

GENERAL NOTES

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

   BOUNDARY AND TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEYOR FILE NO: 1021-99-025S
   DATED 05/13/2021

2. APPLICANT: ORANGE DEV, LLC
   301 ROUTE 17 NORTH, SUITE 802
   RUTHERFORD, NEW JERSEY 07070

3. OWNER: RUTH KRAM FJ ASSOC%KRUVANT BROTHERS
   71 VALLEY STREET #204
   SOUTH ORANGE, NJ 07079

4. PARCEL DATA: BLOCK 153, LOT 38
   470 EAGLE ROCK AVENUE
   TOWNSHIP OF WEST ORANGE
   ESSEX COUNTY, NJ

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

6. EXISTING USE: RESTAURANT **(PERMITTED USE)** (§ 25-7.1)

7. PROPOSED USE: FAST FOOD RESTAURANT **(CONDITIONAL USE)** (§ 25-7.1) **(VARIANCE)**

8. SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	40,971 SF (0.941 AC.)	45,713 SF (1.047 AC.)
MINIMUM LOT WIDTH	N/S	223.45 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49 FT	50.1 FT
MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS)	25 FT	75.7 FT	66.6 FT
MINIMUM REAR YARD SETBACK	30 FT	46.6 FT	44.2 FT
MINIMUM SIDE YARD SETBACK	10 FT	64.3 FT	60.7 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	22.4 FT
MAXIMUM BUILDING COVERAGE	40%	15.1% (6,187 SF)	10.8% (4,907 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	88.3% (36,177 SF) **(E)**	69.4% (31,732 SF) **(V)**

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

SIGNAGE TABLE

SIGN	REQUIREMENTS		PROPOSED POPEYES	PROPOSED SONIC
FREESTANDING	NUMBER OF SIGNS:	ONE (1)	ONE (1)	ONE (1) **(V)**
	MAXIMUM SIGN AREA:	50 SF	49.43 SF	42.98 SF
	MINIMUM SIGN HEIGHT:	8 FT	20 FT	16 FT
	MAXIMUM SIGN HEIGHT:	16 FT	20 FT **(V)**	16 FT
	MAXIMUM SIGN WIDTH:	6 FT	7.88 FT **(V)**	6 FT
	MINIMUM SIGN FRONT SETBACK:	10 FT	10 FT	10 FT
	MINIMUM DISTANCE BETWEEN FREESTANDING SIGNS:	50 FT	196.1 FT	196.1 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS:	ONE (1)	FIVE (5) **(V)**	FIVE (5) **(V)**
	MAXIMUM FACADE SIGN AREA:	15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS (POPEYES: 100 SF; SONIC: 114 SF)	NORTH: 'POPEYES LOUISIANA KITCHEN' CHANNEL LETTERS 39.1 SF WEST: POPEYES SEAL 7.1 SF; 'LOVE THAT CHICKEN!' GRAPHIC 90.4 SF EAST: 'POPEYES' CHANNEL LETTERS 14.3 SF; 'FAMOUS LOUISIANA CHICKEN" GRAPHIC 48.0 SF TOTAL: 198.9 SF **(V)**	NORTH: 'SONIC' CHANNEL LETTERS 17.7 SF WEST: 'SONIC' CHANNEL LETTERS 17.7 SF EAST: 'SONIC' CHERRY LOGO 54.4 SF 'SONIC' CHANNEL LETTERS 17.7 SF SOUTH: 'SONIC' BRAND LOGO 52.7 SF TOTAL: 160.2 SF **(V)**
	MAXIMUM SIGN PROJECTION:	12 IN	5 IN	6 IN

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

PAVEMENT LEGEND

(asphalt swatch)	PROPOSED ASPHALT PAVEMENT
(concrete swatch)	PROPOSED CONCRETE PAVEMENT

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 11/09/2022, LAST REVISED 03/31/2023.

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

Rev.	Date	Comments	By

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TITLE:

SITE PLAN RENDERING

PROJECT: **ORANGE DEV, LLC**
PROPOSED POPEYE'S & SONIC RESTAURANT
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

POPEYES

JOB No: 1021-99-025
DATE: 04/20/2023
DRAWN BY: AJH
SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: –
SHEET No: 1 OF 1
Rev. # 0

MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

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