

DATE: 02/26/2026

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968

☒ PLANNING BOARD CHAIRMAN

☒ PLANNING BOARD SECRETARY

X
PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID

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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
1993	100	10	10
1994	100	10	10
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2099	100	10	10
2100	100	10	10

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

NEW IDEAS

2000

INVEST 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 13	



PARKING REQUIREMENTS					
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
OFF STREET PARKING STALLS	1 PER 300 S.F. (B-1 IN CBD) RETAIL AREA=(13,934 / 1,000) S.F./300 S.F. = 43 STALLS	42 STALLS	44STALLS	CONFORMING	
EV PARKING STALLS	-----	0 STALLS	4 STALLS	CONFORMING	
TOTAL PARKING STALLS	43 STALLS	42 STALLS	48 STALLS	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.
- 2.1 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.
- 3.1 SIZE OF PARKING STALLS PER THE 2017 NEW JERSEY ACCESSIBILITY CODE CHAPTER 5 SECTION 502.
- 4.1 EXISTING STRIPING SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
- 5.1 ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS.
6. PER DCA MODEL STATEWIDE MUNICIPAL EV ORDINANCE SECTION E
- 7.1 ALL PARKING SPACES WITH EVSE AND MAKE-READY EQUIPMENT SHALL BE INCLUDED IN THE CALCULATION OF MINIMUM REQUIRED PARKING SPACES.
- 8.2.1 ADVANCE PARKING SPACES WITH 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. **LOADING SPACE REQUIREMENTS:**
 - 1.1. RETAIL: 1 SPACE FROM 2,500 SF TO 9,999 SF. 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET OR PART THEREOF.
 - 1.2. RETAIL AREA: 18,078 SF.
 - 1.3. LOADING SPACE REQUIRED: 2 SPACES.
2. **PROPOSED LOADING SPACE:**
 - 2.1 1 OFF-STREET LOADING SPOT
 - 2.2 1 TEMPORARY ON-STREET LOADING SPOT
3. **MONDAY TO THURSDAY BETWEEN 7:00 AM AND 12:00 AM, ON-STREET PARKING ALONG MAIN STREET WILL BE REDUCED BY THREE (3) SPACES. THIS REDUCTION IS NECESSARY TO ACCOMMODATE A PROPOSED TEMPORARY ON-STREET LOADING AREA.**

PARKING NOTES:

1. NO PARKING SPACES ARE REQUIRED FOR THE FIRST 1,000 SQUARE FEET OF THE DEVELOPMENT.
 - 1.1. RETAIL: 1 PER 300 SF (B-1 IN CBD)
 - 2.1. AREAS:
 - 1.2.1. RETAIL AREA (FIRST FLOOR): 13,934 SF
 - 1.2.2. STORAGE AREA (SECOND FLOOR): 4,144 SF
 - 1.3. TOTAL PARKING REQUIRED: 57 SPOTS.
2. THE MEZZANINE FLOOR IS USED FOR STORAGE PURPOSES ONLY.
 - 2.1. AREAS:
 - 2.1.1. RETAIL AREA (FIRST FLOOR): 13,934 SF
 - 2.2. TOTAL PARKING REQUIRED: 43 SPOTS
3. EXISTING PARKING LOT TO BE DEMOLISHED AND REPAVED ACCORDING TO PROVIDED DETAILS.
- 3.1. EXISTING DRIVE SHALL BE PAVED WITH OPEN GRADED FRICTION COURSE.
- 3.2. SEE PAYING 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. TEST PIT TO 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.
- 6.1. ALL CUT AND COVER SHALL BE ORIGINATED AND CONFIRMED WITH MEP DRAWINGS AND MUNICIPAL STANDARDS.
6. ALL PROPOSED PVC LINES SHALL BE MINIMUM SDR 35.

REFUSE NOTES:

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

SITE NOTES:

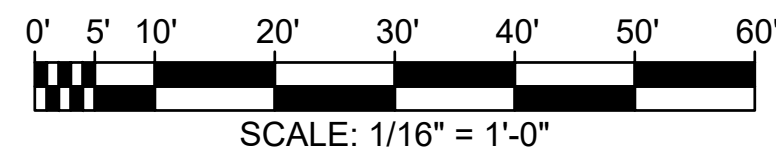
1. PROPOSED SITE PLAN REFERENCES SURVEY PREPARED AND
CERTIFIED BY SCHMIDT SURVEYING, DATED MARCH 7TH, 2025
- 1.1. SITE AREA: 30.218 SQ. FT. (0.694 ACRES)

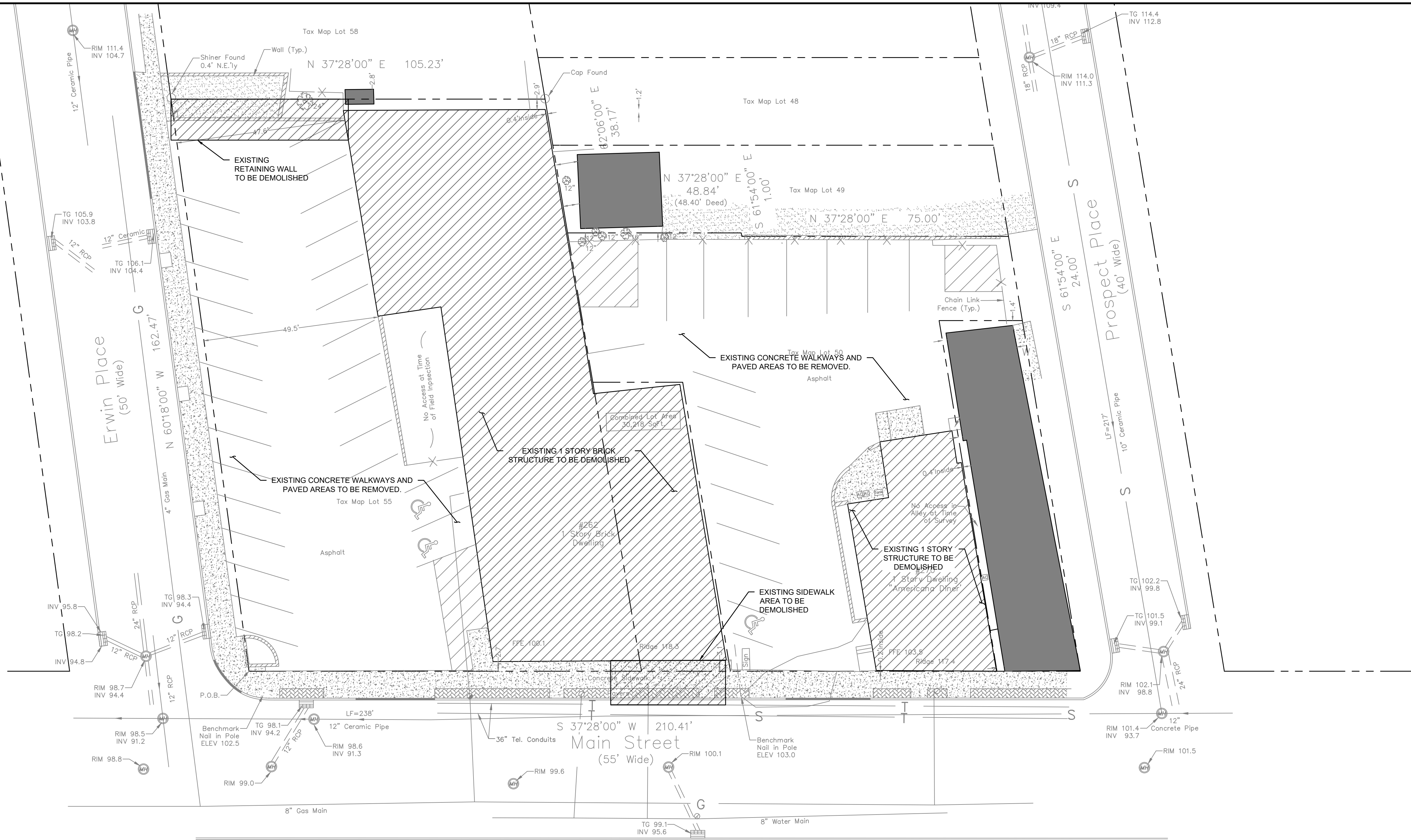
PERIMETER NOTES

1. THE ENTIRE PERIMETER OF ALL PARKING AREAS AND THE EDGES OF ALL ENTRANCES AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST SIX INCHES ABOVE THE PAVING SURFACE.
2. CURBING SHALL NOT BE LESS THAN FIVE FEET FROM ANY FENCE OR SCREENING NOR LESS THAN FIVE FEET FROM ANY STRUCTURE.
3. ALL PROPOSED CURBING SHALL BE CONCRETE PER DETAILS PROVIDED.

TRAFFIC SIGNAGE NOTES:

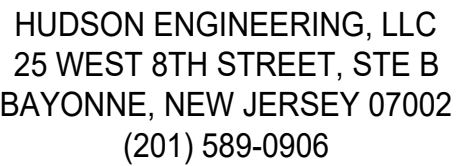
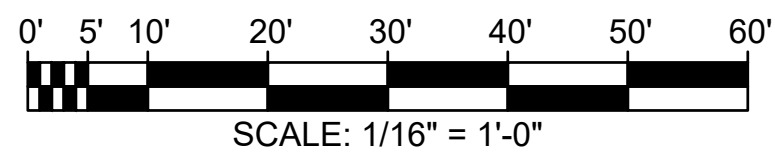
1. ALL PROPOSED TRAFFIC SIGNAGE SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARDS.
2. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PAINT AND CONFORM TO NJDOT STANDARDS.





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 ANY OTHER APPLICABLE 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 ANY STREET OR ALLEY, OR TO ANY FIRE HYDRANT, FIRE ALARM BOX, CATCH BASIN, OR MANHOLE, 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.



DATE: 02/26/2026

JORDAN CECININI

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LANNING BOARD CHAIRMAN

PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

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DEMOLITION PLAN

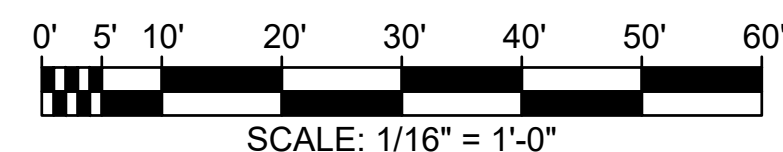
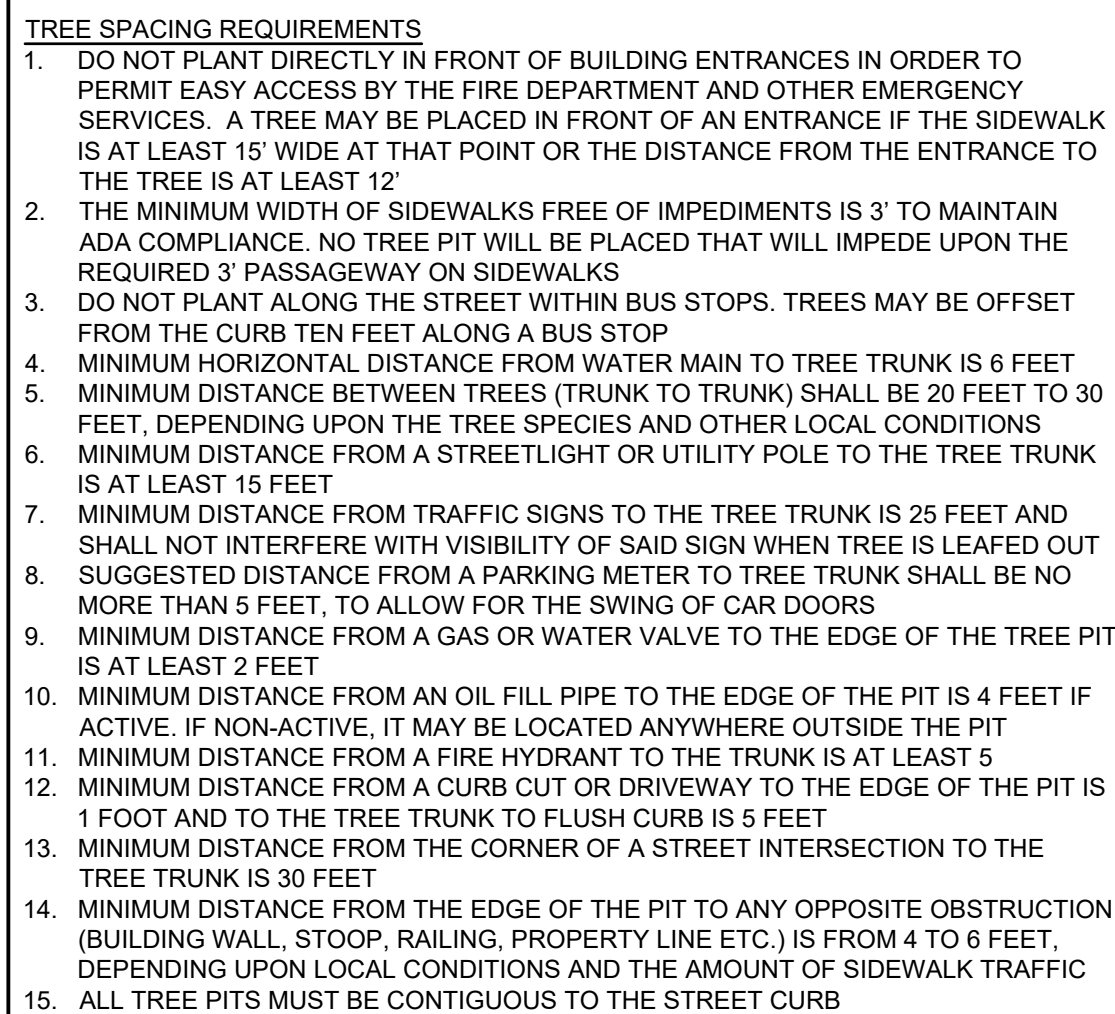
JORGE MASTROPIETRO ARCHITECTS

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SITE CIVIL DESIGN

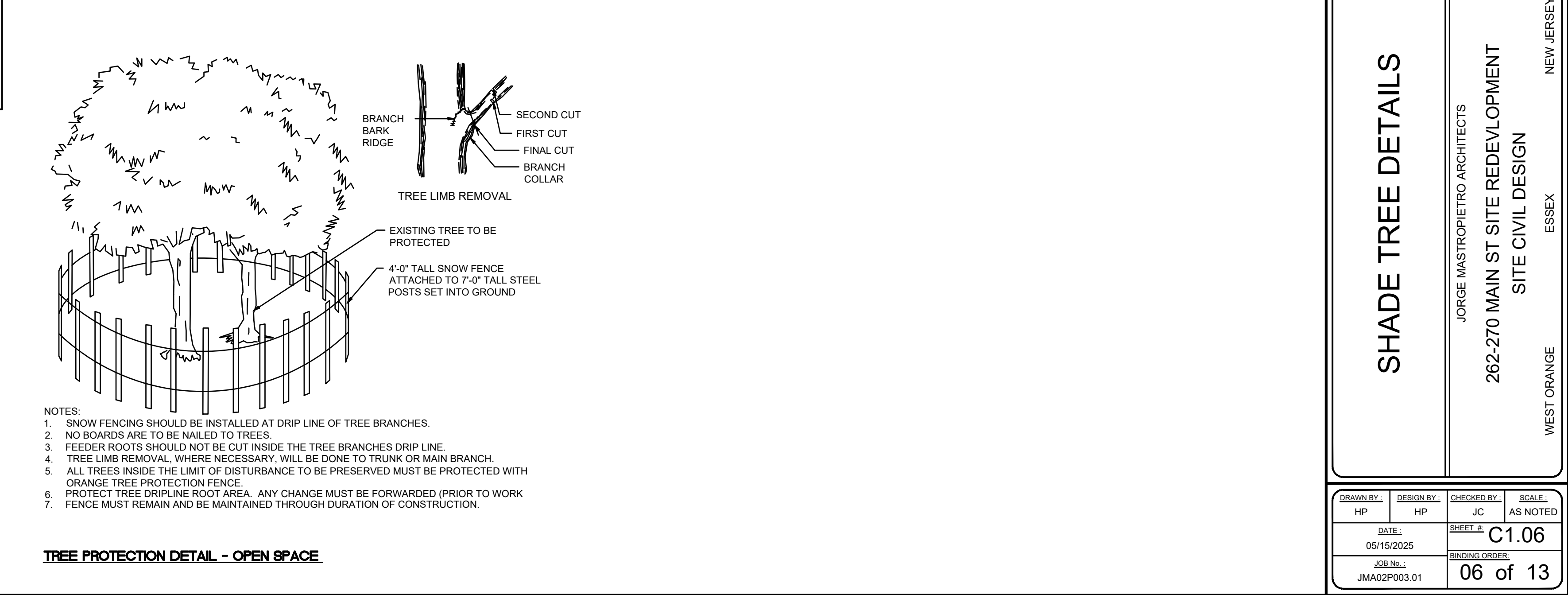
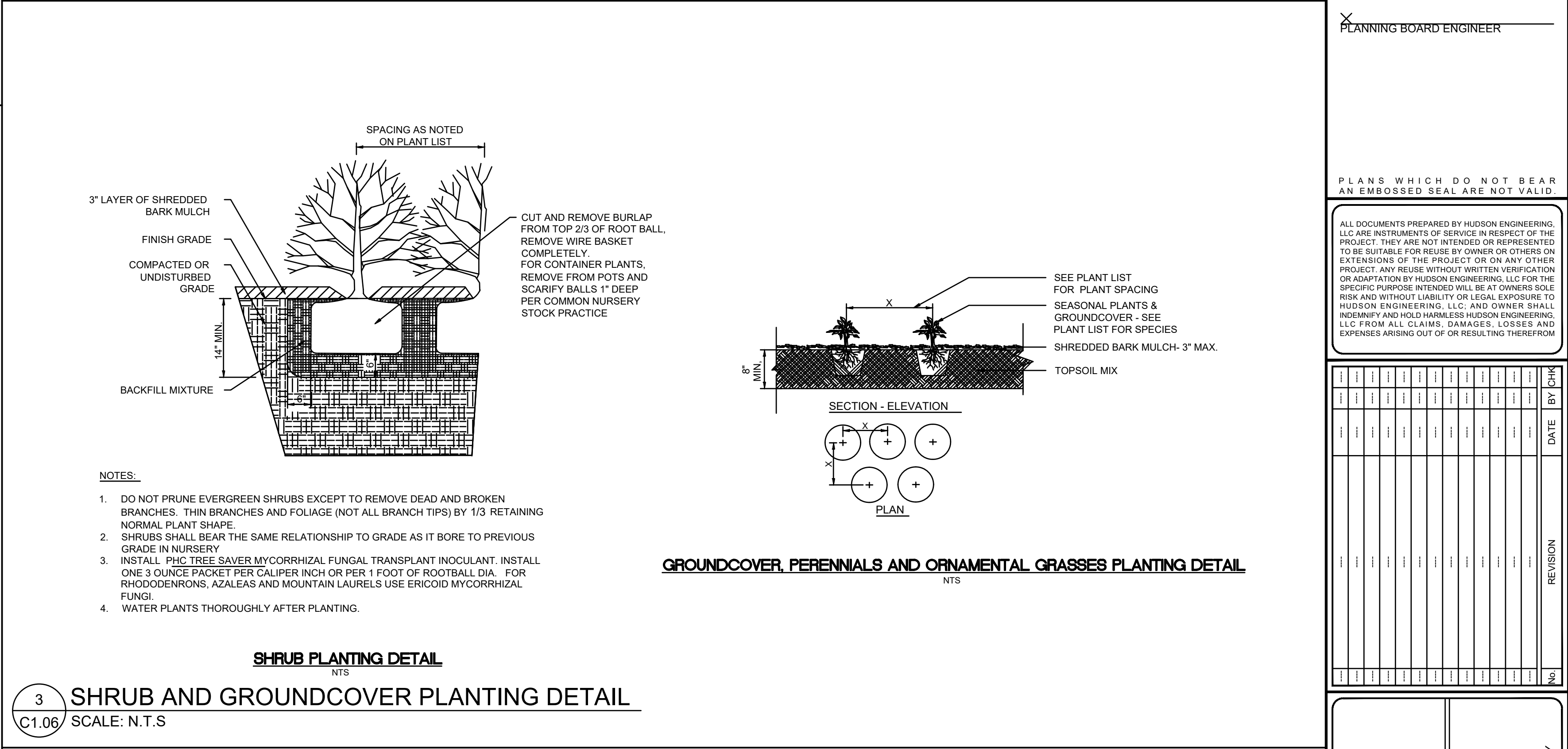
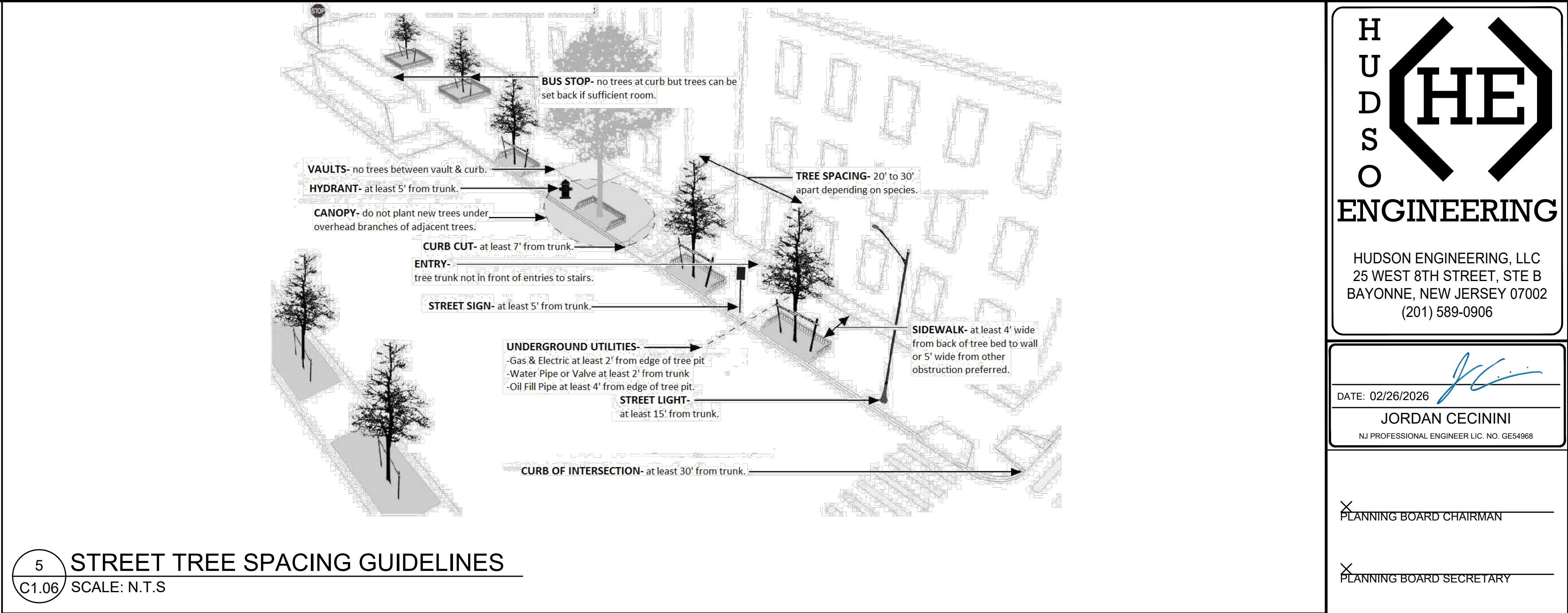
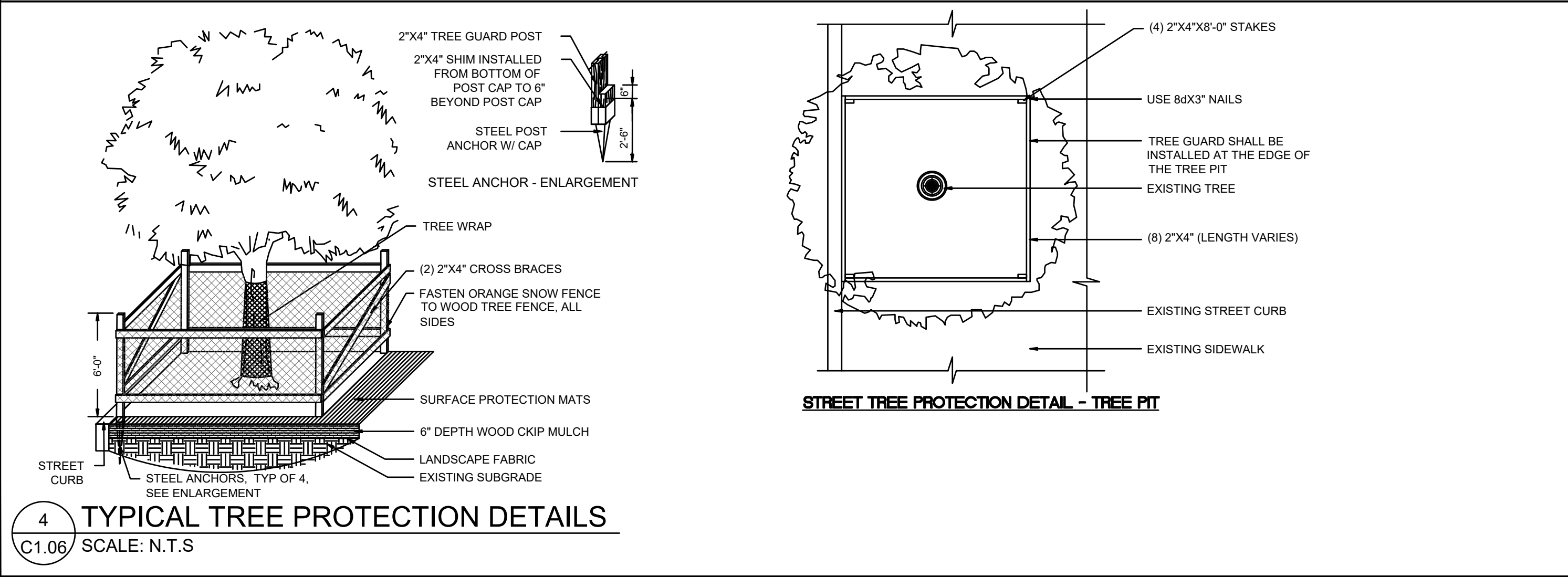
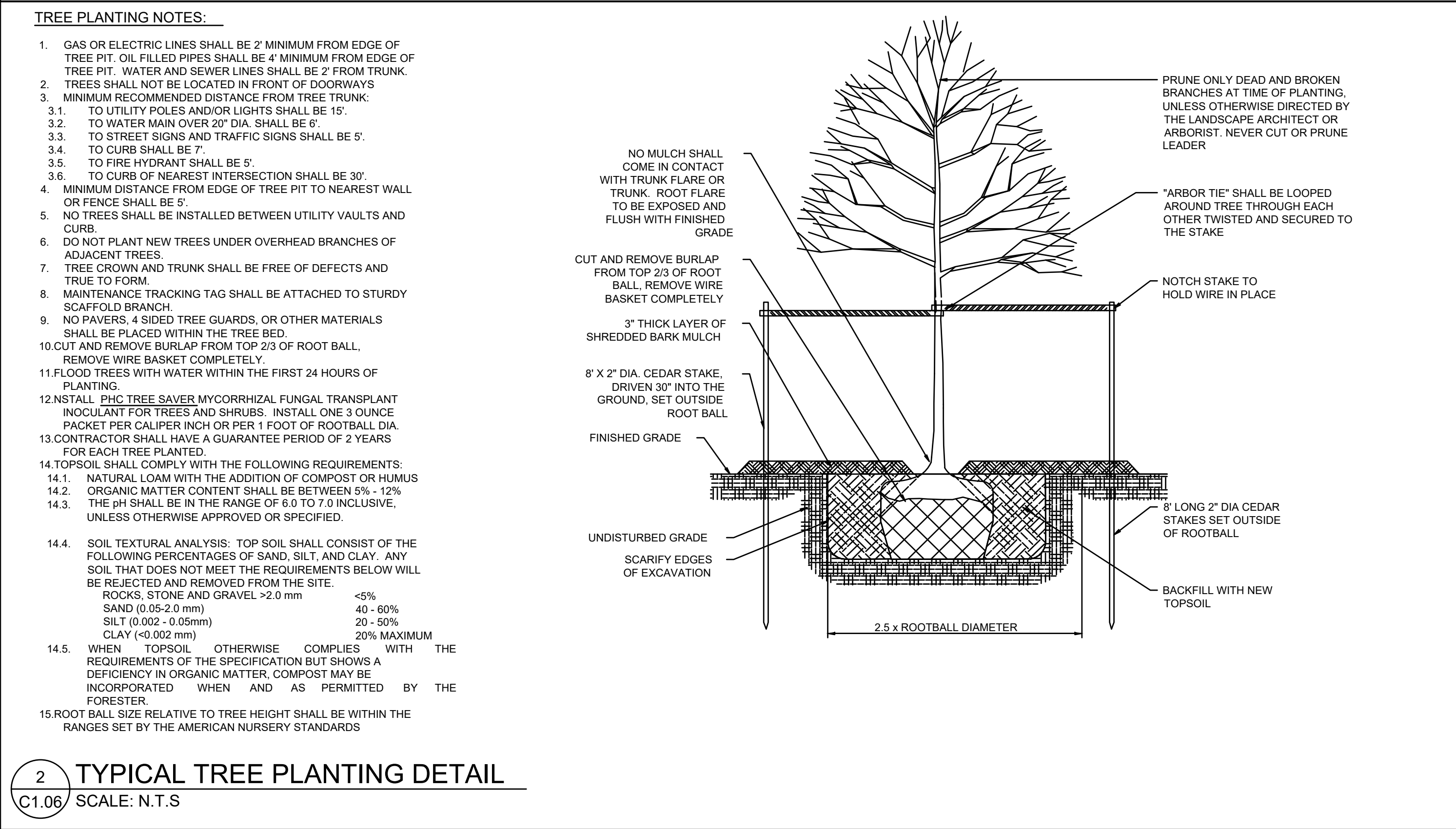
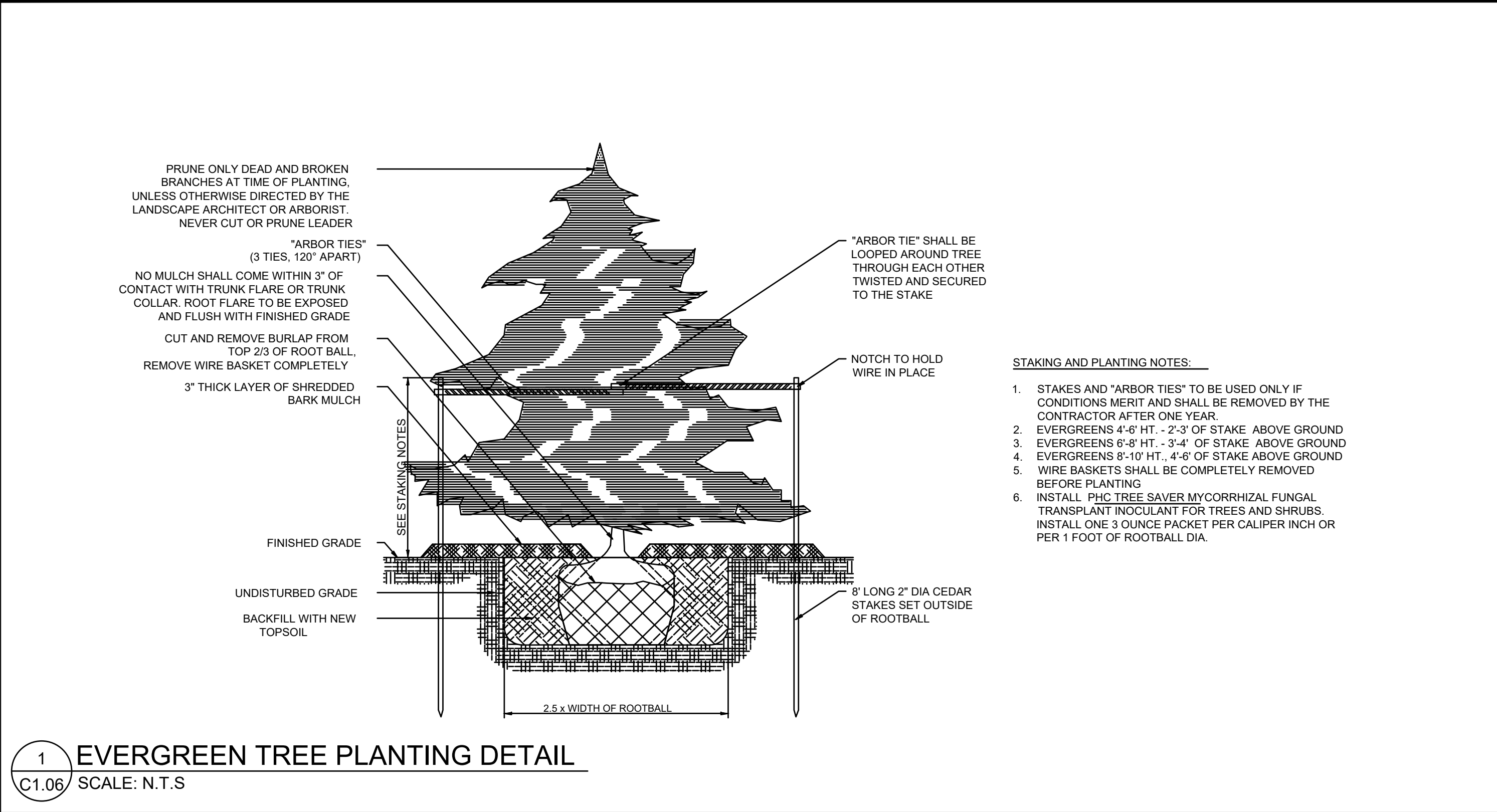
NEW JERSEY

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> C1.03	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 03 of 13	



<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 13	



HUDSON ENGINEERING

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

DATE: 02/26/2026

JORDAN CECININI
NJ PROFESSIONAL ENGINEER, L.C. NO. 0654993

PLANNING BOARD CHAIRMAN

PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

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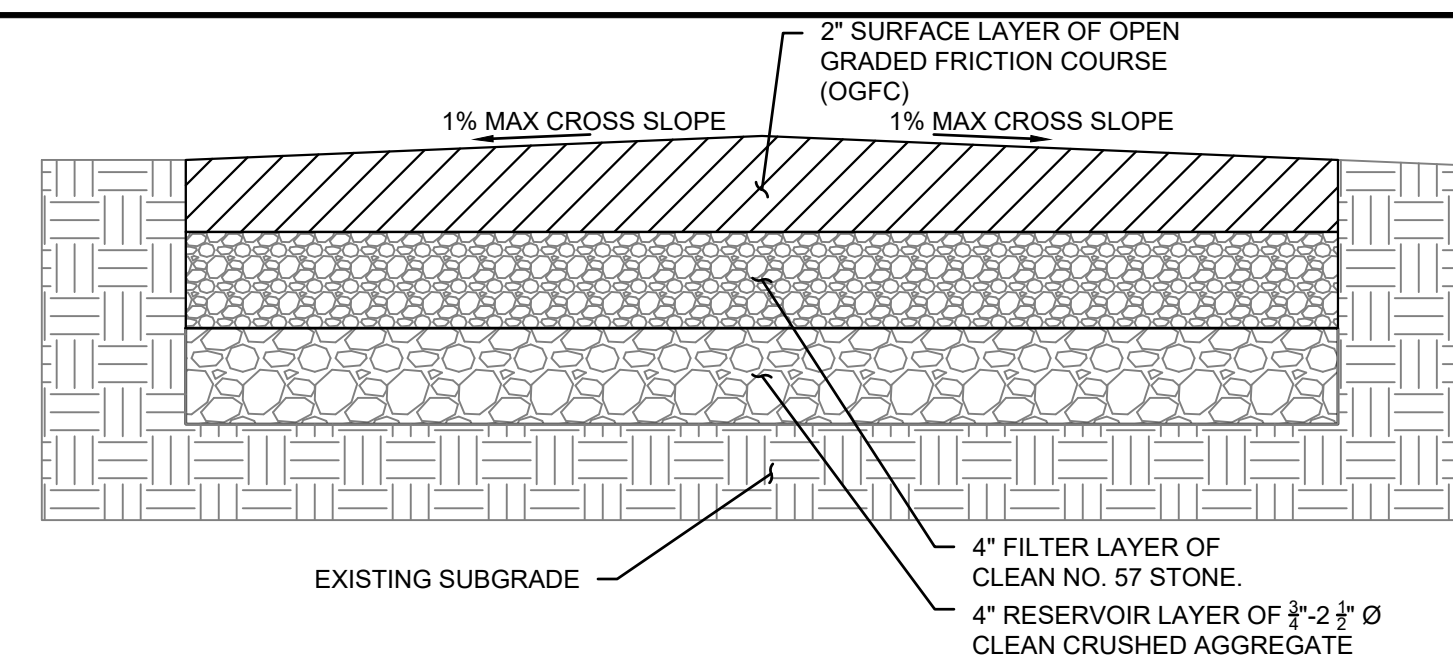
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ABBREVIATIONS	
EXISTING	PROPOSED
TC	TOP OF CURB
BC	BOTTOM OF CURB
C	HEIGHT OF CURB
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL
W	HEIGHT OF RETAINING WALL

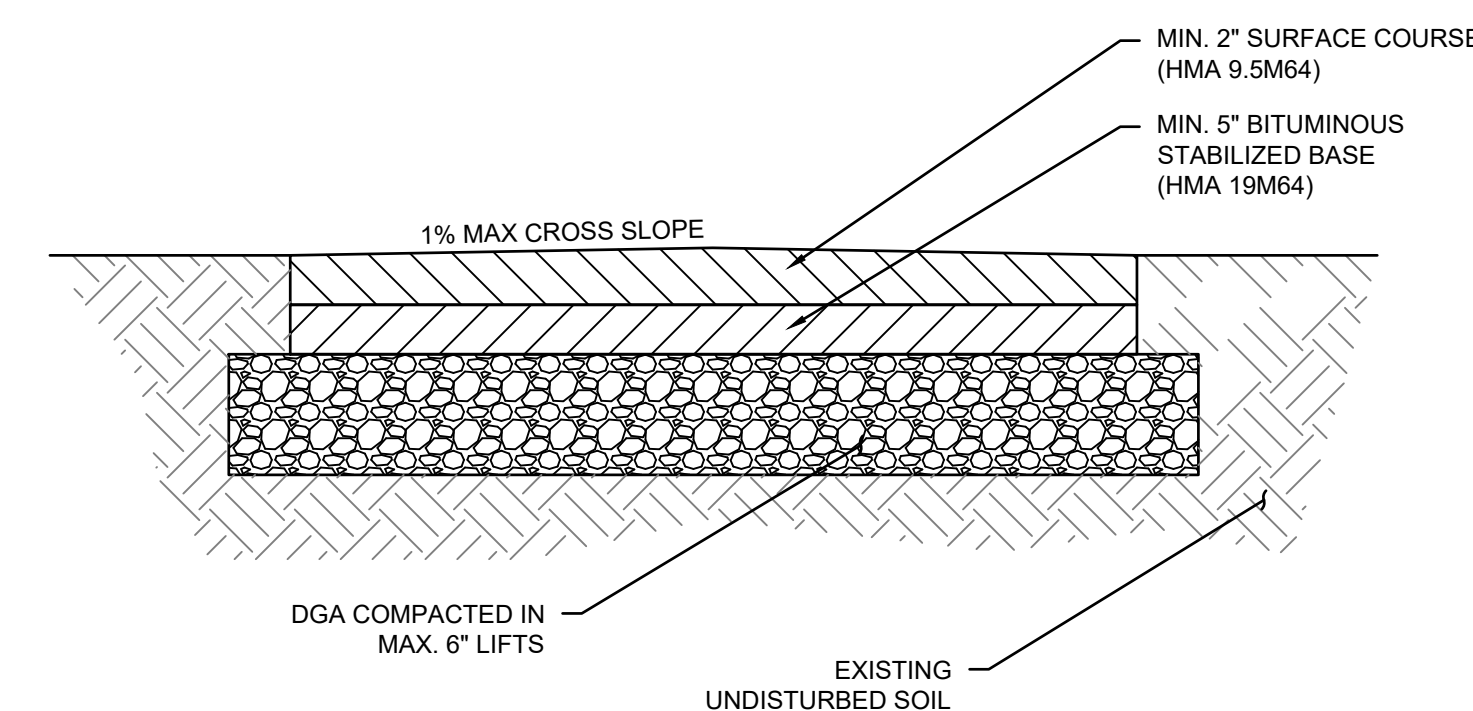
- NOTES:**
1. PER THE 2021 NEW JERSEY IBC CHAPTER 4 SECTION 406.
 - 1.1. MAXIMUM SLOPE IN ANY DIRECTION FOR ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0%
 - 1.2. GENERAL DRAINING SLOPE SHALL SLOPES SHOULD NOT EXCEED 5.00%.
 2. ALL TRENCH DRAINS SHALL BE POLYCAST 600 SERIES OR APPROVED EQUAL.
 - 2.1. DRAINS SHALL BE SLOPED A MINIMUM 0.5% 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 C1.4.

- PROPOSED DEVELOPMENT AREA DISTRIBUTION**
- | | |
|------|---------------------|
| 1. | PERVIOUS PAVEMENT |
| 1.1. | 5,688 SQ FT |
| 2. | IMPERVIOUS PAVEMENT |
| 2.1. | 7,867 SQ FT |
| 3. | BUILDING FOOTPRINT |
| 3.1. | 13,934 SQ FT |
| 4. | LANDSCAPED AREA |
| 4.1. | 2,729 SQ FT |



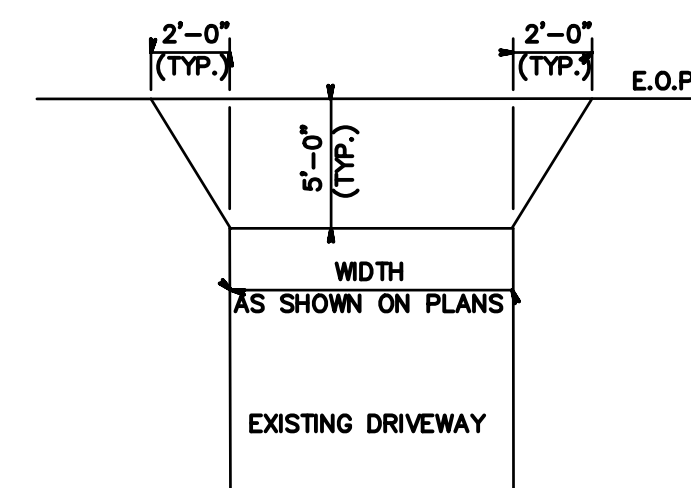
- PERMEABLE PAVEMENT NOTES:
1. MAXIMUM SURFACE COURSE SLOPE IS 5%.
 2. FILTER FABRIC IS REQUIRED ALONG THE SIDES AND BOTTOM OF THE SYSTEM.
 3. POROSITY OF THE PERMEABLE ASPHALT SURFACE COURSE MUST BE 15-25%
 4. POLYMER MODIFIED BINDER SHALL BE PG 64E-22.
 5. PERMEABLE PAVEMENT SHALL CONFORM TO THE STANDARDS OF THE NEW JERSEY ASPHALT PAVEMENT ASSOCIATION NJAPA.

01 TYPICAL PERMEABLE PAVEMENT DETAIL
C1.07 SCALE: N.T.S.

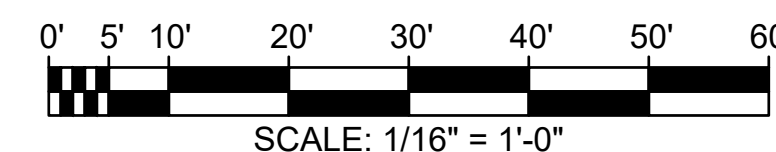


- NOTES:
1. ALL MATERIAL, REPAIR STRIPS, AND EXCAVATION FOR DRIVEWAY CONSTRUCTION TO BE INCLUDED IN THE BID PRICE FOR HMA DRIVEWAY, CONCRETE DRIVEWAY, OR CONCRETE CURB.
 2. USE HMA SURFACE COURSE FOR HMA DRIVEWAY.
 3. CONSTRUCT 5 FEET LONG DRIVEWAY UNLESS OTHERWISE SHOWN ON PLANS OR AS DIRECTED.
 4. MAINTAIN EXISTING DIRECTION OF FLOW ON DRIVEWAY.
 5. USE 18" DENSE GRADED AGGREGATE BASE COURSE TO PROVIDE TEMPORARY ACCESS DURING DRIVEWAY CONSTRUCTION.
 6. DENSE GRADED AGGREGATE BASE COURSE.
 7. WHERE SIDEWALK CROSSES DRIVEWAY PROVIDE A 2% MAXIMUM SIDEWALK CROSS SLOPE WITHIN DRIVEWAY AREA.

02 TYPICAL PAVEMENT DETAIL
C1.07 SCALE: N.T.S.



03 TYPICAL DRIVEWAY PLAN
C1.07 SCALE: N.T.S.



HUDSON ENGINEERING, LLC
25 WEST 8TH STREET, STE B
BAYONNE, NEW JERSEY 07002
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DRAINAGE AND GRADING PLAN

GEORGE MASTROPIETRO ARCHITECTS

MAIN ST SITE REDEVELOPMENT SITE CIVIL DESIGN

NEW IDEAS

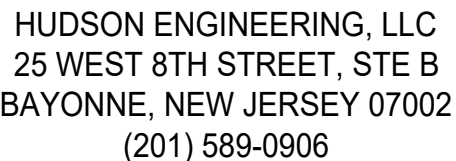
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<u>DATE:</u> 05/15/2025		<u>SHEET #:</u> C1.07	
<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 07 of 13	



- 7 CMU CONCRETE STAIRCASE DETAIL SECTION A-A
C1.08 SCALE: N.T.S. SCALE: NTS



DATE: 02/26/2026

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968

~~PLANNING BOARD CHAIRMAN~~

☒ PLANNING BOARD SECRETARY

~~PLANNING BOARD ENGINEER~~

PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID

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SOIL EROSION AND SEDIMENT CONTROL

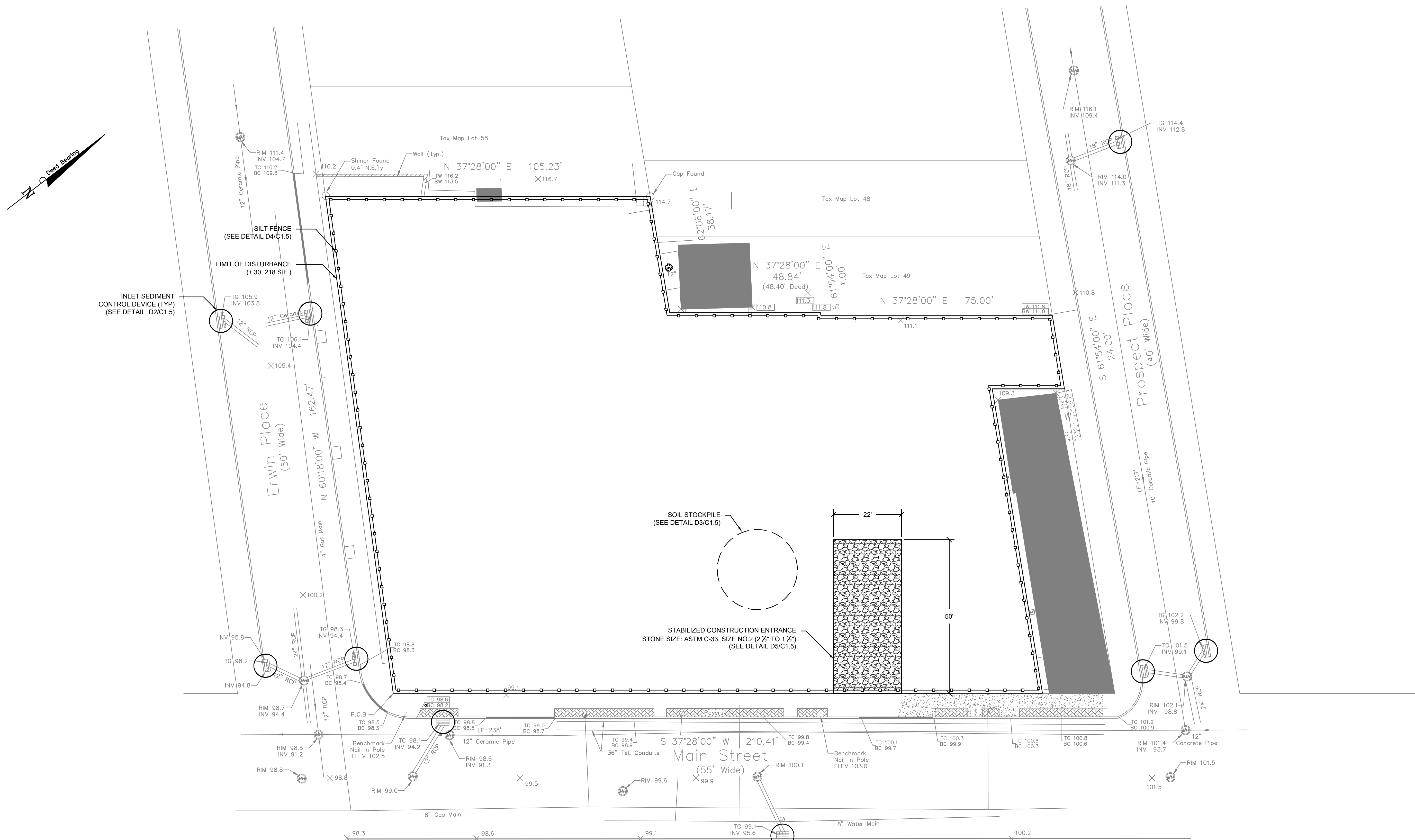
JORGE MASTROPIETRO ARCHITECTS

MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

VIEW PERSPECTIVE

1000

<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 13	



SEDIMENT & EROSION CONTROL NOTES

3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION. THE NOTATIONS AND THE INSTALLATION DETAILS OF THE SEDIMENT CONTROLLING STANDARDS SHALL BE AS ORDERED BY THE OWNER ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "BEST MANAGEMENT PRACTICES MANUAL."
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 21 DAYS.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED OR RESEED EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING, MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER.

6. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
7. DUST CONTROL TO BE PROVIDED AS REQUIRED USING ACCEPTED INDUSTRY STANDARDS.
8. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY, AS A RESULT OF THEIR WORK DURING THE CONSTRUCTION OF THE PROJECT.
9. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF THE NEW JERSEY "TOP SOIL AND LAND GRADING STANDARDS".
11. ALL INLETS WITHIN 100' OF PROPERTY SHALL HAVE OUTLET CONTROL STRUCTURES INSTALLED.
12. THE AREAS OF SILT FENCE SHALL DEMARCAT THE LIMIT OF DISTURBANCE.
- 11.1. ±30,218 SQUARE FEET
- 11.2. ±0.6937 ACRES

SEDIMENT CONTROL PLAN

(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 - INFORMATION@HEPSCD.ORG

9. THE 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.

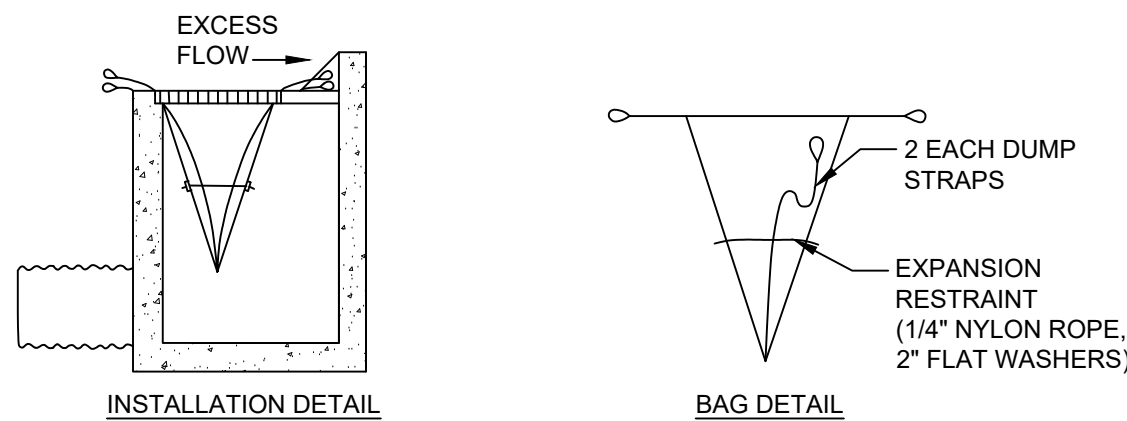
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.

13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/4" 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.

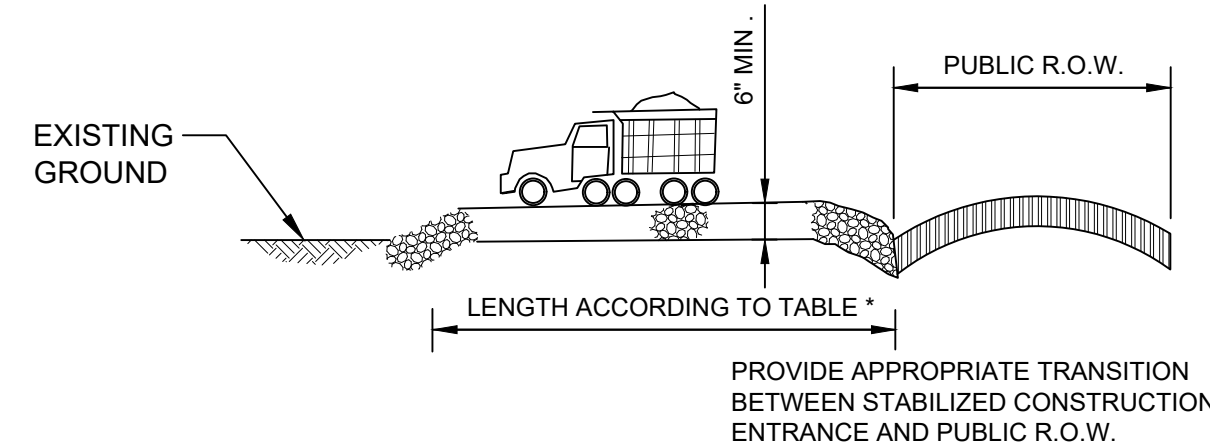
14. THE DISTRICT MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.

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.

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.

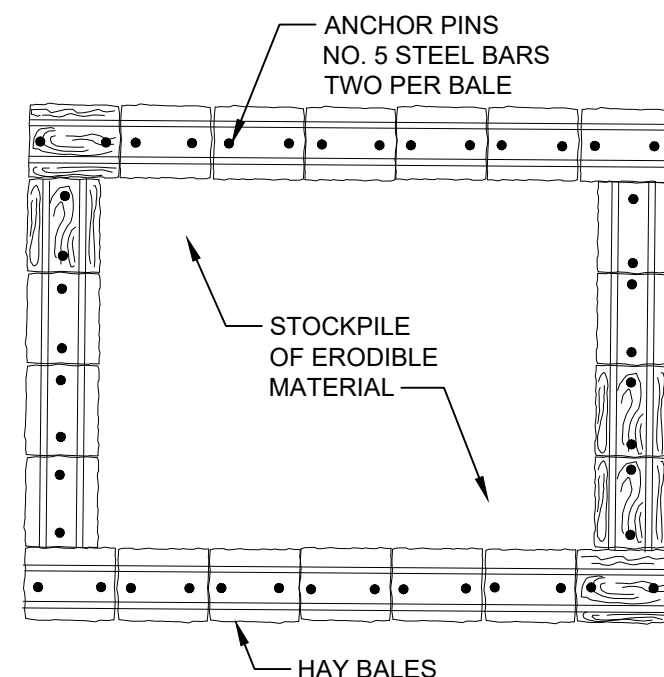


*NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION.
THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP.).

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2	

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

C1.10 SCALE: NTS



NOTE:
SIDE SLOPES SHALL BE A MAXIMUM OF 2:1.
STOCKPILE SHALL BE SEEDDED IMMEDIATELY.

(C1.10) SCALE: NTS

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WEST ORANGE

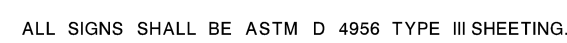
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<u>DATE:</u> 05/15/2025		<u>SHEET #:</u> C1.10	
<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 10 of 13	



1. WHERE A SEWER LATERAL IS TO CONNECT TO A SEWER MAIN, THE JOINT SHALL BE MADE BY THE USE OF AN ASSEMBLY CONSISTING OF A HUBBED FITTING AND 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 JOINT OR OTHERS OF THE ASSEMBLY SHALL BE INFILLED 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 EXISTING SEWER MAIN. THE DIAMETER OF THE OPENING SHALL BE THE SAME AS THE DIAMETER OF THE HOLE IN THE SEWER MAIN TO ACCEPT THE NEW LATERAL SHALL BE NO MORE THAN 1/4-INCH WIDER THAN THE PIPE TO BE INSERTED INTO THE SEWER.



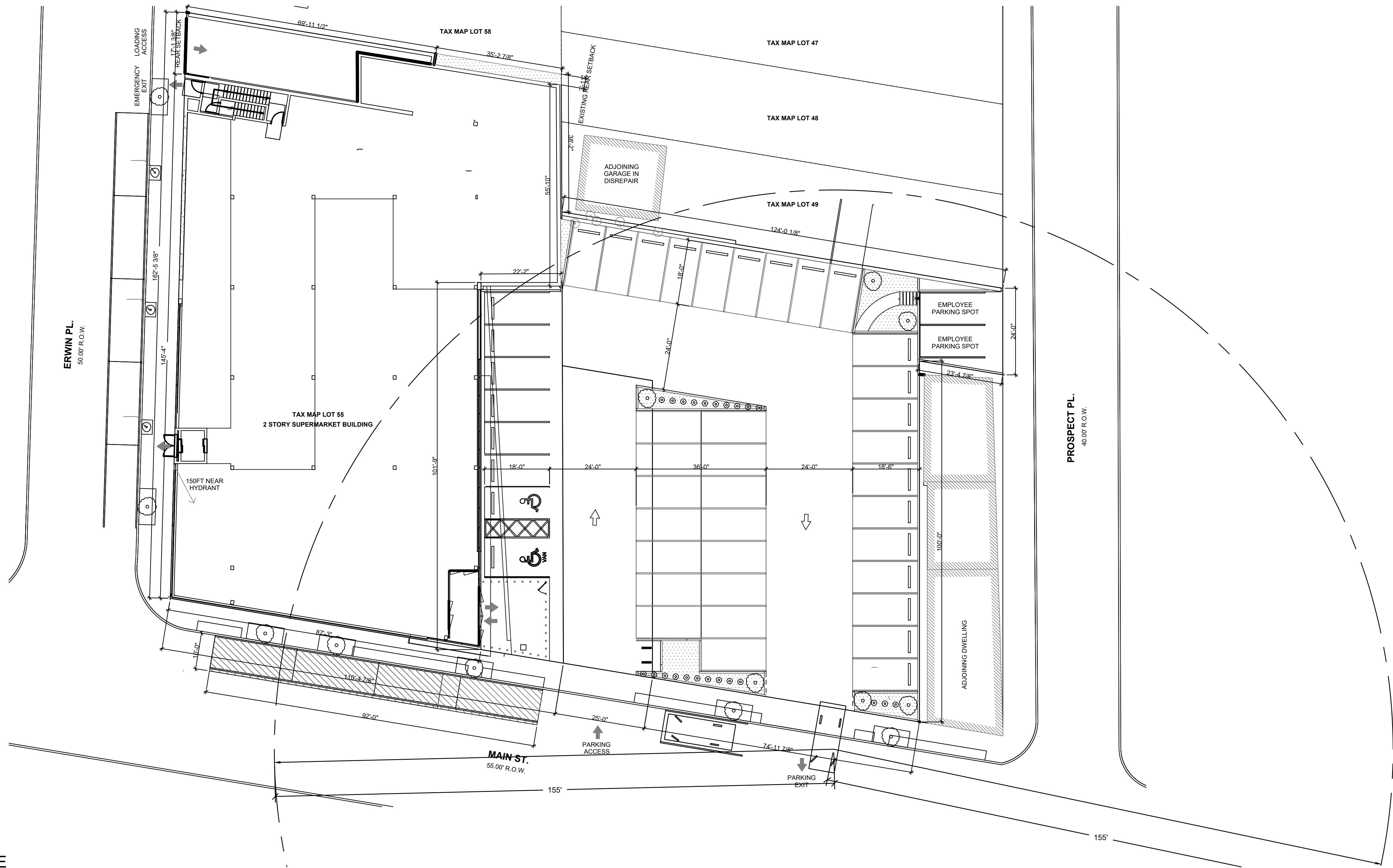
1. 2" TYPE "K" COPPER TUBING ALL FITTING TO BE FLARED. NO SOLDER JOINTS ALLOWED UNDERGROUND. CURB BOX REQUIRED FOR 1" SERVICE AND STREET BOX FOR 2" SERVICE.
2. CORPORATION TO BE TAPPED ON UPPER QUARTER OF PIPE FOR 1" SERVICE AND ON TOP OF PIPE FOR 2" SERVICE.



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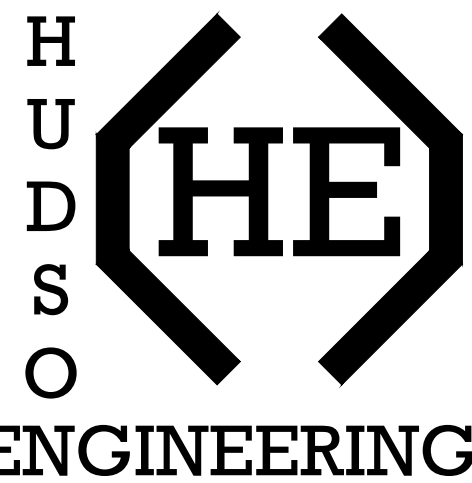
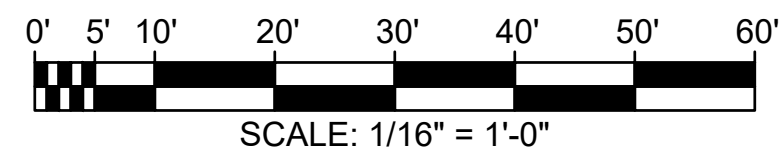
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<u>DATE :</u> 05/15/2025		<u>SHEET #:</u> C1.12	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 12 of 13	



1 STOPPING SIGHT DISTANCE
C1.13 SCALE: 1/16"=1'-0"

SIGHT DISTANCE FOR DESIGN	
DESIGN SPEED (MPH)	STOPPING MINIMUM (FEET)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

- STOPPING SIGHT DISTANCE NOTES:
- STOPPING SIGHT DISTANCE VALUES PER NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) DESIGN MANUAL SECTION 4 - BASIC GEOMETRIC DESIGN ELEMENTS.
 - PROJECT SITE IS WITHIN A SCHOOL ZONE.
 - SPEED LIMIT: 25 MPH
 - MINIMUM REQUIRED SIGHT STOPPING DISTANCE: 155 FEET
 - CALCULATED SIGHT DISTANCE
 - NORTHEAST: >155 FEET
 - NO SIGNIFICANT OBSTRUCTIONS ARE PRESENT TOWARD THE NORTHEAST. SIGHT DISTANCE IS BEYOND REQUIRED 155 FEET.
 - SOUTHWEST: 155 FEET
 - PARKED CAR OBSTRUCTS SIGHT DISTANCE.



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

DATE: 02/26/2026
JORDAN CECININI
NJ PROFESSIONAL ENGINEER, L.C. NO. GE54993

PLANNING BOARD CHAIRMAN
PLANNING BOARD SECRETARY
PLANNING BOARD ENGINEER

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

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DATE	BY	REVISION
02/26/2026	JCH	1

STOPPING SIGHT DISTANCE

JORGE MASTROPIETRO ARCHITECTS
262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN
WEST ORANGE ESSEX NEW JERSEY

DRAWN BY	DESIGN BY	CHECKED BY	SCALE
HP	HP	JC	AS NOTED
DATE	SHEET #	C1.13	
05/15/2025	BINDING ORDER	13 of 13	
JMA02P003.01			