

STEEP SLOPE AREA			
ZONE	AREA (SF)	FACTOR	ADJUSTED AREA (SF)
0-10%	153.5	1.0	153.50
10-15%	751.0	0.6	450.60
15-20%	660.3	0.4	264.12
20-25%	1,268.1	0.2	253.62
>25%	4,263.1	0.0	0.00
TOTAL ADJUSTED LOT AREA*		1,121.8	

APPROVAL

APPROVED AS A VARIANCE BY THE ZONING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY AT REGULAR HEARING MEETING HELD ON _____.

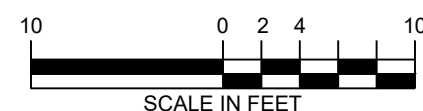
DATE: _____

DATE: _____

DATE: _____

Borough Engineer

**SITE ENGINEERING PLAN FOR:
BLOCK 176.01 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**



PROPERTY OWNER
MARK KIBUTU
48 GREENWOOD AVENUE
WEST ORANGE, NEW JERSEY 07052

REQUIRED APPROVALS

TOWNSHIP OF WEST ORANGE

REFERENCE INFORMATION

1. SUBJECT PROPERTY IS KNOWN AS LOT 33 IN BLOCK 176.01 AND CONSISTS OF 7,114-SF (0.163-AC).
2. EXISTING BOUNDARY, STRUCTURES, TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY BREVARD SURVEYING & MAPPING, LLC DATED DECEMBER 8, 2020.

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY, AS APPROPRIATE, THE FOLLOWING ENTITIES AT LEAST 72 HOURS PRIOR TO ANY SITE DISTURBANCES:
 - A. NEW JERSEY ONE CALL "SUPER SNOOPER" 1-800-272-1000
 - B. ALL UTILITY COMPANIES HAVING INFRASTRUCTURE WITHIN THE SITE AND ADJACENT PROPERTY AREA
2. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH, SIZE, ALIGNMENT, ETC. OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD THERE BE ANY CONTRADICTIONS IN THE PLANS OR SPECIFICATIONS FOR DETERMINATION AS TO THE GOVERNING CRITERIA
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WARNING SIGNS, BARRICADES AND ANY/ALL SAFETY MEASURES AS MAY BE REQUIRED BY LOCAL CODE, OSHA, STANDARD PRACTICE, AND/OR COMMON SENSE.
5. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND LOCAL REGULATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. DO NOT SCALE ANY DIMENSIONS FROM THE DRAWING. USE ONLY DIMENSIONS AS SPECIFIED AND SHOWN. IF ADDITIONAL INFORMATION IS REQUIRED, CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.

SITE PLAN

PROJECT:

TAX LOT 33 - BLOCK 176.01
LOCATED IN THE CITY OF WEST
ORANGE, ESSEX COUNTY

46 GREENWOOD AVENUE,
WEST ORANGE, NJ 07631

TITLE:

SITE PLAN

DRAWING NUMBER:

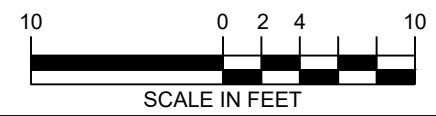
C101.00

Frank J. Rotonda, PE
NJ LIC. NO. 38306

ISSUANCE	BY	DATE
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1. EXISTING BOUNDARY, STRUCTURES, TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY BREVARD SURVEYING & MAPPING, LLC DATED DECEMBER 8, 2020.
2. ALL ELEVATIONS SHOWN ON THIS SURVEY REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

1. ALL SOIL EROSION CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS) AND SHALL BE INSTALLED IN THE PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING, IF THE SEASON PROHIBITS TEMPORARY SEEDING. THE DISTURBED AREA SHALL BE MULCHED WITH SALT HAY OR EQUIVALENT AND SOUND IN ACCORDANCE WITH THE NJ STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. D METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
4. THE SITE SHALL AT ALL TIME BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
5. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED ON A REGULAR BASIS INCLUDING AFTER EVERY STORM EVENT.
6. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1-IN TO 3-IN CRUSHED STONE WITH A 6-IN DEPTH AND SHALL BE AT LEAST 30-FT BY 100-FT AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED DURING CONSTRUCTION.
7. DRIVEWAYS MUST BE STABILIZED WITH 1-IN TO 3-IN CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
8. ALL SOIL WASH TRED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
9. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 30-1 OF NJ STANDARDS.
10. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
11. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
12. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
13. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
14. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BEYOND STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES.



APPROVED AS A VARIANCE BY THE ZONING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY AT REGULAR HEARING MEETING HELD ON _____.

DATE: _____

BOROUGH ENGINEER _____

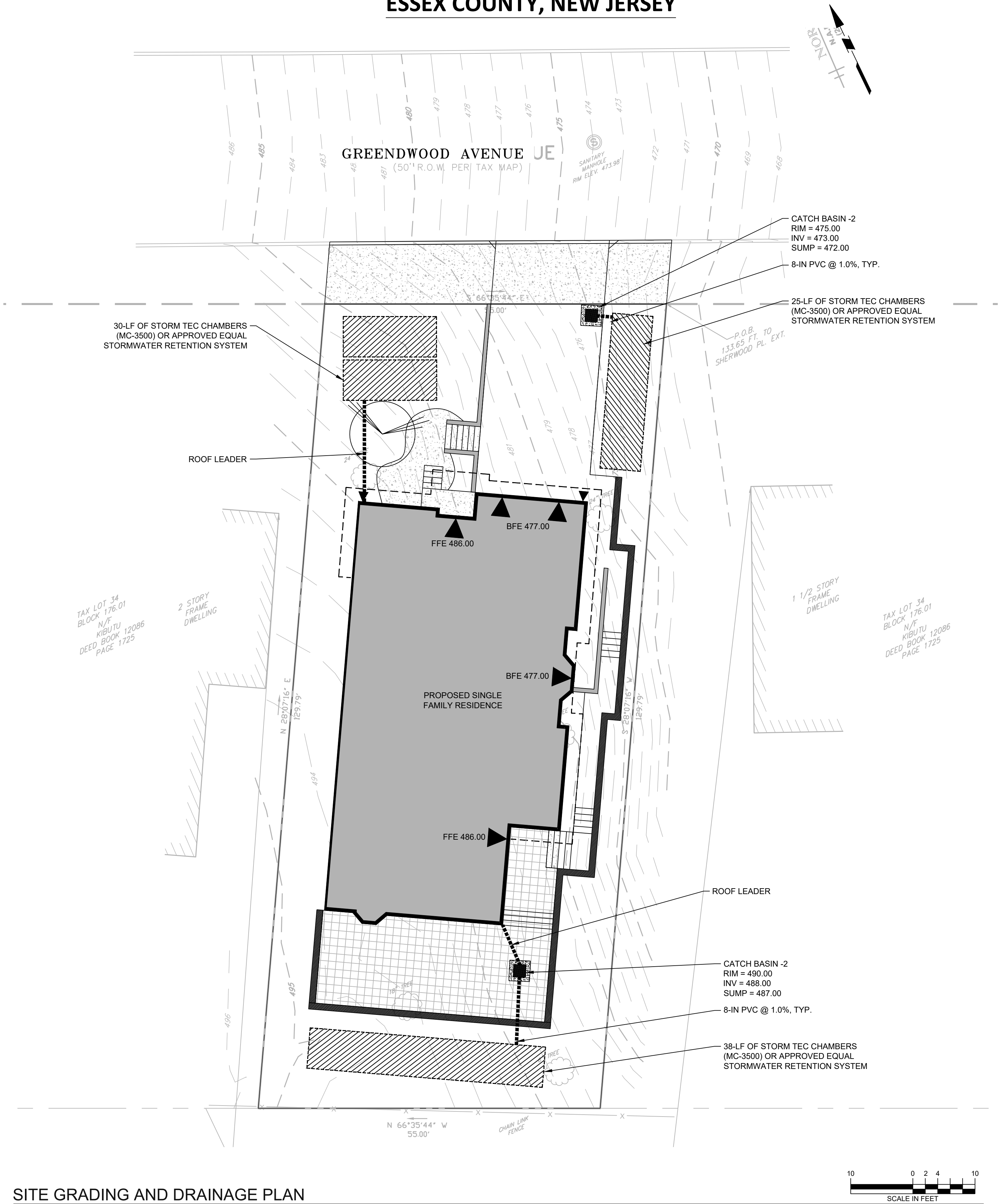
ISSUANCE	BY	DATE	Frank J. Rotonda, PE NJ LIC. NO. 38306

C102.00

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STORMWATER CALCULATIONS	
TOTAL IMPERVIOUS AREA (SF)	4,351.00
RETENTION VOLUME REQUIRED (IMPERVIOUS AREA x 6.44-IN) (CF)	2335.04
BASIN VOLUME PER LF WITH 18-IN STONE SUB-BASE (CF)	25.32
REQUIRED BASIN LENGTH (LF)	92.22
TOTAL BASIN LENGTH PROVIDED (LF)	93.00

**SITE ENGINEERING PLAN FOR:
BLOCK 176.01 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**



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DATE: _____

BOROUGH ENGINEER

SITE GRADING AND DRAINAGE PLAN

FRANK J. ROTONDA, PE, PP, CME
31 KIEL AVENUE, KINNELON, NJ 07045
T: 201-258-0174

TITLE:

**SITE GRADING AND
DRAINAGE PLAN**

DRAWING NUMBER:

C103.00

Frank J. Rotonda, PE
NJ LIC. NO. 38306

SITE ENGINEERING PLAN FOR:
BLOCK 176.01 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



STEEP SLOPE MAP

STEEP SLOPE AREA DISTURBANCE					
ZONE	COLOR	AREA (SF)	%	FACTOR	ADJUSTED AREA (SF)
0-10%		153.5	2%	1.0	153.50
10-14.99%		751.0	11%	0.6	450.60
15-19.99%		660.3	9%	0.4	264.12
20-24.99%		1,268.1	18%	0.2	253.62
>25%		4,263.1	60%	0.0	0.00
TOTAL SITE AREA		7,096.0	100%		1121.84
TOTAL ADJUSTED LOT AREA*		1,121.84			

APPROVAL

APPROVED AS A VARIANCE BY THE ZONING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY AT REGULAR HEARING MEETING HELD ON _____.

ZONING BOARD CHAIRMAN

DATE: _____

ZONING BOARD SECRETARY

DATE: _____

DATE: _____

BOROUGH ENGINEER _____

FRANK J. ROTONDA, PE, PP, CME
31 KIEL AVENUE, KINNELON, NJ 07045
T: 201-258-0174

PROJECT:

**TAX LOT 33 - BLOCK 176.01
LOCATED IN THE CITY OF WEST
ORANGE, ESSEX COUNTY**

46 GREENWOOD AVENUE,
WEST ORANGE, NJ 07631

TITLE:

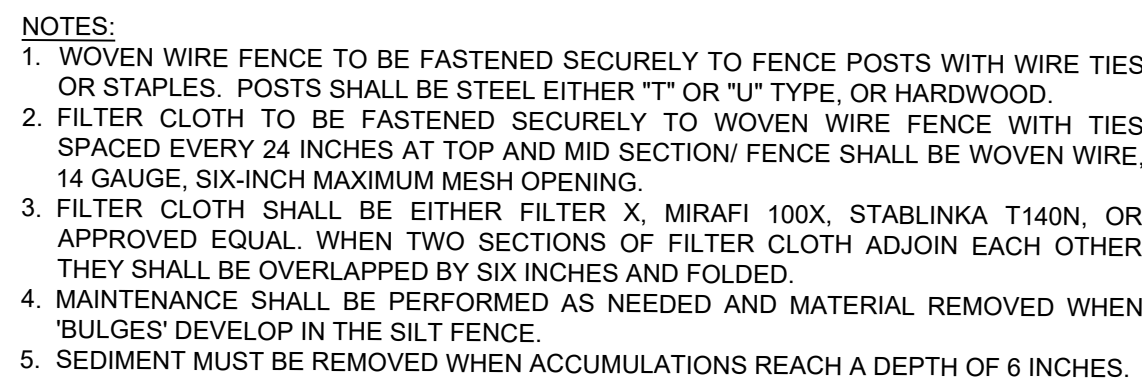
STEEP SLOPE MAP

DRAWING NUMBER:

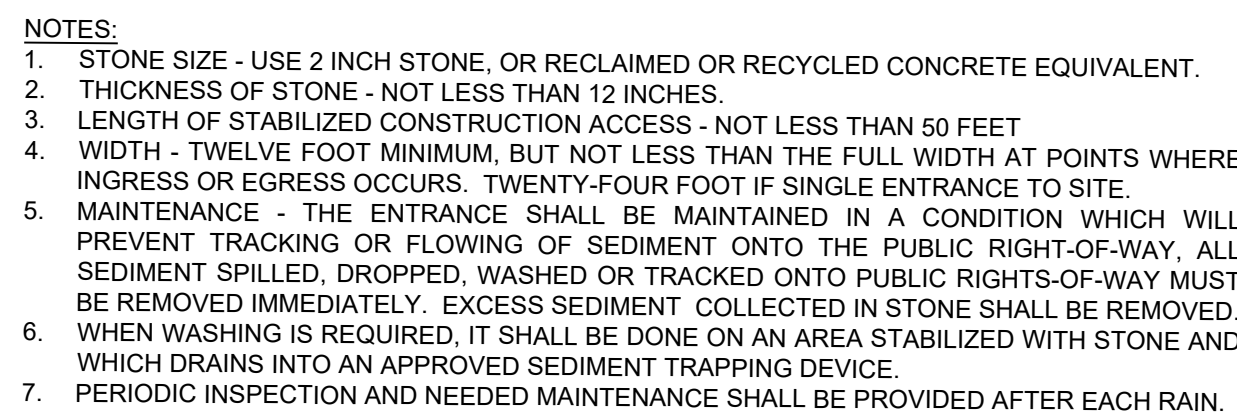
C104.00

Frank J. Rotonda, PE
NJ LIC. NO. 38306

ISSUANCE	BY	DATE
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NTS



NTS



ISSUANCE	BY	DATE
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