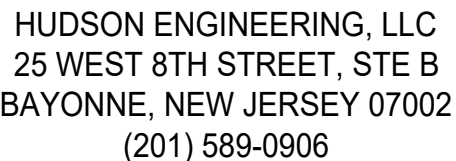


01

This is a detailed street map of a residential neighborhood in Chicago. The map shows a grid of streets and individual lots. Key streets include Washington St at the top, Prospect Pl running horizontally across the middle, Erwin Pl below it, Shepard Terrace at the bottom, and several vertical streets including Madison St, Clark St, and Barbrook Pl. Individual lots are outlined and labeled with house numbers. Some lots are shaded in gray, including lot 114 and lot 115. A compass rose is located in the top right corner, indicating North. The map also shows various lot areas and street names in both directions.

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



DATE: 05/26/2026

JORDAN CECININI

NJ PROFESSIONAL ENGINEER LIC. NO. GE54968

☒ PLANNING BOARD CHAIRMAN

☒ PLANNING BOARD SECRETARY

X
PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID

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[illegible]

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

NEW IDEAS

LESS

<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)
- 1.2. AREAS:
 - 1.2.1. RETAIL AREA (FIRST FLOOR): 13,934 SF
 - 1.2.2. STORAGE AREA (SECOND FLOOR): 4,144 SF
- 1.3. TOTAL PARKING REQUIRED: 57 SPOTS.
2. THE MEZZANINE FLOOR IS USED FOR STORAGE PURPOSES ONLY.
- 2.1. AREAS:
 - 2.1.1. RETAIL AREA (FIRST FLOOR): 13,934 SF
 - 2.1.2. TOTAL PARKING REQUIRED: 43 SPOTS
3. EXISTING PARKING LOT TO BE DEMOLISHED AND REPAVED ACCORDING TO PROVIDED DETAILS.
- 3.1. PARKING SHALL BE PAVED WITH OPEN GRADED FRICTION COURSE
- 3.2. 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:

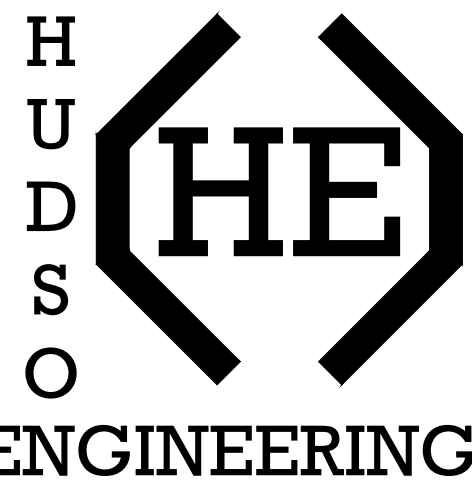
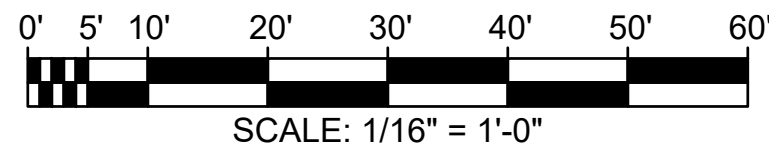
1. ALL PROPOSED TRAFFIC SIGNAGE SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARDS.
2. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PAINT AND CONFORM TO NJDOT STANDARDS.





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

- DEMOLITION NOTES:
- ALL WORK MUST CONFORM TO ALL REQUIREMENTS OF THE 2021 IBC NEW JERSEY EDITION, CHAPTER 33 AND NJAC 5:23-2.34. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE E.O.R. IN WRITING AND CEASE ALL ACTIVITIES UNTIL GIVEN WRITTEN INSTRUCTION.
 - REFER TO PRE-DEMOLITION INVESTIGATION REPORT DATED 2/10/2025 FOR DEMOLITION SITE SAFETY REQUIREMENTS.
 - A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF CONSTRUCTION AND DEMOLITION SITE UNLESS GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL THAT LEADS FROM A BUILDING ENTRANCE OR EXIST OF AN OCCUPIED STRUCTURE TO A PUBLIC WAY. WALKWAYS SHALL BE ACCESSIBLE AND SUFFICIENT WIDTH TO ACCOMMODATE PEDESTRIAN TRAFFIC, BUT SHALL NOT BE LESS THAN 4 FEET IN WIDTH.
 - PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH.
 - BARRIERS SHALL BE NOT LESS THAN 8 FEET IN HEIGHT AND SHALL BE PLACED ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE. OPENINGS IN SUCH BARRIERS SHALL BE PROTECTED BY DOORS THAT ARE NORMALLY CLOSED.
 - PEDESTRIAN PROTECTION SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS ARE SUBJECT TO BEING ENDANGERED.
 - CONTRACTOR SHALL IMMEDIATELY REMOVE WALKWAYS, DEBRIS AND OTHER OBSTRUCTIONS AND LEAVE SUCH PUBLIC PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE SUCH WORK WAS COMMENCED.
 - THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY FOR THE STORAGE OR HANDLING OF MATERIALS OR OF EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF THE APPLICABLE GOVERNING AUTHORITY.
 - CONSTRUCTION MATERIAL AND EQUIPMENT SHALL NOT BE PLACED OR STORED AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECTION, OR PLACED SO AS TO OBSTRUCT NORMAL OBSERVATIONS OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.
 - BUILDING MATERIALS, FENCES, SHEDS OR ANY OBSTRUCTION OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE APPROACH TO ANY FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, UTILITY POLE, MANHOLE, FIRE ALARM BOX OR CATCH BASIN, OR SO AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.



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DATE: 05/26/2026
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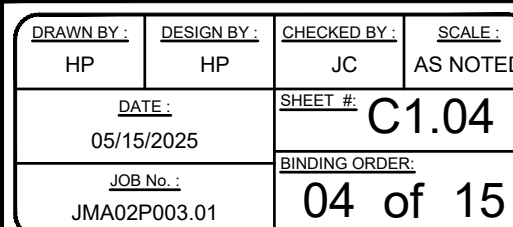
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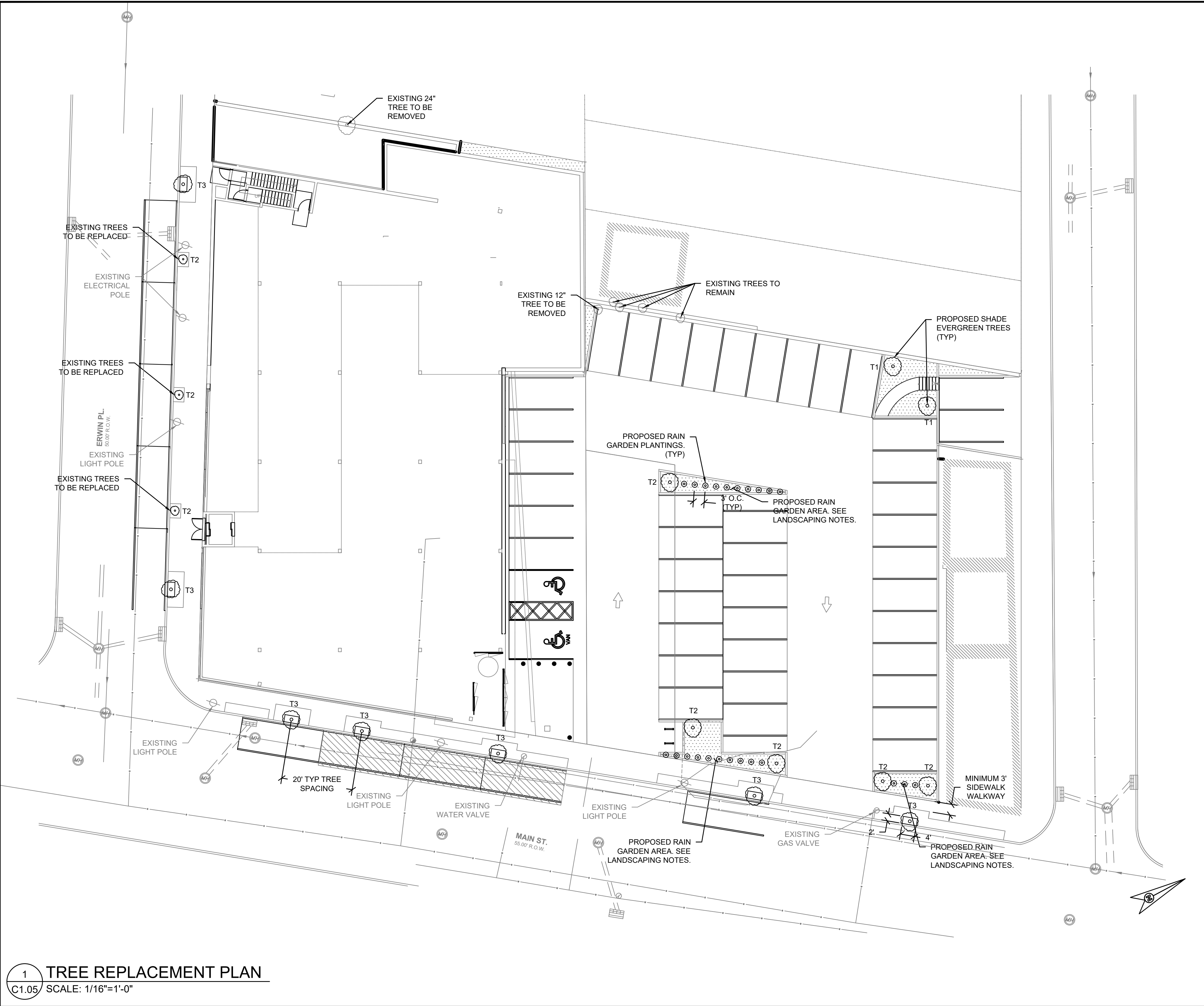
DEMOLITION PLAN

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	05/15/2025	JOB NO.	JMA02P003.01
SHEET #	03 of 15	RUNNING ORDER	





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

GENERAL PLANTING NOTES:

- ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE CITY REPRESENTATIVE.
- FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE CITY REPRESENTATIVE.
- CONTRACTOR SHALL INSTALL A PORTION OF THE LANDSCAPING CONSISTING OF NOT MORE THAN 5% OF THE TOTAL PLANTINGS, TO DEMONSTRATE PLANTING PRACTICES TO THE CITY REPRESENTATIVE, PRIOR TO INSTALLING THE REMAINDER OF THE PLANT MATERIAL.
- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDDED BARK MULCH.
- 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.
- TOP SOIL SHALL COMPLY WITH ANY AND ALL ENVIRONMENTAL AND CLEAN FILL REQUIREMENTS, TO THE SATISFACTION OF THE ENVIRONMENTAL CONSULTANT.
- 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.
- LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
- UPON COMPLETION OF THE FIRST YEAR OF THE TWO (2) YEAR PLANT GUARANTEE PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE CITY REPRESENTATIVE. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
- IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PLANT PERENNIALS AND GROUND COVER IN 8" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
- 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.
- ALL EXISTING SOIL SHALL BE REMOVED AND BACK FILLED WITH NEW TOPSOIL MEETING PARKS AND FORESTRY SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMENS AMERICAN STANDARD NURSERY STOCK.
- ALL PLANT BEDS ARE TO BE SEPARATED FROM LAWN AREA WITH A 3" DEEP V TRENCH.
- KEEP MULCH 1/2" BELOW TOP OF PAVEMENTS AND CURBS.
- ALL LANDSCAPING SHALL BE IN A HEALTHY AND VIGOROUS GROWING CONDITION AT THE TIME OF INSTALLATION. NO PLANT SHALL REMAIN AT THE SITE FOR MORE THAN THREE (3) DAYS AFTER DELIVERY WITHOUT BEING PROPERLY HEALED IN. NO TREE WITH A DAMAGE CENTRAL LEADER SHALL RECEIVE FINAL ACCEPTANCE.

- 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 EXCESSIVELY DRAINED SOILS AND ON EARTHEN BERMS TO ENSURE SOIL MOISTURE AVAILABILITY. ALL LANDSCAPE BEDS SHALL BE UNDERPLAYED WITH A SUITABLE WATER PERMEABLE WEED FABRIC AND SHALL RECEIVE A MINIMUM THREE (3) INCH APPLICATION OF SHREDDED HARD WOOD MULCH OR OTHER ACCEPTABLE MATERIAL. UNTREATED WOOD SHIPS SHALL NOT BE USED. PLANT MATERIAL 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.
- 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.
- 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.
- WATERING MUST TAKE PLACE THROUGHOUT THE 2 YEAR PERIOD, AT LEAST 20 GALLONS AT APPROXIMATELY TWO WEEK INTERVALS FROM MAY 15 TO OCTOBER 31. CONTRACTOR ANY NEED TO INCREASE OR REDUCE THE FREQUENCY OF WATERING BASED ON WEATHER CONDITIONS, RESULTING SOIL WATER CONTENT OR OTHER FACTORS.
- 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.
- NO SOIL DISTURBANCE SHALL OCCUR OUTSIDE THE LIMIT OF DISTURBANCE.
- SHADE TREES SHALL BE LIMED UP TO A HEIGHT OF 5'-0"
- ALL LANDSCAPING AREAS SHALL BE APPROPRIATELY PLANTED AND MAINTAINED WITH ANY DAMAGED, DISEASED OR DEAD MATERIAL REPLACED, ON AN ON-GOING BASIS.

LANDSCAPE MAINTENANCE NOTES:

- 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 CLOSE OF THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 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.
- FERTILIZE ALL TREES AND SHRUBS AT LEAST ONCE PER YEAR. MYCORRHIZAL FUNGI INOCULANT SHALL BE APPLIED TO ALL TREES AND SHRUBS AT THE TIME OF PLANTING.
- 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.
- PLANT MATERIAL SHALL BE INSPECTED FOR PEST DAMAGE AND INFESTATION AT REGULAR INTERVALS. APPLY PEST CONTROL MEASURES ACCORDING TO THE LIFE CYCLE OF THE PESTS. ALL PESTICIDES SHALL BE APPLIED BY A LICENSED PRACTITIONER.
- 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.
- PLANTING BEDS SHALL BE WEEDED AND EDGED AS NEEDED TO MAINTAIN A NEAT APPEARANCE AND TO PREVENT THE ESTABLISHMENT OF WEEDS.
- ALL MULCHED AREAS SHALL BE RAKED AND MULCH SHALL BE REPLENISHED AS NEEDED EACH SPRING.
- PRUNING OF DEAD AND DAMAGED BRANCHES SHALL BE PERFORMED EACH FALL, AND AS NEEDED FOLLOWING DAMAGE TO PLANT MATERIAL.
- DEBRIS AND DEAD LEAVES SHALL BE REMOVED FROM PLANTING BEDS IN THE FALL AND EARLY SPRING.

TREE COUNT NOTES:

- PER S25-12 To
- IN PARKING AREAS WITH THIRTY (30) OR MORE PARKING SPACES, THERE SHALL BE MINIMUM OF ONE (1) TREE PLUS GROUND LEVEL PLANTING FOR TEN (10) PARKING STALLS
- PARKING STALLS: TOTAL 46
- TREE COUNT REQUIRED: 4
- TREE COUNT PROVIDED: 6

PERMITTING NOTES:

- TREE REMOVAL AND REPLACEMENT PERMIT WILL BE SUBMITTED TO THE TOWNSHIP FORESTER, PRIOR TO ANY DISTURBANCE.

LIST OF NATIVE AND ADAPTED SPECIES:

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

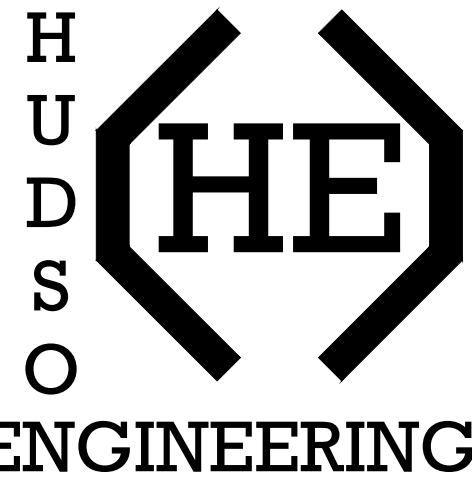
TREE PLANTING SCHEDULE			
MARK	SPECIES	COUNT	INSTALL SIZE
T1	AMERICAN HOLLY	2	2.5"-3.5" CALIPER
T2	REDMOND AMERICAN BASSWOOD	8	2.5"-3.5" CALIPER
T3	RIVER BIRCH	7	2.5"-3.5" CALIPER
TOTAL		17	

TREE PIT NOTES:

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

TREE SPACING REQUIREMENTS

- 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' WIDE AT THAT POINT OR THE DISTANCE FROM THE ENTRANCE TO THE TREE IS AT LEAST 12'
- THE MINIMUM WIDTH OF SIDEWALKS FREE OF IMPEDIMENTS IS 3' TO MAINTAIN ADA COMPLIANCE. NO TREE PIT WILL BE PLACED THAT WILL IMPEDE UPON THE REQUIRED 3' PASSAGEWAY ON SIDEWALKS
- DO NOT PLANT ALONG THE STREET WITHIN BUS STOPS. TREES MAY BE OFFSET FROM THE CURB TEN FEET ALONG A BUS STOP
- MINIMUM HORIZONTAL DISTANCE FROM WATER MAIN TO TREE TRUNK IS 6 FEET
- MINIMUM DISTANCE BETWEEN TREES (TRUNK TO TRUNK) SHALL BE 20 FEET TO 30 FEET, DEPENDING UPON THE TREE SPECIES AND OTHER LOCAL CONDITIONS
- MINIMUM DISTANCE FROM A STREETLIGHT OR UTILITY POLE TO THE TREE TRUNK IS AT LEAST 15 FEET
- 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
- SUGGESTED DISTANCE FROM A PARKING METER TO TREE TRUNK SHALL BE NO MORE THAN 5 FEET, TO ALLOW FOR THE SWING OF CAR DOORS
- MINIMUM DISTANCE FROM A GAS OR WATER VALVE TO THE EDGE OF THE TREE PIT IS AT LEAST 2 FEET
- 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
- MINIMUM DISTANCE FROM A FIRE HYDRANT TO THE TRUNK IS AT LEAST 5
- MINIMUM DISTANCE FROM A CURB CUT OR DRIVEWAY TO THE EDGE OF THE PIT IS 1 FOOT AND TO THE TREE TRUNK TO FLUSH CURB IS 5 FEET
- MINIMUM DISTANCE FROM THE CORNER OF A STREET INTERSECTION TO THE TREE TRUNK IS 30 FEET
- MINIMUM DISTANCE FROM THE EDGE OF THE PIT TO ANY OPPOSITE OBSTRUCTION (BUILDING WALL, STOOP, RAILING, PROPERTY LINE ETC.) IS FROM 4 TO 6 FEET, DEPENDING UPON LOCAL CONDITIONS AND THE AMOUNT OF SIDEWALK TRAFFIC
- ALL TREE PITS MUST BE CONTIGUOUS TO THE STREET CURB



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

DATE: 05/26/2026

JORDAN CECININI

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PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR AN EMBOSSED SEAL ARE NOT VALID

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DATE	BY	REVISION
05/26/2026	JCH	1
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TREE REPLACEMENT PLAN

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

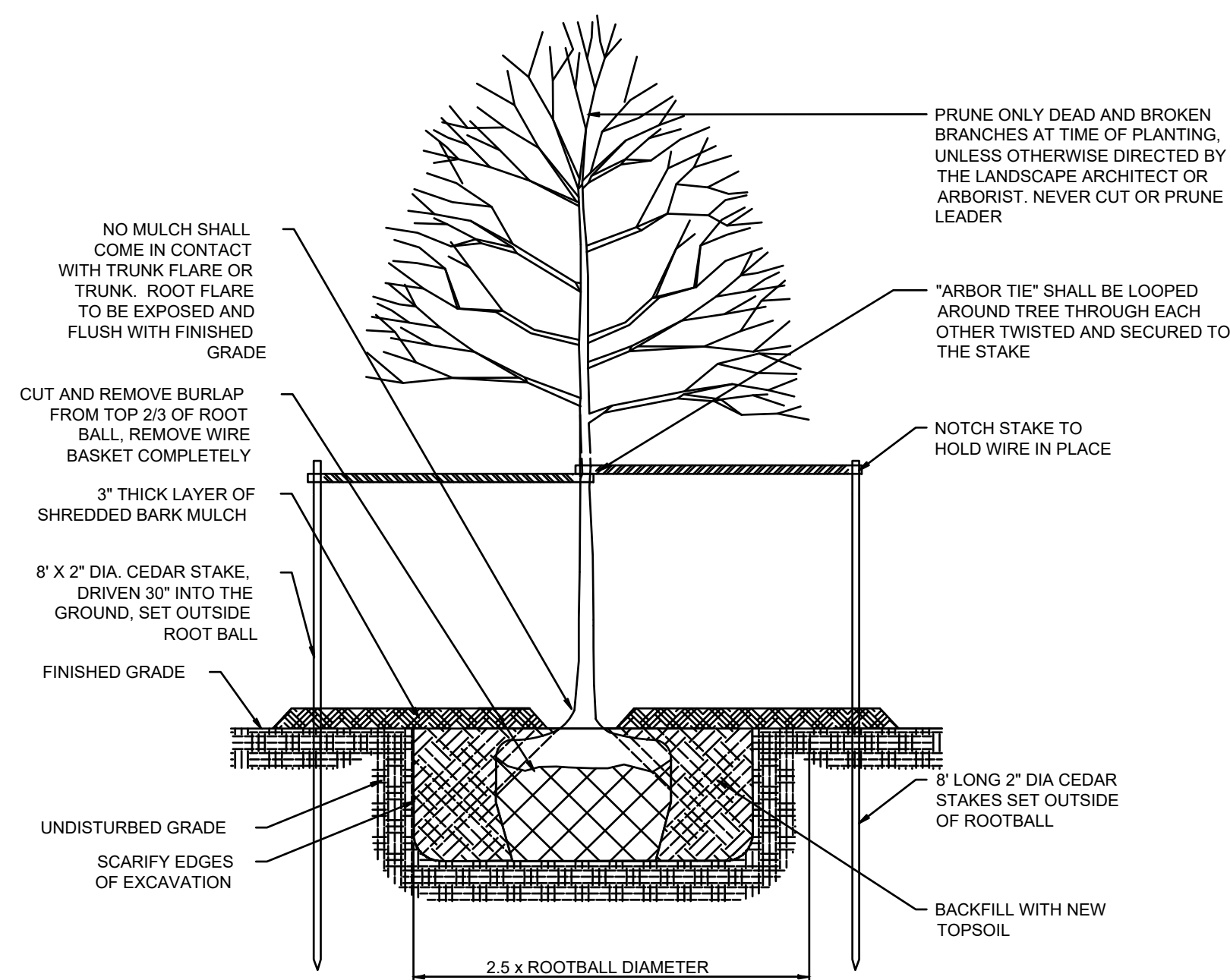
WEST ORANGE ESSEX NEW JERSEY

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DATE	SHEET #	C1.05	
05/15/2025			
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TREE PLANTING NOTES:

1. GAS OR ELECTRIC LINES SHALL BE 2' MINIMUM FROM EDGE OF TREE PIT, OIL FILLED PIPES SHALL BE 4' MINIMUM FROM EDGE OF TREE PIT. WATER AND SEWER LINES SHALL BE 2' FROM TRUNK.
2. TREES SHOULD BE LOCATED IN FRONT OF DOORWAYS
3. MINIMUM RECOMMENDED DISTANCE FROM TREE TRUNK:
 - 3.1. TO UTILITY POLES OR OUTDOOR LIGHTS SHALL BE 15'.
 - 3.2. TO WATER MAIN OVER 20" DIA. SHALL BE 6'.
 - 3.3. TO STREET SIGNS AND TRAFFIC SIGNS SHALL BE 5'.
 - 3.4. TO CURB SHALL BE 7'.
 - 3.5. TO FIRE HYDRANT SHALL BE 5'.
4. TO CURB OF NEAREST INTERSECTION SHALL BE 30'.
5. MINIMUM DISTANCE FROM EDGE OF TREE PIT TO NEAREST WALL OR FENCE SHALL BE 10'.
6. NO TREES SHALL BE INSTALLED BETWEEN UTILITY VALVES AND CURB.
7. DO NOT PLANT NEW TREES UNDER OVERHEAD BRANCHES OF ADJACENT TREES.
8. TREE CROWN AND TRUNK SHALL BE FREE OF DEFECTS AND TOYS TO FORM.
9. TREE TRUNKS SHALL BE PROTECTED BY ANCHORING TO STURDY SCAFFOLD FRAME.
10. NO PAVERS, 4 SIDED TREE GUARDS, OR OTHER MATERIAL SHALL BE PLACED WITHIN THE TREE BED.
11. CUT AND REMOVE BUSHES AND GRASS FROM TOP 25% OF ROOT BALL. REMOVE WIRE BASKET COMPLETELY.
12. FLOOD TREES WITH WATER WITHIN THE FIRST 24 HOURS OF PLANTING.
- 13.2. TO PREVENT SOYBEAN MOTTLE DISEASE, FUNGAL TRANSLANT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE OUNCE PACKET PER CALIPER INCH OR PER 1' FOOT OF ROOTBALL DIA.
- 13.3. CONTRACTOR SHALL HAVE A GUARANTEE PERIOD OF 2 YEARS FOR TREE LOSS OR GROWTH DEFICIENCY.
14. TOPSOIL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - 14.1. NATURAL LOAM WITH THE ADDITION OF COMPOST OR HUMUS
 - 14.2. ORGANIC MATTER CONTENT SHALL BE BETWEEN 5% - 12%
 - 14.3. PH SHALL BE 6.0 TO 7.0 INCLUSIVE, UNLESS OTHERWISE APPROVED OR SPECIFIED
- 14.4. SOIL TEXTURE ANALYSIS: TOP SOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY. ANY SOIL THAT DOES NOT MEET THE REQUIREMENTS BELOW WILL BE REJECTED AND REMOVED FROM THE SITE.

ROCKS, STONE AND GRAVEL >2.0 mm	≤5%
SAND (0.075 - 0.425 mm)	40 - 60%
SILT (0.002 - 0.05mm)	20 - 50%
CLAY (>0.002 mm)	20% MAXIMUM
- 14.5. WHEN TOPSOIL OTHERWISE COMPLIES WITH THE ABOVE REQUIREMENTS, THE CONTRACTOR SHALL INCORPORATE A DEFICIENCY IN ORGANIC MATTER, COMPOST MAY BE INCORPORATED WHEN AND AS PERMITTED BY FORESTER
15. ROOT BALL SIZE RELATIVE TO TREE HEIGHT SHALL BE WITHIN THE RANGES SET BY THE AMERICAN NURSERY STANDARDS



2"x4" TREE GUARD POST

2"x4" SHIM INSTALLED FROM BOTTOM OF POST CAP TO 6" BEYOND POST CAP

STEEL POST ANCHOR W/ CAP

STEEL ANCHOR - ENLARGEMENT

TREE WRAP

2) 2"x4" CROSS BRACES

FASTEN ORANGE SNOW FENCE TO WOOD TREE FENCE, ALL SIDES

6'0"

SURFACE PROTECTION MATS

6" DEPTH WOOD CHIP MULCH

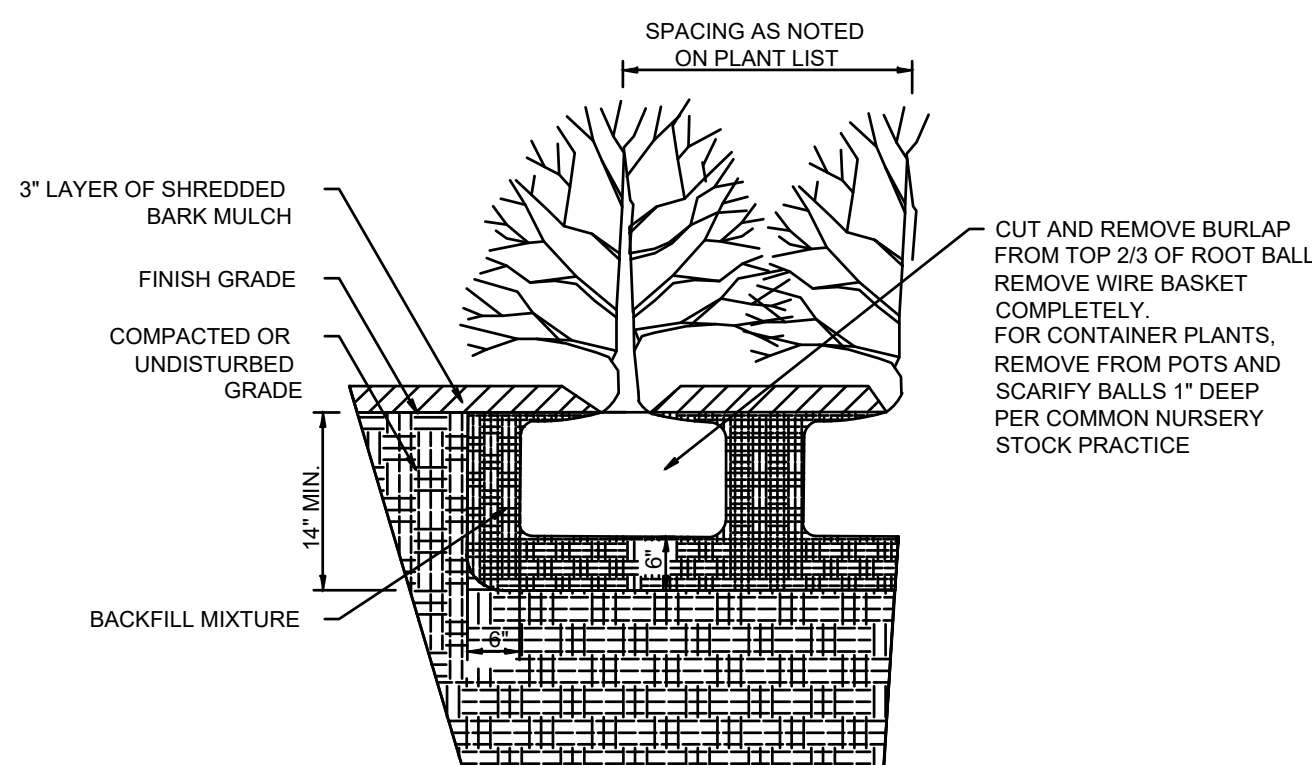
LANDSCAPE FABRIC

EXISTING SUBGRADE

STREET CURB

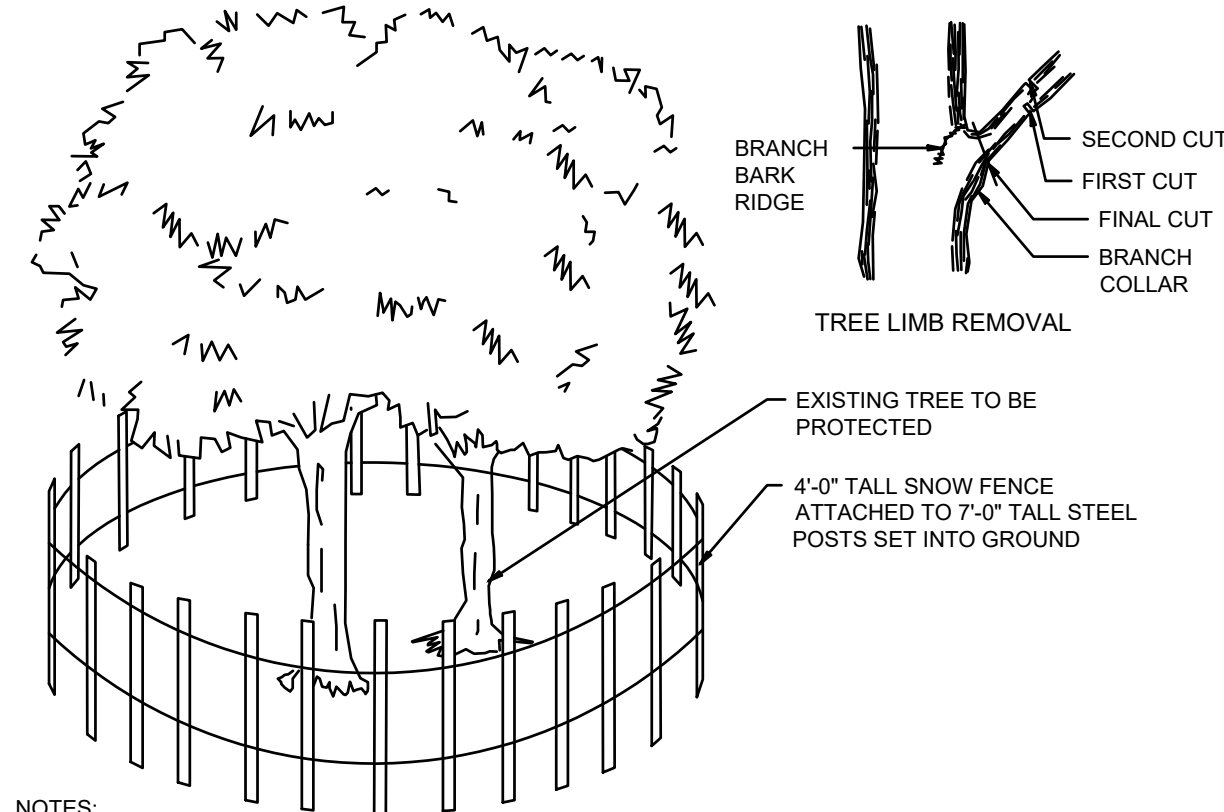
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C1.06 SCALE: N.T.S



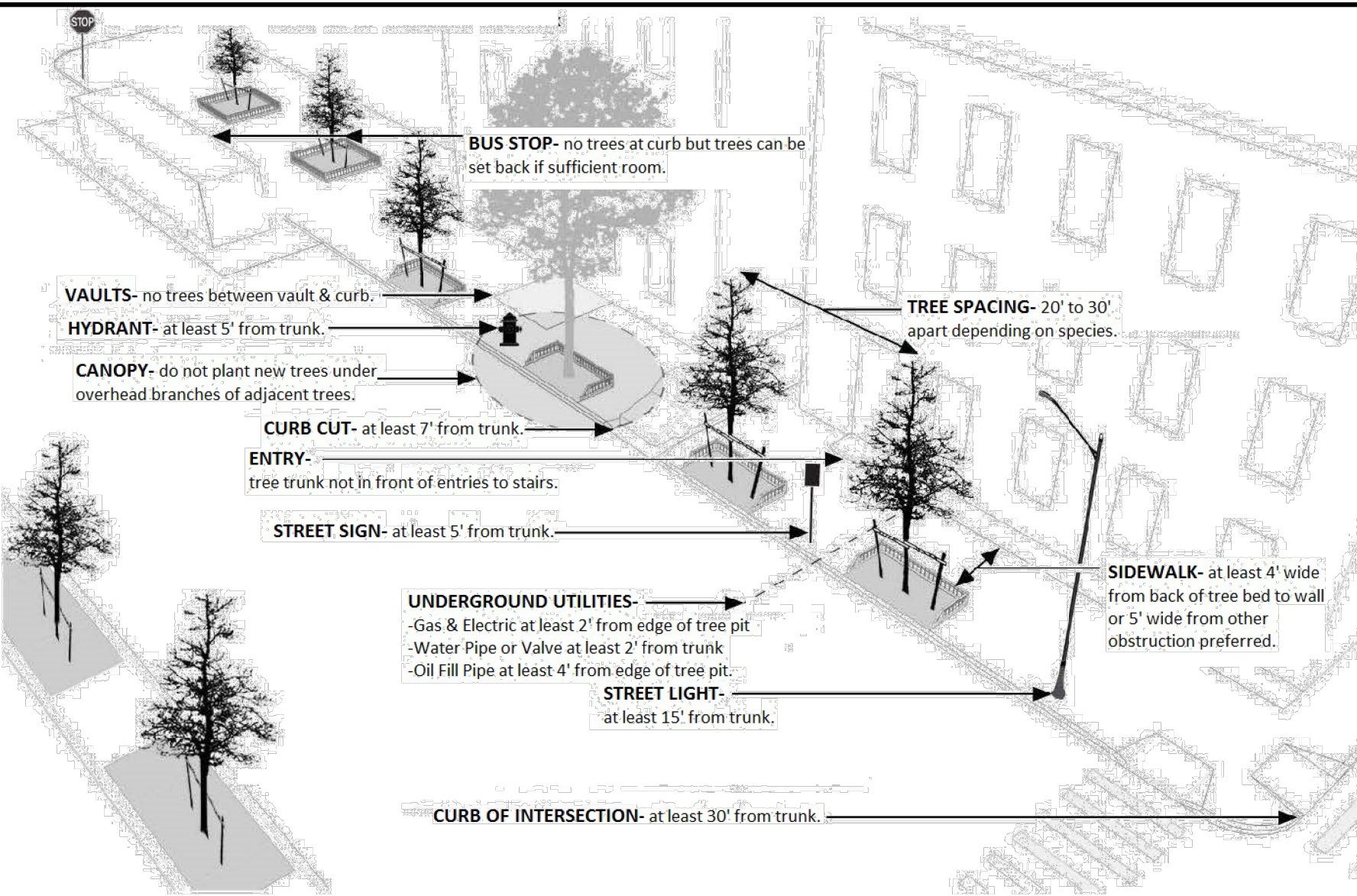
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(C1.06) SCALE: N.T.S



- NOTES:
1. SNOW FENCING SHOULD BE INSTALLED AT DRIP LINE OF TREE BRANCHES.
 2. NO BOARDS ARE TO BE NAILED TO TREES.
 3. FEEDER ROOTS SHOULD NOT BE CUT INSIDE THE TREE BRANCHES DRIP LINE.
 4. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE TO TRUNK OR MAIN BRANCH.
 5. ALL TRUNKS AND BRANCHES INSIDE THE DRIP LINE DISTURBANCE TO BE PRESERVED MUST BE PROTECTED WITH ORANGE TREE PROTECTION FENCE.
 6. PROTECT TREE DRIFRILE ROOT AREA. ANY CHANGE MUST BE FORWARDED (PRIOR TO WORK
 7. FENCE MUST REMAIN AND BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.

TREE PROTECTION DETAIL - OPEN SPACE



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X
PLANNING BOARD ENGINEER

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SHADE TREE DETAILS

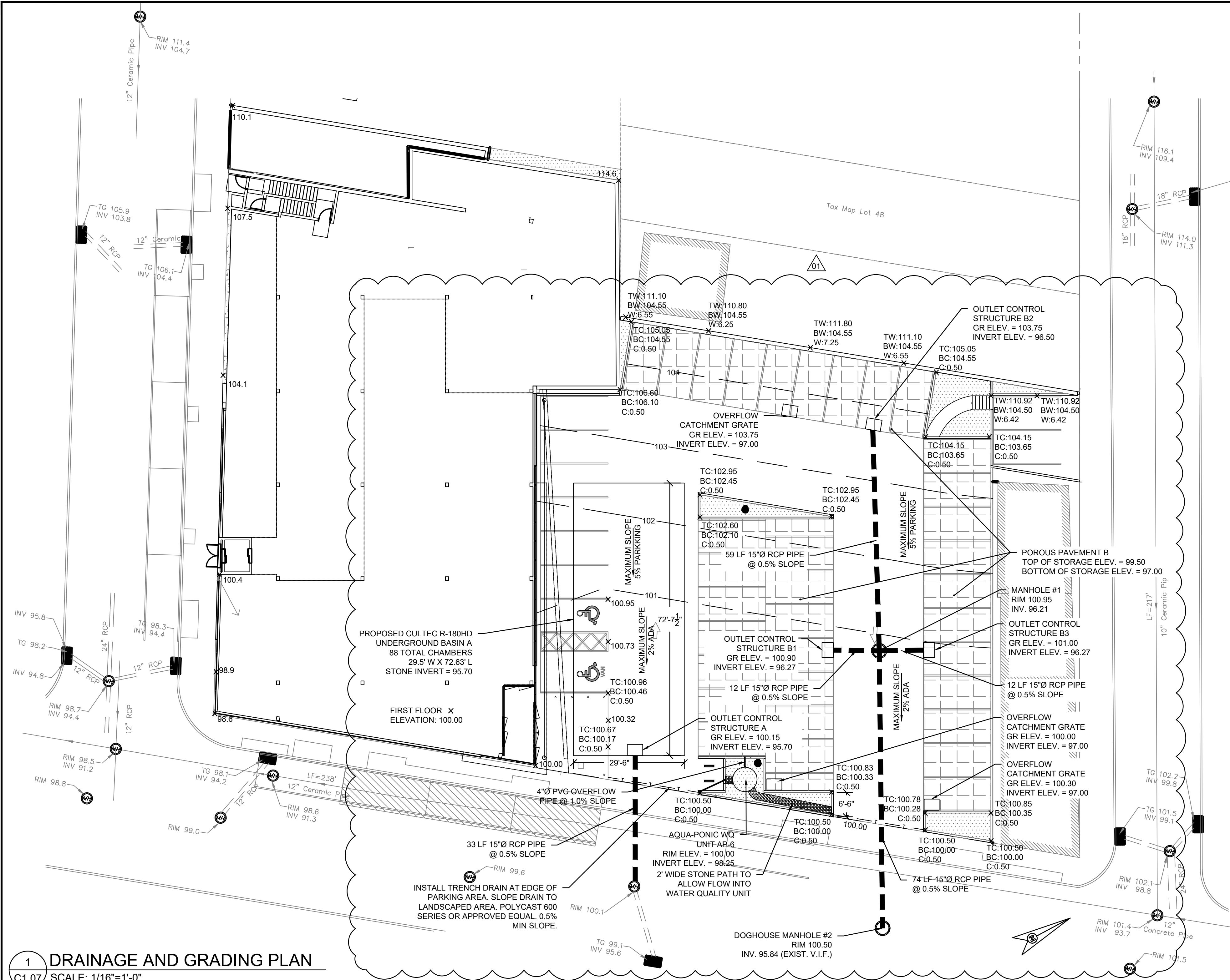
JORGE MASTROPIETRO ARCHITECTS
262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

NEW JERSEY

ESSEX

WEST ORANGE

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<u>DATE:</u> 05/15/2025		<u>SHEET #:</u> C1.06	
<u>JOB No.:</u> JMA02P003.01		<u>BINDING ORDER:</u> 06 of 15	

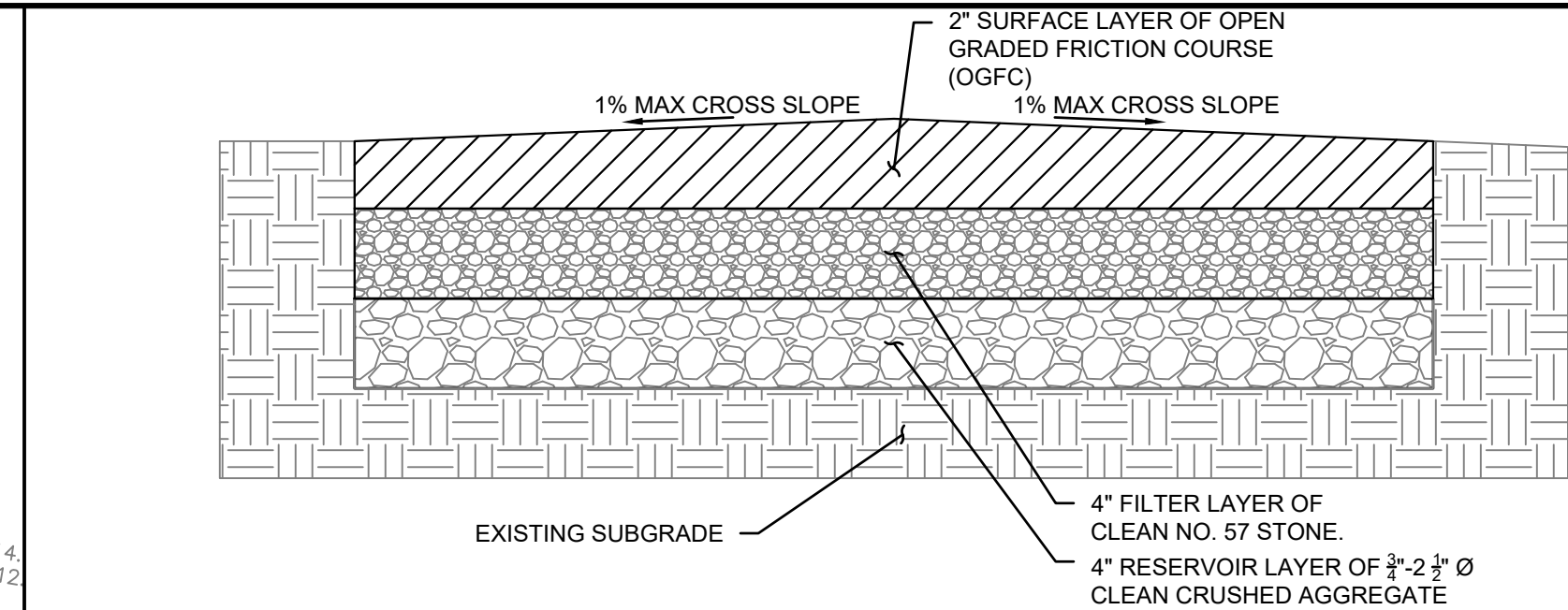


1 DRAINAGE AND GRADING PLAN
C1.07 SCALE: 1/16"=1'-0"

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

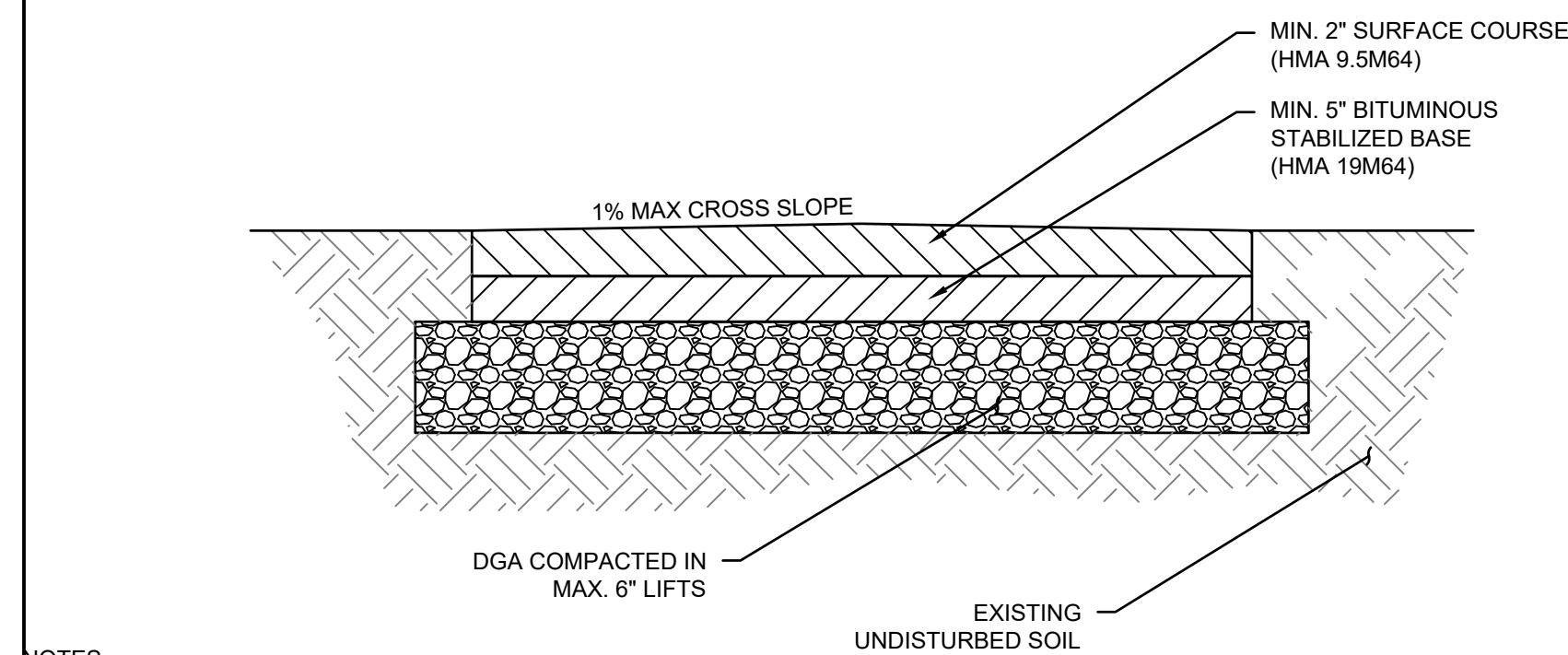
- NOTES:
- PER THE 2021 NEW JERSEY IBC CHAPTER 4 SECTION 406.
 - MAXIMUM SLOPE IN ANY DIRECTION FOR ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0%.
 - GENERAL PARKING STALL SLOPES SHOULD NOT EXCEED 5.00%.
 - ALL TRENCH DRAINS SHALL BE POLYCAST 600 SERIES OR APPROVED EQUAL.
 - DRAINS SHALL BE SLOPED 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



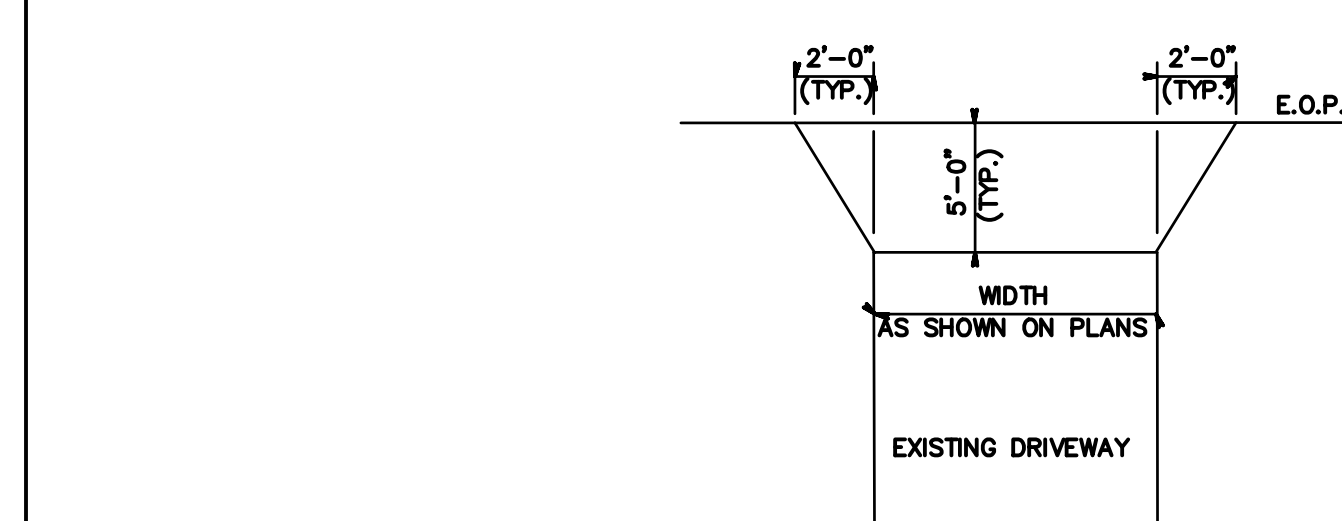
- PERMEABLE PAVEMENT NOTES:
- MAXIMUM SURFACE COURSE SLOPE IS 5%.
 - FILTER FABRIC IS REQUIRED ALONG THE SIDES AND BOTTOM OF THE SYSTEM.
 - POROSITY OF THE PERMEABLE ASPHALT SURFACE COURSE MUST BE 15-25%.
 - POLYMER MODIFIED BINDER SHALL BE PG 64E-22.
 - PERMEABLE PAVEMENT SHALL CONFORM TO THE STANDARDS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

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

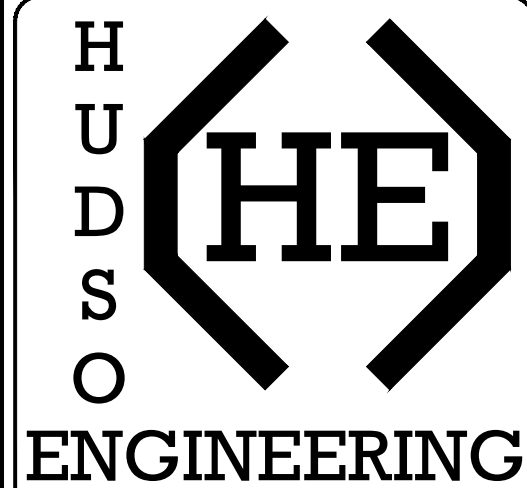
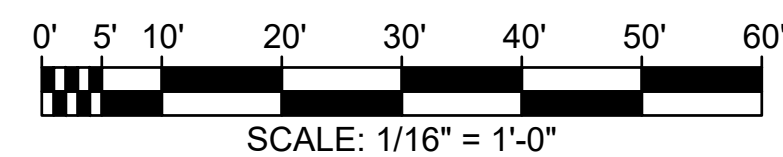


- NOTES:
- ALL MATERIAL, REPAIR STRIPS, AND EXCAVATION FOR DRIVEWAY CONSTRUCTION TO BE INCLUDED IN THE BID PRICE FOR HMA DRIVEWAY, CONCRETE DRIVEWAY, OR CONCRETE CURB.
 - USE HMA SURFACE COURSE FOR HMA DRIVEWAY.
 - CONSTRUCT 5 FEET LONG DRIVEWAY UNLESS OTHERWISE SHOWN ON PLANS OR AS DIRECTED.
 - MAINTAIN 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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PLANNING BOARD CHAIRMAN
PLANNING BOARD SECRETARY
PLANNING BOARD ENGINEER

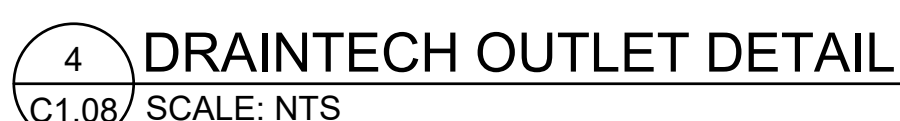
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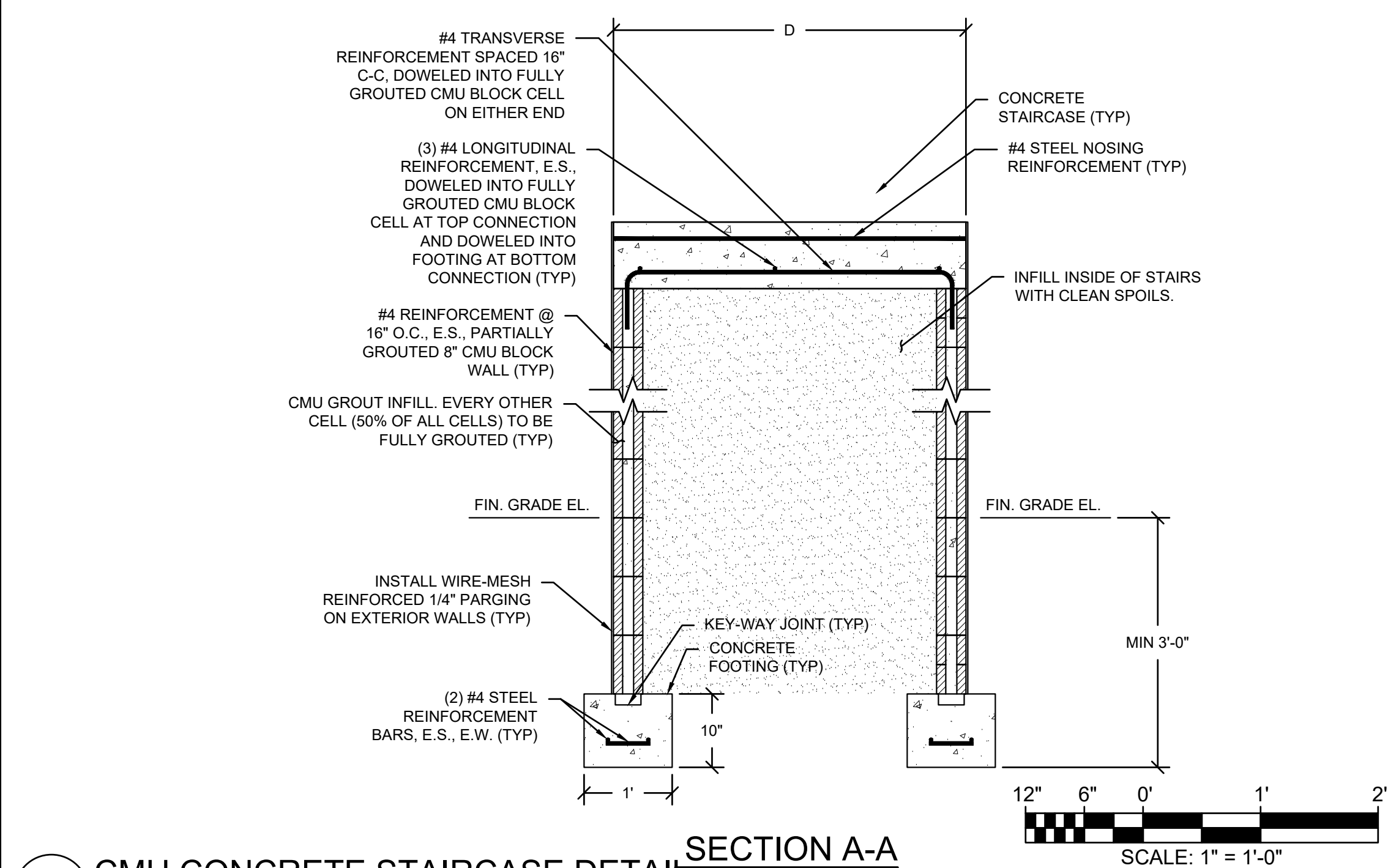
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DRAINAGE AND GRADING PLAN
JORGE MASTROPIETRO ARCHITECTS
262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN
WEST ORANGE ESSEX NEW JERSEY

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HP	HP	JC	AS NOTED
DATE	05/15/2025	SHEET #	C1.07
JOB NO.	JMA02P003.01	DRAWING ORDER	07 of 15



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



DATE: 05/26/2026

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~~PLANNING BOARD ENGINEER~~

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LANDSCAPING DETAILS

JORGE MASTROPIETRO ARCHITECTS

362-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

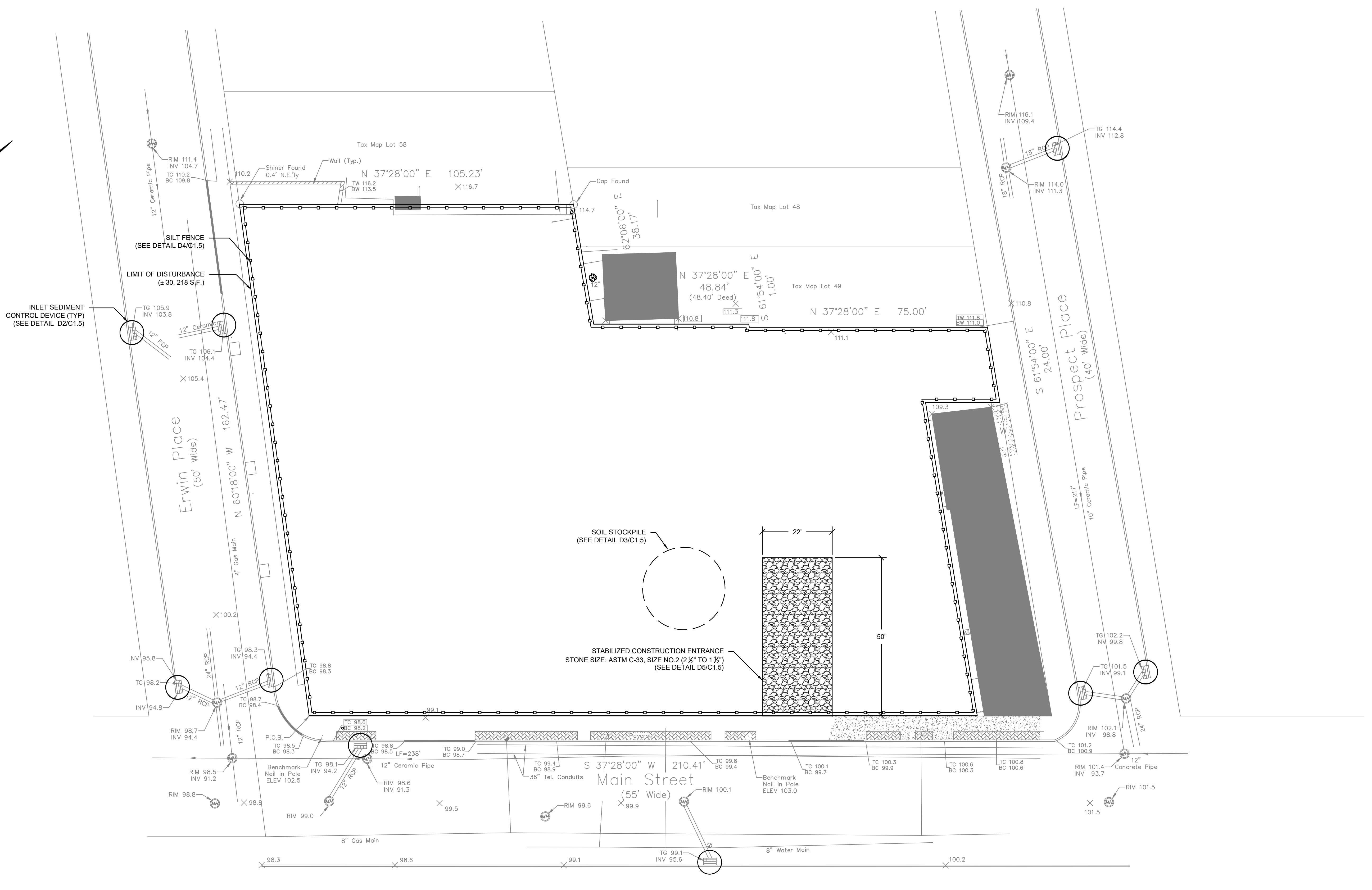
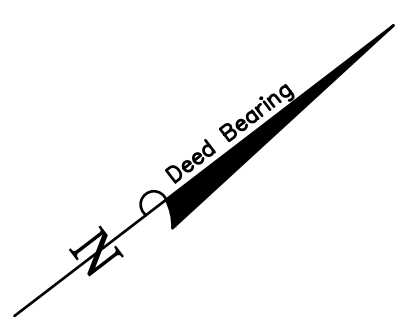
NEW JERSEY

ESSEX

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> C1.08	
<u>JOB No.:</u> IMA02B003 01		<u>BINDING ORDER:</u> 08 of 15	

NOTES



SEDIMENT & EROSION CONTROL NOTES

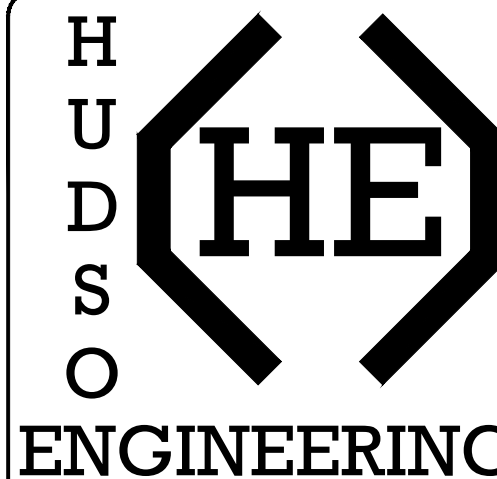
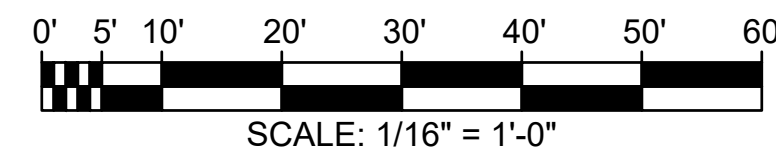
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES 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 DEMARCATTE THE LIMIT OF DISTURBANCE:

- ±30,218 SQUARE FEET
- ±0.6937 ACRES

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



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. G654999

PLANNING BOARD CHAIRMAN

PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR
AN EMBOSSED SEAL ARE NOT VALID

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DATE	BY	REVISION
05/26/2026	JP	1

**SOIL EROSION AND SEDIMENT
CONTROL**

JORGE MASTROPIETRO ARCHITECTS

262-270 MAIN ST SITE REDEVELOPMENT
SITE CIVIL DESIGN

NEW JERSEY

ESSEX

WEST ORANGE

DRAWN BY	DESIGN BY	CHECKED BY	SCALE
HP	HP	JC	AS NOTED
DATE	SHEET #		
05/15/2025	C1.09		
JMA02P003.01	09 of 15		

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES 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.
- SOIL TO BE 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.
- 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
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
- 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.
- 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 TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- 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
- THE APPLICANT MUST OBTAIN 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.
- 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 PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- 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.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2 -1" 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.
- STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 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.**

VEGETATION COVER FOR SOIL STABILIZATION STANDARDS

TEMPORARY STABILIZATION SPECIFICATIONS

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

PERMANENT STABILIZATION SPECIFICATIONS

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

ESTABLISHING PERMANENT VEGETATIVE STABILIZATION.

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL.

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

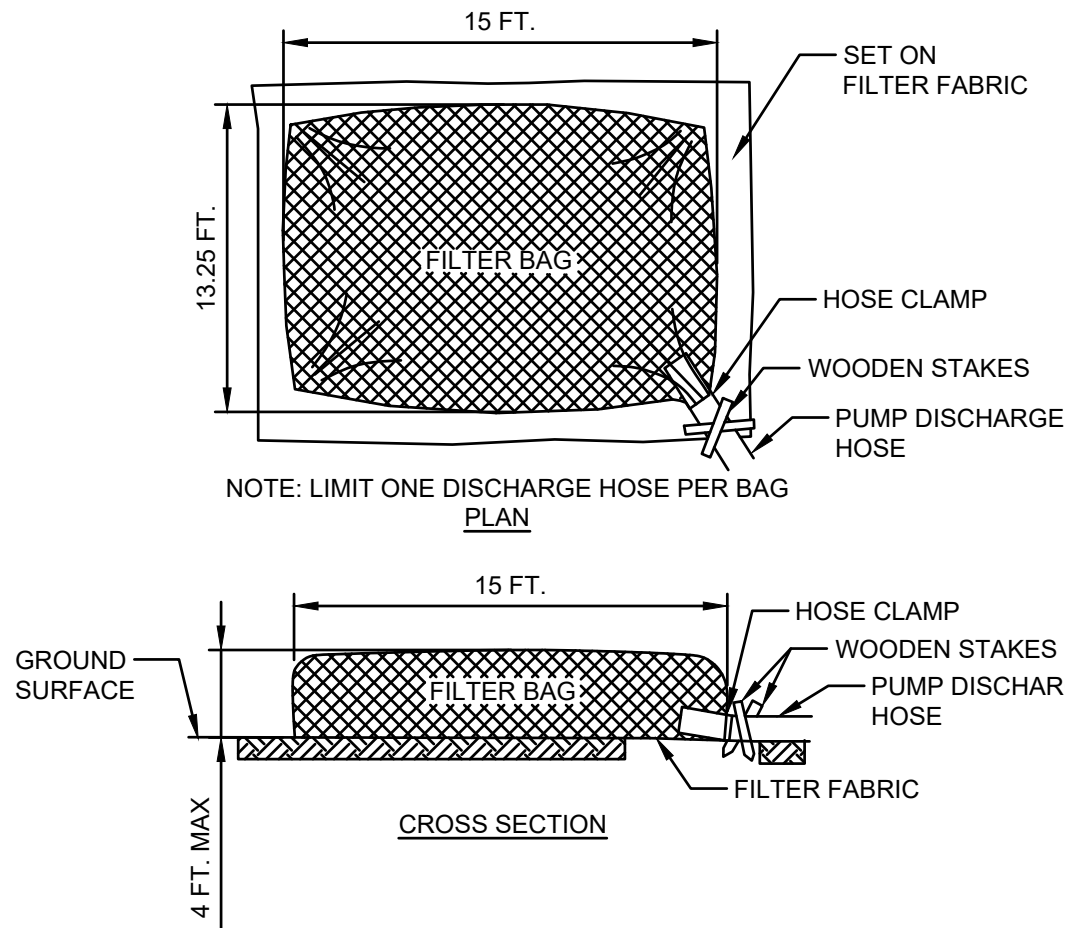
THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE.

NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

*NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE FREEHOLD SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

CONSTRUCTION SEQUENCE

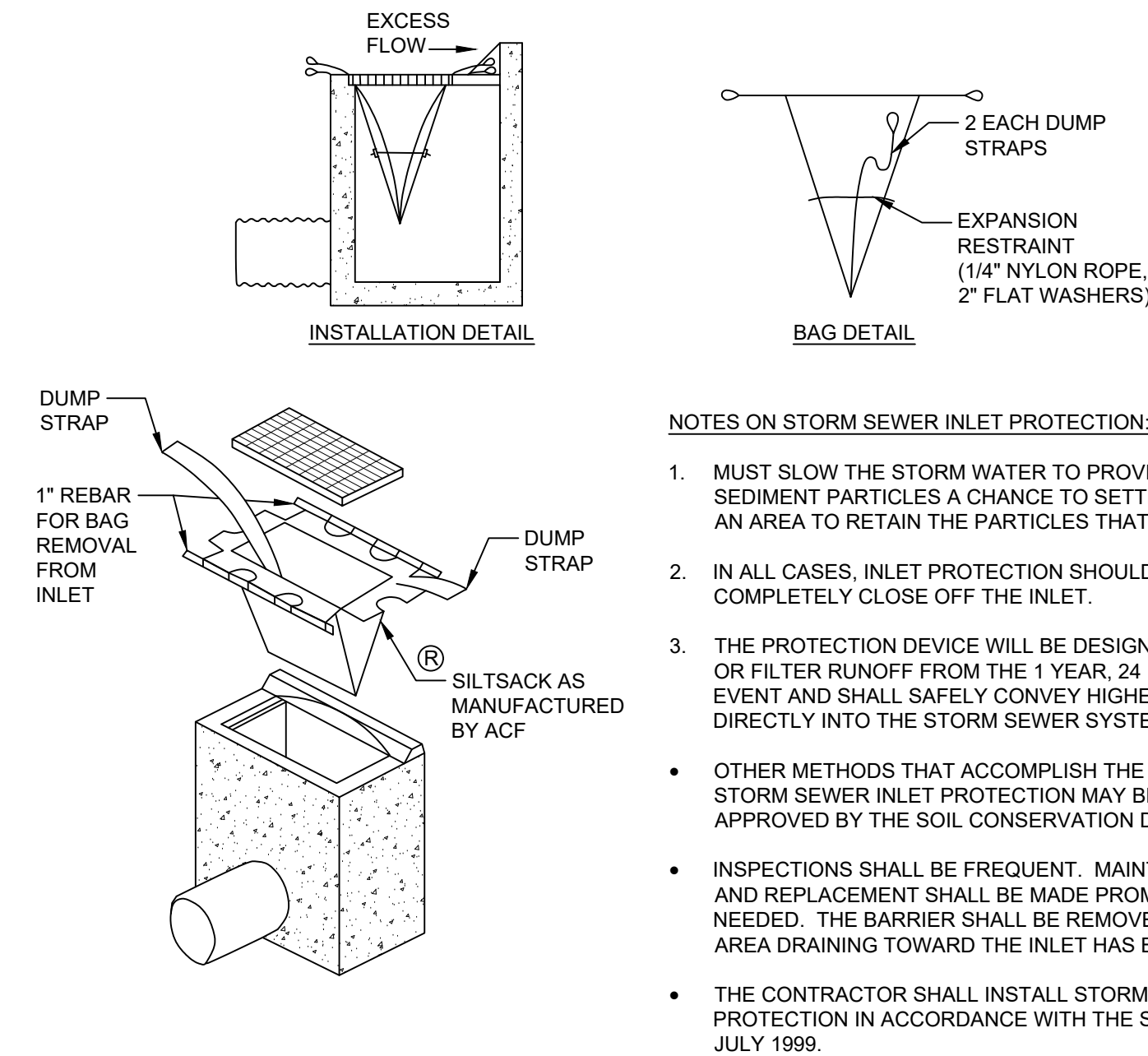
- INSTALL CONSTRUCTION ENTRANCE AND OTHER EROSION CONTROL MEASURES INCLUDING SILT FENCING - 1 WEEK
- CLEAR & DEMO SITE, ROUGH GRADING - 1 WEEK
- REMOVE EXISTING GRAVEL - 1 WEEK
- CONSTRUCT TURFSTONE - 2 WEEKS
- REMOVE ALL EROSION CONTROL STRUCTURES -1 DAY



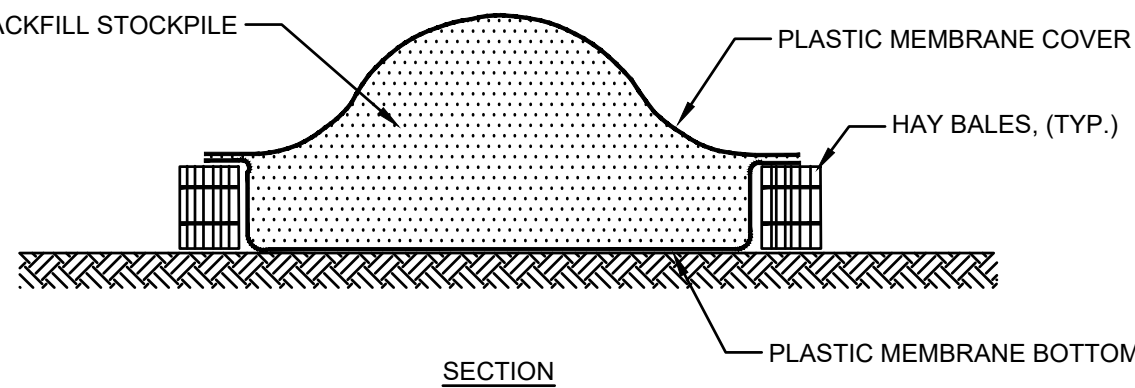
FILTER BAG NOTES:

- FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.
- WETLAND FILTER BAGS MAY REPLACE HAY BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENVIRONMENTAL INSPECTOR. TO INSURE, PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.
- PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.
- FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCIRCLED WITH A HAYBALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE, WIRE OR STRING WILL NOT BE USED.

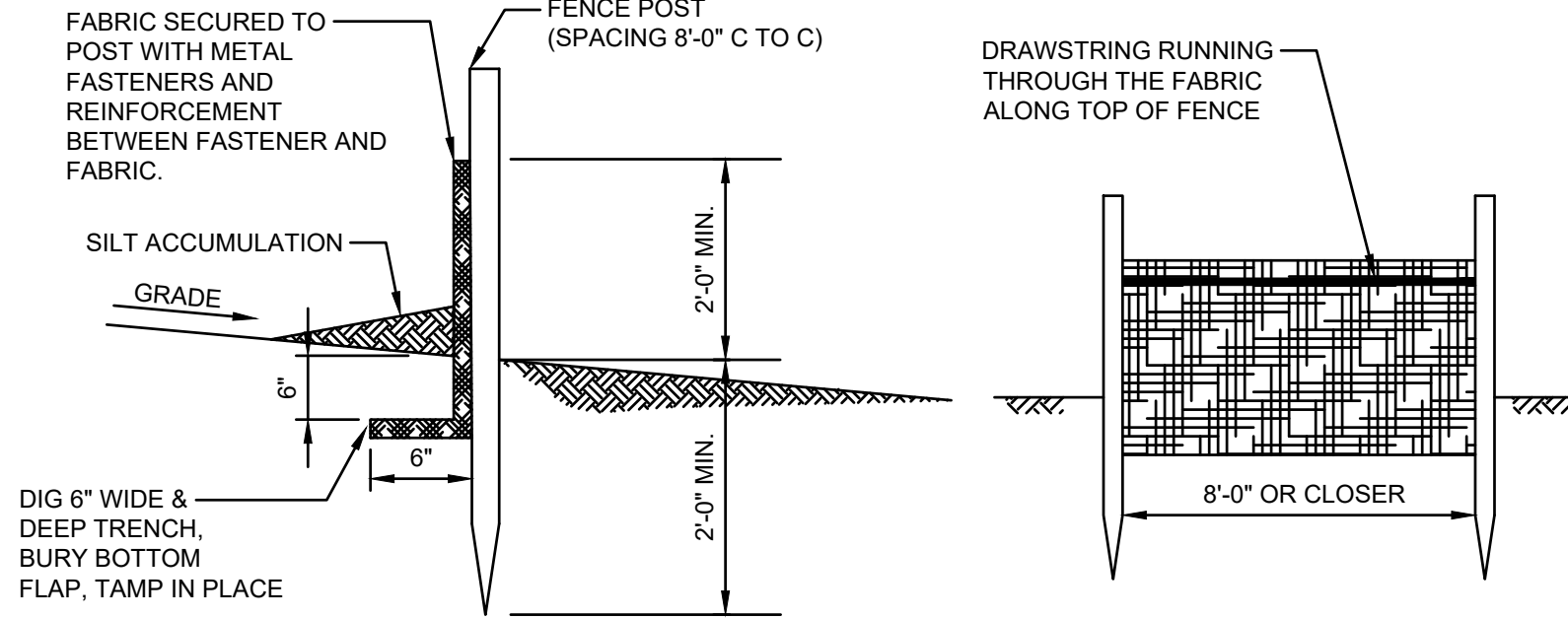
D1
C1.10
DETAIL: FILTER BAG FOR TRENCH DEWATERING
SCALE: NTS



D2
C1.10
DETAIL: INLET SEDIMENT CONTROL DEVICE
SCALE: NTS



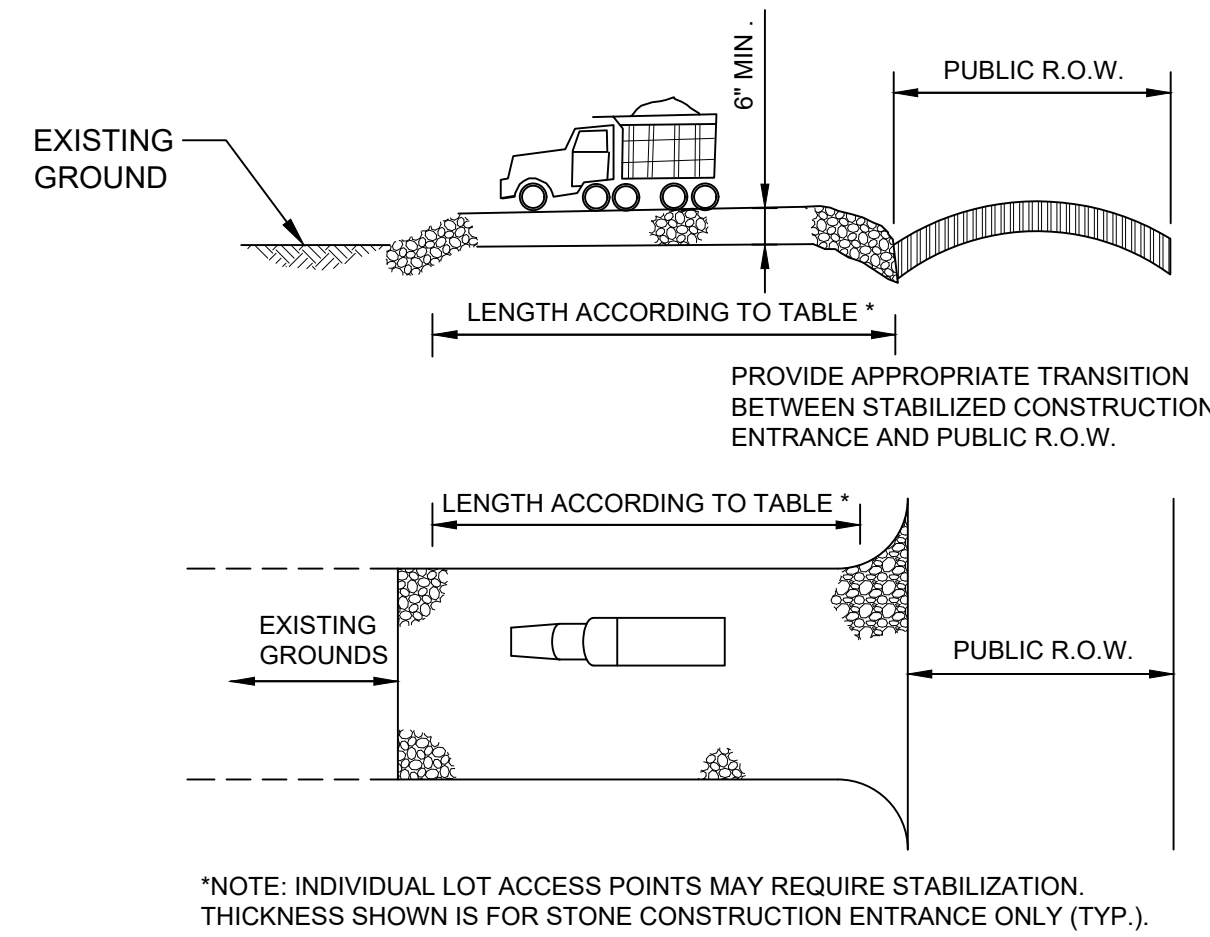
D3
C1.10
DETAIL: SOIL STOCKPILE
SCALE: NTS



REQUIREMENTS FOR SILT FENCE:

- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
- A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

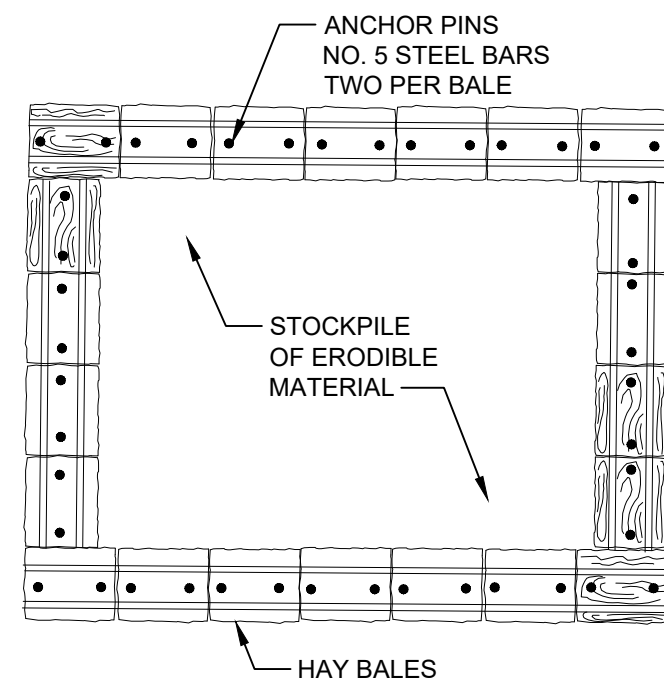
D4
C1.10
DETAIL: SILT FENCE
SCALE: NTS



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

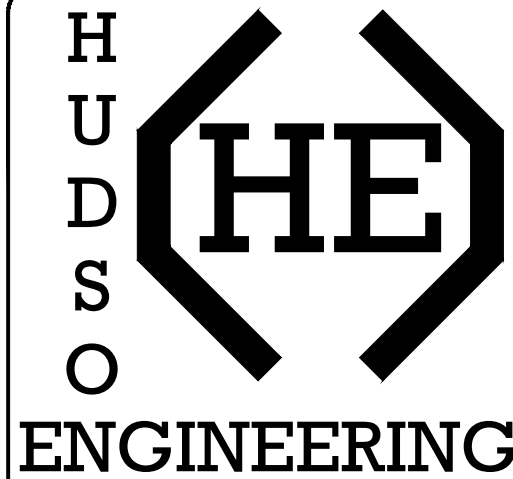
1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

D5
C1.10
DETAIL: STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



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

D6
C1.10
DETAIL: MATERIAL STOCKPILE
SCALE: NTS



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. 065498

PLANNING BOARD CHAIRMAN

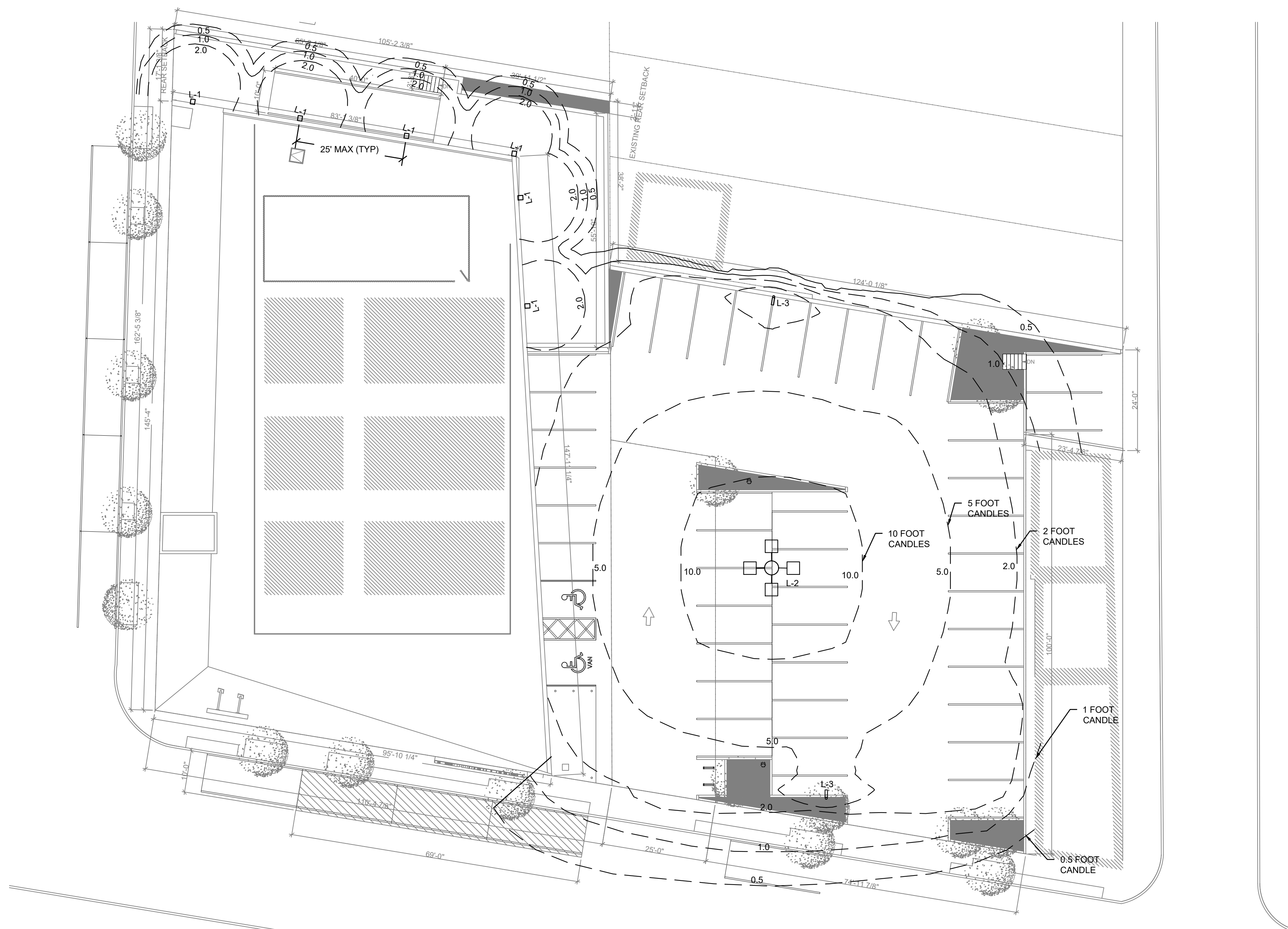
PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR
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No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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1 LIGHTING PLAN
C1.11 SCALE: 1/16"=1'-0"

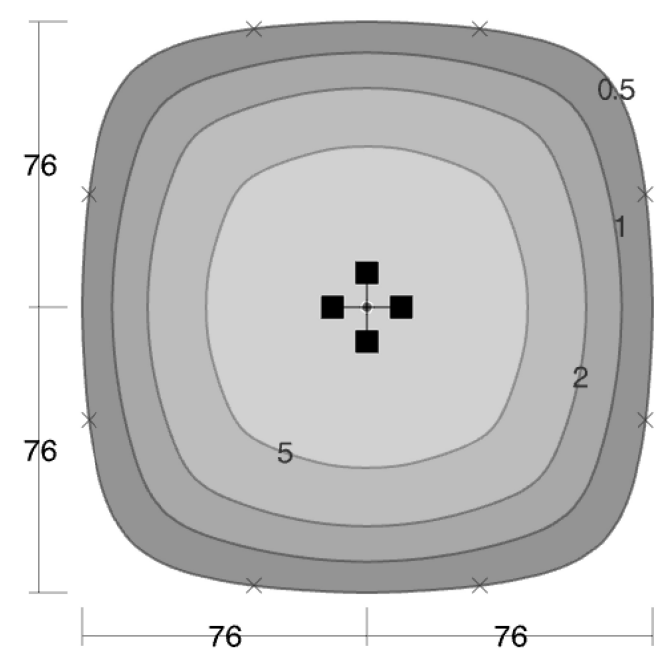


Area, Street | GLEON-AF-04-LED-E1-
5WQ-7030.ies
EATON: MCGRAW EDISON (FORMER COOPER LIGHTING)
GLEON-AF-04-LED-E1-5WQ-7030
GLEON-AF-04-LED-E1-5WQ-7030
3000K, 1000mA LIGHT SQUARES WITH 16 LEDs EACH AND
TYPE V-WEC OPTICS
Quad (4 @ 90°)



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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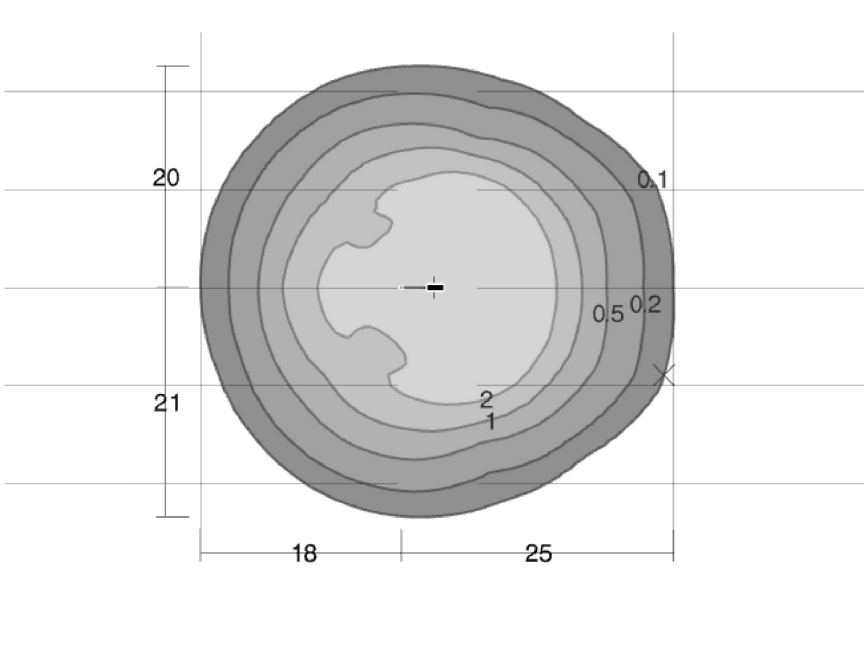


C-WP-C-RDC-S3L-
SCCT_12W_4000K.IES
Cree Lighting
C-WP-C-RDC-S3L-SCCT-08 (12W-4000) CONFIGURED FROM
C-WP-C-RDC-S3L-SCCT-08 (12W-3000)
CONFIGURED FROM C-Lite Cutoff Wall Pack, 3L Selectable
Lumens and CCT (23W-3000)
Single (Arm)



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



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 cULus 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



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
Dark Sky Approved 3000K CCT and warmer only
IP66 Rated

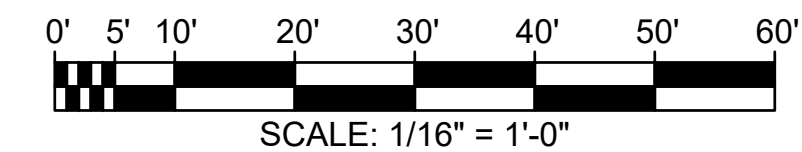
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

TD060020EN
September 15, 2020 5:18 PM



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. 0645693

PLANNING BOARD CHAIRMAN

PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

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NO.	DATE	BY	REVISION	COMMENTS
01	5/26/2026	JP		TOWNSHIP COMMENTS

LIGHTING PLAN

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

NEW JERSEY

ESSEX

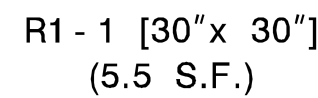
DRAWN BY	DESIGN BY	CHECKED BY	SCALE
HP	HP	JC	AS NOTED
DATE	SHEET #		
05/15/2025	C1.11		
JOB NO.	DRAWING ORDER		
JMA02P003.01	11 of 15		



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



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



ALL SIGNS SHALL BE ASTM D 4956 TYPE III SHEETING.



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

JORDAN CECININI

JORDAN CECININI

~~PLANNING BOARD ENGINEER~~

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

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[illegible]

UTILITY DETAILS

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

NEW JERSEY

XFS=

<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	

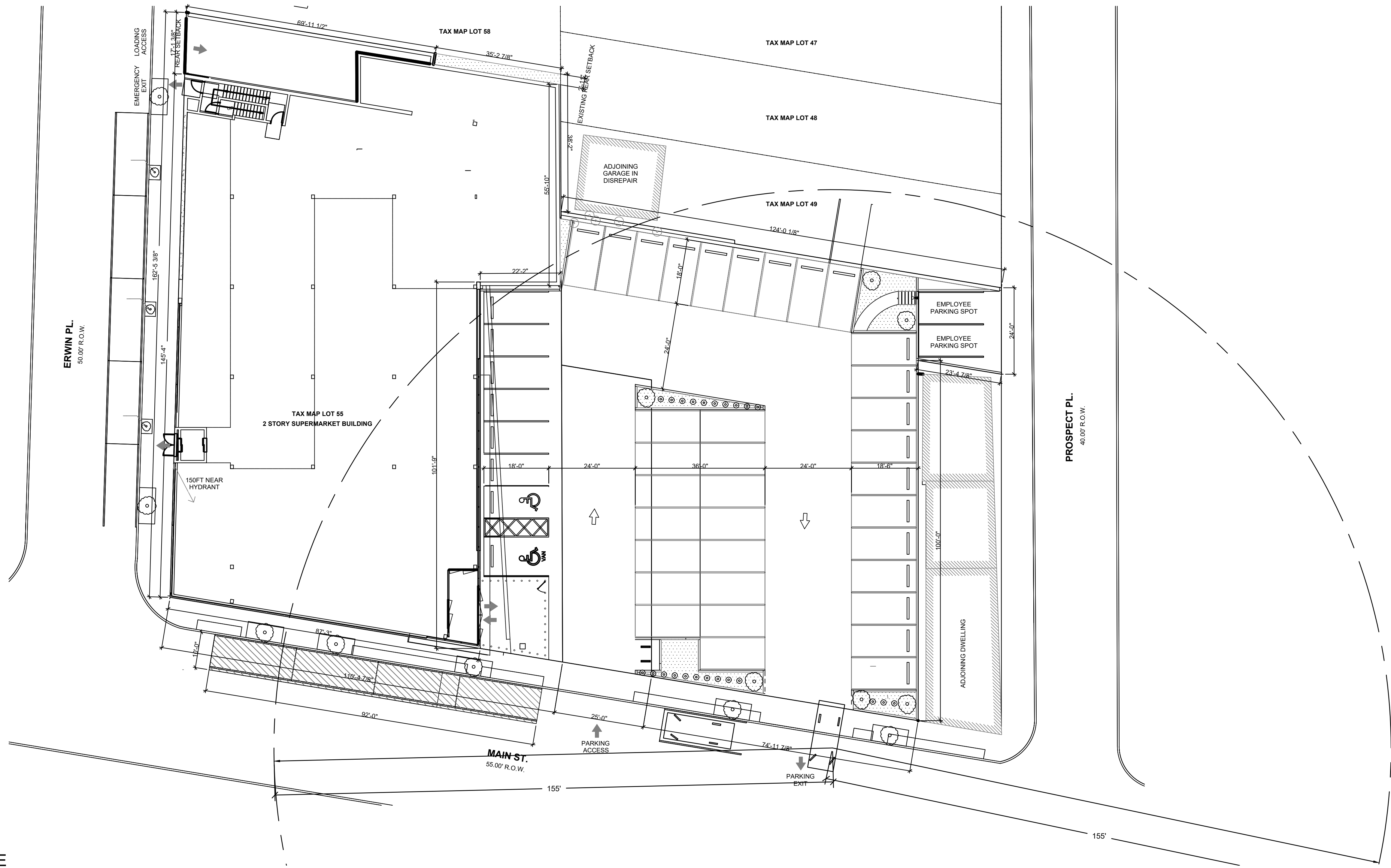
NO.	REVISION	DATE	BY	CHK
01	TOWNSHIP COMMENTS	5/26/2026	RP	JC

STOPPING SIGHT DISTANCE

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

WEST ORANGE ESSEX NEW JERSEY

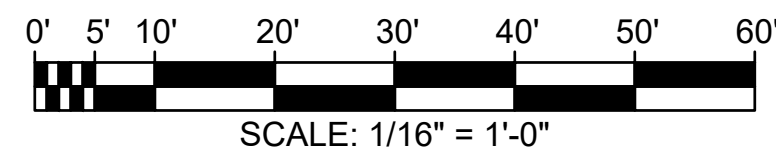
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HP	HP	JC	AS NOTED
DATE	SHEET #	C1.13	
05/15/2025			
JOB No.	BIDDING ORDER	13 of 15	
JMA02P003.01			



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

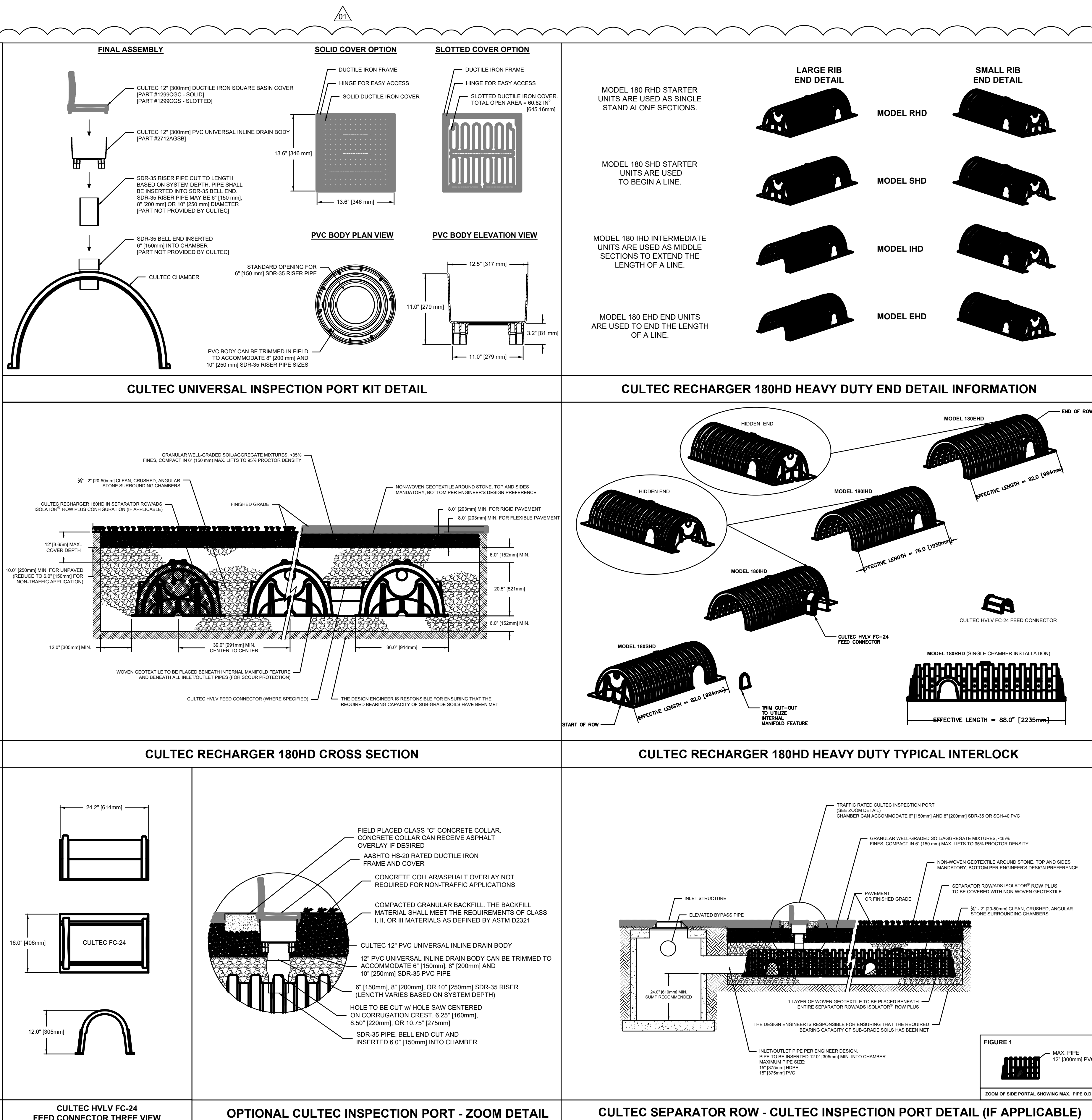
DESIGN SPEED (MPH)	STOPPING MINIMUM (FEET)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

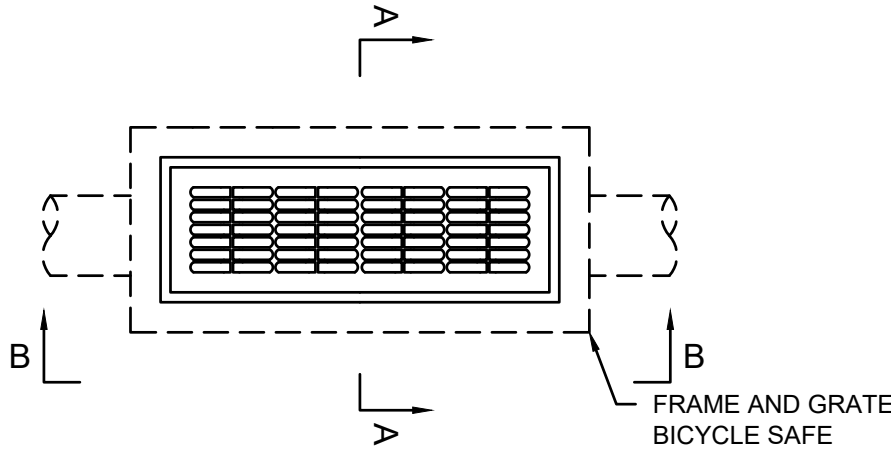
- STOPPING SIGHT DISTANCE NOTES:
- STOPPING SIGHT DISTANCE VALUES PER NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) DESIGN MANUAL SECTION 4 - BASIC GEOMETRIC DESIGN ELEMENTS.
 - PROJECT SITE IS WITHIN A SCHOOL ZONE.
 - SPEED LIMIT: 25 MPH
 - MINIMUM REQUIRED SIGHT STOPPING DISTANCE: 155 FEET
 - CALCULATED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



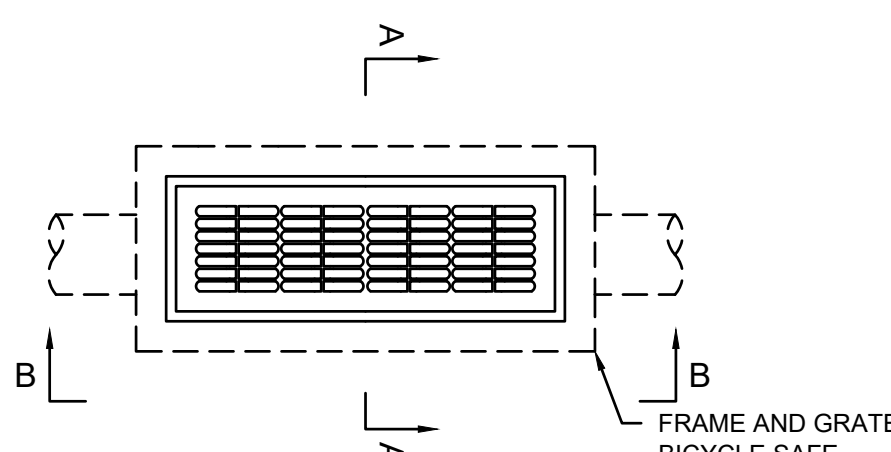
[illegible]

<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> C1.14	
<u>JOB No. :</u> JMA02P003.01		<u>BINDING ORDER:</u> 14 of 15	

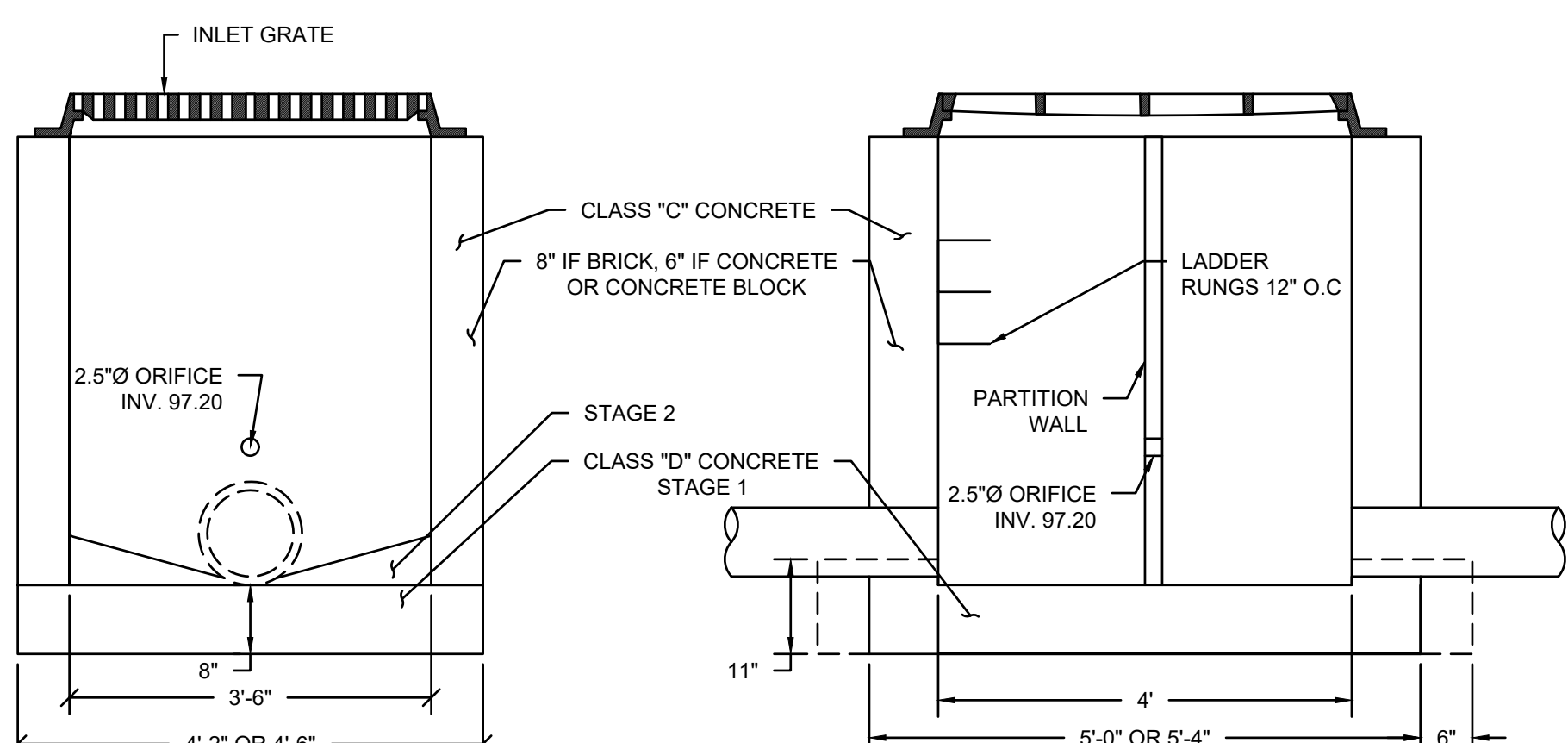
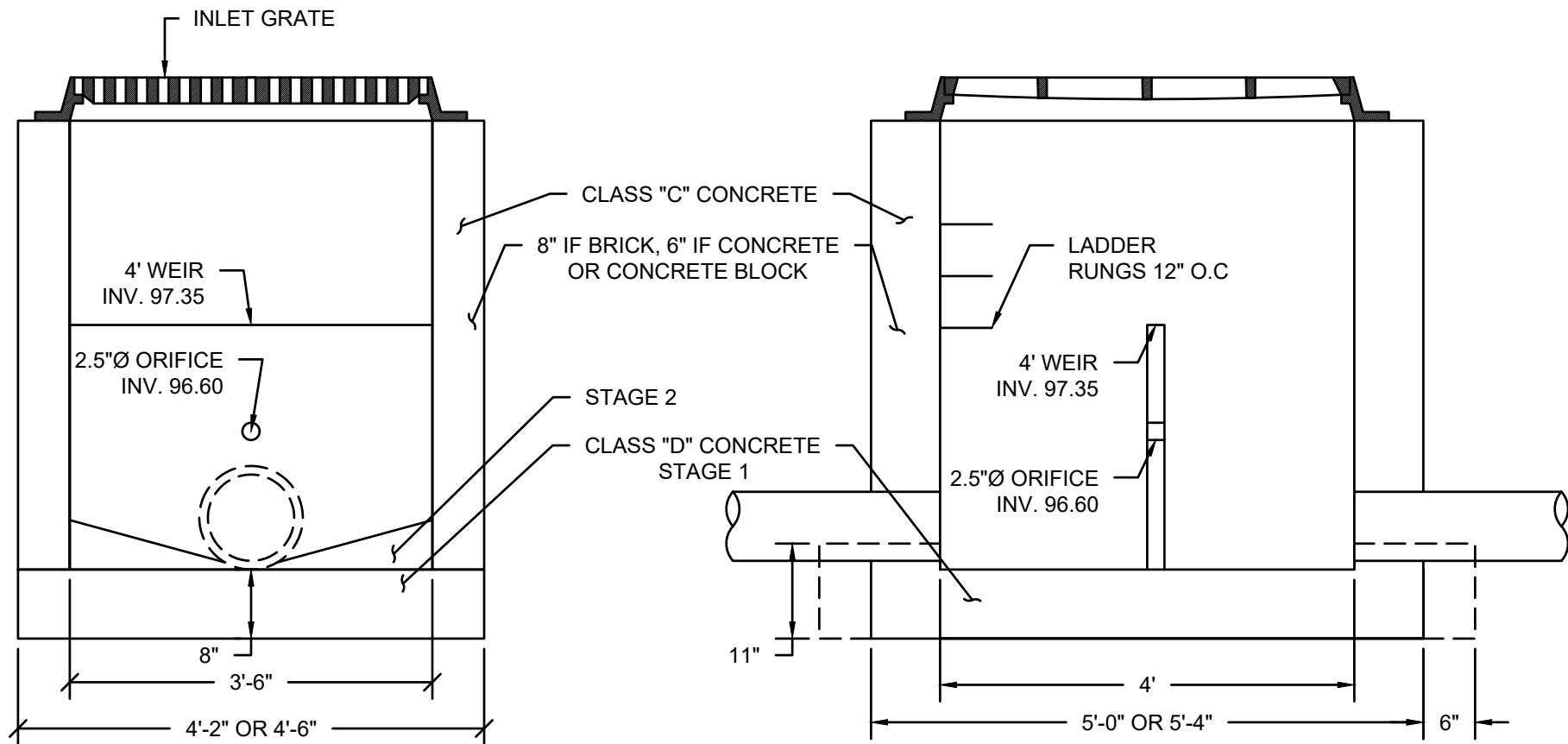




- NOTES:
1. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE SHOWN FOR CONCRETE AND THE OUTSIDE OF THE WALL SHALL BE PLASTERED WITH $\frac{1}{2}$ " COAT BE DISHED AND SLOOF 1:2 CEMENT SAND MORTAR.
 2. INVERTERS TO BE ELIMINATED IN 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:

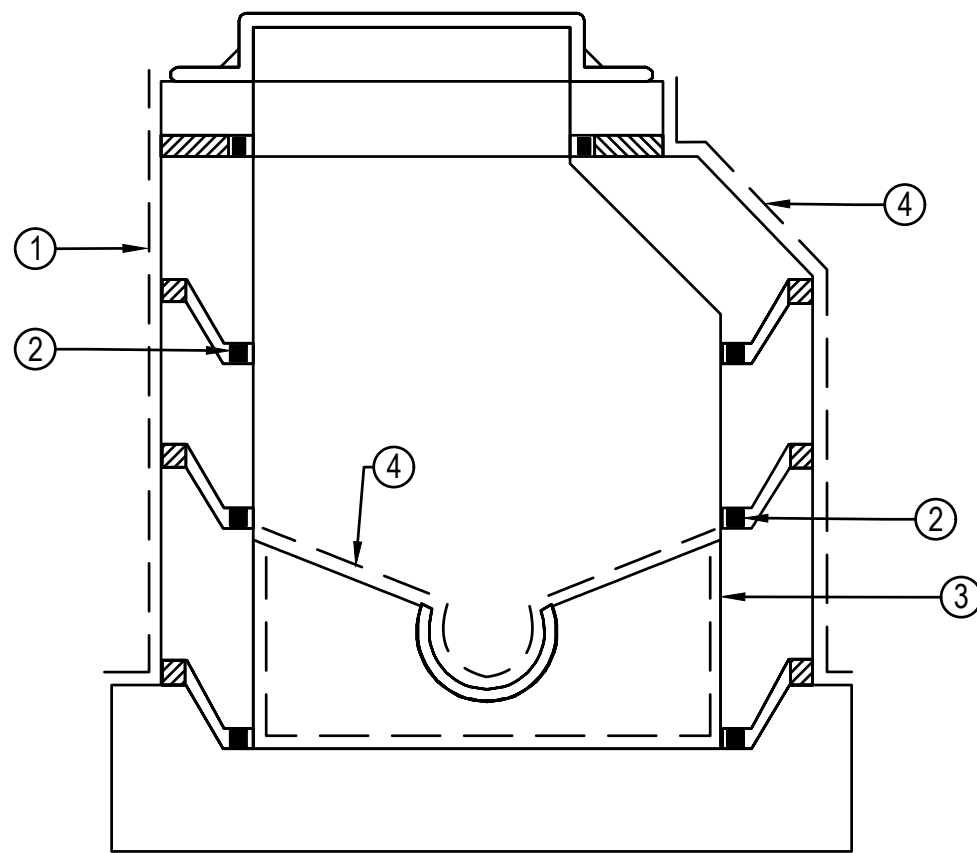


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1 OUTLET CONTROL STRUCTURE A
C1.15 SCALE: N.T.S

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

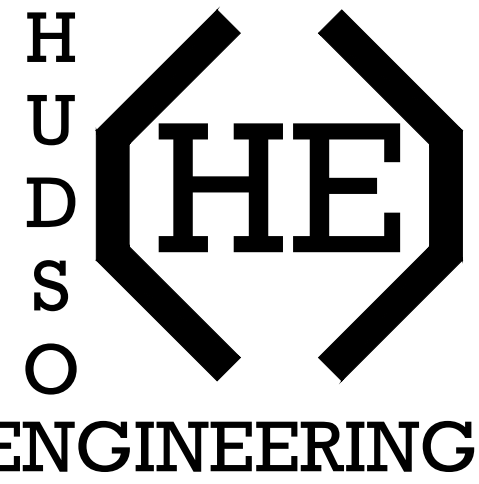


PRECAST CONCRETE MANHOLE DETAIL

- 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
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(201) 589-0906

DATE: 05/26/2026
JORDAN CECININI
NJ PROFESSIONAL ENGINEER, L.C. NO. G654993

PLANNING BOARD CHAIRMAN
PLANNING BOARD SECRETARY
PLANNING BOARD ENGINEER

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DATE	BY	REVISION	DATE	BY	REVISION
05/26/2026	JP	1	05/26/2026	JP	1

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

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