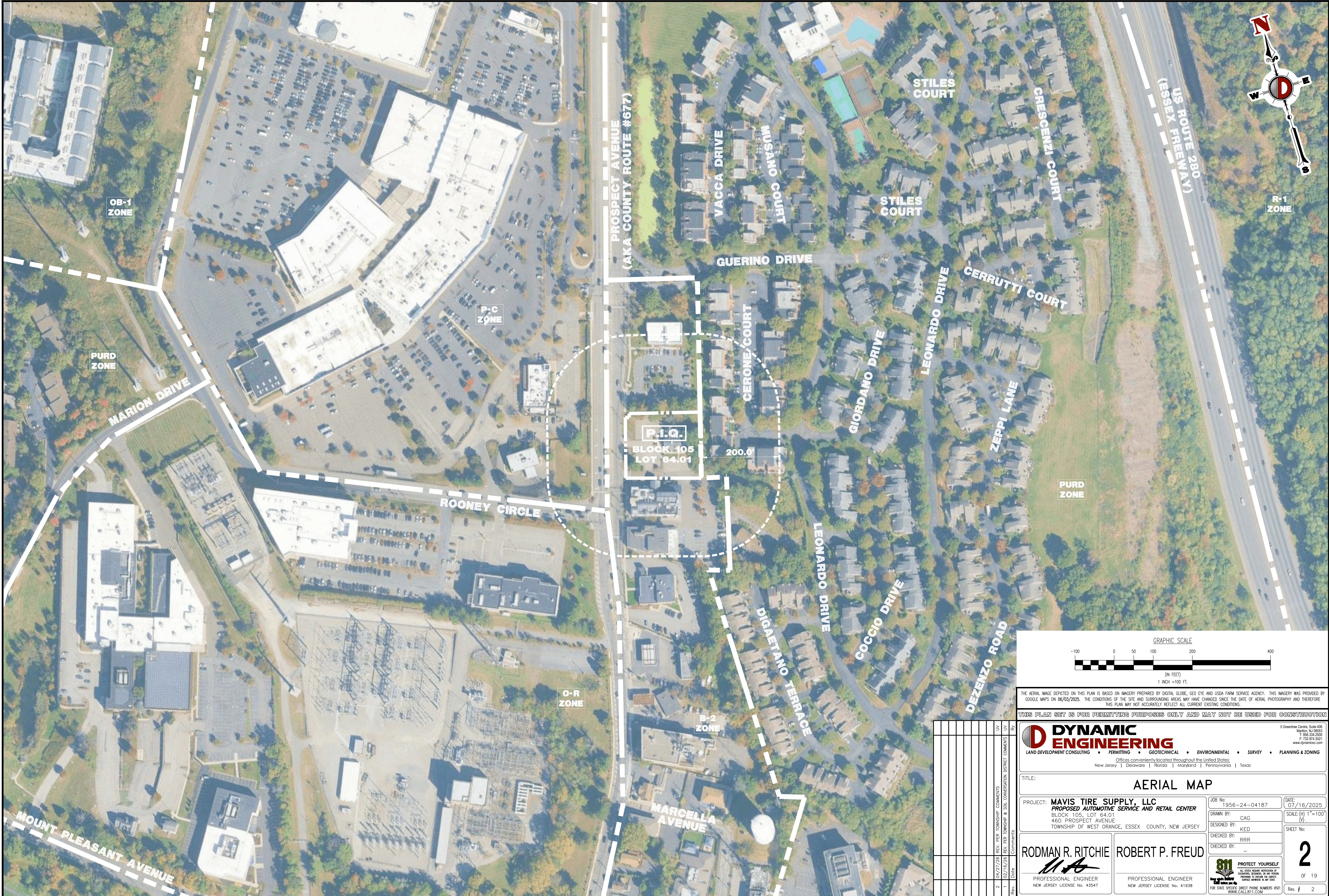


Plotted: 05/05/26 - 1:52 PM, By: uveroce, Product: Ver. 25.1
File: \\vespc.local\\data\\projects\\1556\\Movie Tire Supply\\LIC24-04187 West Orange\\Dwg\\Site Plans\\015562404187SA2.dwg, ----> 02 AERIAL MAP



GRAPHIC SCALE
-100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 06/03/2025. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

D DYNAMIC
ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

TITLE:
AERIAL MAP

PROJECT: **MAVIS TIRE SUPPLY, LLC**
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

RODMAN R. RITCHIE
RR
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

JOB No: 1956-24-04187
DATE: 07/16/2025
DRAWN BY: CAG
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: -

SCALE: (H) 1"=100'
(V)
SHEET No:
2
OF 19
Rev. # 2

811
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
CONCRETE, METALS, OR ANY OTHER
PREPARED TO OBTAIN THE SERVICE
FOR STATE-REQUIRED DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

COPYRIGHT © 2026 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

ALTA/NSPS LAND TITLE SURVEY
PREPARED BY: DYNAMIC SURVEY, LLC
50 PARK PLACE, 8TH FLOOR, SUITE 901
NEWARK, NEW JERSEY 07102
DATED: 12/10/2024, LAST REVISED: 12/17/2024
SURVEYOR FILE NO. 1956-24-04170

2. APPLICANT: MAVIS TIRE SUPPLY, LLC
120 HILLSIDE AVENUE
WHITE PLAINS, NY 10603

3. OWNER: 460 PROSPECT STREET, LLC
1625 STATE ROUTE 10
MORRIS PLAINS, NJ 07950

4. PARCEL DATA: BLOCK 105, LOT 64.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

5. ZONE: ZONE B-2 (GENERAL BUSINESS DISTRICT)

6. EXISTING USE: OFFICE (PERMITTED USE) (B2S-7.1)

7. PROPOSED USE: MOTOR VEHICLE SERVICE STATION (NON-SPECIFIED USE) (M)
RETAIL (PERMITTED USE) (B2S-7.1)

8. SCHEDULE OF ZONING REQUIREMENTS (B2S-7.1)

ZONE REQUIREMENT	ZONE B-2	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 AC)	32,118 SF (0.74 AC)	32,118 SF (0.74 AC)
MINIMUM LOT WIDTH	40 FT	169 FT	169 FT
MINIMUM LOT FRONTAGE	40 FT	165 FT	165 FT
MINIMUM LOT DEPTH	N/A	193 FT	193 FT
MINIMUM FRONT YARD SETBACK (PROSPECT AVENUE)	30 FT	91.6 FT	43.0 FT
MINIMUM FRONT YARD SETBACK (BLUEBERRY BEND)	25 FT	69.5 FT	93.2 FT
MINIMUM REAR YARD SETBACK	30 FT	30.8 FT	30.0 FT
MINIMUM SIDE YARD SETBACK	10 FT	42.8 FT	19.6 FT
MINIMUM COMBINED SIDE YARD SETBACK	20 FT	112.3 FT	112.8 FT
MINIMUM BUFFER WIDTH	20 FT TO RESIDENTIAL	20 FT	20 FT
MINIMUM DRIVE ASLE SIDE YARD SETBACK	5 FT	0 FT (E)	0 FT (E)
MINIMUM BUILDING HEIGHT	2.5 STORIES, < 35 FT	1 STORY	1 STORY
MAXIMUM BUILDING COVERAGE (BY BUILDINGS & CANOPIES)	40%	10.4% (3,338 SF)	20.6% (6,618 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	59.9% (19,241 SF)	63.3% (20,335 SF)(M)

N/A: NOT STANDARD N/A: NOT APPLICABLE (E) EXISTING NON-CONFORMANCE (M) VARIANCE

9. PARKING:
- A. ALL OFF-STREET PARKING AREAS SHALL BE SURFACED WITH AN ASPHALT, BITUMINOUS, OR CEMENT BINDER PAVEMENT WHICH SHALL BE GRADED AND DRAINED TO DISPOSE OF ALL SURFACE WATER AS PROVIDED BY THE TOWNSHIP ENGINEER. THERE SHALL BE A FIVE-FOOT-WIDE SIDEWALK AT LEAST FIVE INCHES ABOVE THE PARKING AREA LEVEL BETWEEN ANY BUILDING AND A PARKING AREA OR DRIVE USED BY THE PUBLIC. (B2S-12.1(A)) (COMPLES)
- B. THE ENTIRE PERIMETER OF ALL PARKING AREAS AND THE EDGES OF ALL ENTRANCE AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST SIX INCHES ABOVE THE PARKING SURFACE. CURBING SHALL NOT BE LESS THAN FIVE FEET FROM ANY FENCE OR SCREENING NOR LESS THAN FIVE FEET FROM ANY STRUCTURE, WHERE REQUIRED. CONCRETE WHEEL STOPS SHALL BE PROVIDED. (B2S-12.1(B)) (COMPLES)
- C. ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJACES OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BORN, EXTERIOR OR FENCE MAINTAINED IN GOOD CONDITION AS REQUIRED. THE FENCES AS REQUIRED BY THIS SUBSECTION MAY BE MADE BY THE PLANNING BOARD OR THE ZONING BOARD IF IN THE BOARD'S JUDGMENT, BECAUSE OF THE TOPOGRAPHY OR OTHER EXTRAORDINARY OR EXCEPTIONAL CONDITIONS, THE FENCE IS NOT NECESSARY TO PROTECT THE ADJOINING PROPERTY. (B2S-12.1(C)) (COMPLES)
- D. ALL PARKING AREAS SHALL BE DESIGNED WITH SERVICE ASILES TO MEET THE FOLLOWING REQUIREMENTS: (B2S-12.1(H)) (COMPLES)
- i. 90° ANGLE PARKING: TWENTY-FOUR-FOOT ASIDE TWO-WAY (B2S-12.1(H.1)) (COMPLES)
- ii. ALL DRIVEWAYS FOR TWO-WAY TRAFFIC SHALL BE A MINIMUM OF 24 FEET WIDE AND IN NO CASE SHALL A DRIVEWAY BE LESS THAN 14 FEET WIDE. (B2S-12.1(H.6)) (COMPLES)
- E. EACH ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST 50 FEET FROM ANY RESIDENTIAL DISTRICT. (B2S-12.1(I)) (COMPLES)
- F. IN THE C-8 AND B DISTRICTS, OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY. (B2S-12.1(I.1)) (COMPLES)
- G. STANDARD SIZE PARKING SPACES SHALL HAVE MINIMUM DIMENSIONS OF NINE FEET BY 18 FEET MEASURED PERPENDICULAR TO THE AXIS OF THE LENGTH WITH ADEQUATE PROVISION FOR INGRESS AND EGRESS TO ALL PARKING SPACES. COMPACT SIZE SPACES SHALL NOT BE LESS THAN EIGHT FEET BY 15 FEET, IF APPROVED BY THE PLANNING BOARD OR BOARD OF ADJUSTMENT. (B2S-12.1(P)) (COMPLES)
- H. AN ACCESS DRIVE TO AN OFF-STREET PARKING AREA OR TRUCK-LOADING SPACE MAY BE LOCATED WITHIN A REQUIRED SIDE YARD, BUT SHALL NOT BE LOCATED WITHIN FIVE FEET OF A SIDE LOT LINE. (B2S-12.4(A.2)) (COMPLES)
- I. PARKING OR STORAGE OF DISABLED, UNREGISTERED, OR OBVIOUSLY WRECKED VEHICLES FOR A PERIOD OF MORE THAN 48 HOURS IS EXPRESSLY PROHIBITED IN ANY ZONING DISTRICT EXCEPT ON PROPERTY SPECIFICALLY DESIGNATED FOR THAT PURPOSE. (B2S-12.4(A.3)) (COMPLES)
- J. NO TRAILER, SEMI-TRAILER, POLE TRAILER, ROAD TRACTOR, TRUCK TRACTOR OR VEHICLE WITH DUAL REAR WHEELS SHALL BE PARKED OR STORED ON PROPERTY IN ANY DISTRICT EXCEPT AS HERETOFORE PROVIDED. (B2S-12.4(A.6)) (COMPLES)
- K. NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT THE PARKING OR STORING OF A TRAILER, SEMI-TRAILER, POLE TRAILER, ROAD TRACTOR, TRUCK TRACTOR OR VEHICLE WITH DUAL REAR WHEELS ON PROPERTY IN ANY DISTRICT WHILE IT IS BEING USED IN THE TRANSPORTATION OF BUSINESS WITH THE OWNER OR OCCUPANT OF THE PROPERTY. IN NO EVENT SHALL THE TIME PERIOD AUTHORIZED BY THIS SUBSECTION EXCEED FOUR HOURS. (B2S-12.4(A.6.6)) (COMPLES)
- L. THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NONRESIDENTIAL USES SHALL BE THE TOTAL OF THE REQUIREMENTS OF THE COMPONENT USES, COMPUTED SEPARATELY IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBSECTION. (B2S-12.1(M))
- M. MOTOR VEHICLE SERVICE OFF-STREET PARKING REQUIREMENTS:

MOTOR VEHICLE SERVICE USE (1.142 SF OF RETAIL/M parking space/200 SF of RETAIL) (6 SERVICE BAYS/M2 PARKING SPACE/SERVICE BAY)	= 5 SPACES REQUIRED = 6 SPACES REQUIRED (14 SPACES REQUIRED) = 25 TOTAL SPACES REQUIRED
---	--

HANDICAPPED PARKING SPACE REQUIREMENT:
PER N.J.A.C. 52-27.7-9(3) OF THE BARRIER FREE SUBCODE THE REQUIREMENTS FOR ACCESSIBLE PARKING IS AS FOLLOWS:

26-50 (TOTAL PARKING SPACES PROVIDED) TOTAL PROVIDED:	= 2 ACCESSIBLE SPACES REQUIRED = 2 PROPOSED SPACES (COMPLES)
--	---

MINIMUM ELECTRIC VEHICLE CHARGING STATION (EVSE) REQUIREMENTS PER WEST ORANGE TOWNSHIP ORDINANCE (B2S-12.6):
MINIMUM MAKE-READY SPACES REQUIRED

	= 0 EVSE SPACE REQUIRED = 0 EVSE SPACE PROPOSED (COMPLES)
--	--

PROPOSED PARKING SUMMARY: PROPOSED SPACES	= 22 PROPOSED SPACES (VARIANCE) (INCLUDING 2 ADA SPACES) (NOT INCLUDING 7 SERVICE BAYS)
--	---

10. BUFFER REQUIREMENTS
- A. ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NONRESIDENTIAL DISTRICT AND A RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL ZONE, A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED IN PERPETUITY WITH TREES AND SUBBERBRY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDINGS FROM SUCH ADJUTING RESIDENTIAL DISTRICT OR USE IN A RESIDENTIAL ZONE. THE REQUIRED BUFFER WIDTH SHALL BE 50 FEET IN ALL NONRESIDENTIAL ZONES. (B2S-11.3(A)) (SEE REQUIREMENT BELOW)
- B. THE ABOVE REQUIREMENT (B2S-11.3(A)) SHALL BE REDUCED FOR LOTS THAT ARE LESS THAN 40,000 SQUARE FEET IN AREA AND/OR LESS THAN 300 FEET IN WIDTH. ON SUCH SMALLER LOTS, THE REQUIRED BUFFER WIDTH SHALL BE 10% OF LOT WIDTH OR DEPTH, BUT NOT LESS THAN 20 FEET. (B2S-11.3(B)) (COMPLES)
- C. ON WOODED SITES, EXISTING TREES SHOULD BE SAVED WITHIN BUFFER STRIPS TO THE MAXIMUM EXTENT POSSIBLE. WHERE EXISTING TREES WOULD BE REMOVED IN BUFFER STRIPS, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FORM A CONTINUOUS NATURAL LANDSCAPE EDGE. BERMING, EVERGREEN TREES AND/OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR BUFFER LOTS THAT ARE ADJACENT TO THE BUFFER (I.E., CLOSEST TO NEW DEVELOPMENT ON THE SITE) WHEN ADEQUATE BUFFERING CANNOT BE PROVIDED. (B2S-11.3(C)) (COMPLES)
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
13. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
14. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
15. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
16. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADING SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
17. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
18. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
19. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
20. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (GSL) AND CONTRACTORS MUST HAVE THEIR POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTOR GENERAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE LAND HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON THE END OF THE CONSTRUCTION PERIOD OR PRIOR TO THE EXPIRATION OF THE POLICY. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE PROVISIONS OF THIS PLAN INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
21. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROCEDURES OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE WHOLLY RESPONSIBLE UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
22. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONSIDERED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO FURNISH ADEQUATE REVIEW COMMENTS OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
23. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBIDDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
24. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THESE AGREEMENTS.

25. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER AND ENGINEER, IT SHALL BE RESPONSIBLE TO PAY FOR ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
26. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
27. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
28. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
29. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS SHOWN ON THE PLANS MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTES MUST COMPLY WITH N.J.A.C. 5:23-2.7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING, ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT, OR BREAK BASEMENT FLOOR SLABS. SHALL ALL OPEN UTILITY LINES WITH CONCRETE CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN PROTECT PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOG OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATERIAL. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIAMETER. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERLIE ALL NECESSARY ACTION IN ORDER TO ENSURE FILLED ARE FREE OF STANDING WATER, Frost, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. CONTAMINATION OF ACTIONS NECESSARY TO ADDRESS ENVIRONMENTAL CONSIDERATIONS IS EXCLUDED FROM THIS PLAN SET. SUCH CONSIDERATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: THE CLOSURE/HANDLING/TRANSPORTATION/DISPOSAL OF UNDERGROUND STORAGE TANKS, CONTAMINATED MEDIA, UNIVERSAL WASTE, POTENTIALLY HAZARDOUS MATERIALS. PRIOR TO INITIATION OF DEMOLITION, THE CONTRACTOR SHALL SPECIFICALLY CONSULT WITH PROJECT OWNERSHIP TO CONFIRM IF ENVIRONMENTAL CONCERNS EXIST AND IF CONSULTATION WITH THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT IS NECESSARY OR APPROPRIATE.
20. GROUNDWATER MONITORING WELLS AND POTABLE WELLS (IF PRESENT) SHALL BE PROTECTED DURING DEMOLITION. IF PROTECTION IS NOT POSSIBLE, THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT SHALL BE CONSULTED. ANY WELLS THAT CANNOT BE MAINTAINED SHALL BE DECOMMISSIONED BY A LICENSED WELL DRILLER AND COORDINATED SPECIFICALLY WITH THE RESPONSIBLE ENVIRONMENTAL PROFESSIONAL.

NOTES
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND RESPAVING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST METHOD D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPARISON REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS ARE TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE ACROSS ALL ISLAND GUTTERS/CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MIN. ON ASPHALT UNLESS OTHERWISE NOTED. LANDSCAPE SLOPE: 1.0% MAX. SLOPE: 1.4% MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX. IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MAX. OF 0.75% GUTTER GRADE ABOVE CURB FACE RECEIVING SURFACE RUNOFF. ENGINEER TO APPROVE FINAL CURBING OUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DENIED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ON ALL SIDEWALKS.
8. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
9. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.
- ADA NOTES
1. ALL SLOPES INDICATED ARE ACTUAL CONTRACTOR TO CONSTRUCT IMPROVEMENTS IN COMPLIANCE WITH THE LATEST ADA GUIDELINES AND BUILDING CODE REQUIREMENTS. AT THE TIME OF PLAN DESIGN, THESE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
- A. SIDEWALKS/ACCESSIBLE ROUTES:
- WIDTH: 36" MIN. EXCLUSIVE OF THE WIDTH OF ANY CURB
 - PASSING SPACE: MIN. 6'0" x 6'0" AT INTERVALS OF 200' MAX IF ACCESSIBLE ROUTE WIDTH IS LESS THAN 60'
 - RUNNING SLOPE: 1:20 (5%) MAX.
 - CROSS SLOPE: 1:48 (2.08%) MAX., 1.0% MIN.
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL.
- B. CURB RAMPS:
- SLOPE: 1:12 (8.33%) MAX.
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. OR 1:12 (8.33%) MAX. IN ALTERATIONS WHERE TOP LANDING IS UNAVAILABLE (WHERE PEDS CROSS RAMP)
 - BOTTOM LANDING: 48" MIN. LENGTH: WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) IN ALL DIRECTIONS
 - TOP LANDING: 36" MIN. LENGTH: WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) CROSS SLOPE AND 1:20 (3%) RUNNING SLOPE WHEN ONLY CONNECTING ACCESSIBLE ROUTE RAMP PARALLEL TO THE RAMP RUN.
 - COUNTER SLOPE: 1:20 (5%) MAX.
- C. ACCESSIBLE PARKING STALLS:
- SPACE AND ACCESS ASIDE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS ACROSS ACCESSIBLE PARKING STALLS AND STRIPED ACCESS AISLES
- D. CROSSWALKS:
- RUNNING SLOPE: 1:20 (5%) MAX.
 - CROSS SLOPE: 1:48 (2.08%) MAX.
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL.
- E. RAMPS:
- SLOPE: 1:12 (8.33%) MAX.
 - MAX. RISE: 30"
 - MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%)
- F. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION AND/OR GRADING IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

DRAINAGE NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
2. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
3. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-807, CLASS HE-II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
4. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
5. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
6. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

EXISTING UTILITY NOTES

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

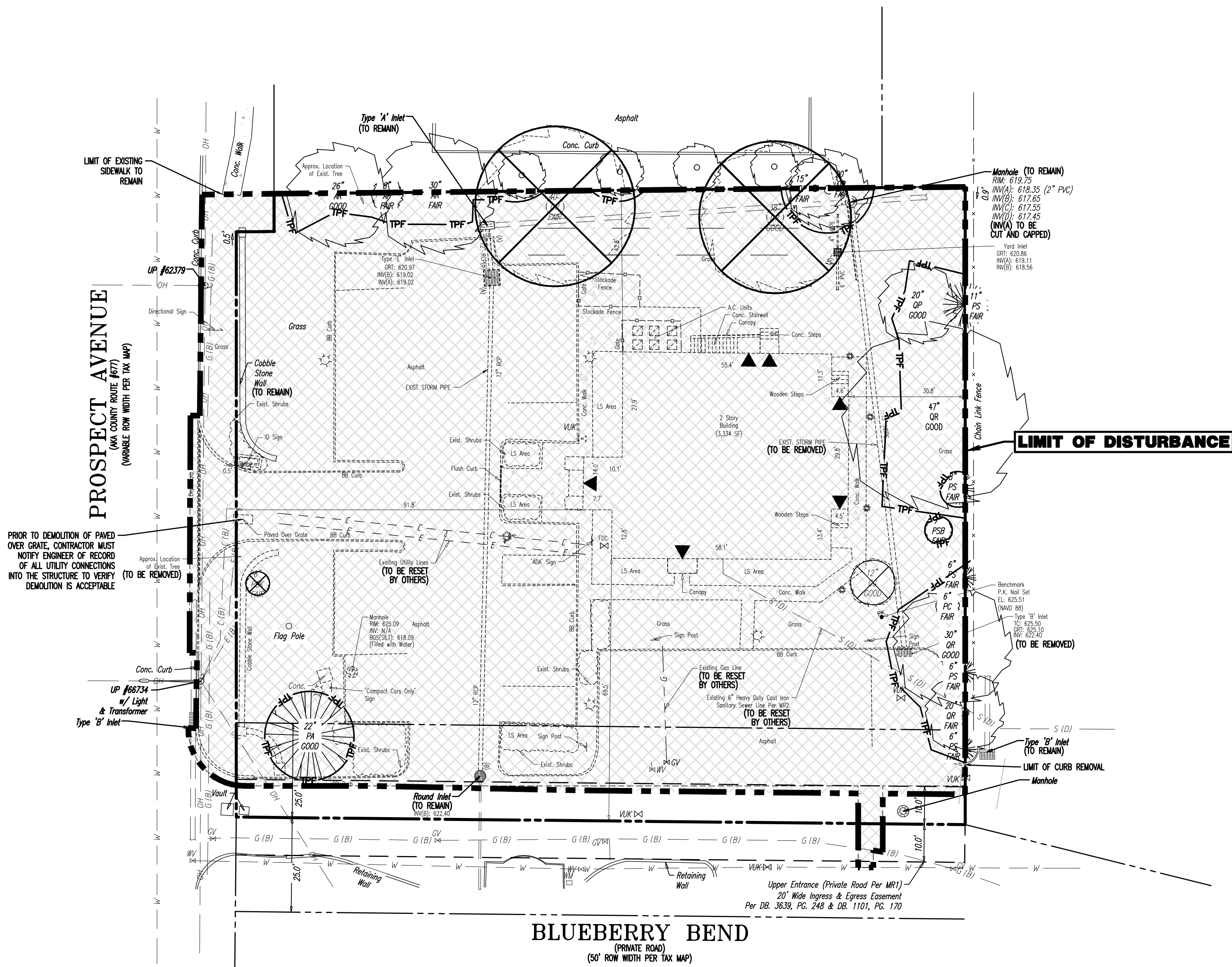
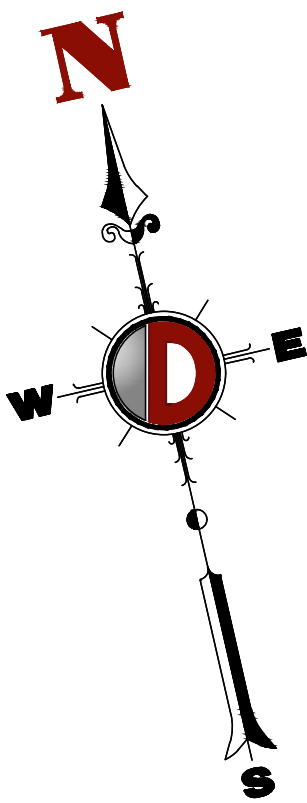
EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR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

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1" NCH.
7. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL NOT BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWER CROSSING OVER SEWER LINES.
8. ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. SEWER PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 30 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED ALIKE.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.

11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED



TREE REPLACEMENT TABLE (TABLE A)					
DBH OF TREE	REQUIRED ACTION	AMOUNT OF TREE REPLACEMENT FUND	TOTAL TREES REMOVED	TOTAL TREES REQUIRED	TOTAL TREES PROPOSED
4"-6"	Replace with one 2.5" inch native non-pesticide/herbicide treated tree with a minimum of 6-feet tall	\$250 PER 2.5-INCH DBH TREE	1	1 NATIVE TREE @ 2.5" CAL; 6' TALL	SEE LANDSCAPE PLAN (SHEET 08) FOR PROPOSED PLANTINGS 12 NATIVE TREES @ 4" CAL; 6' TALL MINIMUM 1 NATIVE TREE @ 2.5" CAL; 6' TALL MINIMUM
6"-13"	Replace with either two 4" inch native non-pesticide/herbicide treated trees; or four 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 PER 2.5-INCH DBH TREE; \$500 FOR EVERY 4-INCH DBH TREE	1	2 NATIVE TREES @ 4" CAL; 6' TALL	
13"-22"	Replace with either three 4" inch native non-pesticide/herbicide treated tree; or six 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 PER 2.5-INCH DBH TREE; \$500 FOR EVERY 4-INCH DBH TREE	0	N/A	
23"-32"	Replace with either four 4" inch native non-pesticide/herbicide treated tree; or eight 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 PER 2.5-INCH DBH TREE; \$500 FOR EVERY 4-INCH DBH TREE	0	N/A	
OVER 33"	Replace with either five 4" inch native non-pesticide/herbicide treated tree; or ten 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 PER 2.5-INCH DBH TREE; \$500 FOR EVERY 4-INCH DBH TREE	2	10 NATIVE TREES @ 4" CAL; 6' TALL	
			TOTAL: 12 NATIVE TREES @ 4" CAL; 6' TALL 1 NATIVE TREE @ 2.5" CAL; 6' TALL		

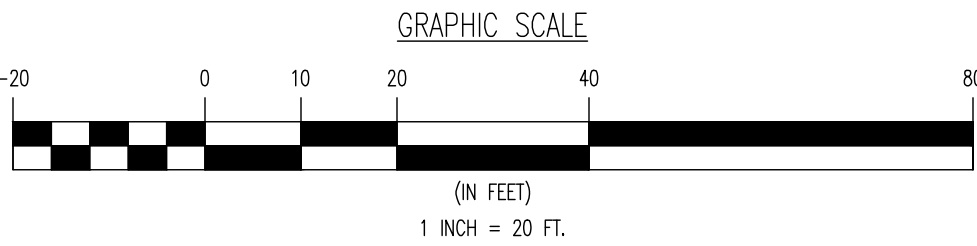
EXISTING TREE SPECIES KEY		
ABBREVIATION	LATIN NAME	COMMON NAME
AR	Acer rubrum	Red Maple
AP	Acer platanoides	Norway Maple
CG	Carya glabra	Pignut Hickory
PA	Picea abies	Norway Spruce
PC	Pinus caryinana	Cooley Pine
PS	Pinus strobus	White Pine
PSB	Prunus serotina	Black Cherry
PSK	Prunus serrulata	Kwanza Cherry
QR	Quercus rubra	Northern Red Oak
QP	Quercus palustris	Pin Oak

DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED TREE PROTECTION FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED

EXISTING ELECTRICAL CONDUIT CONNECTIONS TO BE VERIFIED IN FIELD

SEE SHEET 3 OF 19 FOR DEMOLITION PLAN NOTES



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

TITLE:
DEMOLITION PLAN

PROJECT:
**MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

JOB No:
1956-24-04187

DRAWN BY:
AMN

DESIGNED BY:
KED

CHECKED BY:
RRR

CHECKED BY:

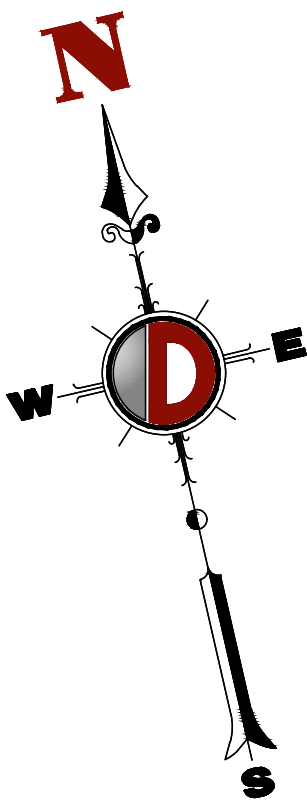
DATE:
07/16/2025

SCALE: (H) 1"=20'
(V)

SHEET No:
4
OF 19

ALL STATES REQUIRE NOTIFICATION OF CONTRACTING ACTIVITIES. IF ANY NOTIFICATION IS REQUIRED, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY NOTIFICATION. IF NOT DONE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY NOTIFICATION. IF NOT DONE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY NOTIFICATION.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NSPS LAND TITLE SURVEY
PREPARED BY: DYNAMIC SURVEY, LLC
50 PARK PLACE 9TH FLOOR, SUITE 901
NEWARK, NEW JERSEY 07102
DATED: 12/04/2024, LAST REVISED: 12/17/2024
SURVEYOR FILE NO: 1956-24-04170
2. APPLICANT: MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVENUE
WHITE PLAINS, NY 10603
3. OWNER: 460 PROSPECT STREET LLC
1625 STATE ROUTE 10
MORRIS PLAINS, NJ 07950
4. PARCEL DATA: BLOCK 105, LOT 64.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
5. ZONE: ZONE B-2 (GENERAL BUSINESS DISTRICT)
6. EXISTING USE: OFFICE (PERMITTED USE) (§25-7.1)
7. PROPOSED USE: MOTOR VEHICLE SERVICE STATION (NON-SPECIFIED USE) (V)
RETAIL (PERMITTED USE) (§25-7.1)
8. SCHEDULE OF ZONING REQUIREMENTS (§25-7.1)

ZONE REQUIREMENT	ZONE B-2	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 Ac)	32,118 SF (0.74 Ac)	32,118 SF (0.74 Ac)
MINIMUM LOT WIDTH	40 FT	169 FT	169 FT
MINIMUM LOT FRONTAGE	40 FT	165 FT	165 FT
MINIMUM LOT DEPTH	N/S	193 FT	193 FT
MINIMUM FRONT YARD SETBACK (PROSPECT AVENUE)	30 FT	91.8 FT	43.0 FT
MINIMUM FRONT YARD SETBACK (BLUEBERRY BEND)	25 FT	69.5 FT	93.2 FT
MINIMUM REAR YARD SETBACK	30 FT	30.8 FT	30.0 FT
MINIMUM SIDE YARD SETBACK	10 FT	42.8 FT	19.6 FT
MINIMUM COMBINED SIDE YARD SETBACK	20 FT	112.3 FT	112.8 FT
MINIMUM BUFFER WIDTH	20 FT TO RESIDENTIAL	20 FT	20 FT
MINIMUM DRIVE AISLE SIDE YARD SETBACK	5 FT	0 FT (E)	0 FT (E)
MAXIMUM BUILDING HEIGHT	2.5 STORIES, < 35 FT	2 STORIES	1 STORY
MAXIMUM BUILDING COVERAGE (BY BUILDINGS & CANOPIES)	40%	10.4% (3,338 SF)	20.6% (6,618 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	59.9% (19,241 SF)	63.3% (20,335 SF)(V)

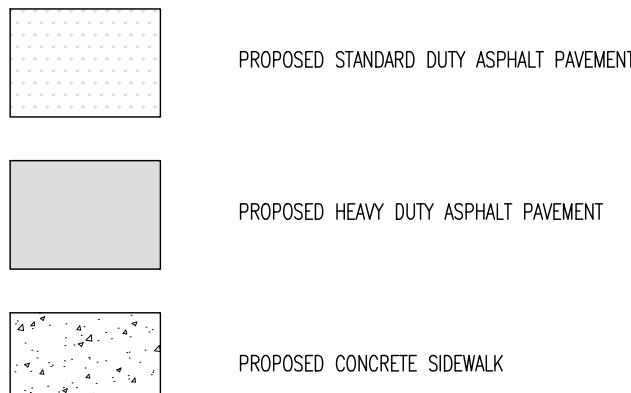
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

SIGNAGE TABLE

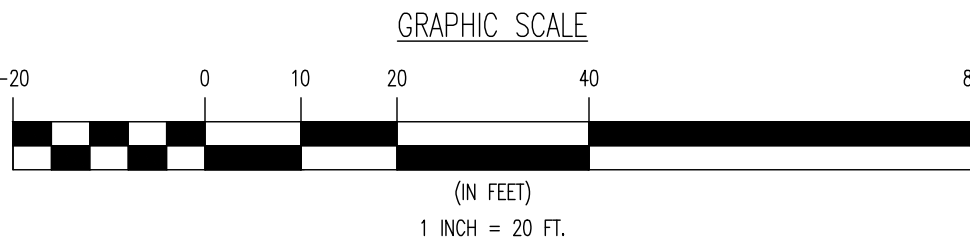
SIGN	REQUIREMENTS	EXISTING	PROPOSED
MONUMENT	NUMBER OF SIGNS:	1	NUMBER OF SIGNS: 1
	MAXIMUM SIGN AREA:	50 SF	SIGN AREA: N/A
	MAXIMUM SIGN HEIGHT:	8 FT	SIGN HEIGHT: N/A
	MAXIMUM SIGN WIDTH:	6 FT (INCLUDING SUPPORT STRUCTURE)	SIGN WIDTH: 3 FT
	MINIMUM FRONT YARD SIGN SETBACK:	10 FT	FRONT YARD SIGN SETBACK: 0 FT (E)
BUILDING MOUNTED	MINIMUM SIDE YARD SIGN SETBACK:	25 FT	SIDE YARD SIGN SETBACK: 60 FT
	NUMBER OF FACADE SIGNS:	1	NUMBER OF SIGNS: 1
	MAXIMUM FACADE SIGN AREA:	120 SF	SIGN AREA: N/A
	MAX. PROJECTION:	1 FT	PROJECTION: N/A

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
[1] MONUMENT AND FREESTANDING SIGNS SHALL ONLY BE LOCATED IN THE FRONT YARD. (§25-15.3.C.2(i))

PAVEMENT LEGEND



SEE SHEET 3 OF 19 FOR SITE PLAN NOTES



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

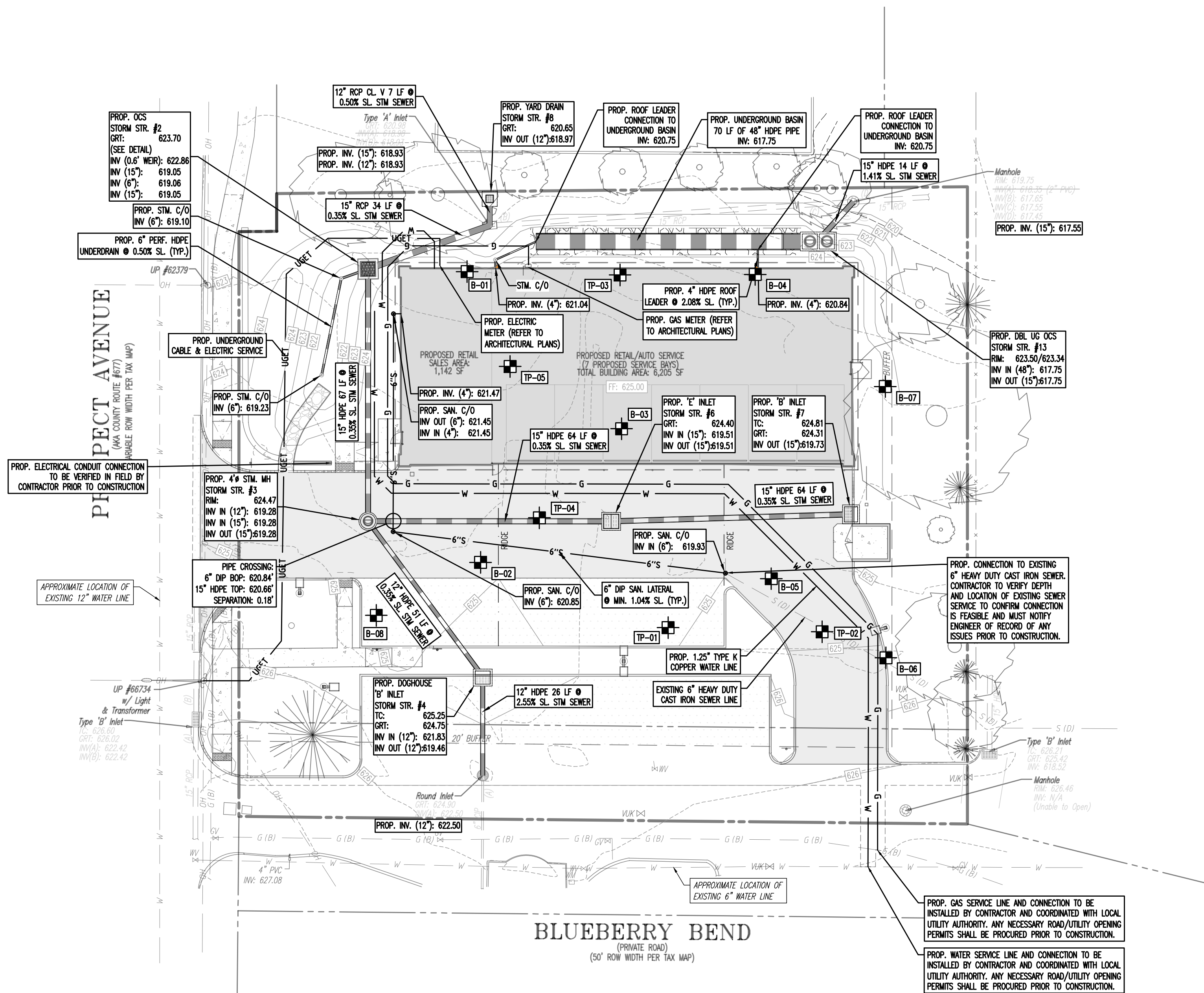
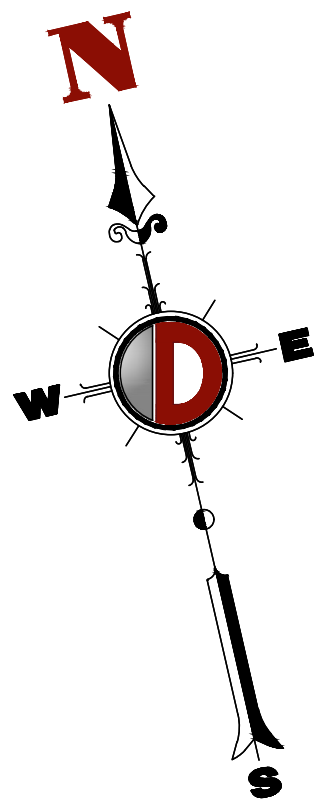
DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING Offices conveniently located throughout the United States: New Jersey Delaware Florida Maryland Pennsylvania Texas		5 Greenhorne Centre, Suite 406 Marlton, NJ 08053 T: 856.254.2550 F: 732.974.3521 www.dynamiceng.com	
TITLE: SITE PLAN			
PROJECT: MAVIS TIRE SUPPLY, LLC PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB No: 1956-24-04187	DATE: 07/16/2025
DRAWN BY: RPK		DESIGNED BY: KED	SCALE: (H) 1"=20' (V)
CHECKED BY: RRR		CHECKED BY: -	SHEET No:
RODMAN R. RITCHIE PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 43547		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		PROTECT YOURSELF ALL STATES REQUIRE VERIFICATION OF CONTRACTOR'S LICENSE OR ANY DESIGN PREPARED TO OBTAIN THE STATE'S SERVICE NUMBER. IN NJ, 800.481.1111	
Rev. #		2	

THE PROPOSED WASTE OIL TANK WILL BE LOCATED WITHIN THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL PLANS, PREPARED BY LARSON DESIGN GROUP, FOR ADDITIONAL INFORMATION AND DETAILS.



GRADING/UTILITY GRAPHIC LEGEND

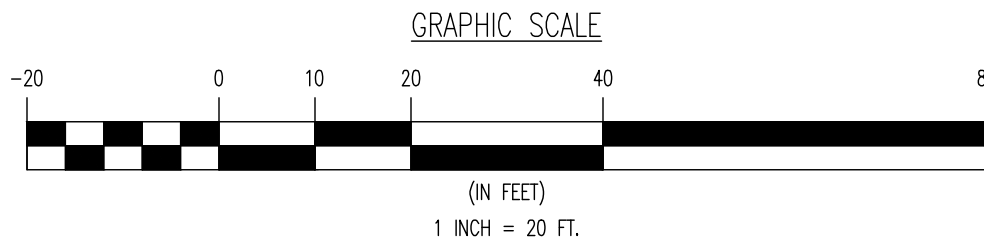
COPYRIGHT © 2026 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED



CONTRACTOR TO PERFORM SOIL TESTING WITHIN PROPOSED BASIN FOOTPRINTS TO CONFIRM ADEQUATE SEPARATION BETWEEN BASIN BOTTOM AND SEASONAL HIGH WATER TABLE IS PROVIDED. RESULTS OF INVESTIGATION TO BE PROVIDED TO TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BASIN INSTALLATION.

CONTRACTOR TO INVESTIGATE EXISTING SANITARY SEWER LINE AT THE POINT OF LATERAL CONNECTIONS AND ADVISE DYNAMIC ENGINEERING IN WRITING IF 3' MINIMUM COVER FROM THE TOP OF THE SANITARY SEWER LATERALS CAN'T BE PROVIDED

SEE SHEET 3 OF 19 FOR DRAINAGE & UTILITY PLAN NOTES



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

5 Greenhorne Centre, Suite 406
Marlton, NJ 08053
T: 856.234.2500
F: 732.974.3521
www.dynamiceng.com

TITLE: **DRAINAGE & UTILITY PLAN**

PROJECT: **MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES. IF ANY UTILITY PREPARED TO EXPOSE THE SERVICE, SERVICE NUMBER, IN THE 811 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

JOB No: 1956-24-04187
DRAWN BY: RPK
DESIGNED BY: KED
CHECKED BY: RRR

DATE: 07/16/2025
SCALE: (H) 1"=20'
(V)

SHEET No: **7**
OF 19
Rev. # 2

GRADING/UTILITY GRAPHIC LEGEND

	EXIST. GUY WIRE		PROPERTY LINE (PARCEL IN QUESTION)
	EXIST. LIGHT POLE		OFF-SITE PROPERTY LINES
	EXIST. BUILDING LIGHT		APPROX. TEST PIT LOCATION
	EXIST. COBRA LIGHT POLE		EXIST. FIRE HYDRANT
	EXIST. TRAFFIC SIGNAL POLE		EXIST. WATER VALVE
	EXIST. MANHOLE		EXIST. GAS VALVE
	EXIST. "A" INLET		EXIST. ELECTRIC METER
	EXIST. "B" INLET		EXIST. ELECTRIC BOX
	EXIST. "C" INLET		EXIST. CLEAN OUT
	EXIST. YARD INLET		EXIST. WELL
	EXIST. FLARED END SECTION		EXIST. WATER SHUT OFF VALVE
	EXIST. HEADWALL		EXIST. TELEPHONE BOX
	EXIST. UTILITY POLE		EXIST. CABLE TV BOX
	EXIST. HEADWALL		EXIST. HEADWALL
	PROP. WATER VALVE		PROP. WATER VALVE
	PROP. GAS VALVE		PROP. GAS VALVE
	PROP. STORM CLEANOUT		PROP. STORM CLEANOUT
	PROP. SANITARY CLEANOUT		PROP. SANITARY CLEANOUT
	PROP. AREA LIGHT		PROP. AREA LIGHT
	PROP. OUTLET CONTROL STRUCTURE		PROP. OUTLET CONTROL STRUCTURE
	PROP. DRAINAGE MANHOLE		PROP. DRAINAGE MANHOLE
	PROP. SANITARY SEWER MANHOLE		PROP. SANITARY SEWER MANHOLE
	PROP. "A" INLET		PROP. "A" INLET
	PROP. "B" INLET		PROP. "B" INLET
	PROP. "C" INLET		PROP. "C" INLET
	PROP. YARD INLET		PROP. YARD INLET
	PROP. FLARED END SECTION		PROP. FLARED END SECTION
	EXIST. CABLE LINE		EXIST. CABLE LINE
	EXIST. ELECTRIC LINE		EXIST. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE		EXIST. FIBER OPTIC LINE
	EXIST. GAS LINE		EXIST. GAS LINE
	EXIST. OVERHEAD WIRES		EXIST. OVERHEAD WIRES
	EXIST. TELEPHONE LINE		EXIST. TELEPHONE LINE
	EXIST. WATER LINE		EXIST. WATER LINE
	EXIST. FIRE SERVICE LINE		EXIST. FIRE SERVICE LINE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE LINE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE LINE (NO. & SIZE OF CONDUITS NOT DEFINED)
	EXIST. SANITARY SEWER LINE		EXIST. SANITARY SEWER LINE
	EXIST. FORCE MAIN		EXIST. FORCE MAIN
	EXIST. STORM DRAIN LINE		EXIST. STORM DRAIN LINE
	EXIST. UNDERGROUND UTILITY QUALITY LEVEL		EXIST. UNDERGROUND UTILITY QUALITY LEVEL
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. MINOR CONTOUR & ELEVATION
	EXIST. FINISH GRADE CONTOUR & ELEVATION		EXIST. FINISH GRADE CONTOUR & ELEVATION
	EXIST. DIRECTION OF DRAINAGE FLOW ARROW		EXIST. DIRECTION OF DRAINAGE FLOW ARROW

LANDSCAPE COMPLIANCE CHARTS			
ORDINANCE SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
§ 25-8-15	IN ALL DISTRICTS, UTILITY BOXES AND OTHER GROUND LEVEL UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. SUCH PROVISION SHOULD BE REFLECTED IN THE LANDSCAPE PLAN PORTION OF ALL PRELIMINARY AND FINAL SITE PLANS.	ALL UTILITY BOXES, AND OTHER GROUND LEVEL UTILITY STRUCTURES HAVE BEEN PROPERLY SCREENED ON AT LEAST 3 SIDES.	COMPLIES
§ 25-11.3.b	THE ABOVE REQUIREMENTS SHALL BE REDUCED FOR LOT SO THAT ARE LESS THAN 40,000 SQUARE FEET IN AREA AND/OR LESS THAN 300 FEET IN WIDTH, ON SUCH SMALLER LOTS, THE REQUIRED BUFFER WIDTH SHALL BE 10% OF THE LOT WIDTH OR DEPTH, BUT NOT LESS THAN 20 FEET.	A PLANTED BUFFER HAS BEEN PROPOSED ALONG THE EAST SIDE OF THE PROPERTY FRONTING THE EXISTING RESIDENTIAL DEVELOPMENT.	COMPLIES
§ 25-12.1.a	LANDSCAPED PLANS SHALL BE SUBMITTED FOR DETAILED PLANTING WITHIN THE PARKING AREA. IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING STALLS, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. THE MINIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES, AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED.	THERE ARE LESS THAN 30 PARKING SPACES PROPOSED.	N/A
§ 28-4e1	PRESERVE FIFTY (50%) PERCENT OF THE TREE CANOPY ON EACH DEVELOPED LOT.	TOTAL EXISTING TREE CANOPY ON SITE: 5,270 SF TOTAL CANOPY TO BE REMOVED: 1685 SF TOTAL CANOPY TO REMAIN: 3,585 (68%)	COMPLIES
§ 28-4e8	ALL PARKING LOT OWNERS SHALL MAINTAIN TREES IN COMPLIANCE WITH TOWNSHIP CODE SUBSECTION 25-12.10 AND SHALL CREATE 50% SHADE IN THE PARKING LOTS WITHIN TWENTY-FIVE (25) YEARS.	TOTAL PROPOSED PARKING AREA: 3,520 SF TOTAL TREE CANOPY COVERING PARKING AREA: 432 SF (12%)	WAIVER

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
OC	2	QUERCUS COCOENIA	SCARLET OAK	4 - 4 1/2" CAL.	B+B
TA	2	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	4 - 4 1/2" CAL.	B+B
	4				
ORNAMENTAL TREE(S)					
CCR	5	CERCIS CANADENSIS 'JIN2'	EASTERN REDBUD THE RISING SUN	4 - 4 1/2" CAL.	SINGLE STEM; B+B
CFR	1	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	2 1/2-3" CAL.	SINGLE STEM; B+B
	6				
EVERGREEN TREE(S)					
ID	2	ILEX OPACA	AMERICAN HOLLY	6-8"	B+B
JWB	2	JUNIPERUS VIRGINIANA 'BURKI'	BURKI RED CEDAR	6-8"	B+B
JVC	3	JUNIPERUS VIRGINIANA 'CORCORAN'	EMERALD SENTINEL RED CEDAR	4 - 4 1/2" CAL; 6-8"	B+B
	7				
EVERGREEN SHRUB(S)					
IGN	17	ILEX GLABRA X 'CHAMZIN'	NORDIC INKBERRY	24-30"	#3 CAN
TBR	1	THUJA OCCIDENTALIS	SPREADING ENGLISH YEW	18-24"	B+B
	78				
DECIDUOUS SHRUB(S)					
APMS	1	AESOLUS PAMFLORA VAR SEROTINA 'ROGERS'	ROGERS BOTTLEBRUSH BUCKEYE	30-36"	#7 CAN
CAH	7	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24-30"	#3 CAN
COSS	7	CERAPENTHUS OCCIDENTALIS 'SUGAR SHACK'	SUGAR SHACK BUTTON BUSH	24-30"	#3 CAN
CSAS	10	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24-30"	#5 CAN
IFV	13	ILEX VIRGINICA 'SUNNIVAM'	'TIZZY WIZZY' WINTERSPICE	24-30"	#3 CAN
MP	3	ILEX VERTICILLATA 'MR.POPPINS'	MR.POPPINS WINTERBERRY	24-30"	#3 CAN
WHB	5	ILEX VERTICILLATA 'PARSONSOP'	BERRY POPPINS WINTERBERRY HOLLY	24-30"	#3 CAN
VDM	4	VERBURNUM DENTATUM 'MORTON'	NORTHERN BURCUNDY ARROWWOOD VERBURNUM	30-36"	#7 CAN
	50				
GROUND COVER					
AMCH	10	ARONIA MELANOCARPA 'UCONNAMO12'	'GROUND HUG' CHOKEBERRY	18" SPRD.	#3 CAN
JHBH	27	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	18" SPRD.	#3 CAN
LMSS	38	LIPOPER MISCARU 'SUPER BLUE'	SUPER BLUE LILYFUT	2 GAL.	CONTAINER
RAGL	30	RHIUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2 GAL.	CONTAINER
	TOT				
PERENNIAL(S)					
EF	6	EUPATORIUM FISTULOSUM	JOE PYE WED	2 GAL.	CONTAINER
ORNAMENTAL GRASS(S)					
PWF	16	PANICUM VIRGATUM 'NAGRA FALLS'	NAGRA FALLS SWITCHGRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

NOTE: IF EXISTING TREES WITHIN THE TWENTY (20) FOOT BUFFER EASEMENT SHOULD FAIL DUE TO CONSTRUCTION DAMAGE, ADDITIONAL PLANT MATERIALS MAY BE REQUIRED AT THE DISCRETION OF THE TOWNSHIP ENGINEER.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

	DYNAMIC ENGINEERING				5 Greenbriar Centre, Suite 400 Marlton, NJ 08053 T. 609.334.3000 F. 732.974.3201 www.dynamicme.com
	LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING				
Offices conveniently located throughout the United States: New Jersey Delaware Florida Maryland Pennsylvania Texas					
TITLE:					
LANDSCAPE PLAN					
PROJECT: MAVIS TIRE SUPPLY, LLC PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER BLOCK 105, LOT 64.01 450 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY				JOB NO: 1956-24-04187 DRAWN BY: TNH DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: -	
					
RODMAN R. RITCHIE				MARLA A. ROLLER	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 43547				LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE NO. 21A5000053700	

[illegible]

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

PLANTINGS. ANY LOT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOIL STABILIZATION METHOD.

SCOPE OF WORK:

1. THE WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FRESH GRADING, PLANTING AND MAINTENANCE, INCLUDING ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPLIANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

MATERIALS:

1. ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUIV.

2. ALL PLANTING SHALL BE OF THE TYPE OR SPECIES OF NORMAL GROWTH, FREE FROM DISEASE AND INSECTS.

3. TOPSOIL - "DUMP" SIFT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5% AND PARTICLES BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS OR OTHER MATERIALS EXCEPT FINE SAND.

4. MULCH - "THIRDS" (3") SLICED SHEDDED HARDWOOD BARK MULCH.

5. FERTILIZER AND SOIL CONDITIONER - "PLANTED AREAS" SHALL BE SEWER SLOPED WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NUTRIENT".

6. FERTILIZER AND SOIL CONDITIONER - SHALL BE "ORG-PO" AND ORGANIC BASE MATERIALS COMPOSED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOST TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE.

GENERAL WORK PROCEDURES:

1. WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE, CONTRACTOR TO UTILIZE WORKMANLIKE EFFORTS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK.

2. ALL EXCESS MATERIALS AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF IN PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAY'S WORK.

SOIL MODIFICATIONS:

A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.

B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK OR SOIL TO 30% BY VOLUME AND/OR COMPOSTED MANURE. AVOID USING SAND. ADDING SAND IS ADDED TO BRING THE SAND CONTENT TO LESS THAN 20% OF THE TOTAL MIX.

C. MODIFY OR IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

D. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC SOILS AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

1 PART PERI MUSS- BT VOLUME
1 PART COW MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAM AGRIFORM PLANTING TABLETS AS FOLLOWS:
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT

D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.

D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.

Q. FINISH GRADING

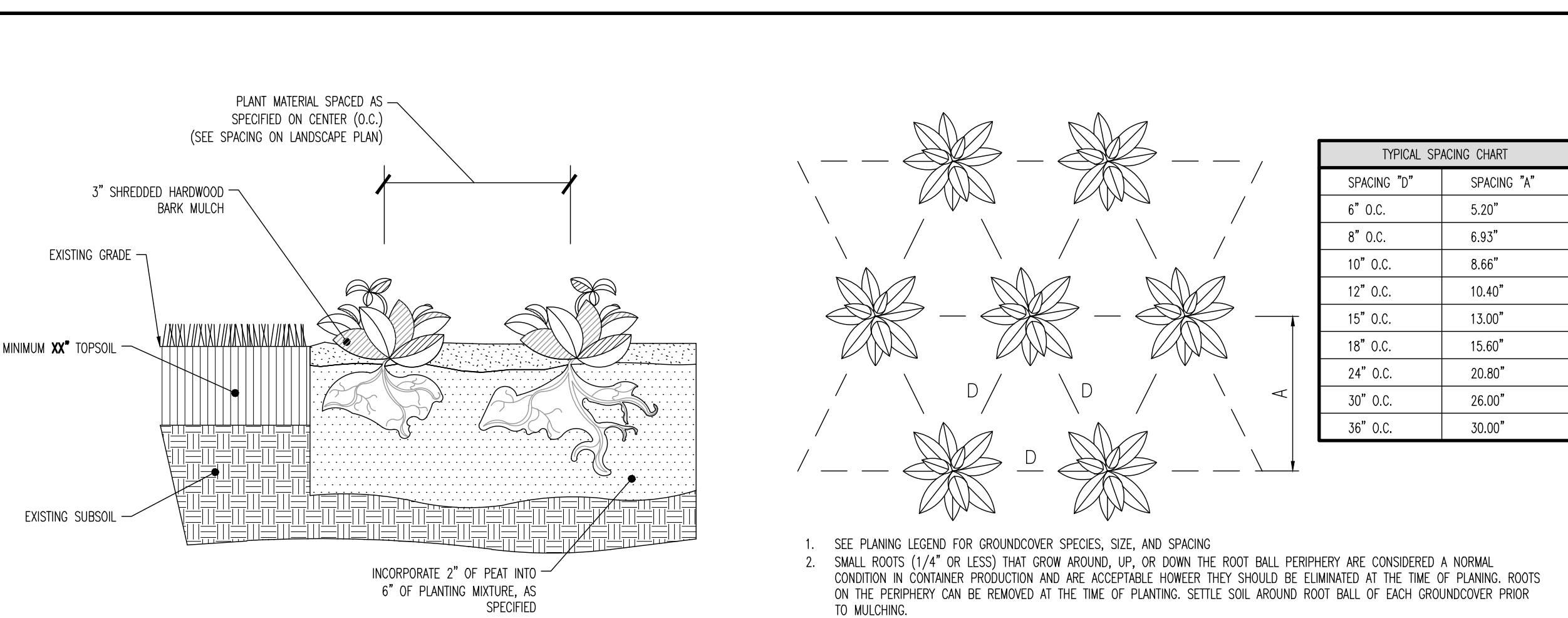
A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.

B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, EXCEPT AT EXISTING CURBS AND DRIVEWAYS.

2. CLEANUP

A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK, ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ORDERLY CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

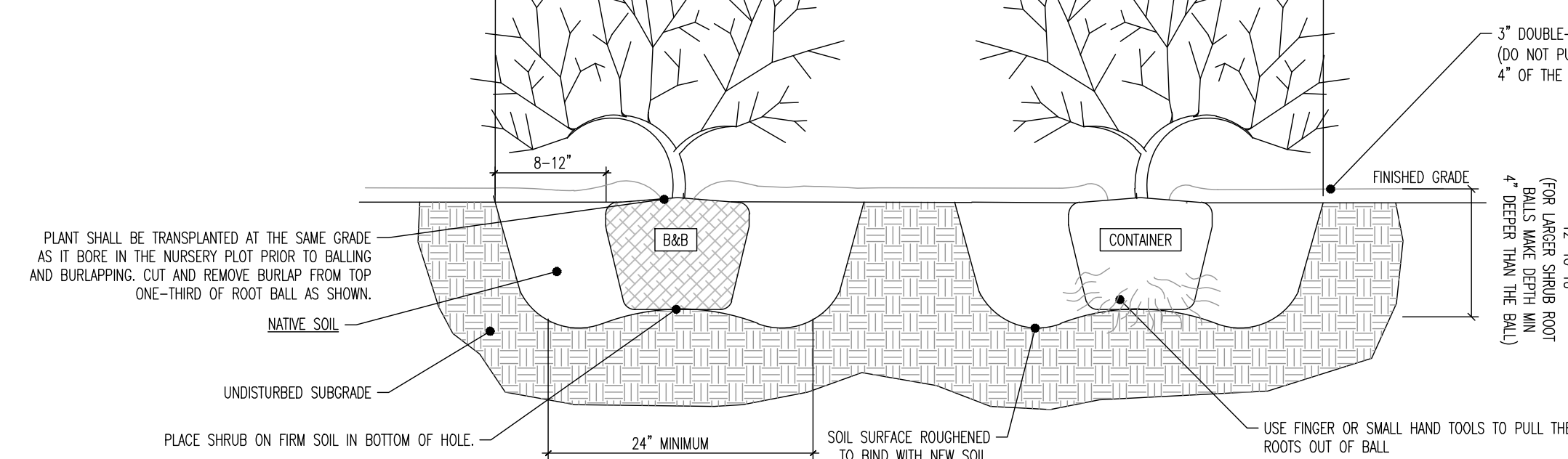
3. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.



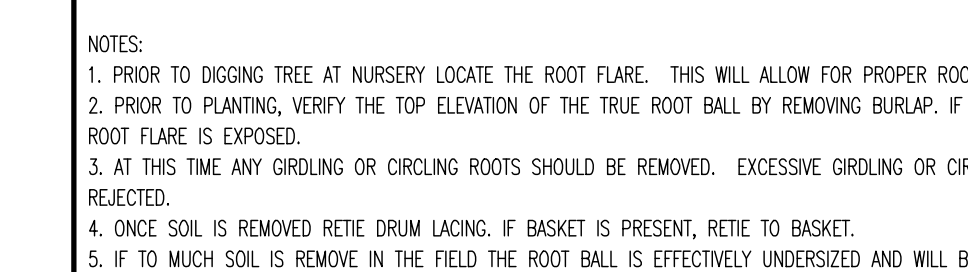
NOT TO SCALE

NOTES:

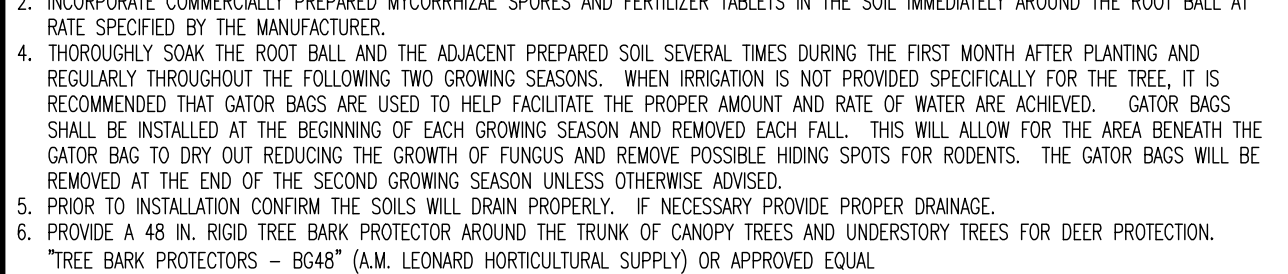
1. REMOVE ALL EXCESS SOIL FROM ROOT FLARE PRIOR TO PLANTING
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER
3. PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
4. THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.



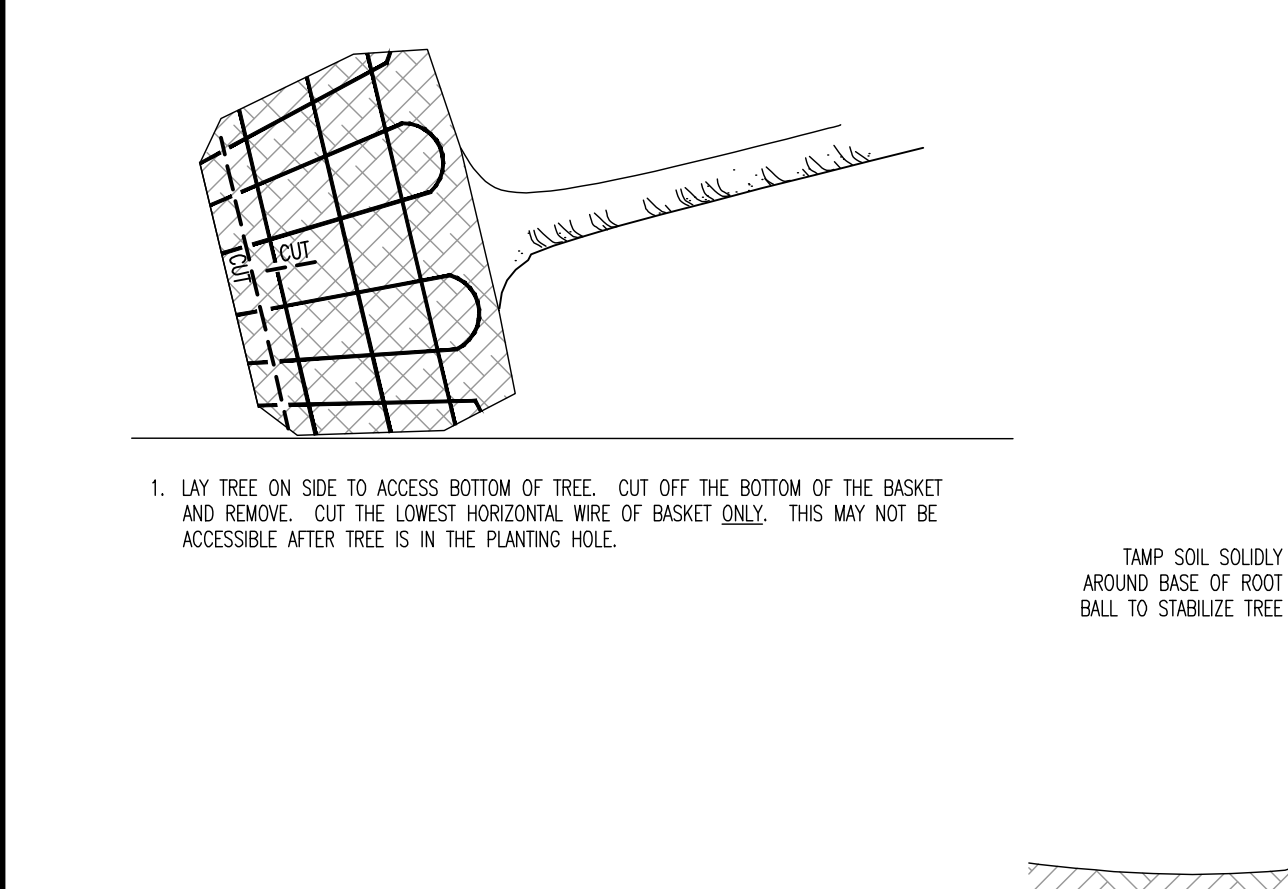
NOT TO SCALE



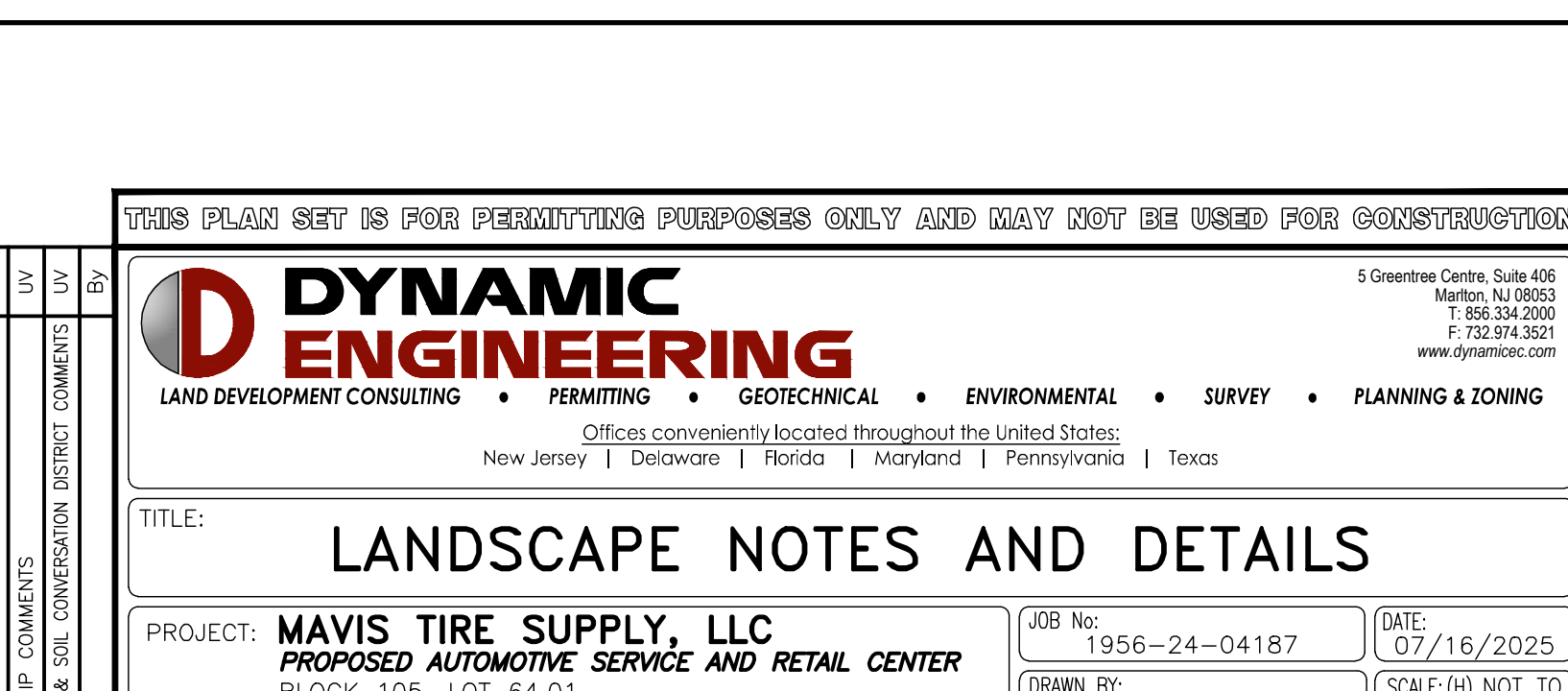
NOT TO SCALE



NOT TO SCALE

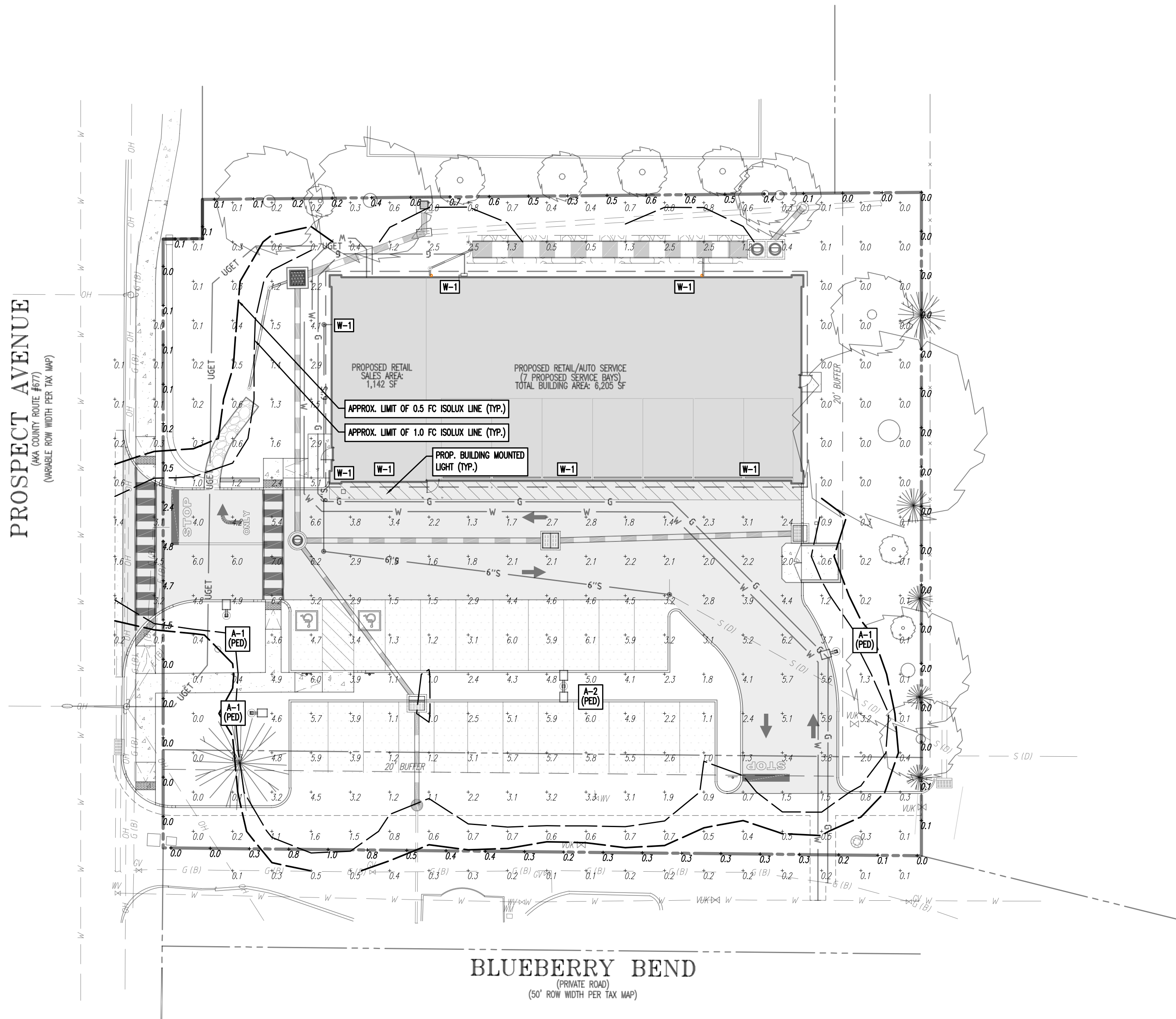
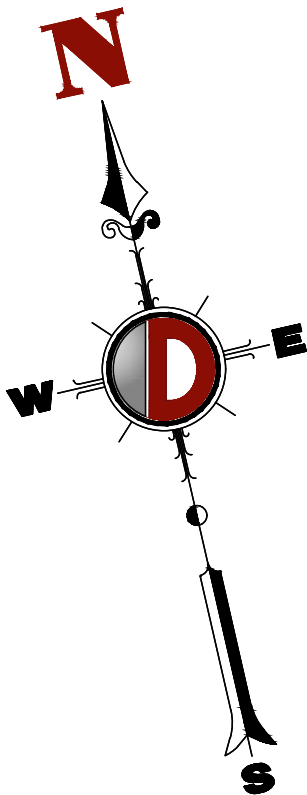


NOT TO SCALE



BACKUS, 355 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		DRAWN BY: AMN DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: —	SCALE: (V) SCALE SHEET No: 9
RODMAN R. RITCHIE	MARLA A. ROLLER <i>Marla A. Roller</i>	 PROTECT YOURSELF	

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547	LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. 21AS00053700	 ALL SERVICES REQUIRE REGISTRATION OF EXCHANGES, RESERVATIONS, OR ANY PERSON PREPARED TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE OF 19
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		Rev. # 2



Mirada Small Area Light (MRS)

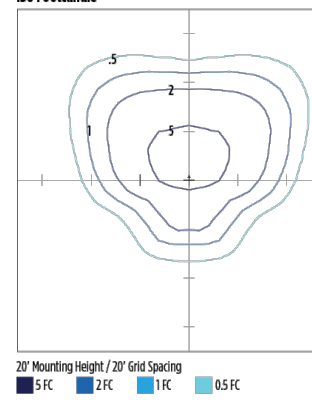
PHOTOMETRICS (CONT)

MRS-LED-1BL-SIL-FT-40-70CRI

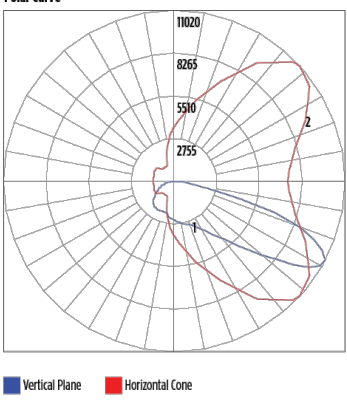
Luminaire Data		
Type/Description	4000-Kelvin, 70 CRI	
Subtotal Luminaires	12,000	
Watts	150	
Efficiency	100	
IES Type	Type II - Street	
IES Rating	85-90-92	

Zonal Luminaire Summary		
Zone	Luminaires	% Luminaire
Zone 1 (0-50')	200	1%
Zone 2 (50-100')	500	4%
Zone 3 (100-150')	1000	8%
Zone 4 (150-200')	2000	17%
Zone 5 (200-250')	3000	25%
Zone 6 (250-300')	4000	33%
Zone 7 (300-350')	5000	42%
Zone 8 (350-400')	6000	50%
Zone 9 (400-450')	7000	58%
Zone 10 (450-500')	8000	67%
Zone 11 (500-550')	9000	75%
Zone 12 (550-600')	10000	83%
Zone 13 (600-650')	11000	92%
Zone 14 (650-700')	12000	100%

50' Footcandle



Polar Curve

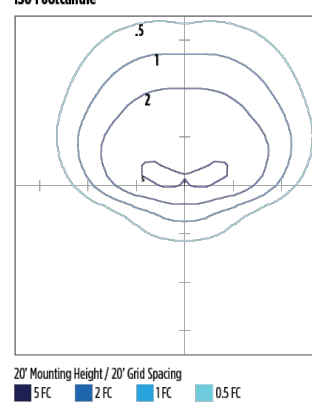


MRS-LED-1BL-SIL-4-40-70CRI

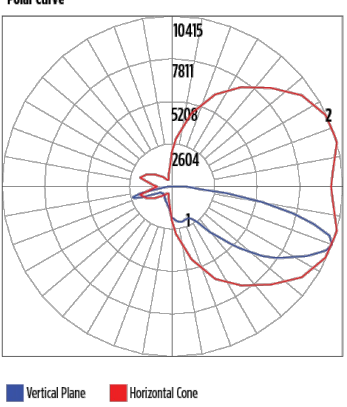
Luminaire Data		
Type/Description	4000-Kelvin, 70 CRI	
Subtotal Luminaires	8000	
Watts	100	
Efficiency	100	
IES Type	Type II - Street	
IES Rating	85-90-92	

Zonal Luminaire Summary		
Zone	Luminaires	% Luminaire
Zone 1 (0-50')	50	0%
Zone 2 (50-100')	100	1%
Zone 3 (100-150')	200	2%
Zone 4 (150-200')	400	5%
Zone 5 (200-250')	800	10%
Zone 6 (250-300')	1600	20%
Zone 7 (300-350')	3200	40%
Zone 8 (350-400')	6400	80%
Zone 9 (400-450')	8000	100%

100' Footcandle

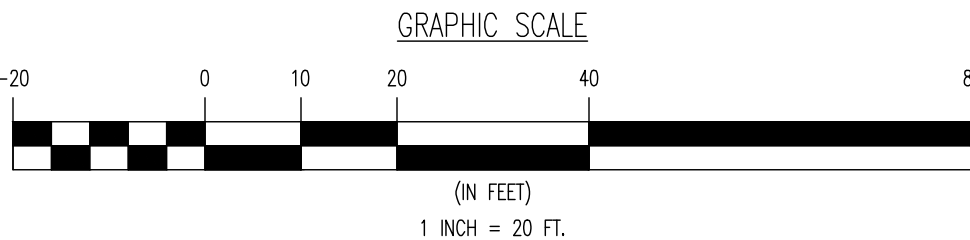


Polar Curve



EXISTING LIGHT AND LANDSCAPE FEATURES HAVE NOT BEEN MODELED AS A PART OF THIS LIGHTING PLAN

SEE SHEET 11 OF 19 FOR LIGHTING PLAN NOTES AND DETAILS



LIGHTING DESIGN PREPARER NOTES

A. THE LIGHTING DESIGN APPEARING ON THIS PLAN WAS PREPARED BY DYNAMIC ENGINEERING, PC (PROJECT NO. 1956-24-04187)

DYNAMIC ENGINEERING, PC CONTACT INFORMATION:
5 GREENTREE CENTRE, SUITE 406
MARTIN, NJ 08053
PHONE: (856) 334-2000

NOTE: PROPOSED LIGHT FIXTURES ARE TO BE INSTALLED WITH TIMERS TO ENSURE LIGHTS ARE TURNED OFF AFTER HOURS OF OPERATION

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	B-U-G RATING	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	FIXTURE COLOR/FINISH	POLE COLOR/FINISH
	7	W-1	24	12.5	WALL MOUNTED	B1-U0-G0	0.900	LITHONIA	MPX1-LED-P2-30K-MVOLT-DIMXO	WHITE	N/A
	3	A-1	111	18	SINGLE	B2-U0-G2	0.900	LSI	MRS-LED-1SL-SIL-FT-40-70CRI-IL	BLACK	BLACK
	1	A-2	111	18	BACK-TO-BACK	B2-U0-G2	0.900	LSI	MRS-LED-1SL-SIL-FT-40-70CRI-IL	BLACK	BLACK

ISO CURVE LINES ARE MAINTAINED AND SHOWN AT 1.0, 0.5, AND 0.1 FC.

(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY

LABEL	REQUIRED MINIMUM	REQUIRED MAXIMUM	AVERAGE	PROPOSED MAXIMUM	PROPOSED MINIMUM
PROPERTY LINE (NON-RESIDENTIAL)	N/A	0.5	0.00	0.1	0.0
PROPERTY LINE (RESIDENTIAL)	N/A	0.3	0.00	0.1	0.0
PARKING AREAS	2.0	N/A	3.48	7.0	0.0
PEDESTRIAN WALKWAYS	0.9	N/A	4.09	7.0	0.0

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING Offices conveniently located throughout the United States: New Jersey Delaware Florida Maryland Pennsylvania Texas		5 Greentree Centre, Suite 406 Martinez, NJ 08053 T: 856.334.2000 F: 732.974.3321 www.dynamiceng.com	
TITLE: LIGHTING PLAN			
PROJECT: MAVIS TIRE SUPPLY, LLC PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB No: 1956-24-04187 DATE: 07/16/2025 DRAWN BY: RPK DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: -	
RODMAN R. RITCHIE PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
ALL STATES REQUIRE REGISTRATION OF CONTRACTS, PERMITS, OR ANY OTHER PRELIMINARY TO OBTAIN THE STATE'S OFFICIAL APPROVAL. IN NJ, THIS IS REQUIRED BY N.J.A.C. 17:27. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		SHEET No: 10 OF 19 Rev. # 2	

LITHONIA LIGHTING
COMMERCIAL OUTDOORS

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2020-2024 Acuity Brands Lighting, Inc. All rights reserved.

WPK LS
Rev. 01/24

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsi-corp.com
©2012 LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsiicorp.com Page 2/30 Rev. 01/15/20
 ©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice. www.lsiicorp.com 509-C-1046, P.11/2

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsiicorp.com
 ©2012 LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

NOTE: 1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT 'A', TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

LIGHT POLE FOUNDATION SCHEDULE	
MOUNTING HEIGHT ABOVE GRADE "A"	18" - 20"
POLE DIA. "B"	UP TO 6" SQUARE/ROUND (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE
FOUNDATION DIAMETER "C"	18" DIA. ROUND
FOUNDATION DEPTH "D"	5.5'
REINFORCING TIES "E"	4 @ 12" O.C.
VERTICAL REINFORCEMENT "F"	(6) #6 BARS EQUALLY SPACED

SOIL NOTES

1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.

2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE COMPACTED MATERIAL

CONCRETE NOTES

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODE.

AREA LIGHT FOUNDATION DETAIL
NOT TO SCALE

WALL LIGHT DETAIL
NOT TO SCALE

AREA LIGHT DETAIL
NOT TO SCALE

LSI industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
 ©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

Page 1/5 Rev. 02/28/20
 SPEC 1164-A-042

LSI Industries Inc. 10000 Alliance Rd., Cincinnati, OH 45242 • (513) 372-3200 • www.lsiincorp.com
 © LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

Page 2/3 Rev. 02/23/26
 SPEC 156-A.04-25

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsi-corp.com
 OCS Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

Page 5/5 Rev. 02/25/26
 SPEC.Y64-A.0425

STRAINING ENGINEERS

NG T: 856.334.2000
F: 732.974.3521
www.dynalife.com

LIGHT POLE DETAIL
NOT TO SCALE

LIGHTING NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUTTERAL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
6. THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY; EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHTING LEVELS AT THE PROPERTY LINES.
7. IN THE B-2 ZONE, THE MINIMUM ILLUMINATION LEVEL FOR PEDESTRIAN WALKWAYS SHALL BE 0.9 FC. §25-14.3 (COMPLES)
8. IN THE B-2 ZONE, THE MINIMUM ILLUMINATION LEVEL FOR PARKING AREAS SHALL BE 2.0 FC. §25-14.3 (NAVER)

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

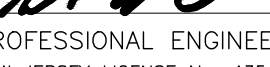


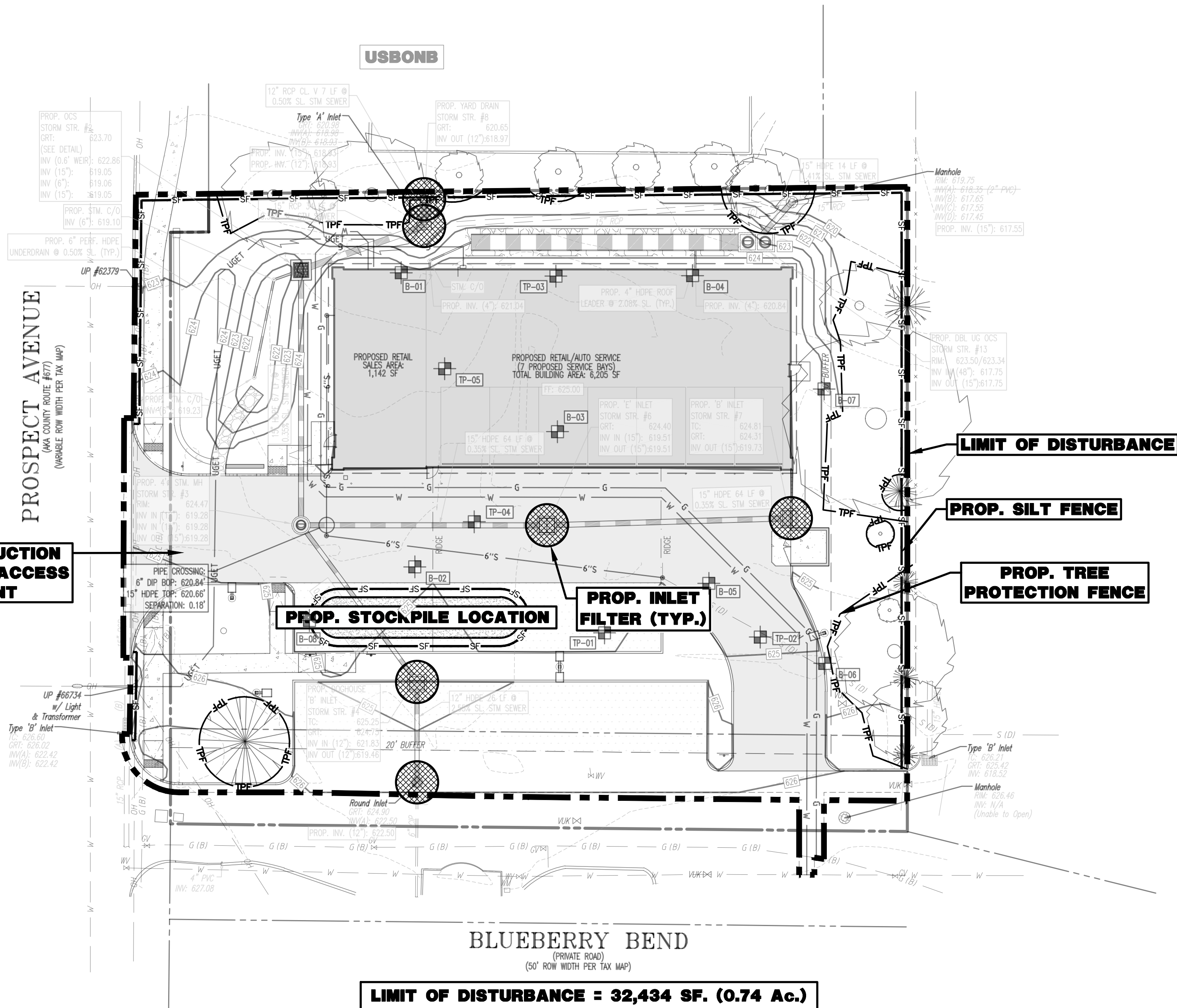
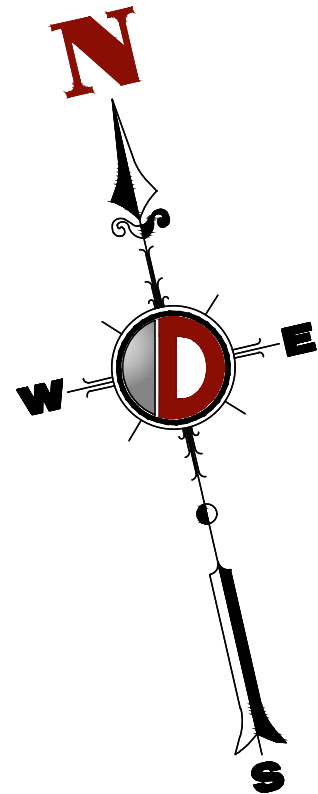
**DYNAMIC
ENGINEERING**

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & TONING

Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

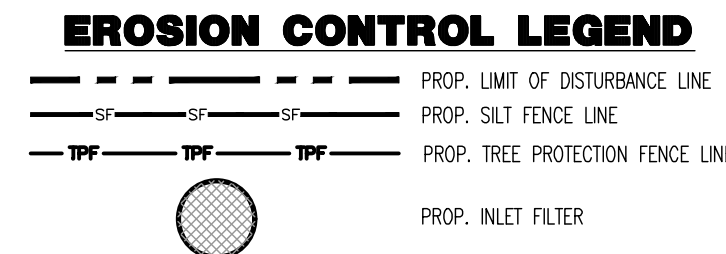
5 Greenview Centre, Suite 400
Marlton, NJ 08053
T: 856.334.2000
F: 856.334.3521
www.dynamiceng.com

TITLE: LIGHTING PLAN NOTES AND DETAILS			
PROJECT: MAVIS TIRE SUPPLY, LLC <i>PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER</i> BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB No: 1956-24-04187 DRAWN BY: RPK DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: -	
RODMAN R. RITCHIE  PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 43547		ROBERT P. FREUD  PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	
		 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES. OTHERWISE, YOU ARE VIOLATING LAWS TO PROTECT THE SAFETY OF THE PUBLIC. PREPARE TO LOCATE THE SAFEST SPACING APPROVED BY ANY STATE. For more info go to www.CALL811.com	
		DATE: 07/16/2025 SCALE: (H) NOT TO SCALE (V) SCALE SHEET No: 11 OF 19 Rev. # 2	

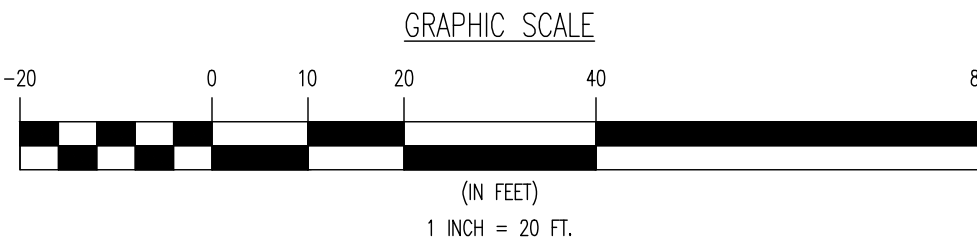


SOIL COMPACTION EXEMPTION NOTE
AS DETERMINED BY NJ GEOWEB MAPPING, THIS PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

NRCS SOIL DESCRIPTIONS		
SOIL	DESCRIPTION	HYDROLOGIC GROUP
USBNB	URBAN LAND, BOXTON SUBSTRATUM	B



SEE SHEET 13 OF 19 FOR SOIL EROSION NOTES



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN

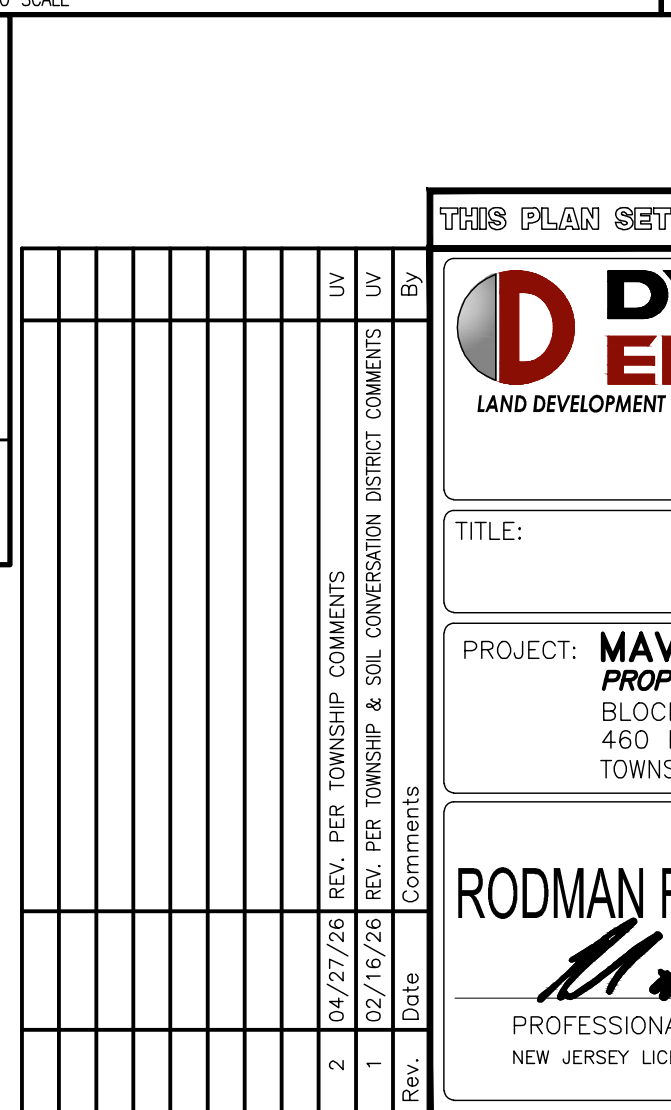
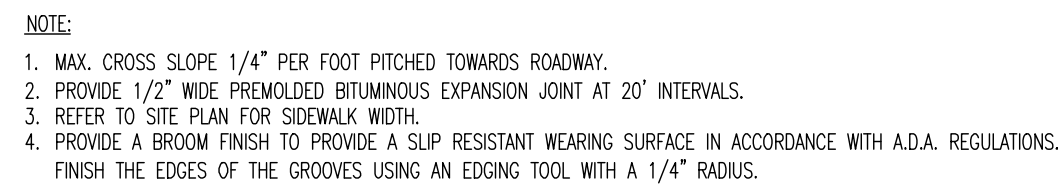
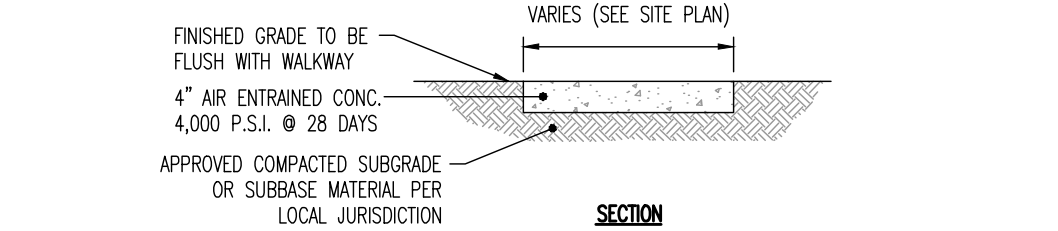
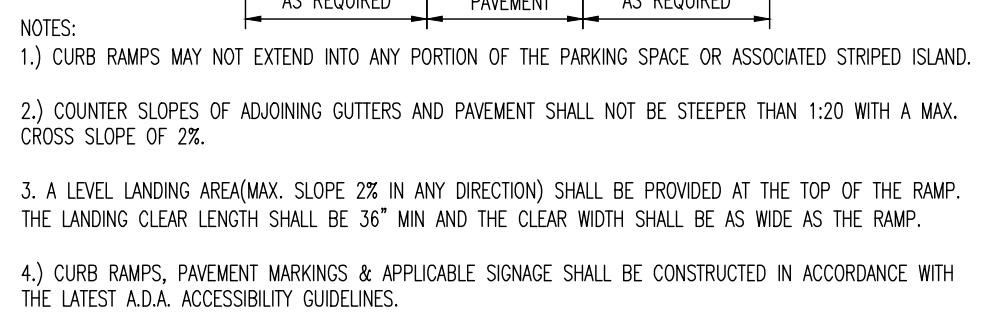
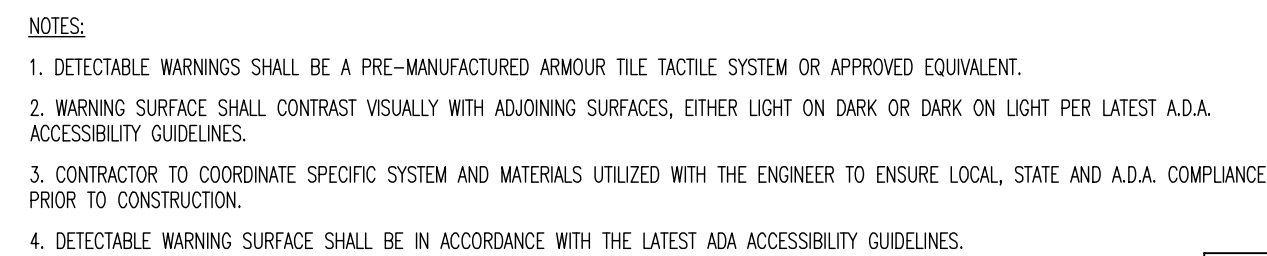
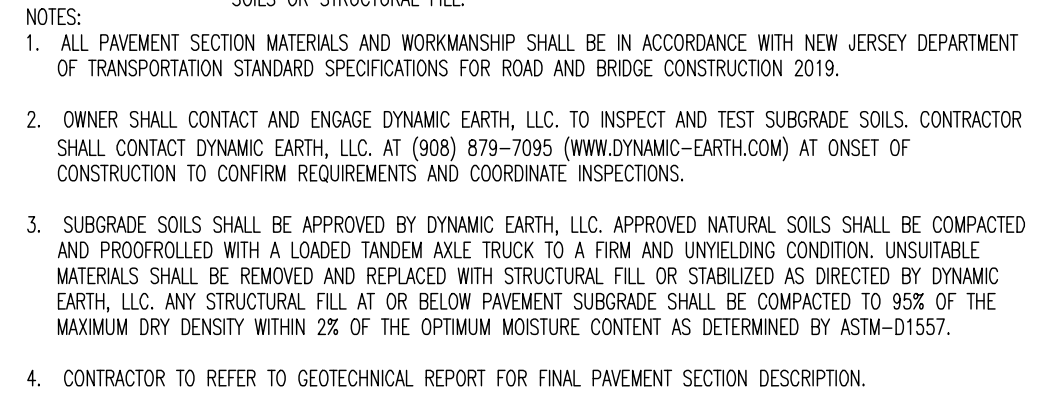
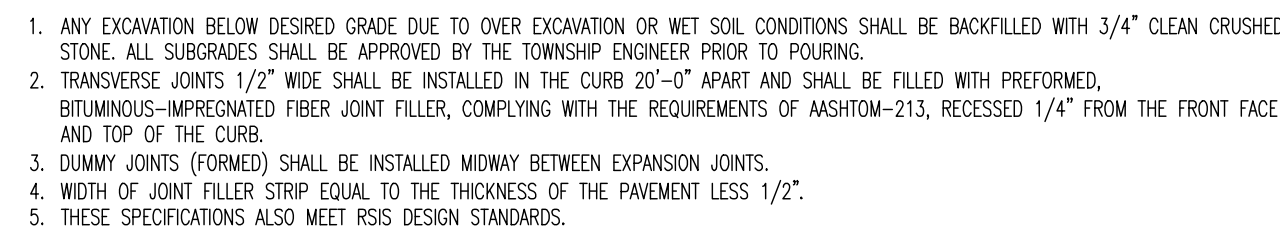
PROJECT: **MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

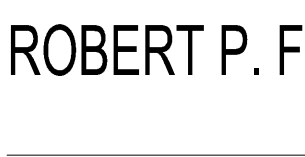
RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

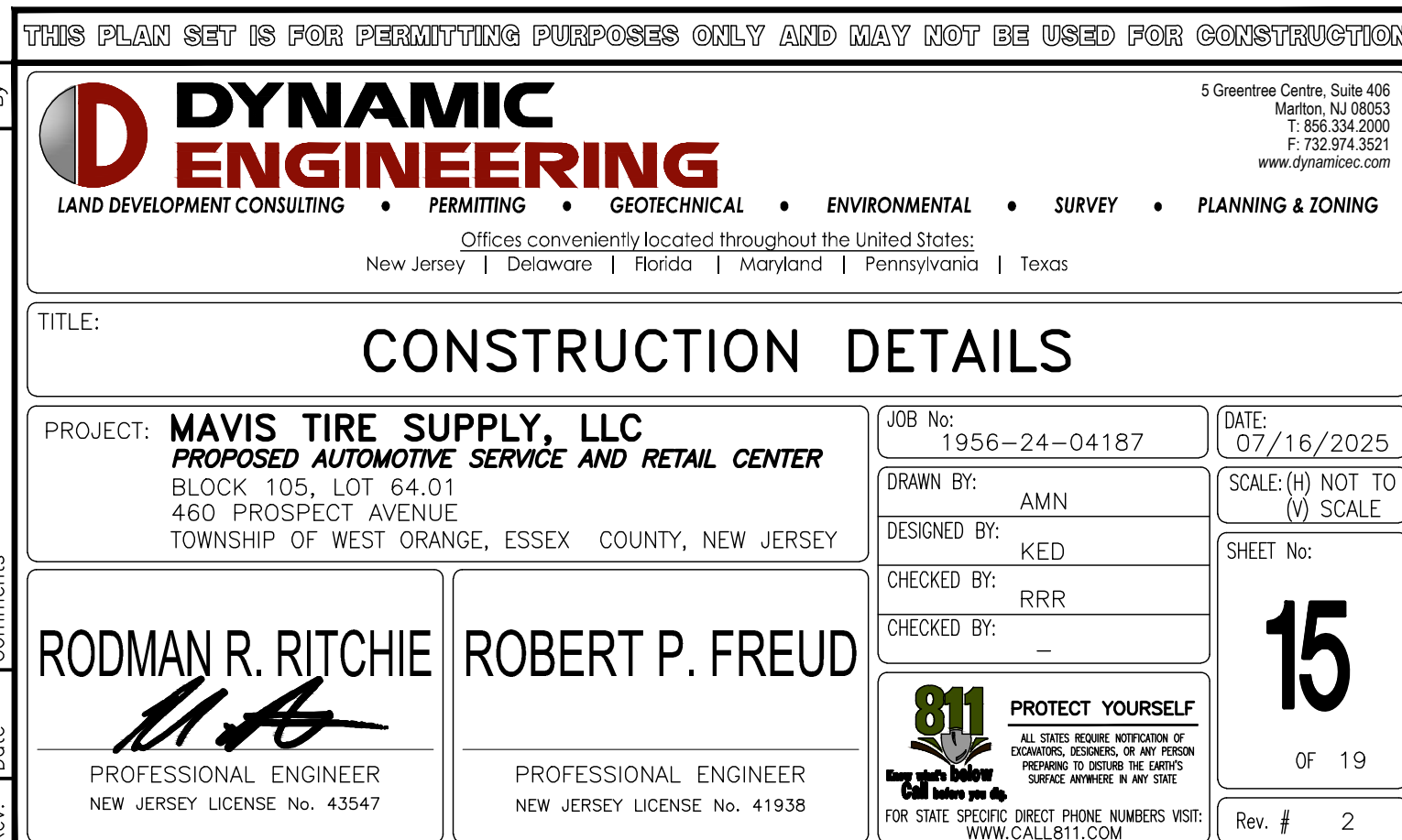
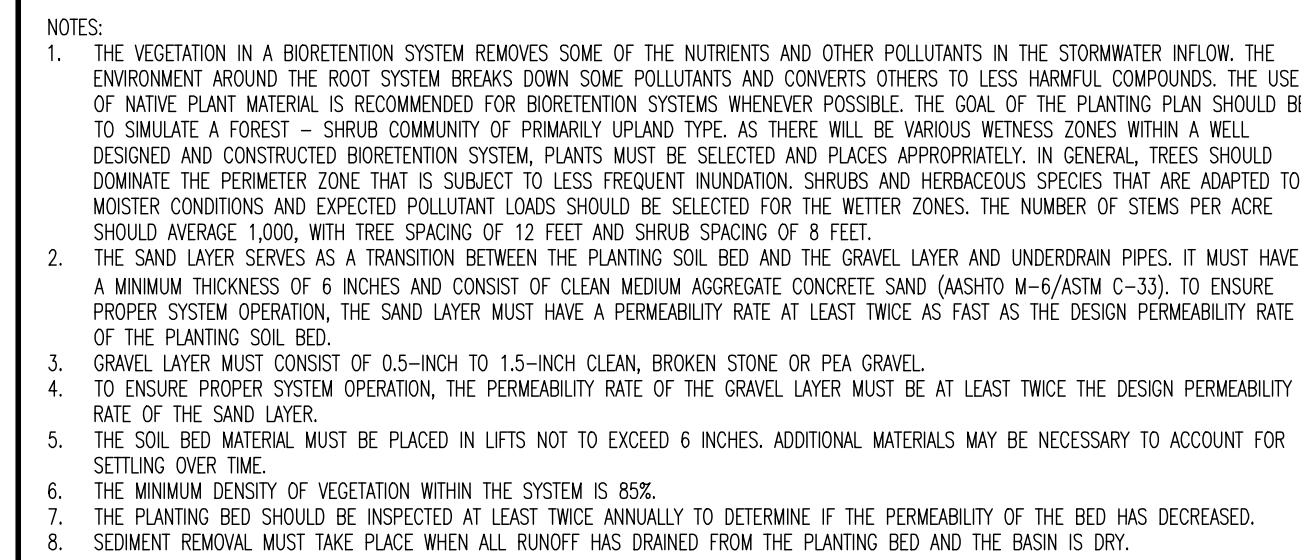
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

JOB No: 1956-24-04187
DATE: 07/16/2025
DRAWN BY: RPK
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: --

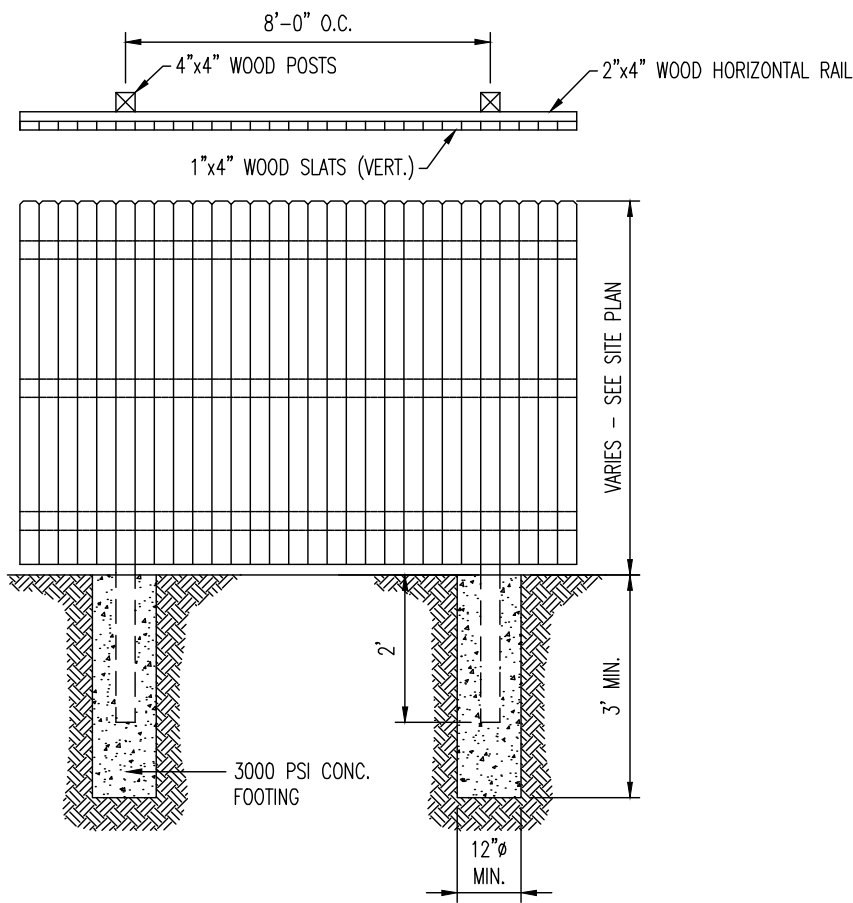
SHEET No:
12
OF 19
Rev. # 2



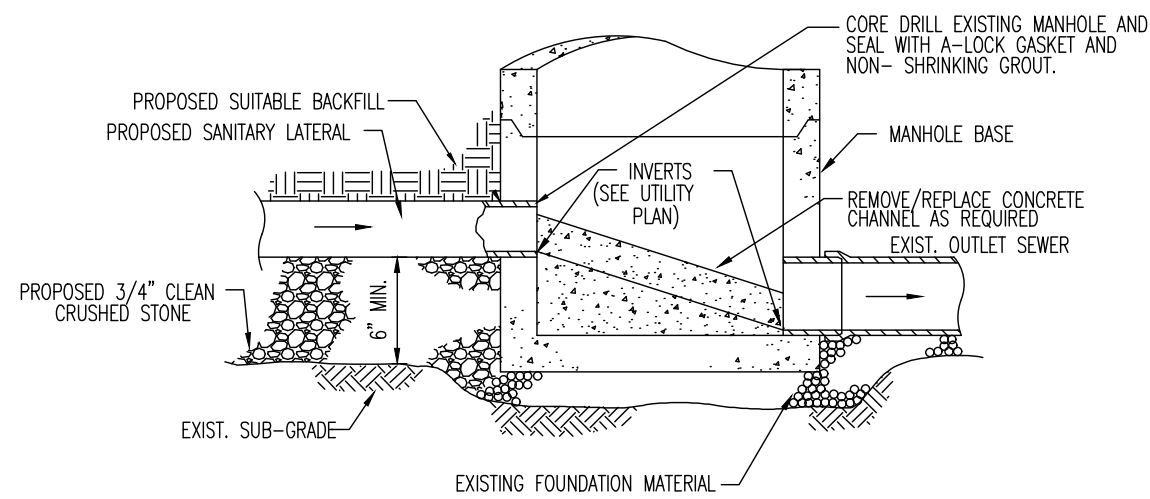
THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION			
 DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING		5 Greenlee Centre, Suite 406 Marlton, NJ 08053 T: 856.324.5000 F: 732.974.3221 www.dynamicmcc.com	
Offices conveniently located throughout the United States: New Jersey • Delaware • Florida • Maryland • Pennsylvania • Texas			
TITLE:			
CONSTRUCTION DETAILS			
PROJECT: MAVIS TIRE SUPPLY, LLC <i>PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER</i> BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB No: 1956-24-04187 DRAWN BY: AMN DESIGNED BY: KED CHECKED BY: --- DATE: 07/16/2025 SCALE: (4) NOT TO (V) SCALE SHEET No: 14 OF 19	
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547		 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
 811 Before you dig FOR SHAVE SERVICE, DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		PROTECT YOURSELF ALL STATES REQUIRE REPERCUSSION OF CONTRACTS, BONDS, OR ANY OTHER ARRANGEMENT TO SECURE THE EMPLOYER'S SERVICE AGREEMENT IN ANY STATE	
		Rev. # 2	



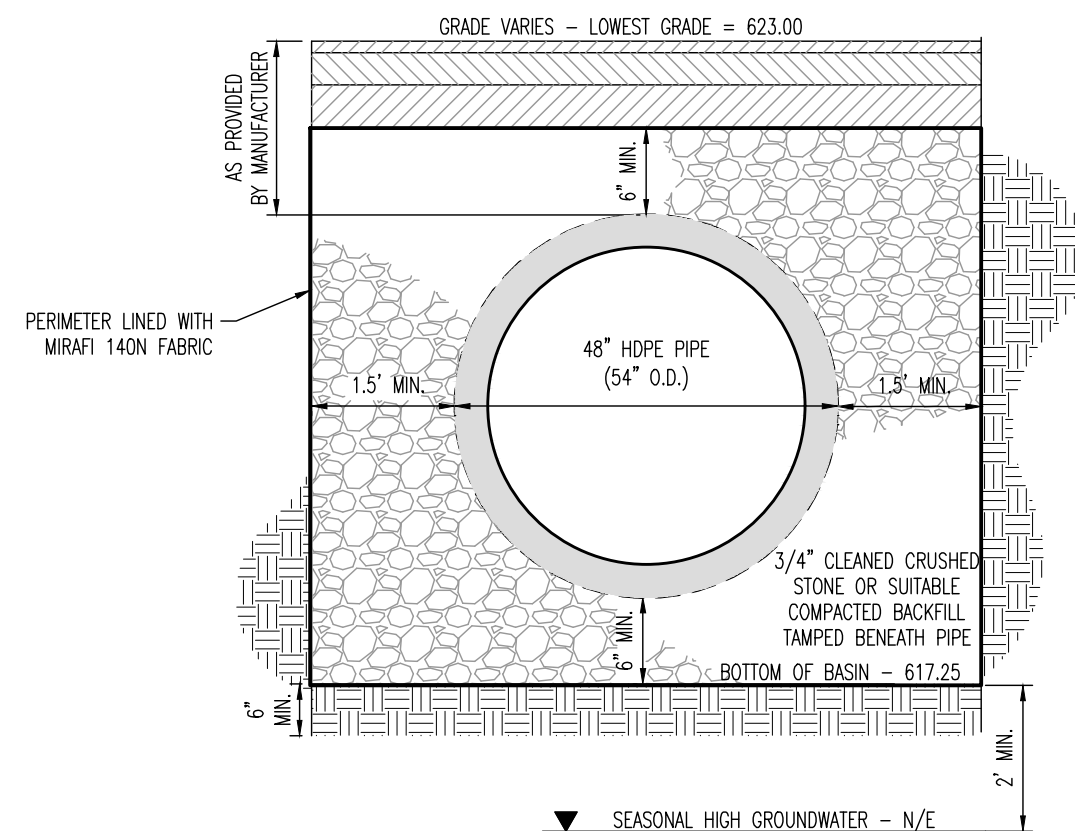
Product Ver: 25.1
Plot: 05/05/26 - 3:50 PM, By: uwerce,
File: \\cpcr.local\cpcr\Drawings\1556 Movie Tire Supply LLC\24-04187 West Orange\DWG\Site Plans\015562404187502.dwg, ---> 16 CONSTRUCTION DETAILS



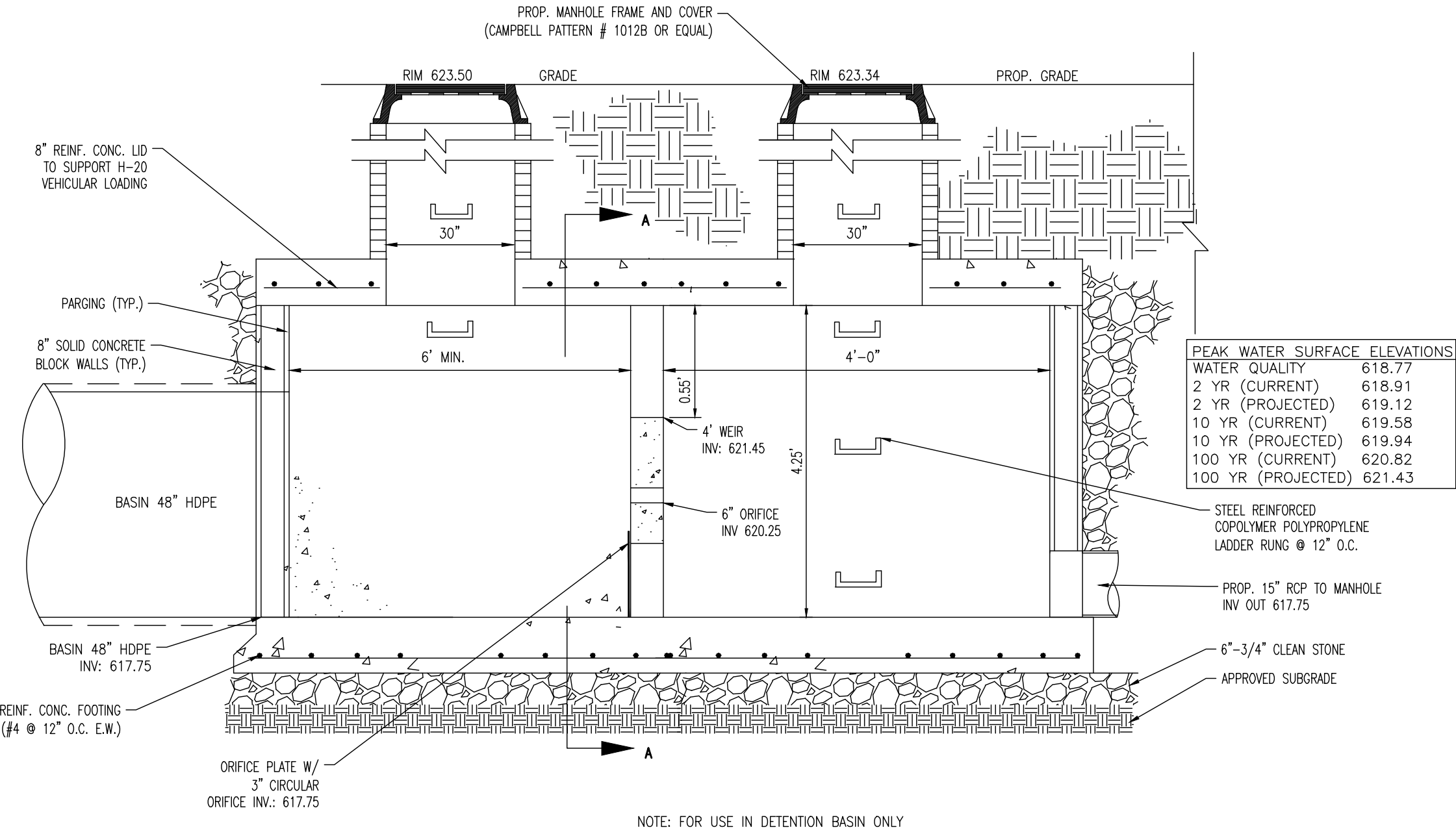
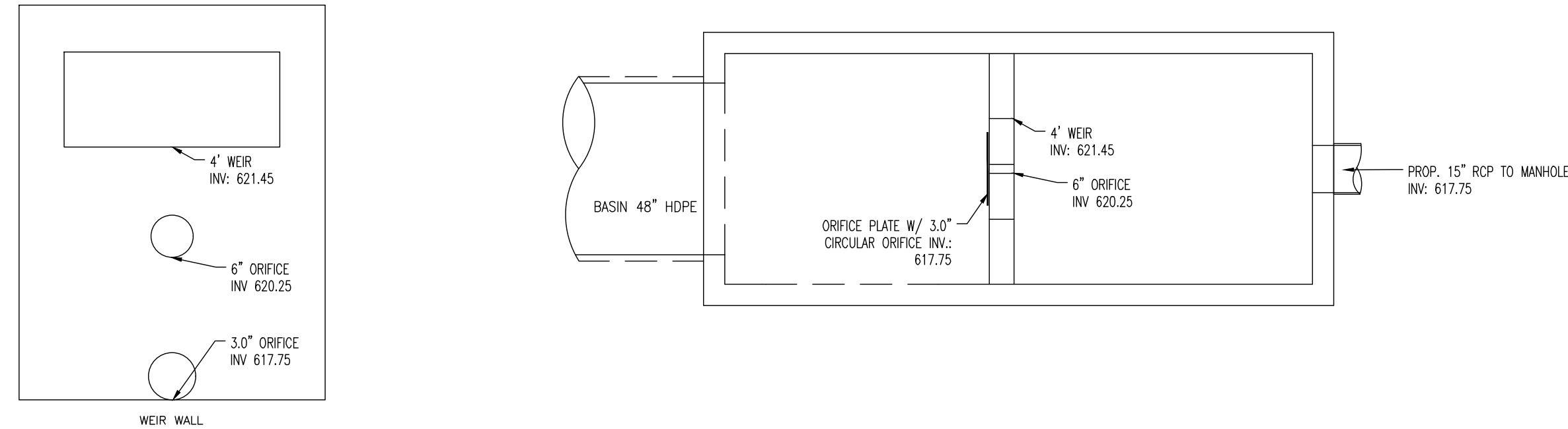
SOLID WOOD FENCE DETAIL
NOT TO SCALE



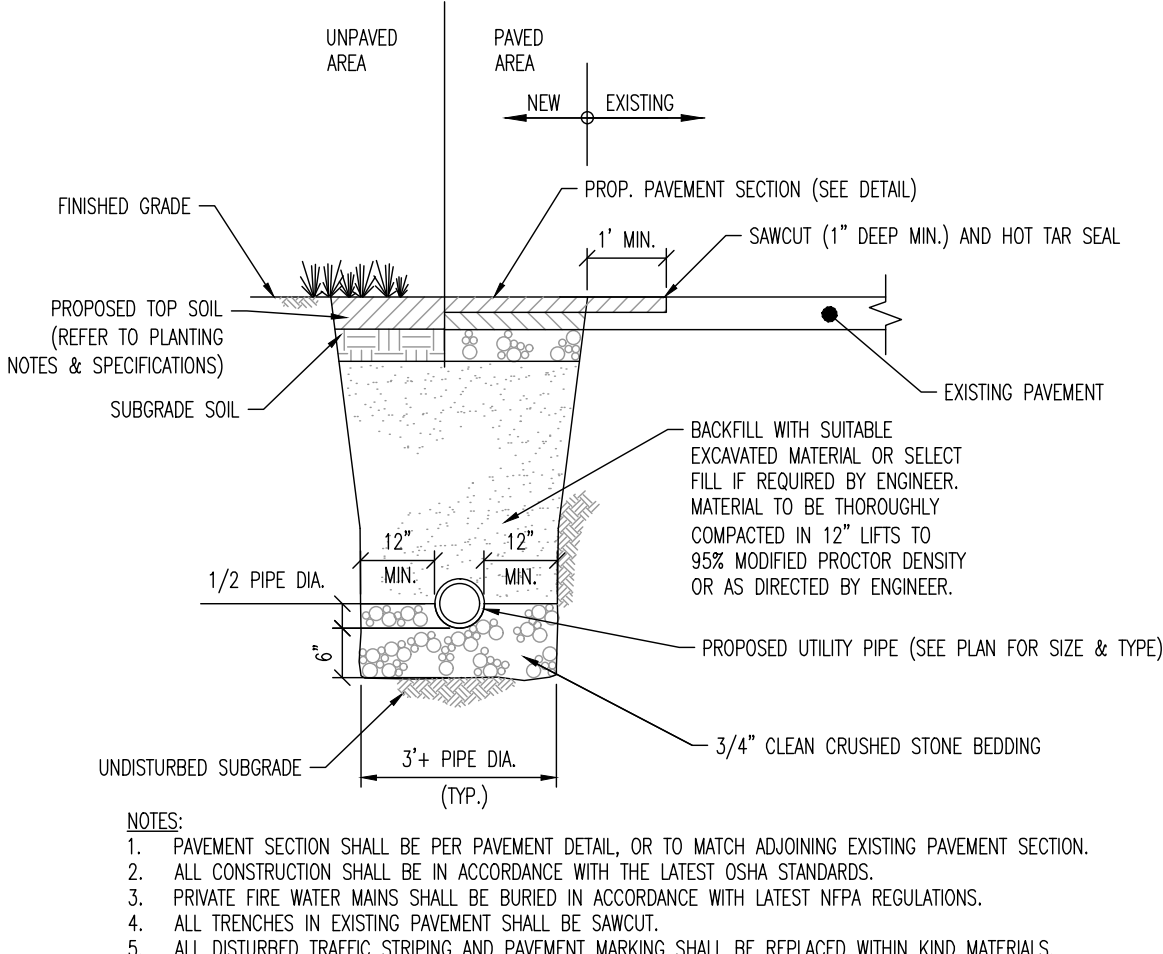
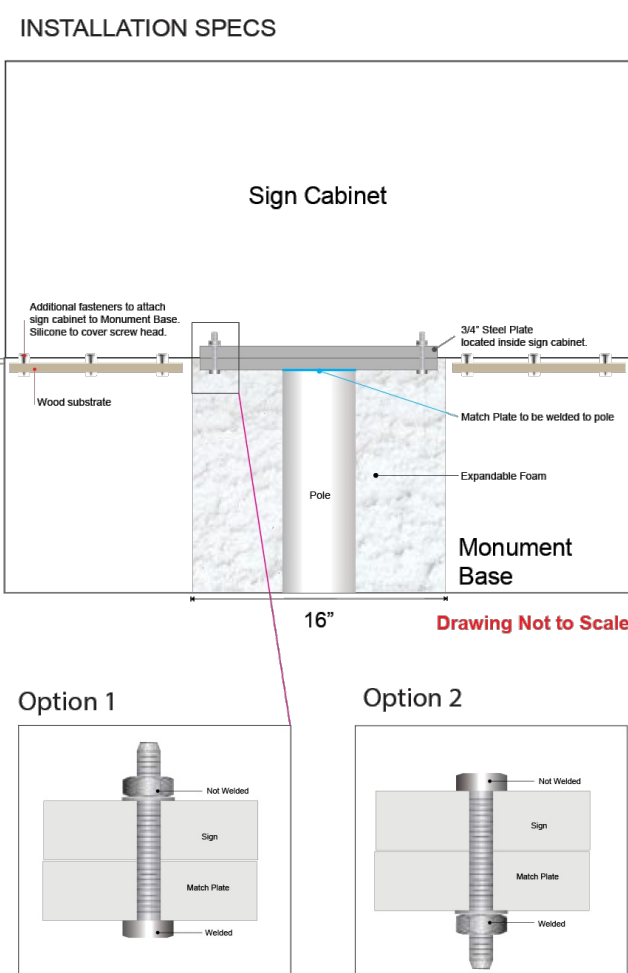
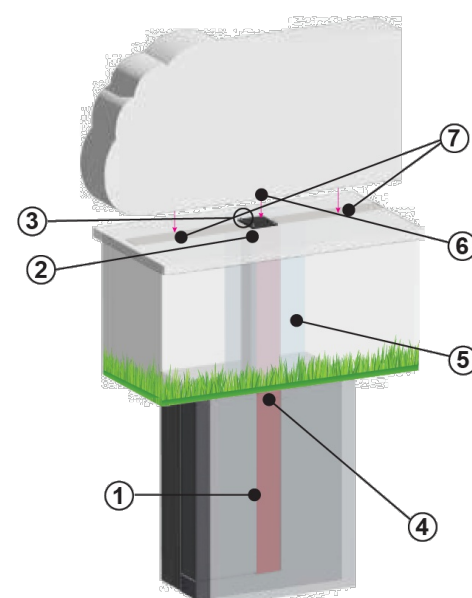
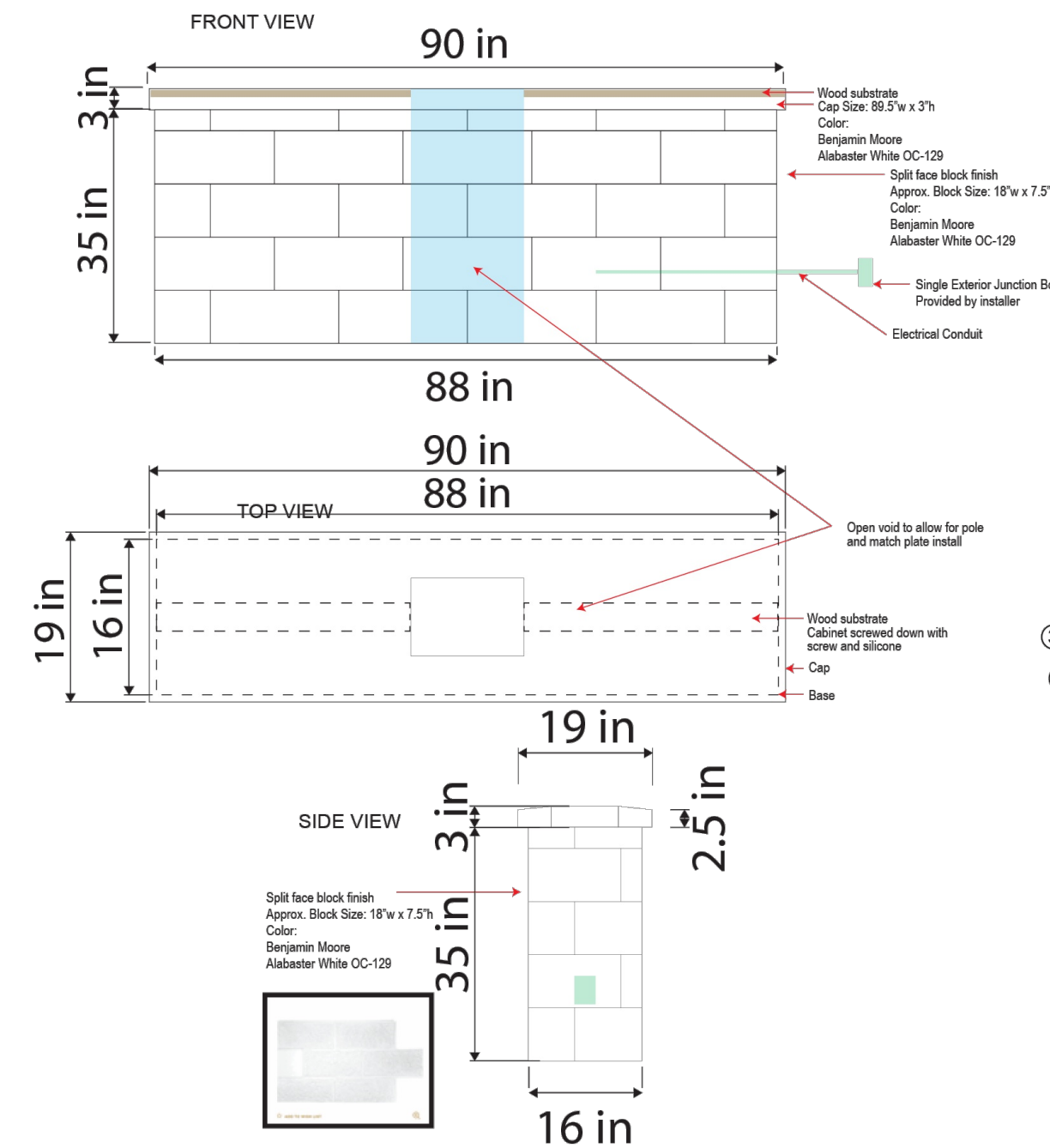
SAN. LATERAL TO MH CONNECTION DETAIL
NOT TO SCALE



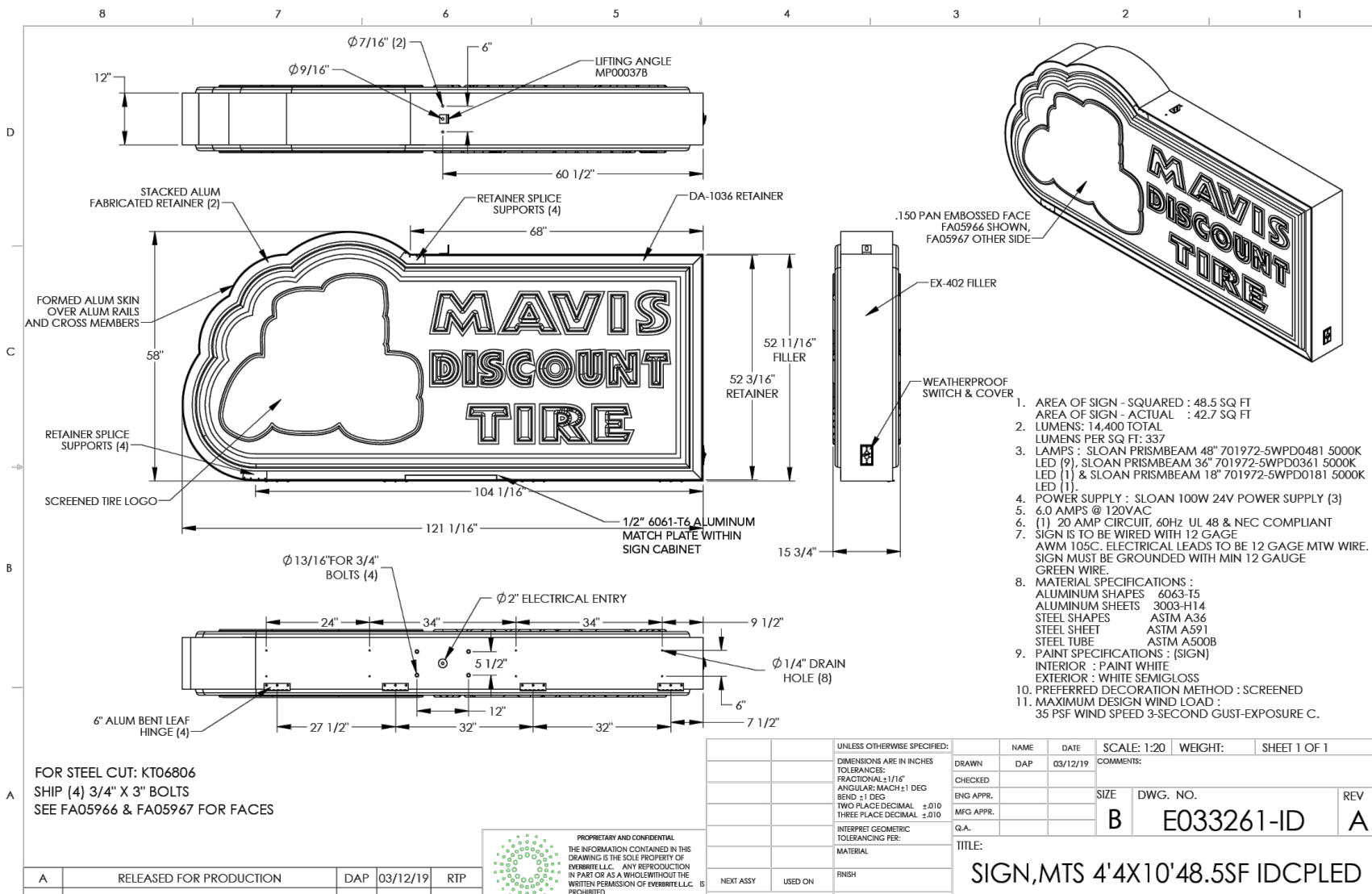
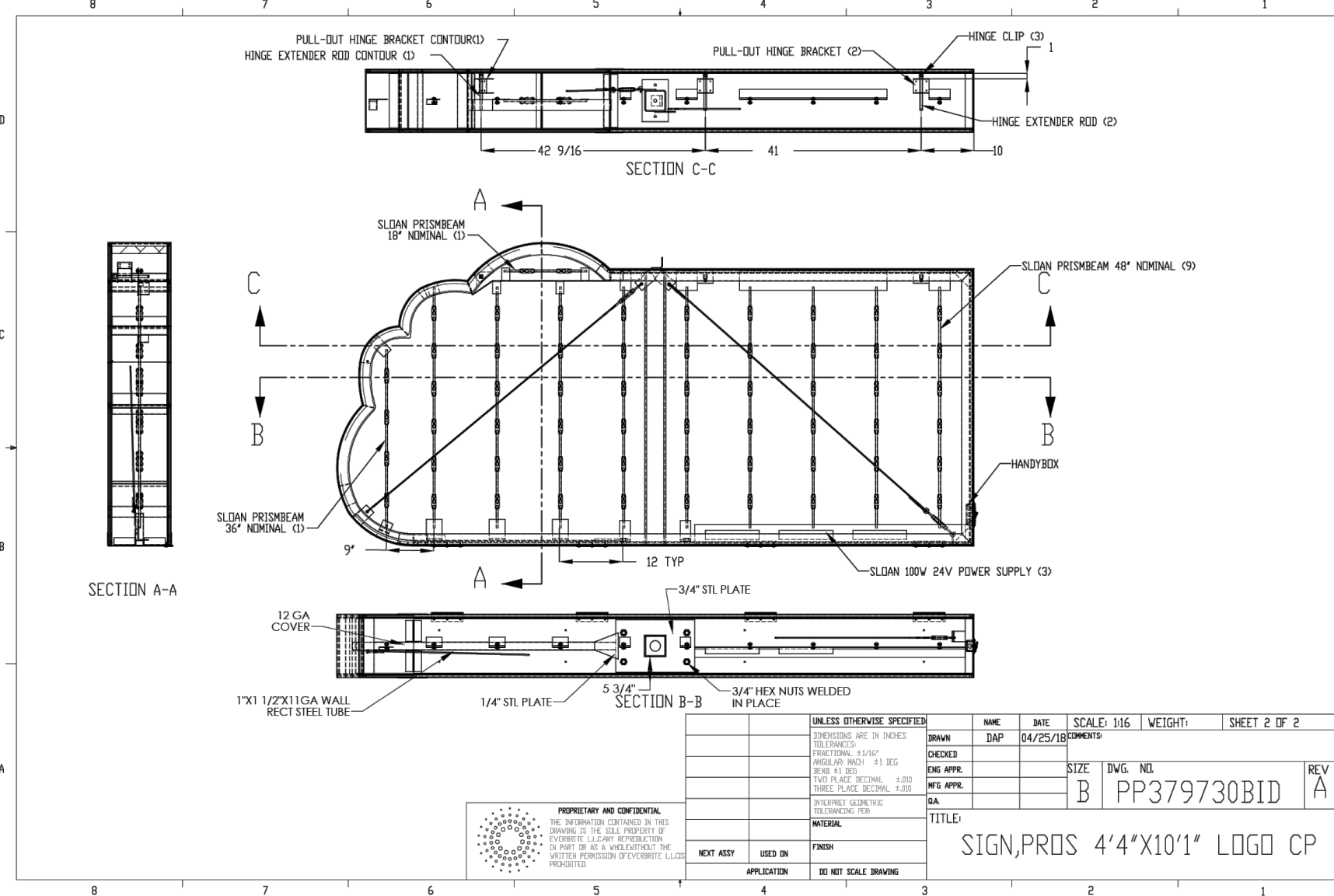
48" HDPE SCHEMATIC UNDERGROUND BASIN DETAIL
NOT TO SCALE



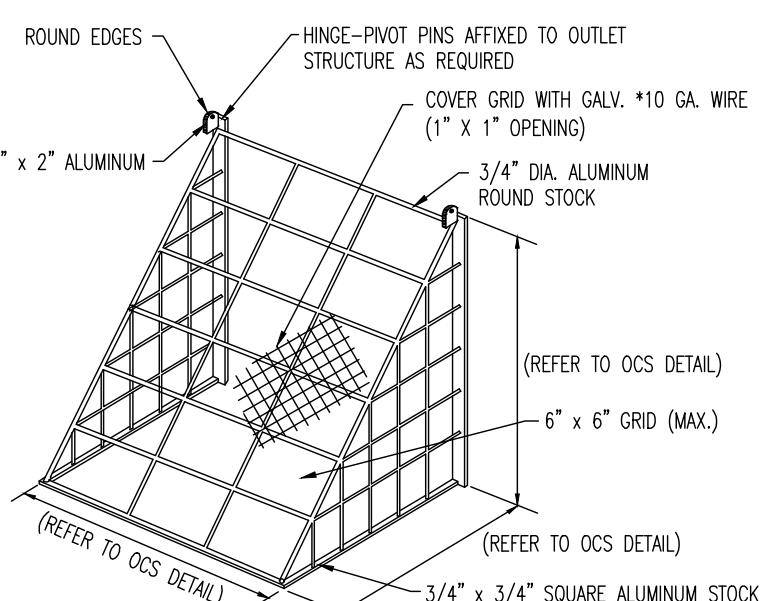
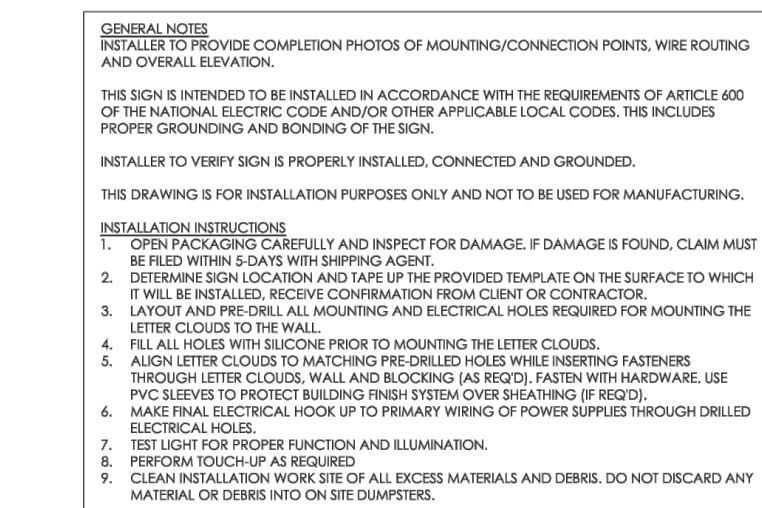
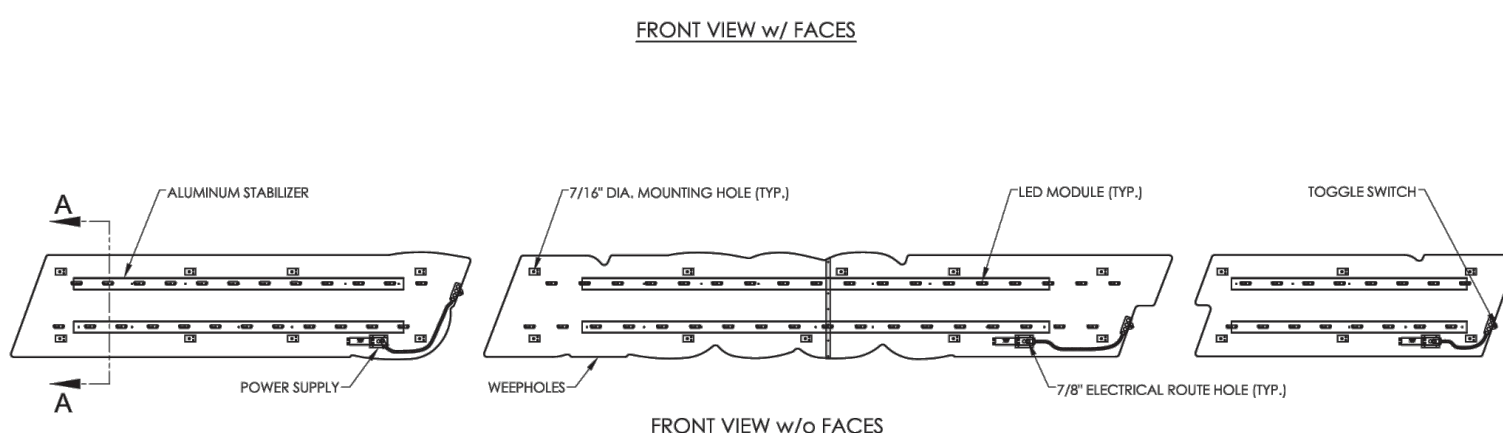
UNDERGROUND BASIN OUTLET CONTROL STRUCTURE
NOT TO SCALE



UTILITY SERVICE TRENCH DETAIL
NOT TO SCALE



MAVIS DISCOUNT TIRE



TRASH RACK DETAIL
NOT TO SCALE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

TITLE: **CONSTRUCTION DETAILS**

PROJECT: **MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1956-24-04187
DATE: 07/16/2025
DRAWN BY: AMN
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: -

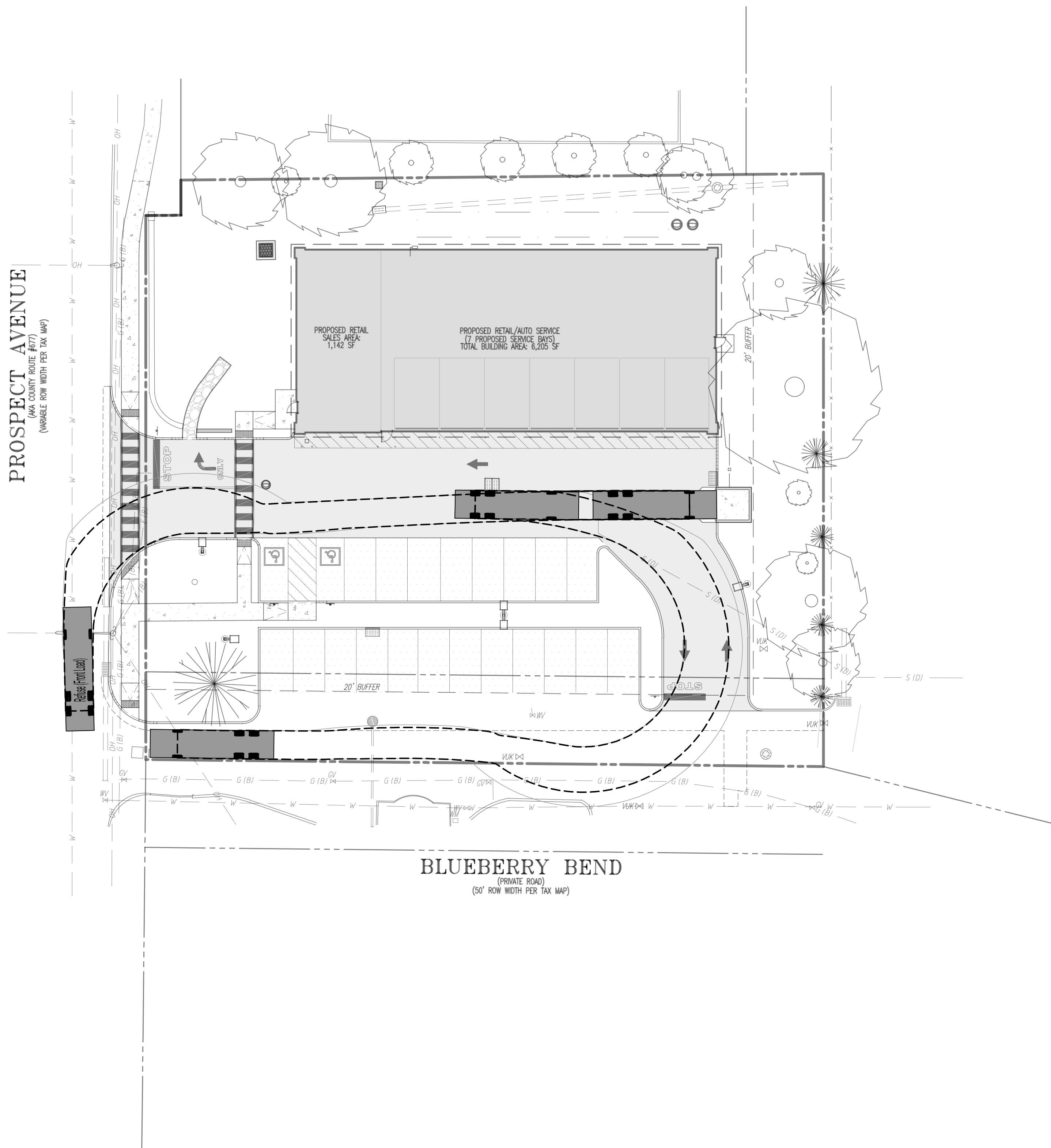
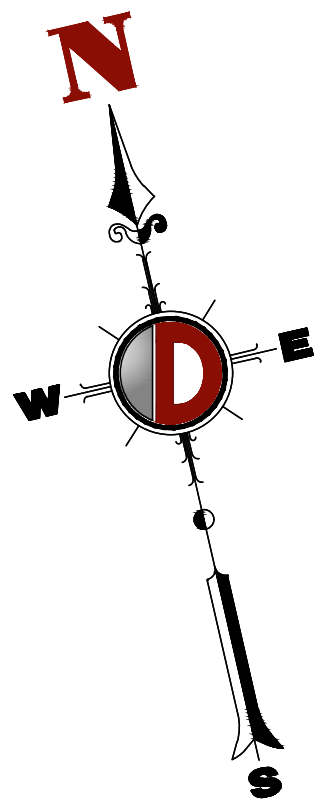
RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

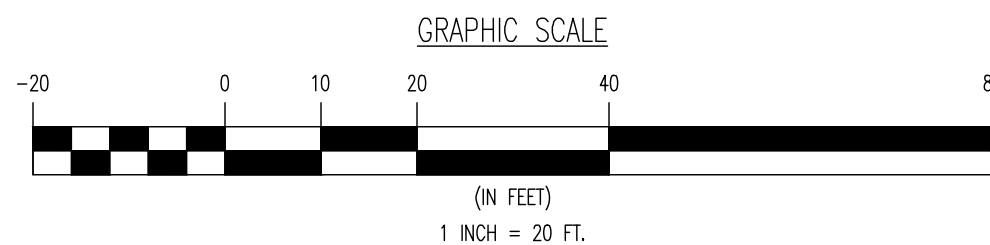
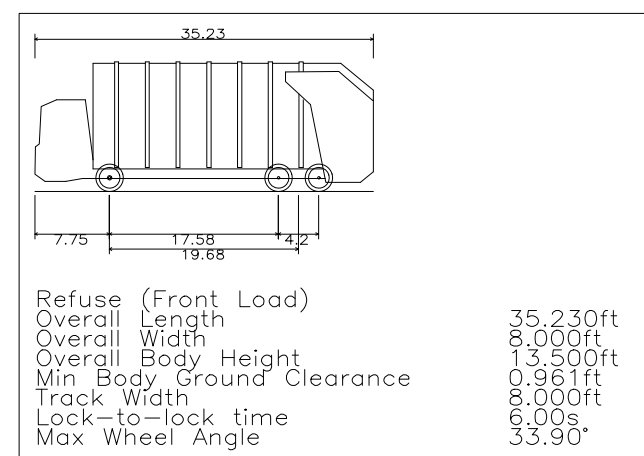
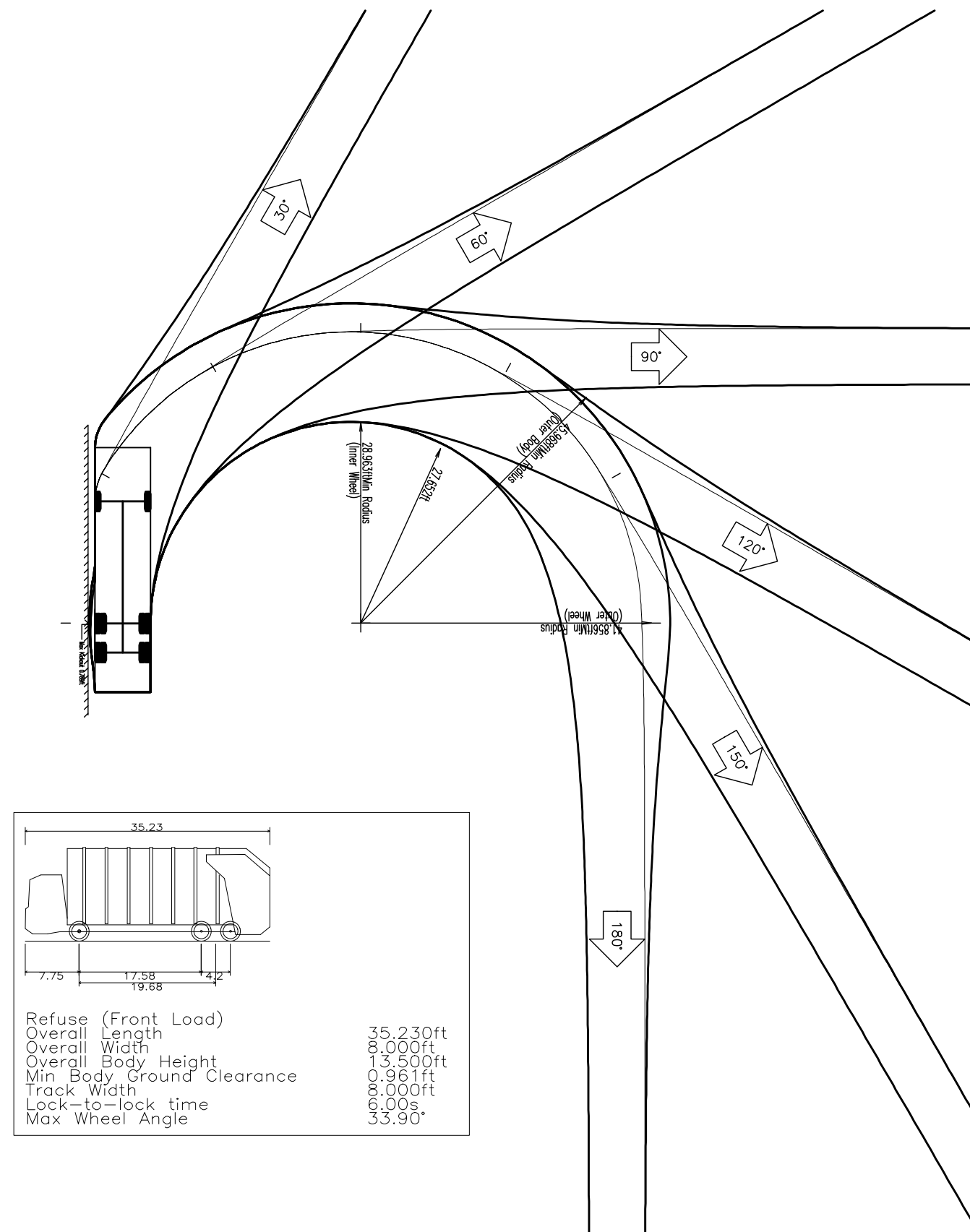
PROTECT YOURSELF
ALL STATES REQUIRE REGISTRATION OF
CONTRACTING FIRMS. IF ANY DESIGN
PREPARED TO OBTAIN THE STATE'S
OFFICE NUMBER, SEE PAGE 305
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

16
OF 19
Rev. # 2

Plotted: 05/05/26 - 1:54 PM, By: uverace, Product Ver: 25.1
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1556 Movie Tire Supply LLC\24-04187 West Orange\Drawg\Site Plans\015562404187SV2.dwg, ---> 17 VEHICLE CIRCULATION (TRASH TRUCK)

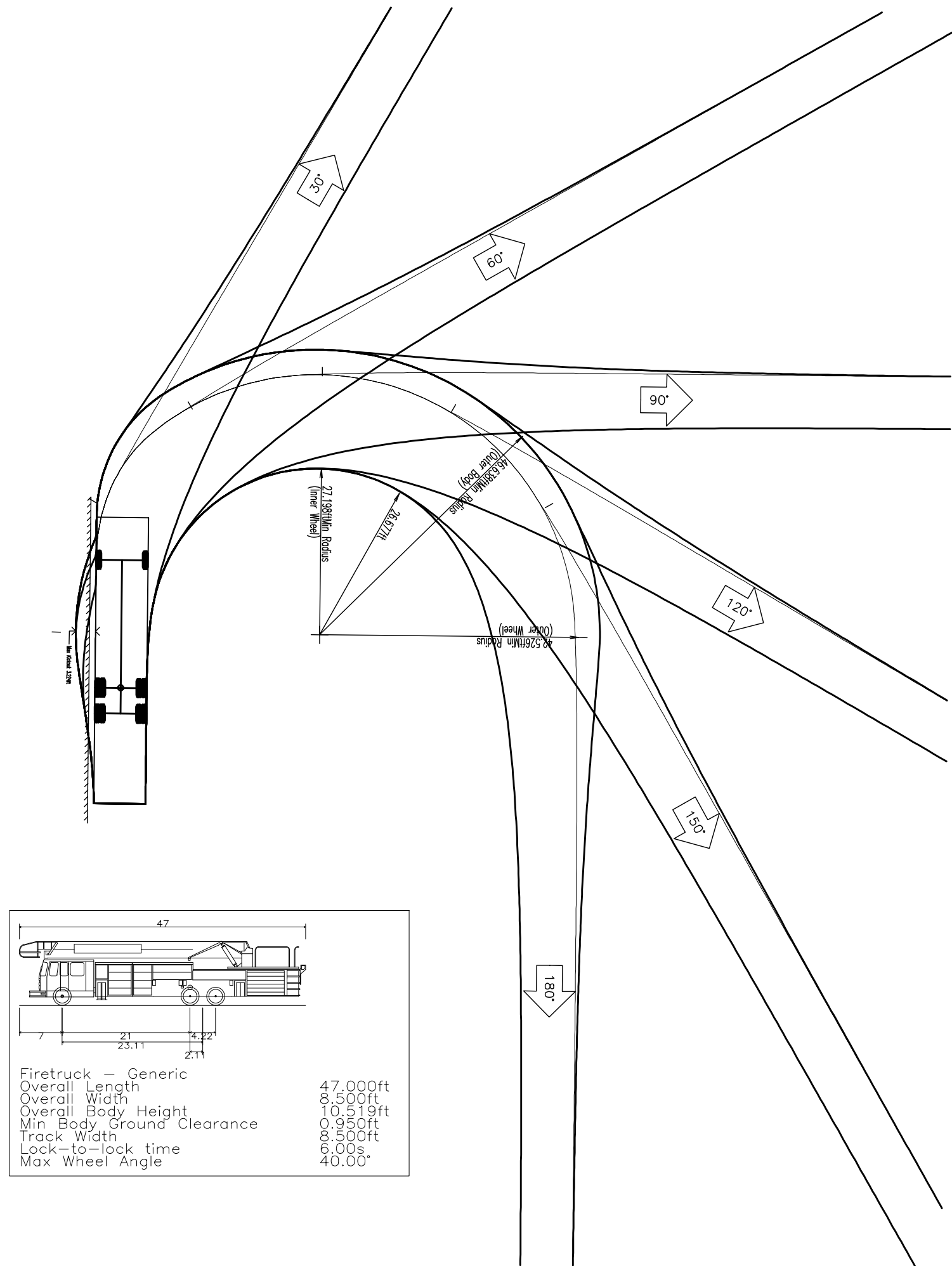
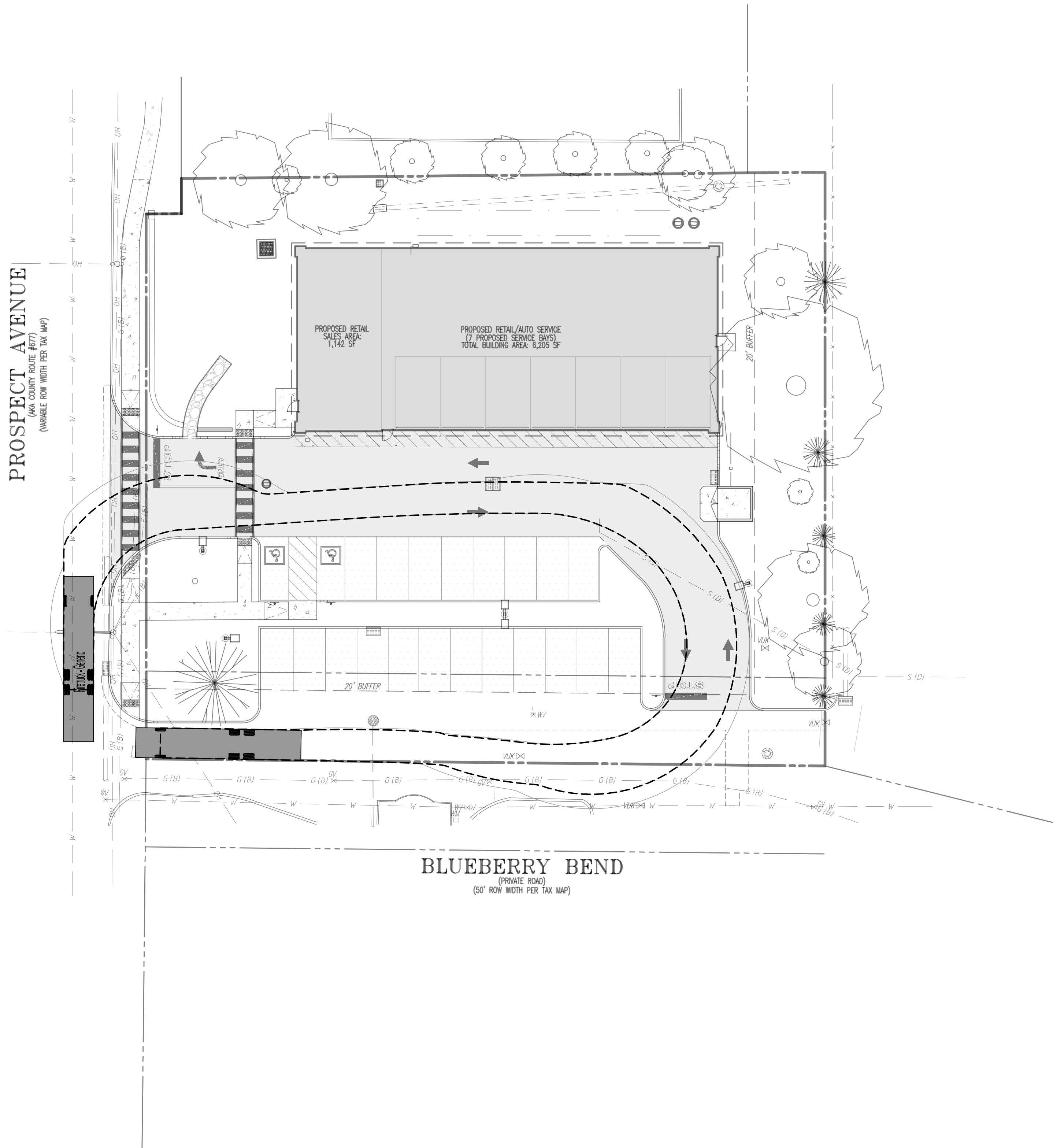
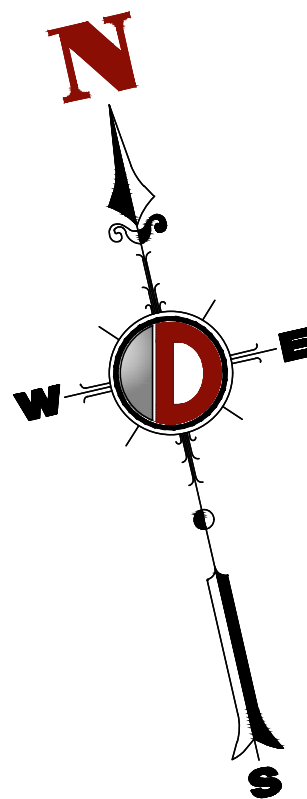


THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY

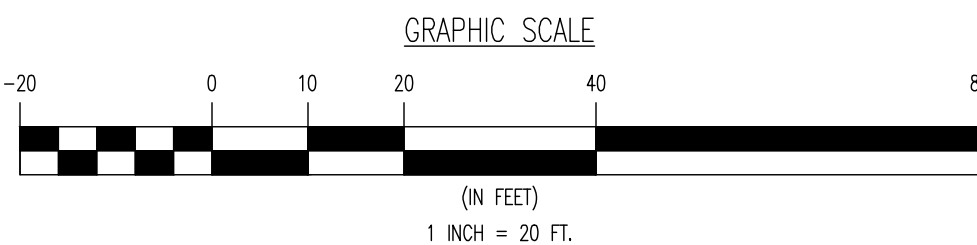


THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING Offices conveniently located throughout the United States: New Jersey Delaware Florida Maryland Pennsylvania Texas 5 Greentree Centre, Suite 406 Marlton, NJ 08053 T: 856.234.2200 F: 732.974.3321 www.dynamiceng.com	
TITLE: VEHICLE CIRCULATION (TRASH TRUCK)	
PROJECT: MAVIS TIRE SUPPLY, LLC PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1956-24-04187 DATE: 07/16/2025 DRAWN BY: AMN DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: -
RODMAN R. RITCHIE <i>RR</i> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, REINFORCING, OR ANY OTHER PREPARED TO LOCATE THE SERVICE OFFICE NUMBER, IN THE STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	
17 OF 19 Rev. # 2	

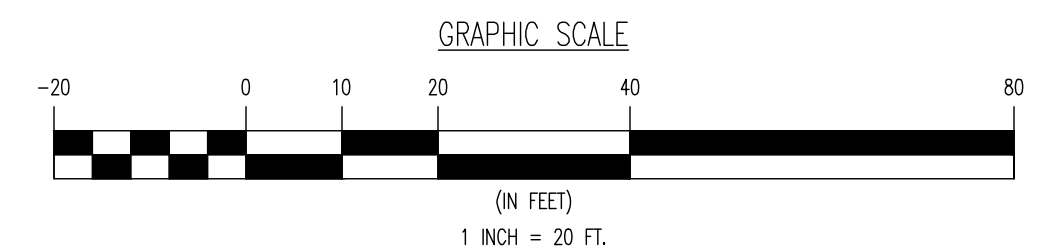
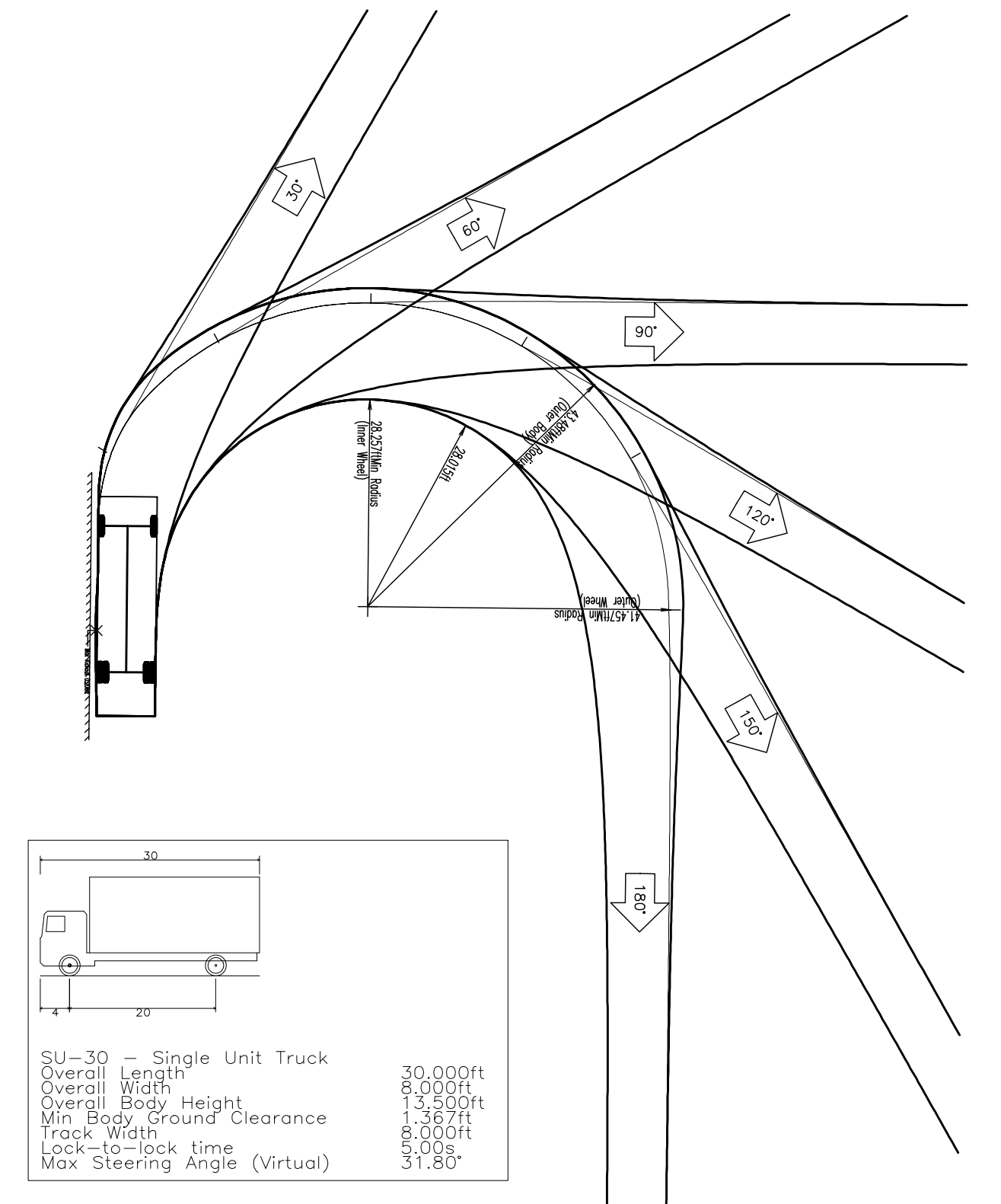


Firetruck - Generic	47.000ft
Overall Length	8.500ft
Overall Width	10.519ft
Overall Body Height	10.950ft
Min. Body Ground Clearance	6.000ft
Track Width	6.000ft
Lock-to-lock time	6.000s
Max Wheel Angle	40.00°



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING Offices conveniently located throughout the United States: New Jersey Delaware Florida Maryland Pennsylvania Texas 5 Greenhorne Centre, Suite 406 Marlton, NJ 08053 T: 856.234.2000 F: 732.974.3321 www.dynamiceng.com	
TITLE: VEHICLE CIRCULATION (FIRE TRUCK)	
PROJECT: MAVIS TIRE SUPPLY, LLC PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1956-24-04187 DATE: 07/16/2025 DRAWN BY: RPK DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: -
RODMAN R. RITCHIE PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, REINFORCE, OR ANY OTHER PREPARED TO SERVICE THE SERVICE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	
SHEET No: 18 OF 19 Rev. # 2	

[illegible]