

NOTES:

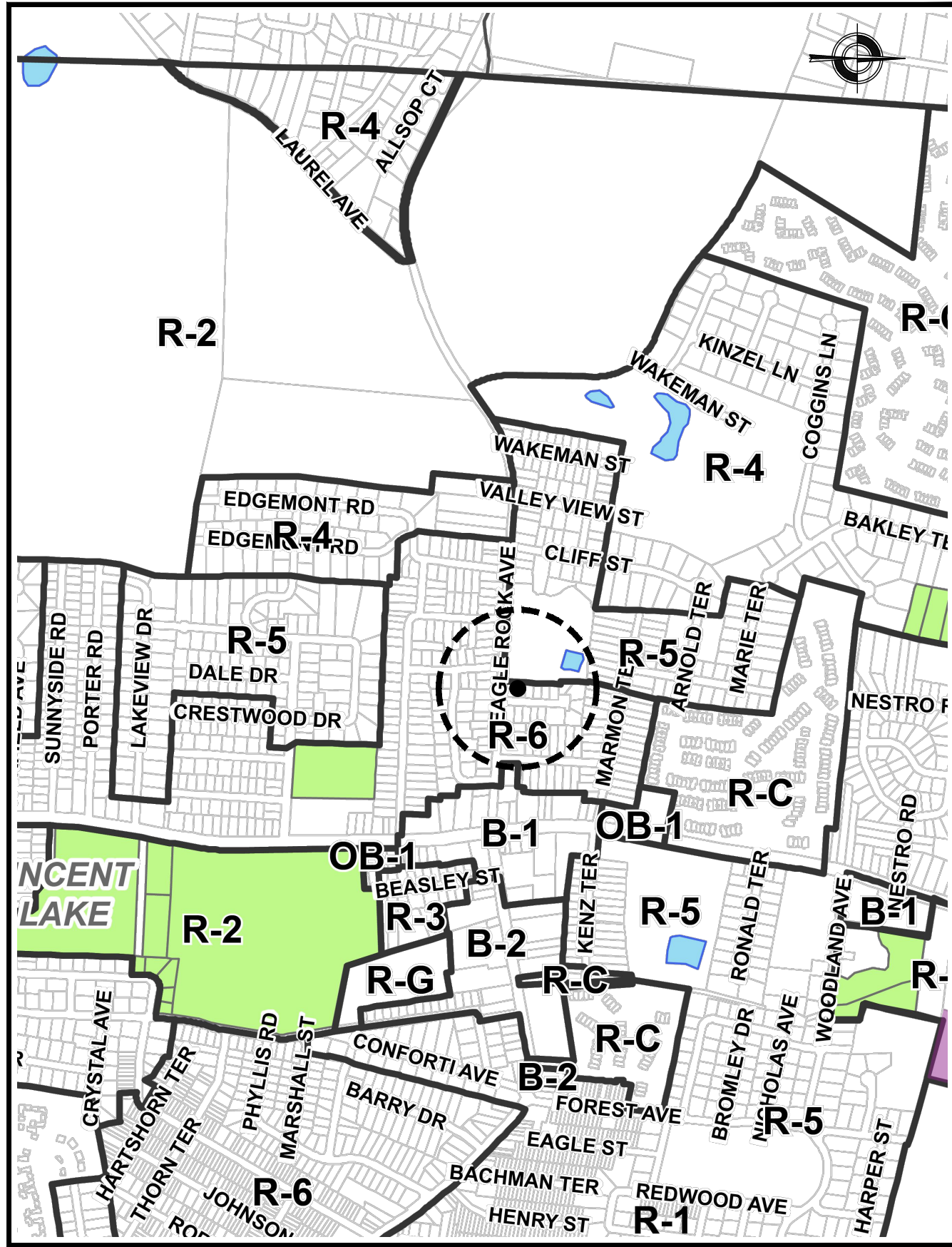
ADDRESSES SHALL BE DISPLAYED SO AS IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE.

NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTAGES WITH THE FINAL DETERMINATION BY THE DEPARTMENT OF ENGINEERING OF THE TOWNSHIP OF WEST ORANGE

ALL WORK SHALL CONFORM TO TOWNSHIP STANDARDS.

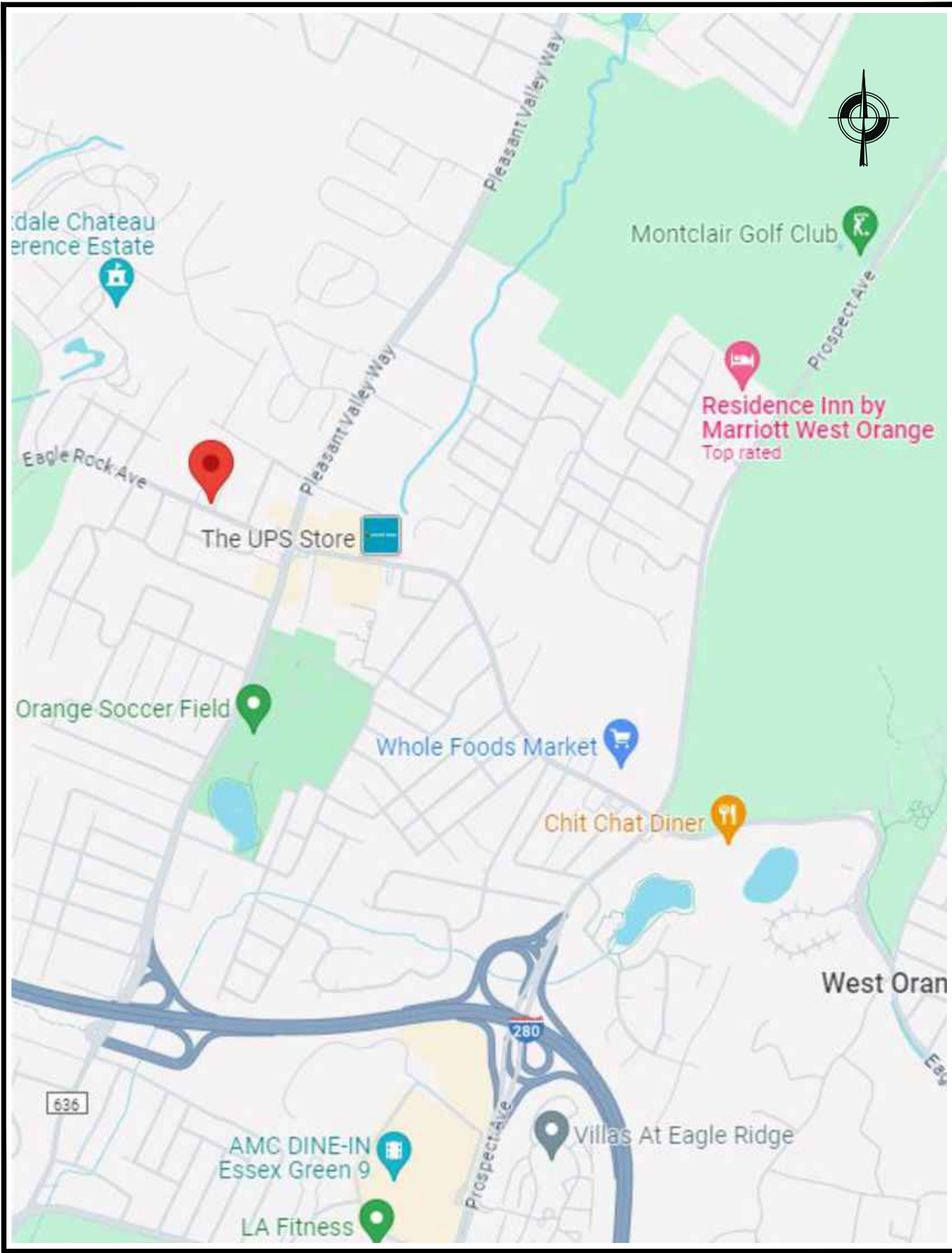
691 EAGLE ROCK AVENUE
WEST ORANGE, NEW JERSEY
PROPOSED NEW ONE FAMILY

LOT : 21
BLOCK : 177.08



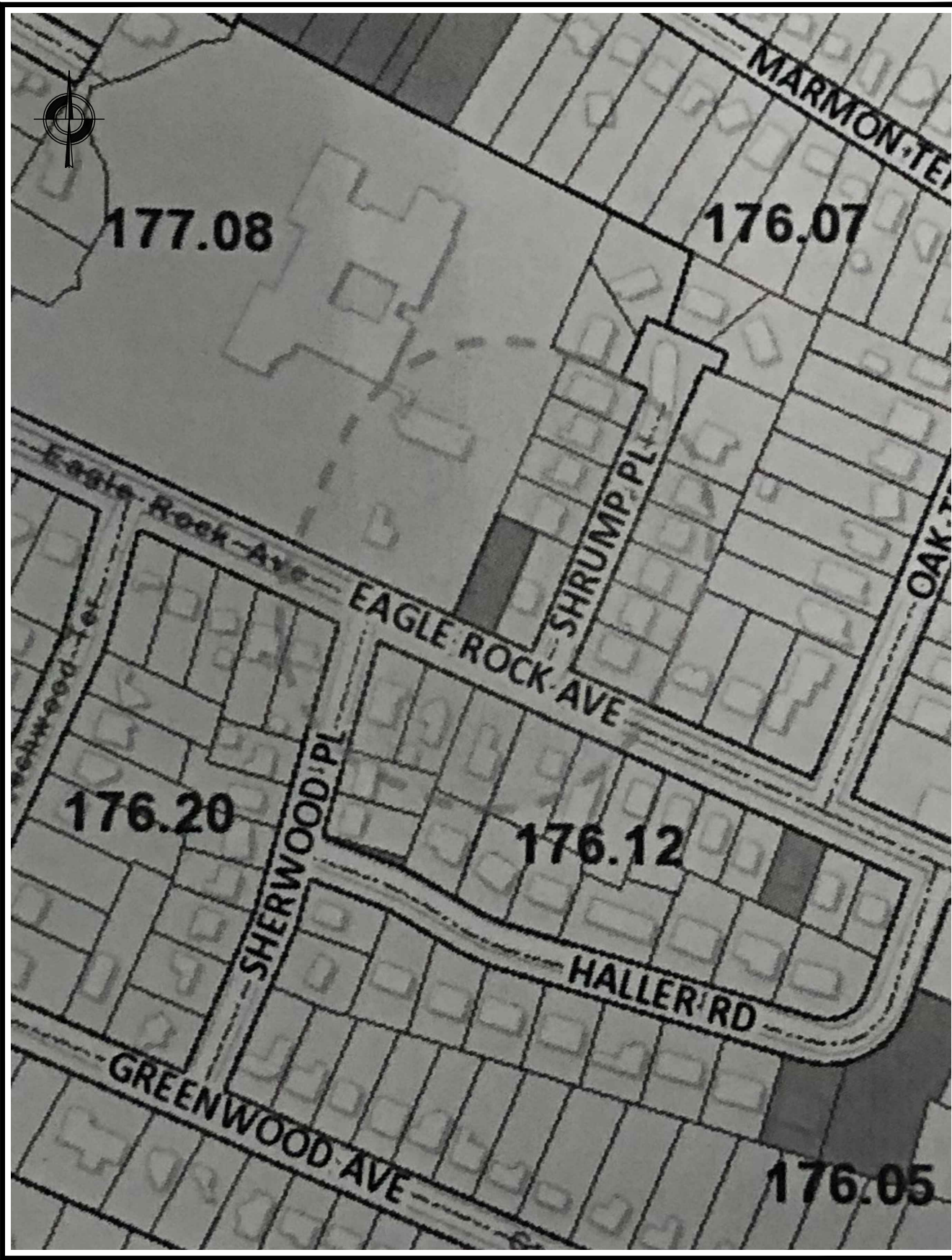
ZONING MAP

SCALE N.T.S.



KEY MAP

SCALE N.T.S.



TAX MAP 200' DIAGRAM

SCALE N.T.S.

ADDRESS: 691 EAGLE ROCK AVENUE
BLOCK: 177.08 LOT: 21
LAST LEGAL USE : VACANT LOT
PROPOSED USE : ONE FAMILY
PROJECT DESCRIPTION :
PROPOSED ONE FAMILY

LOT AREA: 6,250 S.F.

LOT # 21	
GROUND FLOOR AREA	1,712.00 SQ.F
LANDSCAPE	3,287.00 SQ.F
PARKING	728.00 SQ.F
CIRCULATION	523.00 SQ.F
TOTAL	6,250.00 SQ.F

PARKING SPACES
REQUIRED : 3 PROVIDED : 4

ZONING: R-6 ZONING DISTRICT

GENERAL NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND NOTIFICATION REQUIRED FOR ALL CONSTRUCTION PRIOR TO THE START OF ANY WORK.
2. ALL UTILITY COMPANIES ARE TO BE NOTIFIED FOR MARK UP PRIOR TO THE COMMENCEMENTS OF CONSTRUCTION BY THE CONTRACTOR.
3. ALL LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROX. AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

PROJECT DATA

SCALE N.T.S.

R-6 ZONING DISTRICT

GENERAL BULK & DESIGN STANDARDS

ONE FAMILY	REQUIRED	PROPOSED	NOTES
MAX. STORIES / HEIGHT	2 1/2 - 35'	2 1/2 - 34'	OK
MIN. LOT AREA	6,000 SF	6,250 SF	OK
MIN. LOT WIDTH	60'	50'	*ENC
MIN. FRONT YARD	30'	30'	OK
MIN. SIDE YARDS	10' + 8'	10' + 8'	OK
MIN. REAR YARD	30'	45'	OK
MAX. BUILDING COVERAGE	35%	28%	OK
MAX. LOT COVERAGE	45%	45%	OK

* ENC = EXISTING NON-CONFORMING

N.J.U.C.C. 2021 REQUIREMENTS

	LOT: 21
USE GROUP	R 5
CONSTRUCTION TYPE	5 A
HEIGHT OF STRUCTURE	35'
NUMBER OF STORIES	2-1/2
BASEMENT / CRAWL SPACE AREA	1,712.00 SF
1st. FLOOR / GARAGE AREA	1,712.00 SF
2nd. FLOOR AREA	1,712.00 SF
TOTAL AREA	5,136.00 SF
VOLUME	46,224.00 CU.FT.

DESIGN LOADS

LBS./S.F.	LIVE LOAD	DEAD LOAD	TOTAL
FIRST FLOOR	40	15	55
SECOND FLOOR	40	15	55
THIRD FLOOR	40	15	55
ROOF	30	15	45

NOTES:

- A STREET AND/OR SIDEWALK OCCUPANCY PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO ANY CONSTRUCTION IN OR OCCUPANCY OF THE PUBLIC RIGHT-OF-WAY.

- A SIDEWALK CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO SUCH WORK.

DRAWING INDEX:

SHEET N°	DESCRIPTION
C-1	COVER SHEET
S-1	SITE PLAN
S-2	SOIL EROSION PLAN
S-3	SITE DETAILS
A-1	FLOOR PLANS

APPROVED BY PLANNING BOARD /
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WEST ORANGE

BOARD CHAIRMAN: DATE:

BOARD SECRETARY: DATE:

BOARD ENGINEER: DATE:

EVANS ARCHITECTS AIA

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973 942-9020
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WWW.EVANSARCHITECTS.COM

PROPOSED ONE FAMILY
FOR:
NWAIWU PROPERTIES, LLC
691 EAGLE ROCK AVENUE
BLOCK: 177.08 LOT: 21
WEST ORANGE, NJ

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DRW BY	DATE	REV	COMMENT
CH	12.18.23		

SITE PLAN

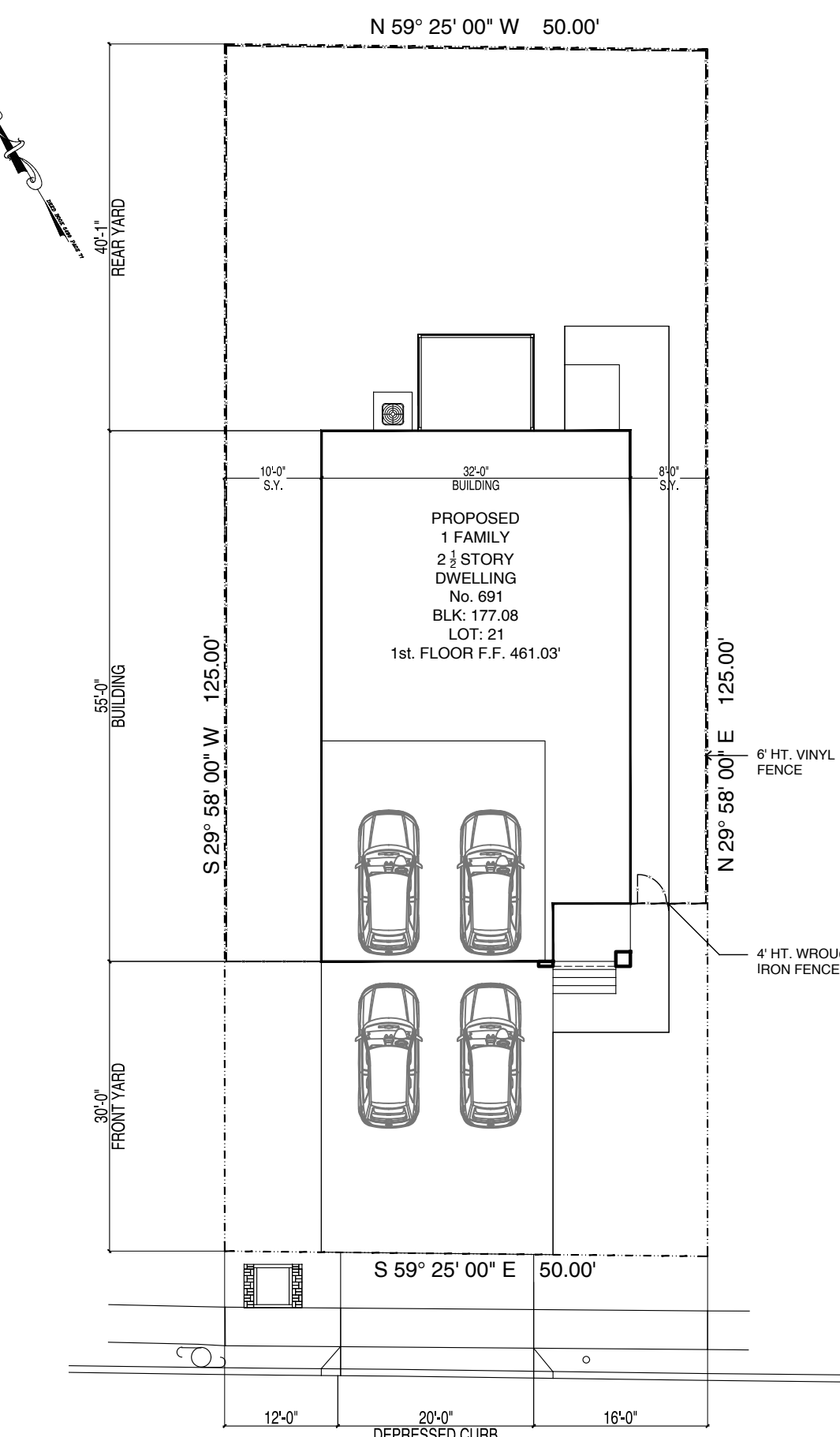
MATTHEW G. EVANS
ARCHITECT - PLANNER

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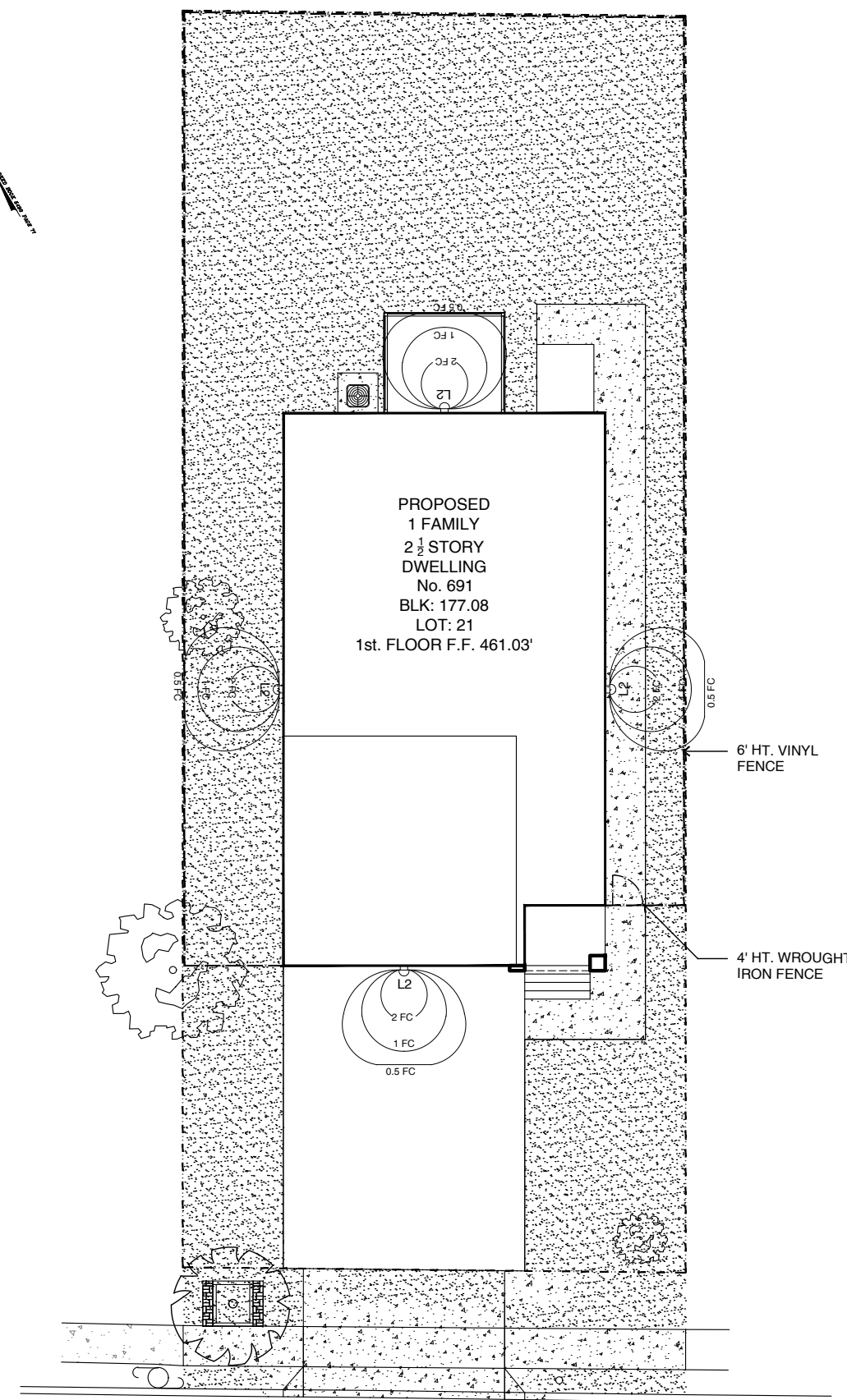
P.A. LIC. NO. 13863
P.P. LIC. NO. 5662

SHEET
NUMBER

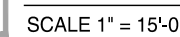
C-1



SCALE 1" = 15'-0"



SCALE 1" = 15'-0"



S-1



SOIL MANAGEMENT NOTE:

ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1,110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.

SOIL EROSION & SEDIMENT CONTROL NOTES

SEQUENCE OF CONSTRUCTION
PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES AND SILT FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATE FOR BUILDING FOUNDATION.
PHASE 4: COMPLETE BUILDING CONSTRUCTION.
PHASE 5: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
PHASE 6: FINAL GRADING ON SITE.
PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

http://hepsc.org

HEPSCDSSISCSNOTES_7THEDREV2017

SOIL EROSION AND SEDIMENT CONTROL NOTES

(To be included on the signed erosion control plan sheet)

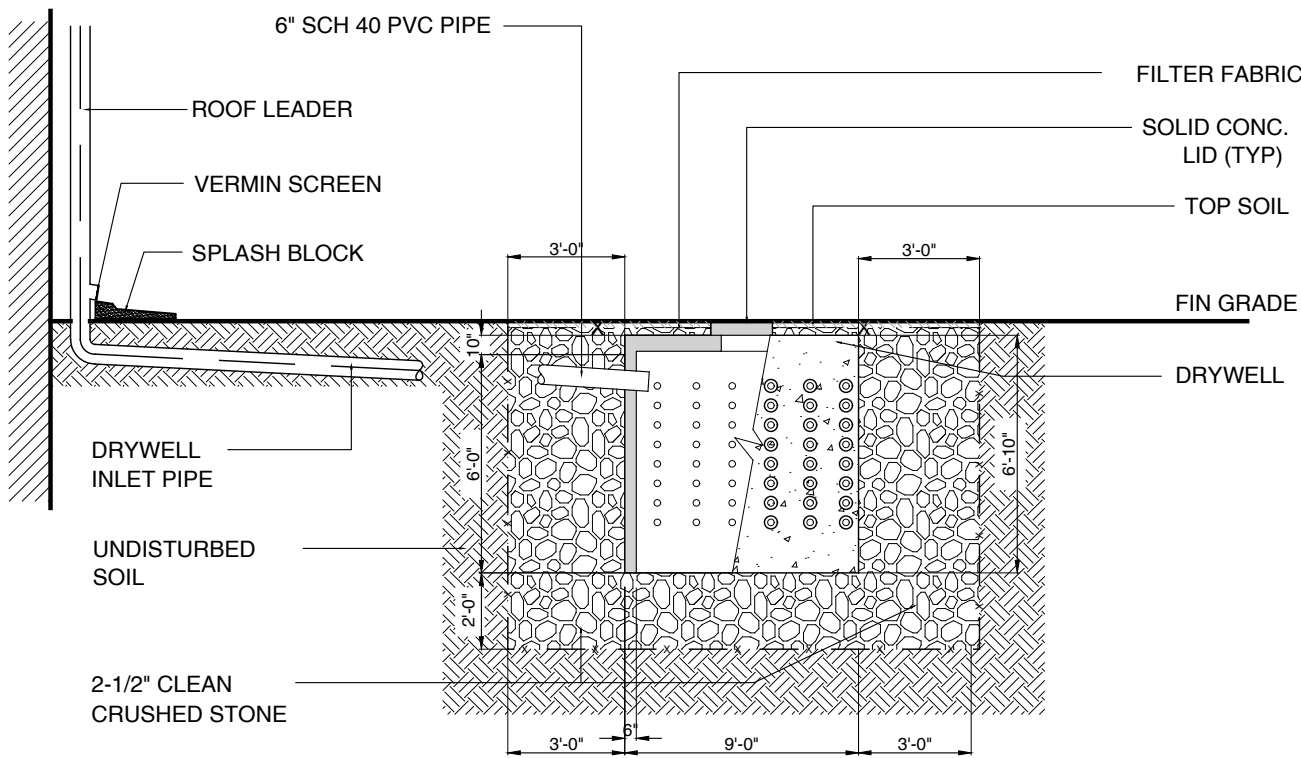
- All soil erosion and sediment control practices on this plan will be constructed in accordance with the New Jersey Standards and Sediment Control 7th Edition last revised December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent stabilization 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 trench 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 stabilization 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 inches (unsettled) is required, as per the Standards for Topsoiling and Land Grading, last revised 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.

LANDSCAPE STABILIZATION SPECIFICATIONS:

- A. TEMPORARY SEEDING AND MULCHING:
- LIME: 90 LBS./1,000 S.F. GROUND LIMESTONE, FERTILIZER: 14 LBS./1,000 S.F. 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
 - SEED: ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH: SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 S.F. TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
- B. PERMANENT SEEDING AND MULCHING:
- LIME: 90 LBS./1,000 S.F. GROUND LIMESTONE, FERTILIZER: 14 LBS./1,000 S.F. TO 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
 - SEED: PERENNIAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH: SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 S.F. TO BE APPLIED ACCORDS TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDING.)

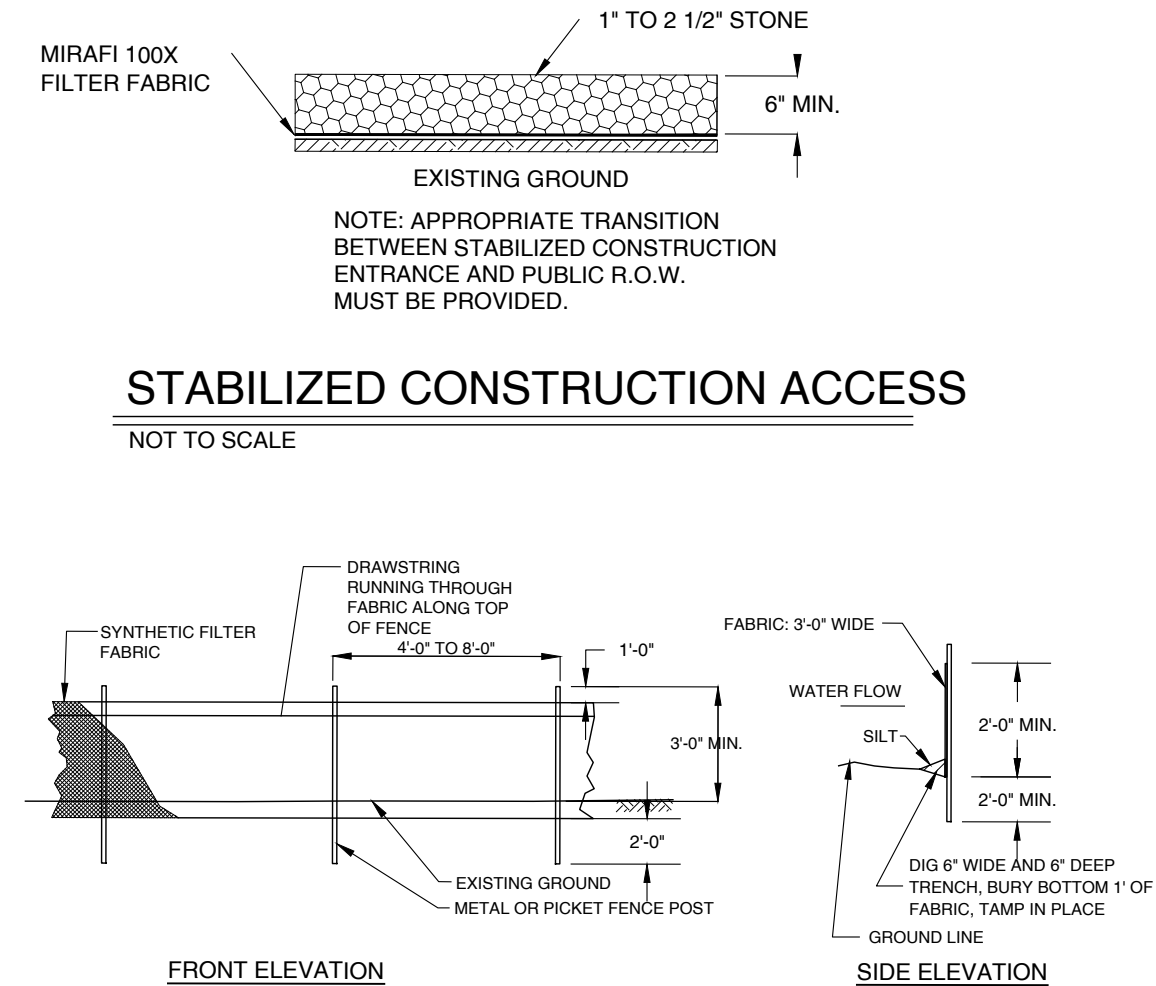
NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- MEASURES FOR DUST CONTROL MUST BE IMPLEMENTED TO PREVENT BLOWING OF DUST, ESPECIALLY IN RESIDENTIAL AREAS.
- RUNOFF WATER CARRYING SEDIMENT SHALL NOT BE PERMITTED TO FLOW ONTO ADJACENT PROPERTIES OR ROADWAYS. ALL OFFSITE AND ON SITE EROSION AND SEDIMENT DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CORRECTED IMMEDIATELY.
- THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES AND SHALL PROMPTLY REMOVE ACCUMULATED SILT AND DEBRIS FROM EACH DEVICE EVERY TIME IT IS NECESSARY FOR PROPER FUNCTIONING OF THE FACILITY.
- SOIL WHICH IS EXPOSED WITHOUT COVER FOR MORE THAN 30 DAYS SHALL BE STABILIZED BY SEEDING WITH ANNUAL RYE GRASS OR SUDAN GRASS PROVIDING THAT SEEDING DATES ARE APPROPRIATE. IN THE EVENT SEEDING DATES ARE NOT APPROPRIATE, SAID AREAS SHALL BE STABILIZED WITH SALT HAY OR ROTTED SALT HAY OR SMALL GRAIN STRAW MULCH, AT A RATE OF 25 TONS PER ACRE UNTIL SUCH TIME AS SEEDING MAY PROCEED. MULCH NETTING OR LIQUID MULCH BINDER SHALL BE USED TO ANCHOR THE MULCH.
- ALL TOPSOIL AND EARTH STOCKPILES SHALL BE PLACED IN THE DESIGNATED AREA APPROVED BY THE OWNER AND THEY SHALL BE GRADED TO MINIMIZE EROSION. ALL STOCK PILES WHICH ARE TO BE IN PLACE SHALL BE STABILIZED AS OUTLINED IN NOTE 6 ABOVE.
- ALL STORM SEWER INLETS SHALL BE PROTECTED AS SHOWN. SAID PROTECTION SHALL BE MAINTAINED UNTIL ITS REMOVAL IS NECESSARY FOR CONSTRUCTION OF THE PAVEMENT BASE COURSE.
- A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED AT POINTS WHERE TRAFFIC WILL BE ENTERING AND LEAVING THE CONSTRUCTION SITE.
- AFTER CONSTRUCTION, THE OWNER SHALL MAINTAIN ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES.



SEEPAGE PIT DETAIL

NOT TO SCALE

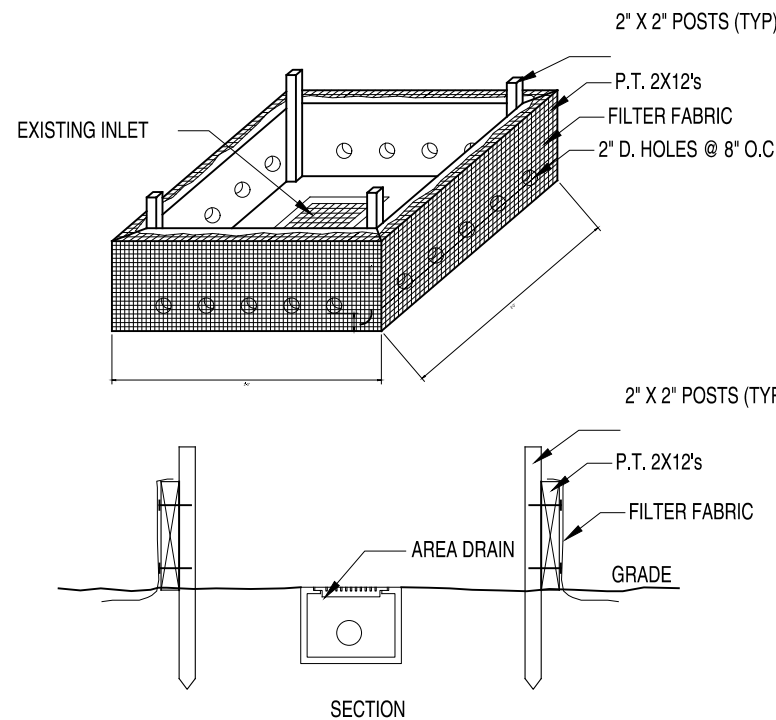


SEDIMENT FILTER FENCE DETAIL

NOT TO SCALE

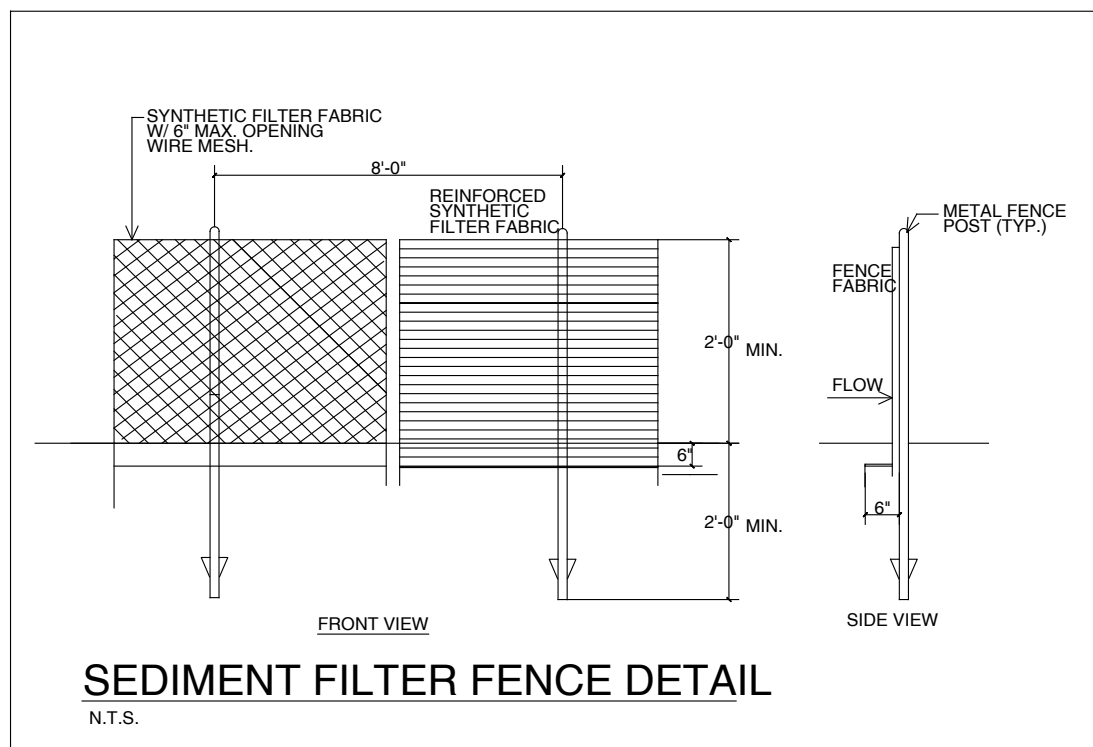
PROPOSED SEQUENCE OF WORK

- PLACEMENT OF A SEDIMENT BARRIER STAKED IN PLACE ALONG THE SOUTHERN PERIMETER OF THE PROPERTY, PRIOR TO CONSTRUCTION ABOUT 2 DAYS.
- PLACEMENT OF A 2-1/2" CRUSHED STONE DRIVEWAY ACROSS THE WIDTH OF THE DRIVEWAY AT ITS ENTRANCE TO THE SITE TO AVOID TRACKING ABOUT 2 DAYS.
- STRIPPING AND STORING OF TOP SOIL ABOUT 3 DAYS.
- STABILIZING TOO SOIL PILES (TO BE SEED IF WEATHER PERMITS/ TO BE COVERED WITH VISQUEER SHEETS UNTIL WEATHER PERMITS SEEDING.) ABOUT 3 DAYS.
- CONSTRUCTION OF DETENTION SYSTEMS (NONE REQ. BY CITY.)
- CONSTRUCTION OF BUILDING 4 MONTHS.
- DURING BUILDING CONSTRUCTION STORM SEWER SYSTEM TO BE CONSTRUCTED, BETWEEN 15 TO 20 DAYS.
- CONSTRUCTION OF PARKING LOT AND DRIVEWAYS, ABOUT 25 DAYS.
- SUB BASE FOR ALL PARKING AREAS AND DRIVEWAYS, ABOUT 15 DAYS.
- GRADING OF LANDSCAPED AREAS, ABOUT 20 DAYS.
- PLACEMENT OF SHRUBS AND TREES, ABOUT 10 DAYS.
- SEEDING OPEN AREAS, ABOUT 15 DAYS.
- MULCHING POSSIBLE ERISION AREAS UNTIL SEEDING IS ESTABLISHED, ABOUT 10 DAYS.



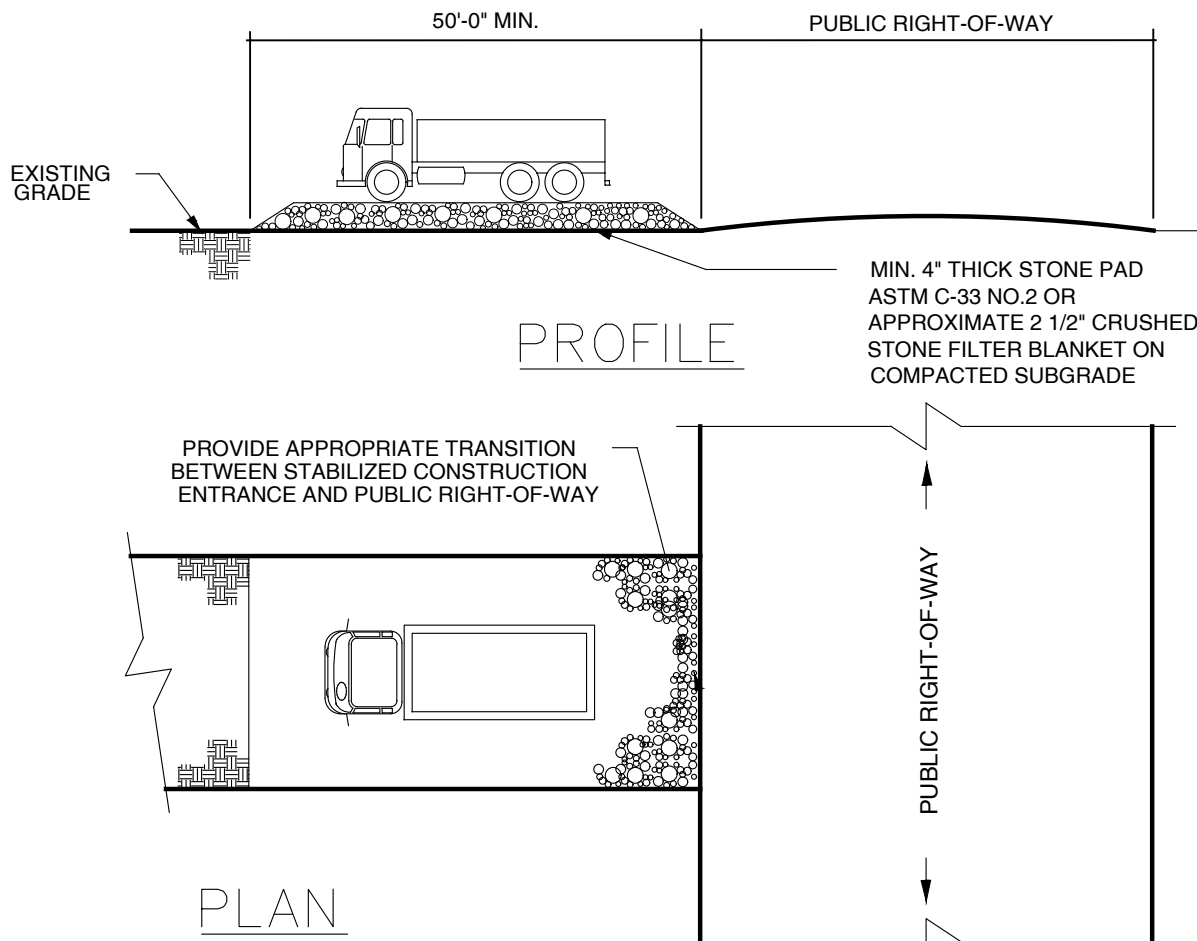
AREA DRAIN FILTER DETAIL

NOT TO SCALE



SEDIMENT FILTER FENCE DETAIL

N.T.S.

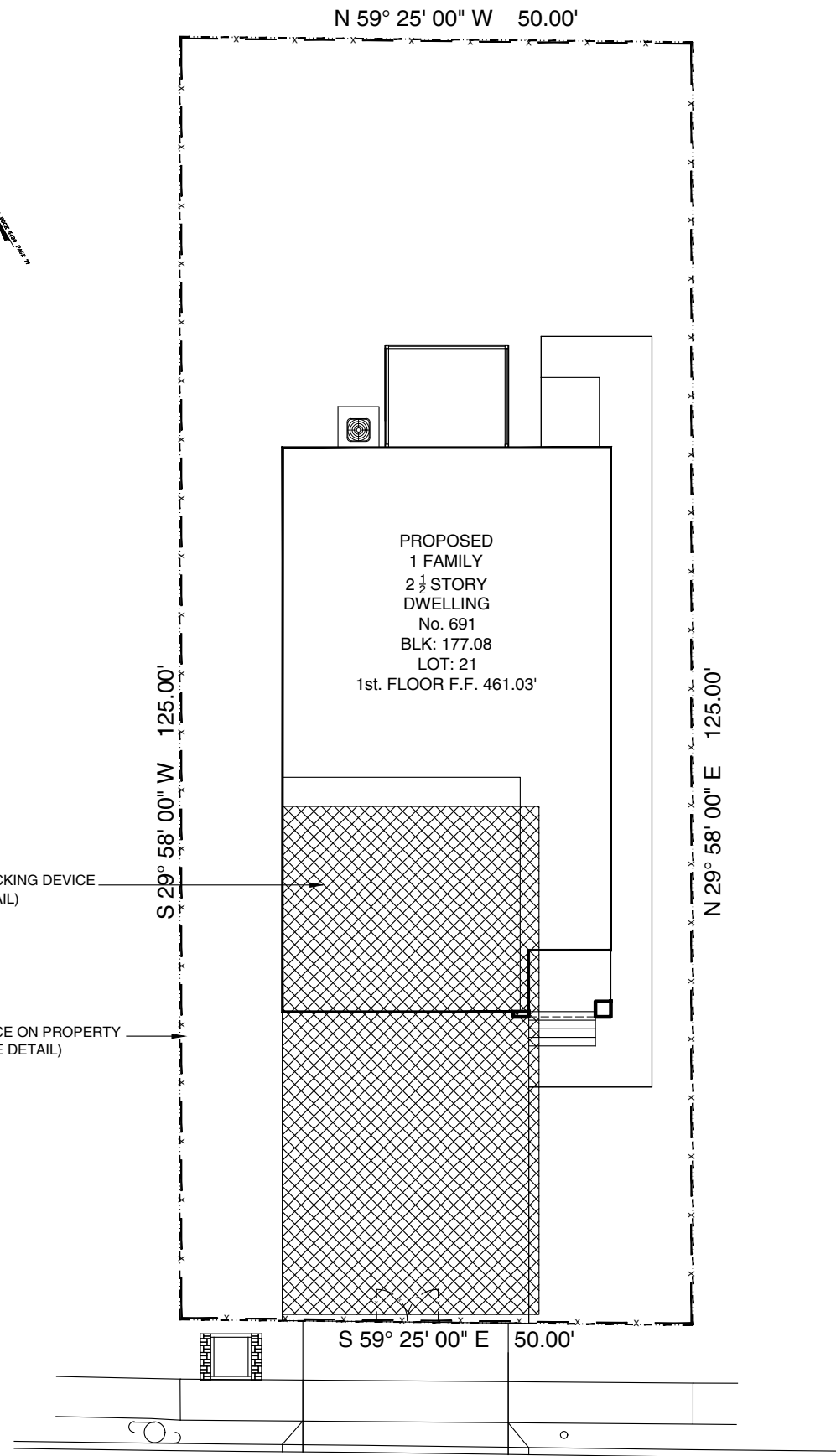


NOTE:

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. MAINTENANCE MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND

STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE



EAGLE ROCK AVENUE

(60' WIDE R.O.W.)

SOIL EROSION PLAN

SCALE 1" = 20'

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PROPOSED ONE FAMILY FOR:
NNAIWU PROPERTIES, LLC
691 EAGLE ROCK AVENUE
BLOCK: 177.08 LOT: 21
WEST ORANGE, NJ

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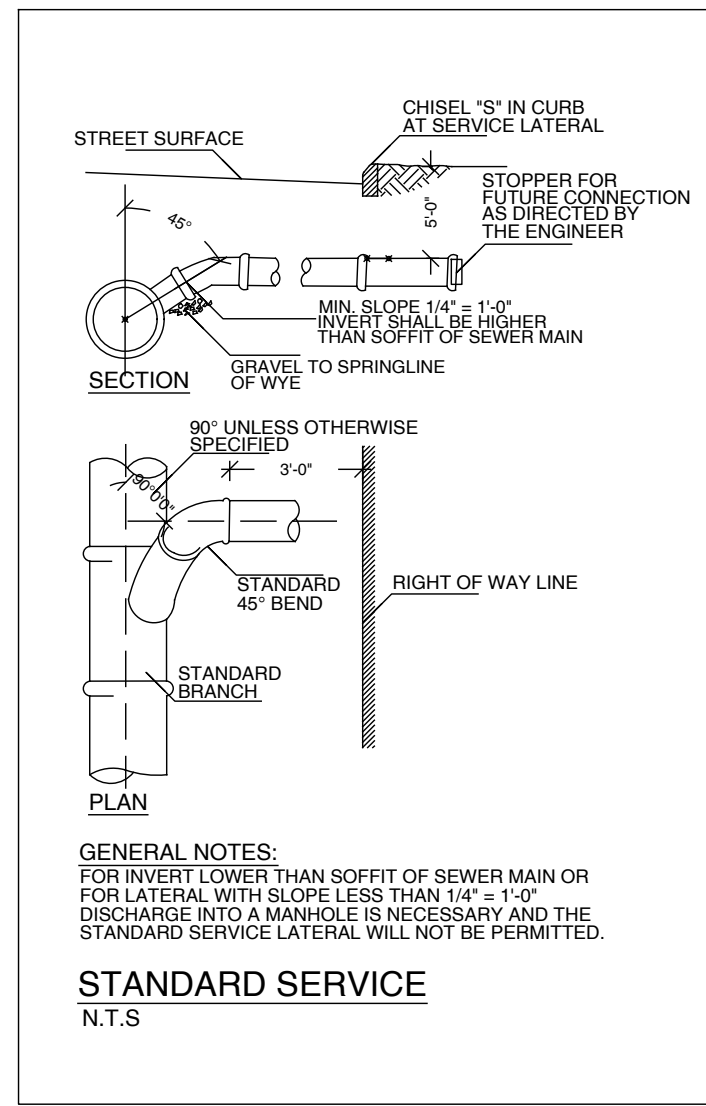
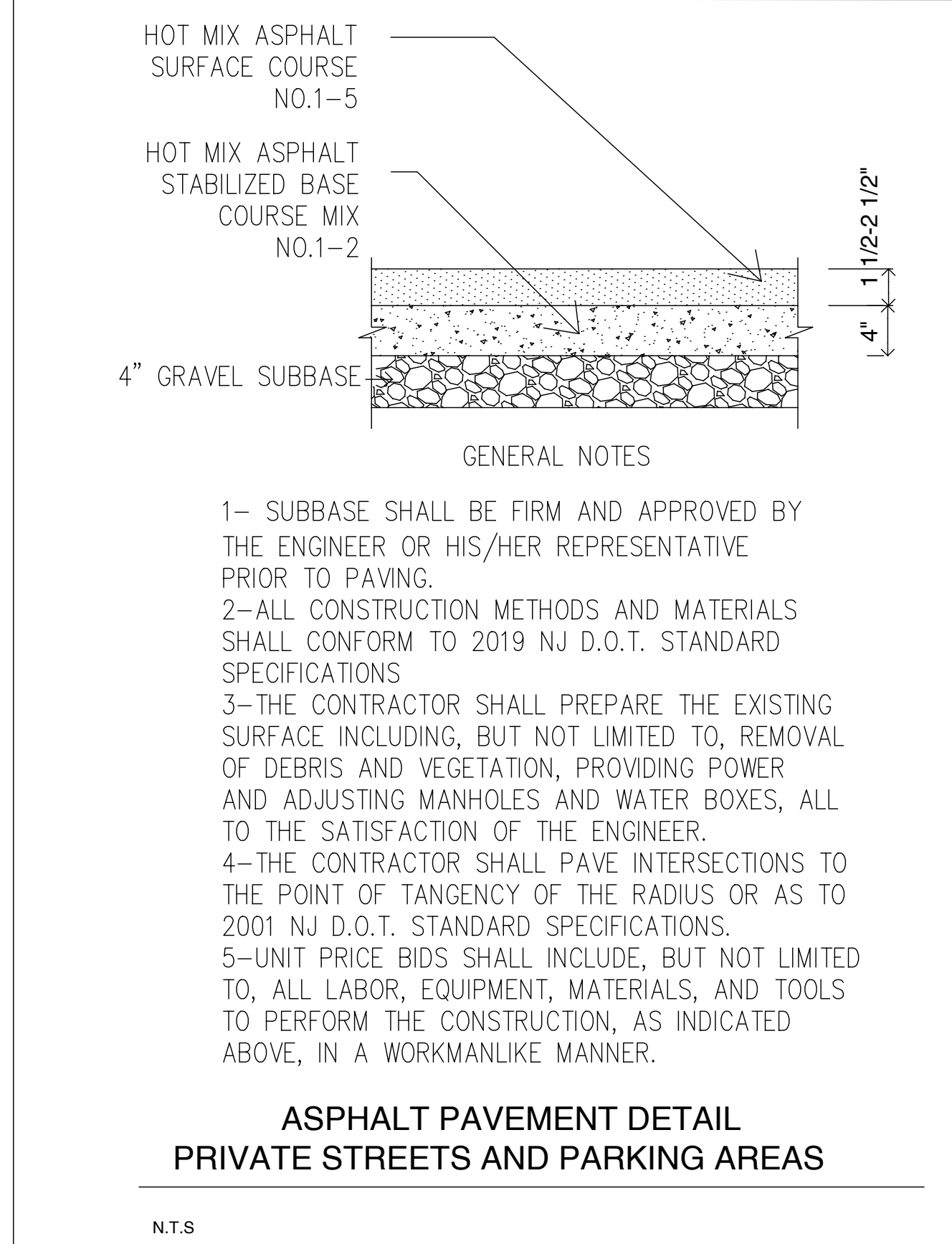
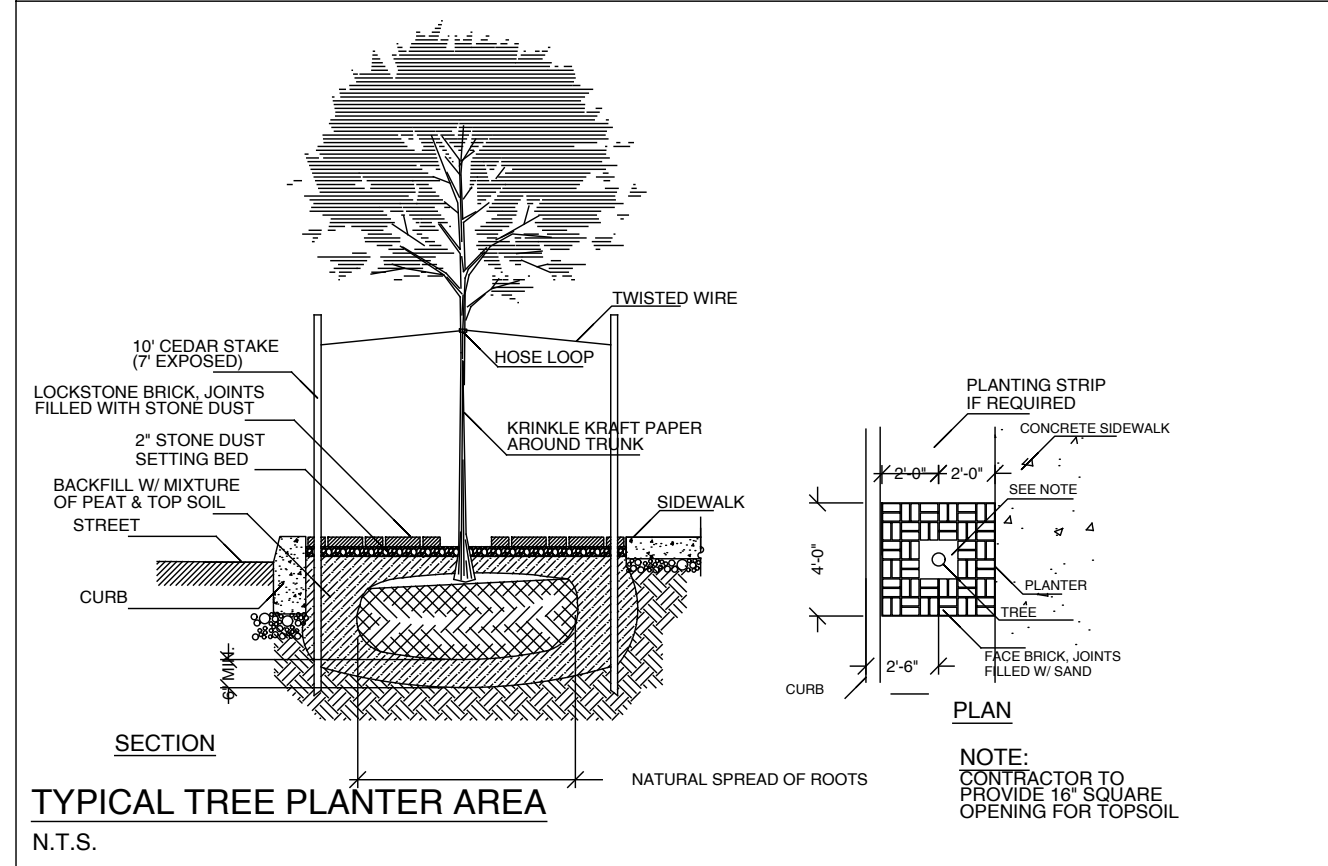
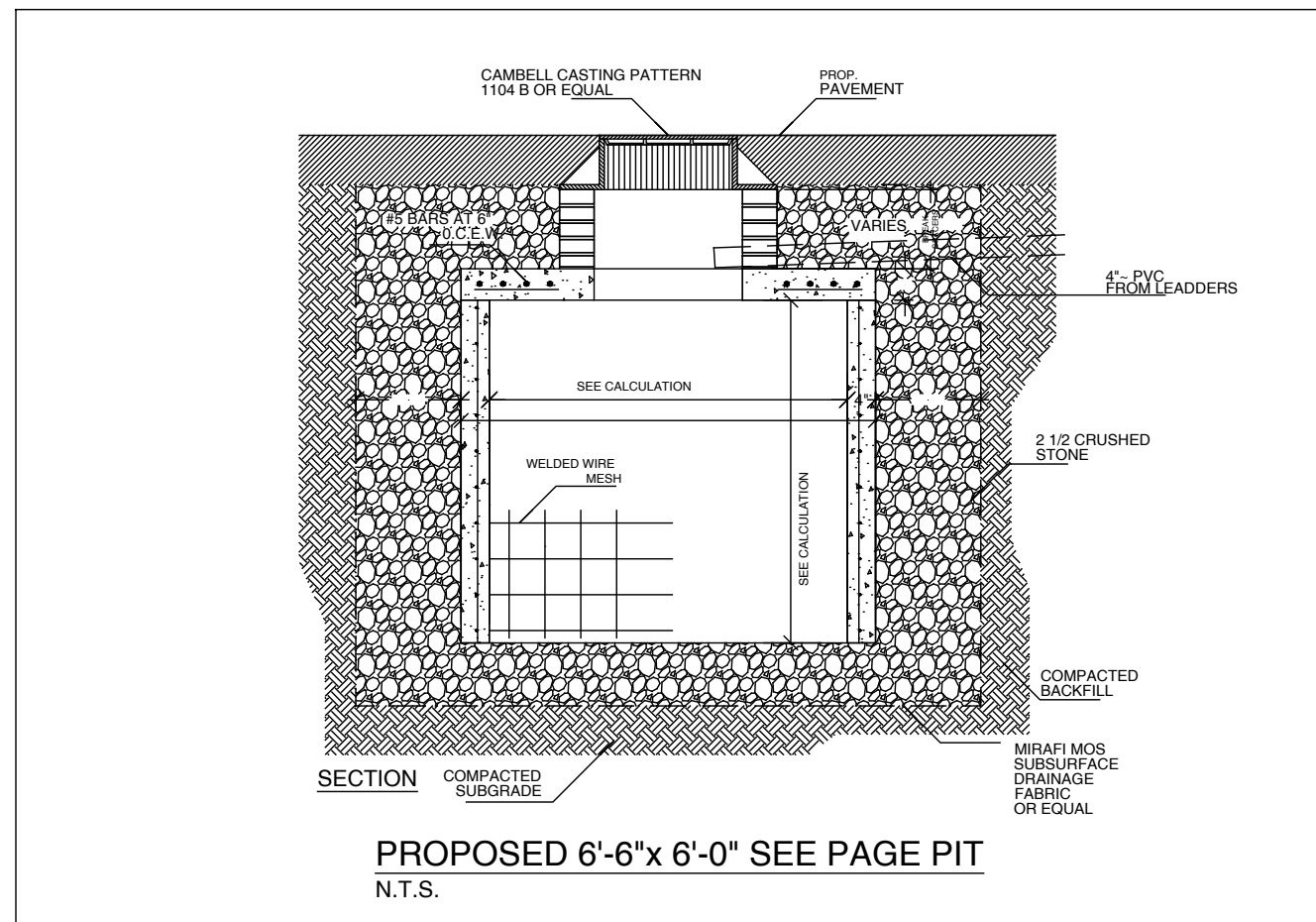
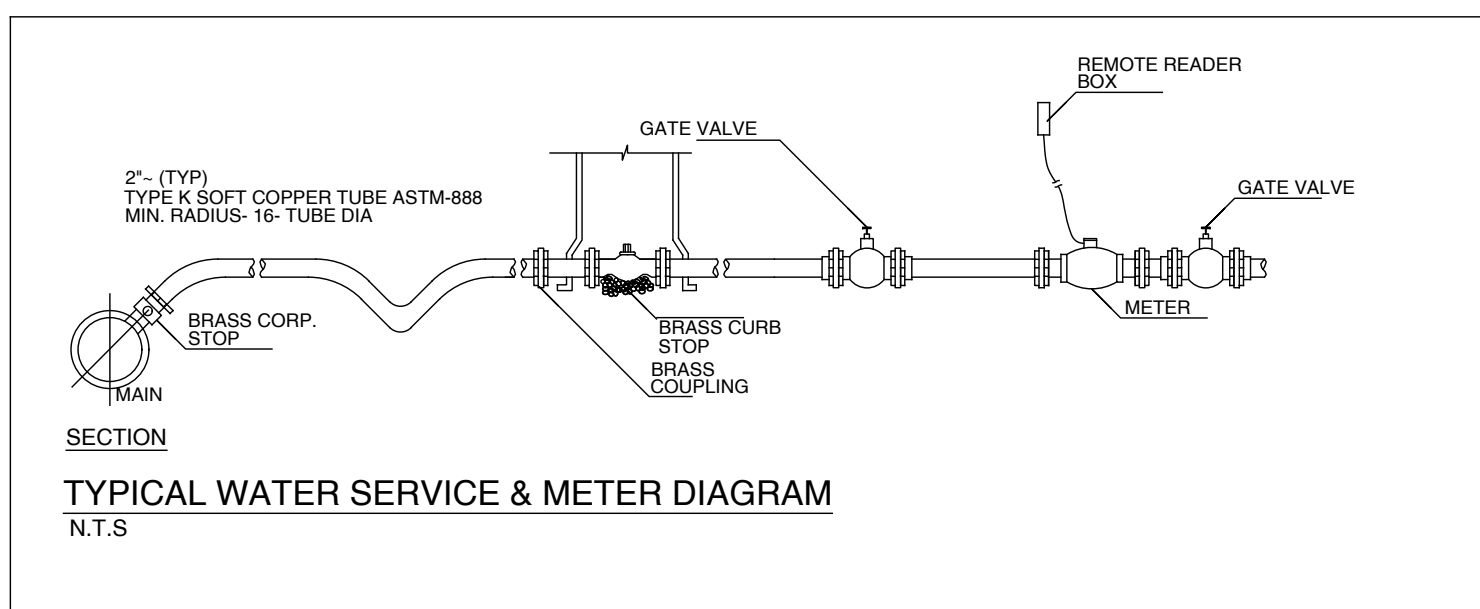
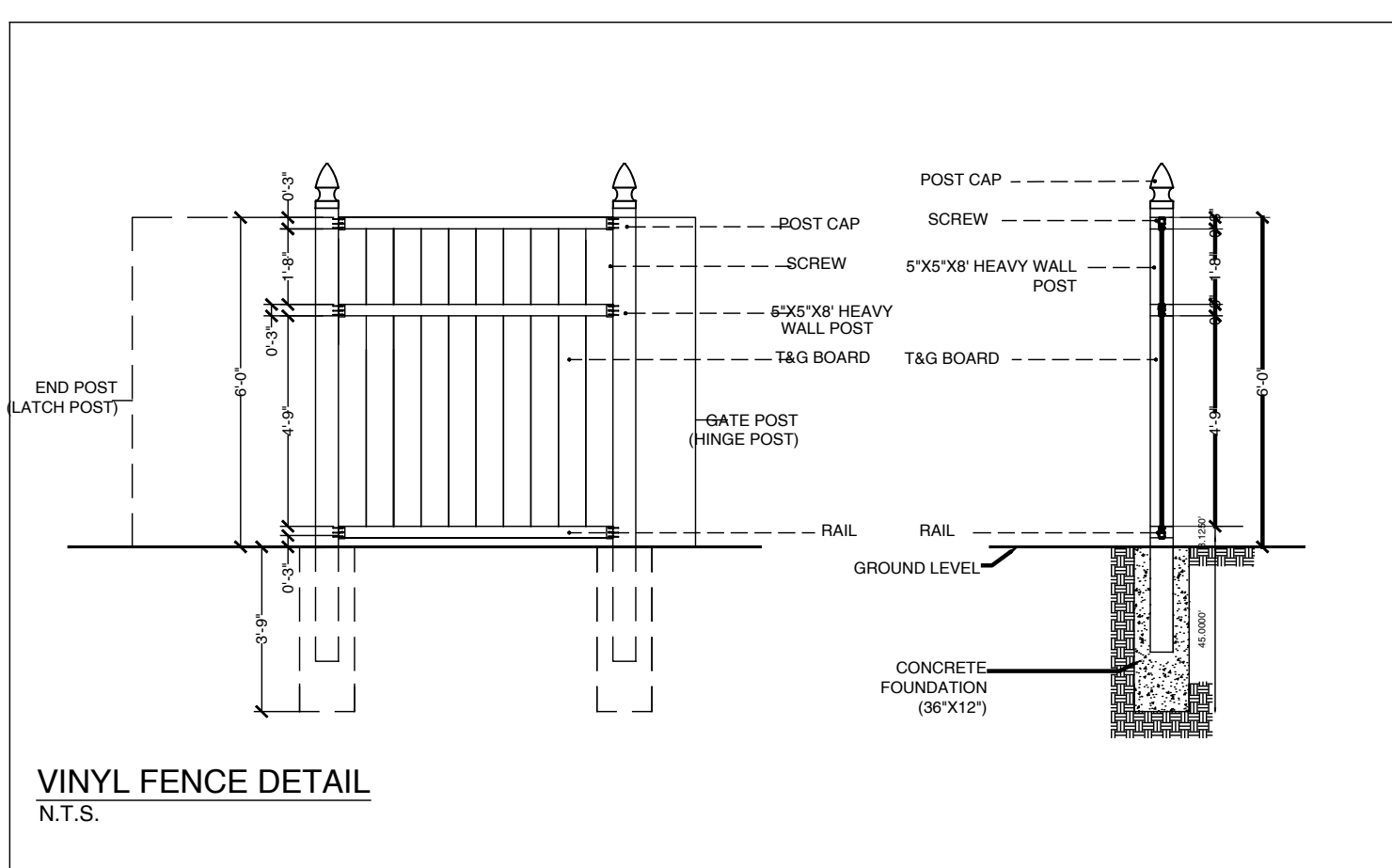
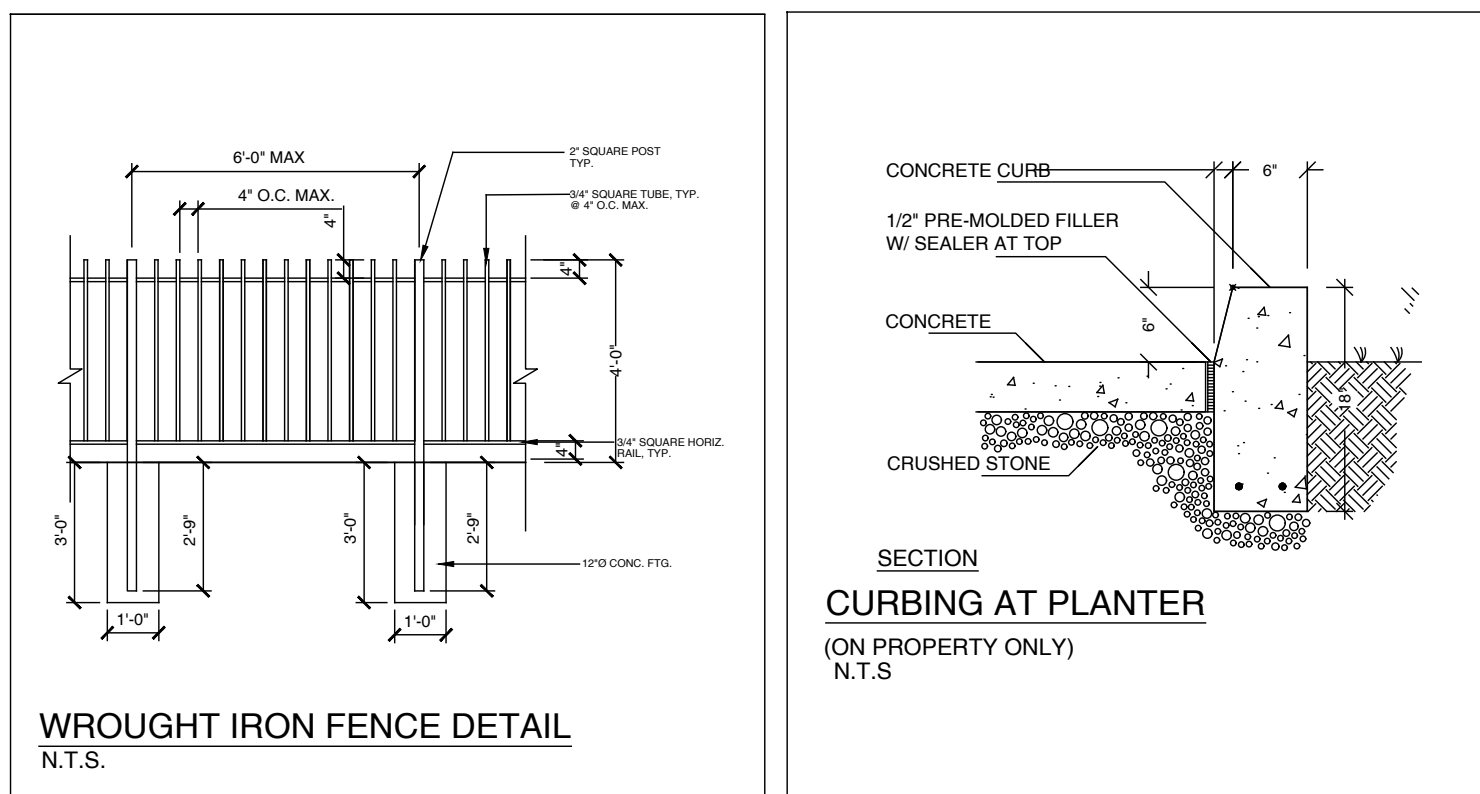
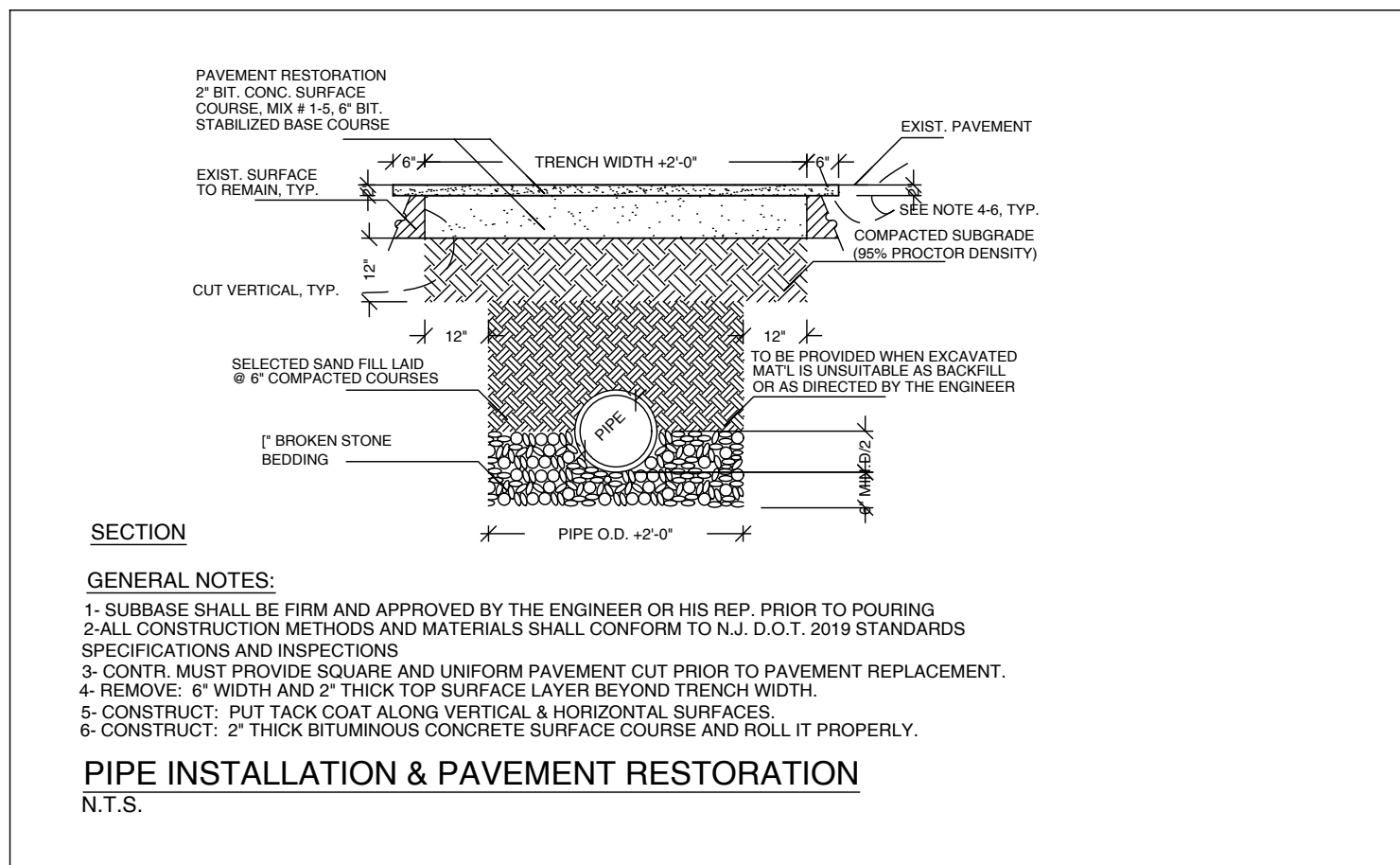
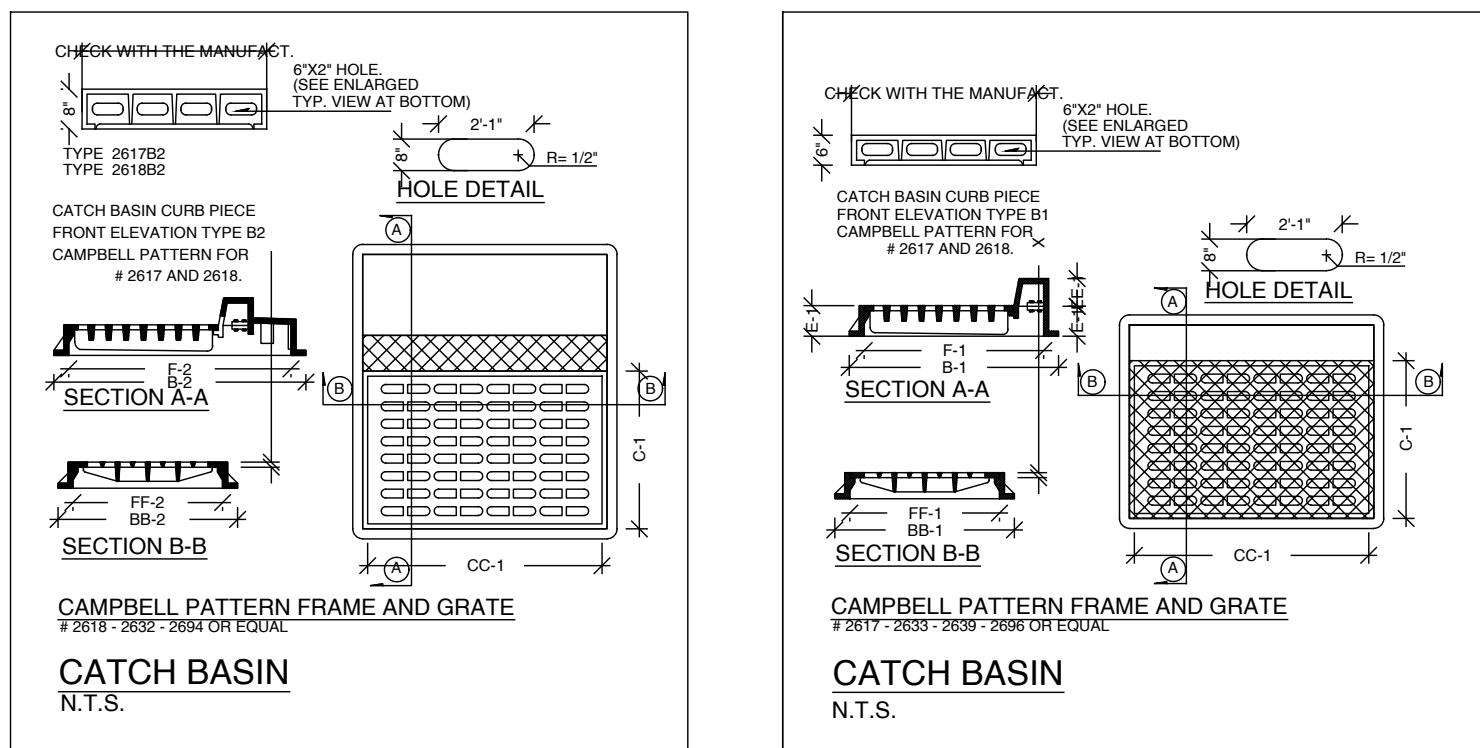
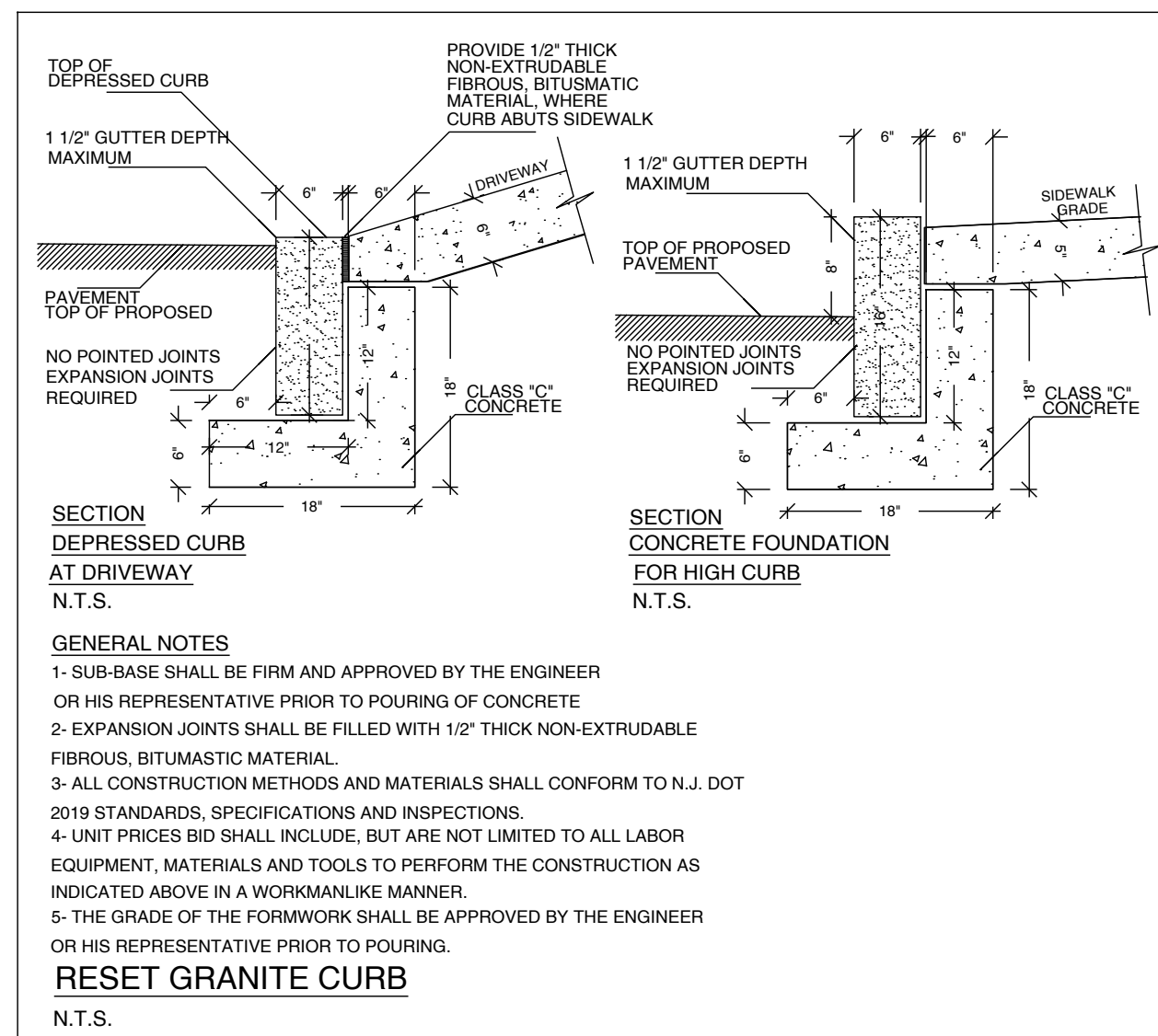
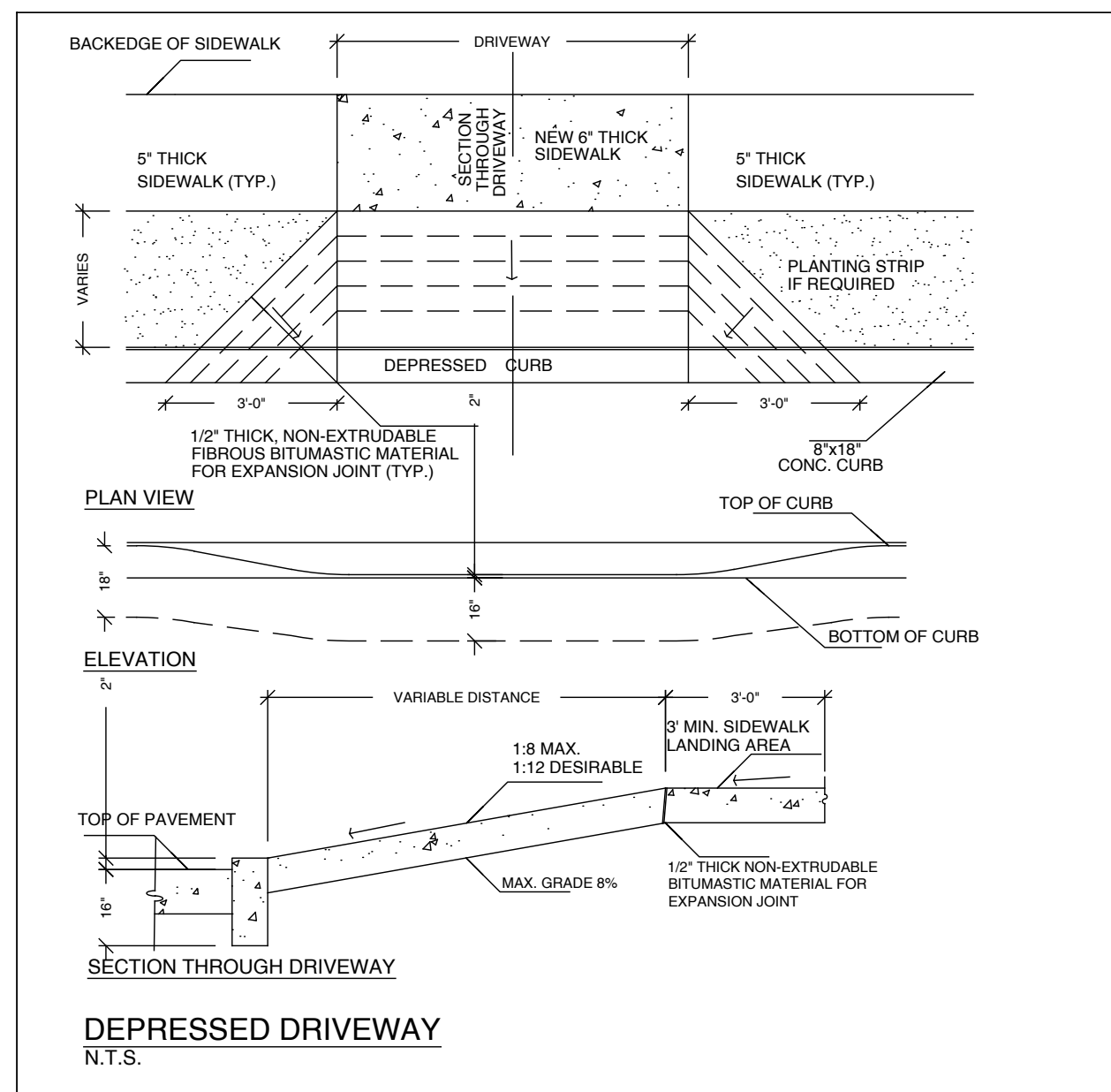
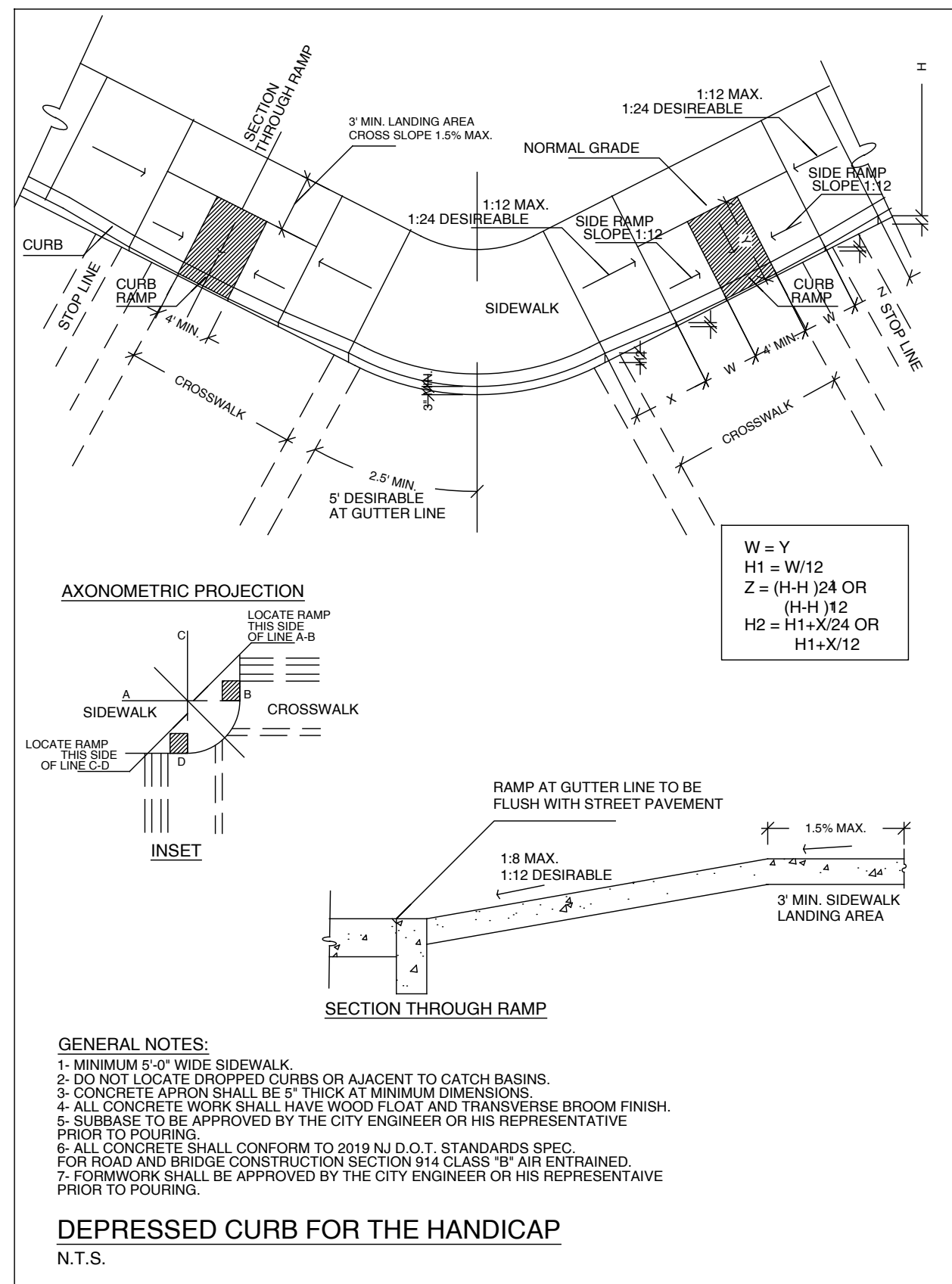
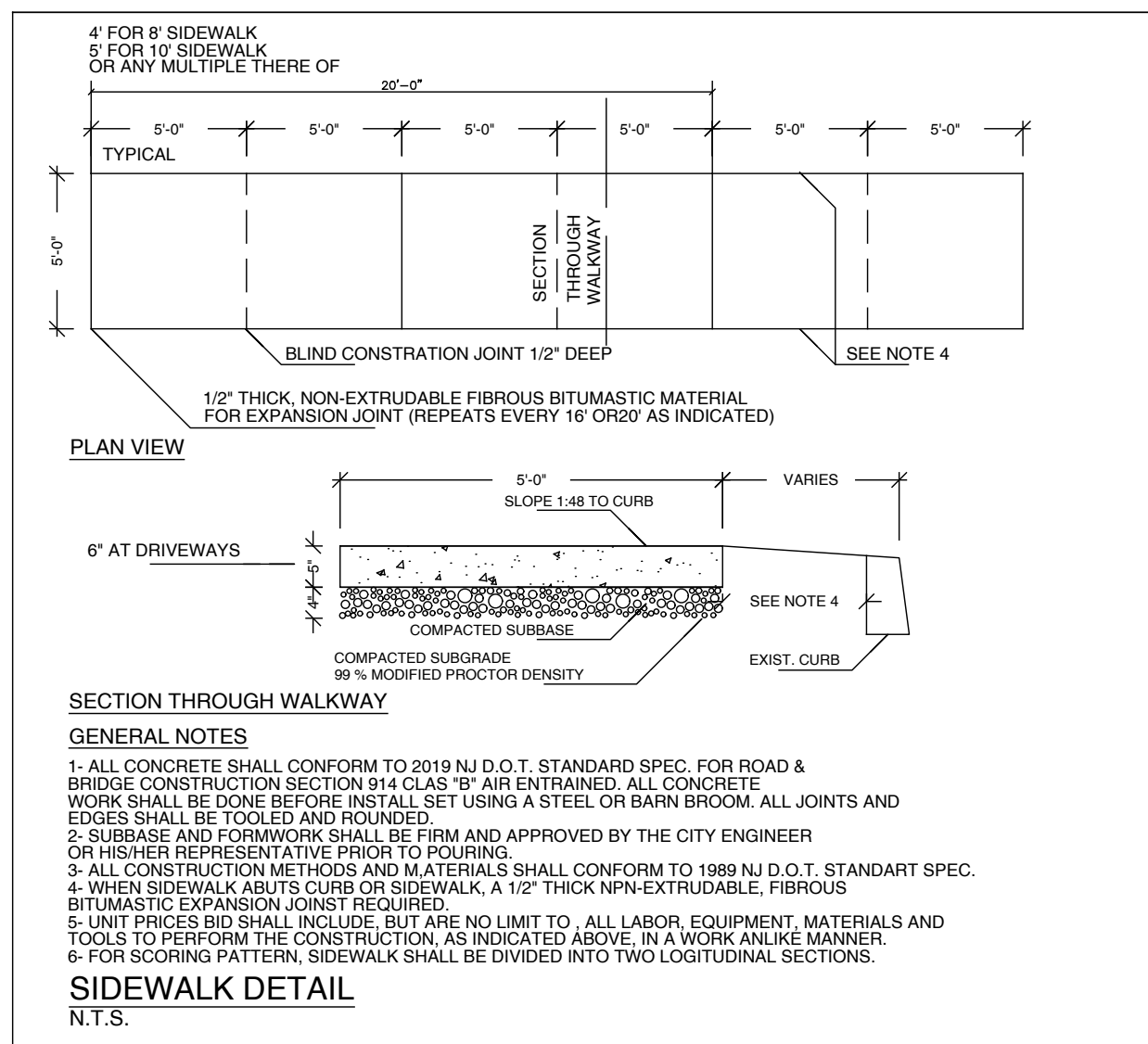
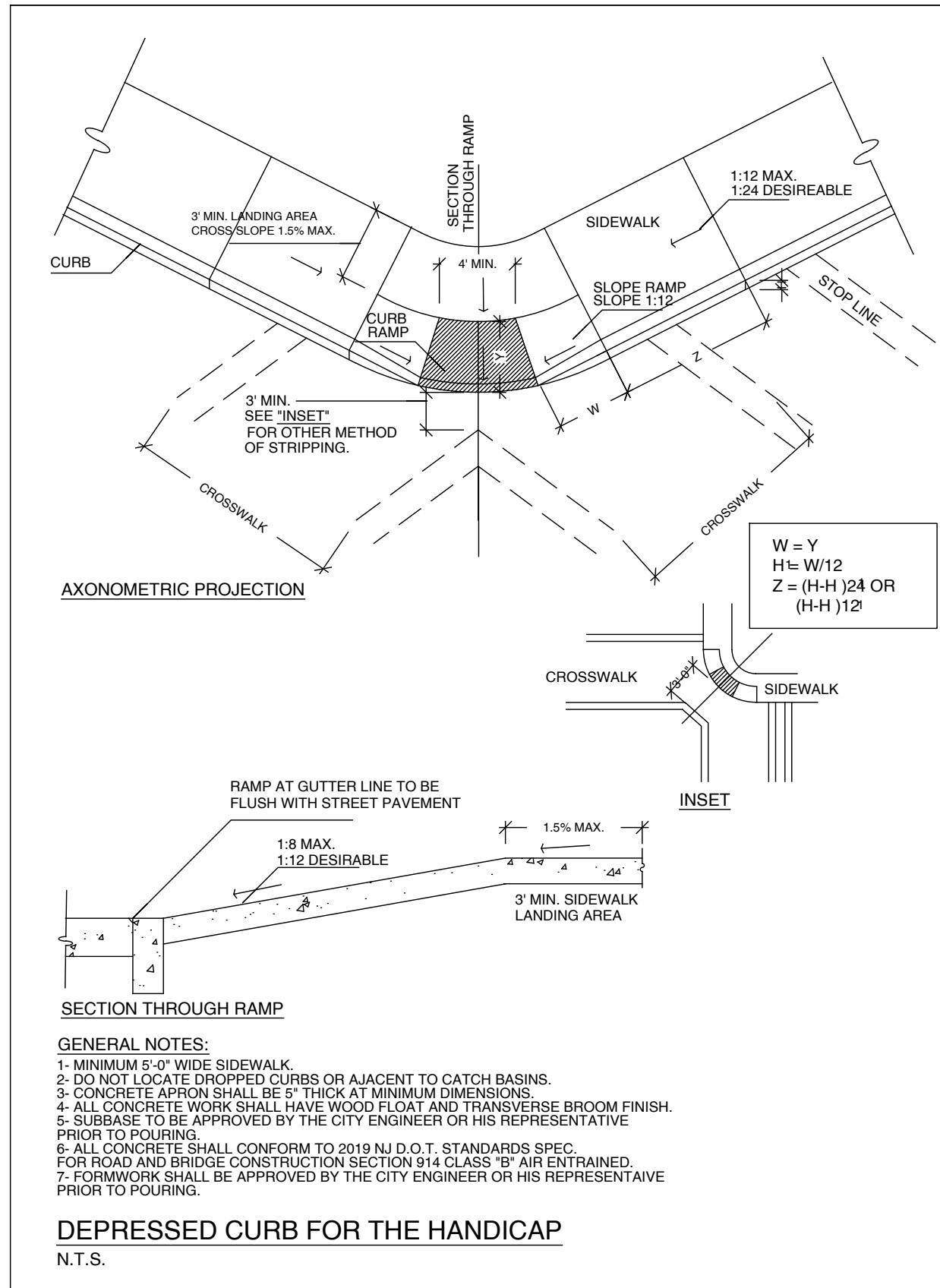
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CH	12.18.23		

SOIL EROSION PLAN

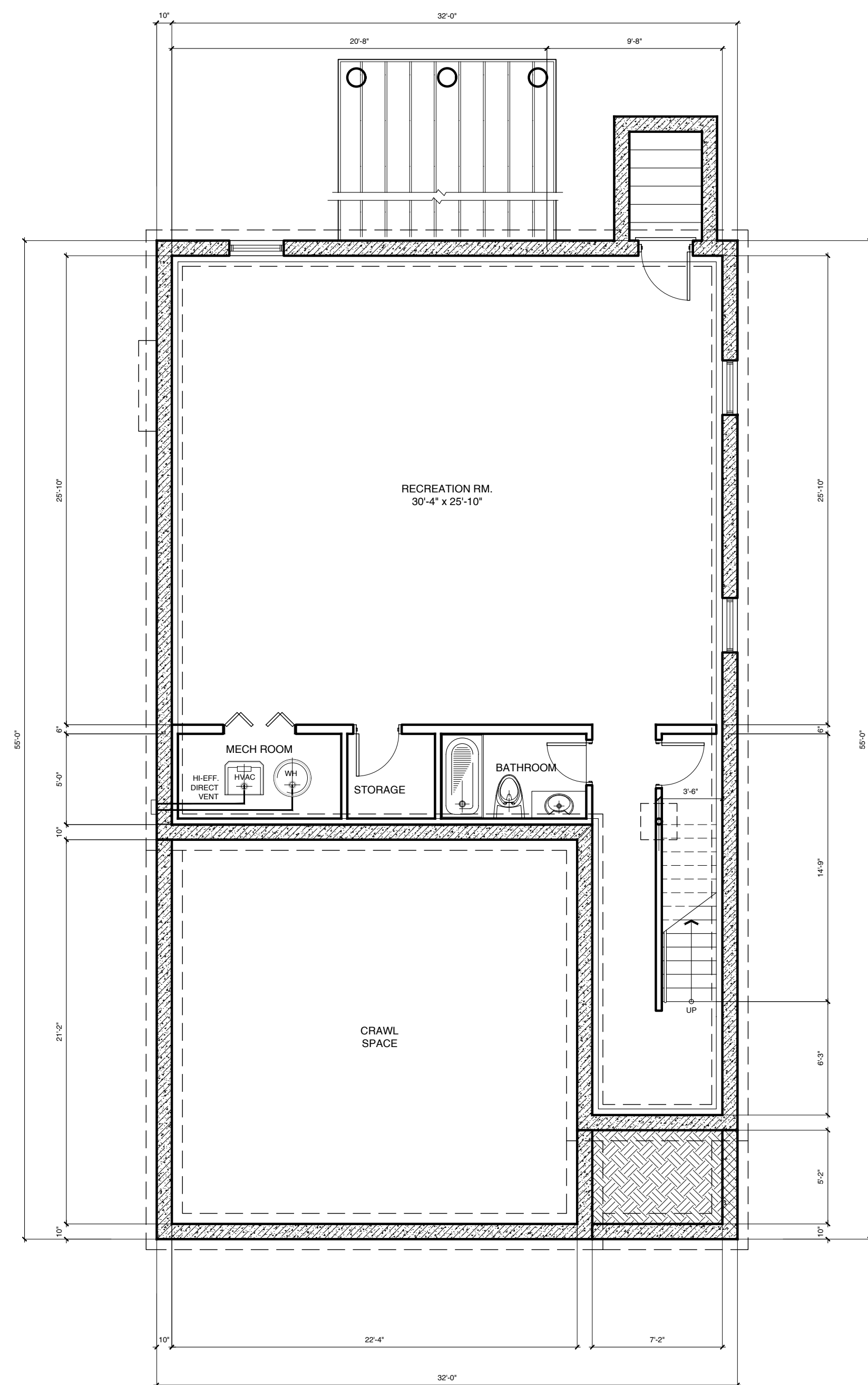
MATTHEW G. EVANS
ARCHITECT - PLANNER

SHEET
NUMBER
S-2

R.A. LIC. NO. 13863
P.P. LIC. NO. 6662

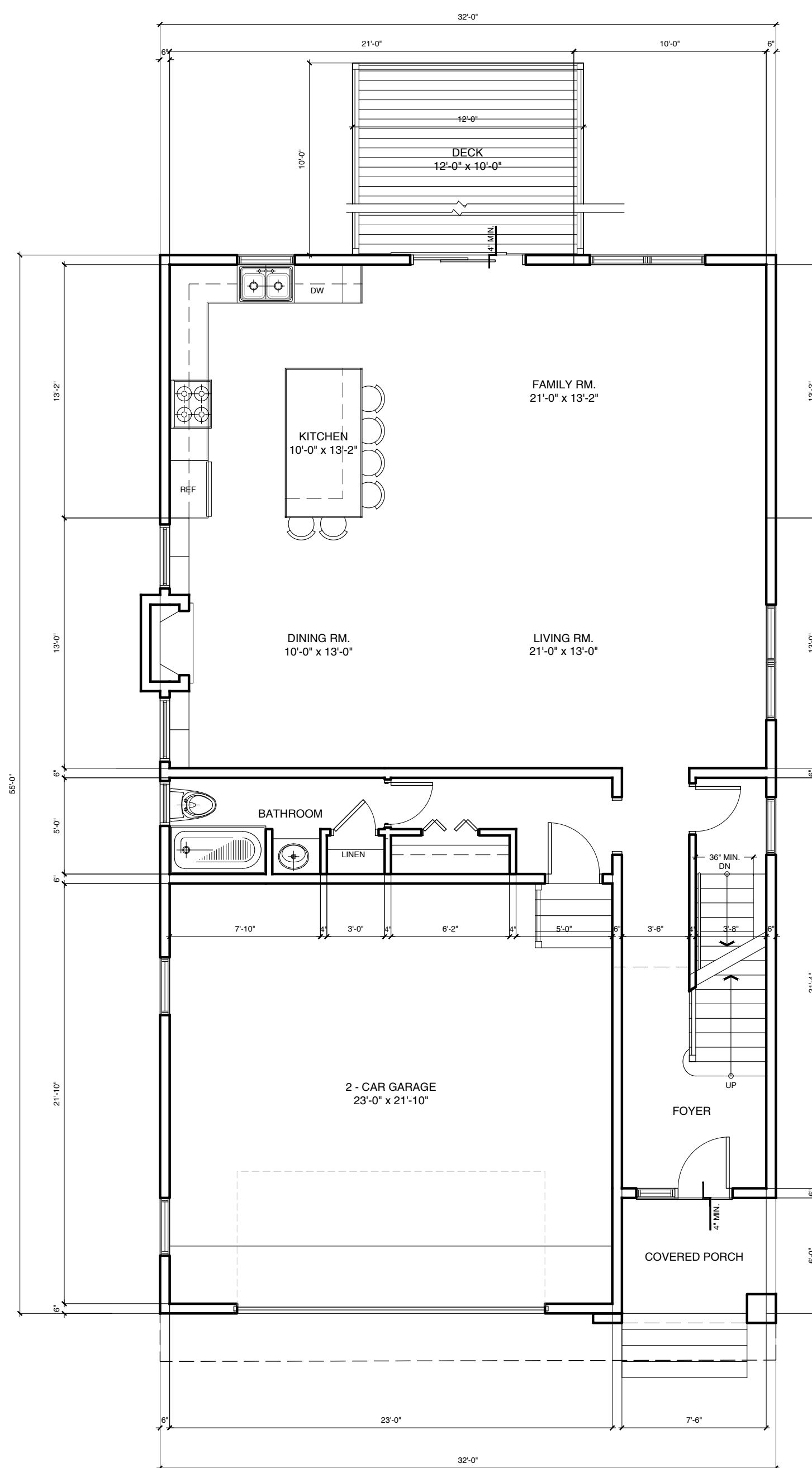


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PROPOSED ONE FAMILY FOR: NNAIWU PROPERTIES, LLC 691 EAGLE ROCK AVENUE BLOCK: 177.08 LOT: 21 WEST ORANGE, NJ			
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DRAW BY DATE		REV	
CRF	12.18.23		
		COMMENT	
SITE DETAILS			
MATTHEW G. EVANS ARCHITECT - PLANNER		SHEET NUMBER	
		S-3	
R.A. LIC. NO. 13803 P.P. LIC. NO. 5662			

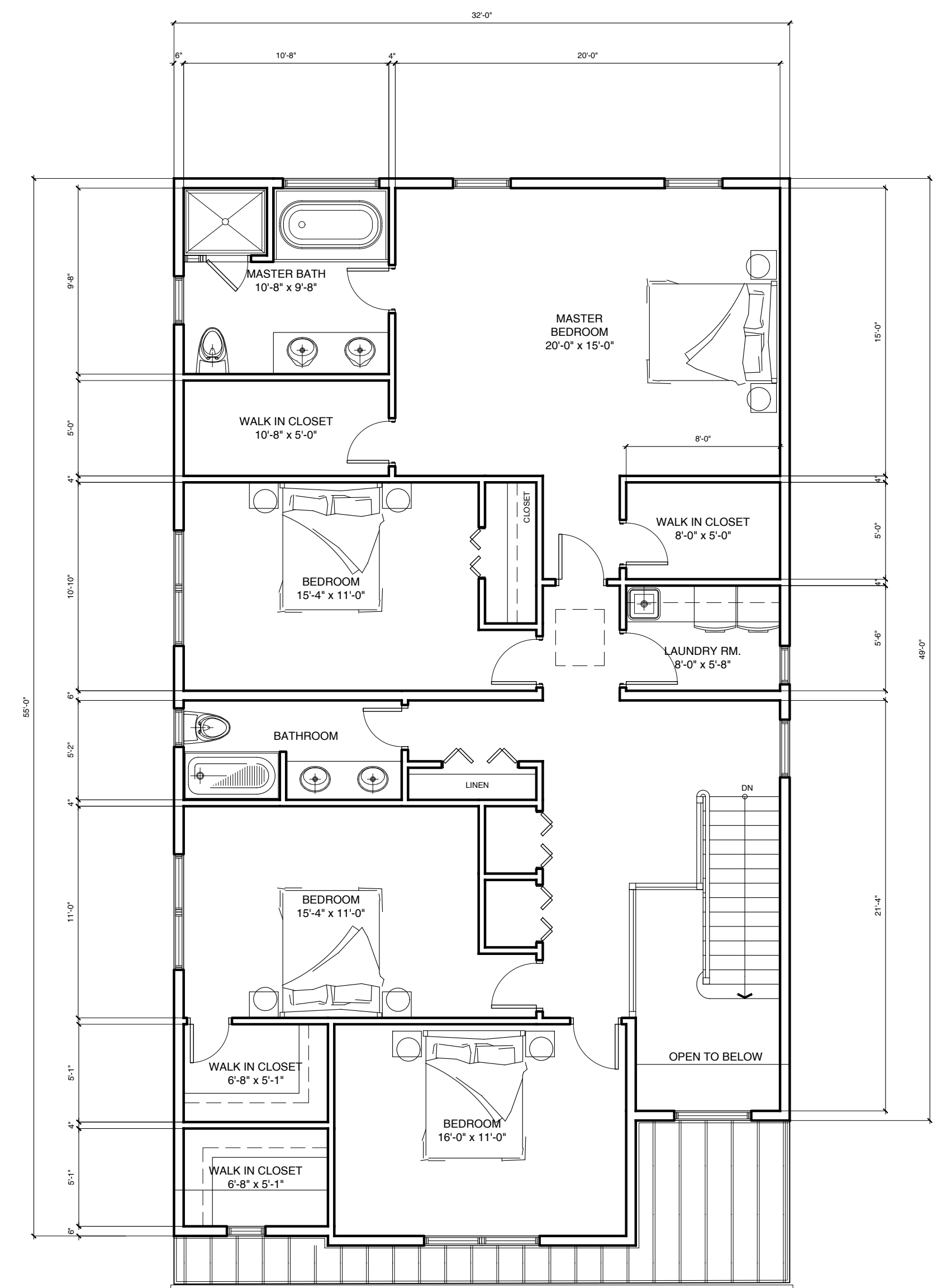


PROPOSED
BASEMENT PLAN

SCALE $\frac{3}{8}" = 1'-0"$



PROPOSED
1st. FLOOR PLAN
SCALE $\frac{3}{16}" = 1'-0"$



PROPOSED
2nd. FLOOR PLAN
SCALE $\frac{3}{16}" = 1'-0"$



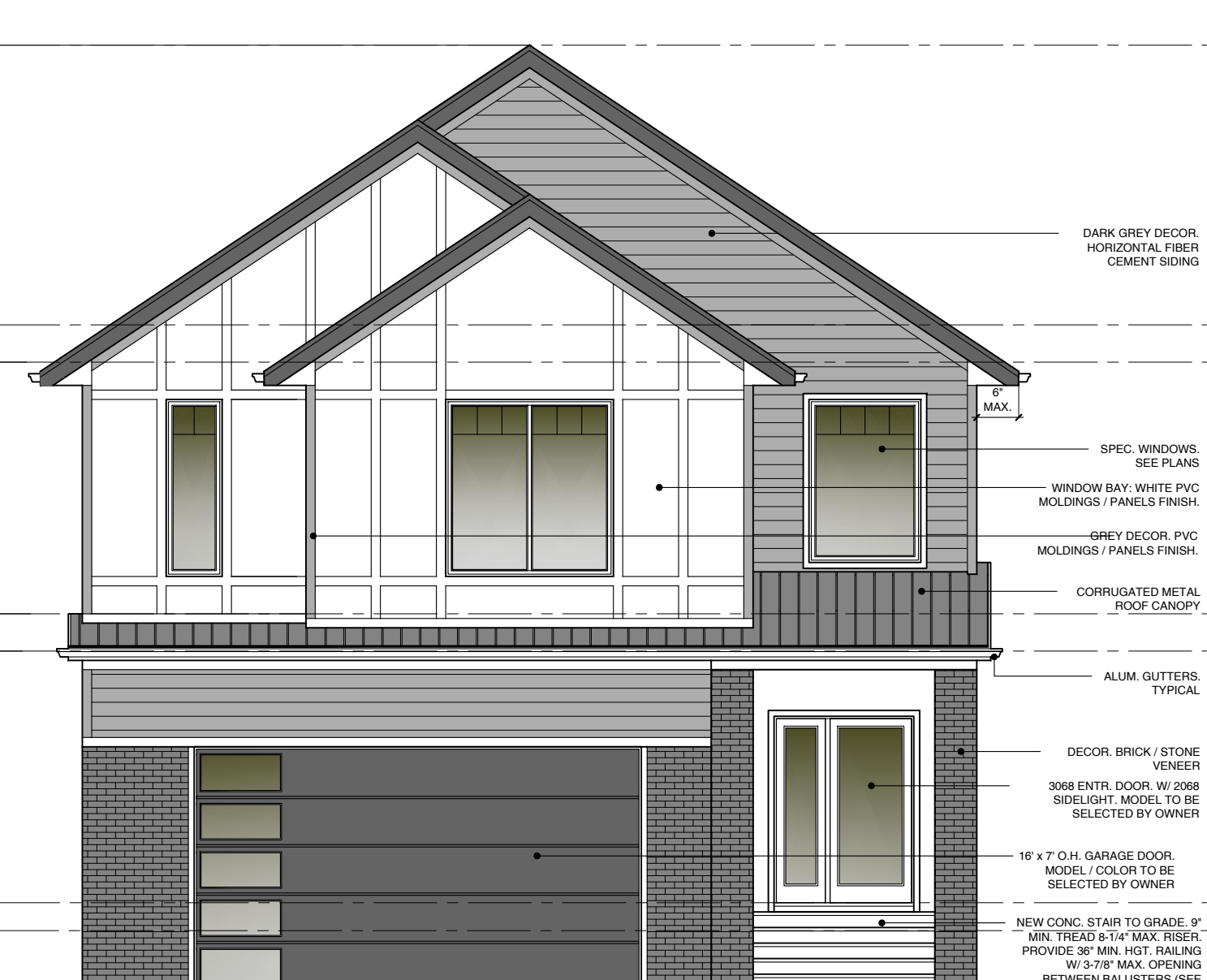
PROPOSED
REAR ELEVATION

SCALE $\frac{3}{16}'' = 1'-0''$



PROPOSED
LEFT SIDE ELEVATION

SCALE $\frac{3}{16}'' = 1'-0''$



PROPOSED
FRONT ELEVATION

SCALE $\frac{3}{16}'' = 1'-0''$

EVANS ARCHITECTS AIA

MATTHEW G. EVANS
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PROPOSED NEW ONE FAMILY
RESIDENCE
FOR
????/
691 EAGLE ROCK AVENUE
WEST ORANGE, NJ

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DRW BY	DATE		
CRR	10.15.23	REV	COMMENT

FLOOR PLAN & ELEVATION

MATTHEW G. EVANS
ARCHITECT • PLANNER

ll

SHEET
NUMBER

A-1