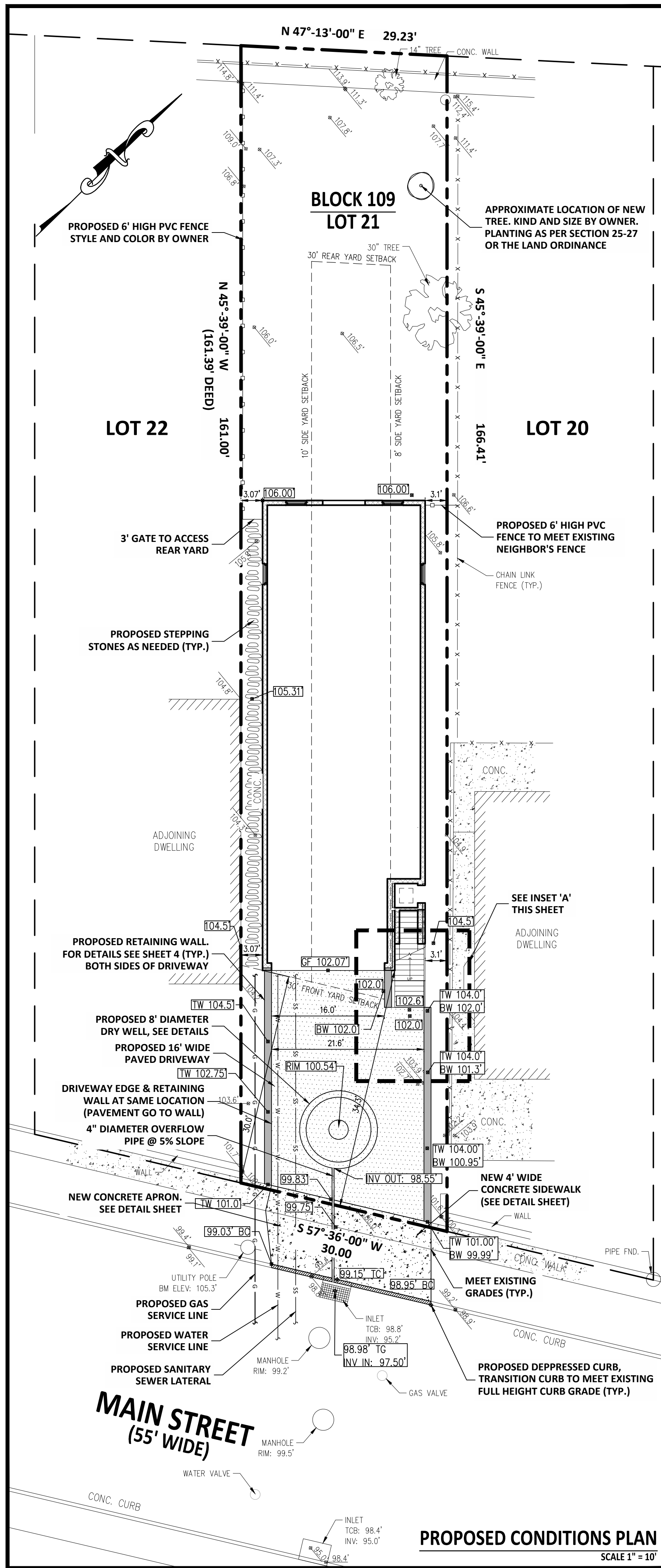
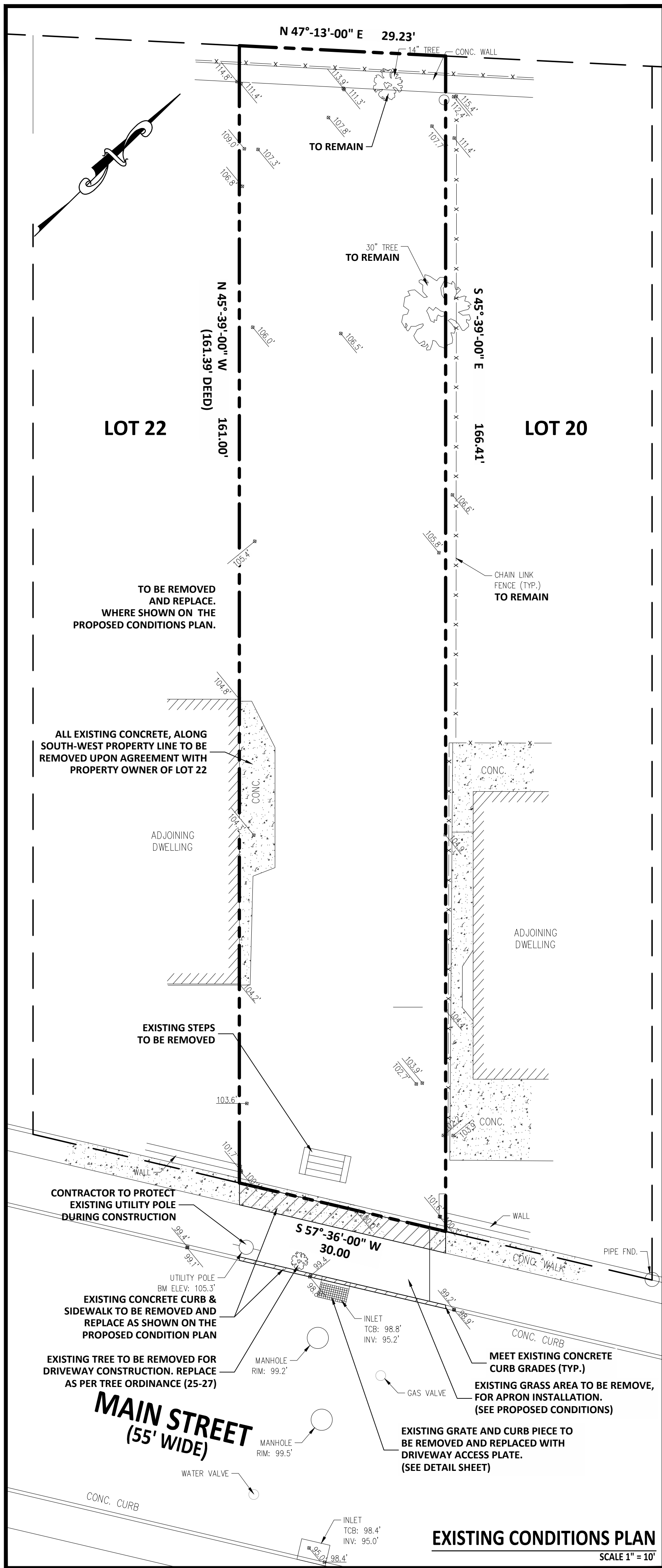




ZONING SCHEDULE TABLE ZONE B-1 (TWO FAMILY RESIDENCE)			
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (FOR TWO FAMILY DWELLING)	7,500 SF (3,750/UNIT)	4,779 SF	5,789 SF (FOR 2-FAMILY DWELLING)
MIN LOT AREA PER DWELLING UNIT	3,750 SF	--SF	2,894.5 SF
MIN LOT WIDTH	75 FT	30 FT/29.23 FT	30/29.23 FT *
MIN FRONT YARD	30 FT	--	30 FT
MIN SIDE YARDS	8/10 FT	--	3.1/3.1 **
MIN REAR YARD	30 FT	--	63 FT/64.1 FT
MAX NUMBER OF STORIES	2.5	--	2.5
MAX BLDG HEIGHT	35 FT	--	35'
MAX LOT COVERAGE (BLDG)	60%	--	32%
MAX LOT COVERAGE (IMPROVEMENT)	75%	0.04%	45.6%

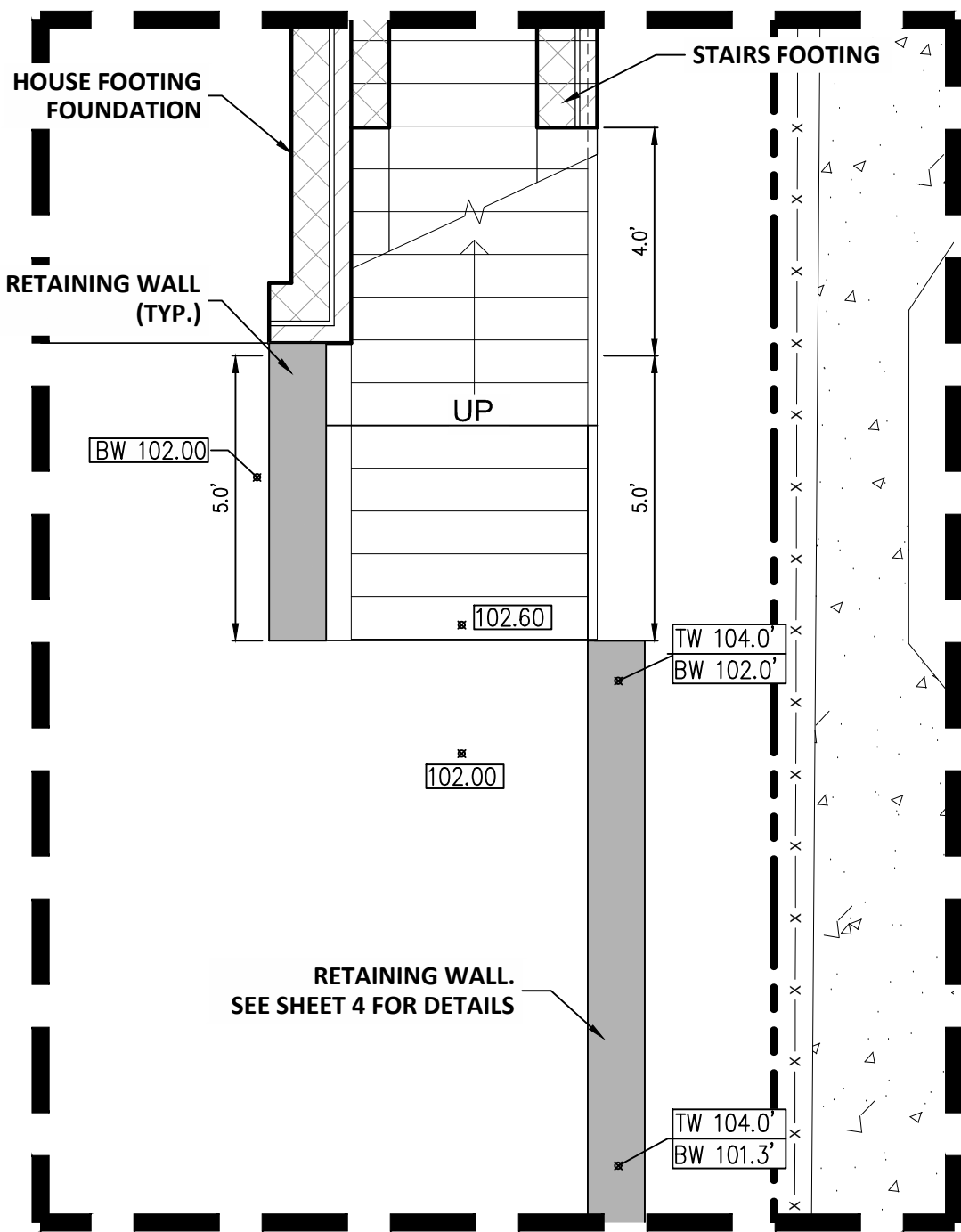
NOTES: * PRE-EXISTING CONDITIONS
** VARIANCE REQUIRED

VARIANCE:

1. PARKING SPACES PER SECTION 25-12.2(a) OF THE ORDINANCE. A TWO-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS 3.5 OFF-STREET PARKING SPACES PROVIDED A DRIVEWAY WIDTH OF 20 FT AND A LENGTH OF 18 FT BETWEEN FACE OF GARAGE DOOR TO RIGHT OF WAY. SPECIFICS WILL BE PROVIDED IN TESTIMONY BY THE PLANNER.

GENERAL NOTES

- ALL WORK SHALL BE DONE BETWEEN THE HOURS OUTLINED UNDER THE LOCAL ORDINANCE.
- ALL INFORMATION SHOWN OR NOTED FOR EXISTING FACILITIES, GRADES, ROADWAYS AND MATERIALS ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL INFORMATION THAT MAY AFFECT HIS WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR'S OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION MEANS & METHODS, SEQUENCE, TECHNIQUES AND PROCEDURES NECESSARY FOR PERFORMING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL GRADING OPERATIONS SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES AND SHALL ELIMINATE PONDING AREAS.
- ALL EXISTING DEBRIS SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.
- THE CONTRACTOR IS NOT PERMITTED TO STOCKPILE EXCAVATED MATERIALS OVER ANY UTILITY LINES. THE STOCKPILED MATERIALS SHOULD BE PLACED SUFFICIENTLY AWAY FROM THE EDGE OF ANY EXCAVATION TO PREVENT CAVING OF THE TRENCH WALL AND TO PERMIT ADEQUATE ACCESS ALONG THE TRENCH.
- ANY EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL MATERIALS EXCAVATED OF WHATEVER NATURE AT HIS OWN EXPENSE. THE CONTRACTOR MUST NOT DEPOSIT THE EXCESS MATERIALS WITHIN MUNICIPAL PROPERTY LIMITS WITHOUT EXPRESS PERMISSION FROM THE MUNICIPALITY. MATERIALS MUST BE DISPOSED IN ACCORDANCE WITH APPROVED NJDOT, NJDEP METHODS AND MEANS.
- ALL LANDSCAPED AREAS WILL BE MAINTAINED WITH EITHER GRASS OR GROUND COVERED.



EXISTING & PROPOSED CONDITIONS, GRADING, NOTES, DETAILS & ZONING CHART

NEW TWO FAMILY DWELLING

156 MAIN STREET
BLOCK 89, LOT 21
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY 07052

DATE: MAY 31, 2023

No.: SC21-06

DRAWN: CDA

SCALE: 1" = 10'

SHEET No.: 2 OF 4

S. A. Caceres
S. A. CACERES, P.E.
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04562600
830 NORTH AVENUE WEST
WESTFIELD, NEW JERSEY 07090
PHONE No. 908 296-3956

REV.	DATE	DESCRIPTION
1	6/02/23	PER PLANNER'S COMMENT

