/2"Ø 42"(MIN.) - SIDE OF TOILET
- GRAB BAR: 1 1/2"Ø 18"(MIN.) VERTICAL - SIDE OF
TOILET
- GRAB BAR: 1 1/2"Ø 36"(MIN.) - REAR OF TOILET
- LIQUID SOAP DISPENSER
- MIRROR - SEE ELEVATION -
VERIFY DIMENSION IN FIELD
- ROBE HOOK
- TOWEL DISPENSERS AND WASTE RECEPTACLES
- PAPER TOWEL DISPENSER
- SANITARY NAPKIN/TAMPON VENDOR
- SANITARY NAPKIN DISPOSAL
- MULTI-ROLL TOILET TISSUE DISPENSER
- TOILET SEAT COVER DISPENSER

PLUMBING FIXTURE LEGEND

- COUNTER TOP LAVATORY WITH SINGLE HANDLE
FAUCET
- WALL-HUNG LAVATORY WITH SINGLE HANDLE
FAUCET
- WALL HUNG URINAL
- WALL HUNG WATER CLOSET

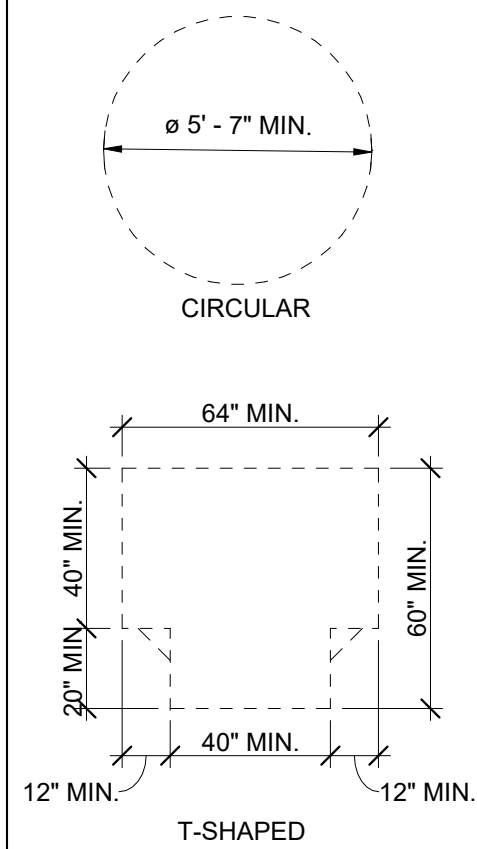
PLUMBING FIXTURE LEGEND

- HANDICAPPED SIGN
- WAINSCOT UP TO 4'-0" A.F.F.
- DOOR PER DOOR SCHEDULE
- WAINSCOT TO +4'-0" A.F.F. - SEE FINISH SCHEDULE
- PLASTIC LAMINATE COUNTER TOP & SPLASH
- TILE BASE

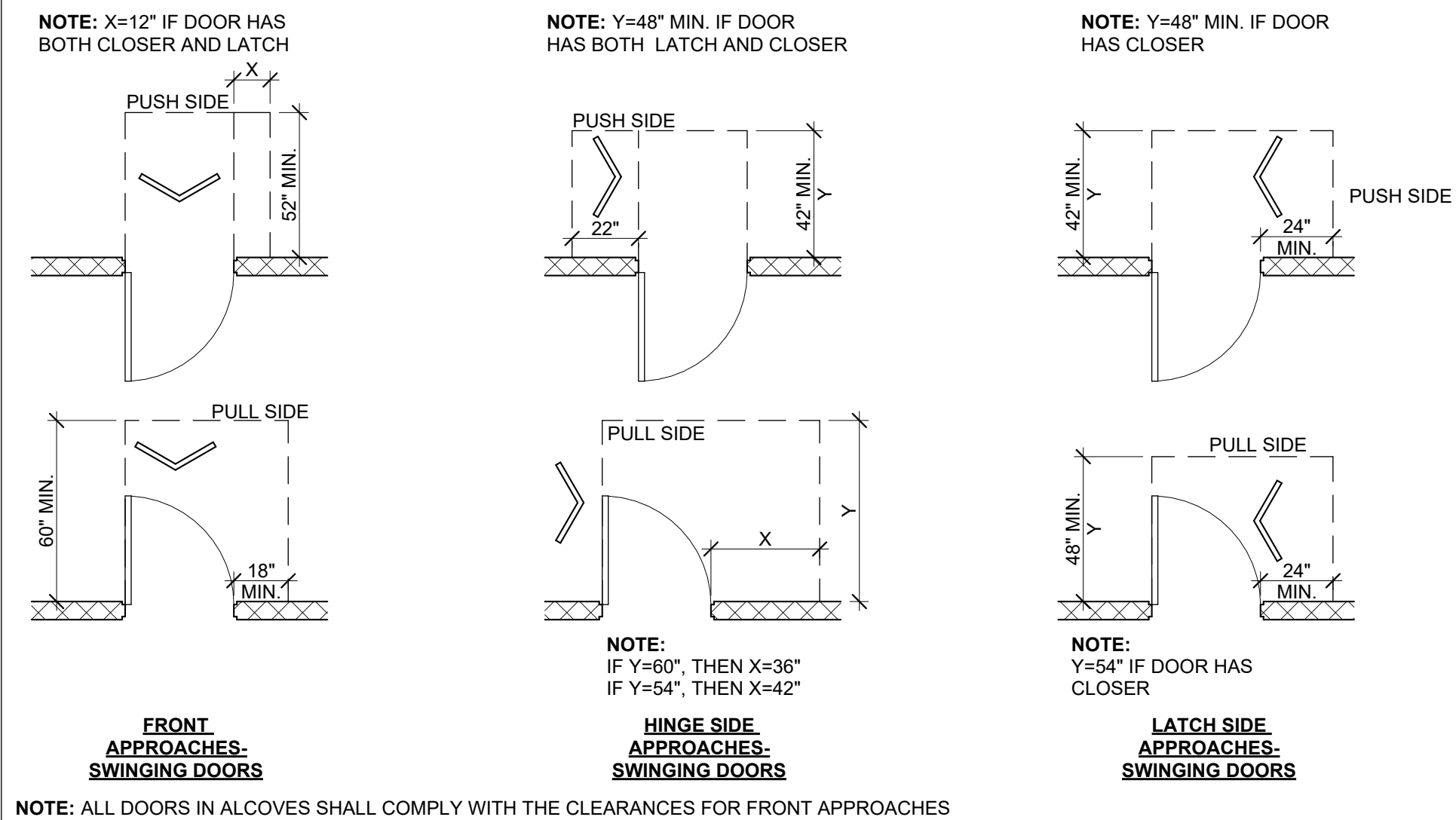
NOTES:

- REFER TO PLANS AND INTERIOR ELEVATIONS FOR
ITEMS USED.
- MOUNT ACCESSORIES PER MANUFACTURERS
RECOMMENDED HEIGHTS AND IN ACCORDANCE WITH
"A.D.A." AND ICC/ANSI A117.1-2009.
- FAUCET CONTROL FOR SINK MUST BE OPERABLE WITH
ONE HAND WITHOUT REQUIRING TIGHT GRASPING
P-1504-C CONTROLS.
- VERIFY LOCATION OF ELECTRICAL AND PLUMBING AS
REQUIRED.
- LIGHT SWITCHES AND CONVENIENCE OUTLETS MUST
COMPLY WITH SECTION 2-1719. OUTLETS AT 18" MIN.
AND SWITCHES AT 36" TO 48" A.F.F.
- MOUNT ABOVE COUNTER ELECTRICAL OUTLETS
HORIZONTALLY (TYP.).
- SEE FINISH SCHEDULE FOR PLASTIC LAMINATE
SPECIFICATIONS.
- URINAL: LOCATE FLUSH VALVE CONTROL FOR
HANDICAPPED URINAL @ +44" MAX. ABOVE THE
FINISHED FLOOR.
- TOILET: LOCATE FLUSH VALVE CONTROL FOR
HANDICAPPED TOILET ON WIDE SIDE OF STALL.
- INSULATE ALL HOT WATER & WASTE PIPING
OCCURRING UNDER THE LAVATORY.

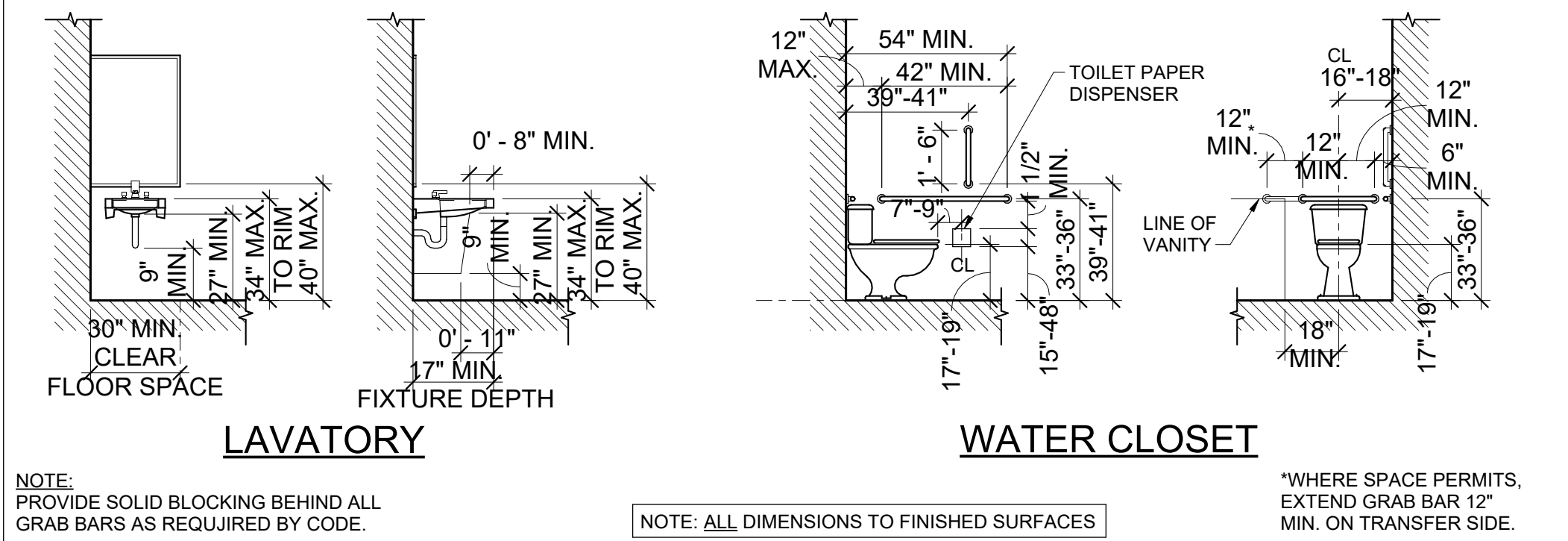
ADA Size of
Turning Space



Maneuvering Clearances at Doors

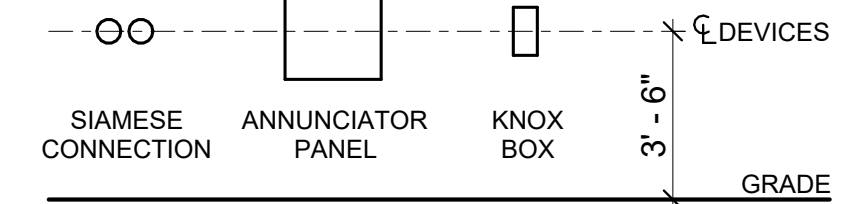


TYPICAL HANDICAP ACCESSIBLE BATHROOM

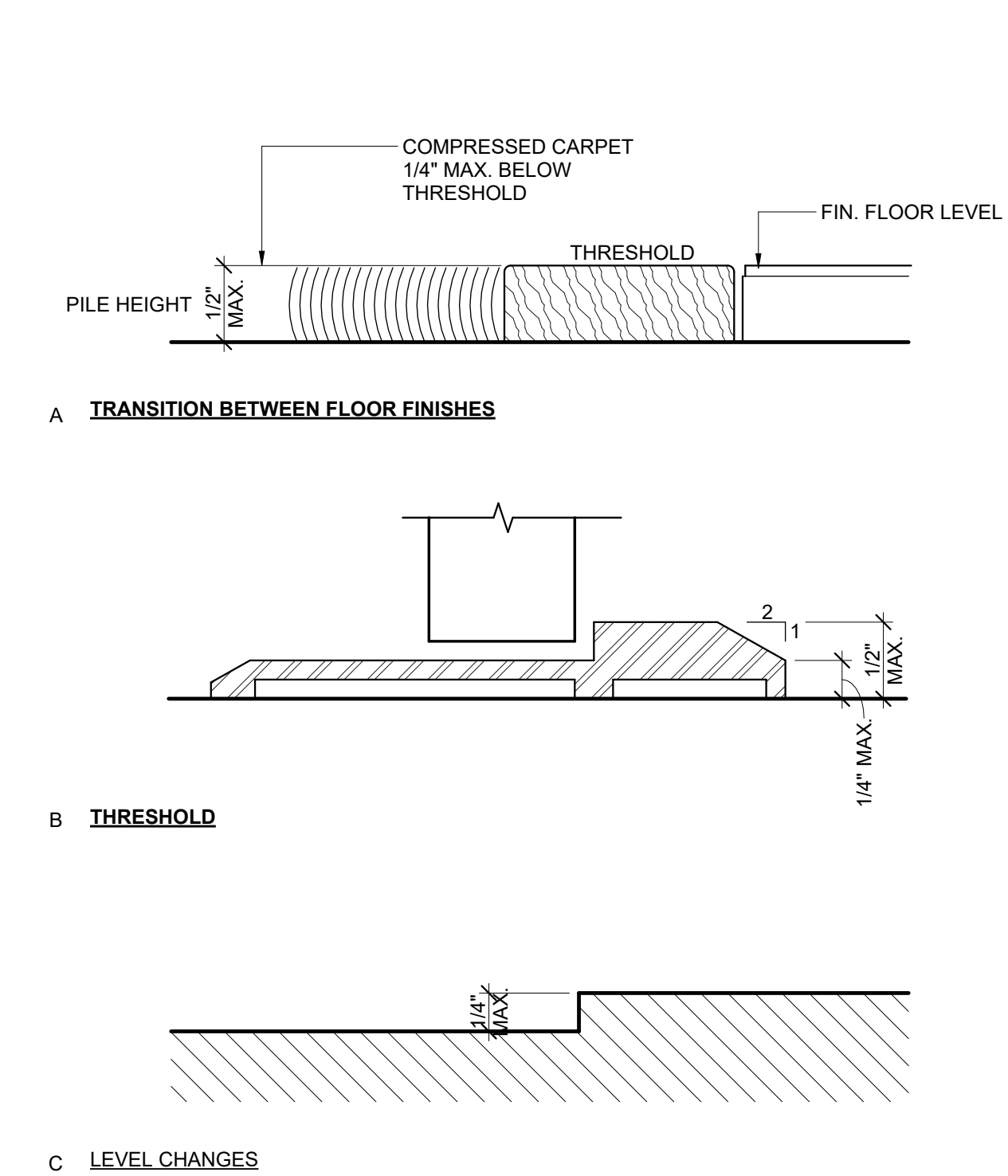


FIRE PROTECTION DEVICE
MOUNTING HEIGHTS

NOTE: FIRE PROTECTION DEVICES TO BE LOCATED ON THE
STREET FACE OF BUILDING ON THE EXTERIOR OF THE BUILDING.
VERIFY EXACT LOCATIONS WITH THE FIRE MARSHALL PRIOR TO
INSTALLATION. DEVICES ARE TO BE LOCATED ADJACENT TO
EACH OTHER FOR FIRE DEPARTMENT ACCESS.



ADA Floor Level Change



- NOTES:
- 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
 - 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
 - 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

- G. DRYWALL
- EXPOSED GYPSUM BOARD: ASTM C36
 - TYPE X WHERE INDICATED AND WHERE REQUIRED FOR FIRE-RESISTANCE RATING INDICATED.
 - LONG EDGES: STANDARD TAPER
 - THICKNESS: 5/8", OR AS SHOWN ON DRAWINGS.
 - ACCORDANCE WITH THE FOLLOWING:
 - PROVIDE MANUFACTURER'S STANDARD METAL TRIM ACCESSORIES, OF THE BEADED TYPE WITH FACE FLANGES FOR CONCEALMENT IN JOINT COMPOUND EXCEPT WHERE SEMI-FINISHING OR EXPOSED TYPE LOCATIONS.
 - CORNER BEADS AT EXTERNAL CORNERS
 - EDGE TRIM OF THE SHAPE AND LOCATION WHERE EDGE OF GYPSUM BOARD WOULD OTHERWISE BE EXPOSED OR SEMI- EXPOSED: L-TYPE FOR TIGHT ABUTMENT AT EDGES, OTHERWISE U-TYPE AS NEEDED/ REQUIRED.
 - CONTROL JOINT UNITS, OF METAL AT LOCATIONS RECOMMENDED BY THE MANUFACTURER.
 - CONCEALED ACOUSTICAL SEALANT: NON-SHRINKING, NON- DRYING, NON-MIGRATING, NON-STAINING, MASTIC.
 - EXPOSED ACOUSTICAL SEALANT: LATEX, ACRYLIC, OR ACRYLIC-LATEX TYPE, PERMANENTLY ELASTIC AND PAINTABLE.
 - JOINT TAPE: ASTM C475, PERFORATED
 - JOINT COMPOUND: ASTM C 475, OF THE TYPE INDICATED. PROVIDE READY-MIXED VINYL-TYPE FOR INTERIOR WORK. PROVIDE 2 SEPARATE GRADES OF COMPOUND: ONE SPECIFICALLY FOR BEDDING TAPE AND ONE FOR TAPPING.
 - INSTALLATION SHALL BE PERFORMED ONLY BY AN APPLICATOR EXPERIENCED IN USING THIS PRODUCT AND SHALL USE TOOLS AND EQUIPMENT APPROVED BY THE MANUFACTURER.
 - INSTALL GYPSUM BOARDS IN LENGTHS AND DIRECTIONS WHICH WILL MINIMIZE NUMBER OF END JOINTS, AND AVOID END JOINTS IN CENTRAL AREA OF CEILINGS.
 - INSTALL WALLS AND PARTITIONS WITH EXPOSED GYPSUM BOARDS VERTICAL, WITH JOINTS OFFSET ON OPPOSITE SIDES OF PARTITIONS. OTHERWISE, INSTALL BOARDS AT RIGHT-ANGLES WITH SUPPORTS, EXCEPT WHERE RECOMMENDED IN A DIFFERENT ARRANGEMENT BY MANUFACTURER.
 - FORM CONTROL JOINTS WITH 1/2" SPACE BETWEEN BOARDS. INSTALL ACOUSTICAL SEALANT AT BASE OF SPACE, AND APPLY TRIM ACCESSORY AT FACE.
 - ACOUSTICAL SEALANT: DENISING WALLS TO BE "SOUND RETARDING" WITH AN STC RATING OF 45 MIN.; APPLY 2 SEPARATE BEADS OF ACOUSTICAL SEALANT ALL AROUND AT INTERRUPTIONS OF DRYWALL WORK AS RECOMMENDED BY THE MANUFACTURER.
 - FORM "FLOATING" CONSTRUCTION FOR GYPSUM BOARDS AT INTERNAL CORNERS, EXCEPT WHERE SPECIAL ISOLATION OF EDGE TRIM IS INDICATED.
 - ISOLATE DRYWALL FROM ABUTTING STRUCTURAL AND MASONRY WORK; PROVIDE EDGE TRIM AND ACOUSTICAL SEALANT AS RECOMMENDED BY THE MANUFACTURER.
 - INSTALL WATER-RESISTANT BACKING BOARDS WHERE SHOWN TO RECEIVE TILE AND SIMILAR RIGID APPLIED FINISHES. DO NOT APPLY TAPE AND COMPOUND AT JOINTS. SEAL CUT EDGE, JOINTS AND PENETRATIONS WITH WATER-RESISTANT SEALANT PRIOR TO INSTALLATION.
 - SCREW GYPSUM BOARD TO SUPPORTS, JOINTS, STUDS, ETC.
 - EXCEPT AS OTHERWISE INDICATED, APPLY JOINT TAPE AND JOINT COMPOUND AT JOINTS (BOTH DIRECTIONS) BETWEEN GYPSUM BOARDS, APPLY COMPOUND AT ACCESSORY FLANGES, PENETRATIONS, FASTER HEADS, AND SURFACE DEFECTS.
 - INSTALL COMPOUND IN 2 COATS (PLUS PREFILL OF CRACKS WHERE RECOMMENDED BY MANUFACTURER) AND AFTER LAST COAT
 - APPLY SINGLE COAT USG IMPERIAL FINISH PLASTER, OR APPROVED EQUIVALENT, SMOOTH-TROWEL FINISH.
 - GENERAL STANDARD: GYPSUM ASSOCIATION SPECIFICATION GA-216, AND MANUFACTURER'S INSTRUCTIONS (WHICHEVER IS MORE STRINGENT).
 - MATERIALS (USG OR APPROVED EQUAL)

- H. GUARANTEES:
- MATERIALS: THE CONTRACTOR SHALL FURNISH TO THE OWNER A 5 YEAR WRITTEN GUARANTEE ON ALL MATERIALS FURNISHED BY THOSE TRADES AS LISTED IN THIS SECTION TO BE FREE FROM DEFECTS DUE TO FAULTY WORKMANSHIP AND / OR MATERIALS. ALL DEFECTIVE MATERIAL SHALL BE REPLACED AS REQUIRED IMMEDIATELY AFTER PROPER NOTICE, AT NO COST TO THE OWNER.

PART 7-THERMAL AND MOISTURE PROTECTION

- A. GENERAL
- SEE GENERAL CONDITIONS
 - SEE PART IV - MASONRY
- B. MATERIALS
- ASPHALTIC BITUMINOUS TROWEL ON DAMPPROOFING FOR FOUNDATIONS AND BELOW GRADE MASONRY WALLS.
 - CAULKING AND SEALANTS SHALL BE SELECTED BY THE CONTRACTOR TO SUIT CONDITIONS AND MATERIALS.
 - CAULKING AND SEALANTS TO MATCH SURROUNDING SURFACE COLORS.
 - ALL MATERIALS SHALL BE CAREFULLY SELECTED FOR COMPATIBILITY WITH EACH OTHER IN EACH JOINT SYSTEM.
 - ALL MATERIALS SHALL BE INSTALLED AS PER THE MANUFACTURERS WRITTEN INSTRUCTIONS.
 - INSULATION SHALL BE INSTALLED IN THE TYPES AND SHAPES AS SHOWN ON THE DRAWINGS AND AS FOLLOWS:
 - FIBERGLASS ROLLS OR BATTS FACED WITH ALUMINUM FOIL VAPOR RESISTANT MEMBRANE WITH INTEGRAL NAILING FLANGES
 - EXTERIOR WALLS: 3 1/2", R-13 MIN. WHERE SHOWN OR NOTED ONLY.
 - PROVIDE UNFACED BATTS AT INTERIOR PARTITION WALLS AND CEILINGS IN THE SIZES AS SHOWN ON THE DRAWINGS WHERE SHOWN OR REQUIRED FOR SOUND ABSORPTION REQUIREMENTS.
 - ROOFS AND CEILINGS UNDER UNHEATED SPACES: 9", R-30
 - RIGID INSULATION SHALL BE INSTALLED IN THE SIZES AS SHOWN ON THE DRAWINGS, SHALL BE EXTRUDED AND HAVE AN "R" VALUE OF 5 PER INCH.
 - INSULATION SHALL BE "STYROFOAM" BRAND AS MANUFACTURED BY THE DOW CHEMICAL CO. OR EQUAL.
 - PROVIDE A TOTAL ROOF DRAINAGE SYSTEM AS SHOWN OR REQUIRED, INCLUDING, BUT NOT LIMITED TO GUTTERS, LEADERS, CHIPS, CLEATS, CAPS, ROOF DRAINS, ETC.
 - PREFINISHED COLOR AS SELECTED, ALL MATERIALS SHALL MATCH.
 - 0.04" ALUMINUM GUTTER, PROFILE AND SIZES AS SHOWN ON DRAWINGS. (EXPANSION JOINTS AS REQUIRED TO PREVENT BUCKLING)
 - 0.04" ALUMINUM DOWNSPOUT, PROFILE AND SIZES AS REQUIRED, TIE TO UNDERGROUND DRAINAGE SYSTEM.
 - ALUMINUM HANGERS FOR GUTTER AND STRAPS FOR DOWN SPOUTS, SIZES AS REQUIRED FOR JOB APPLICATION.
 - ALL ACCESSORIES, MITERS, SLIP JOINTS, CONNECTIONS, END CAPS, ELBOWS, EXPANSION JOINTS, ETC.
 - 0.20" FLASHING AND COUNTER FLASHING.
 - SEALING OF ALL JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.
 - FLASHINGS SHALL BE INSTALLED WHERE NOTED OR REQUIRED.
 - ALL FLASHINGS AND ACCESSORIES SHALL BE OF CORROSIVE RESISTANT MATERIALS.
 - ALL MATERIALS SHALL BE FULLY COMPATIBLE WITH ONE ANOTHER AND ADJOINING MATERIALS.
 - DISSIMILAR MATERIALS- ALUMINUM SHALL NOT BE CONCRETE, STUCCO MASONRY OR CORROSIVE NONMETALLIC MATERIALS WHICH MIGHT BECOME REPEATEDLY WET. WOOD TREATED WITH SOME CHEMICALS CAN CAUSE PROBLEMS WHEN WET, SO USE ONLY TREATMENTS SUCH AS CREOSOTE, ZINC NAPHTHANATE PENTACHOLOROPHENAL (5% CONCENTRATION) OR WOLMAN SALTS. DO NOT PERMIT WATER FROM COPPER FLASHING TO DRAIN OVER ALUMINUM PRODUCTS.
 - ROOFING SHALL BE INSTALLED IN THE LOCATIONS AS SHOWN ON THE DRAWINGS AND SHALL BE AS FOLLOWS:
 - MODIFIED BITUMEN ROOF SEE MANUFACTURER'S RECOMMENDATIONS
 - 15# ASPHALT SATURATED FELT UNDERLAYMENT
 - ALL ROOFING MATERIALS SHALL BE MANUFACTURED AND SUPPLIED BY A SINGLE ROOFING MANUFACTURER: CERTAINTED, GEORGIA-PACIFIC OR APPROVED EQUAL.
 - COLOR BY ARCHITECT / OWNER.

- C. SOLID WOOD SIDING HORIZONTAL SIDING PANELS SHALL HAVE 4" NOMINAL EXPOSURE WITH DOUBLE BEVEL
- SIDING TO HAVE FINISH AS SPECIFIED BY ARCHITECT/OWNER
 - WORKMANSHIP AND INSTALLATION
 - BEFORE STARTING WORK, VERIFY GOVERNING DIMENSIONS OF BUILDING EXAMINE, CLEAN, REPAIR IF NECESSARY, ANY ADJOINING WORK ON WHICH THIS WORK IS IN ANY WAY DEPENDENT FOR ITS PROPER INSTALLATION.
 - ALL WORK SHALL BE INSTALLED IN A COMPLETE PROFESSIONAL, WORKMANLIKE FASHION BY THOSE SKILLED IN THEIR TRADES AND IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
 - COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND SAFE WORK PRACTICES.
 - ALL WORK EXPOSED TO VIEW SHALL BE INSTALLED TRUE TO LINE, AT PROPER ELEVATIONS, AND IN ALIGNMENT WITH OTHER WORK.
 - INSTALL WOOD SIDING IN ACCORDANCE APPLICABLE CODES
 - UPON COMPLETION OF THIS WORK, ALL SIDING, ETC. SHALL BE CLEANED SO THAT NO SOILED AREAS, FINGERPRINTS, ETC. ARE VISIBLE TO THE NAKED EYE. ALL SCRAP SHALL BE REMOVED AND PROPERLY DISCARDED.

- D. GUARANTEES
- MATERIALS: THE CONTRACTOR SHALL FURNISH TO THE OWNER A 15 YEAR WRITTEN GUARANTEE ON ALL MATERIALS FURNISHED BY THOSE TRADES AS LISTED IN THIS SECTION TO BE FREE FROM DEFECTS DUE TO FAULTY WORKMANSHIP AND / OR MATERIALS. ALL DEFECTIVE MATERIAL SHALL BE REPLACED AS REQUIRED IMMEDIATELY AFTER PROPER NOTICE, AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL GUARANTEE ALL ROOFING, WATERPROOFING, FLASHINGS, ETC. TO BE FREE FROM LEAKS FOR A PERIOD OF NOT LESS THAN 20 YEARS FROM DATE OF FINAL ACCEPTANCE.

PART 8 - OPENINGS (SEE WINDOW / DOOR SCHEDULES)

PART 9 - FINISHES (WHERE APPLICABLE)

- A. GENERAL
- SEE GENERAL CONDITIONS
 - THE CONTRACTOR SHALL PROVIDE ALL ITEMS, MATERIALS ETC. AS SHOWN OR NOTED ON THE DRAWINGS OR DESCRIBED HEREIN, INCLUDING LABOR, EQUIPMENT ANY OTHER ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF ALL FINISHES
 - THE OWNER SHALL BE RESPONSIBLE FOR FINAL SELECTION OF ALL FINISH MATERIALS AND COLORS.
- B. MATERIALS
- RESILIENT FLOOR COVERINGS SHALL BE INSTALLED IN THE LOCATIONS AS SHOWN AND NOTED ON THE DRAWINGS.
 - RESILIENT FLOORING CONTRACTOR SHALL INSPECT ALL SUBFLOORING AND IMMEDIATELY REPORT FINDINGS TO THE OWNER.
 - ALL FLOOR COVERINGS SHALL CONFORM TO ALL APPLICABLE FEDERAL SPECIFICATIONS.
 - ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS; BEST COMMERCIAL GRADE FOR EACH SPECIFIC FUNCTION AND SITUATION.
 - ALL PRIMERS AND ADHESIVES SHALL BE COMPATIBLE WITH FLOOR FINISH AS RECOMMENDED BY THE MANUFACTURER.
 - VINYL BASES SHALL BE THE COVE TYPE AND SHALL BE .085" X 4" MOLDED VINYL.
 - CERAMIC TILE (WHERE/ IF APPLICABLE)
 - INSTALL CERAMIC TILE WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH ALL MANUFACTURES REQUIREMENTS AND ANSI STANDARDS.
 - COLORS AND PATTERNS BY ARCHITECT/ OWNER.
 - CERAMIC TILES SHALL BE IN THE SHAPES AND SIZES AS SPECIFIED IN ELEVATIONS
 - FURNISH COMBINATION COVE AND BASE COMPLETE WITH COMBINATION ANGLES AND STRETCHER SHAPES FOR INTERNAL AND EXTERNAL CORNERS AND ANY OTHER SHAPES AND ACCESSORIES AS REQUIRED FOR THE COMPLETE INSTALLATION OF CERAMIC TILE.
 - PAINTING
 - ALL SURFACES TO BE PAINTED SHALL BE CLEAN, PROPERLY PREPARED IN ACCORDANCE WITH PAINT MANUFACTURES PRINTED INSTRUCTIONS. PROTECT ADJACENT SURFACES AS NECESSARY. CLEAN ALL DRIPS AND SPATTERS. COLOR AND GLOSS OF INTERIOR SPACES SHALL BE SELECTED BY THE OWNER. EXTERIOR PAINT COLORS SELECTED BY OWNER AND APPROVED BY ARCHITECT. THE PAINTING AND FINISHING OF ALL INTERIOR AND EXTERIOR ITEMS AND SURFACES SHALL BE AS FOLLOWS:
 - EXTERIOR WOOD AND TRIM SHALL RECEIVE 1 COAT OF PRIMER AND 2 FINISH COATS OF ALKYD OIL ENAMEL.
 - EXTERIOR AND INTERIOR FERROUS METAL SHALL BE PROPERLY PRIMED AND GIVEN 2 COATS OF ALKYD ENAMEL.
 - INTERIOR GYPSUM DRYWALL SHALL BE PROPERLY PRIMED AND GIVEN 1 COAT LATEX- SEE FINISH SCHEDULE.
 - INTERIOR WOOD WORK, DOORS AND TRIM SHALL BE GIVEN 1 COAT SEMI-TRANSPARENT ALKYD-OIL STAIN AND 1 COAT POLYURETHANE BOTH SIDES, TOP AND BOTTOM.
 - INTERIOR EXPOSED CONCRETE FLOORS SHALL BE GIVEN 1 COAT OF CLEAR CONCRETE SEALER-DUST PROOFING.
 - EXTERIOR STUCCO AND MASONRY SHALL BE GIVEN 2 COATS OF OIL BASED ENAMEL.
 - PAINTS SHALL BE MANUFACTURED BY ONE OF THE FOLLOWING: BENJAMIN MOORE PAINTS CON-LUX PAINT CO. OR EQUAL.

- C. INSTALLATION
- ALL MATERIALS IN THIS SECTION SHALL BE INSTALLED IN THE MOST PROFESSIONAL AND WORKMANLIKE MANNER, IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTION AND ALL APPLICABLE CODES AND STANDARDS.
 - INSTALL ALL ACCESSORIES, TRIM PIECES, ETC. AS REQUIRED FOR THE COMPLETE INSTALLATION OF EACH FINISH MATERIAL.
 - ALL MATERIALS SHALL BE ACCURATELY SCRIBED TO FIT PIPES, COLUMNS, AND ALL OTHER FEATURES AND SHALL BE NEATLY CUT AND BUTTED TO ALL WALLS BASES, ETC.
 - CERAMIC TILES SHALL BE SET PLUMB LEVEL AND TRUE TO LINE. ALL JOINTS SHALL BE UNIFORM; 1/4" RUN THRU FROM FLOORS TO WALL AND FROM WALL TO WALL.
 - ALL TILE SHALL BE SET IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA STANDARDS AND WITH AN EPOXY ADHESIVE EXCEPT AT EXTERIOR AND WET APPLICATIONS WHERE TILE SHALL BE DRY SET MORTAR.
 - GROUT SHALL BE PORTLAND CEMENT COMMERCIAL GRADE, COLOR SHALL BE WHITE AT ALL FLOORS AND WALLS.
 - PAINTING SHALL BE DONE BY THOSE SKILLED IN THEIR TRADE. APPLY ALL MATERIAL EVENLY. NO SAGS, RUNS, CRAWLS, OR OTHER DEFECTS SHALL BE ALLOWED.
 - ALL SURFACES TO BE PAINTED SHALL BE THOROUGHLY AND UNIFORMLY COVERED, APPLY NECESSARY COATS TO COMPLETE JOB.

- D. PROTECTION AND CLEANING
- ALL WORK SHALL BE PROTECTED BY A TEAR RESISTANT HEAVY WEIGHT KRAFT PAPER, TAPE ALL SEAMS. PAPER SHALL BE INSTALLED IN AREAS SUBJECT TO TRAFFIC WHICH WOULD BE DETRIMENTAL TO THE FINISHED SURFACE. ALL COVERINGS SHALL REMAIN IN PLACE FOR THE DURATION UNTIL THE BUILDING IS READY FOR OCCUPANCY.
 - EACH TRADE SHALL THOROUGHLY CLEAN AND MAKE GOOD ALL WORK IN THEIR CONTRACT. REMOVE ALL TRACES OF GROUT, DIRT, GREASE, ETC. TO THE SATISFACTION OF THE OWNER.

- E. GUARANTEES
- MANUFACTURERS AND CONTRACTORS SHALL GUARANTEE ALL WORK FOR A PERIOD OF 2 YEARS FROM DATE OF FINAL ACCEPTANCE. ALL WORKMANSHIP AND MATERIALS SHALL BE FREE FROM DEFECTS. ALL REPAIRS SHALL BE PROMPTLY MADE.
 - CONTRACTORS SHALL PROVIDE OWNER WITH SURPLUS STOCK OF ALL FINISH PRODUCTS.
 - IN THE EVENT ANY ADJACENT AREAS DAMAGED AS THE RESULT OF THE FAILED PRODUCT THE DAMAGED WORK SHALL BE REPAIRED AT NO COST TO THE OWNER. INCLUDED ALSO SHALL BE ADJACENT AREAS WHICH MUST BE DISTURBED IN ORDER TO REPAIR DEFECTIVE MATERIALS.

PART 10 - SPECIALTIES (NOT USED)

PART 11 - SUPPLEMENTARY GENERAL CONDITIONS FOR MECHANICAL AND ELECTRICAL TRADES

A. GENERAL CONDITIONS: ALL GENERAL CONDITIONS AS SET FORTH PREVIOUSLY ARE HEREBY MADE A PART OF THIS SPECIFICATION.

B. MATERIALS AND WORKMANSHIP: ALL WORK SHALL BE PERFORMED BY COMPETENT MECHANICS, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE OF THE VARIOUS TRADES. ALL MATERIAL SHALL BE AS SPECIFIED OR PERFECT CONDITION, WHERE PARTICULAR ITEMS OF MATERIAL ARE SPECIFIED, CONTRACTORS SHALL SUPPLY THE BEST QUALITY ITEMS.

C. SLEEVES: CONTRACTOR FOR EACH TRADE SHALL FURNISH ALL GALVANIZED STEEL PIPE SLEEVES AS REQUIRED BY HIS WORK.

D. CUTTING AND PATCHING: CONTRACTOR FOR EACH TRADE SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING AS REQUIRED BY HIS WORK.

E. MEASUREMENTS TO BE VERIFIED: BEFORE ORDERING ANY MATERIALS OR COMMENCING WITH ANY WORK, THE CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE SITE AND SHALL ASCERTAIN THE CORRECTNESS OF SAME. NO EXTRA CHANGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS / JOB CONDITIONS AND THOSE INDICATED ON THE DRAWINGS.

F. EXAMINATION OF DOCUMENTS, BUILDING AND SITE: THE BIDDERS ARE REQUIRED TO EXAMINE THE BUILDING AND SITE OF THE WORK AND TO EXAMINE AND BECOME FAMILIAR WITH PLANS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS PERTAINING TO THE PROPOSED WORK. SUBMISSION OF A BID SHALL BE SUFFICIENT TO ESTABLISH THE PRESUMPTION THAT THE BIDDER HAS INVESTIGATED THE SITE OF WORK AND IS SATISFIED AS TO ALL CONDITIONS ENCOUNTERED, THE CHARACTER, QUALITY AND QUANTITY OF THE WORK TO BE PERFORMED, AND THE MATERIALS FURNISHED IN COMPLETION THEREOF.

G. TEMPORARY LINES: CONTRACTORS SHALL MAINTAIN CONTINUITY OF ALL SERVICES WITHIN THE BUILDING OR SITE DURING THE COURSE OF CONSTRUCTION, PROVIDING TEMPORARY LINES AS REQUIRED.

H. SUPPORTS: SUPPORTS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT REQUIRING SAME SHALL BE FURNISHED BY RESPECTIVE CONTRACTORS. ALL EQUIPMENT HUNG FROM OVERHEAD CONSTRUCTION SHALL HAVE WEIGHT OF EQUIPMENT DISTRIBUTED BY USE OF ANGLE OR CHANNELED FROM SUPPORTS AS NECESSARY AND APPROVED, WITH SAME SUBSTANTIALLY FASTENED TO STRUCTURAL SUPPORT SYSTEM. ANY WALL-MOUNTED EQUIPMENT WHICH CANNOT BE SUPPORTED FROM ARCHITECTURAL OR STRUCTURAL MATERIALS, SHALL HAVE ITS OWN INDEPENDENT SUPPORT SYSTEM FURNISHED BY THE CONTRACTOR. PROPER INSTALLATION METHOD SHALL BE AS APPROVED BY ARCHITECT.

I. DAMAGED WORK: EACH CONTRACTOR SHALL PROTECT AND LEAVE IN PERFECT CONDITION ALL MATERIALS, APPARATUS FITTINGS, FIXTURES AND TRIM IN THE SCOPE OF HIS CONTRACT. SHOULD ANY ITEMS BE DAMAGED OR BROKEN, OR WORKMANSHIP MOLESTED, NO MATTER BY WHOM SUCH DAMAGE IS CAUSED, THE WORK MUST BE CORRECTED AND DAMAGED ITEMS REPLACED WITH NEW ITEMS, BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY WORK WHICH NEEDS REDOING BECAUSE CONTRACTORS RELATIVE TO DAMAGE SHALL BE DONE BY THE SKILLED TRADE WHICH ORIGINALLY PERFORMED SUCH WORK, ANY ADJUSTMENTS BETWEEN CONTRACTORS RELATIVE TO DAMAGE TO WORK OR MATERIALS, SHALL NOT BE THE RESPONSIBILITY OF THE OWNER, ARCHITECT, ENGINEER OR THEIR REPRESENTATIVES.

J. CHARTS AND TAGS: ALL VALVES, DAMPERS, CONTROLS SHALL BE DESIGNED BY DISTINGUISHING NUMBERS AND/OR LETTERS ON REQUIRED CHARTS AND/OR DIAGRAMS. THE CONTRACTOR SHALL INSTALL APPROVED TAGS FOR ALL DESIGNATED ITEMS, WITH NUMBERS AND/OR LETTERS ON THE TAGS CORRESPONDING TO THOSE ON THE CHARTS AND/OR DIAGRAMS.

K. MANUFACTURER'S INSTRUCTIONS: PROVIDE FOR EACH ITEM OF EQUIPMENT OR APPARATUS FURNISHED A COMPLETE SET OF PRINTED INSTRUCTIONS OBTAINED FROM THE MANUFACTURER COVERING OPERATION, CARE, LUBRICATION, CLEANING SERVICING, ADJUSTING, ETC., OF ITEMS INVOLVED TOGETHER WITH SPECIAL SAFETY INSTRUCTIONS, PARTICULARLY INSTRUCT OWNER'S REPRESENTATIVE WHO WILL OPERATE PLANT IN ALL SUCH DETAILS.

L. MANUFACTURER'S DIRECTIONS: THESE SHALL BE FOLLOWED IN ALL CASES WHERE MANUFACTURER FURNISHES DIRECTIONS COVERING POINTS NOT SHOWN IN DRAWINGS AND SPECIFICATIONS.

M. OPERATING, MAINTENANCE AND INSTRUCTION DATA: SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ACCEPTANCE OF INSTALLATION, COMPLETE AND AT ONE TIME.

N. GUARANTEES: ALL WORK COMPLETED GUARANTEED FOR A MINIMUM OF ONE YEAR EXCEPT FOR EXTENDED PERIOD FOR COMPRESSORS, ETC.

CONSTRUCTION NOTES

- GENERAL:
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE - NJ EDITION, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- MEANS OF EGRESS:
ALL MEANS OF EGRESS SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- FIRE SAFETY:
A. ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE GENERAL CONTRACTOR OR HIS REPRESENTATIVE.
B. ALL MATERIALS TO BE STORED IN A ORDERLY FASHION.
C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.
F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
G. CONTRACTOR, AT ALL TIMES, IS TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDING, OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.
- DUST CONTROL:
DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE DAILY TO AVOID EXCESSIVE ACCUMULATION.
- PROTECTION
A. CONTRACTOR TO PROVIDE ADJOINING PROPERTY PROTECTION IN ACCORDANCE WITH CODE REQUIREMENT (NJAC 5:23-2.15 (f)(1),(1) & 5.23-2.34)
B. CONSTRUCTOR SHALL TAKE EVERY APPROPRIATE PRECAUTION IN ACCORDANCE WITH CURRENT BUILDING CODES AND CONSTRUCTION PRACTICES TO ENSURE ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
C. BEFORE COMMENCE ANY WORK THE CONSTRUCTOR SHALL NOTIFY THE NEIGHBOURS ON BOTH SIDES PRIOR TO COMMENCEMENT OF ANY WORK.

NJ IBC 2021 - SPECIAL INSPECTIONS	
INSPECTION	CODE
STEEL CONSTRUCTION	IBC 1705.2
STRUCTURAL STEEL	IBC 1705.2.1
COLD FORMED STEEL DECK	IBC 1705.2.2
OPEN WEB STEEL JOIST GRIDERS	IBC 1705.2.3
COLD FORMED STEEL TRUSSES SPANING 60' OR GREATER	IBC 1705.2.4
CONCRETE CONSTRUCTION	IBC 1705.3
WELDING OF REINFORCING BARS	IBC 1705.3.1
MATERIAL TESTS	IBC 1705.3.2
MASONRY CONSTRUCTION	IBC 1705.4
GLASS UNIT MASONRY AND MASONRY VENEER IN RISK CATEGORY IV	IBC 1705.4.1
VERTICAL MASONRY FOUNDATION ELEMENTS	IBC 1705.4.2
SOILS	IBC 1705.6
DRIVEN DEEP FOUNDATIONS	IBC 1705.7
CAST-IN-PLACE DEEP FOUNDATIONS	IBC 1705.8
HELICAL PILE FOUNDATIONS	IBC 1705.9
STRUCTURAL INTEGRITY OF DEEP FOUNDATION ELEMENTS	IBC 1705.10
FABRICATED ITEMS	IBC 1705.11
SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE	IBC 1705.13
TESTING FOR SEISMIC RESISTANCE	IBC 1705.14
SPRAYED FIRE-RESISTANT MATERIALS	IBC 1705.15
MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS	IBC 1705.16
EXTERIOR INSULATION AND FINISH SYSTEM	IBC 1705.17
WATER RESISTIVE BARRIER COATING	IBC 1705.17.1
FIRE-RESISTANT PENETRATION & JOINTS	IBC 1705.18
PENETRATION FIRESTOPS	IBC 1705.18.1
FIRE-RESISTANT JOINT SYSTEM	IBC 1705.18.2
TESTING FOR SMOKE CONTROL	IBC 1705.19
SEALING OF MASS TIMBER	IBC 1705.20

ARCHITECT:

JORGE E. MASTROPIETRO
NJ LICENSE NO. 036208-1

JENNIFER PALERMO
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET
WEST ORANGE
ESSEX COUNTY, NJ 07052
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET
REALTY LLC
262-270 MAIN STREET
WEST ORANGE, NJ 07052
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER
DOLAN&DEAN
CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
908 927 0100

STRUCTURAL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

CIVIL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

ARCHITECT'S SEAL:

NOT FOR
CONSTRUCTION

PROGRESS DATE: 2025-10-15

JM	PRINCIPAL IN CHARGE
CC	PROJECT TEAM
JM	CHECKED BY
	SHEET DESCRIPTION
GENERAL NOTES	

ISSUED FOR:		
No.	Date	Description

A0.01D

SHEET NUMBER

DOB APPROVAL STAMP:



ISSUED FOR:		
No.	Date	Description



NOTES:
-FOR ILLUSTRATIVE PURPOSES ONLY - PLEASE REFER TO
ENGINEERING DRAWINGS FOR DEMOLITION NOTES AND
SPECIFICS.

ARCHITECT:
JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1

JENNIFER PALERMO
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CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
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25 W8TH STREET, BSMT
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201 614 5304
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HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

ARCHITECT'S SEAL:
**NOT FOR
CONSTRUCTION**

PROGRESS DATE: 2025-10-15

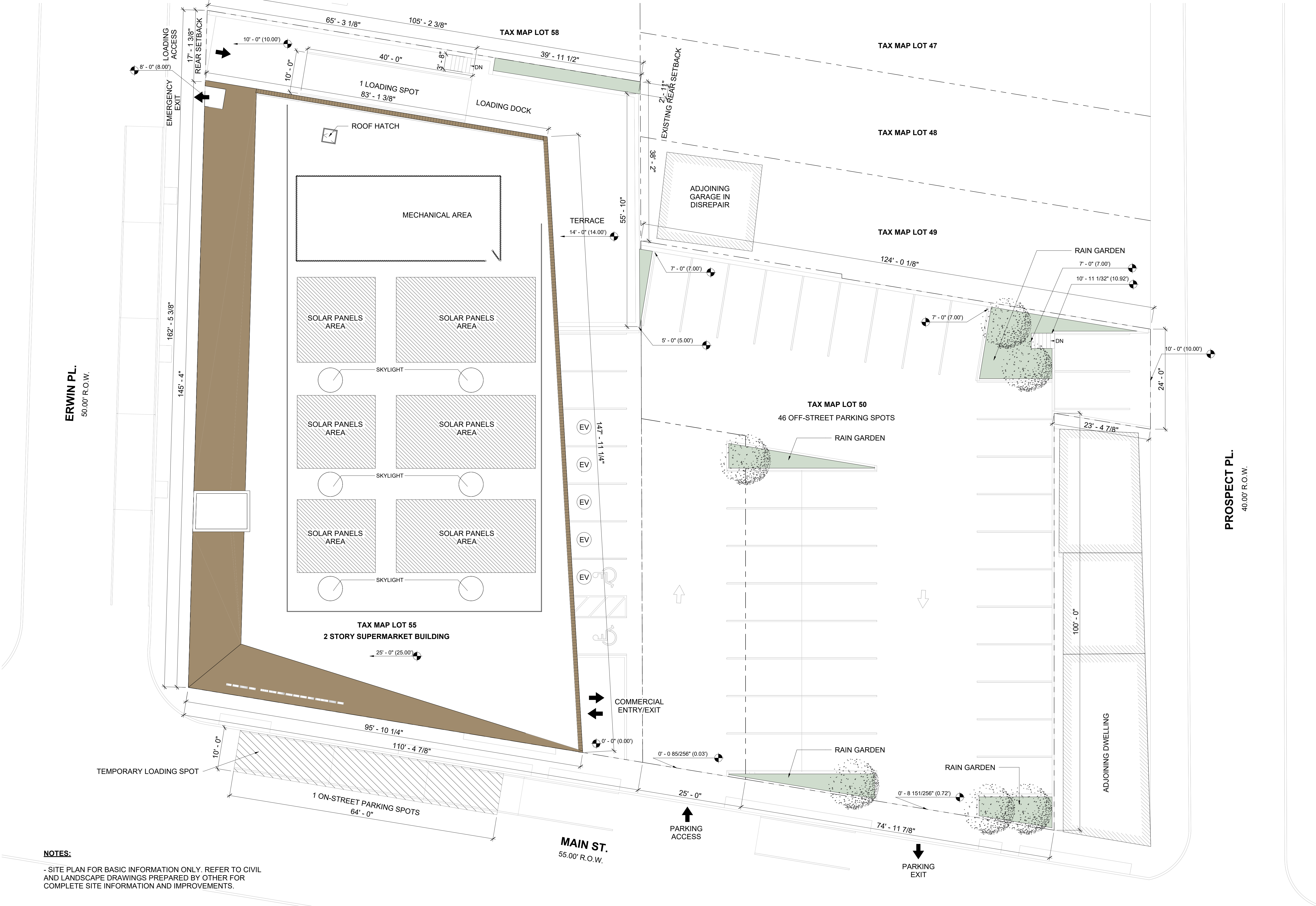
JM
PRINCIPAL IN CHARGE
CC
PROJECT TEAM
JM
CHECKED BY
SHEET DESCRIPTION
ARCHITECTURAL
DEMOLITION PLAN

ISSUED FOR:		
No.	Date	Description

A0.03

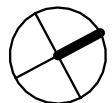
SHEET NUMBER

DOB APPROVAL STAMP:



NOTES:

- SITE PLAN FOR BASIC INFORMATION ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS PREPARED BY OTHER FOR COMPLETE SITE INFORMATION AND IMPROVEMENTS.



NOT FOR CONSTRUCTION

JM	PRINCIPAL IN CHARGE
CC	PROJECT TEAM
JM	CHECKED BY
SHEET DESCRIPTION	
ARCHITECTURAL SITE PLAN	

ISSUED FOR:		
No.	Date	Description



ISSUED FOR:		
No.	Date	Description

BUILDING DEPARTMENT NOTES & SUMMARY
INTERNATIONAL BUILDING CODE 2021, NEW JERSEY EDITION:

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

SECTION 309.1

MERCANTILE GROUP M (MARKETS, RETAIL OR WHOLESALE STORES)

SECTION 311.3

STORAGE GROUP S-2 (FOOD PRODUCTS,FRESH FRUITS AND VEGETABLES IN NONPLASTIC TRAYS OR CONTAINERS, FROZEN FOODS)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 503.1

BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTIONS 504 AND 506 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTION 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302 EXCEPT AS MODIFIED HEREAFTER.

FROM TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE			FROM TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE		
OCCUPANCY CLASSIFICATION		TYPE III A	OCCUPANCY CLASSIFICATION		TYPE III A
M, S	NS ^B	65	M	NS	3
	S	85		S	4
B = SEE SECTION 903.2 FOR THE MINIMUM THRESHOLDS FOR PROTECTION BY AN AUTOMATIC SPRINKLER SYSTEM FOR SPECIFIC OCCUPANCIES.			S-2	NS ^B	4
				S	5

SECTION 505.2 MEZZANINES

A MEZZANINE OR MEZZANINES IN COMPLIANCE WITH SECTION 505.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL BE NOT LESS THAN 7 FEET (2134 MM).

SECTION 505.2.1 AREA LIMITATION

THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED. THE ENCLOSED PORTION OF A ROOM SHALL NOT BE INCLUDED IN A DETERMINATION OF THE FLOOR AREA OF THE ROOM IN WHICH THE MEZZANINE IS LOCATED. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM.

SECTION 505.2.3 OPENNESS

A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS NOT MORE THAN 42 INCHES (1067 MM) IN HEIGHT, COLUMNS AND POSTS.

SECTION 506.1 GENERAL

THE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE.

FROM TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET		
OCCUPANCY CLASSIFICATION		TYPE III A
M	NS	18,500
	S1	74,000
	SM	55,500
S-2	NS	39,000
	S1	156,000
	SM	117,000

CHAPTER 6 - TYPES OF CONSTRUCTION

SECTION 602.3

TYPE IIIA: TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS (SEE FTO 14) AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE.

FROM TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	
BUILDING ELEMENT	TYPE III A
PRIMARY STRUCTURAL FRAME	1 ^{b,c}
BEARING WALLS	
EXTERIOR	2
INTERIOR	1
NONBEARING WALLS AND PARTITIONS	SEE TABLE 705.5
EXTERIOR	
NONBEARING WALLS AND PARTITIONS	0
INTERIOR	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 ^{b,c}

B. FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS. ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

C. IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED FOR ROOF CONSTRUCTION, INCLUDING PRIMARY STRUCTURAL FRAME MEMBERS, WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

705.5 FIRE-RESISTANCE RATINGS

FROM TABLE 705.5
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY M	OCCUPANCY S-2
X < 5 ^a	ALL	2	1
5 ≤ X ≤ 10	OTHERS (IIIA)	1	1
10 ≤ X ≤ 30	OTHERS (IIIA)	1	1 ^c
X ≥ 30	ALL	0	0

B. SEE SECTION 706.1.1 FOR PARTY WALLS.

707.3.3 ENCLOSURES FOR EXIT ACCESS STAIRWAYS

THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT ACCESS STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 713.4.

708.3 FIRE-RESISTANCE RATING

FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

713.4 FIRE-RESISTANCE RATING

SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.1.

716.3 FIRE-RESISTANCE-RATED ASSEMBLY INTERSECTIONS

JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED.

FROM TABLE 716.5 FIRE DOOR AND FIRE SHUTTER PROTECTION RATINGS			
TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING	MIN FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (HR)	
FIRE WALLS & FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING GREATER THAN 1 HOUR	2	1-1/2	
ENCLOSURES FOR SHAFTS, INTERIOR EXIT STAIRWAYS AND INTERIOR EXIT RAMPS.	2	1-1/2	
FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING OF 1 HOUR; ENCLOSURES FOR SHAFTS, EXIT ACCESS STAIRWAYS, EXIT ACCESS RAMPS, INTERIOR EXIT STAIRWAYS AND INTERIOR EXIT RAMPS; AND EXIT PASSAGEWAY WALLS	1	1	
OTHER PARTITIONS	1	3/4	
EXTERIOR WALLS	2	1-1/2	

716.2.6.1 DOOR CLOSING

FIRE DOORS SHALL BE LATCHING AND SELF- OR AUTOMATIC-CLOSING IN ACCORDANCE WITH THIS SECTION.

716.2.6.2 LATCH REQUIRED

UNLESS OTHERWISE SPECIFICALLY PERMITTED, SINGLE SIDE-HINGED SWINGING FIRE DOORS AND BOTH LEAVES OF PAIRS OF SIDE-HINGED SWINGING FIRE DOORS SHALL BE PROVIDED WITH AN ACTIVE LATCH BOLT THAT WILL SECURE THE DOOR WHEN IT IS CLOSED.

CHAPTER 8 - INTERIOR FINISHES

803.1 GENERAL

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.1.3 THROUGH 803.15. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.1 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.2.

FROM TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY			
GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
M	B	c	C
S	C	c	C

803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDICES.

- CLASS A = FLAME SPREAD INDEX 0—25; SMOKE-DEVELOPED INDEX 0—450.
- CLASS B = FLAME SPREAD INDEX 26—75; SMOKE-DEVELOPED INDEX 0—450.
- CLASS C = FLAME SPREAD INDEX 76—200; SMOKE-DEVELOPED INDEX 0—450.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

903.2.7 GROUP M

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

-A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET (1115 M2).
-A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE.
THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET (2230 M2).

903.3.1.1 NFPA 13 SPRINKLER SYSTEMS

WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2.

CHAPTER 10 - MEANS OF EGRESS

1003.2 CEILING HEIGHT

THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM) ABOVE THE FINISHED FLOOR.

FROM TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	
FUNCTION OF SPACE	FLOOR AREA IN SQ.FT. PER OCCUPANT
MERCANTILE	60 GROSS
STORAGE	300 GROSS

1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD

THE REQUIRED CAPACITY, IN INCHES (MM), OF THE MEANS OF EGRESS FOR ANY ROOM, AREA, SPACE OR STORY SHALL BE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH SECTIONS 1005.3.1 AND 1005.3.2 SECTION

1005.3.1 STAIRWAYS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

1005.3.2 OTHER EGRESS COMPONENTS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND EXIT ACCESS TRAVEL DISTANCE

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE EXIT ACCESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2. THE CUMULATIVE OCCUPANT LOAD FROM ADJACENT ROOMS, AREAS OR SPACES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1006.2.

1008.1 MEANS OF EGRESS ILLUMINATION

ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2. UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3.

1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED

ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.
EXCEPTIONS:
ONE ACCESSIBLE MEANS OF EGRESS IS REQUIRED FROM AN ACCESSIBLE MEZZANINE LEVEL IN ACCORDANCE WITH SECTION 1009.3, 1009.4 OR 1009.5.

1010.1.1 SIZE OF DOORS

THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD).

1010.1.1.1 PROJECTIONS INTO CLEAR OPENING

THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

1010.1.2.1 DIRECTION OF SWING

SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

1010.1.5 LANDINGS AT DOORS

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES (178 MM). WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (1118 MM).

1010.1.6 THRESHOLDS

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH (19.1 MM) IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

1010.1.7 DOOR ARRANGEMENT

SPACE BETWEEN TWO DOORS IN A SERIES SHALL BE 48 INCHES (1219 MM) MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.

1010.2.2 HARDWARE

DOOR HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

1011.2 WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM). SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.

1011.3 HEADROOM

STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES (2032 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.

1011.5.2 RISER HEIGHT AND TREAD DEPTH

STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS OR BETWEEN THE STAIRWAY LANDING AND THE ADJACENT TREAD. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.

1013.1 WHERE REQUIRED (EXIT SIGNS)

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.

1014.2 HEIGHT (HANDRAIL)

HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

1014.3.1 TYPE I (HANDRAIL)

HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM).

1014.4 CONTINUITY

HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

1014.6 HANDRAIL EXTENSIONS

HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

1014.7 CLEARANCE

CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 11/2 INCHES (38 MM), A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

1015.2.1 GLAZING

WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF THE GUARD SYSTEM, THE GUARD SHALL COMPLY WITH SECTION 2407. WHERE THE GLAZING PROVIDED DOES NOT MEET THE STRENGTH AND ATTACHMENT REQUIREMENTS OF SECTION 1607.9, COMPLYING GUARDS SHALL BE LOCATED ALONG GLAZED SIDES OF OPEN-SIDED WALKING SURFACES.

1015.3 HEIGHT

REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS:
-FROM THE ADJACENT WALKING SURFACES.
-ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS.

1017.2 LIMITATIONS (TRAVEL DISTANCE)

EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

FROM TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE	
OCCUPANCY	WITH SPRINKLER SYSTEM
R	250
S-2	400

1018.3 AISLES IN GROUPS B AND M

IN GROUP B AND M OCCUPANCIES, THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL BE NOT LESS THAN THAT REQUIRED FOR CORRIDORS BY SECTION 1020.3.

1020.3 WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.3.

FROM TABLE 1020.3 MINIMUM CORRIDOR WIDTH	
OCCUPANCY	MINIMUM WIDTH (INCHES)
ANY FACILITY NOT LISTED IN THIS TABLE	44

1024.2 WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM), EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN WIDTH. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED.

CHAPTER 11 - ACCESSIBILITY

1102.1 DESIGN

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1

NATIONAL STANDARD PLUMBING CODE 2021, NEW JERSEY EDITION:

FROM TABLE 7.21.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES					
CLASSIFICACION	OCCUPANCY GROUP	SPRINKLERED			
		N° OF PERSONS OF EACH SEX	WATER CLOSETS SEE (5) FOR URINALS		LAVATORIES
			MALE	FEMALE	MALE FEMALE
MERCANTILE (M)	M: STORES, SHOPS, MARKETS	50 OR LESS	1	1	1 1
		51 - 151	ADD 1	ADD 1	ADD 0 ADD 0

OCCUPANT LOAD CALCULATION:

FIRST FLOOR - MERCANTILE (M) (INCLUDING ACCESSORY USE) = 246

TOTAL NUMBER OF FIXTURES REQUIRED

LAVATORIES : 2(M) = 2
WATER CLOSETS : 4(M) = 6

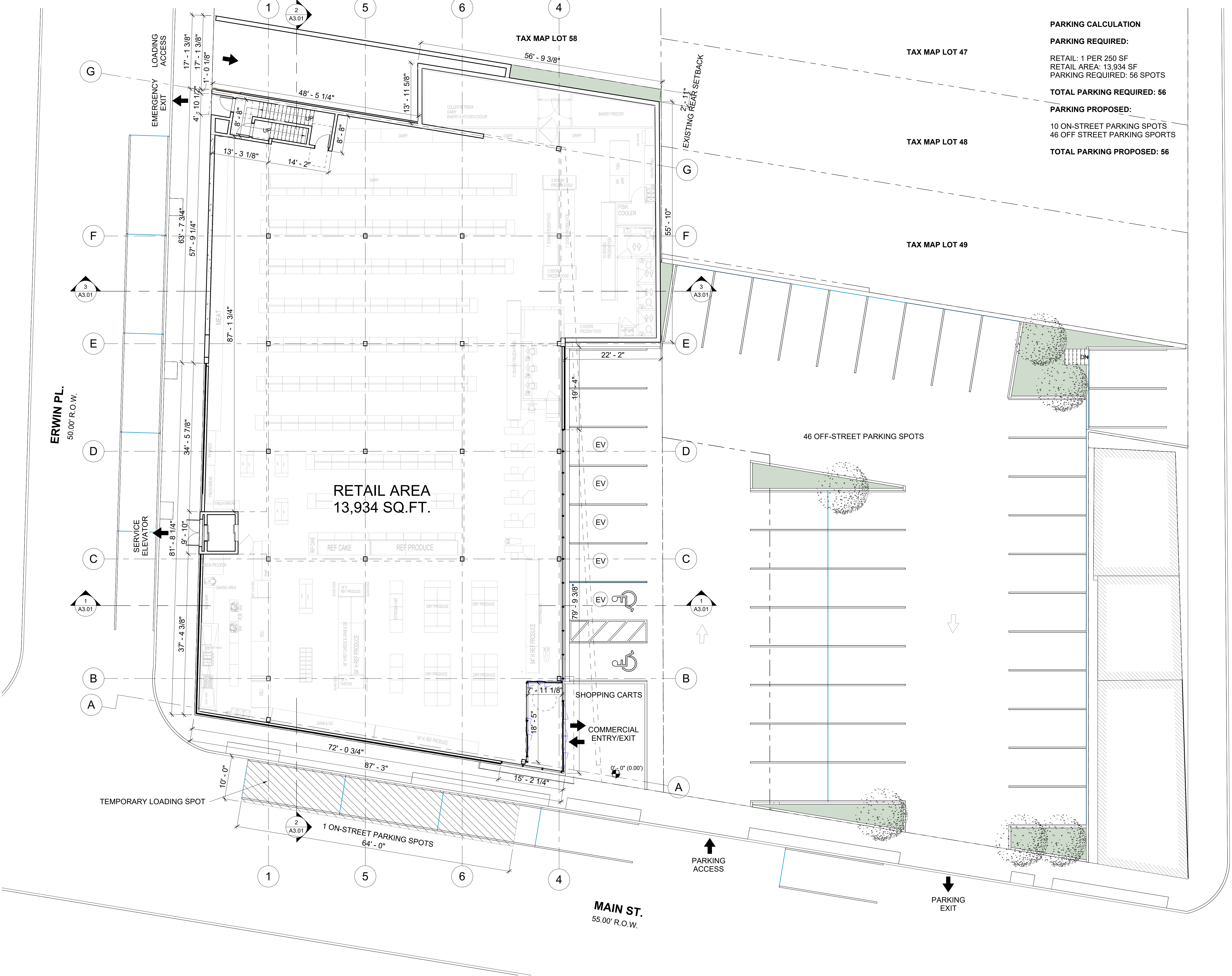
BUILDING CODE SUMMARY

GOVERNING CODES:

INTERNATIONAL BUILDING CODE 2021 NEW JERSEY EDITION (NJAC 5:23-3.14)
ADOPTED SUB-CODES:
CHAPTER 11 IBC 2021, NJAC 5:23-7/ANSI A117.1 2017
2021 INTERNATIONAL FIRE CODE (IFC)
2021 (NATIONAL STANDARD/INTERNATIONAL) PLUMBING CODE (NJAC 5:23-3.15)
2020 NATIONAL ELECTRIC CODE (NFPA 70) (NJAC 5:23-3.16)
ASHRAE 90.1-2019 (NJAC 5:23-3.18)
2021 INTERNATIONAL MECHANICAL CODE (IMC) (NJAC 5:23-3.20)
2021 INTERNATIONAL FUEL GAS CODE (IFGC) (NJAC 5:23-3.22)
FAIR HOUSING ACT DESIGN MANUAL, APRIL 1998
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	SEE FOOTNOTES
M	IIA-A	S - SPRINKLERED (NFPA 13)
S-2	IIA-A	S - SPRINKLERED (NFPA 13)





PARKING CALCULATION

PARKING REQUIRED:

RETAIL: 1 PER 250 SF
RETAIL AREA: 13,934 SF
PARKING REQUIRED: 56 SPOTS

TOTAL PARKING REQUIRED: 56

PARKING PROPOSED:

10 ON-STREET PARKING SPOTS
46 OFF STREET PARKING SPORTS

TOTAL PARKING PROPOSED: 56



JORGE MASTROPIETRO
ARCHITECTS

1123 BROADWAY, SUITE 302, NY, NY 10010
PHONE 646.248.6664
WWW.JMAPC.COM

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1

JENNIFER PALERMO
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET
WEST ORANGE
ESSEX COUNTY, NJ 07052
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET
REALTY LLC
262-270 MAIN STREET
WEST ORANGE, NJ 07052
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER
DOLAN&DEAN
CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
908 927 0100

STRUCTURAL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

CIVIL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

ARCHITECT'S SEAL:

NOT FOR
CONSTRUCTION

PROGRESS DATE: 2025-10-15

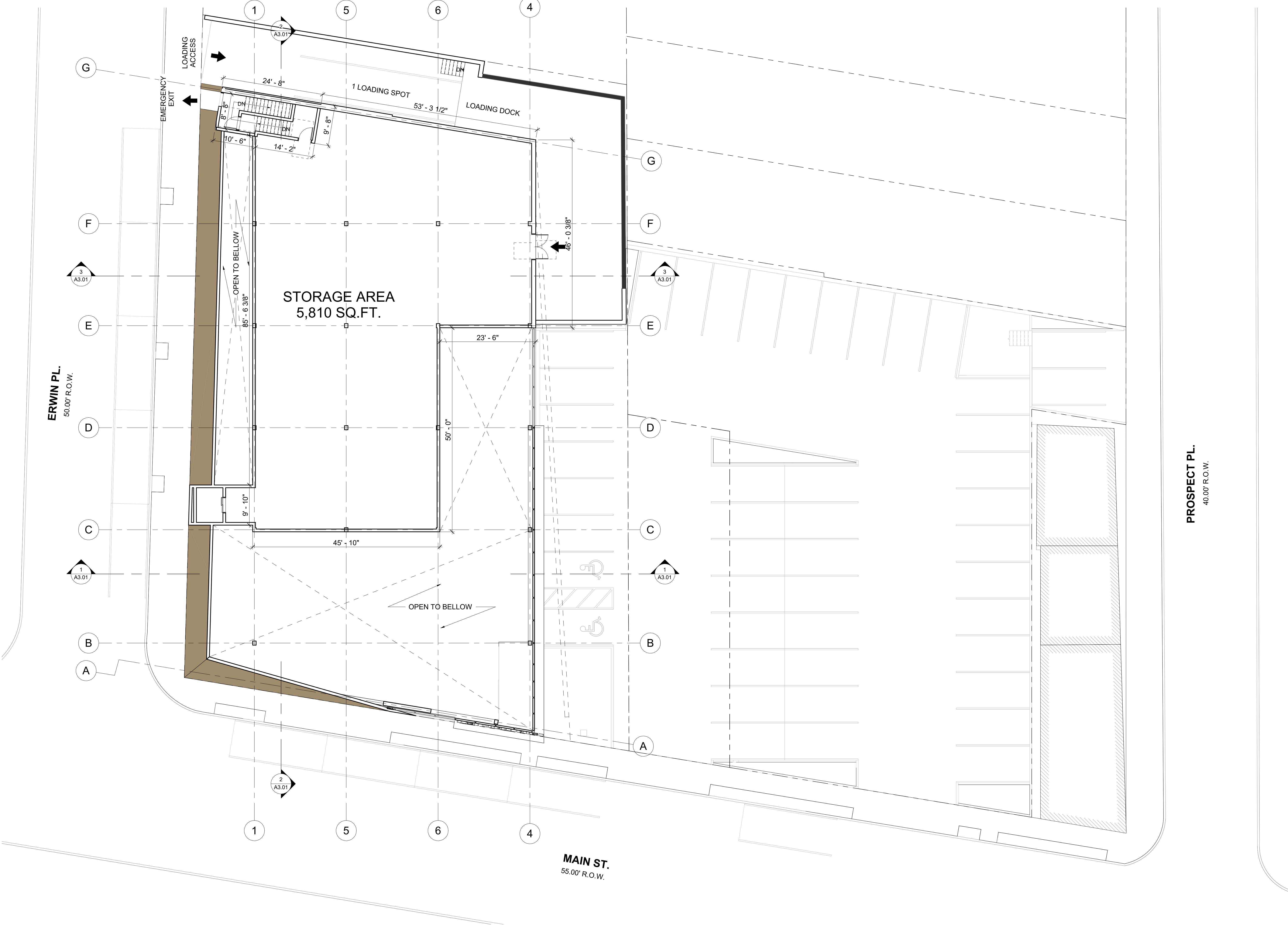
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PROJECT TEAM
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SHEET DESCRIPTION
FIRST FLOOR PLAN

ISSUED FOR:		
No.	Date	Description

A2.01

SHEET NUMBER

DOB APPROVAL STAMP:



1 SECOND FLOOR PLAN
SCALE: 1" = 10'-0"



JORGE MASTROPIETRO
ARCHITECTS

1123 BROADWAY, SUITE 302, NY, NY 10010
PHONE 646.248.6664
WWW.JMAPC.COM

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181 WEST HIGH STREET
SOMERVILLE, NJ 08876
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STRUCTURAL ENGINEER
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25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304
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ARCHITECT'S SEAL:

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PROGRESS DATE: 2025-10-15

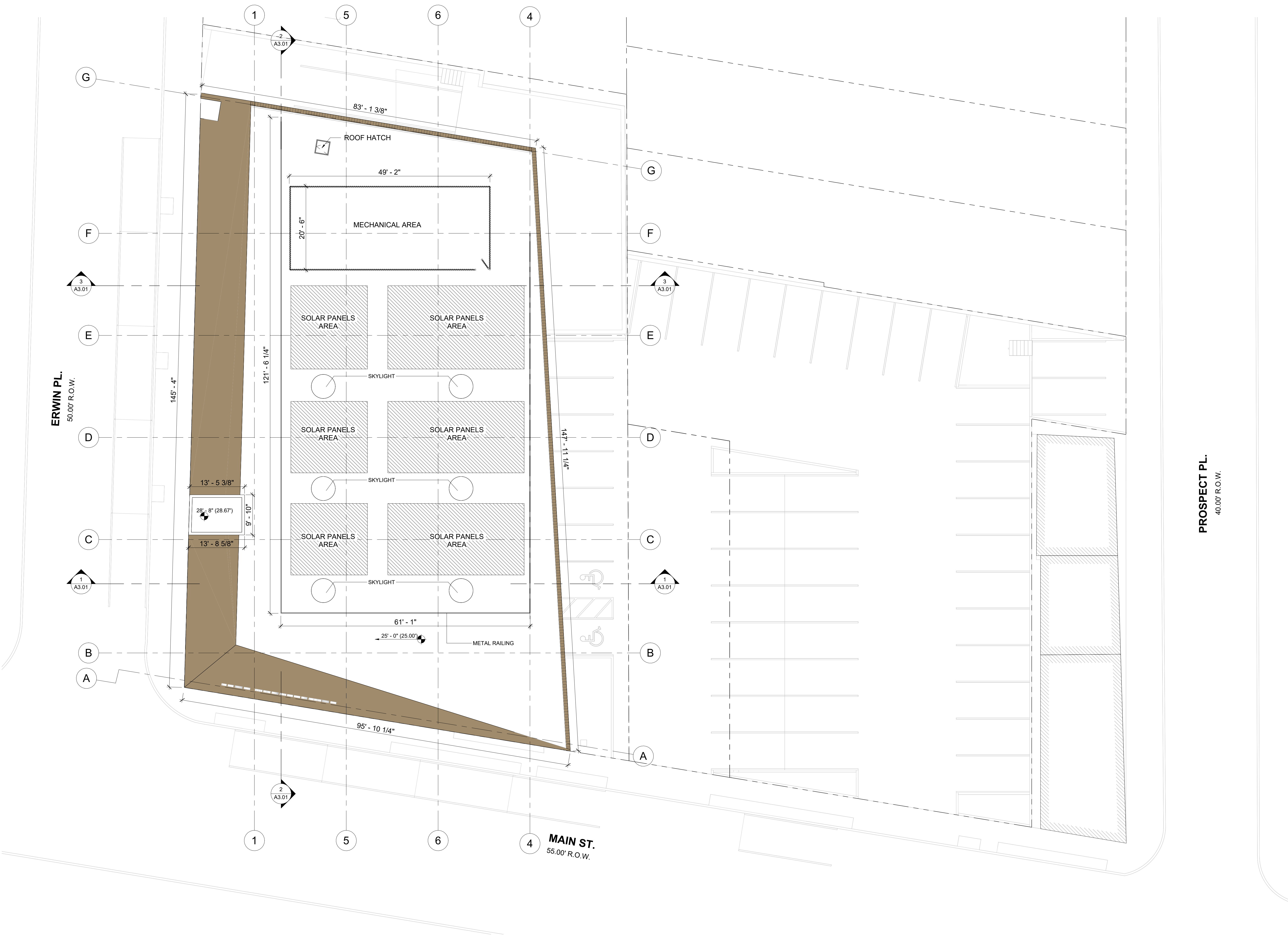
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SHEET DESCRIPTION
SECOND FLOOR PLAN

ISSUED FOR:		
No.	Date	Description

A2.02

SHEET NUMBER

DOB APPROVAL STAMP:



ERWIN PL.
50.00' R.O.W.

PROSPECT PL.
40.00' R.O.W.

MAIN ST.
55.00' R.O.W.

ISSUED FOR:		
No.	Date	Description

ARCHITECT:
JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1

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262-270 MAIN STREET
WEST ORANGE, NJ 07052
646 427 9908

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DOLAN&DEAN
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181 WEST HIGH STREET
SOMERVILLE, NJ 08876
908 927 0100
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HUDSON ENGINEERING, LLC.
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BAYONNE, NJ 07002
201 614 5304
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ARCHITECT'S SEAL:

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CONSTRUCTION

PROGRESS DATE: 2025-10-15

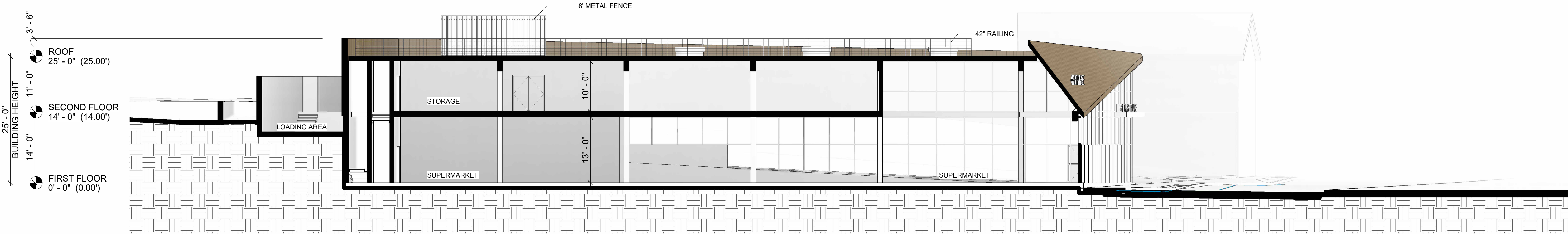
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SHEET DESCRIPTION
BUILDING SECTIONS

ISSUED FOR:		
No.	Date	Description

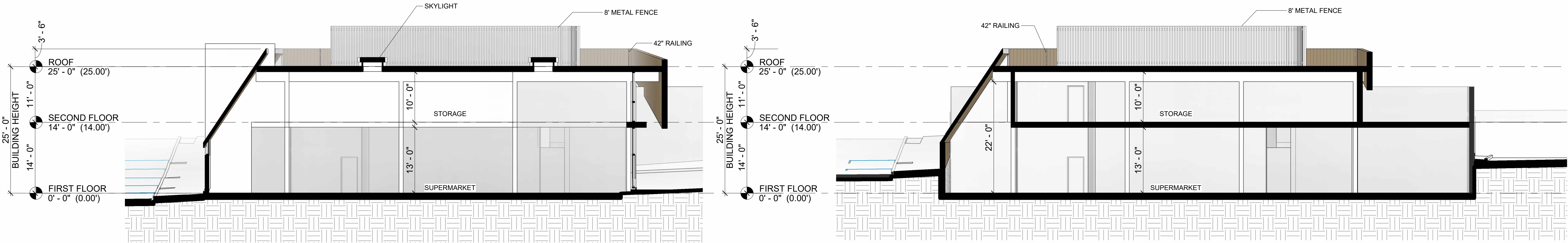
A3.01

SHEET NUMBER

DOB APPROVAL STAMP:



2 LONGITUDINAL SECTION
SCALE: 1" = 10'-0"



1 CROSS SECTION
SCALE: 1" = 10'-0"

3 CROSS SECTION
SCALE: 1" = 10'-0"

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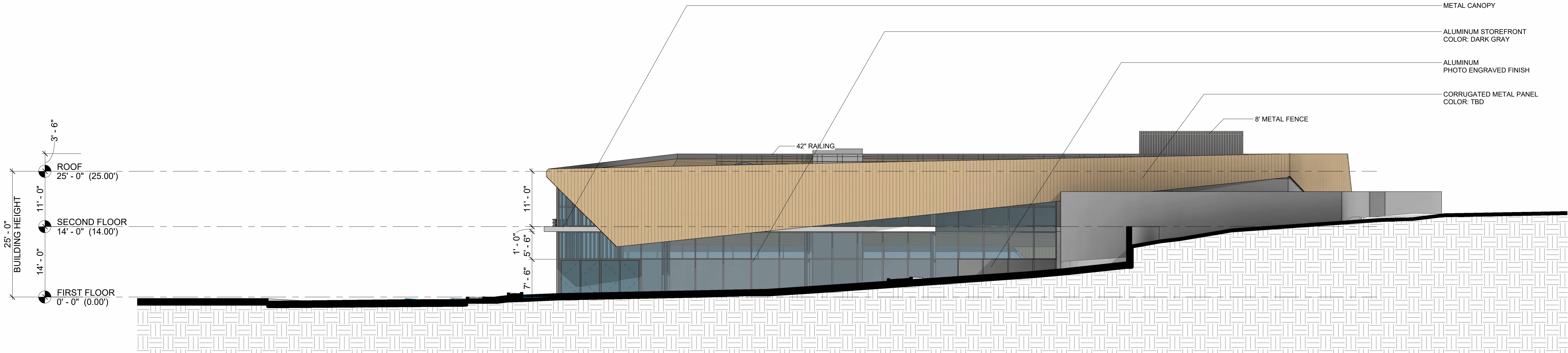
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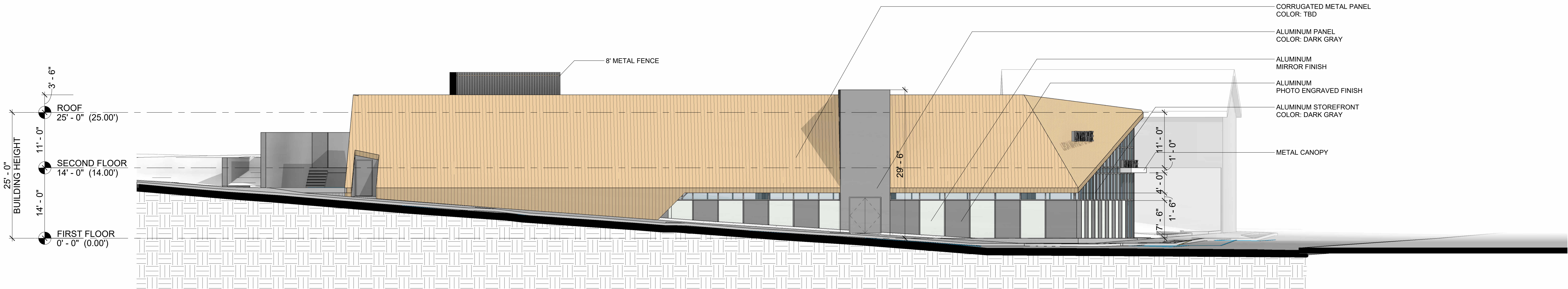
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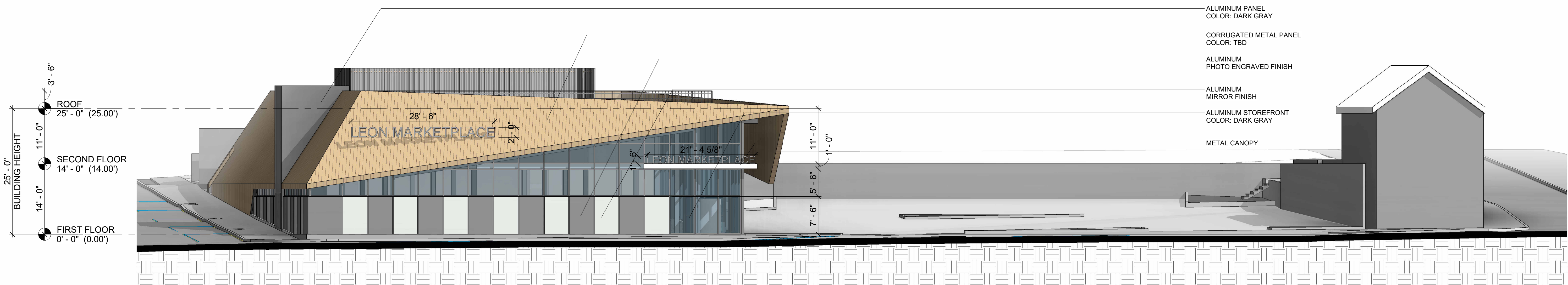
1 OFF-STREET PARKING FACADE

SCALE: 1" = 10'-0"



2 ERWIN PL. STREET FACADE

SCALE: 1" = 10'-0"



3 MAIN STREET FACADE

SCALE: 1" = 10'-0"



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ARCHITECT'S SEAL:
**NOT FOR
CONSTRUCTION**

PROGRESS DATE: 2025-10-15

JM
PRINCIPAL IN CHARGE
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PROJECT TEAM
JM
CHECKED BY
SHEET DESCRIPTION
BUILDING ELEVATIONS

ISSUED FOR:		
No.	Date	Description

A3.20.1

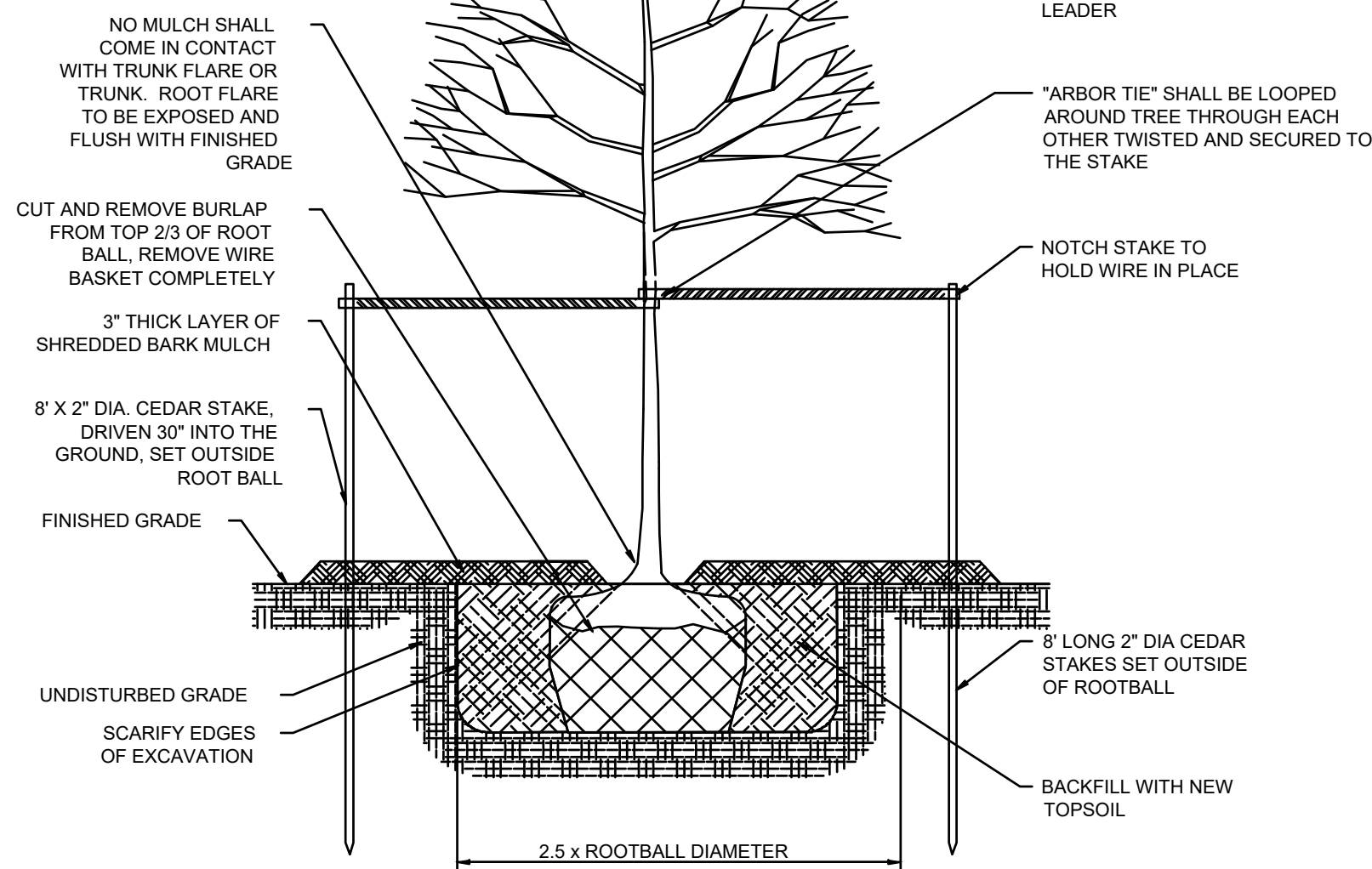
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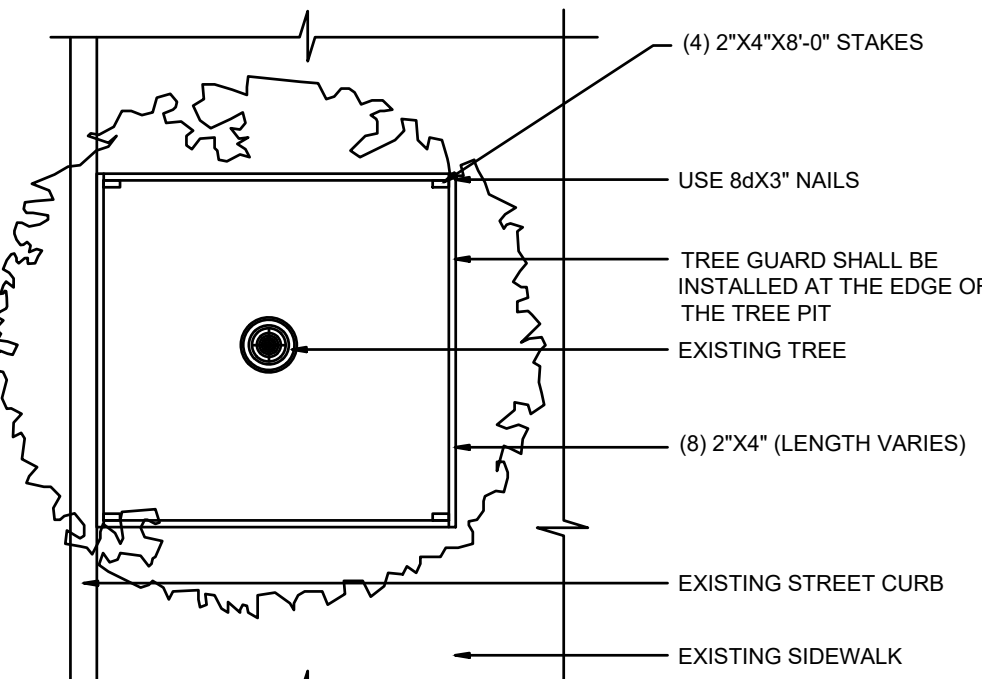
C1.06 SCALE: N.T.S.

1. GAS OR ELECTRIC LINES SHALL BE 2" MINIMUM FROM EDGE OF TREE PIT. OIL FILLED PIPES SHALL BE 4" MINIMUM FROM EDGE OF TREE PIT. WATER AND SEWER LINES SHALL BE 2" FROM TRUNK.
2. TREES SHALL NOT BE LOCATED IN FRONT OF DOORWAYS
3. MINOR RECONSTRUCTION DISTANCE FROM TRUNK:
 - 3.1. TO UTILITY POLES AND/OR LIGHTS SHALL BE 15'
 - 3.2. TO WATER MAIN OVER 20" DIA. SHALL BE 6"
 - 3.3. TO STREET SIGNS AND TRAFFIC SIGNS SHALL BE 5'.
 - 3.4. TO CURB SHALL BE 5'
 - 3.5. TO FIRE HYDRANT SHALL BE 5'
 - 3.6. TO CURB OF NEAREST INTERSECTION SHALL BE 30'.
4. MINIMUM DISTANCE FROM EDGE OF TREE PIT TO NEAREST WALL OR FENCE SHALL BE 5'
5. NO TREES SHALL BE INSTALLED BETWEEN UTILITY VAULTS AND CURB
6. DO NOT PLANT NEW TREES UNDER OVERHEAD BRANCHES OF ADJACENT TREES
7. TREE CROWN AND TRUNK SHALL BE FREE OF DEFECTS AND TOE TO FORM.
8. MAINTENANCE TRACKING TAG SHALL BE ATTACHED TO STURDY OR FENCED BRANCH
9. NO PAVERS, A SLOPED TREE GUARDS, OR OTHER MATERIALS SHALL BE PLACED WITHIN THE TREE BED.
10. CUT AND REMOVE BURIED BRANCHES TO 103 OF ROOT BALL.
REMOVE WIRE BASKET COMPLETELY
11. FLOOD TREES WITH WATER WITHIN THE FIRST 24 HOURS OF PLANTING.
12. NASTALPH TREE FREE SAVER MYCORRHIZAL FUNGAL TRANSPLANT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE 3" INCH POUCH PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
13. CONTRACTOR SHALL HAVE A GUARANTEE PERIOD OF 2 YEARS
14. TOPSOIL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - 14.1. NATURAL LOAM WITH THE ADDITION OF COMPOST OR HUMUS
 - 14.2. ORGANIC MATTER CONTENT SHALL BE BETWEEN 5% - 12%
 - 14.3. PH SHALL BE IN THE RANGE OF 6.0 TO 7.0 INCLUSIVE, UNLESS OTHERWISE APPROVED OR SPECIFIED.
- 14.4. SOIL TEXTURAL ANALYSIS: TOP SOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY. ANY SOIL THAT DOES NOT MEET THE REQUIREMENTS BELOW WILL BE REJECTED AND REMOVED FROM THE SITE.

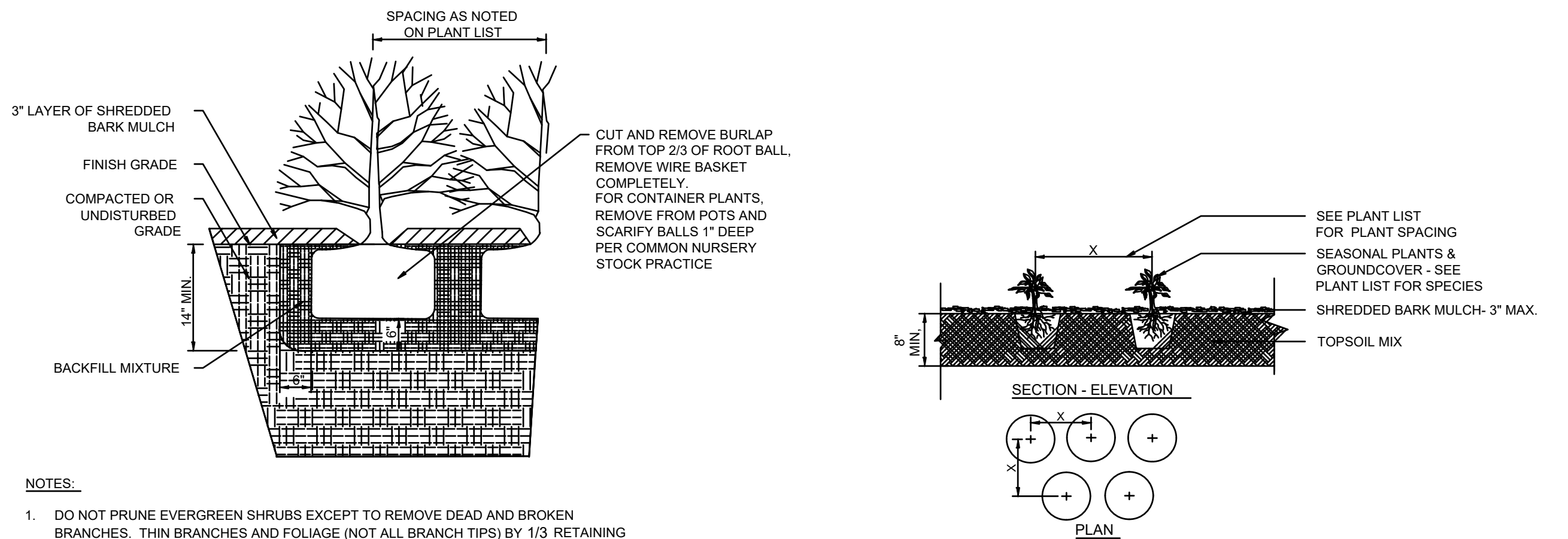
ROCKS, STONE AND GRAVEL >2.0 mm	<5%
SAND (0.05-2.0 mm)	20 - 60%
SILT (0.002 - 0.05mm)	40 - 50%
CLAY (>0.002 mm)	20% MAXIMUM
- 14.5. WHEN TOPSOIL OTHERWISE COMPLIES WITH THE REQUIREMENTS OF THE SPECIFICATION BUT SHOWS A DEFICIENCY IN ORGANIC MATTER, COMPOST MAY BE INCORPORATED WHEN AND AS PERMITTED BY FORESTER.
15. ROOT BALL SIZE RELATIVE TO TREE HEIGHT SHALL BE WITHIN THE RANGES SET BY THE AMERICAN NURSERY STANDARDS



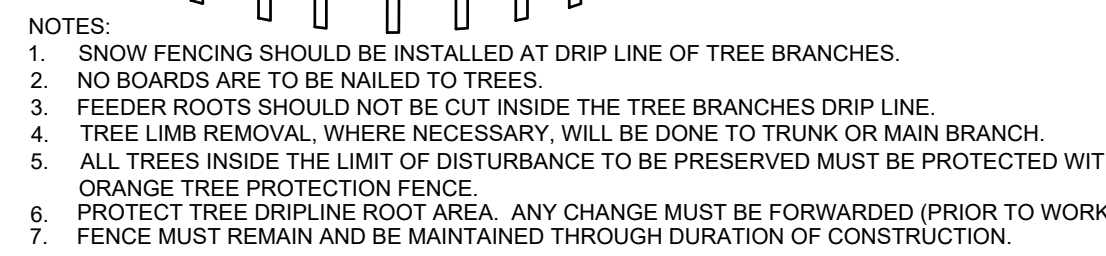
C1.06 SCALE: N.T.S.



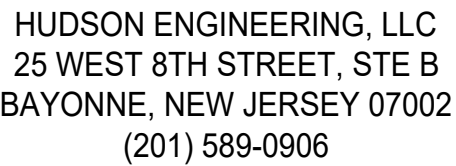
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C1.06 SCALE: N.T.S.



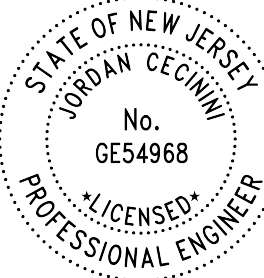
TREE PROTECTION DETAIL - OPEN SPACE



DATE: 11/12/2025

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968



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Year	Number of students	Number of teachers	Number of classes
1990	100	10	10
1991	100	10	10
1992	100	10	10
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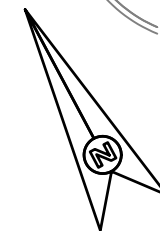
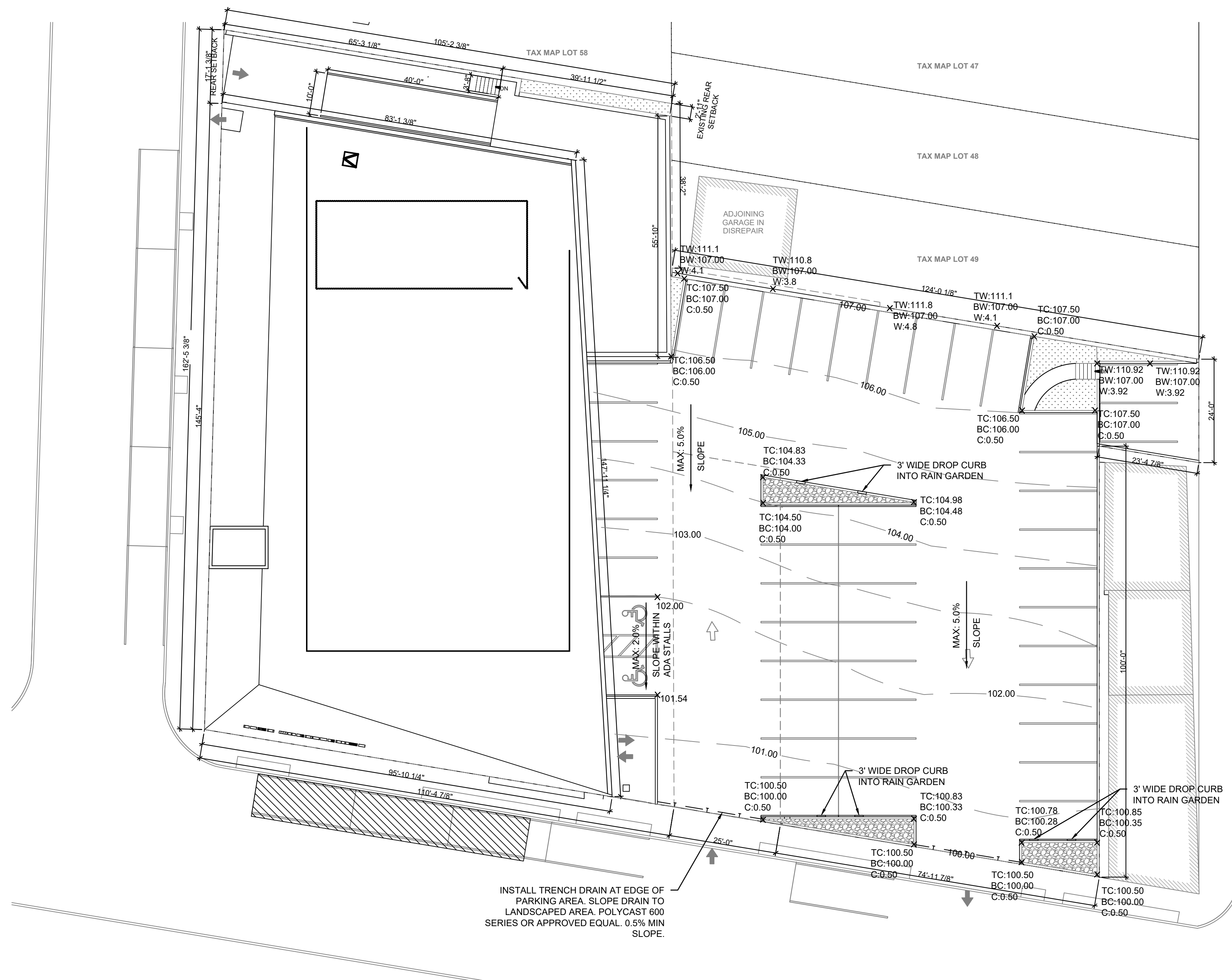
JORGE MASTROPIETRO ARCHITECTS
262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

NEW IDEAS

ALCOA

WEST ORANGE

<u>DRAWN BY:</u> HP	<u>DESIGN BY:</u> HP	<u>CHECKED BY:</u> JC	<u>SCALE:</u> AS NOTED
<u>DATE:</u> 05/15/2025		<u>SHEET #:</u> C1.07	
<u>JOB NO.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 07 of 12	

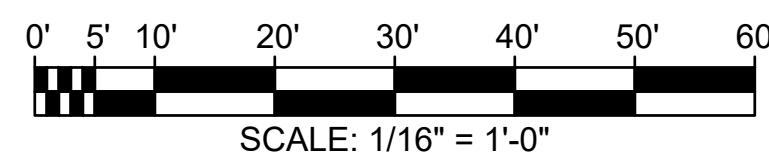


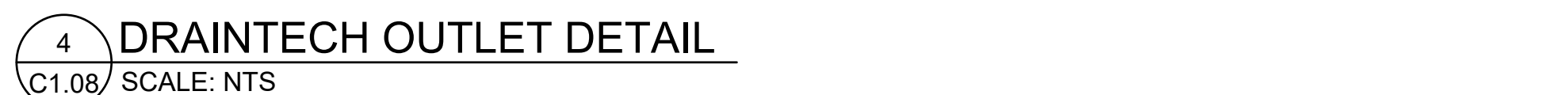
1 DRAINAGE AND GRADING PLAN
C1.07 SCALE: 1/16"=1'-0"

ABBREVIATIONS	
EXISTING	PROPOSED
TC	TOP OF CURB
BC	BOTTOM OF CURB
C	HEIGHT OF CURB
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL
W	HEIGHT OF RETAINING WALL

NOTES:

1. PER THE 2021 NEW JERSEY IBC CHAPTER 4 SECTION 406.
 - 1.1. MAXIMUM SLOPE IN ANY DIRECTION FOR ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0%
 - 1.2. GENERAL PARKING STALL SLOPES SHOULD NOT EXCEED 5.00%.
2. ALL TRENCH DRAINS SHALL BE POLYCAST 600 SERIES OR APPROVED EQUAL.
 - 2.1. DRAINS SHALL BE SLOPED A MINIMUM 0.05% TOWARD RAIN GARDEN AREA.
3. INSTALL RAIN GARDEN PER DETAILS ON SHEET C1.7.
4. DROPPED CURBS TO BE INSTALLED PER TYPICAL DROPPED CURBED SIDEWALK DETAILS. REFER TO SHEET C1.3.





SPECIFICATIONS

1. MAX COVER OVER TOP OF PIPES IS 4 FT. CONTACT ADS IF OTHERWISE GREATER.
2. THE APPROVAL OF MATERIALS AND MIXING OF SAND, COMPOST, AND SOIL SHALL BE DONE UNDER SUPERVISION OF THE PROJECT ENGINEER/LANDSCAPE ARCHITECT. BIORETENTION MEDIA SHALL CONSIST OF 70% SAND AND 30% COMPOST MIXTURE.
3. SAND SHALL AT THE MINIMUM CONFORM TO THE SIEVE ANALYSIS FOR CONCRETE AGGREGATE SAND (ASTM C-33). USGA TEE/GREEN SIEVE GRADATION MIX IS PREFERABLE WHERE AVAILABLE.
4. UNDERLYING SOILS SHALL BE TILLED/SCARIFIED PRIOR TO SPREADING/MIXING OF BIORETENTION MEDIA.
5. ALL BIORETENTION MEDIA SHALL BE PLACED FROM THE SIDES OF THE FACILITIES, AND IN NO EVENT SHALL ANY TRACKED OR WHEELED EQUIPMENT BE PERMITTED TO CROSS THE RAIN GARDEN.
6. RAIN GARDEN SHALL BE CONSTRUCTED TO DIMENSIONS INDICATED ON THE SITE PLAN.
7. 3-5 INCH DELAWARE RIVER STONE SHALL BE USED FOR STONE CHANNEL AND INLET/OUTLET PROTECTION.
8. NON-DYED, TRIFLE-SHREDDED HARDWOOD MULCH SHALL BE USED.
9. RAIN GARDEN SHALL BE PLANTED WITH 1 QUART JUNCUS EFFUSUS 3 FOOT C.
10. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 OR LATEST VERSION.

DATE: 11/12/2025

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968

STATE OF NEW JERSEY
JORDAN CEGININI
No.
GE54968
LICENSED
PROFESSIONAL ENGINEER

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LANDSCAPING DETAILS

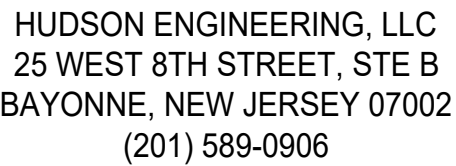
JORGE MASTROPIETRO ARCHITECTS

262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

WEST ORANGE
ESSEX
NEW JERSEY

<u>DRAWN BY :</u> HP	<u>DESIGN BY :</u> HP	<u>CHECKED BY :</u> JC	<u>SCALE :</u> AS NOTED
<u>DATE :</u> 05/15/2025		<u>SHEET #:</u> C1.08	
<u>JOB NO. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 08 of 12	

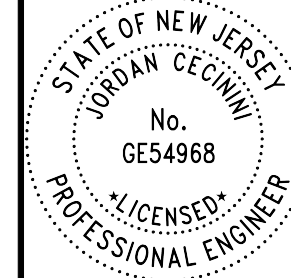
NOTES



DATE: 11/12/2025

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54963



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Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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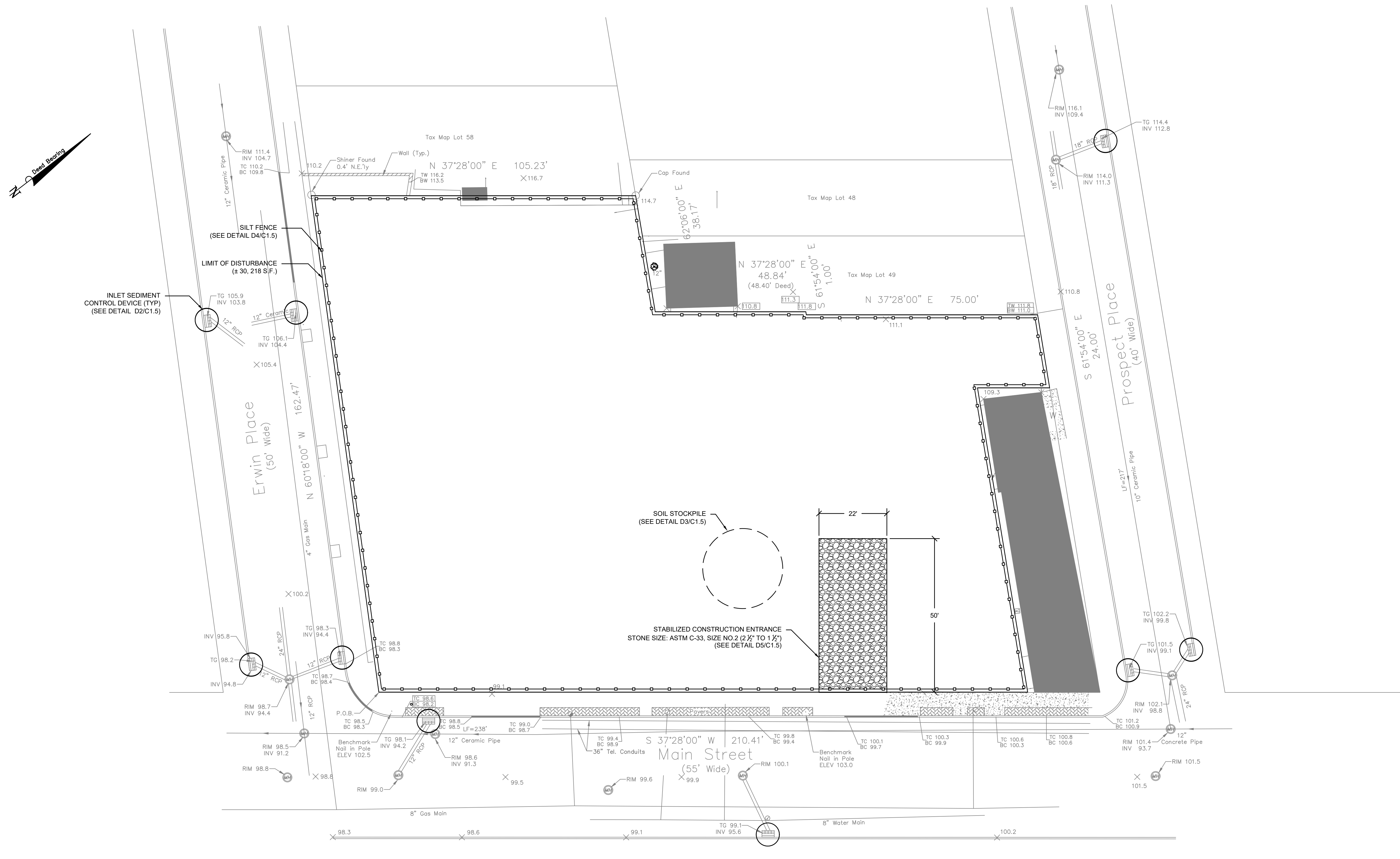
JORGE MASTROPIETRO ARCHITECTS

NEW IDEAS

APPENDIX

INVEST ORANCE

<u>DRAWN BY :</u> HP	<u>DESIGN BY :</u> HP	<u>CHECKED BY :</u> JC	<u>SCALE :</u> AS NOTED
<u>DATE :</u> 05/15/2025		<u>SHEET #:</u> C1.09	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 09 of 12	



1 SEDIMENT CONTROL PLAN
C1.09 SCALE: 1/16"=1'-0"

C1.09 SCALE: 1/16"=1'-0"



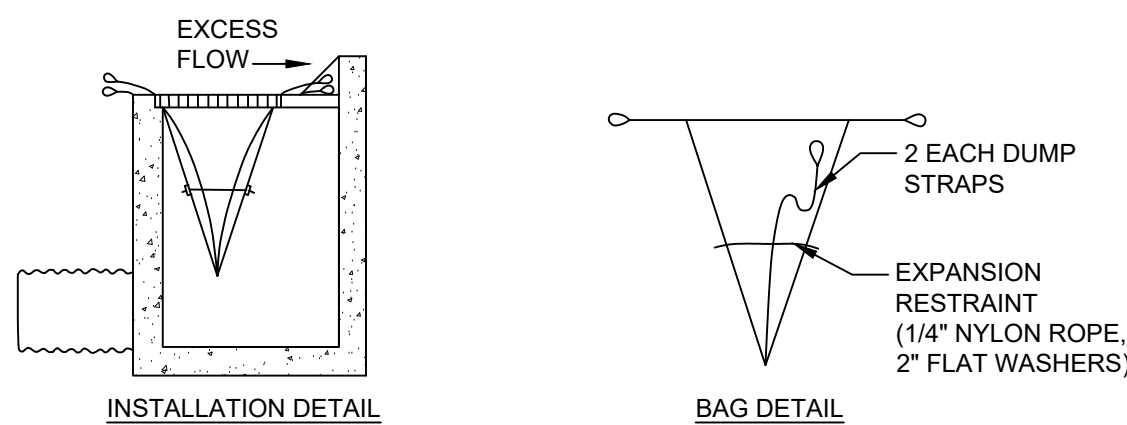
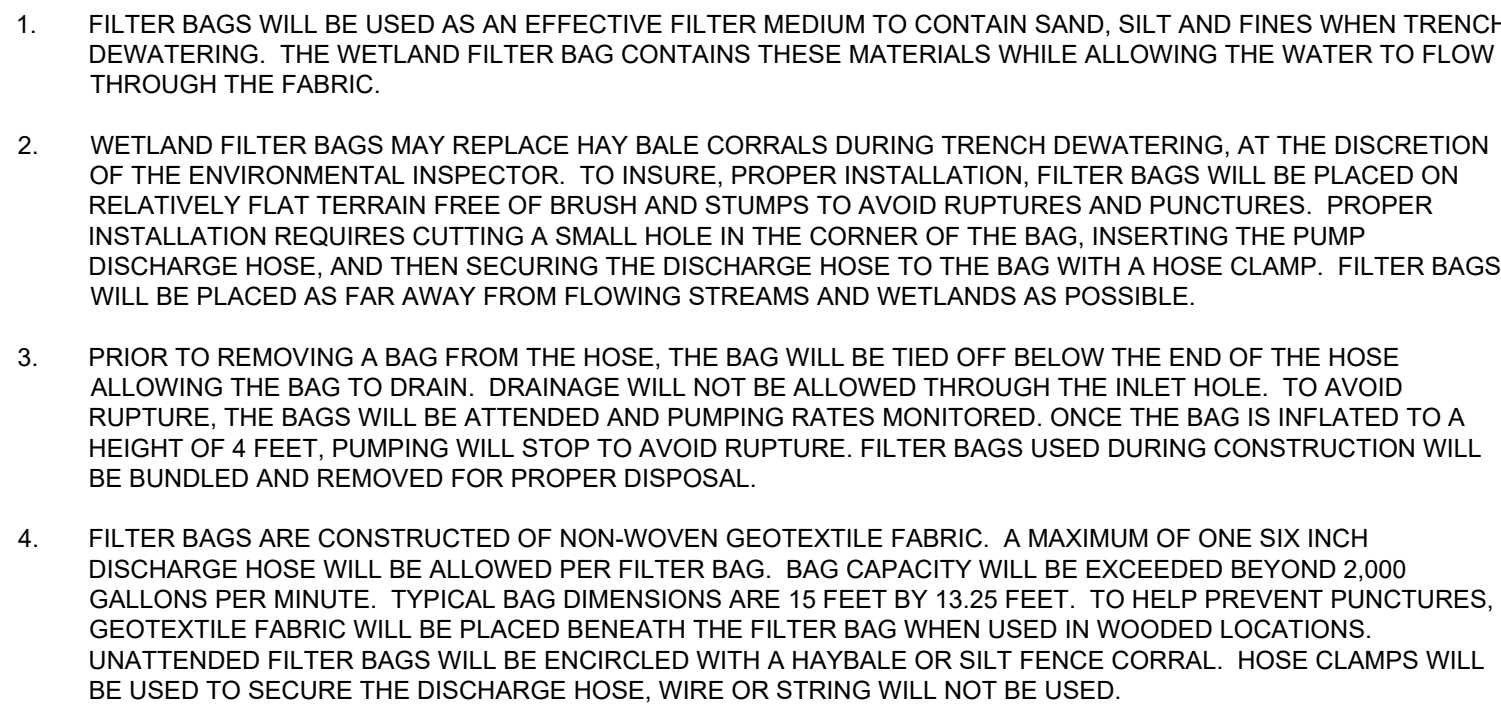
1. ALL SOIL EROSION AND SEDIMENT CONTROL ACTIVITIES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL", 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. SOIL TO EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFO@HEPSCD.ORG
9. THIS DISTRICT HAS ISSUED A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE FILTRATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. THE DISTRICT MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

- A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
- B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- C. APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
- D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

- A. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
- B. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
- C. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- D. HARD HAY FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ. FT.
- E. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- F. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

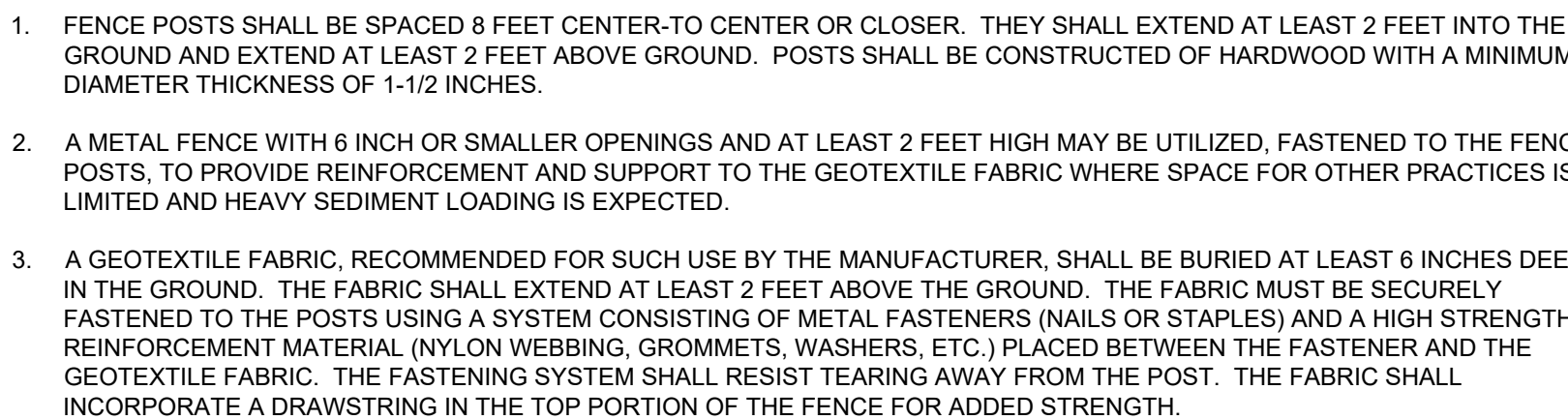
THE SEED APPLICATION RATES IN TABLE 4-3 OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST EDITION, ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT.

1. INSTALL CONSTRUCTION ENTRANCE AND OTHER EROSION CONTROL MEASURES INCLUDING SILT FENCING - 1 WEEK
2. CLEAR & DEMO SITE, ROUGH GRADING - 1 WEEK
3. REMOVE EXISTING GRAVEL - 1 WEEK
4. CONSTRUCT TURFSTONE - 2 WEEKS
5. REMOVE ALL EROSION CONTROL STRUCTURES -1 DAY

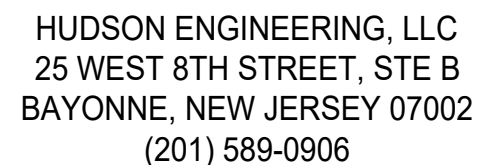
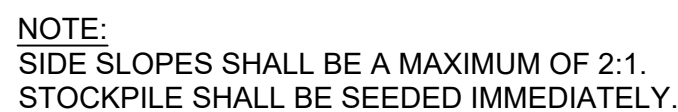


1. MUST SLOW THE STORM WATER TO PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
2. IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE YEAR 1, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

- OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.
- THE CONTRACTOR SHALL INSTALL STORM SEWER INLET PROTECTION IN ACCORDANCE WITH THE SEASC IN NJ, #30, JULY 1999.



1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



NJ PROFESSIONAL ENGINEER LIC. NO. GE54963

PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID.

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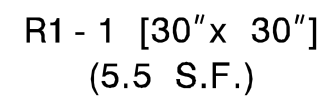
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<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 10 of 12	



1. WHERE A SEWER LATERAL IS TO CONNECT TO A SEWER CONSTRUCTED OF BRICK OR OTHER SUITABLE MATERIAL, AN ASSEMBLY CONSISTING OF THE RISER CLAMP AND THE RISER CLAMP WILL BE USED. THE RISER CLAMP SHALL BE SET SO THAT THE LENGTH OF PIPE INSERTED INTO THE SEWER IS EQUAL TO THE THICKNESS OF THE MAIN AS SHOWN IN THE DETAIL. THE ENTIRE CIRCUMFERENCE OF THE ASSEMBLY SHALL BE FILLED WITH NON-SHRINK, NON-METALLIC GROUT TO SECURE IN PLACE.
2. CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE SEWER MAIN. THE SEWER MAIN SHALL BE CUT TO THE DIAMETER OF THE HOLE IN THE SEWER MAIN TO ACCEPT THE NEW LATERAL SHALL BE NO MORE THAN $\frac{1}{2}$ -INCH WIDER THAN THE PIPE TO BE INSERTED INTO THE SEWER.



1. 2" TYPE "K" COPPER TUBING. ALL FITTING TO BE FLARED. NO SOLDER JOINTS ALLOWED UNDERGROUND. CURB BOX REQUIRED FOR 1" SERVICE AND STREET BOX FOR 2" SERVICE.
2. CORPORATION TO BE TAPPED ON UPPER QUARTER OF PIPE FOR 1" SERVICE AND ON TOP OF PIPE FOR 2" SERVICE.



(S) DENOTES A SPECIAL SIZE SIGN.
ALL SIGNS SHALL BE ASTM D 4956 TYPE III SHEETING.



HUDSON ENGINEERING, LLC
25 WEST 8TH STREET, STE B
BAYONNE, NEW JERSEY 07002
(201) 589-0906

JORDAN CECININI

JORDAN CECININI

PLANS WHICH DO NOT BEAR
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UTILITY DETAILS

JORGE MASTROPIETRO ARCHITECTS

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NEW JERSEY

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