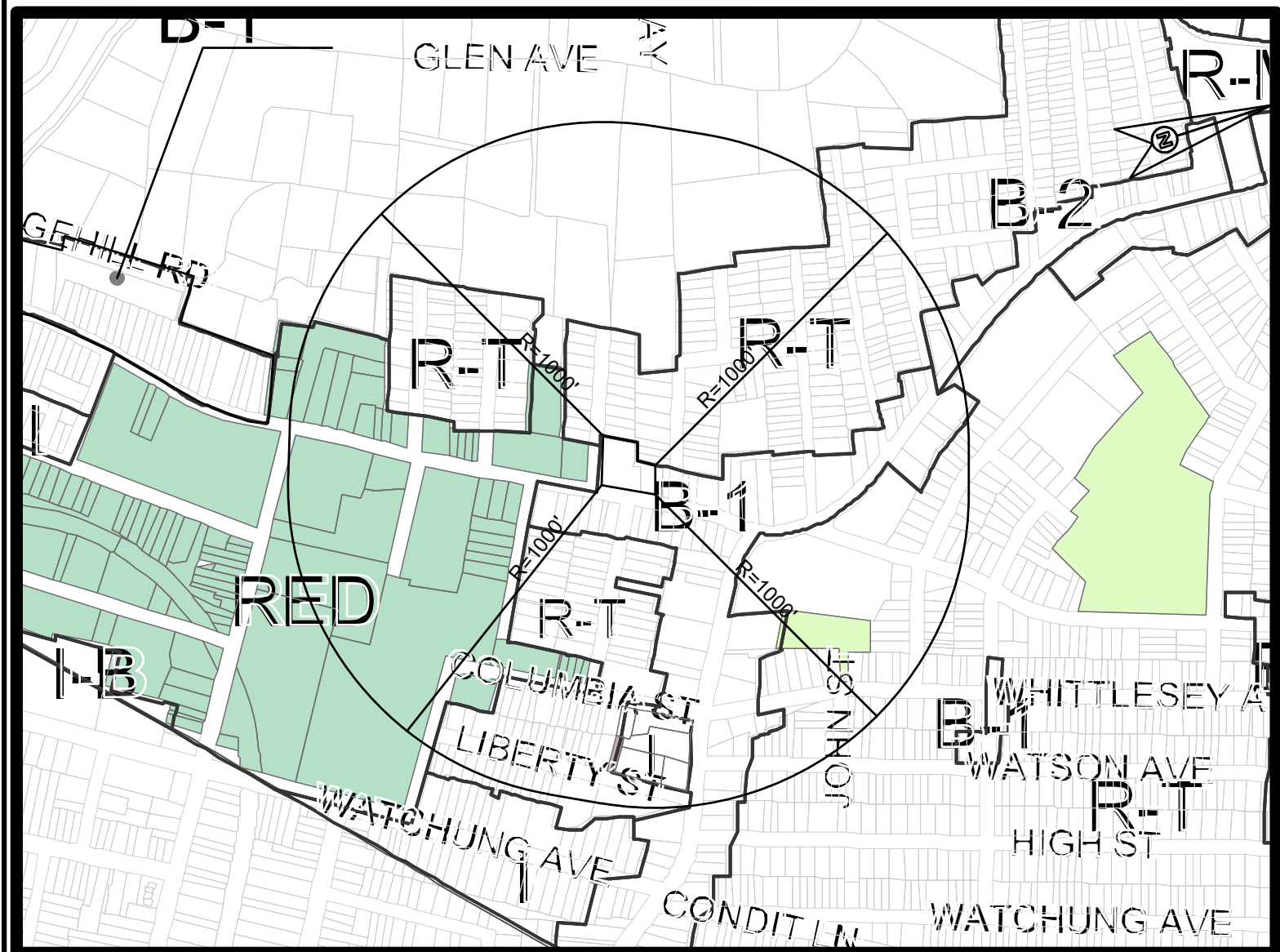


DRAWING LIST		
Sheet Number	SHEET_#	Sheet Title
01	C1.01	COVER SHEET
02	C1.02	SITE PLAN
03	C1.03	DEMOLITION PLAN
04	C1.04	ADA AND DRIVEWAY DETAILS
05	C1.05	TREE REPLACEMENT PLAN
06	C1.06	SHADE TREE DETAILS
07	C1.07	DRAINAGE AND GRADING PLAN
08	C1.08	LANDSCAPING DETAILS
09	C1.09	SOIL EROSION AND SEDIMENT CONTROL
10	C1.10	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
11	C1.11	LIGHTING PLAN
12	C1.12	UTILITY DETAILS
13	C1.13	STOPPING SIGHT DISTANCE
14	C1.14	DRAINAGE DETAILS
15	C1.15	DRAINAGE DETAILS

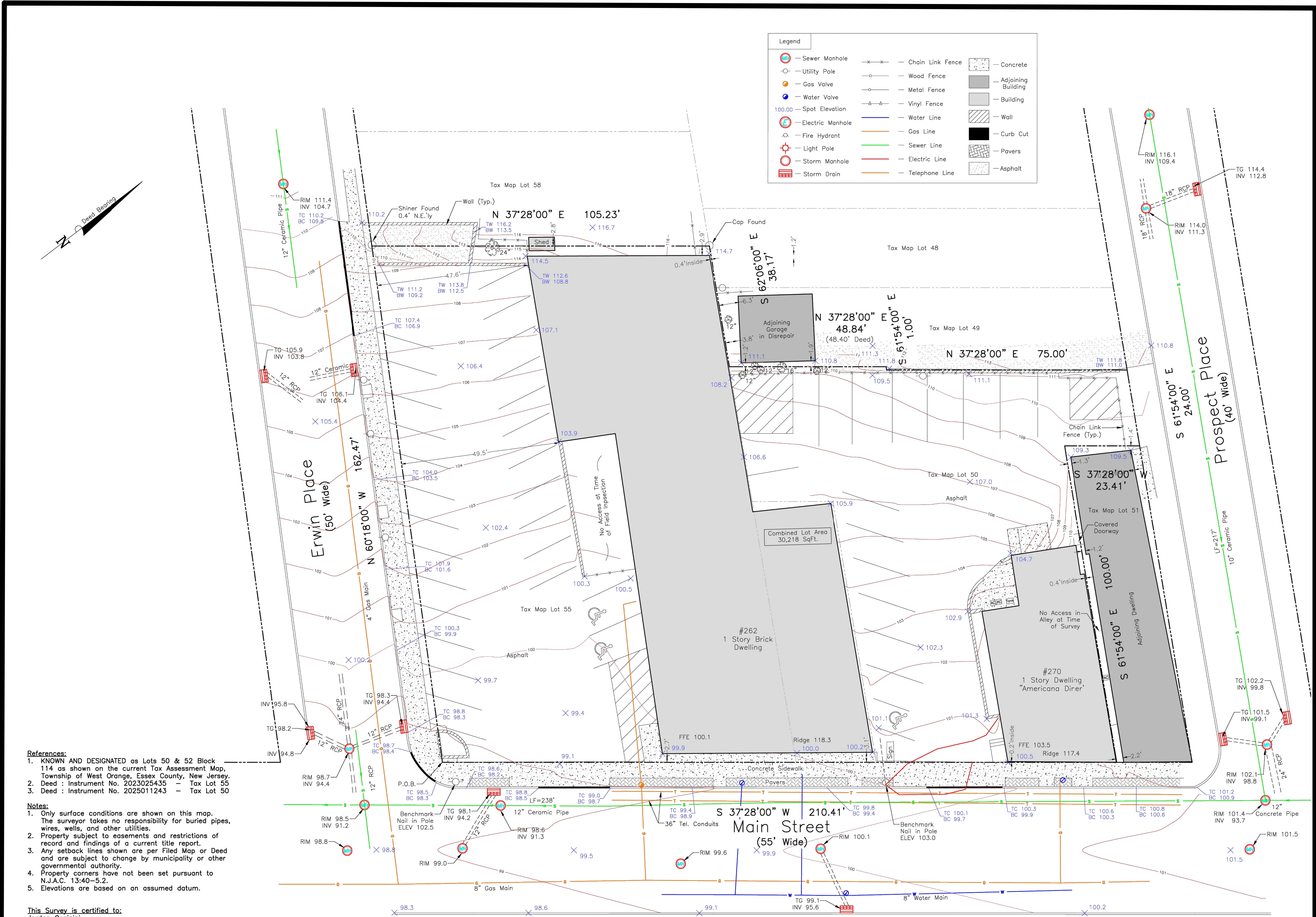
WEST ORANGE B-1 RETAIL BUSINESS ZONE : BULK REQUIREMENTS				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
HEIGHT	2 1/2 STORIES AND NOT EXCEEDING 35 FEET	18.3 FEET	2 STORIES (25')	YES
LOT FRONTAGE/WIDTH (MAIN ST)	NO MINIMUM	65.6 FEET	93.84 FEET	YES
LOT FRONTAGE/WIDTH (ERWIN PL.)	NO MINIMUM	159.6 FEET	145.34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



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



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



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

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

Drawn: JTC
Checked: JTC
Date: AS 03-07-25
Scale: 1" = 20'

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

03 EXISTING SITE SURVEY
C1.01 SCALE: 1"=20'

- GENERAL NOTES:**
- THE FOLLOWING NOTES APPLY TO ALL SHEETS OF THESE DOCUMENTS.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES, SCHEDULE, WORKING HOURS, AND ACCESS TO SITE WITH PROPERTY OWNER.
 - THE CONTRACTOR SHALL COORDINATE ANY STORAGE ON SITE WITH THE PROPERTY OWNER. THE CONTRACTOR SHALL DISPOSE OF ANY PAVEMENT/SUBGRADE REMOVED FOR CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL COMPLY WITH LOCAL CONSTRUCTION STORMWATER DISCHARGE REGULATIONS AND REQUIREMENTS.
 - PRIOR TO EXCAVATION FOR NEW STRUCTURES, ELECTRICAL CONDUIT, FABRICATION OF NEW PIPING AND/OR OTHER PROPOSED UTILITIES, VERIFY ALL EXISTING PIPING AND UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL TEMPORARILY RELOCATE CONFLICTING EXISTING UTILITIES AT TIE-IN CONNECTION LOCATIONS AND REINSTALL AS REQUIRED TO ELIMINATE THE CONFLICT AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL ADEQUATELY PROTECT ALL EXISTING PIPELINES AND STRUCTURES DURING INSTALLATION OF DRY WELL SYSTEM.
 - ALL LOCATIONS, DIMENSIONS, AND ANGLES OF NEW FACILITIES ARE TO BE VERIFIED IN THE FIELD. CONTRACTOR IS ADVISED THAT MINOR ADJUSTMENTS MAY BE REQUIRED TO AVOID POTENTIAL CONFLICTS.
 - ALL EARTHWORK ACTIVITIES SHALL COMPLY WITH THE COUNTY SOIL CONSERVATION DISTRICT'S RULES AND REGULATIONS GOVERNING EROSION CONTROL.
 - THE SITE PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING PIPING. THE CONTRACTOR SHALL LOCATE ALL EXISTING PIPE BY TEST PIT AND/OR TEST TRENCH TO AVOID POSSIBLE CONFLICTS WITH NEW PIPING. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND NJ ONE CALL PRIOR TO CONSTRUCTION; ALL PIPELINES AND CONDUITS SHALL BE MARKED OUT. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
 - DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STATE OF NEW JERSEY CONSTRUCTION SAFETY CODES, HIGH VOLTAGE PROXIMITY ACTS AND OSHA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED APPROVALS FROM AUTHORITIES WITH JURISDICTION OVER PROPOSED WORK.
 - THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY REPRESENTATIVE FOR QUESTIONS OR COORDINATION OF CONSTRUCTION RELATED TO EXISTING UTILITIES.
 - CALL BEFORE YOU DIG, NEW JERSEY ONE CALL: 811
 - PROVIDE SHEETING/SHORING REQUIRED TO PROTECT EXISTING STRUCTURES, PIPES, AND FACILITIES.
 - UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, MAINTAIN A MINIMUM CLEARANCE OF 10 FEET HORIZONTALLY AND 1 FOOT VERTICALLY BETWEEN SANITARY SEWER AND WATER MAIN PIPING, MEASURED FROM THE OUTER BARREL OF EACH PIPE.
 - ALL OPEN TRENCHES SHALL HAVE A SHORING SYSTEM THAT COMPLIES WITH OSHA AND LOCAL REQUIREMENTS.
 - CONTRACTOR SHALL TAKE PRACTICAL PRECAUTIONS TO MINIMIZE IMPACTS TO STREAMS, VEGETATION, AND TREES.
 - CLEAR THE CONSTRUCTION AREA OF NATURAL OBSTRUCTIONS, EXISTING FOUNDATIONS, BUILDINGS, FENCES, WALLS, STUMPS, BRUSH, RUBBISH, BOULDERS, AND ANY ITEM THAT INTERFERES WITH CONSTRUCTIONS OR ARE DESIGNATED FOR REMOVAL.

HUDSON ENGINEERING

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

DATE: 05/26/2026
JORDAN CECININI
NJ PROFESSIONAL ENGINEER, L.C. NO. GES4692

PLANNING BOARD CHAIRMAN
PLANNING BOARD SECRETARY
PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR AN EMBOSSED SEAL ARE NOT VALID

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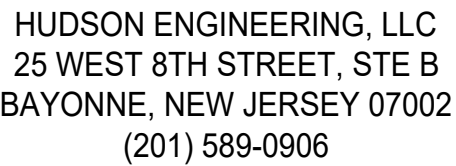
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01	NO	

COVER SHEET

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	SCALE
DATE	SHEET #	C1.01	
05/15/2025	15		
JMA02P003.01	01 of 15		



DATE: 05/26/2026

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968

☒ PLANNING BOARD CHAIRMAN

☒ PLANNING BOARD SECRETARY

X
PLANNING BOARD ENGINEER

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

NEW IDEAS

ALCOHOL

QUESTIONS

<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 15	



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:

- PER THE 2021 NEW JERSEY IBC CHAPTER 11 SECTION 1106.
- 1.1. THE PROVISIONS IN THE I-CODES ARE INTENDED TO MEET OR EXCEED THE REQUIREMENTS IN THE FEDERAL ACCESSIBILITY REQUIREMENT FOUND IN THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- 1.2. SIZE OF PARKING STALLS PER THE 2017 NEW JERSEY ACCESSIBILITY CODE CHAPTER 5 SECTION 502.
- 1.3. PAVEMENT STRIPING SHALL BE THICK POLYURETHANE PLASTIC PAINT.
- 1.4. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS.
2. PER DCA MODEL STATEWIDE MUNICIPAL EV ORDINANCE SECTION E
- 2.1. ALL PARKING SPACES WITH EVSE AND MAKE-READY EQUIPMENT SHALL BE INCLUDED IN THE CALCULATION OF MINIMUM REQUIRED PARKING SPACES.
- 2.2. ALL PARKING 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 ON 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. AREAS:
 - 2.1. RETAIL AREA (FIRST FLOOR): 13,934 SF
 - 2.2. STORAGE AREA (SECOND FLOOR): 4,144 SF
3. TOTAL PARKING REQUIRED: 57 SPOTS.
4. THE MEZZANINE FLOOR IS USED FOR STORAGE PURPOSES ONLY.
5. AREAS:
 - 5.1. RETAIL AREA (FIRST FLOOR): 13,934 SF
 - 5.2. TOTAL PARKING REQUIRED: 43 SPOTS
6. EXISTING PARKING LOT TO BE DEMOLISHED AND REPAVED ACCORDING TO PROVIDED DETAILS.
7. PARKING SHALL BE PAVED WITH OPEN GRADED FRICTION COURSE
8. SEE PAVING SCHEDULE 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 CONNECTION 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 SERVICE TO EXISTING SANITARY MAIN. TEST PIT TO DETERMINE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MAIN PRIOR TO SERVICE CONNECTION CONSTRUCTION. INSTALL NEW SANITARY SERVICE PER MUNICIPAL STANDARDS.
5. PROPOSED UTILITY CONNECTIONS SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL AND PLUMBING (MEP) PLANS PRIOR TO INSTALLATION.
6. ALL CORNER, END AND PITCH SIZES SHALL BE COORDINATED AND CONFIRMED WITH MEP DRAWINGS AND MUNICIPALITY STANDARDS.
7. CONNECTED PVC LINES SHALL BE MINIMUM SDR 35.

REFUSE NOTES:

- 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)

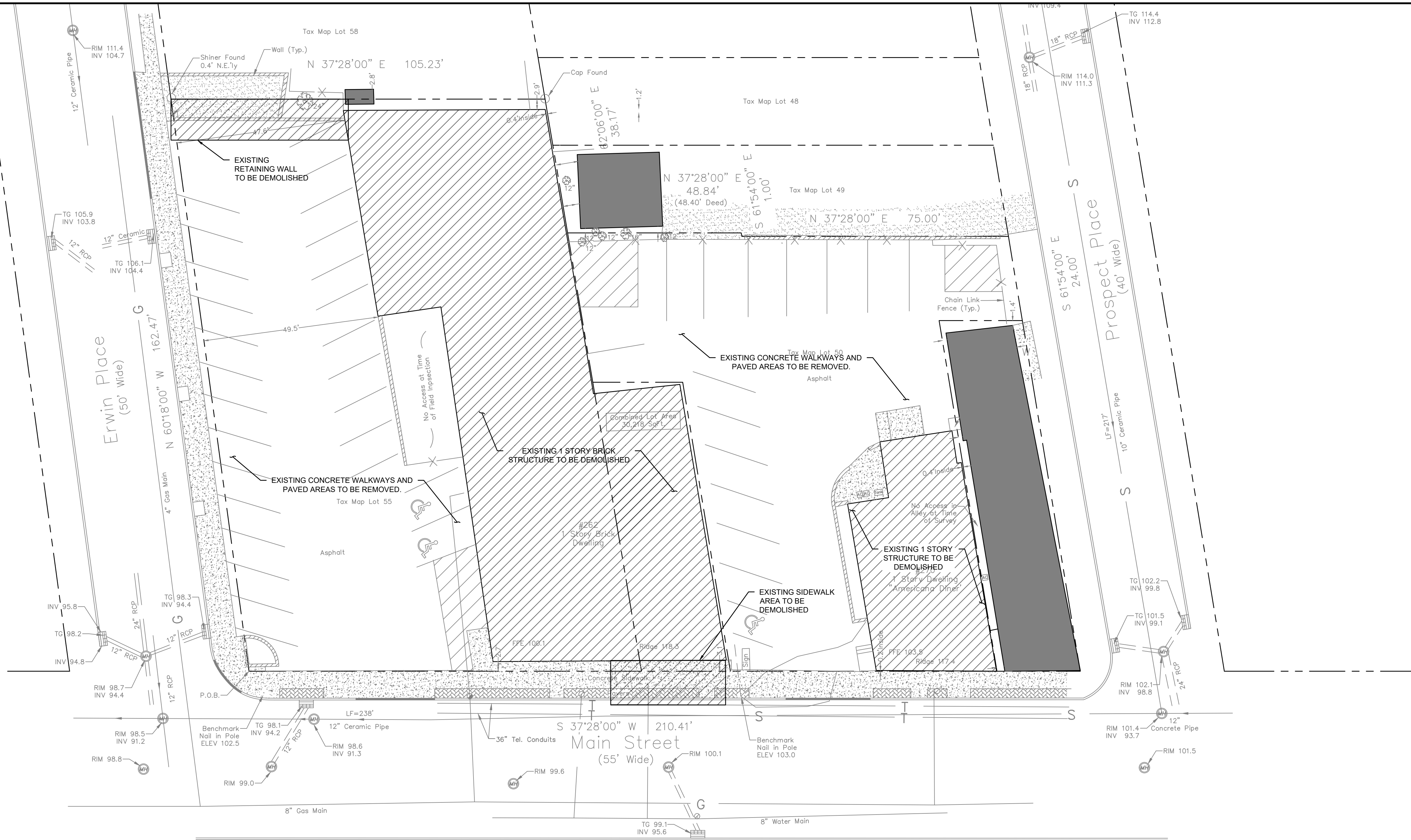
PERIMETER NOTES

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:

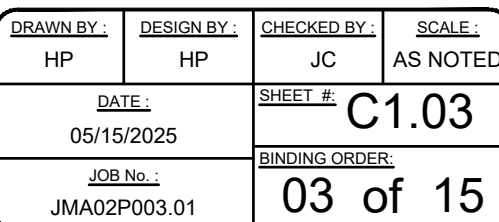
1. ALL PROPOSED TRAFFIC SIGNAGE SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARDS.
2. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PAINT AND CONFORM TO NJDOT STANDARDS.

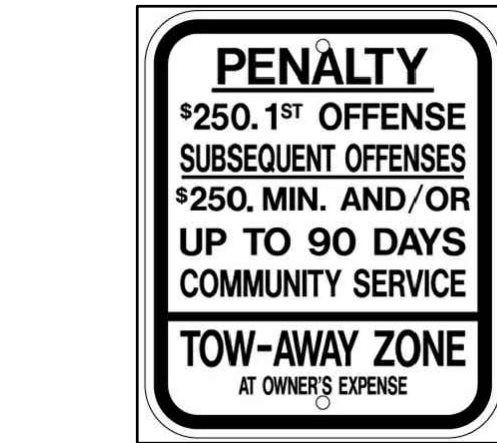




DEMOLITION NOTES

-
- 0' 5' 10' 20' 30' 40' 50' 60'
- SCALE: 1/16" = 1'-0"





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

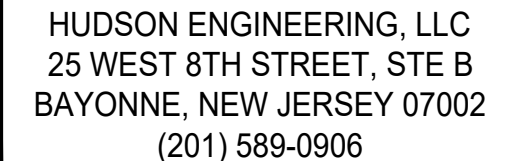
2. TO EXTEND THE HEIGHT OF A SIGN POST, A MAXIMUM OF ONE SPLICE MAY BE MADE AND MUST BE A MINIMUM OF 9 FEET FROM THE GROUNDLINE TO CENTER LINE OF SPLICE.

NOTES:

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

CURB AND SIDEWALK NOTES

1. ALL CURBING AND SIDEWALK SHALL BE CONSTRUCTED OF AIR ENTRAINMENT CLASS B CONCRETE. (N.J.D.O.T. SPECS)
2. A 1/2" PREFORMED EXPANSION JOINT FILLER BITUMINOUS TYPE, CONTAINING 10% A.S.H.T.O. SPECS M-33 IS TO BE INSTALLED BETWEEN THE CURBING AND CONCRETE SIDEWALK AND AT 10' MAX. SPACING (TRANSVERSE AND LONGITUDINAL) IN THE SIDEWALK, RECESSED 1/4" IN FROM TOP OF SIDEWALK
3. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURBING 10'-APART AND SHALL BE FILLED WITH PREFORMED EXPANSION FILLER OF A.A.S.H.T.O. SPECS M-33 FLUSH WITH THE TOP AND FACE OF CURB.
4. COST OF EXPANSION JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALK AND CURBING.
5. SIDEWALK, CURB RAMP AND SIDE RAMPS SHALL HAVE A HAND BROOMED FINAL FINISH.
6. THE NORMAL PAVEMENT EDGE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE CURB RAMP.
7. COST OF ANY DENSE GRADED AGGREGATE NEEDED FOR CURB AND SIDEWALK CONSTRUCTION WILL BE PAID FOR UNDER THE RESPECTIVE CURB OR SIDEWALK ITEMS.
8. CONCRETE CURBS SHALL NOT BE CONSTRUCTED FROM NOVEMBER 1 TO MARCH 15 UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
9. IMMEDIATELY AFTER THE CONCRETE HAS BEEN FINISHED, THE CONTRACTOR SHALL APPLY A COMPLETE UNIFORM COAT OF CURING COMPOUND AT A RATE OF NOT LESS THAN ONE (1) GALLON PER 200 SQUARE FEET.
10. DETECTABLE WARNING SURFACE SHALL BE "ARMOR-TILE" TAC TILE SYSTEMS AS MANUFACTURED BY ENGINEERED PLASTICS INC., 300 INTERNATIONAL DRIVE, SUITE 100, WILLIAMSVILLE, NEW YORK, TELEPHONE NO. 1-800-882-2525 OR APPROVED EQUIV. THE PRODUCT SELECTED SHALL BE 1/4" MAX. AM OF 24" SQUARE, BRICK RED COLOR. DETECTABLE WARNING SURFACE SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. THE TILES SHALL BE PLACED ON CURB RAMPS AND OTHER LOCATIONS DESIGNATED IN THE PLANS, IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS ACCORDING TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) REQUIREMENTS AND ALL APPLICABLE NEW JERSEY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
11. ALL TRAFFIC STRIPES AND MARKINGS SHALL BE LONG- LIFE THERMOPLASTIC IN ACCORDANCE WITH SECTION 600 OF TRAFFIC STRIPES AND MARKINGS OF THE NJDOT STANDARD SPECIFICATIONS, AND MEET NEW JERSEY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.



DATE: 05/26/2026

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54963

~~X~~
PLANNING BOARD CHAIRMAN

☒ PLANNING BOARD SECRETARY

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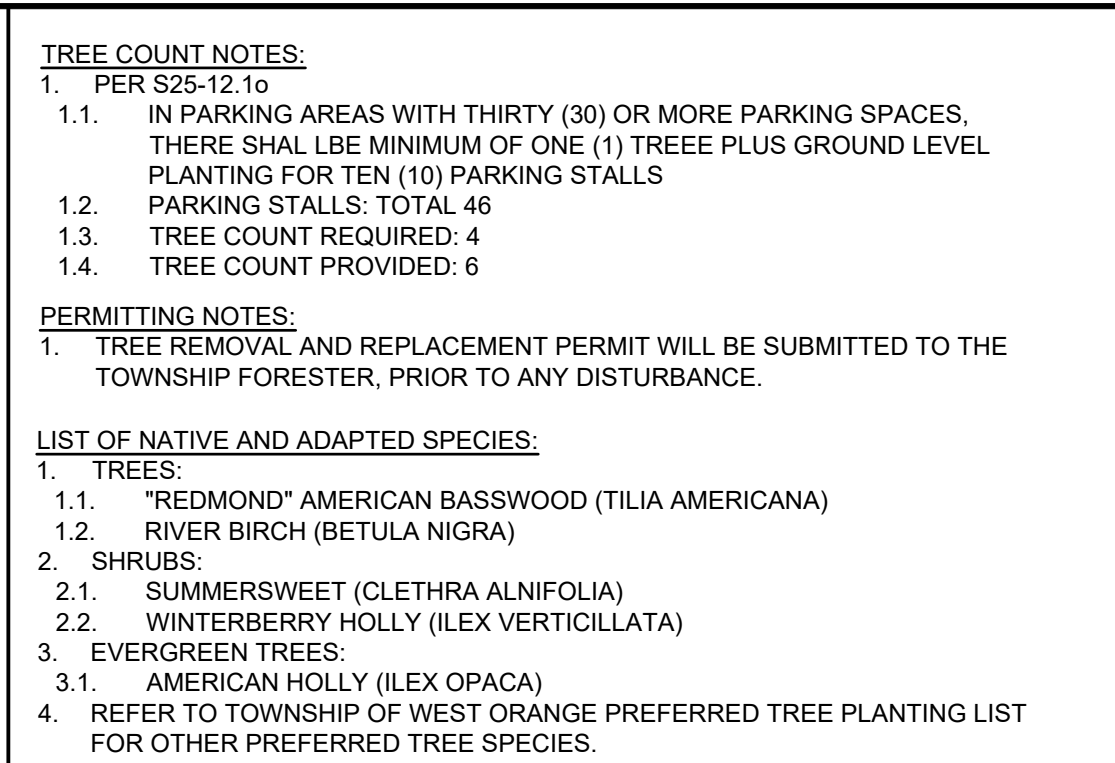
ADA AND DRIVEWAY DETAILS

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

NEW JERSEY

ESSEX

<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> C1.04	
<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 04 of 15	



TREE PLANTING SCHEDULE			
MARK	SPECIES	COUNT	INSTALL SIZE
T1	AMERICAN HOLLY	2	2.5"-3.5" CALIPER
T2	REDMOND AMERICAN BASSWOOD	8	2.5"-3.5" CALIPER
T3	RIVER BIRCH	7	2.5"-3.5" CALIPER
	TOTAL	17	

1. TREE PITS ARE NOT PROPOSED ALONG PROSPECT STREET. THERE IS NO APPLICABLE AREA FOR TREE PITS ALONG THE PROPERTY LINE THAT WILL NOT IMPEDE ACCESS TO THE SITE.

2. TREE PITS SHALL BE INSTALLED MINIMUM TWO (2) FEET WIDE BY FOUR (4) FEET LONG. REFER TO SHADE TREE DETAILS.

TREE SPACING REQUIREMENTS

1. DO NOT PLANT DIRECTLY IN FRONT OF BUILDING ENTRANCES IN ORDER TO PERMIT EASY ACCESS BY THE FIRE DEPARTMENT AND OTHER EMERGENCY SERVICES. A TREE MAY BE PLACED IN FRONT OF AN ENTRANCE IF THE SIDEWALK IS AT LEAST 15 FEET FROM THAT POINT OR THE DISTANCE FROM THE ENTRANCE TO THE TREE IS AT LEAST 15 FEET
2. THE MINIMUM WIDTH OF SIDEWALKS FREE OF IMPEDIMENTS IS 3' TO MAINTAIN ADA COMPLIANCE. NO TREE PIT WILL BE PLACED THAT WILL IMPED UPON THE REQUIRED 3' PASSAGEWAY ON SIDEWALKS
3. DO NOT PLANT TREES ALONG THE STREET OR NEAR BUS STOPS. TREES MAY BE OFFSET FROM THE CURB TEN FEET ALONG A BUS STOP
4. MINIMUM HORIZONTAL DISTANCE FROM WATER MAIN TO TREE TRUNK IS 6 FEET
5. MINIMUM DISTANCE BETWEEN TREES (TRUNK TO TRUNK) SHALL BE 20 FEET TO 30 FEET, DEPENDING UPON THE TREE SPECIES AND OTHER LOCAL CONDITIONS
6. MINIMUM DISTANCE FROM A STREETLIGHT OR UTILITY POLE TO THE TREE TRUNK IS AT LEAST 15 FEET
7. MINIMUM DISTANCE FROM TRAFFIC SIGNS TO THE TREE TRUNK IS 25 FEET AND SHALL NOT INTERFERE WITH VISIBILITY OF SAID SIGN WHEN TREE IS LEAFED OUT
8. SUGGESTED DISTANCE FROM A PARKING TIER TO TREE TRUNK SHALL BE NO MORE THAN 5 FEET, TO ALLOW FOR THE SWING OF CAR DOORS
9. MINIMUM DISTANCE FROM A GAS OR WATER VALVE TO THE EDGE OF THE TREE PIT IS AT LEAST 2 FEET
10. MINIMUM DISTANCE FROM AN OIL FILL PIPE TO THE EDGE OF THE PIT IS 4 FEET IF ACTIVE. IF NON-ACTIVE, IT MAY BE LOCATED ANYWHERE OUTSIDE THE PIT
11. MINIMUM DISTANCE FROM A FIRE HYDRANT TO THE TRUNK IS AT LEAST 5 FEET
12. MINIMUM DISTANCE FROM A CURB OR SIDEWALK TO THE EDGE OF THE PIT IS 1 FOOT AND TO THE TREE TRUNK TO FLUSH CURB IS 5 FEET
13. MINIMUM DISTANCE FROM THE CORNER OF A STREET INTERSECTION TO THE TREE TRUNK IS 30 FEET
14. MINIMUM DISTANCE FROM THE EDGE OF THE PIT TO ANY OPPOSITE OBSTRUCTION (CURB, SIDEWALK, RAILING, PROPERTY LINE ETC.) IS FROM 4 TO 6 FEET, DEPENDING UPON LOCAL CONDITIONS AND THE AMOUNT OF SIDEWALK TRAFFIC
15. ALL TREE PITS MUST BE CONTIGUOUS TO THE STREET CURB

LANDSCAPE MAINTENANCE NOTES

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

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

GENERAL PLANTING NOTES

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

19. ALL NEWLY INSTALLED LANDSCAPING SHALL BE SET PLUMB IN THE PLANTING PIT AND BACKFILLED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES. IN PLANTING BEDS BACKFILL SHALL CONSIST OF THREE (3) PARTS NATIVE TOP SOIL, THREE (3) PARTS SCREENED TOP SOIL AND THREE (3) PARTS PEAT. A MOISTURE ABSORBENT POLYMER SHALL BE INCLUDED IN THE AMENDED BACKFILL ON WELL AND NON-RECESSIVE DRAINAGE LINES AND ON EARTHEN BERMS TO ENSURE SOIL MOISTURE AVAILABILITY. ALL LANDSCAPE BEDS SHALL BE UNDERLAINED WITH ONE (1) SUITABLE WATER PERMEABLE WEED FABRIC AND SHALL RECEIVE A MINIMUM THREE (3) INCH APPLICATION OF SHREDDED HARD WOOD MULCH OR OTHER ACCEPTABLE MATERIAL. UNTREATED WOOD SHIPS SHALL NOT BE USED. PLANT MATERIAL ARRANGED IN GROUPINGS SHALL BE CONTAINED IN ONE (1) CONTINUOUS MULCHED BED TO REDUCE POSSIBLE PLANT DAMAGE CAUSED BY MAINTENANCE EQUIP. THE LANDSCAPE BED SHALL EXTEND TO THE BRANCH LIMITS OF THE NEWLY INSTALLED PLANTINGS.
20. PLANT MATERIAL CONSIDERED TO BE A FALL DIG HAZARD SHALL NOT BE DUG BETWEEN OCTOBER 1ST AND DECEMBER 1ST. FALL DIG HAZARD PLANTS MAY BE PLANTED DURING THIS TIME FRAME, PROVIDED THEY HAVE BEEN DUG PRIOR TO OCTOBER 1ST, OR ARE CONTAINER GROWN.
21. THE CLASSIFICATION OF A SPECIES AS A FALL DIG HAZARD SHALL NOT BE CONSIDERED A SUFFICIENT OR ACCEPTABLE REASON FOR SUBSTITUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE PROCUREMENT OF PLANT MATERIAL AS REQUIRED TO MEET THE CONSTRUCTION SCHEDULE, AND FOR ENSURING THE SURVIVAL AND CONTINUED HEALTH OF THE PLANT MATERIAL, ONCE IT IS DELIVERED.
22. THE CONTRACTOR SHALL WATER THROUGHOUT THE 2 YEAR PERIOD, AT LEAST 20 GALLONS AT APPROXIMATELY TWO WEEK INTERVALS FROM MAY 15 TO OCTOBER 31. CONTRACTOR ANY NEED TO INCREASE OR REDUCE THE FREQUENCY OF WATERING BASED ON WEATHER CONDITIONS, RESULTING SOIL WATER CONTENT OR OTHER FACTORS.
23. EXISTING TREES TO REMAIN MAY BE PRUNED TO ACCOMMODATE CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN TO AVOID NEGATIVELY IMPACTING THE HEALTH OR STRUCTURAL INTEGRITY OF THE TREE. PRUNING SHALL BE DONE UNDER THE DIRECTION OF A CERTIFIED NEW JERSEY TREE EXPERT.
24. NO SOIL DISTURBANCE SHALL OCCUR OUTSIDE THE LIMIT OF DISTURBANCE.
25. SHADE TREES SHALL BE LIMED UP TO A HEIGHT OF 5'-0".
26. ALL LANDSCAPING AREAS SHALL BE APPROPRIATELY PLANTED AND MAINTAINED WITH ANY DAMAGED, DISEASED OR DEAD MATERIAL REPLACED, ON AN ON-GOING BASIS.

0' 5' 10' 20' 30' 40' 50' 60'

SCALE: 1/16" = 1'-0"

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DATE: 05/26/2026

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54965

☒ PLANNING BOARD CHAIRMAN

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PLANNING BOARD SECRETARY

☒ PLANNING BOARD ENGINEER

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TREE REPLACEMENT PLAN

JORGE MASTROPIETRO ARCHITECTS

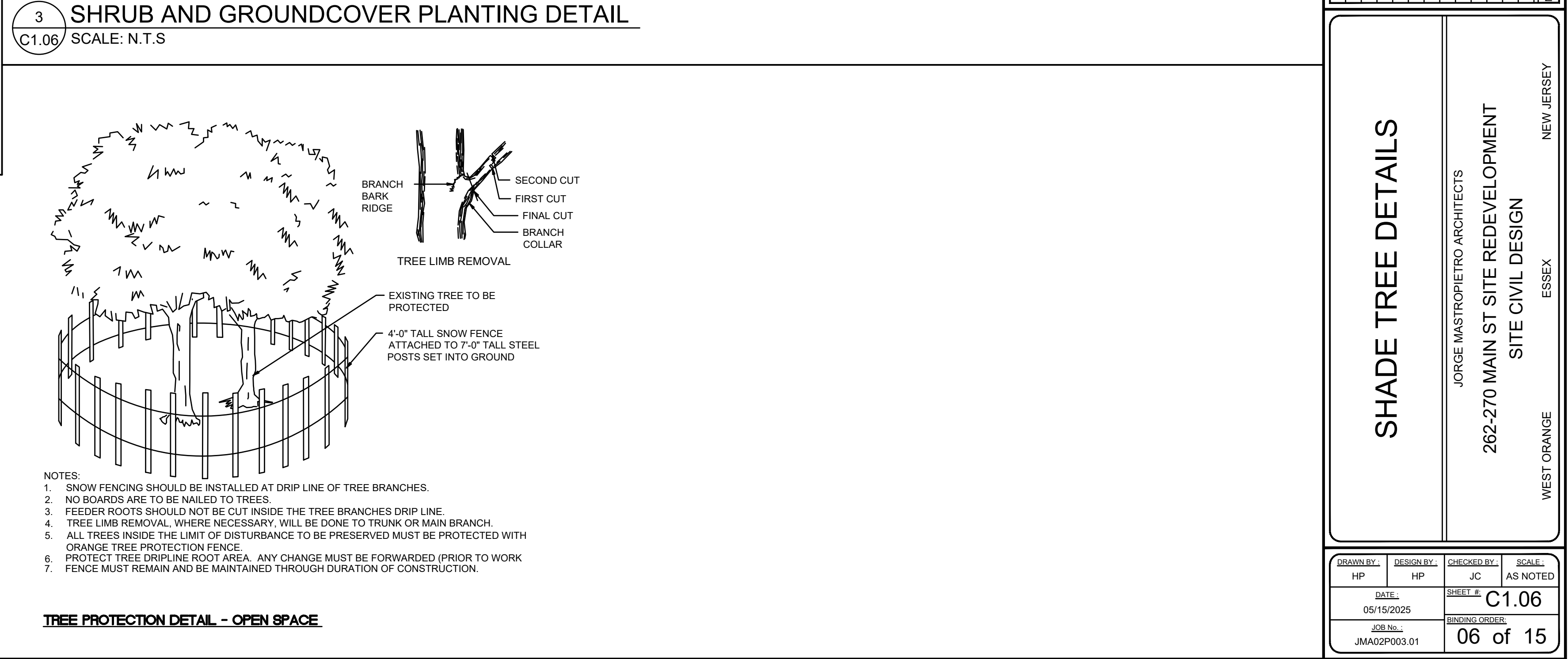
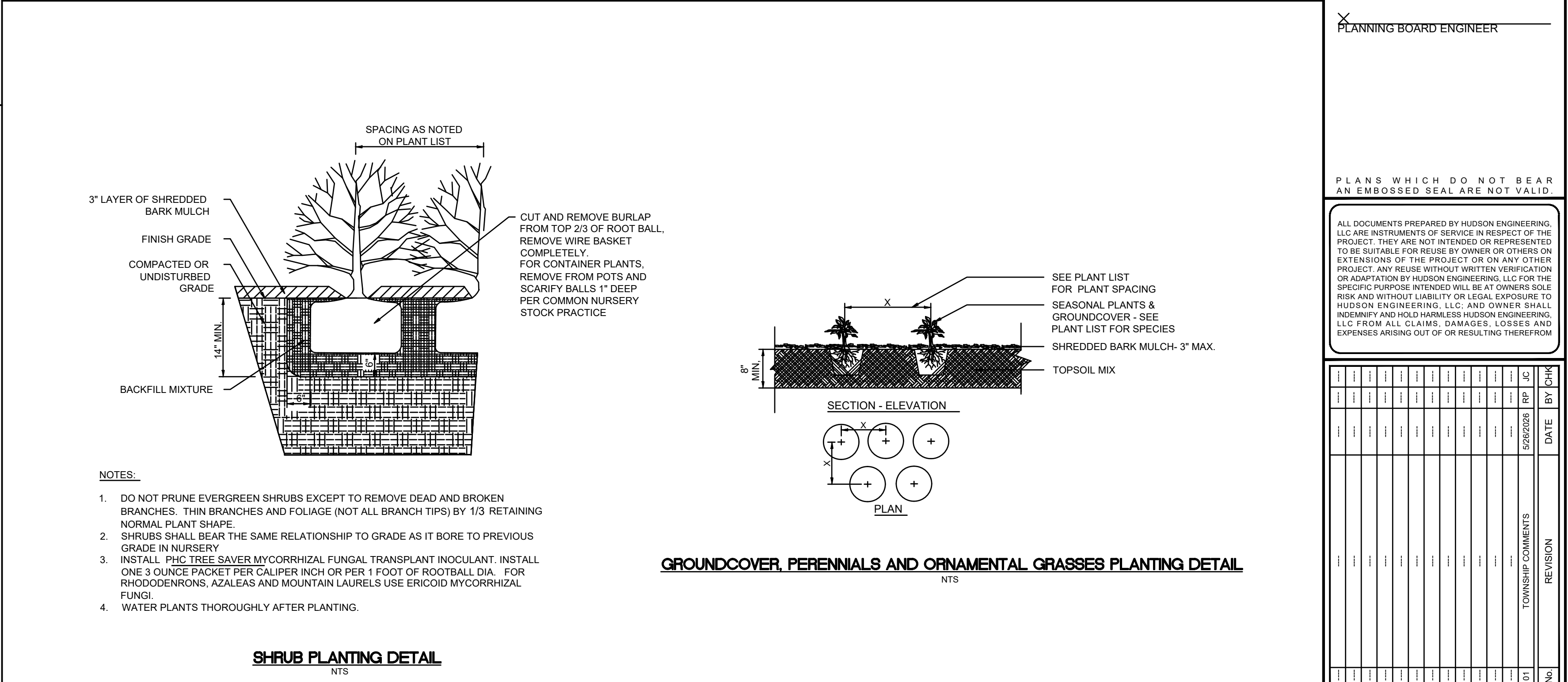
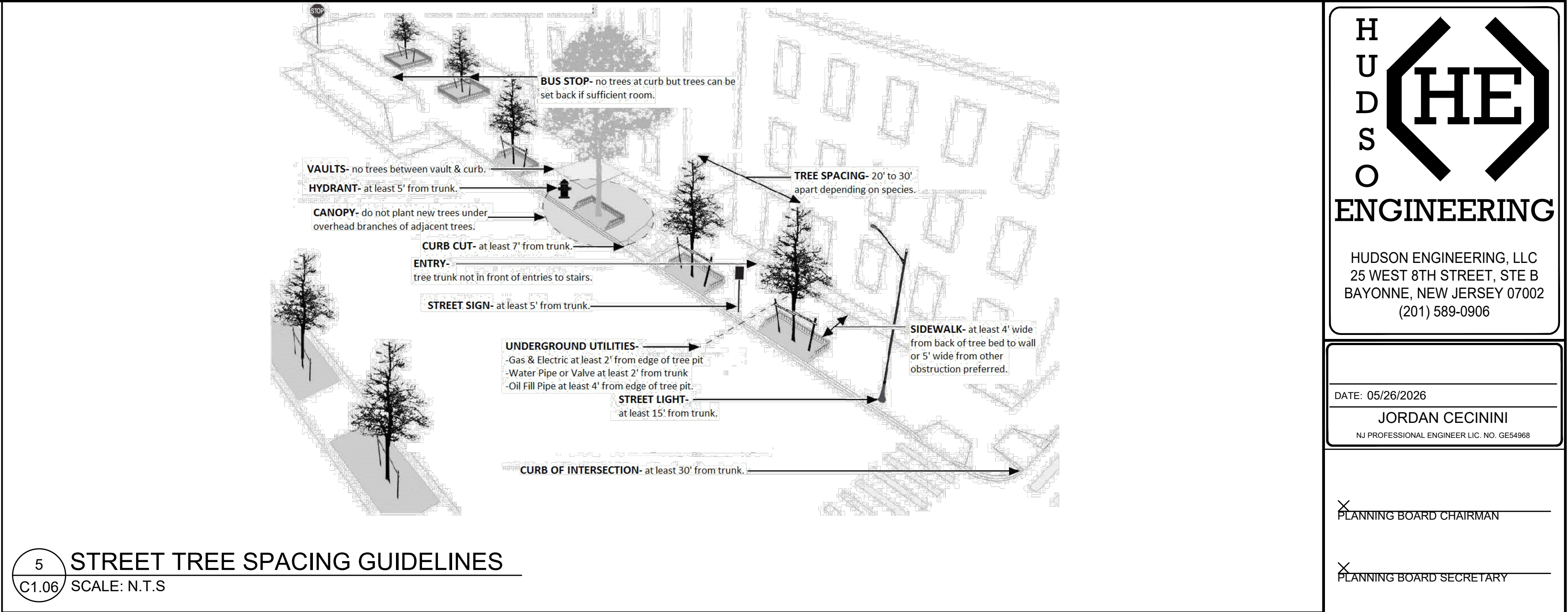
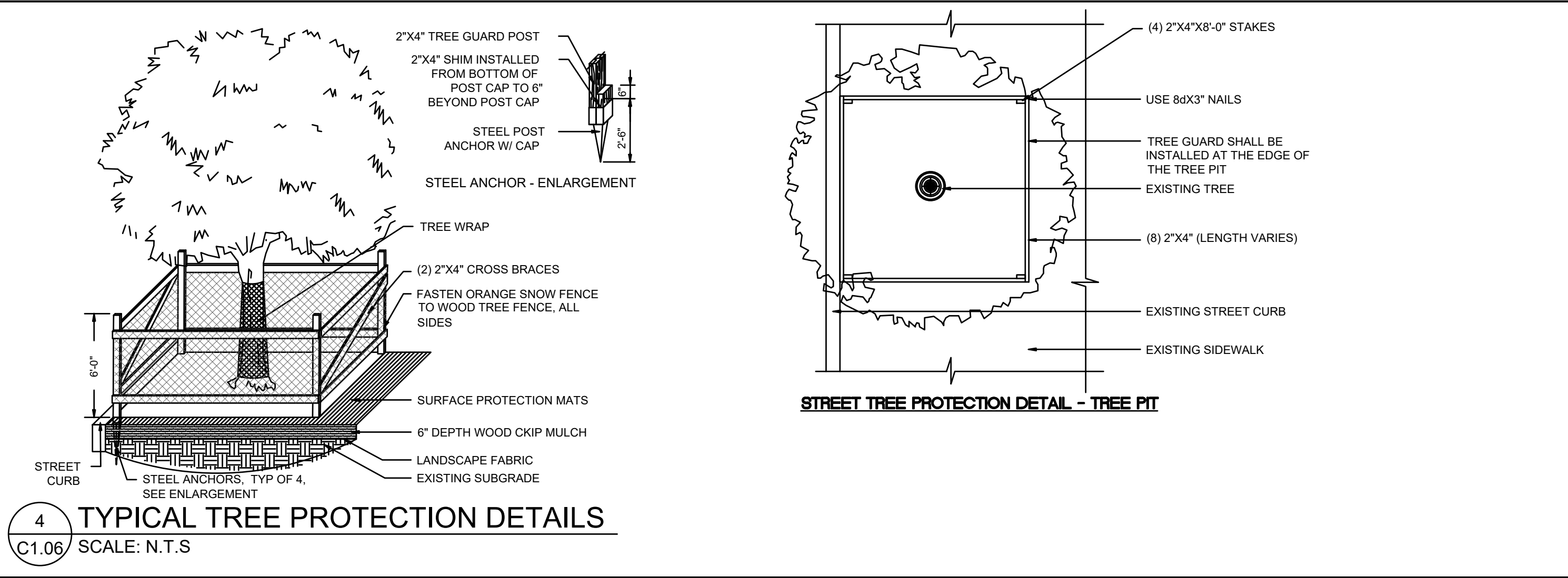
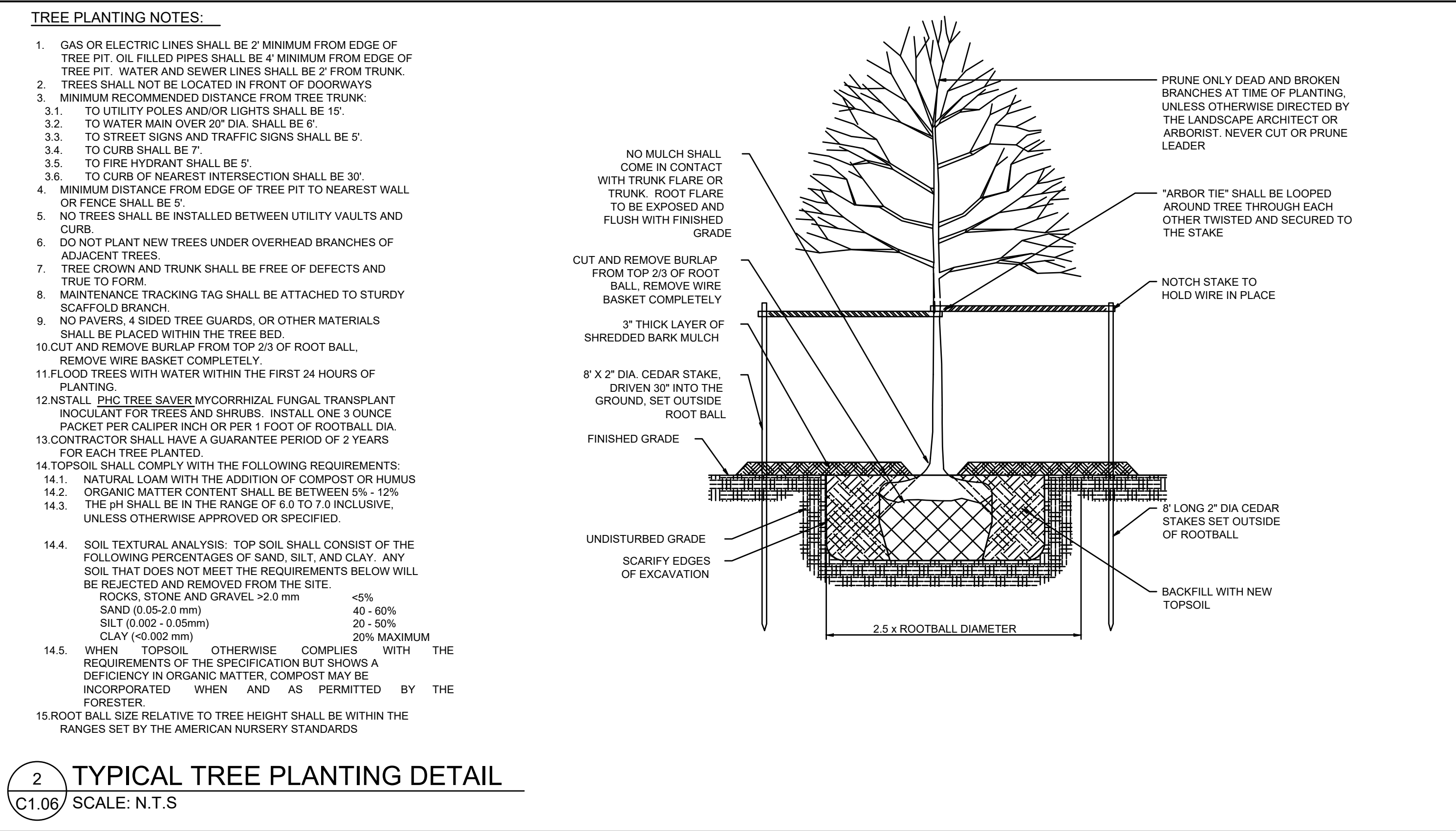
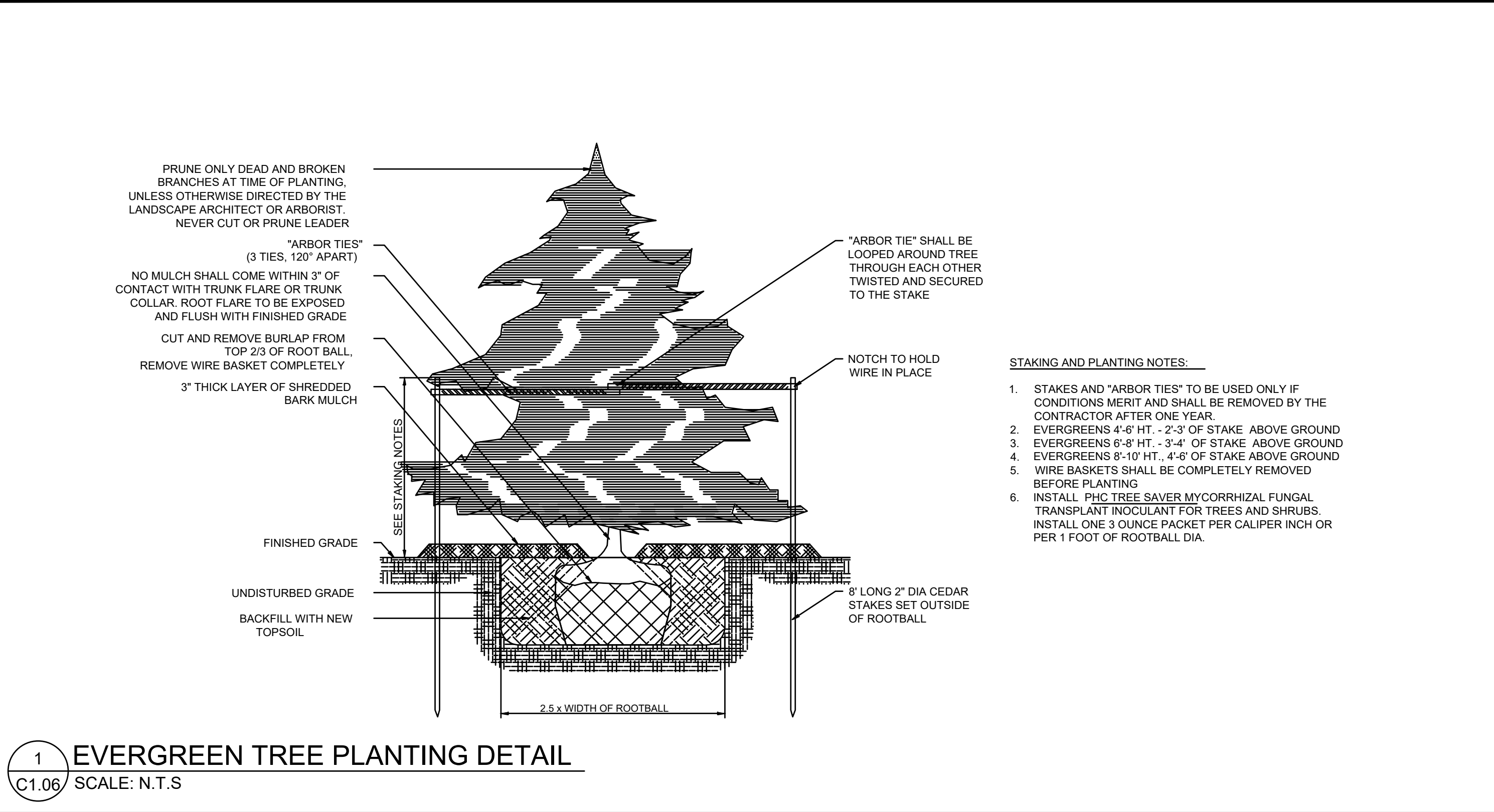
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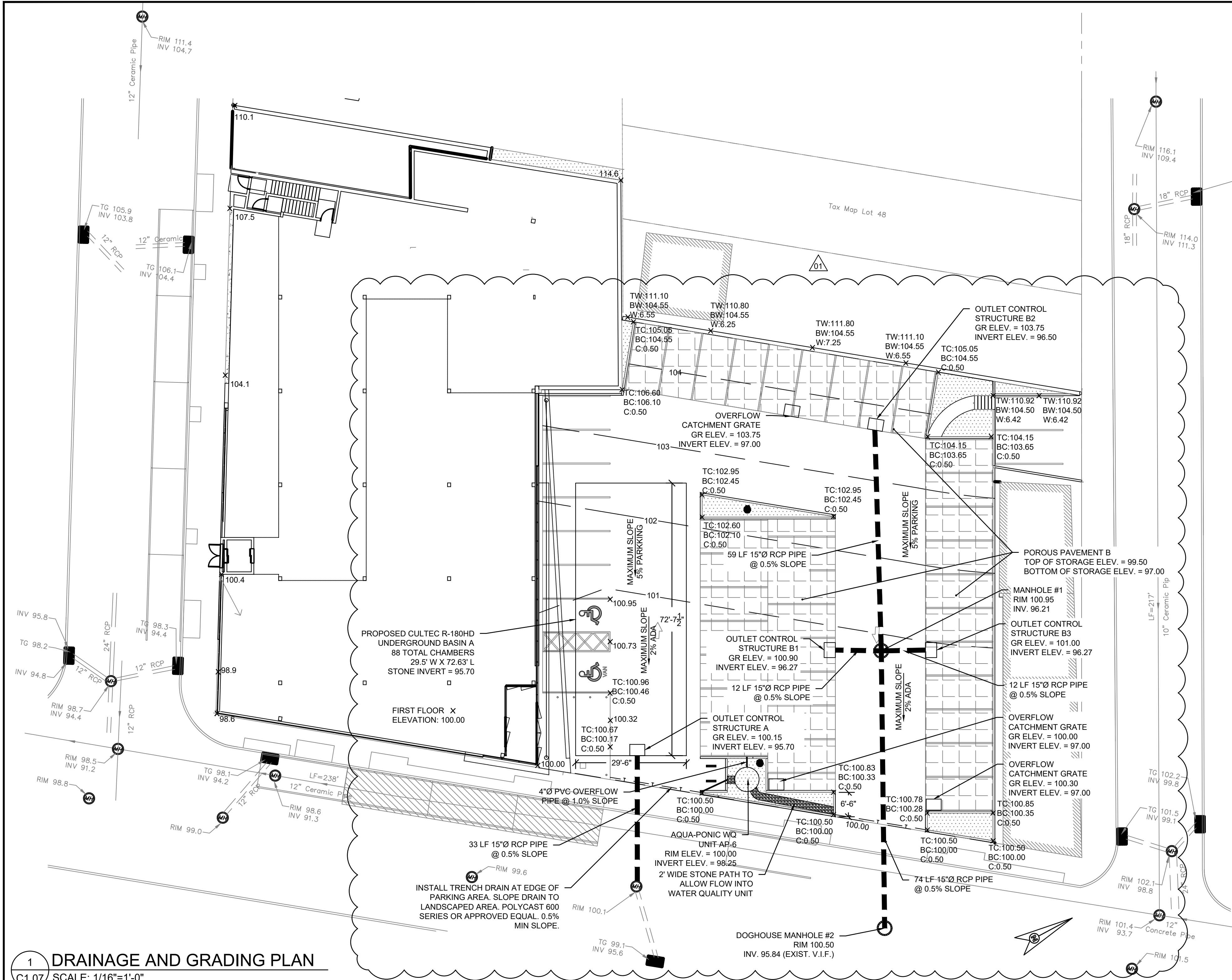
NEW JERSEY

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> C1.05	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 05 of 15	



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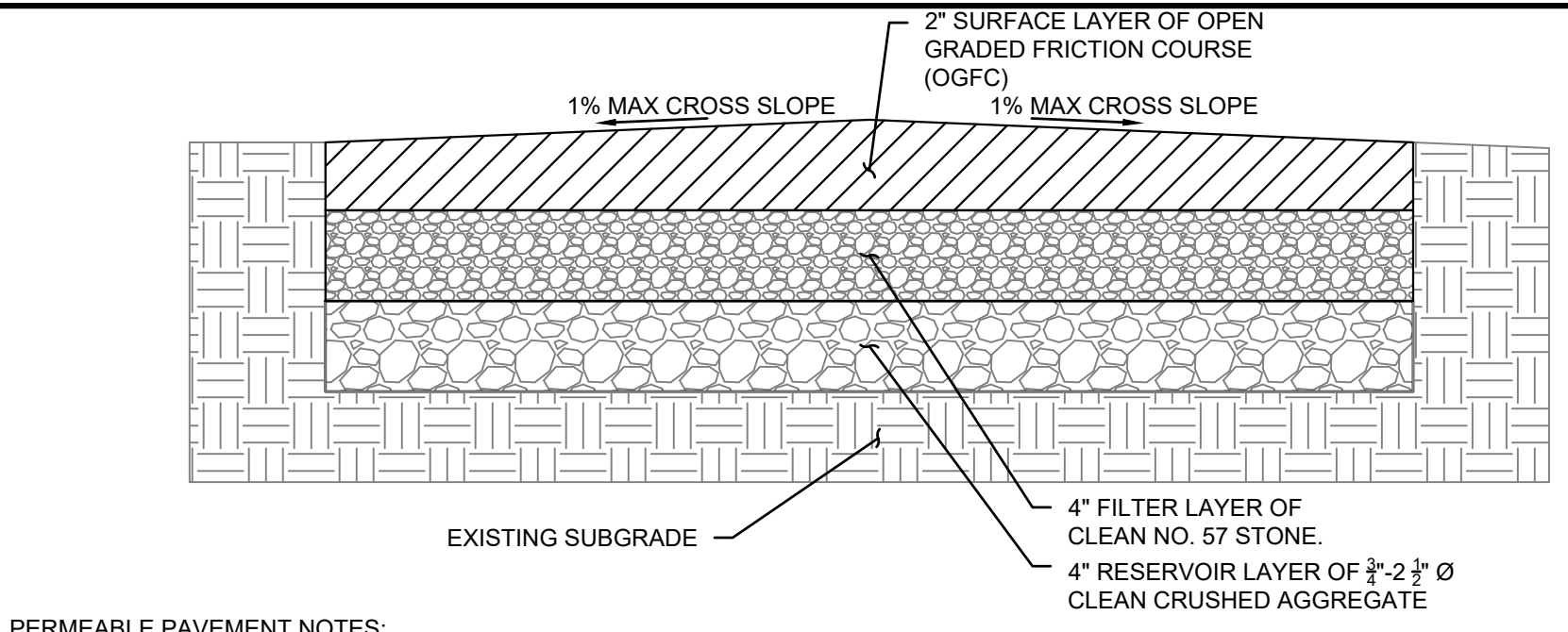


1 DRAINAGE AND GRADING PLAN
C1.07 SCALE: 1/16"=1'-0"

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

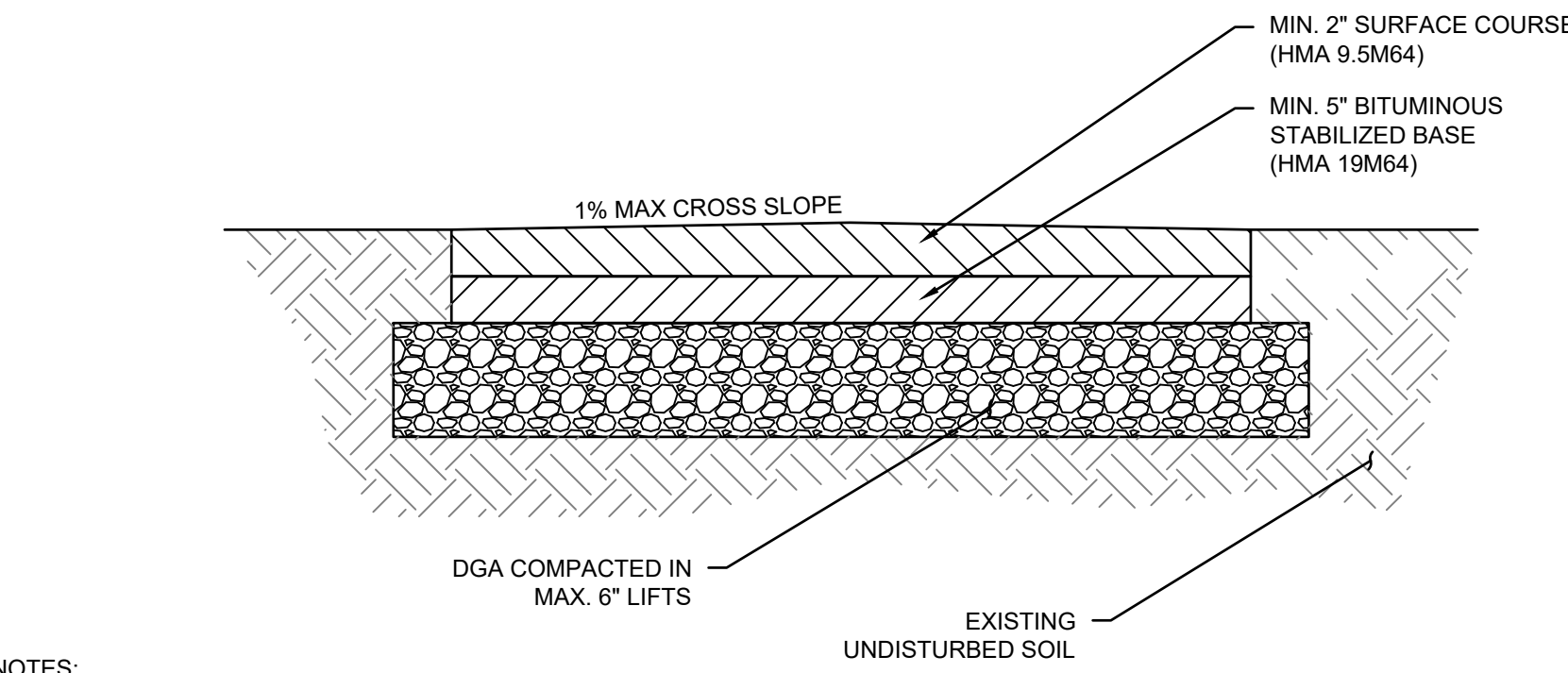
- NOTES:
- PER THE 2021 NEW JERSEY IBC CHAPTER 4 SECTION 406.
 - MAXIMUM SLOPE IN ANY DIRECTION FOR ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0%.
 - GENERAL PARKING STALL SLOPES SHOULD NOT EXCEED 5.00%.
 - ALL TRENCH DRAINS SHALL BE POLYCAST 600 SERIES OR APPROVED EQUAL.
 - DRAINS SHALL BE SLOPED A MINIMUM 0.5% TOWARD RAIN GARDEN AREA.
 - INSTALL RAIN GARDEN PER DETAILS ON SHEET C1.7.
 - DROPPED CURBS TO BE INSTALLED PER TYPICAL DROPPED CURBED SIDEWALK DETAILS. REFER TO SHEET C1.4.

- PROPOSED DEVELOPMENT AREA DISTRIBUTION:
- PERVIOUS PAVEMENT
 - 5,698 SQ FT
 - IMPERVIOUS PAVEMENT
 - 7,867 SQ FT
 - BUILDING FOOTPRINT
 - 13,934 SQ FT
 - LANDSCAPED AREA
 - 2,729 SQ FT



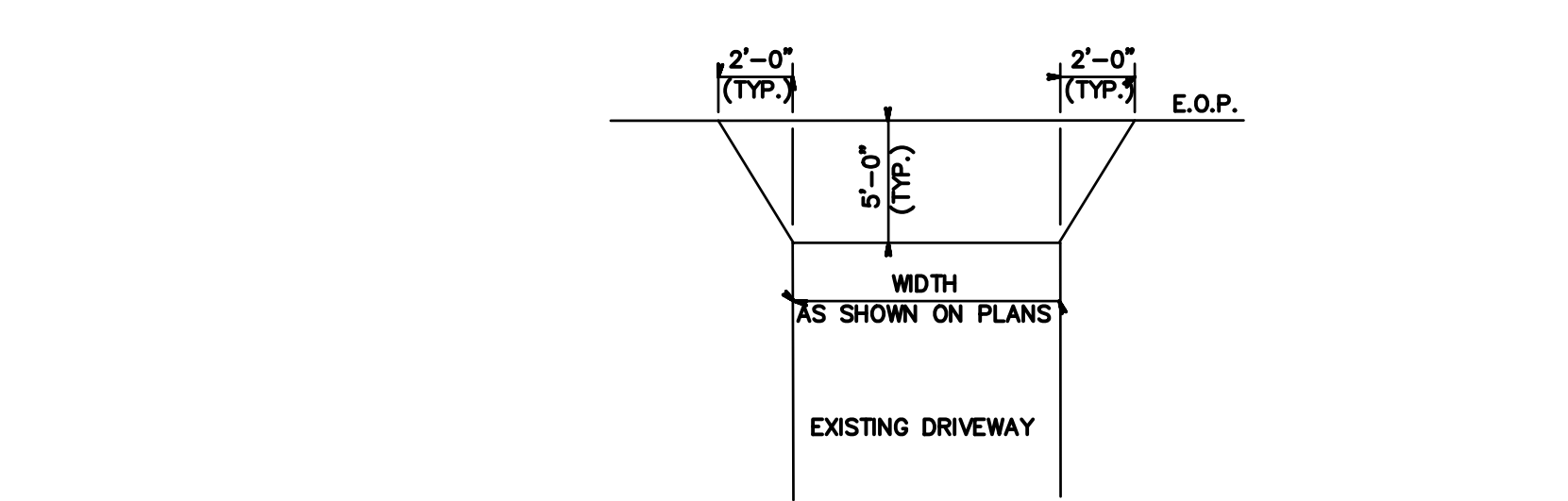
- PERMEABLE PAVEMENT NOTES:
- MAXIMUM SURFACE COURSE SLOPE IS 5%.
 - FILTER FABRIC IS REQUIRED ALONG THE SIDES AND BOTTOM OF THE SYSTEM.
 - POROSITY OF THE PERMEABLE ASPHALT SURFACE COURSE MUST BE 15-25%.
 - POLYMER MODIFIED BINDER SHALL BE PG 64E-22.
 - PERMEABLE PAVEMENT SHALL CONFORM TO THE STANDARDS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

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

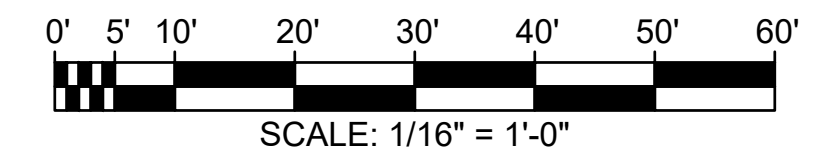


- NOTES:
- ALL MATERIAL, REPAIR STRIPS, AND EXCAVATION FOR DRIVEWAY CONSTRUCTION TO BE INCLUDED IN THE BID PRICE FOR HMA DRIVEWAY, CONCRETE DRIVEWAY, OR CONCRETE CURB.
 - USE HMA SURFACE COURSE FOR HMA DRIVEWAY.
 - CONSTRUCT 5 FEET LONG DRIVEWAY UNLESS OTHERWISE SHOWN ON PLANS OR AS DIRECTED.
 - MAINTAIN EXISTING DIRECTION OF FLOW ON DRIVEWAY.
 - USE DENSE GRADED AGGREGATE BASE COURSE TO PROVIDE TEMPORARY ACCESS DURING DRIVEWAY CONSTRUCTION.
 - DENSE GRADED AGGREGATE BASE COURSE.
 - 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.



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DATE: 05/26/2026
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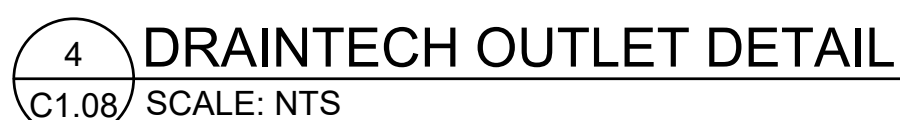
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DRAINAGE AND GRADING PLAN

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 #	C1.07	
05/15/2025		BINDING ORDER	
JMA02P003.01		07 of 15	



7 CMU CONCRETE STAIRCASE DETAIL SCALE: N.T.S.

DATE: 05/26/2026

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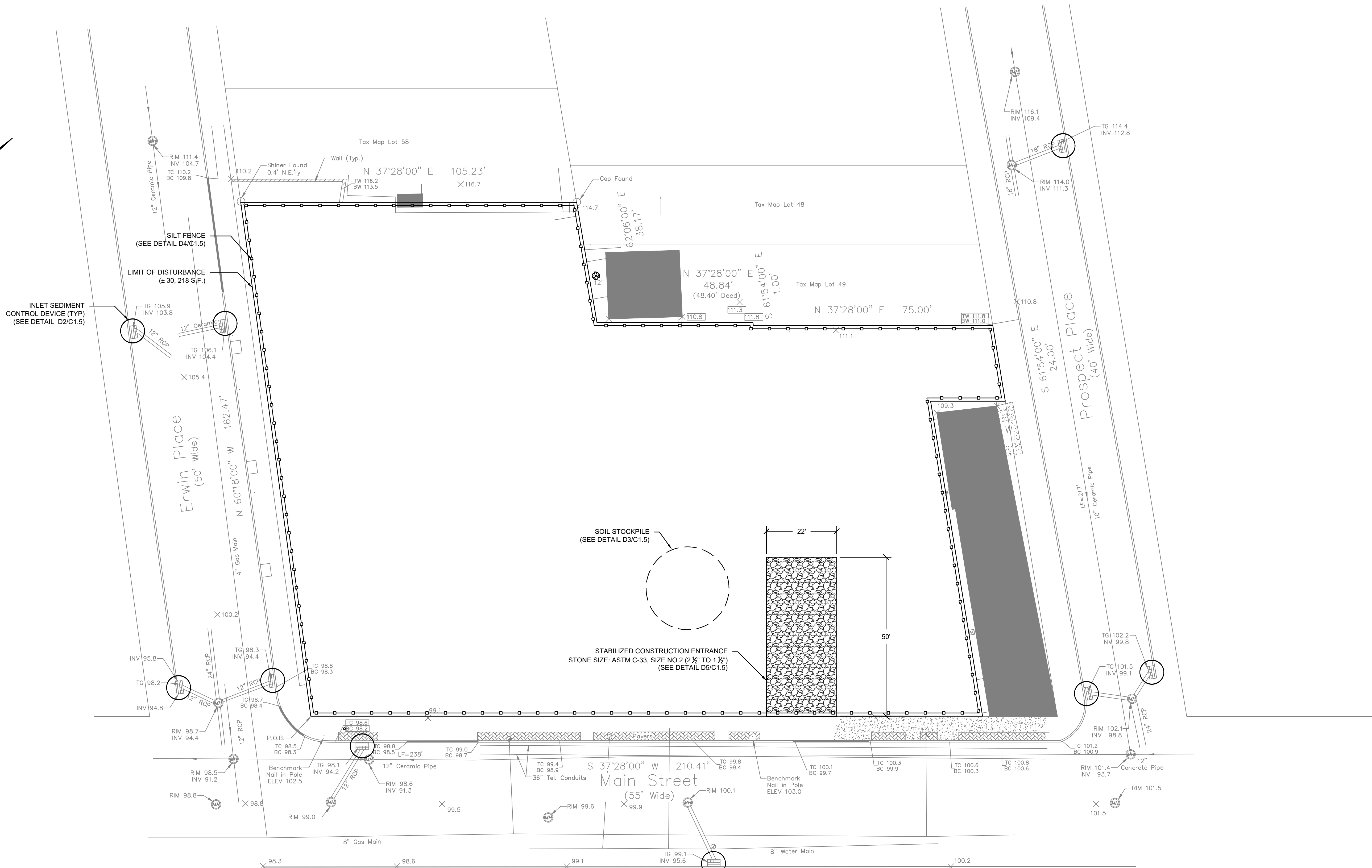
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SOIL EROSION AND SEDIMENT
CONTROL

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

WEST ORANGE ESSEX NEW JERSEY

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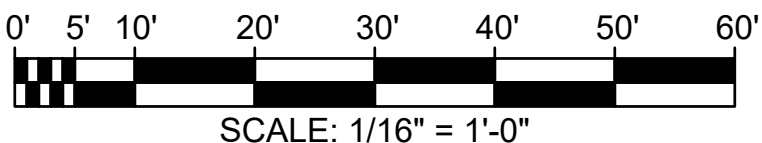
SEDIMENT & EROSION CONTROL NOTES

- 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.
- 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 LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE OWNER ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "BEST MANAGEMENT PRACTICES MANUAL."
- 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.
- AND DISTURBED AREAS THAT WILL BE LEFT 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.

- DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- DUST CONTROL TO BE PROVIDED AS REQUIRED USING ACCEPTED INDUSTRY STANDARDS.
- 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 COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF THE NEW JERSEY "TOP SOIL AND LAND GRADING STANDARDS."
- ALL INLETS WITHIN 100' OF PROPERTY SHALL HAVE OUTLET CONTROL STRUCTURES INSTALLED.
- THE AREA OF SILT FENCE SHALL DEMARCAT THE LIMIT OF DISTURBANCE:

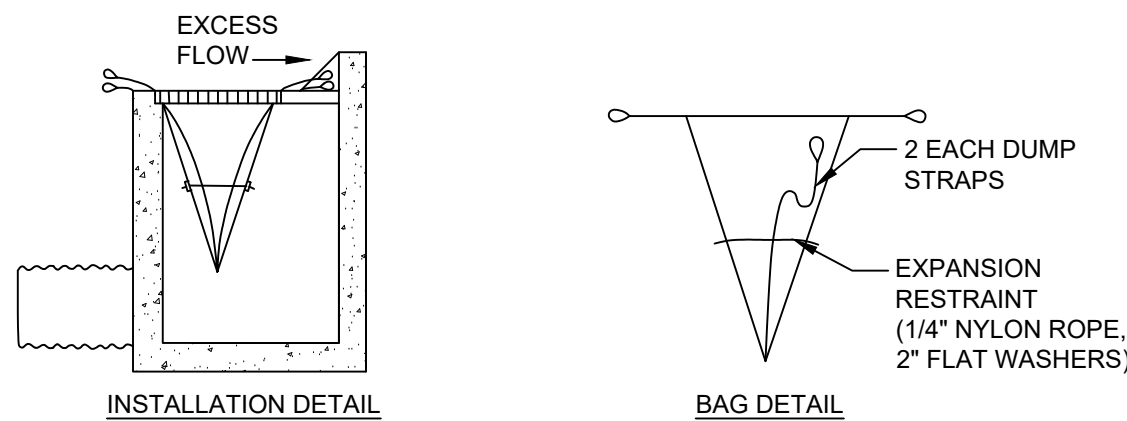
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- 11.2. ±0.6937 ACRES

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

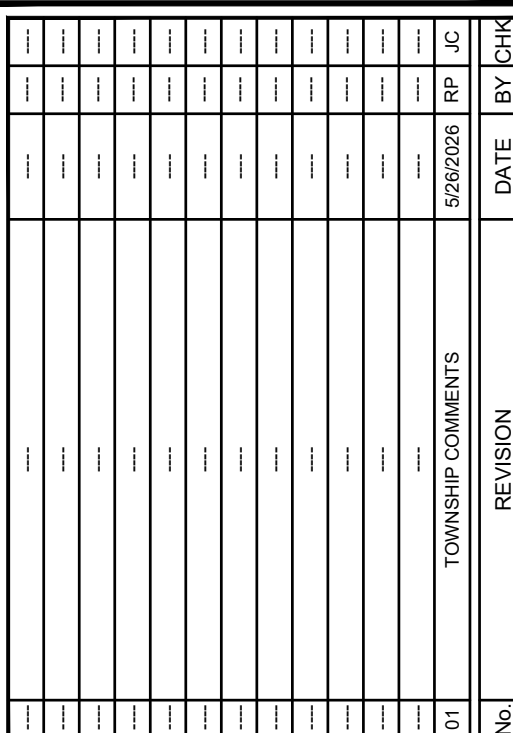
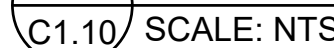


1. ALL SOIL EROSION AND SEDIMENT CONTROL ACTIVITIES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL", 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR 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 SEDIMENTATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. IN SOME AREAS ADDITIONAL MEASURES 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.

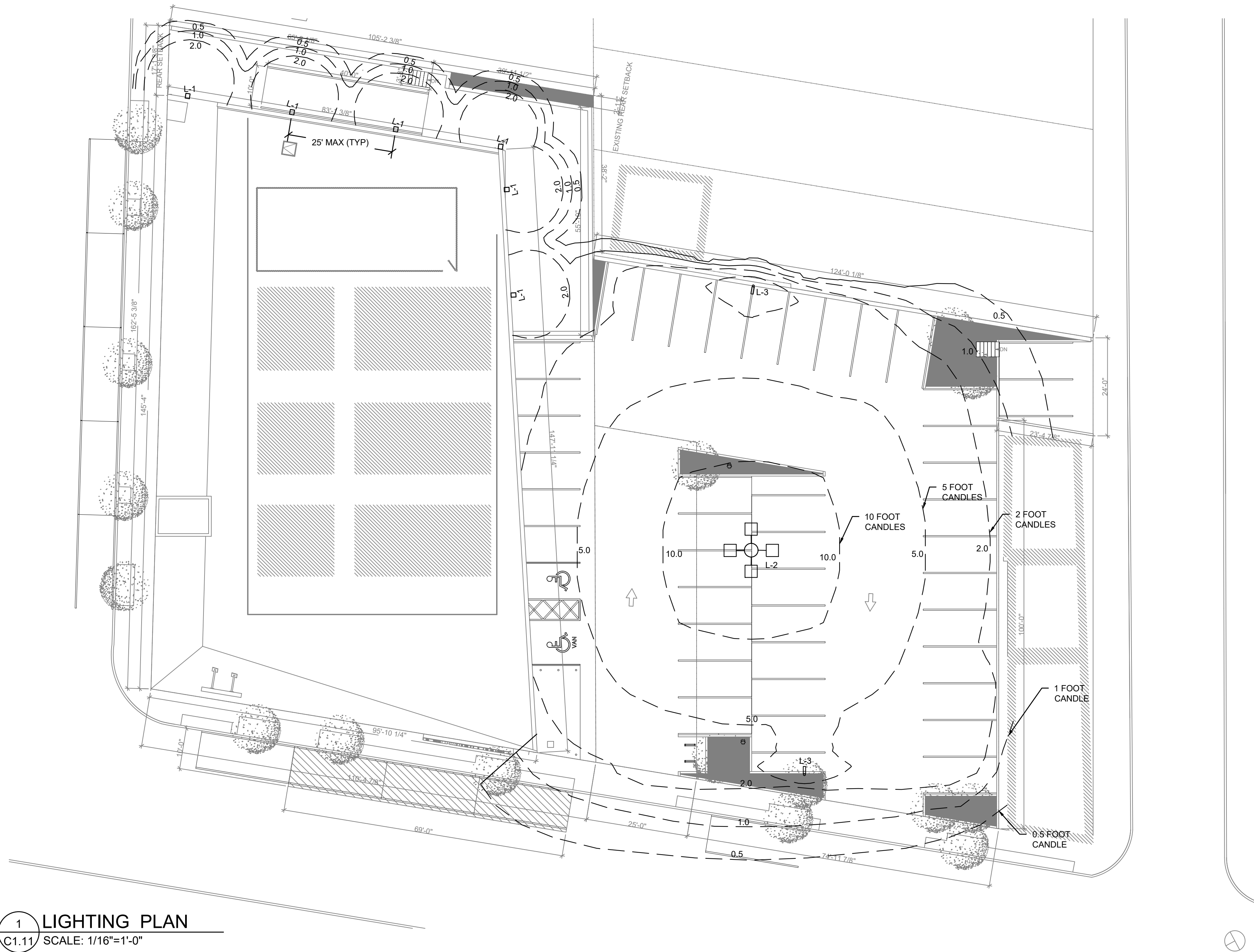
1. INSTALL CONSTRUCTION ENTRANCE AND OTHER EROSION CONTROL MEASURES INCLUDING SILT FENCING - 1 WEEK
2. CLEAR & DEMO SITE, ROUGH GRADING - 1 WEEK
3. REMOVE EXISTING GRAVEL - 1 WEEK
4. CONSTRUCT TURFSTONE - 2 WEEKS
5. REMOVE ALL EROSION CONTROL STRUCTURES -1 DAY



C1.10 SCALE: NTS



<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> C1.10	
<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 10 of 15	



1 LIGHTING PLAN
C1.11 SCALE: 1/16"=1'-0"

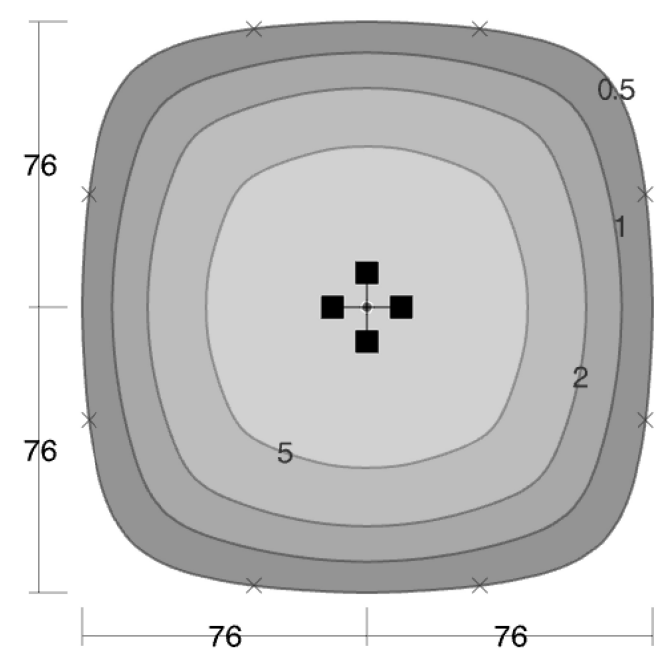


Area, Street | GLEON-AF-04-LED-E1-
5WQ-7030.ies
EATON: MCGRAW EDISON (FORMER COOPER LIGHTING)
GLEON-AF-04-LED-E1-5WQ-7030
GALLEON AREA AND ROADWAY LUMINAIRE (A) TO ORL
3000K, 1000mA LIGHT SQUARES WITH 16 LEDs EACH AND
TYPE V WVC OPTICS
Quad (4 @ 90°)



Luminaire Watts 225 W
Ballast/Driver Factor 1.00
Light Loss Factor 1.00
Total Proration Factor 1.00
Luminaire Lumens 22388 lms

18 ft



Min: 0.50 fc × Avg: 4.1 fc Max: 19 fc
Max/Avg: 4.7 Avg/Min: 8.2 Max/Min: 39

Version: 1.0.0

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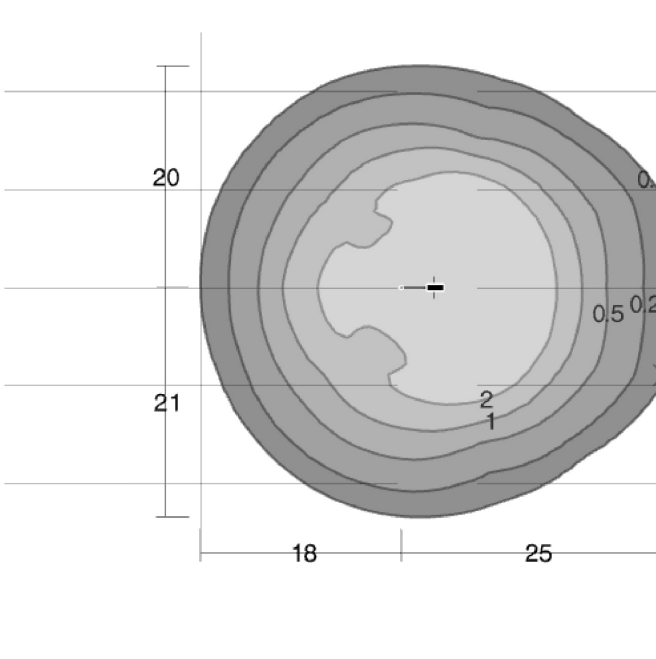


C-WP-C-RDC-S3L-
SCCT_12W_4000K.IES
Cree Lighting
C-WP-C-RDC-S3L-SCCT-08 (12W-4000) CONFIGURED FROM
C-WP-C-RDC-S3L-SCCT-08 (12W-3000)
CONFIGURED FROM C-Lite Cutoff Wall Pack, 3L Selectable
Lumens and CCT (23W-3000)
Single (Arm)



Luminaire Watts 12 W
Ballast/Driver Factor 1.00
Light Loss Factor 1.00
Total Proration Factor 1.00
Luminaire Lumens 1820 lms

8.5 ft



Min: 0.10 fc × Avg: 1.2 fc Max: 6.6 fc
Max/Avg: 5.4 Avg/Min: 12 Max/Min: 66

Version: 1.0.0

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LIGHT SCHEDULE				
ITEM#	TYPE	# LIGHTS	HEIGHT	
L-1	C-WP-C-RDC-S3L-SCCT_12W_4000K	1	8'-6"	
L-2	GLEON-AF-04-LED-E1	4	18'-0"	
L-3	GLEAON-AF-02-LED-E1	1	18'-0"	

- LIGHTING NOTES:
- THE PROPOSED PHOTOMETRIC LIGHTING PLAN HAD BEEN DEVELOPED PER THE STANDARDS OF THE WEST ORANGE 25-14 LIGHTING STANDARDS.
 - MINIMUM LEVELS OF ILLUMINATION OF A B-1 ZONE PER 25-14.3
 - PEDESTRIAN WALKWAYS: 0.9 FOOTCANDLES
 - PARKING AREAS: 2.0 FOOT CANDLES
 - STREETS: 1.2
 - THE PROPOSED LIGHT FIXTURE FOR LOADING RAMP SHALL BE THE S3L C-WP-C-RDC SERIES C-LITE CUTOFF LED WALL PACK (OR APPROVED EQUAL), INSTALLED AT 8'-6" ABOVE GRADE.
 - THE MINIMUM FOOT-CANDLES FOR THIS INSTALLATION WITHIN THE RAMP AREA IS 0.9.
 - THE PROPOSED LIGHT FIXTURE FOR PARKING AREAS SHALL BE GLEON-AF-04-LED-E1 ROADWAY LUMINAIRE, INSTALLED 18' ABOVE GRADE.
 - THE MINIMUM FOOT-CANDLES FOR THIS INSTALLATION IS 0.5.

2 LIGHTING PRODUCT SPECIFICATION-PARKING AREA
C1.11 SCALE: N.T.S

3 LIGHTING PRODUCT SPECIFICATION-RAMP
C1.11 SCALE: N.T.S

C-WP-C-RDC Series
Cutoff LED Wall Pack | Field Selectable CCT & Wattage
Replaces up to 400W MH

C-LITE
LED LIGHTING



UNLEASH VERSATILITY AND RELIABILITY

Illuminate your outdoor spaces with the exceptional performance and flexibility of our Cutoff LED Wall Pack. Designed to exceed expectations, this cutting-edge fixture combines field selectable wattage, CCT selection of 3000K, 4000K, or 5000K, and robust surge protection to safeguard against power surges. Tailor the brightness of your space to perfection with the field selectable wattage feature, allowing you to adjust the lighting output according to your specific requirements. Enjoy enhanced energy efficiency without compromising on illumination quality. Always backed by our standard 5-year warranty, this cLus Listed fixture is the perfect solution for a wide range of outdoor applications.

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: Up to 3300 Lumens (S3L), Up to 6000 Lumens (S6L), Up to 10,000 Lumens (S10L), Up to 16,000 Lumens (S16L)
- CRI: > 70
- CCT: Field Selectable (3000K/4000K/5000K)
- Max. Input Power: 23W (S3L), 42W (S6L), 72W (S10L), 110W (S16L)
- Wattage selectable by switch, **no additional set of dimming leads** available for use in the field
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Replaces: 100W PSMH (S3L), 175W MH (S6L), 250W PSMH (S10L), 400W MH (S16L)
- Estimated L70 Lifetime @ 25°C: 97,000 hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5-Year*

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
- FCC Part 15, Subpart B, Class B limits for conducted and radiated emissions 3000K, 4000K or 5000K color temperature options 4kV surge protection	- Security - Perimeter - Commercial	Universal (120V through 277V Operation)

CA RESIDENTS WARNING: Cancer and Reproductive Harm - www.cdph.ca.gov

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Rev. Date: 02/20/2025

For informational purposes only. Content is subject to change. *See creeledlighting.com/resources/warranties

CERTIFICATIONS:



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

McGraw-Edison

Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm

may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT™ ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

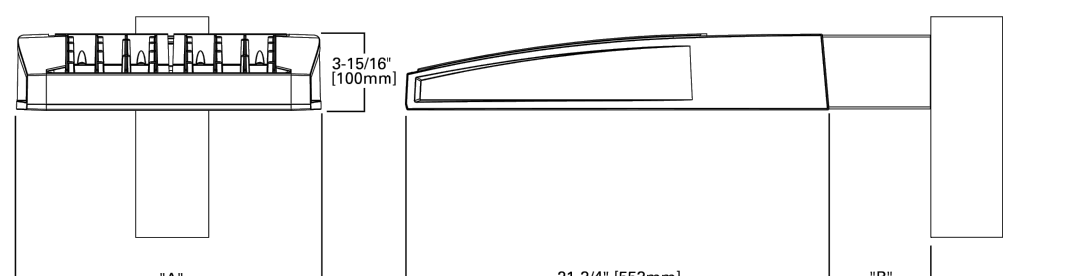


GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

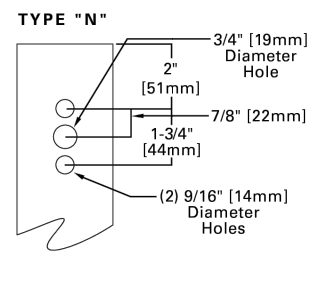


DIMENSION DATA

Number of Light Squares	A' Width	B' Standard Arm Length	B' Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	32" (813mm)	32 (15.0 kg.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kg.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kg.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kg.)	1.12

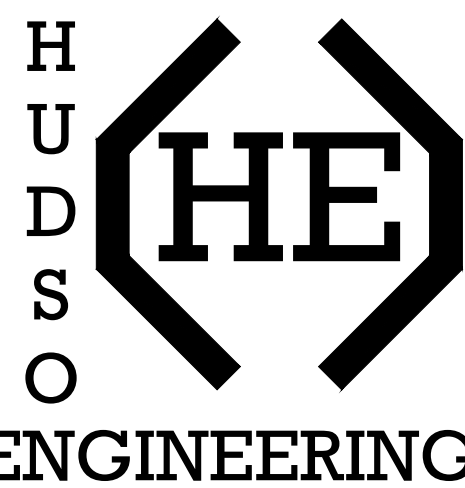
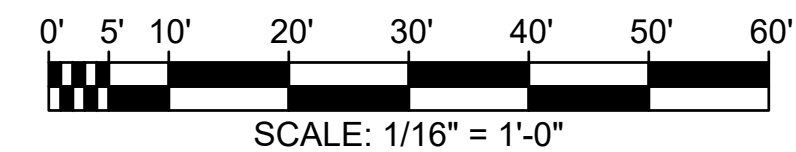
NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



*www.designlights.org

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September 15, 2020 5:18 PM



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

DATE: 05/26/2026

JORDAN CECININI

NJ PROFESSIONAL ENGINEER, L.C. NO. GEA4993

PLANNING BOARD CHAIRMAN

PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

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DATE	BY	REVISION
05/26/2026	JP	1

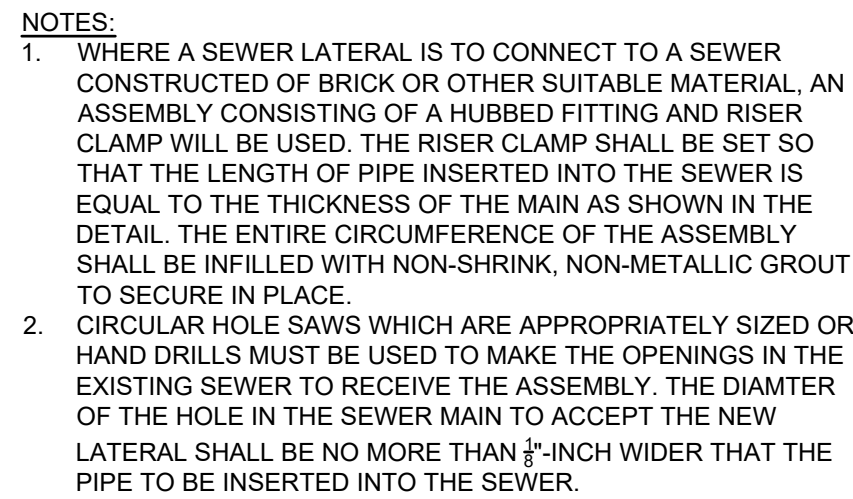
LIGHTING PLAN

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

NEW JERSEY

ESSEX

DRAWN BY	DESIGN BY	CHECKED BY	SCALE
HP	HP	JC	AS NOTED
DATE	SHEET #		
05/15/2025	C1.11		
JOB NO.	DRAWING ORDER		
JMA02P003.01	11 of 15		



CIRCULAR SAWCUT HOLE TO FIT PROPOSED PIPE. GROUT AROUND OPENING WITH NON-SHRINK, NON-METALLIC GROUT.

90° OR LESS

4" CON. COV.

BOTTOM OF PIPE TRENCH

UNDISTURBED SOIL

EXISTING OR NEW REINFORCED CONCRETE PIPE. (DIAMETER VARIES)

Diagram illustrating a trenchless sewer repair method. The diagram shows a cross-section of an existing brick sewer (size and shape varies) with a sawcut hole. A proposed pipe is being installed through the hole, supported by a stainless steel cleavis hanger. The space between the pipe and the brick wall is filled with non-shrink, non-metallic grout. The area around the pipe is also filled with infill down to the subgrade, which remains undisturbed.

- PROPOSED PIPE
- STAINLESS STEEL CLEAVIS HANGER
- SAWCUT HOLE IN EXISTING SEWER
- NON-SHRINK, NON-METALLIC GROUT MUST BE FILLED IN BETWEEN LATERAL AND BRICK WALL
- EXISTING BRICK SEWER (SIZE AND SHAPE VARIES)
- INFILL DOWN TO SUBGRADE
- UNDISTURBED SUBGRADE

CAP MARKED "SEWER"
 FINISH GRADE
 CAMPBELL FOUNDRY CASTING 4155 OR APPROVED EQUAL
 SECURE CASTING IN PLACE WITH MORTAR AROUND ENTIRE PERIMETER OF CASTING
 1" CLEAR AROUND PVC
 CONCRETE GRADE COLLAR SHALL BE CLASS "B" CONC. 5-7% AIR ENTRAINED (TYP)
 8"
 8"
 2" Ø CLEAN CRUSHED STONE
 SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR
 11"
 SDR 35 PVC
 45° BEND
 SDR 35 PVC WYE
 SDR 35 PVC

NOTES:
 1. MAXIMUM DISTANCE BETWEEN CLEANOUTS IS 90'.
 2. INSTALL C.O. AS INDICATED ON PLAN

Diagram illustrating the connection of a sanitary sewer lateral to a main sewer line, showing both Plan and Elevation views.

Plan View:

- Sanitary Sewer Main
- 45° Lateral
- 45° WYE BRANCH
- CURB OR CURBLINE
- 2' VARIES
- BEYOND THIS POINT BY OTHERS IN ACCORDANCE WITH LOCAL CODES.

Elevation View:

- 45° BEND
- 4" Ø CLEANOUT (SEE DETAIL)
- END CAP
- MINIMUM SLOPE TO SEWER

PLAN

TYPE PLUG

GRADE

PVC PIPE

T-WYE (CLEANOUT)

12"

CURBLINE (CHISEL "S" IN CURB AT SERVICE LATERAL)

PROPERTY LINE

GRADE

PVC PIPE (CLEANOUT)

PVC T-WYE

45° BEND

PVC PIPE

PVC WYE OR TEE SADDLE TURNED 45°

GRAVEL TO SPRINGLINE OF WYE/TEE

SECTION A-A

DEEP CONNECTION

45° WYE

CONCRETE ENCASUREMENT

PVC PIPE (SUPPORT AGAINST SHEETING WHICH IS TO BE LEFT IN PLACE)

EXISTING SANITARY SEWER MAIN (DIAMETER VARIES)

5'-0" MINIMUM COVER

PLUG

Diagram illustrating the profile and plan views of a water service connection.

Profile View (Top):

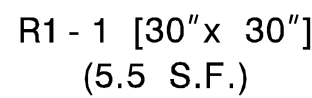
- 12" MIN.
- SIDEWALK CURB LINE
- VALVE BOX OR CURB BOX
- 4" MINIMUM COVER
- EXPANSION LOOP REQUIRED NEAR MAIN
- 1"-2" COPPER TUBING TYPE "K"
- CORPORATION TAP - 1" OR 2"
- TYPICAL CURB STOP

Plan View (Bottom):

- 1"-2" COPPER TUBING TYPE "K"
- CORPORATION TAP - 1"
- CORPORATION TAP - 2"

NOTES:

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.



GENERAL NOTES:

DIMENSIONS, COLORS, AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS
AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT
"STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT
"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS
AND HIGHWAYS".

(S) DENOTES A SPECIAL SIZE SIGN.

ALL SIGNS SHALL BE ASTM D 4956 TYPE III SHEETING.



HUDSO
ENGINEERING

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(201) 589-0906

DATE: 05/26/2026

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☒ 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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UTILITY DETAILS

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

NEW IDEAS

every

<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> C1.12	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 12 of 15	

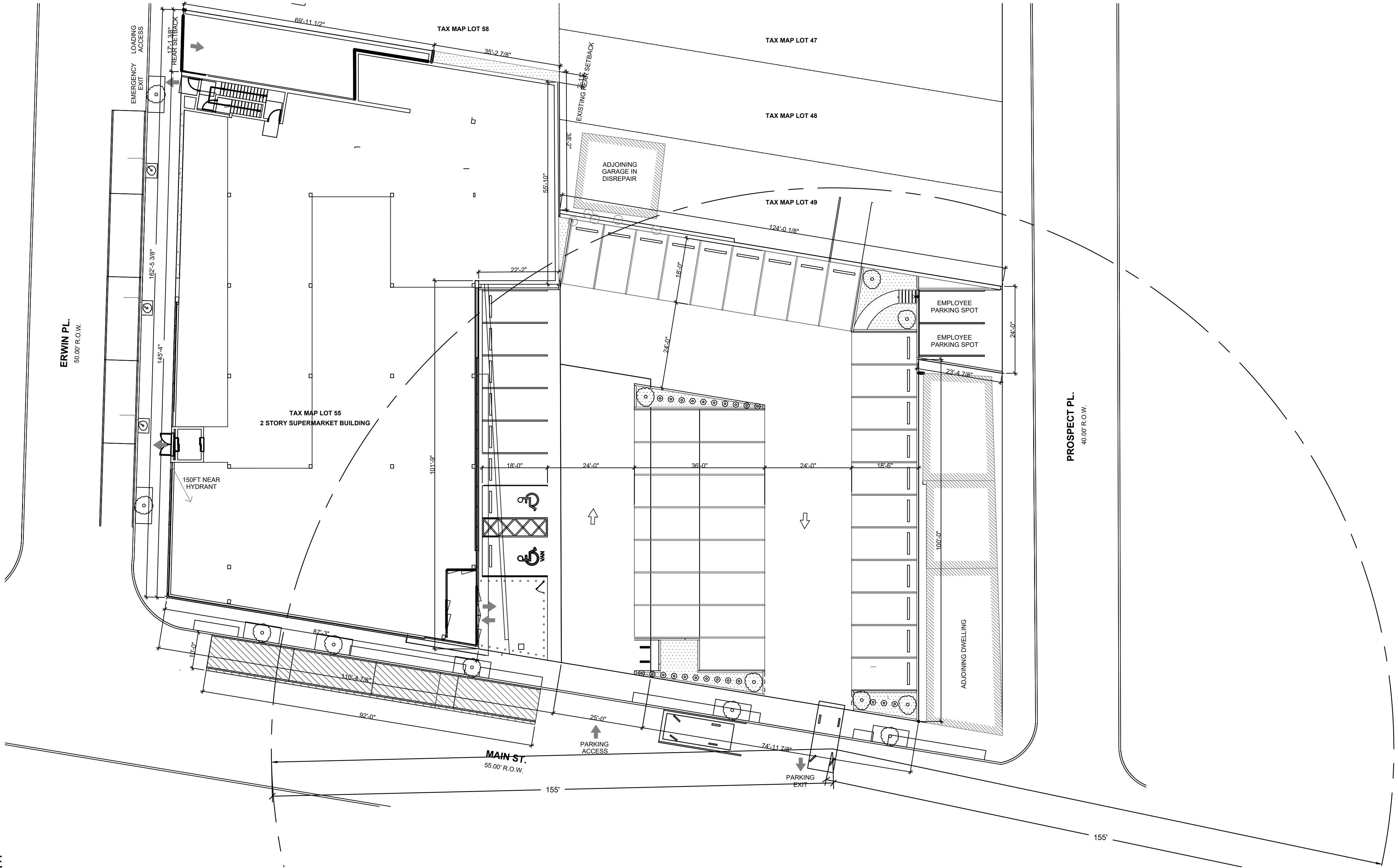
NO.	REVISION	DATE	BY	CHK
01	TOWNSHIP COMMENTS	5/26/2026	RP	JC

STOPPING SIGHT DISTANCE

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

WEST ORANGE ESSEX NEW JERSEY

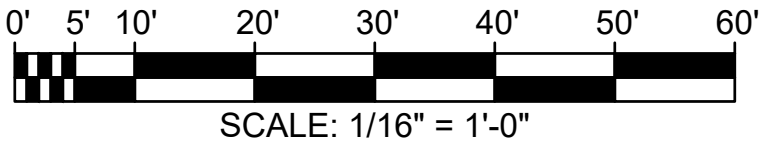
DRAWN BY	DESIGN BY	CHECKED BY	SCALE
HP	HP	JC	AS NOTED
DATE	SHEET #	C1.13	
05/15/2025			
JOB NO.	BIDDING ORDER	13 of 15	
JMA02P003.01			



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

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

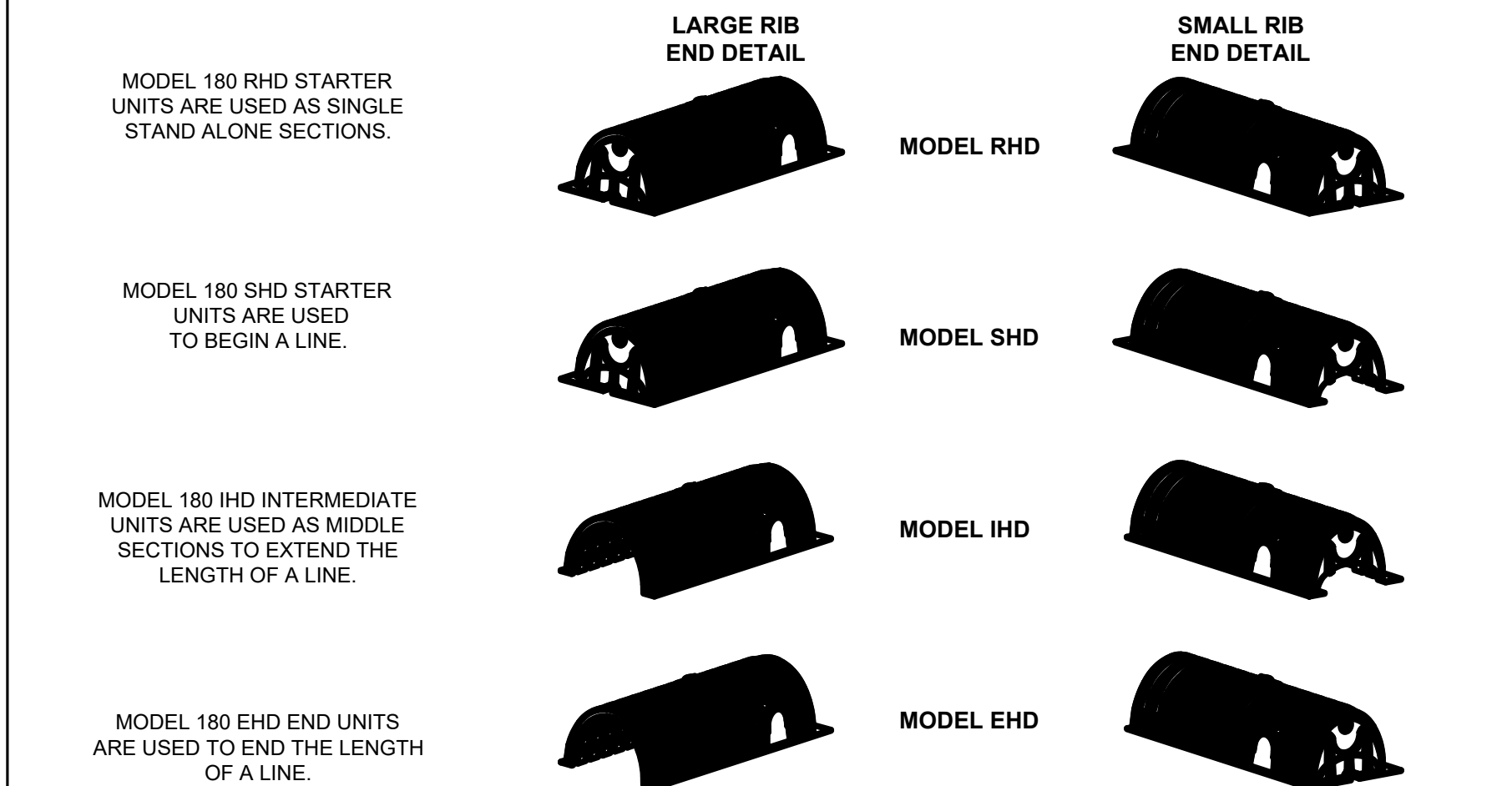
- STOPPING SIGHT DISTANCE NOTES:
- STOPPING SIGHT DISTANCE VALUES PER NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) DESIGN MANUAL SECTION 4 - BASIC GEOMETRIC DESIGN ELEMENTS.
 - PROJECT SITE IS WITHIN A SCHOOL ZONE.
 - SPEED LIMIT: 25 MPH
 - MINIMUM REQUIRED SIGHT STOPPING DISTANCE: 155 FEET
 - CALCULATED 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.



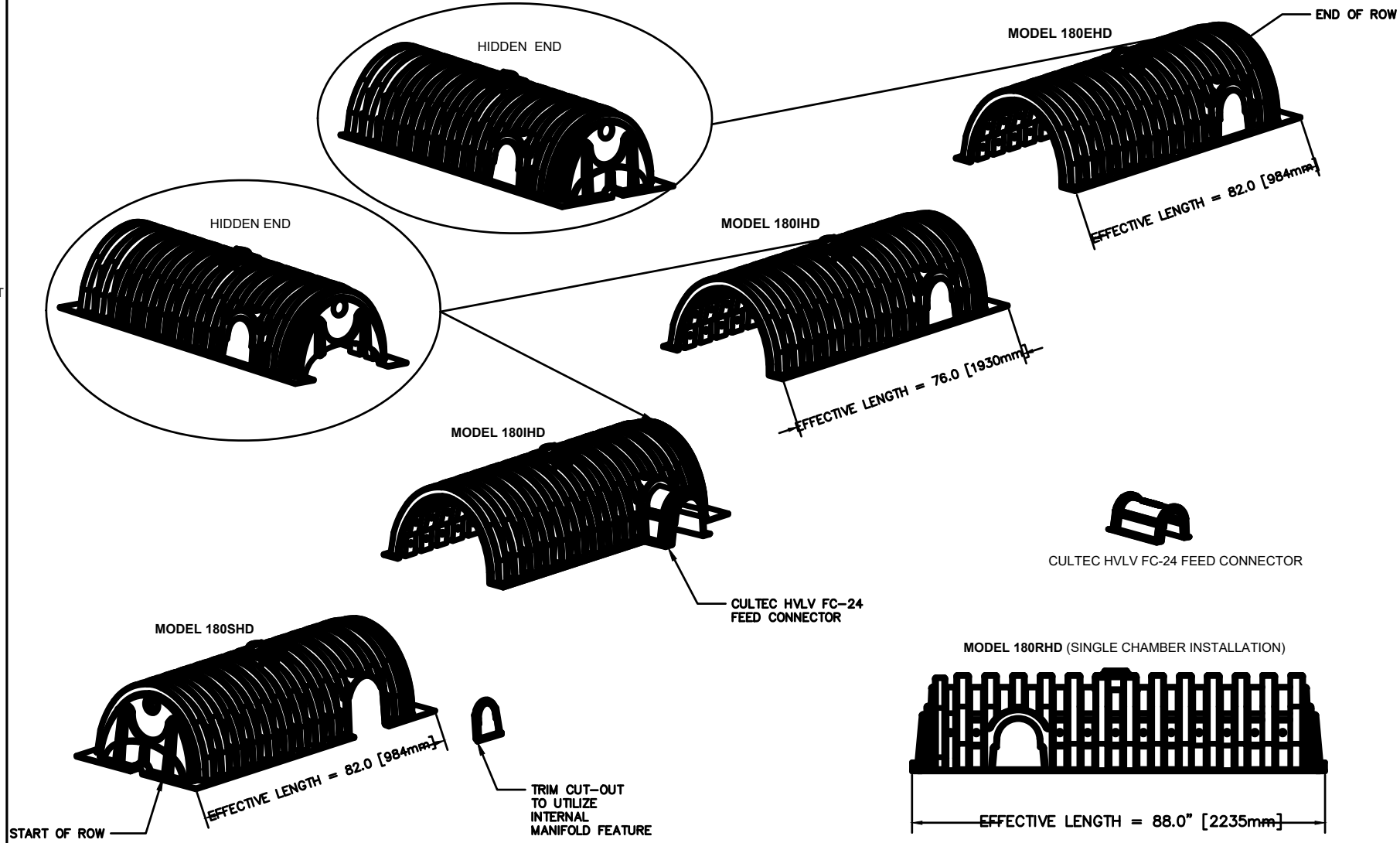
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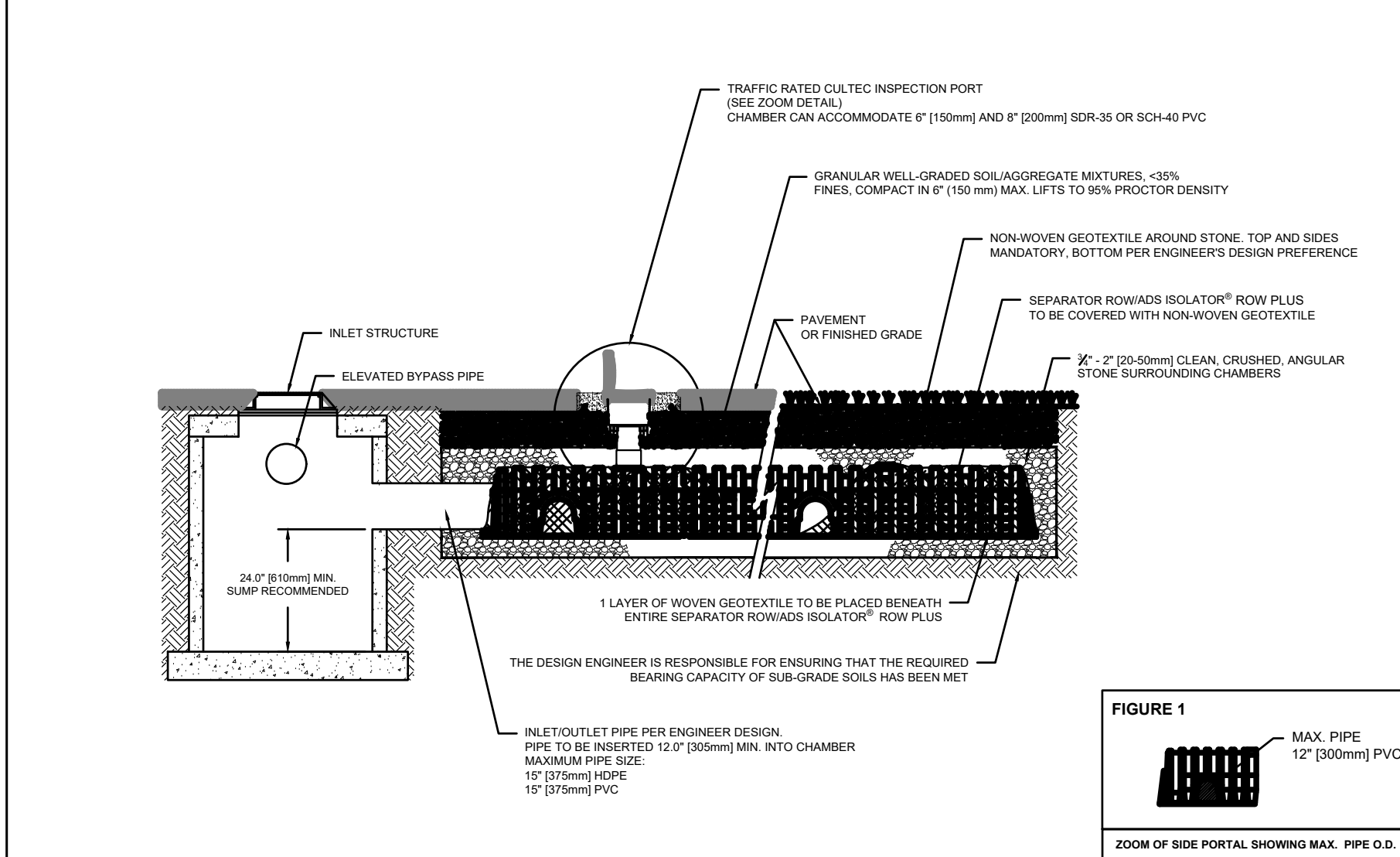
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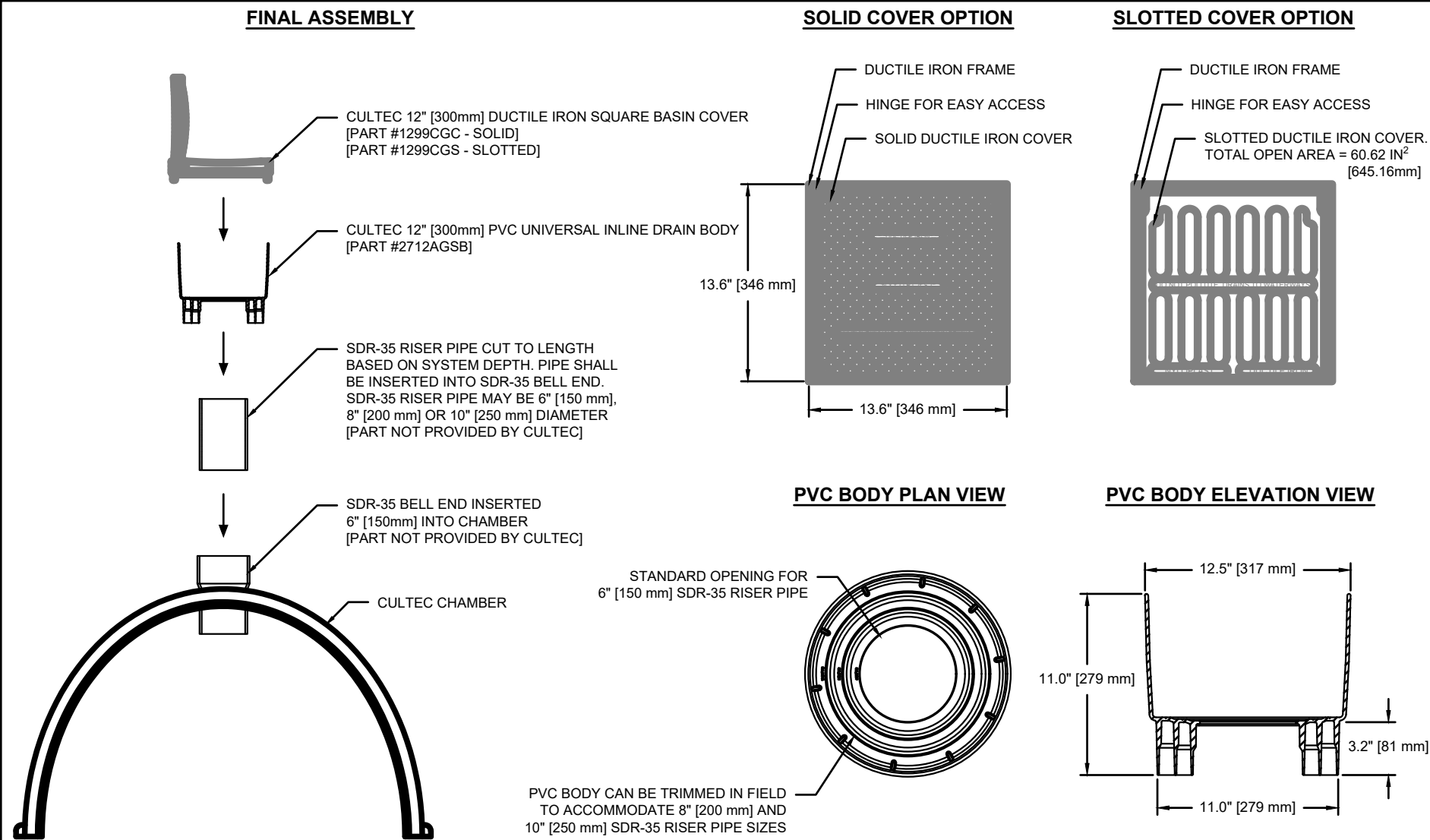
CULTEC RECHARGER 180HD HEAVY DUTY END DETAIL INFORMATION



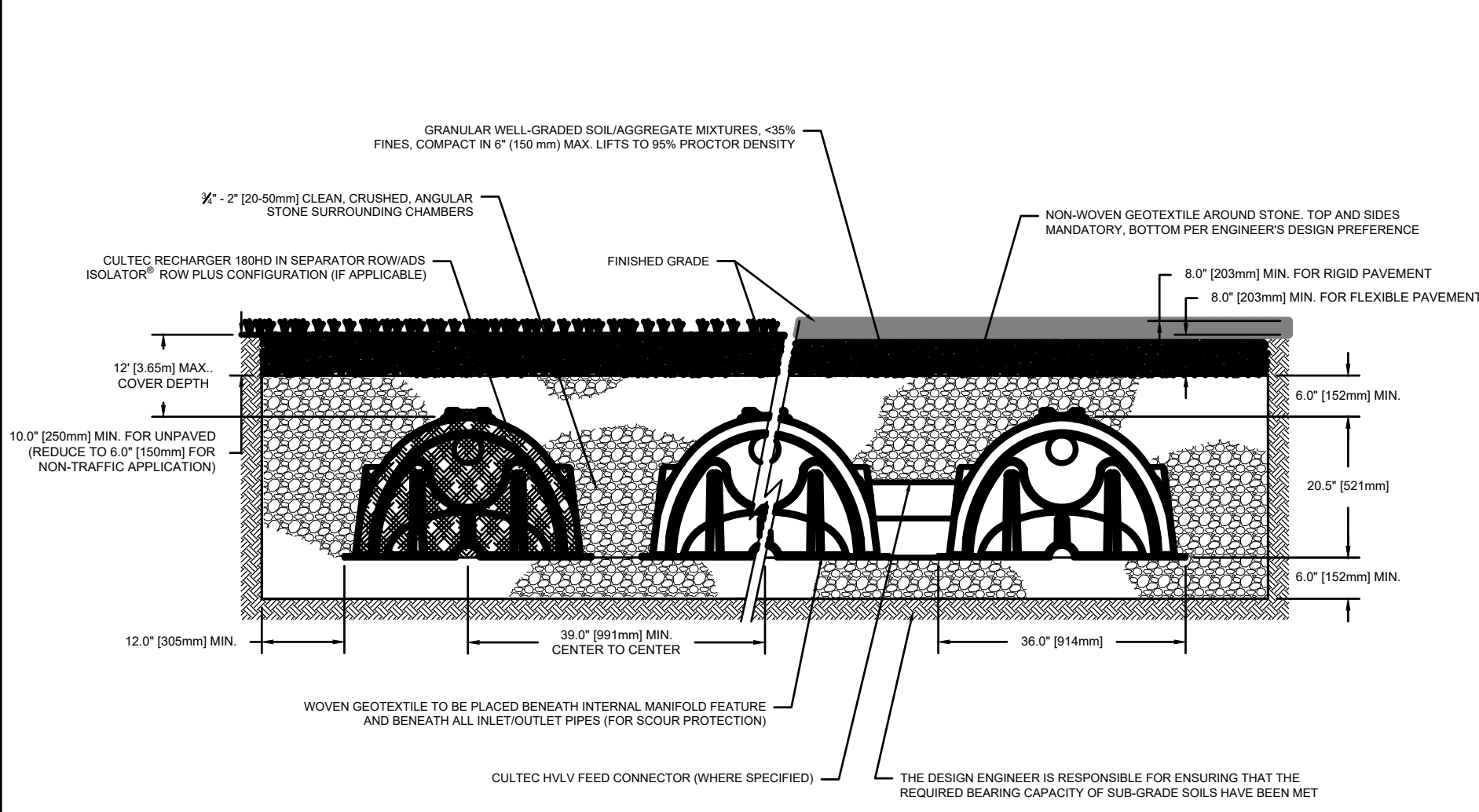
CULTEC RECHARGER 180HD HEAVY DUTY TYPICAL INTERLOCK



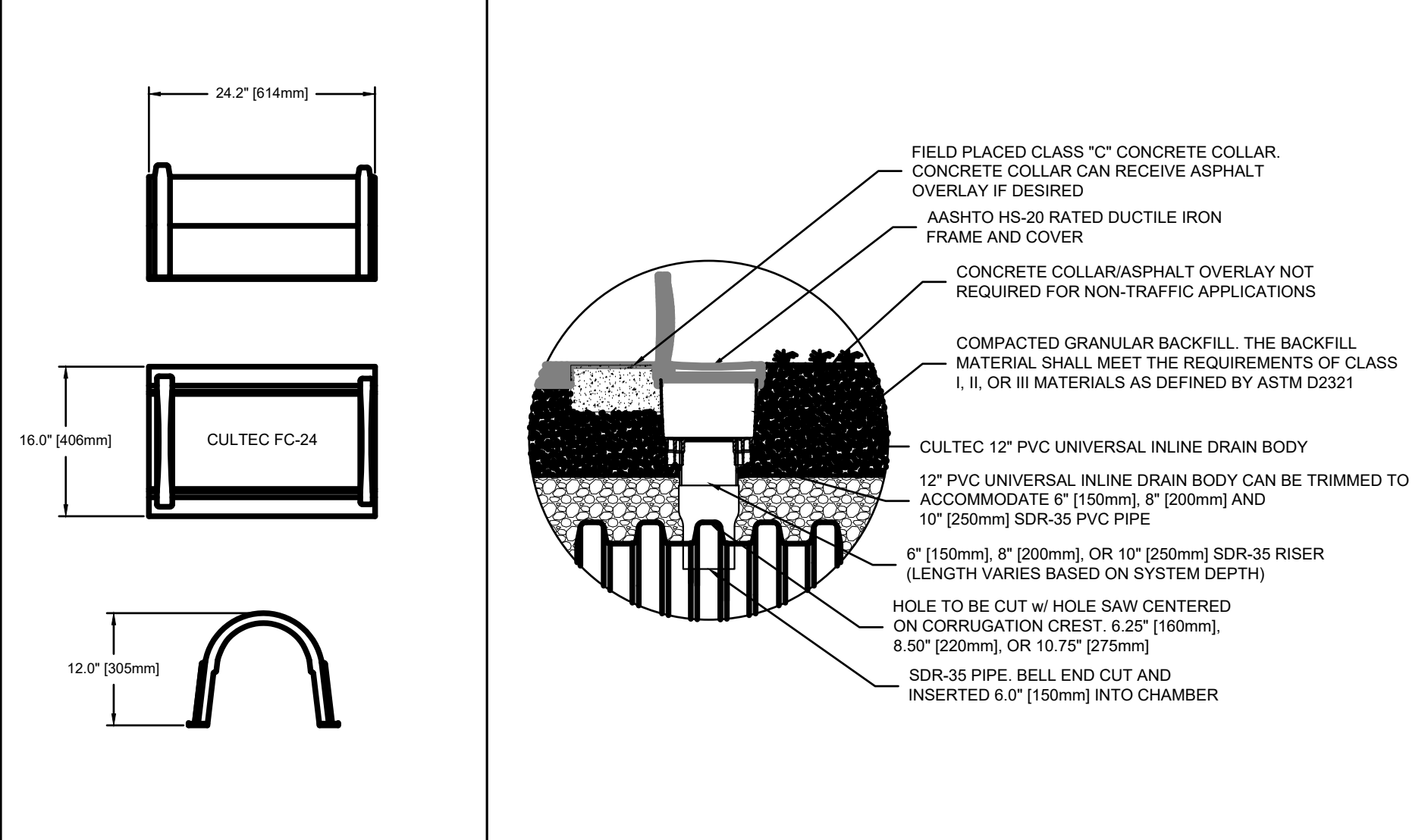
CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)



CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL



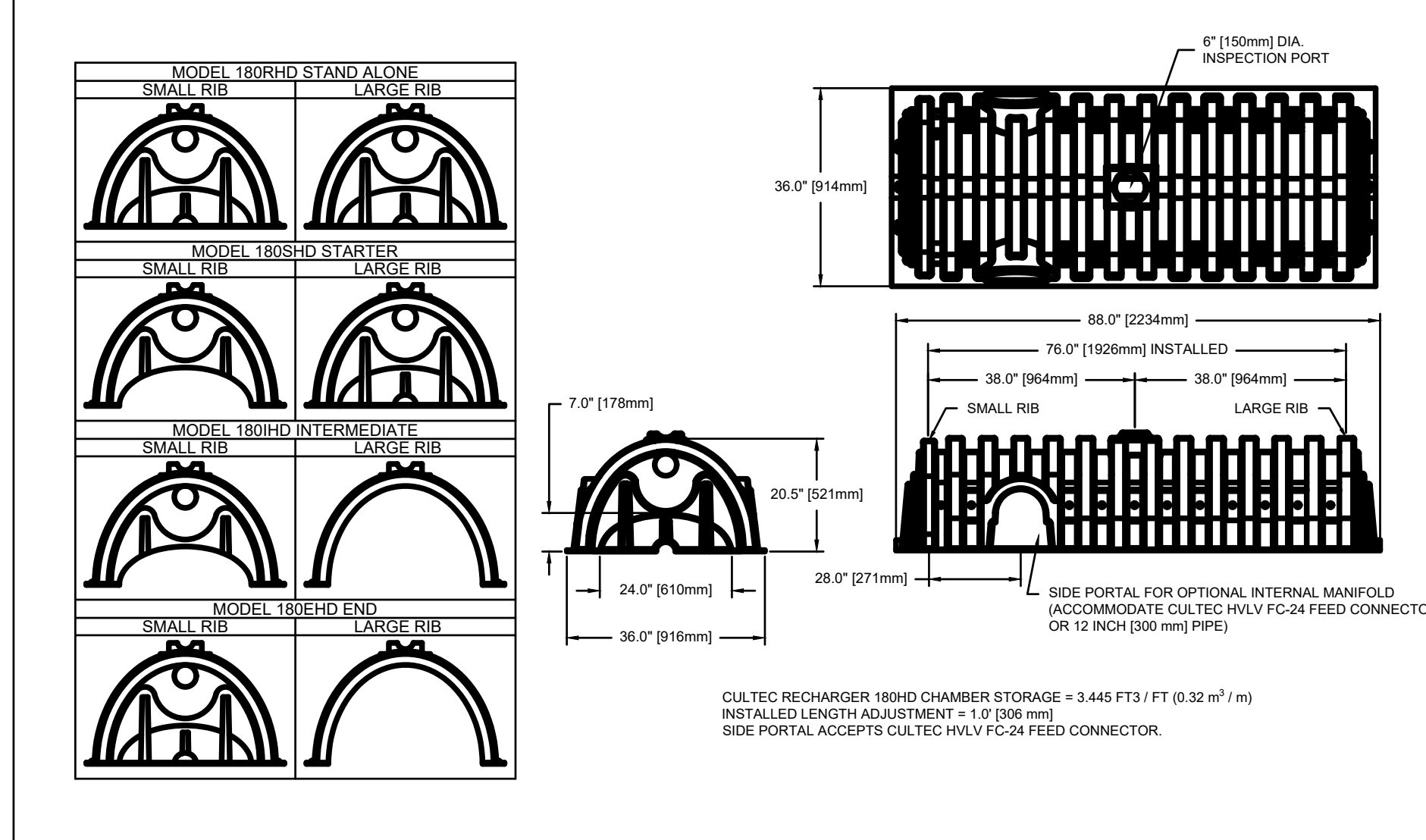
CULTEC RECHARGER 180HD CROSS SECTION



OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL

- CULTEC RECHARGER 180HD SPECIFICATIONS**
- GENERAL**
- CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.
- CHAMBER PARAMETERS**
- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832).
 - THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
 - THE CHAMBER SHALL BE ARCHED IN SHAPE.
 - THE CHAMBER SHALL BE OPEN-BOTTOMED.
 - THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 36 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
 - MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCH (375 MM) HDPE.
 - THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
 - THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER SHALL BE 3.445 FT³ / FT (0.32 M³ / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180HD STAND ALONE UNIT SHALL BE 25.25 FT³ (0.72 M³) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180HD AS AN INTERMEDIATE UNIT SHALL BE 21.81 FT³ (0.62 M³) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3.445 FT³ (0.32 M³) - WITHOUT STONE.
 - THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 M³ / M) - WITHOUT STONE.
 - THE RECHARGER® 180HD CHAMBER SHALL HAVE TWENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
 - THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
 - THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
 - THE RECHARGER® 180HD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
 - THE RECHARGER® 180HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
 - THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
 - CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
 - THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
 - THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
 - THE CHAMBER SHALL BE MANUFACTURED UNDER AN ISO 9001:2015 CERTIFIED FACILITY.
 - MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0\"/>

GENERAL NOTES

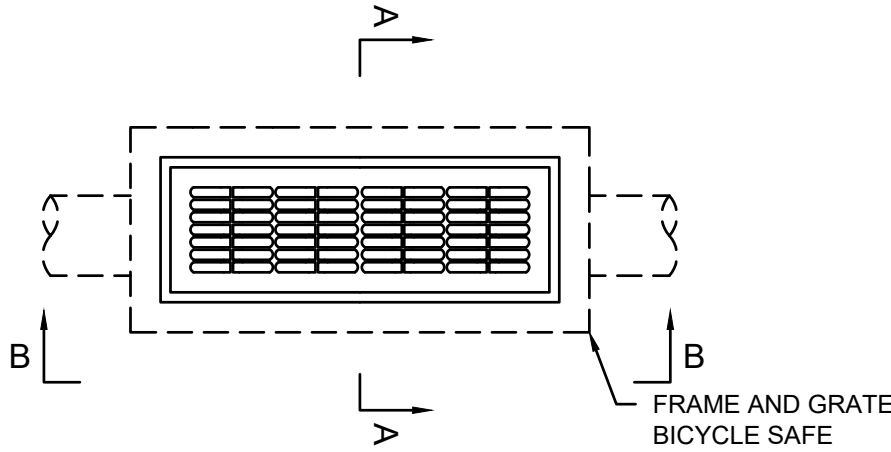


CULTEC RECHARGER 180HD HEAVY DUTY THREE VIEW

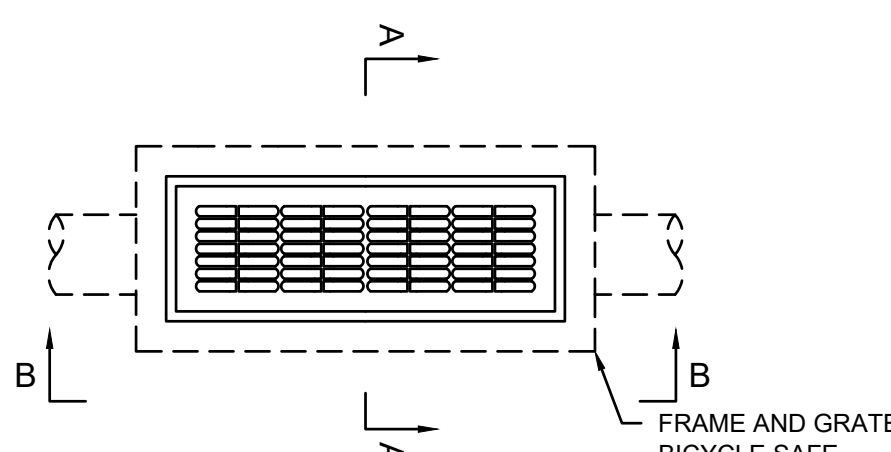
CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL

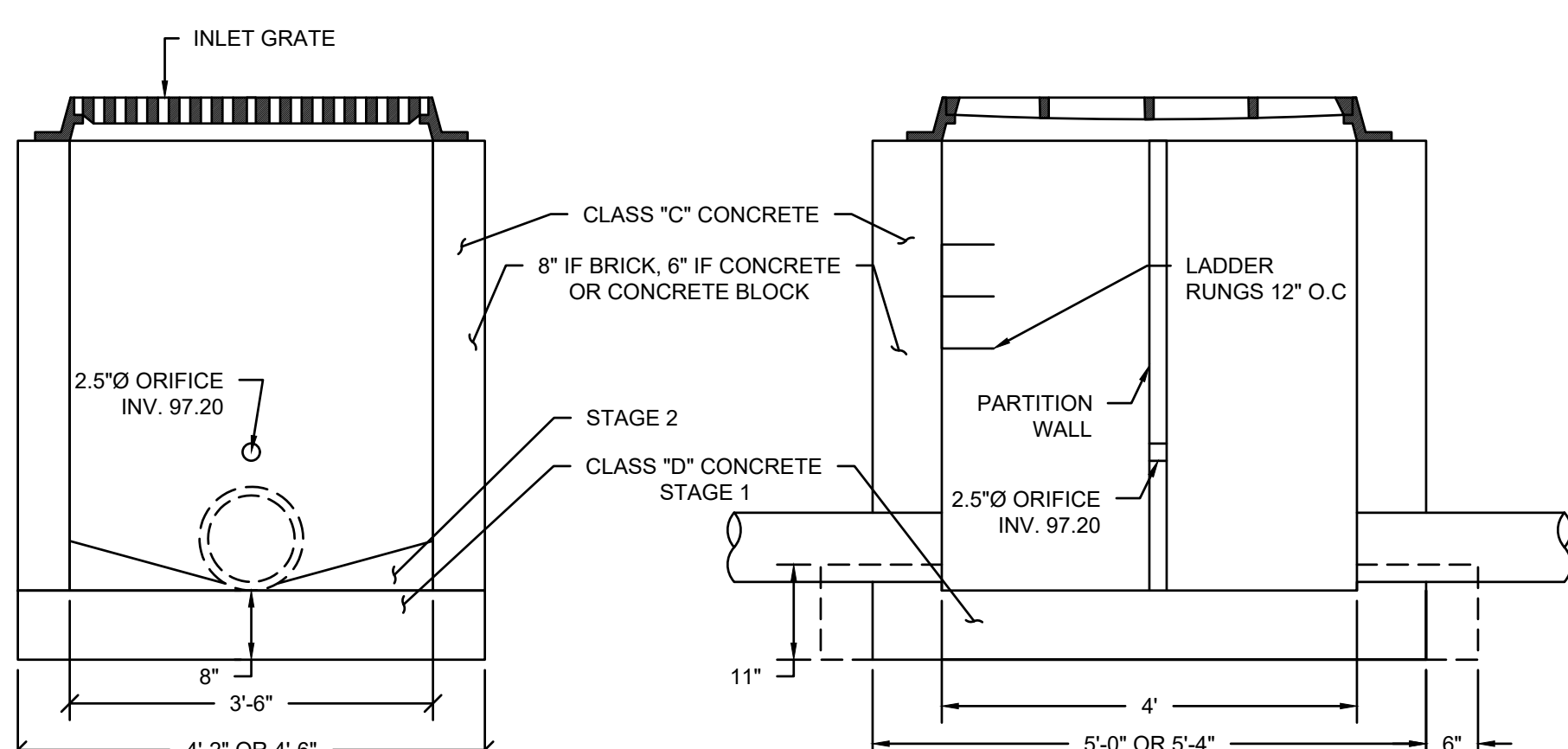
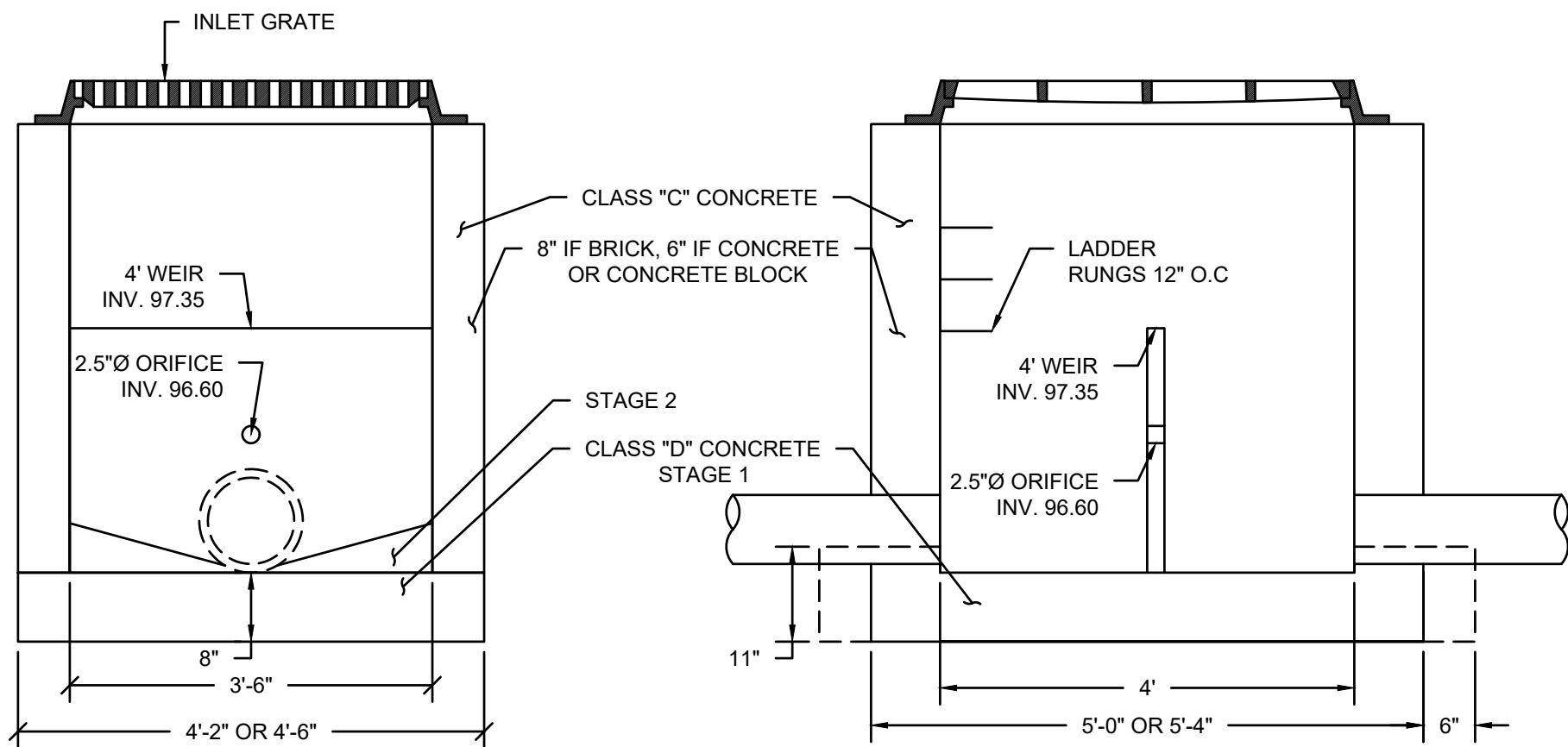
CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)



- NOTES:
1. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE SHOWN FOR CONCRETE AND THE OUTSIDE OF THE WALL SHALL BE PLASTERED WITH $\frac{1}{2}$ " COAT BE DISHED AND SLOOF 1:2 CEMENT SAND MORTAR.
 2. INVERTERS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOM SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET AT THE RATE OF 2" PER FOOT. THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE AND THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT, BE DISHED AND SLOOF 1:2 CEMENT SAND MORTAR.
 3. FOUNDATION AND INVERT TO BE CONSTRUCTED IN 2 STAGES. TOP SURFACE OF STAGE 1 TO BE LEFT ROUGH.
 4. PLACE INLET FOUNDATION WHICH ARE PRECAST ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE #57. EXTEND THE COARSE AGGREGATE 6 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
 5. REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.
 6. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPES A, B, C, E, D-1, D-2, AND B MODIFIED:

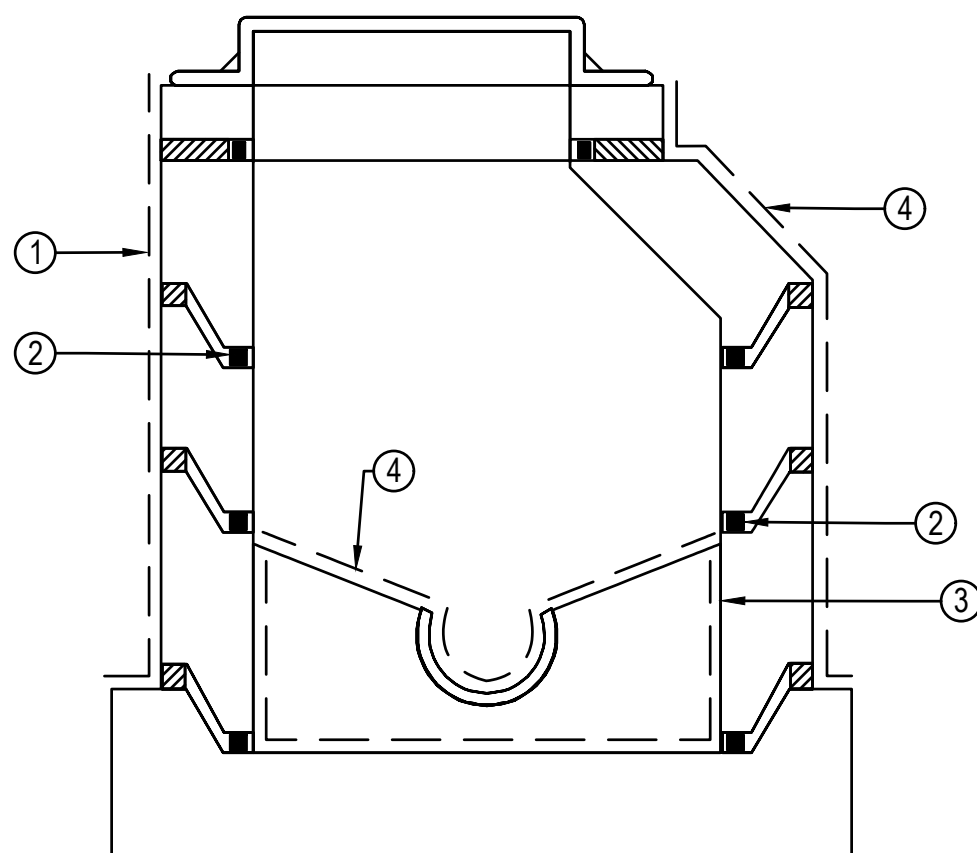


- NOTES:
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 6. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPES A, B, C, E, D-1, D-2, AND B MODIFIED:



1 OUTLET CONTROL STRUCTURE A
C1.15 SCALE: N.T.S

2 OUTLET CONTROL STRUCTURE B1, B2, & B3
C1.15 SCALE: N.T.S



PRECAST CONCRETE MANHOLE DETAIL

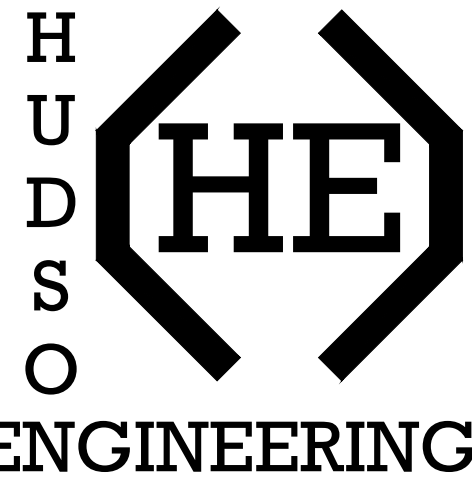
LEGEND:

- 1 PLACE BLOCK IN JOINTS TO ALLOW 0.5 TO 0.75 INCH (13 MM TO 19 MM) GAP BETWEEN PRECAST SECTIONS. FILL EXTERIOR GAP WITH XYPEX PATCH'N PLUG GROUT.
 - 2 APPLY ONE SLURRY COAT OF XYPEX CONCENTRATE TO THE INTERIOR GAP AT THE RATE OF 1.5 LB./SQ. YD. (0.8 KG/M²), THEN FILL GAP TO SURFACE WITH XYPEX CONCENTRATE IN DRY-PAC FORM.
 - 3 APPLY ONE SLURRY COAT OF XYPEX CONCENTRATE TO INTERIOR OF BOTTOM RING, FLOOR AND EXTERIOR WALLS AT THE RATE OF 1.25 TO 1.5 LB./SQ. YD. (0.65 TO 0.8 KG/M²)
 - 4 AFTER PLACEMENT OF CONCRETE TROUGH, APPLY ONE SLURRY COAT OF XYPEX CONCENTRATE AT THE RATE OF 1.5 LB./SQ. YD. (0.8 KG/M²) TO ITS SURFACE.
- CONCENTRATE SLURRY COAT
■ CONCENTRATE DRY-PAC
▨ PATCH'N PLUG

NOTES:

1. SCHEMATIC DIAGRAM SHOWS XYPEX APPLICATION DETAILS ONLY AND DOES NOT DEPICT STANDARD REQUIREMENTS FOR WATERSTOPS OR EXPANSION JOINT SEALANTS.
2. SCHEMATIC DRAWING SHOWS XYPEX COATING APPLICATION. SPECIFIER MAY CONSIDER THE ALTERNATIVE USE OF XYPEX DRY SHAKE (DS-SERIES) OR XYPEX ADDITIVE (ADMIX C-SERIES), WHERE APPLICABLE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

3 PRECAST CONCRETE MANHOLE
C1.15 SCALE: N.T.S



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

DATE: 05/26/2026

JORDAN CECININI
NJ PROFESSIONAL ENGINEER, L.C. NO. G654993

PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID

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DRAINAGE DETAILS

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 #	BINDING ORDER	
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JMA02P003.01			