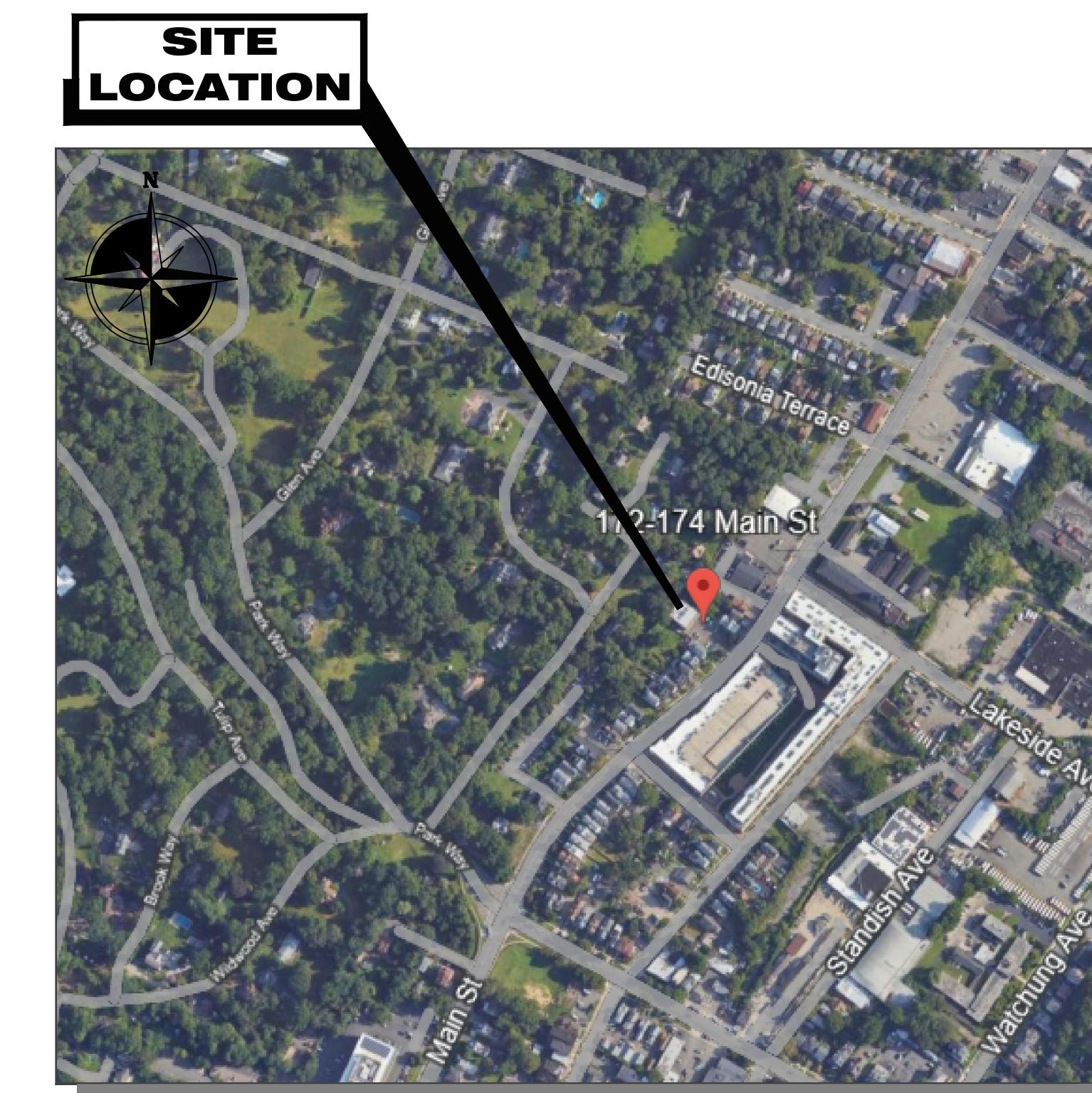
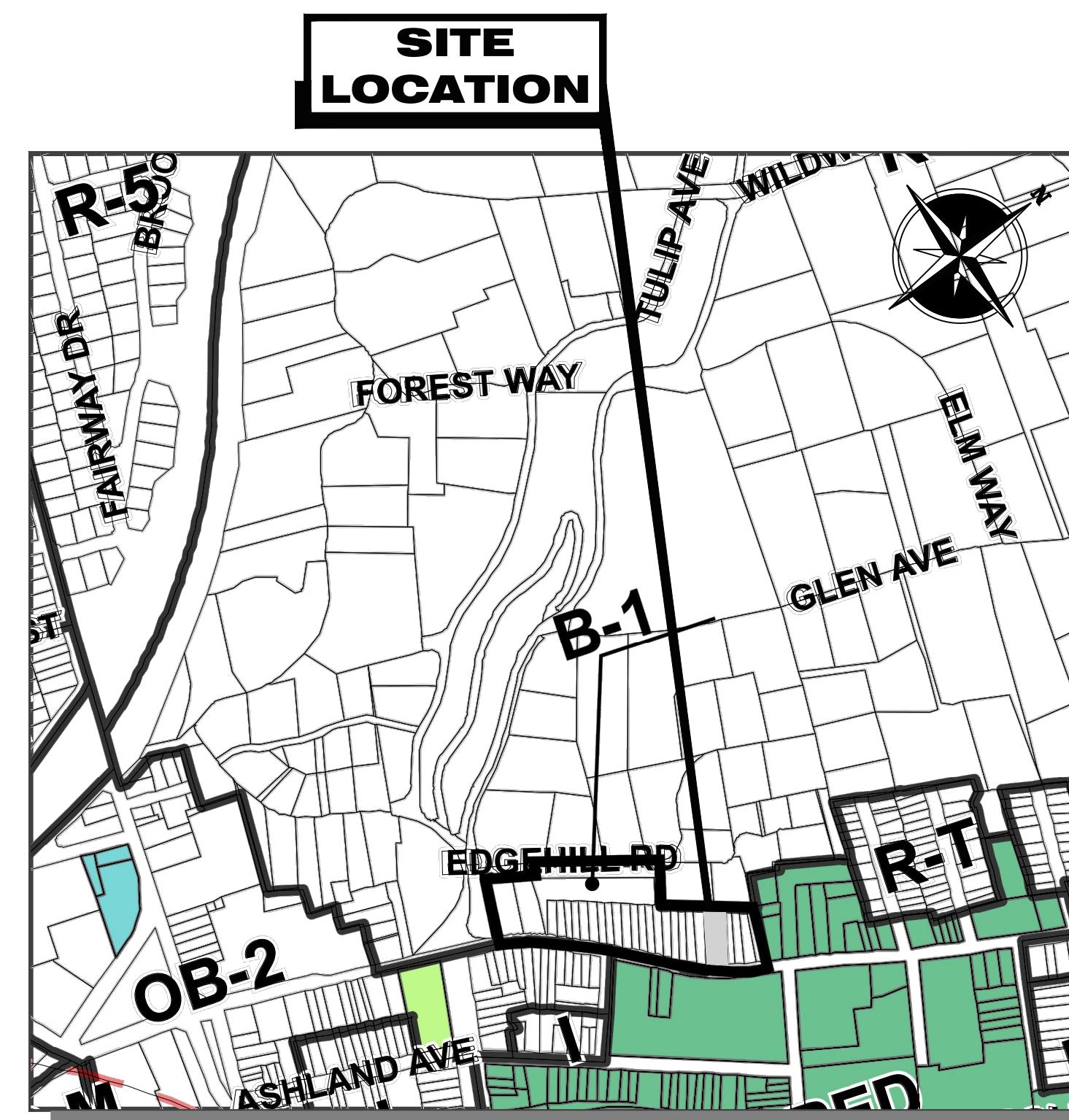
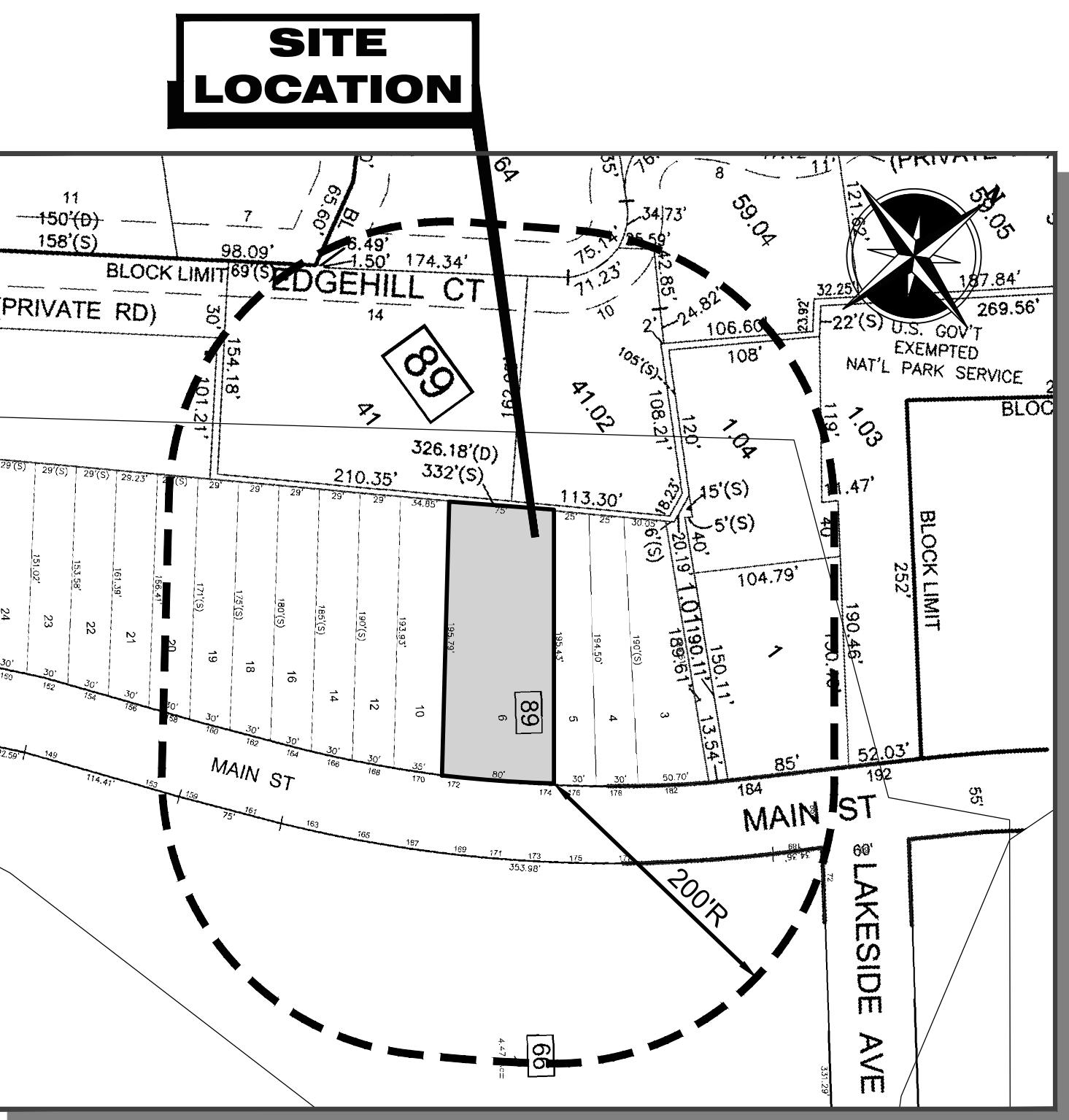


PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 89 LOT 6

WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY



TAX MAP
SCALE: 1"=100'

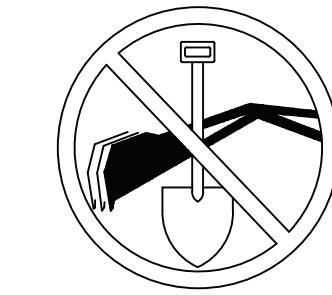
TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY SHEET NUMBERS #43

ZONING MAP
NOT TO SCALE

KEY MAP
NOT TO SCALE

BEFORE YOU DIG
CALL TOLL FREE
IN NJ 811 or
1-800-272-1000

THREE WORKING DAYS BEFORE YOU DIG



PROPERTY OWNERS WITHIN 200 FEET

Parcel Limits (1)									
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	89	6		172-174 MAIN STREET LLC	172-174 MAIN STREET LLC	172-174 MAIN STREET	WEST ORANGE, NJ	07052	172-174 Main Street, West Orange, NJ 07052

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

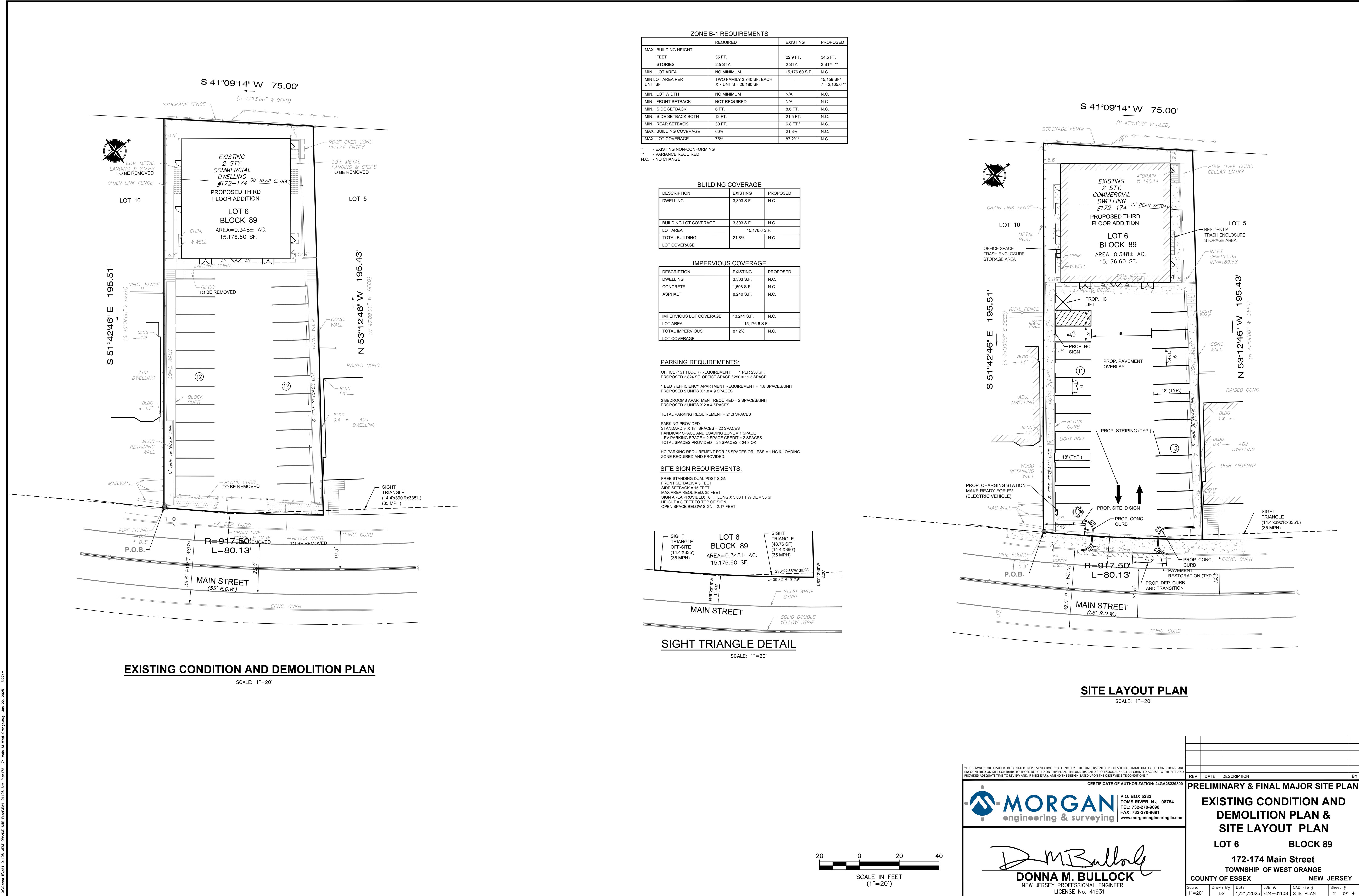
Adjoining Properties (24)									
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	66	1		175 MAIN STREET	DGP URBAN RENEWAL LLC	2 POST RD WEST	WESTPORT, CT 06880	06880	175 Main Street, West Orange, NJ 07052
West Orange Township	89	1		184 MAIN STREET	WEST ORANGE LLC	184 MAIN ST	WEST ORANGE, NJ	07052	184 Main Street, West Orange, NJ 07052
West Orange Township	89	101		182 MAIN STREET	PETRACCO, LAWRENCE	311 NEWARK AVE.	JERSEY CITY, NJ	07302	182 Main Street, West Orange, NJ 07052
West Orange Township	89	103		192 MAIN STREET	UNITED STATES OF AMERICA	P O BOX 126	ORANGE, NEW JERSEY	07051	192 Main Street, West Orange, NJ 07052
West Orange Township	89	104		184 MAIN STREET REAR	WEST ORANGE LLC	184 MAIN ST	WEST ORANGE, NJ	07052	184 Main Street Rear, West Orange, NJ 07052
West Orange Township	89	3		182 MAIN STREET	PETRACCO, LAWRENCE	311 NEWARK AVE.	JERSEY CITY, NJ	07302	182 Main Street, West Orange, NJ 07052
West Orange Township	89	4		178 MAIN STREET LLC	71 SOUTH ORANGE AVE	71 SOUTH ORANGE AVE	SOUTH ORANGE NJ	07079	178 Main Street, West Orange, NJ 07052
West Orange Township	89	5		176 MAIN STREET	WATSON, MACKENZIE	2215 MILLBURN AVE #1	MAPLEWOOD, NJ	07040	176 Main Street, West Orange, NJ 07052
West Orange Township	89	6		172-174 MAIN STREET LLC	172-174 MAIN STREET	172-174 MAIN STREET	WEST ORANGE NJ	07052	172-174 Main Street, West Orange, NJ 07052
West Orange Township	89	10		170 MAIN STREET	FLORES, JOSE A	170 MAIN STREET	WEST ORANGE, NJ.	07052	170 Main Street, West Orange, NJ 07052

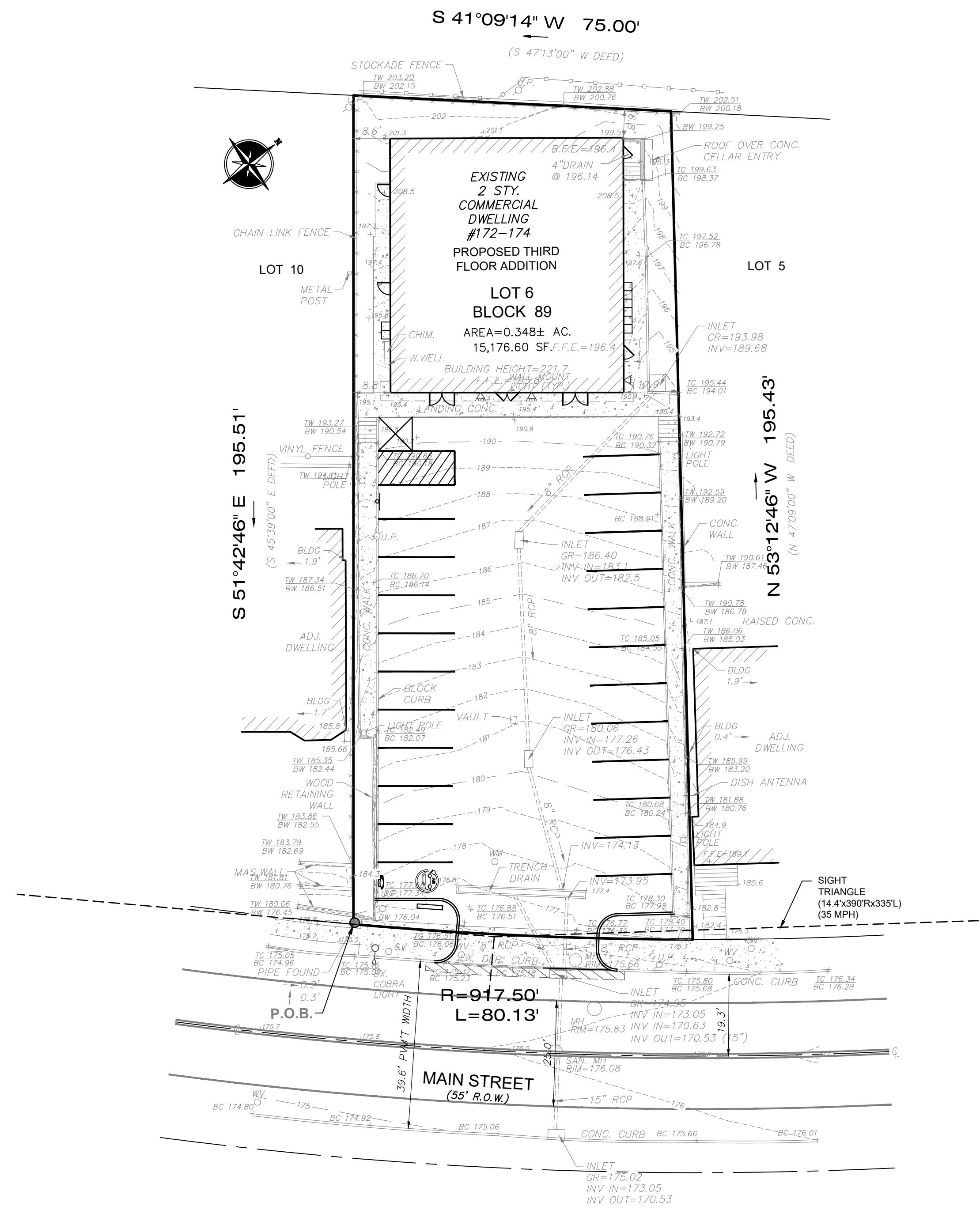
GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 6 IN BLOCK 89 AS SHOWN ON THE TOWNSHIP OF WEST ORANGE TAX MAP, SHEET 43.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 6, BLOCK 89, TOWNSHIP OF WEST ORANGE, NEW JERSEY" DATED 7/12/2025, PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C. DATED 1/14/2025.
- THE PURPOSE OF THIS APPLICATION IS FOR THE CONSTRUCTION OF A 2 STORY TO THE EXISTING 2 STORY BUILDING AND CONVERT THE EXISTING COMMERCIAL USE TO A MIXED USE, THE FIRST FLOOR SHALL BE OFFICE SPACE AND THE 2 AND THREE STORIES ARE GOING TO BE FOR RESIDENTIAL USE.
- THE TRACT CONTAINS 0.348 Ac. = 15,176.60 S.F.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- PROPERTY IS LOCATED IN THE B-1 ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- SITE LOCATED WITHIN FLOOD ZONE X AS SHOWN ON THE CURRENT FIRM 340130111F, DATED JUNE 4, 2007.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GEOLOGY INTEGRATIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HERON FOR THE PURPOSES OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNLESS REGULATORY APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
- EXISTING SEWER LATERAL AND WATER SERVICE TO BE UTILIZE FOR THE BUILDING, NO NEW SERVICE CONNECTIONS ARE REQUIRED.
- ANY CURB DEEMED IN NEED OF REPAIR BY TOWNSHIP ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE THE CURB SHALL BE CUT TO THE NEAREST JOINT TO AID IN THE BLENDING OF NEW AND EXISTING CURB.
- ANY SIDEWALK DEEMED IN NEED OF REPAIR BY THE TOWNSHIP ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE THE SIDEWALK SHALL BE CUT TO THE NEAREST JOINT TO AID IN THE BLENDING OF NEW AND EXISTING SIDEWALK.
- APPLICANT MUST COMPLY WITH THE TOWNSHIP'S TREE ORDINANCE IF ANY TREES ARE TO BE REMOVED AND/OR REPLACE.

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

REV	DATE	DESCRIPTION	BY
PRELIMINARY & FINAL MAJOR SITE PLAN			
MORGAN engineering & surveying			
P.O. BOX 5232 TOMS RIVER, NJ 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com			
TITLE SHEET			
LOT 6 BLOCK 89 172-174 Main Street TOWNSHIP OF WEST ORANGE COUNTY OF ESSEX NEW JERSEY			
DONNA M. BULLOCK NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 41931			

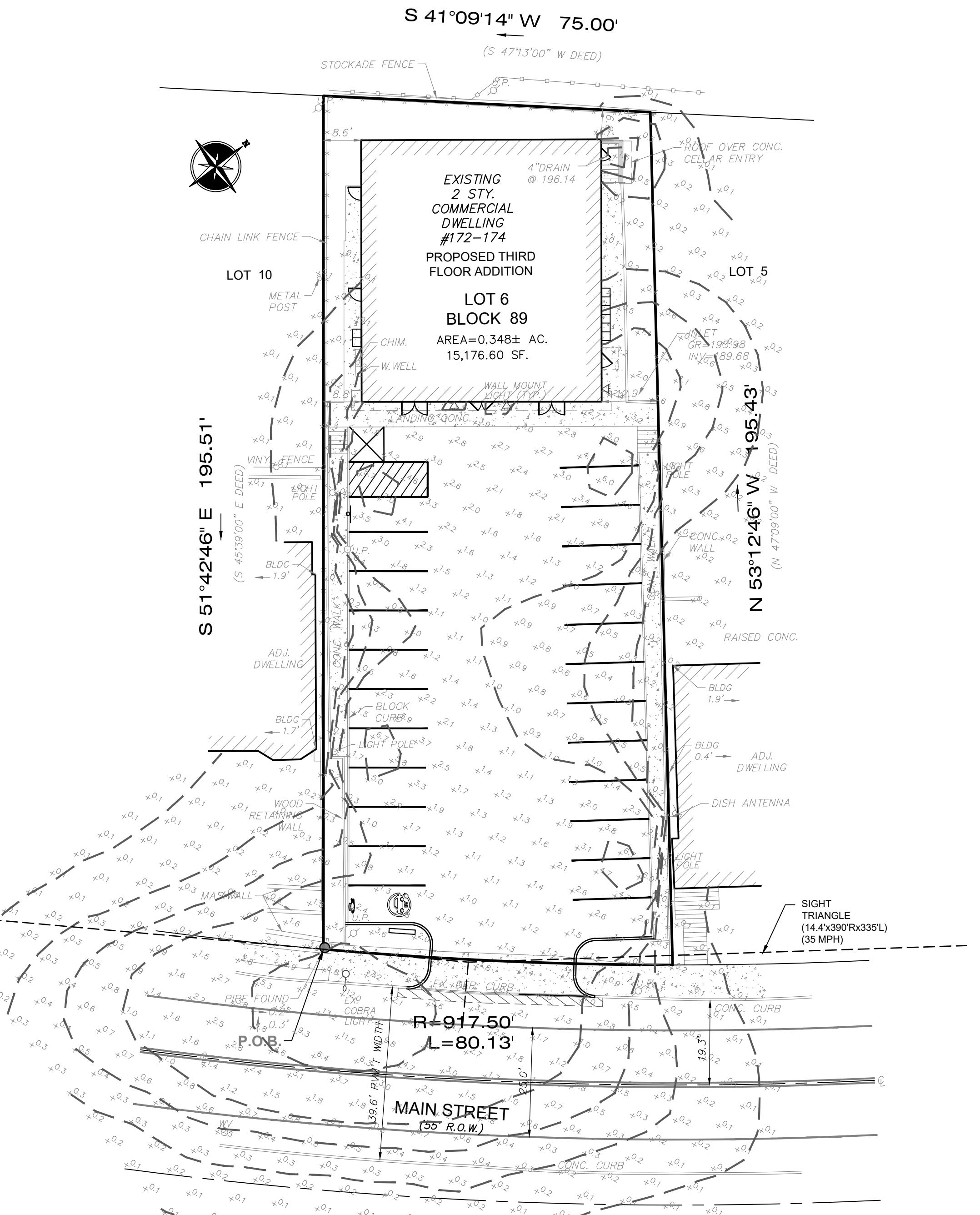




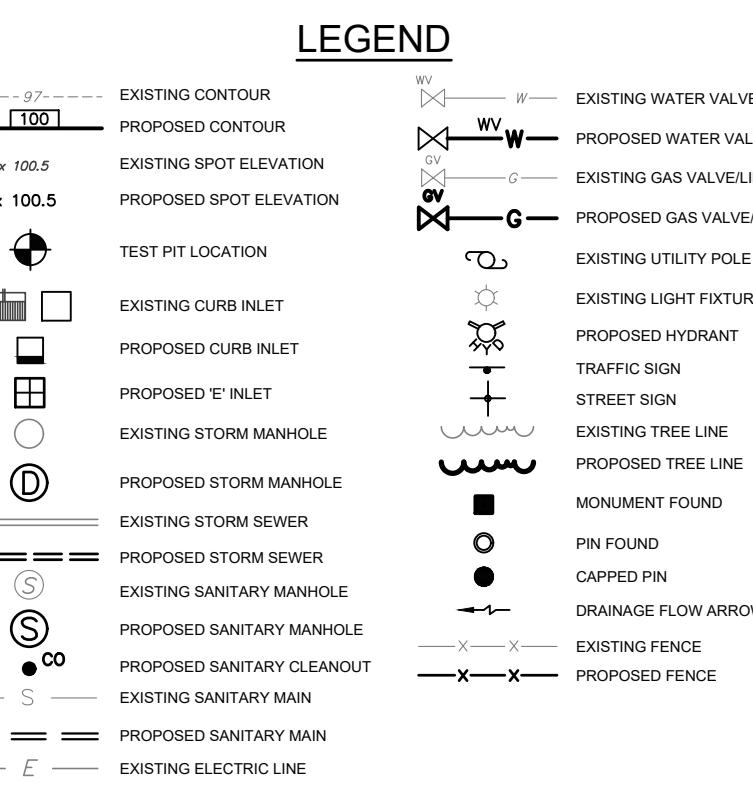
THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.

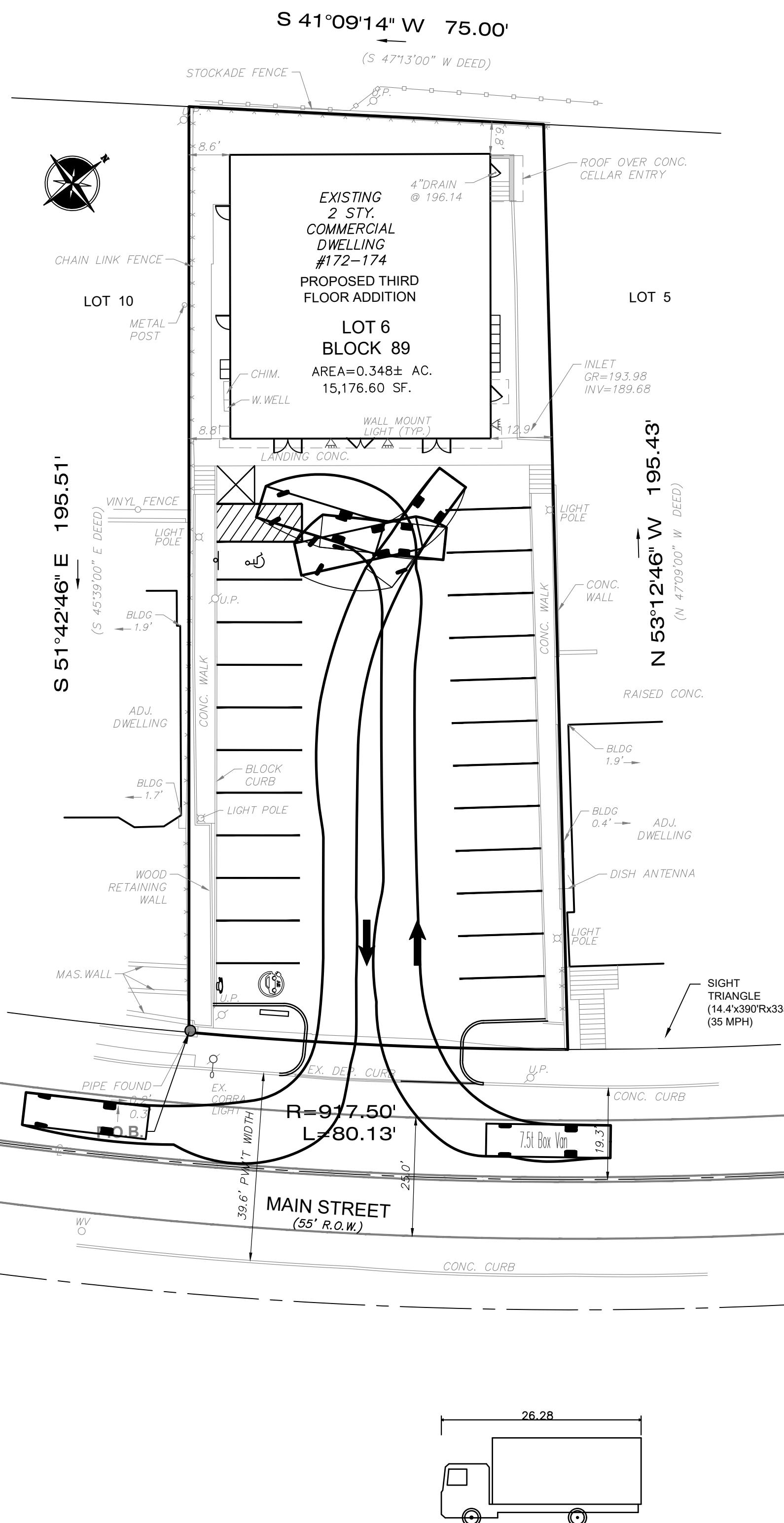
CERTIFICATE OF AUTHORIZATION: 24GA28229800
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

REV	DATE	DESCRIPTION
BY		
PRELIMINARY & FINAL MAJOR SITE PLAN		
MORGAN engineering & surveying		
GRADING AND UTILITIES PLAN & LIGHTING PLAN		
LOT 6 BLOCK 89		
172-174 Main Street		
TOWNSHIP OF WEST ORANGE		
COUNTY OF ESSEX NEW JERSEY		
Scale: 1"=20' Drawn By: Date: Job #: CAD File # Sheet #		
1/21/2025 DS E24-01108 SITE PLAN 3 OF 4		



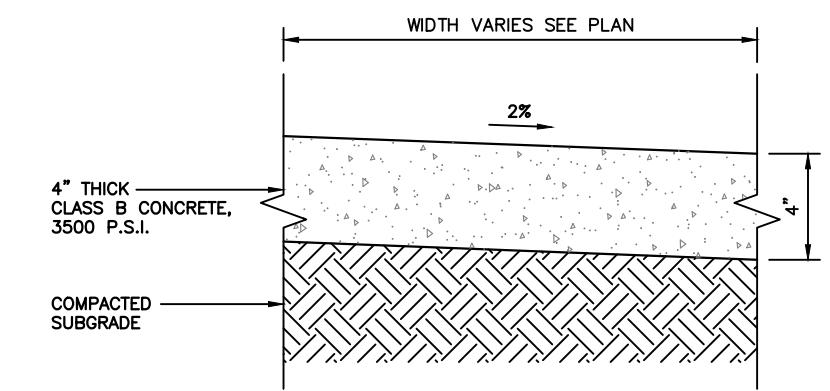
20 0 20 40
SCALE IN FEET
(1"=20')





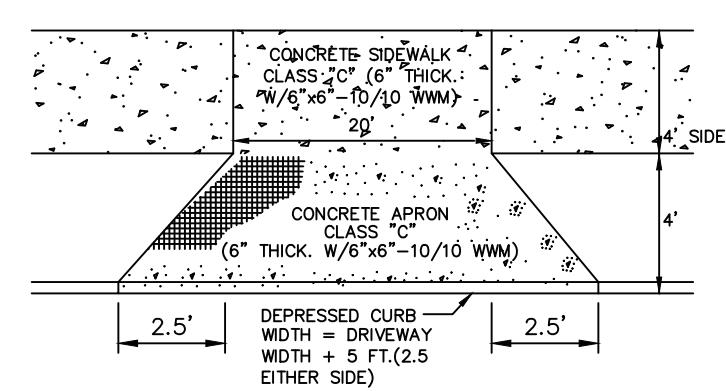
7.5t Box Van
Overall Length
Overall Width
Overall Body Height
Min. Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

26.28ft
6.890ft
11.666ft
1.152ft
6.772ft
4.00s
24.278ft



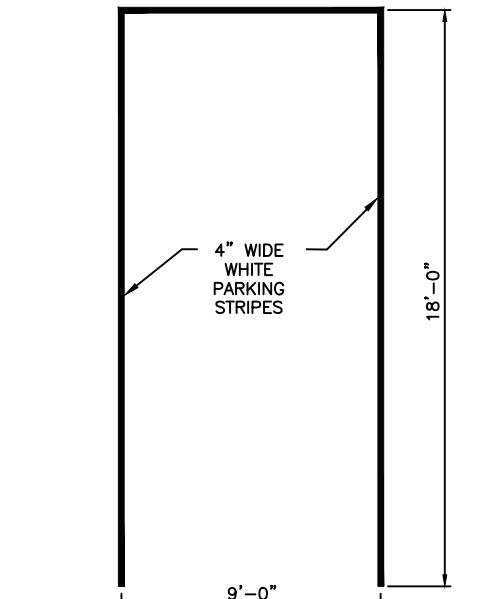
NOTE:
CONSTRUCT EXPANSION JOINTS AT 20' ON CENTER. INSTALL 1/2" PREFORMED JOINT FILLER WHERE WALK ADJACENTS CONCRETE CURB. EXPANSION JOINTS SHALL ALIGN WITH CURB TRANSVERSE JOINTS.

CONCRETE SIDEWALK N.T.S.

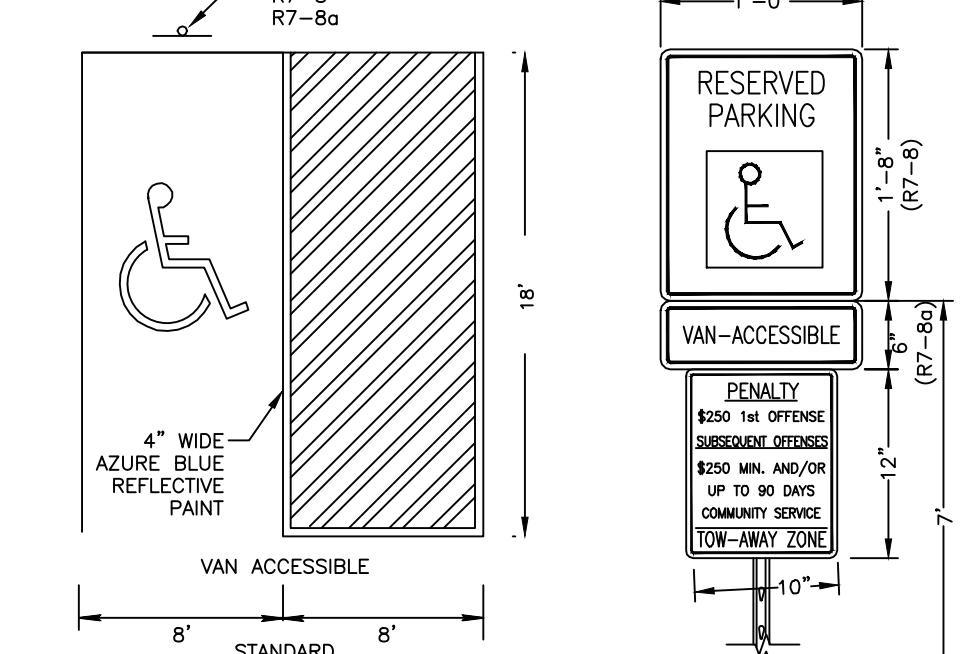


CONCRETE NOTES:
1. CONCRETE SHALL BE CLASS "C" AIR ENTRAINED WITH BITUMINOUS CELLULAR CONCRETE 1 1/2" THICK AND PLACED NO GREATER THAN 20 FT. DUMMY FORMED JOINTS SHALL BE CUT INTO THE CONCRETE BETWEEN EXPANSION JOINTS NO MORE THAN THE SIDEWALK WIDTH.

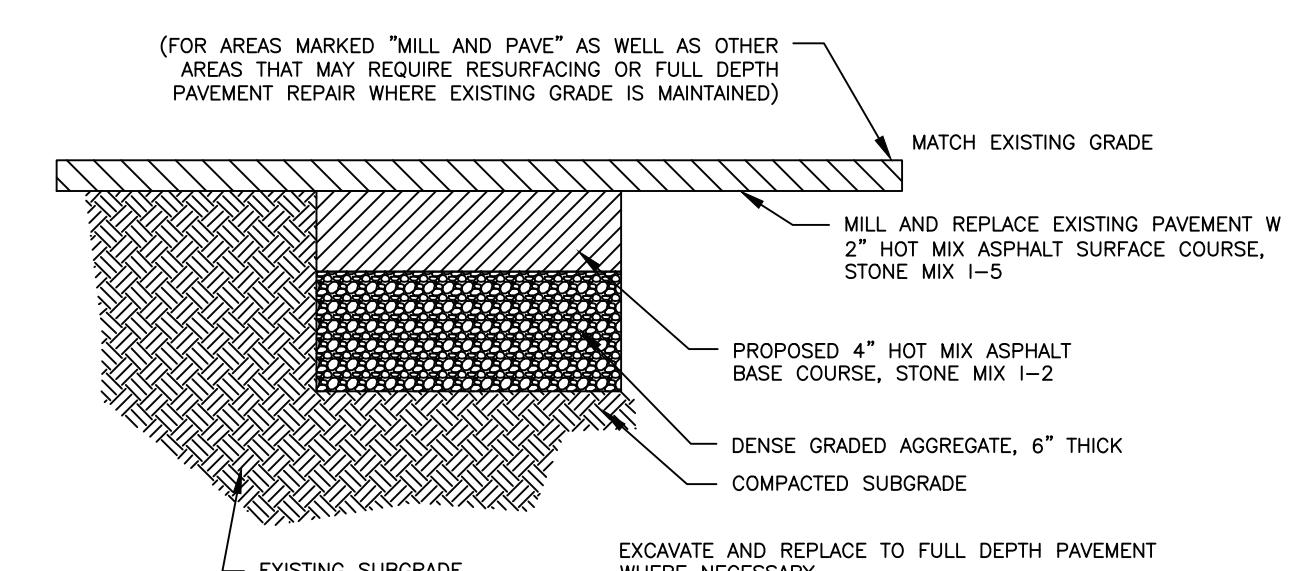
DRIVEWAY APRON DETAIL



PARKING STRIPING N.T.S.



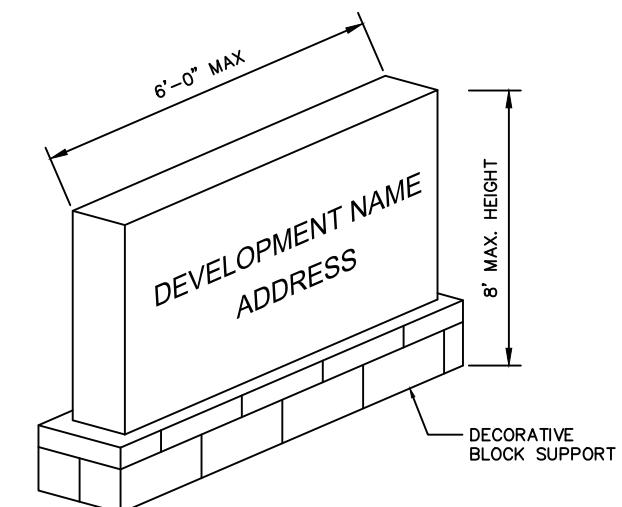
ACCESSIBLE PARKING STALL N.T.S.



PAVEMENT CONSTRUCTION SEQUENCE:
1. MILL AND EXCAVATE WHERE NOTED ON PLAN.
2. PREPARE BASE WHERE NECESSARY.
3. INSTALL SURFACE COURSE OVER ENTIRE PAVED AREA AT ONE TIME.

MATERIALS FOR ASPHALT SURFACE: SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

PAVEMENT REPAIR N.T.S.



MONUMENT SIGN DETAIL N.T.S.

CURB NOTES:
1. EXPANSION JOINTS SHALL BE PROVIDED AT APPROXIMATELY EQUAL DISTANCES OF NOT MORE THAN 20' BETWEEN JOINTS, AND SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH TOP AND BOTTOM OF CURB.
2. CURB SHALL BE INSTALLED ON STABLE BEDDING.

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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PRELIMINARY & FINAL MAJOR SITE PLAN

VEHICLE CIRCULATION PLAN CONSTRUCTION DETAILS

LOT 6 BLOCK 89

172-174 Main Street
TOWNSHIP OF WEST ORANGE
COUNTY OF ESSEX NEW JERSEY

DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

Scale: NTS Drawn By: DS Date: 1/21/2025 Job #: E24-01108 CAD File #: SITE PLAN Sheet # 4 OF 4