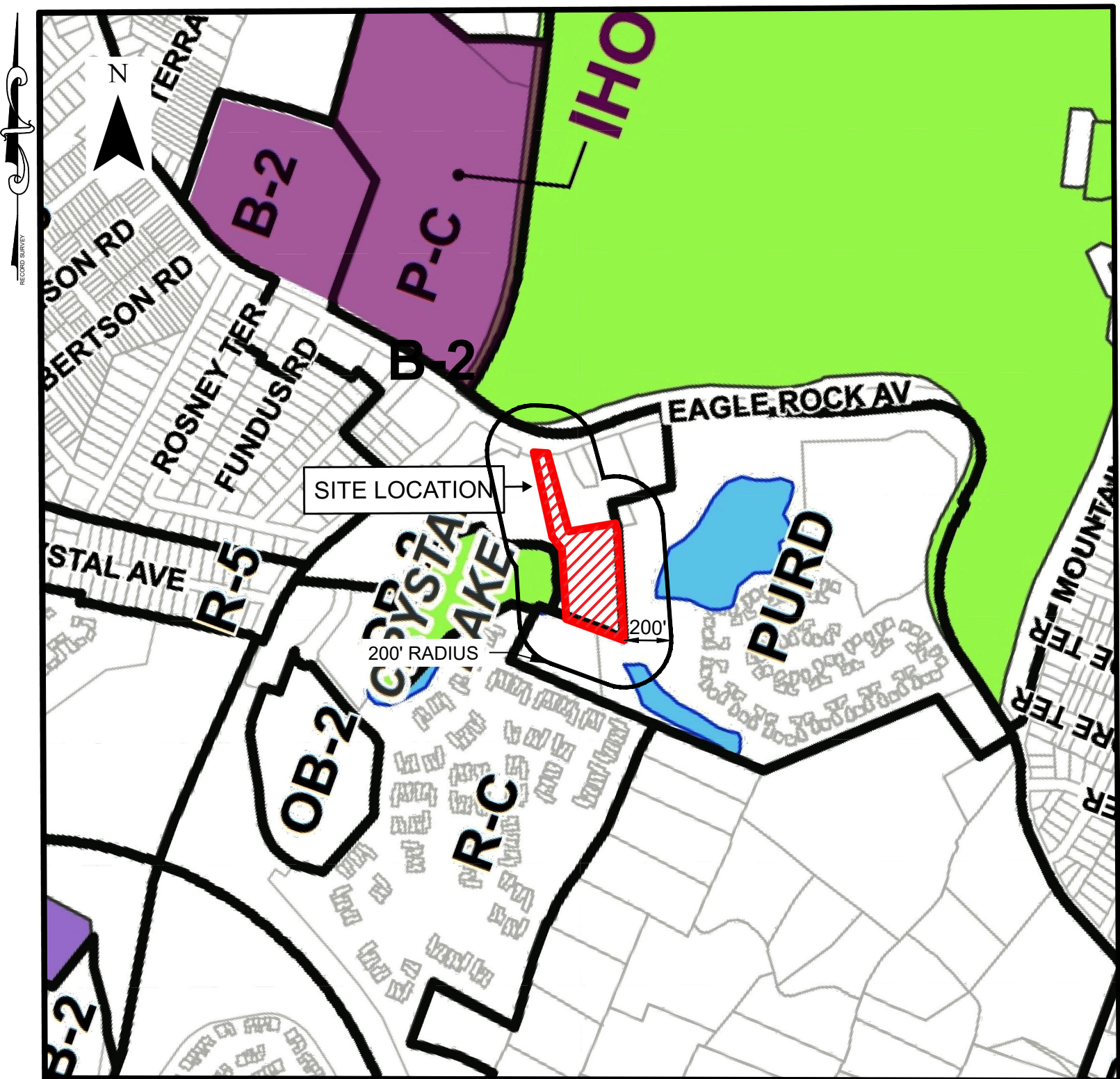


PRELIMINARY MINOR SITE PLAN
FOR
424 EAGLE ROCK AVENUE

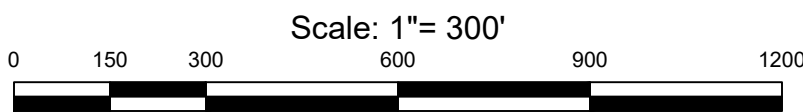
TAX LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY

INDEX OF DRAWINGS

TITLE	SHEET NO
COVER SHEET	C-1
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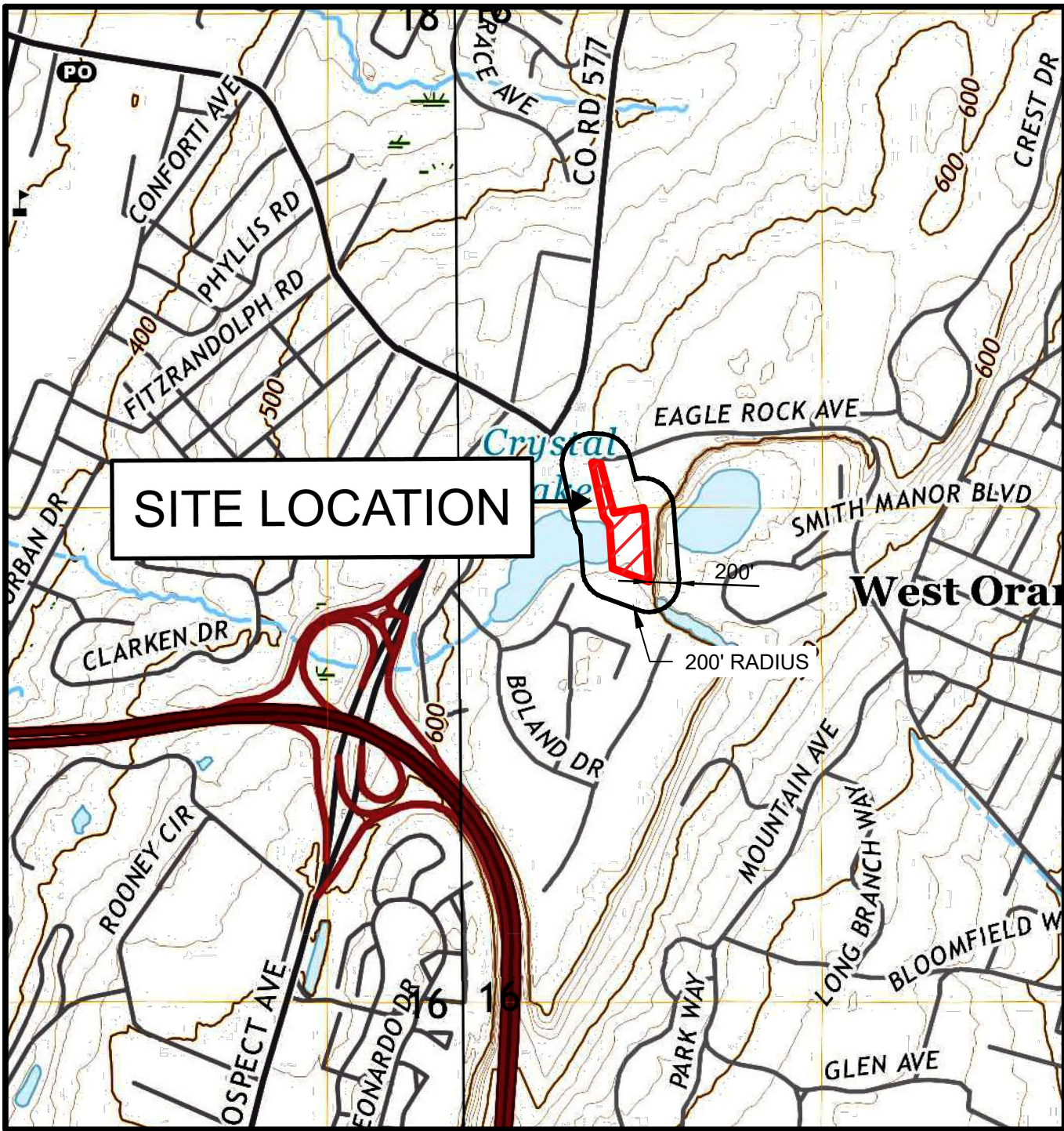
LOCATION / ZONING MAP
SCALE: 1"=600'



LEGEND	
	ZONE BOUNDARY
	PROJECT AREA LIMITS
B-2	GENERAL BUSINESS DISTRICT
OB-2	OFFICE BUILDING DISTRICT
P-C	PLANNED COMMERCIAL
PURD	PLANNED UNIT RESIDENTIAL DEVELOPMENT
R-5	ONE FAMILY DEVELOPMENT ON 10,000 SF LOT
R-C	RESIDENTIAL CLUSTER DEVELOPMENT

PROPERTY OWNERS WITHIN 200'

TOWN	BLOCK	LOT	LOCATION	OWNER	OWNER ADDRESS	OWNER CITY/STATE	OWNER ZIP
WEST ORANGE TOWNSHIP	107	1.04	BOLAND DRIVE	THE POINTE AT CRYSTAL LAKE	BOLAND DRIVE	WEST ORANGE, NJ	07052
WEST ORANGE TOWNSHIP	107	1.06	PROSPECT AVENUE REAR	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
WEST ORANGE TOWNSHIP	107	5	CRYSTAL LAKE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
WEST ORANGE TOWNSHIP	109	1.01	SMITH MANOR BLVD	THE VILLAS AT CROWN VIEW, L.L.C.	570 WEST MT. PLEASANT AVE	LIVINGSTON, NJ	07039
WEST ORANGE TOWNSHIP	111	1.01	426 EAGLE ROCK AVENUE	VERIZON PROP TAX % KROLL	P.O. BOX 2749	ADDISON, TX	75001
WEST ORANGE TOWNSHIP	111	1.03	416 EAGLE ROCK AVENUE	ATC WATERTOWN, LLC	10 PRESIDENTIAL WAY	WOBURN, MA	01801
WEST ORANGE TOWNSHIP	111	1.05	410 EAGLE ROCK AVENUE	THEA LLC	15 MOUNTAINVIEW COURT	TOTOWA, NJ	07512
WEST ORANGE TOWNSHIP	111	1.06	438 EAGLE ROCK AVENUE	YOUSSEF INC	270 PROSPECT AVENUE	WEST ORANGE, NJ	07052
WEST ORANGE TOWNSHIP	111	1.07	414 EAGLE ROCK AVENUE	CORT EAGLE LLC	1240 HDQRS PLZ 8TH FL EA	MORRISTOWN, NJ	07960
WEST ORANGE TOWNSHIP	111	1.08	424 EAGLE ROCK AVENUE	CRYSTAL EAGLE LLC	76 SOUTH ORANGE AVE #102	SOUTH ORANGE, NJ	07079
WEST ORANGE TOWNSHIP	111	1.10	EAGLE ROCK AVENUE	STATE OF NEW JERSEY DEPT OF TRANS	1035 PARKEAY AVENUE	TRENTON, NJ	08646
WEST ORANGE TOWNSHIP	150	1	PROSPECT & EAGLE ROCK AVENUE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK, NJ	07114



USGS
SCALE: 1"= 1,000'

OWNER/ APPLICANT
SYM HELLER DEV & MGT, LLC
76 SOUTH ORANGE AVENUE SUITE 102
SOUTH ORANGE, NJ, 07079
TEL. 973-378-2200

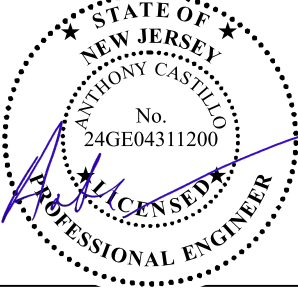
ARCHITECT
JARMEL KIZEL
ARCHITECHTS AND ENGINEERING INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY, 07039
TEL: 973-994-9669
FAX: 973-994-4069

CIVIL ENGINEER
SESI CONSULTING ENGINEERS
959 ROUTE 46E, 3RD FLOOR
PARSIPPANY, NEW JERSEY, 07054
TEL: (973) 808-9050, FAX: (973) 808-9099
CONTACTS: ANTHONY CASTILLO
EMAIL: AC@SESI.ORG

TOWNSHIP OF WEST ORANGE

THIS MINOR SITE PLAN WAS APPROVED AT A MEETING OF
THE PLANNING BOARD FOR THE TOWNSHIP OF WEST
ORANGE, NEW JERSEY HELD ON

CHAIRMAN
SECRETARY
TOWNSHIP ENGINEER



ANTHONY CASTILLO, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 43112

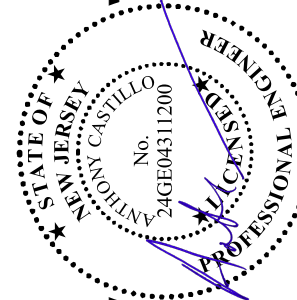
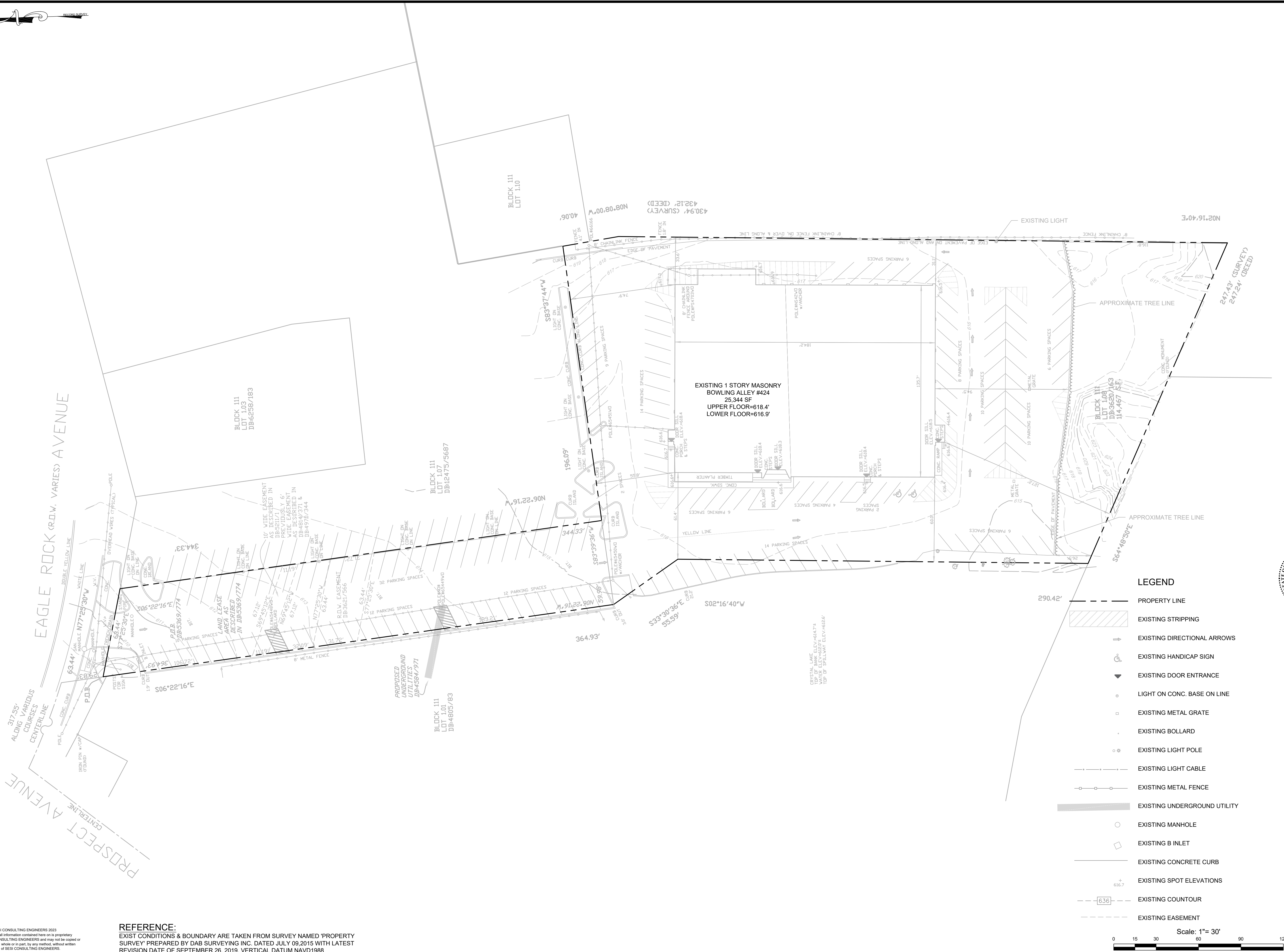
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DATE: 12/19/2023 JOB NO. 13237

REV	DATE	DESCRIPTION	BY
1	04/19/2024	REVISED PER TOWNSHIP COMMENTS	

REFERENCE:

EXIST CONDITIONS & BOUNDARY ARE TAKEN FROM SURVEY NAMED 'PROPERTY
SURVEY PREPARED BY DAB SURVEYING INC. DATED JULY 09,2015 WITH LATEST
REVISION DATE OF SEPTEMBER 26, 2019. VERTICAL DATUM NAVD1988



WEST ORANGE PARKING LAYOUT
424 EAGLE ROCK AVENUE
LOT 108, BLOCK 111
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N. J.

EXISTING CONDITION

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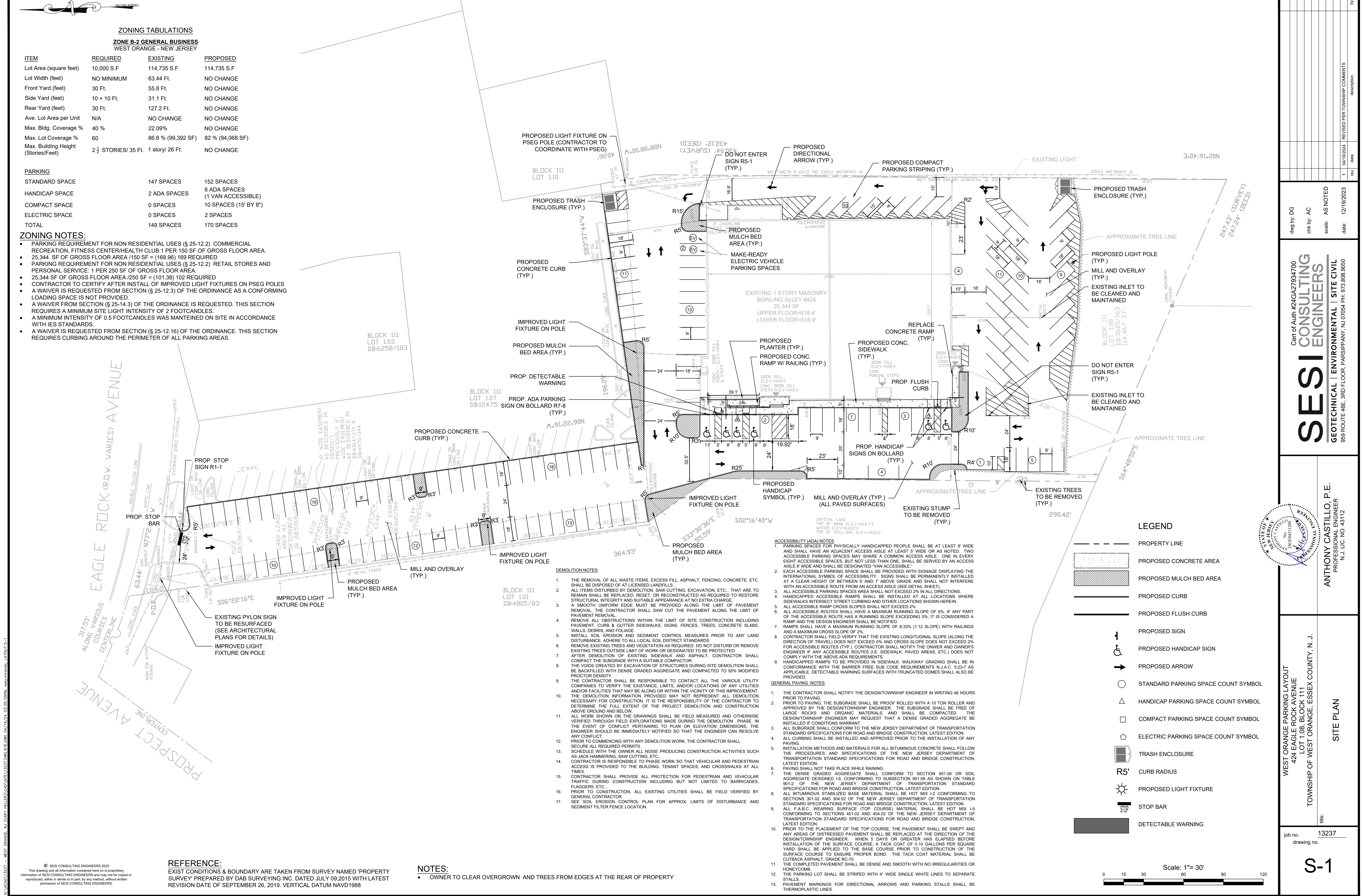
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dwg by: LSM
chk by: AC
scale: AS NOTED
date: 12/19/2023

rev	date	description	by
1	04/19/2024	REVISED PER TOWNSHIP COMMENTS	

job no. 13237
drawing no.

EC-1



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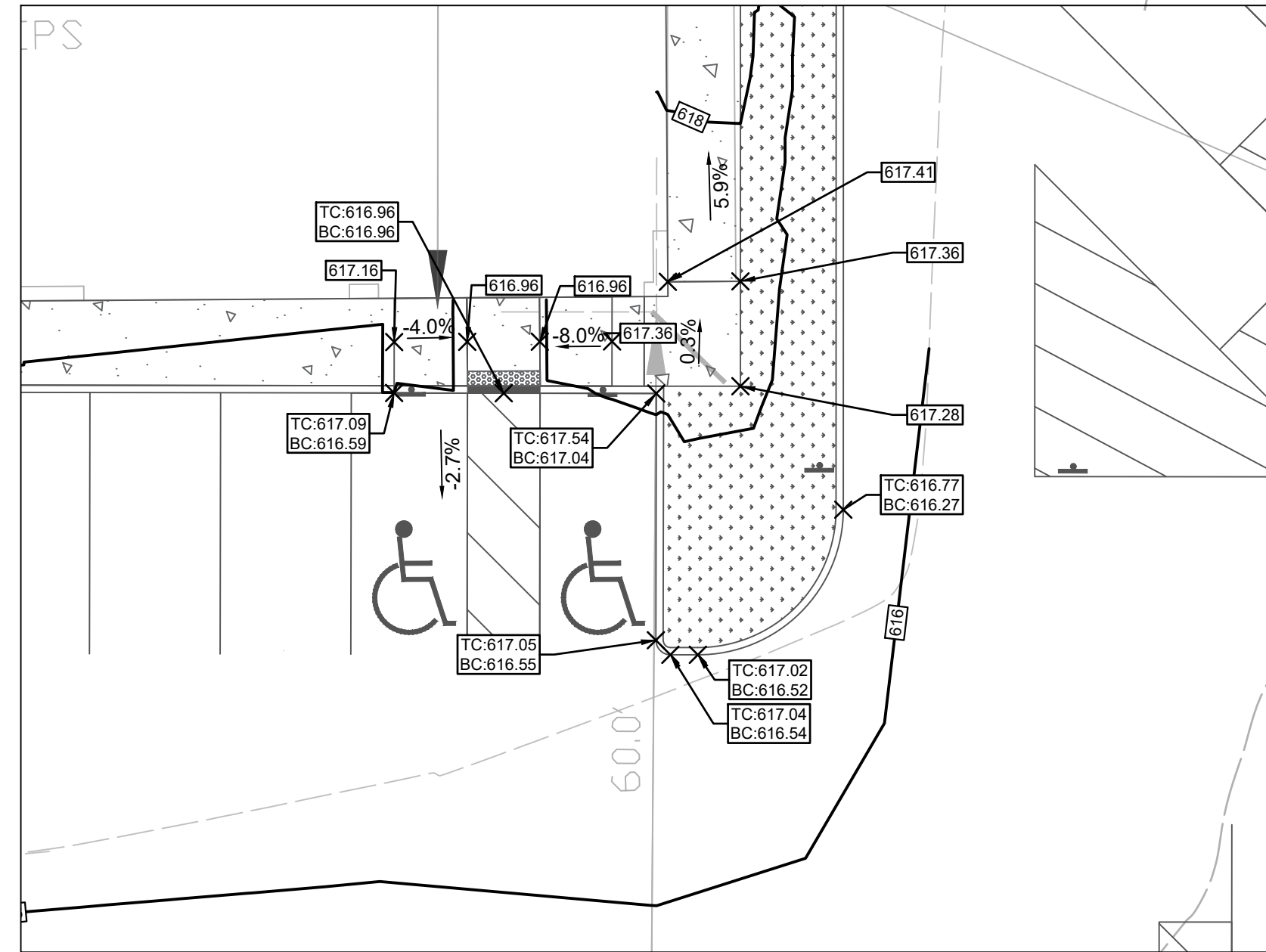
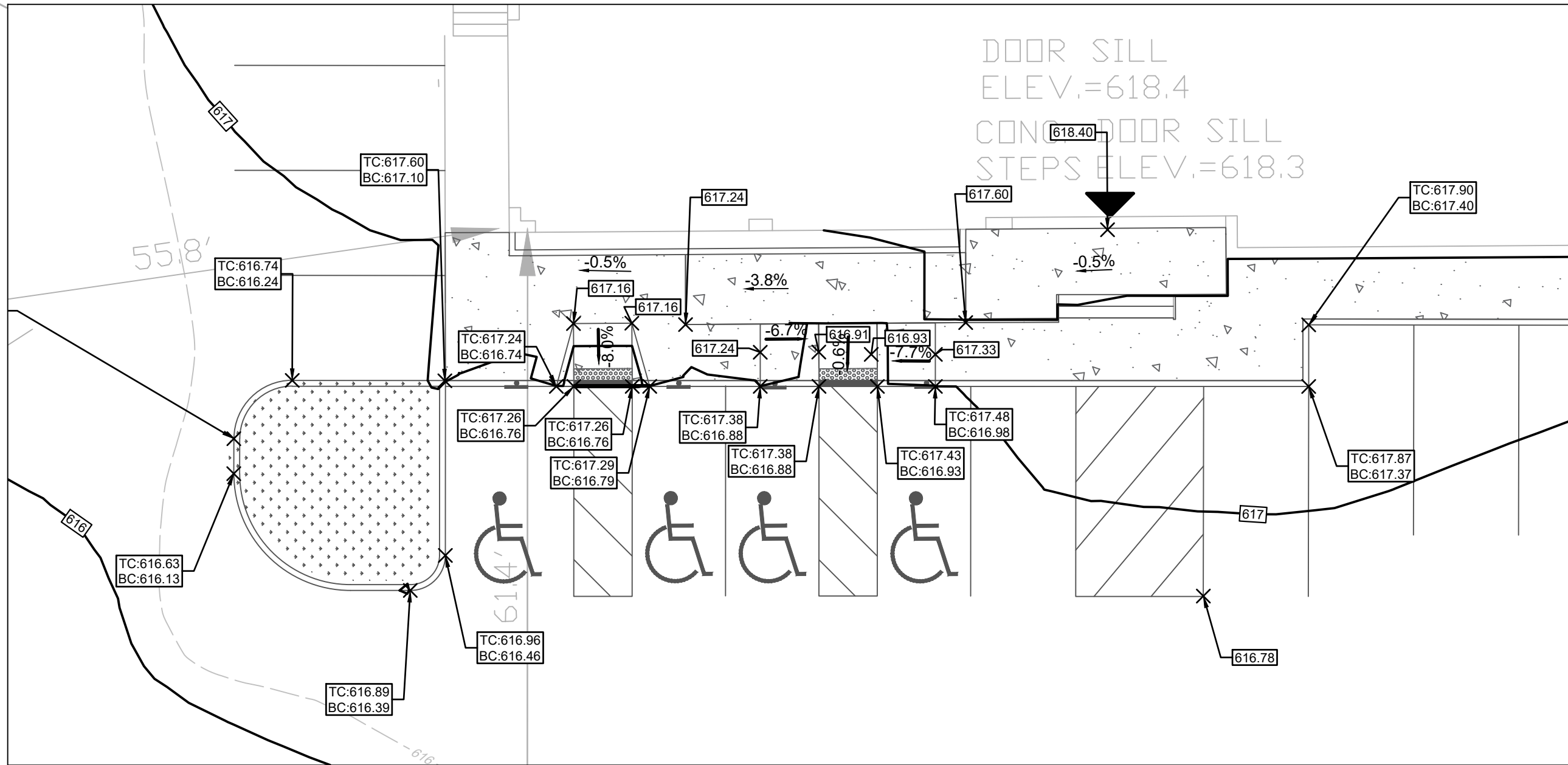
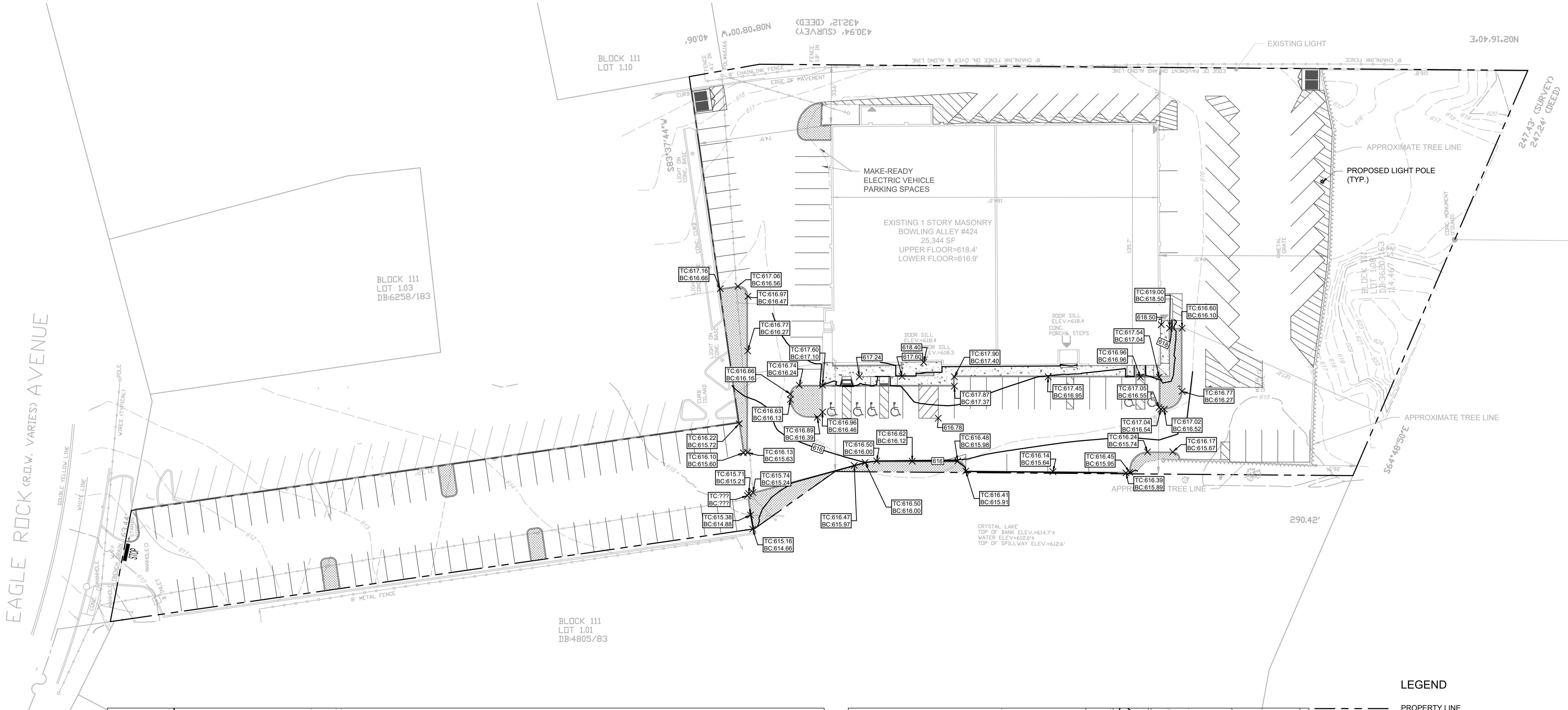
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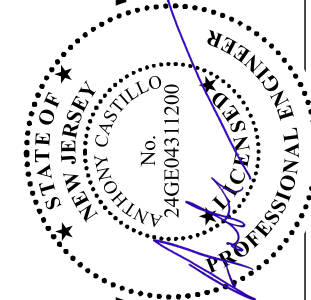
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ADA GRADING
Scale: 1"= 10'

Scale: 1"= 30'



- #### LEGEND
- PROPERTY LINE
 - PROPOSED CONCRETE AREA
 - PROPOSED PLANTER
 - PROPOSED CURB
 - PROPOSED FLUSH CURB
 - PROPOSED SIGN
 - PROPOSED HANDICAP SIGN
 - EXISTING COUNTOUR
 - PROPOSED COUNTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED TOP OF CURB
 - PROPOSED BOTTOM OF CURB



ANTHONY CASTILLO, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 43112

WEST ORANGE PARKING LAYOUT
424 EAGLE ROCK AVENUE
LOT 1.03, BLOCK 111
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N. J.

GRADING PLAN

job no. 13237
drawing no.

G-1

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chk by: AC
scale: AS NOTED
date: 12/19/2023

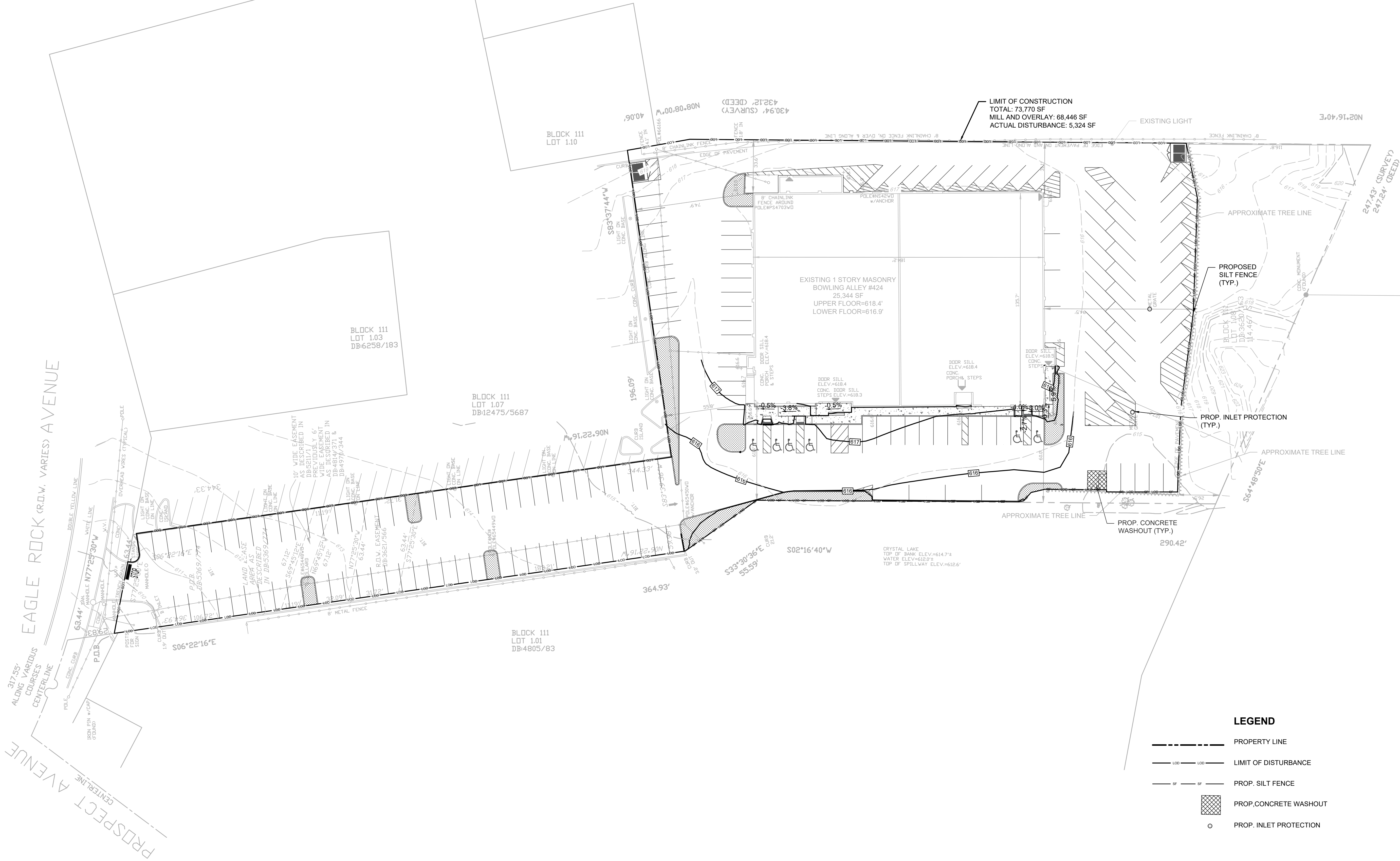
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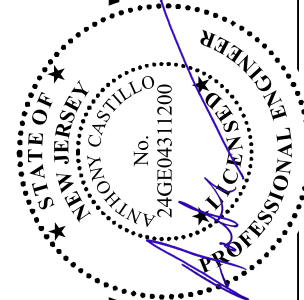
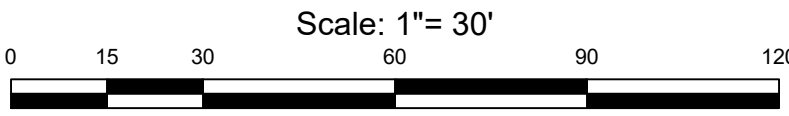
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REVISION DATE OF SEPTEMBER 26, 2019. VERTICAL DATUM NAVD1988



LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PROP. SILT FENCE
- ▨ PROP. CONCRETE WASHOUT
- PROP. INLET PROTECTION



WEST ORANGE PARKING LAYOUT
424 EAGLE ROCK AVENUE
LOT 1.03, BLOCK 111
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N. J.

SOIL EROSION AND CONTROL PLAN

ANTHONY CASTILLO, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 43112

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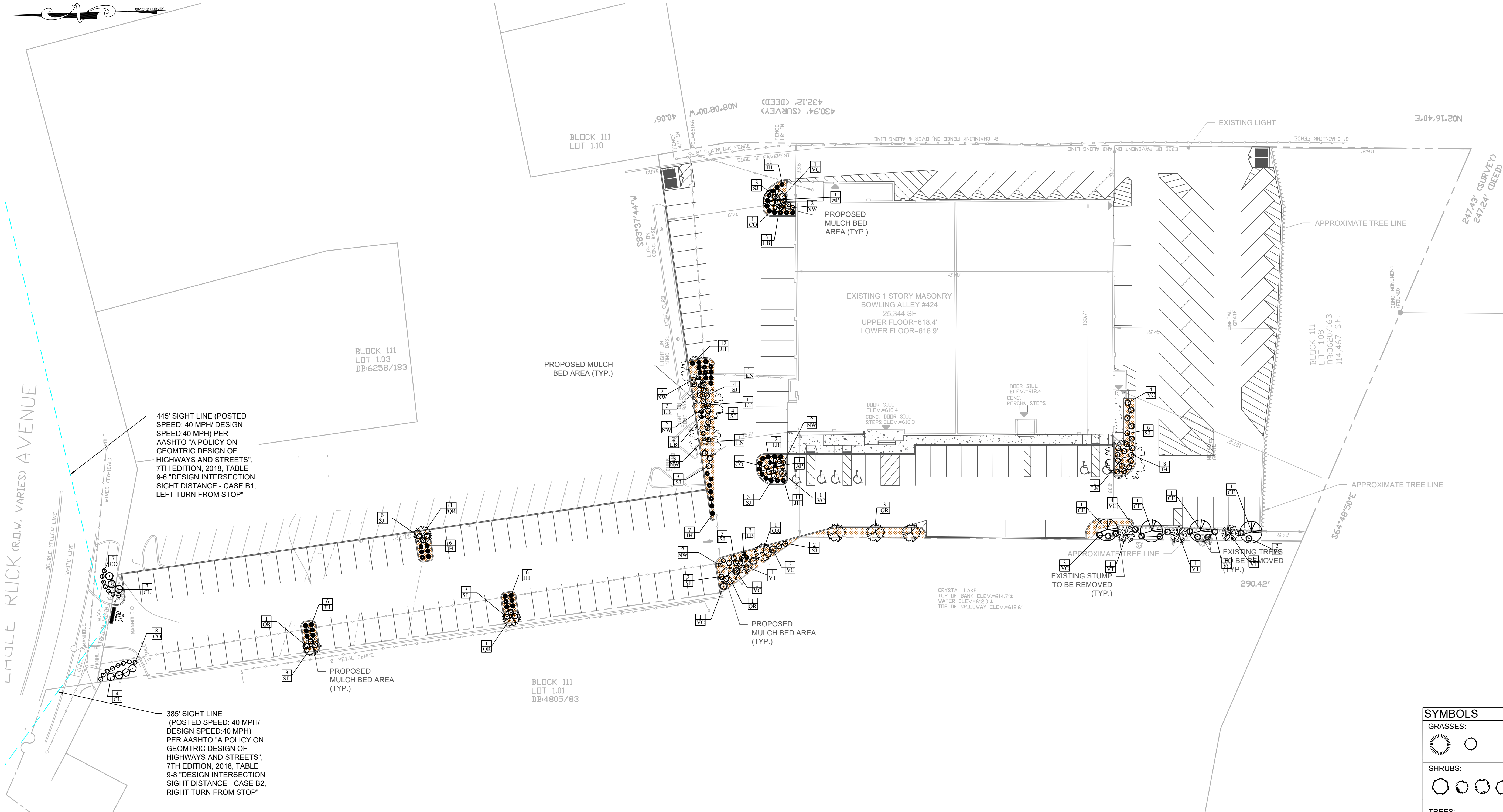
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chk by: AC
scale: AS NOTED
date: 12/19/2023

rev	date	description	by
1	04/19/2024	REVISED PER TOWNSHIP COMMENTS	

SE-1

job no. 13237
drawing no.

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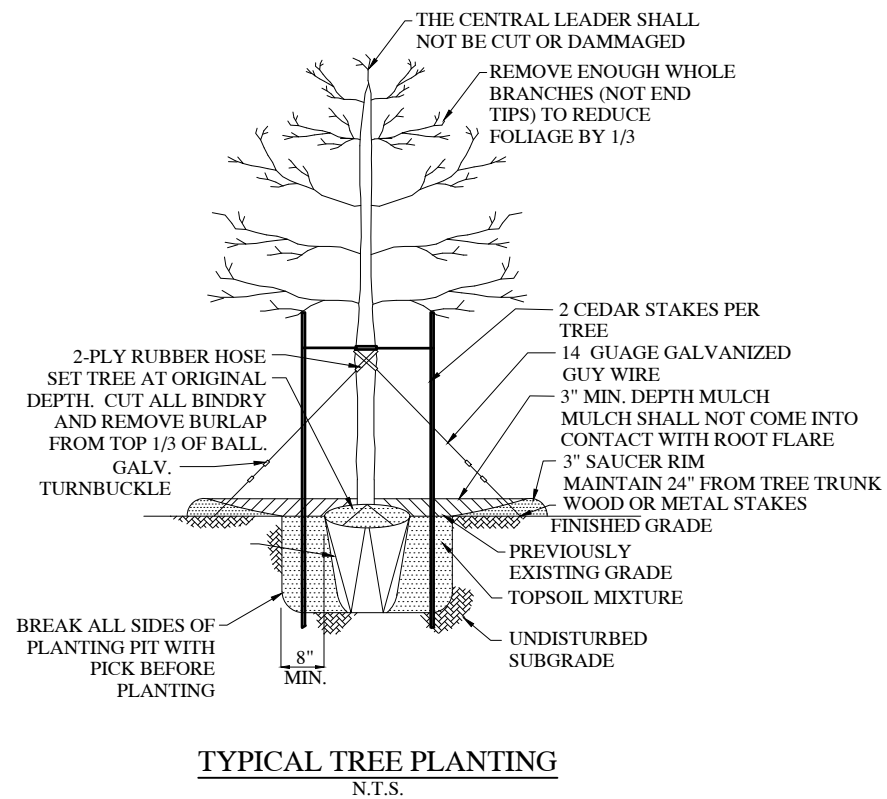
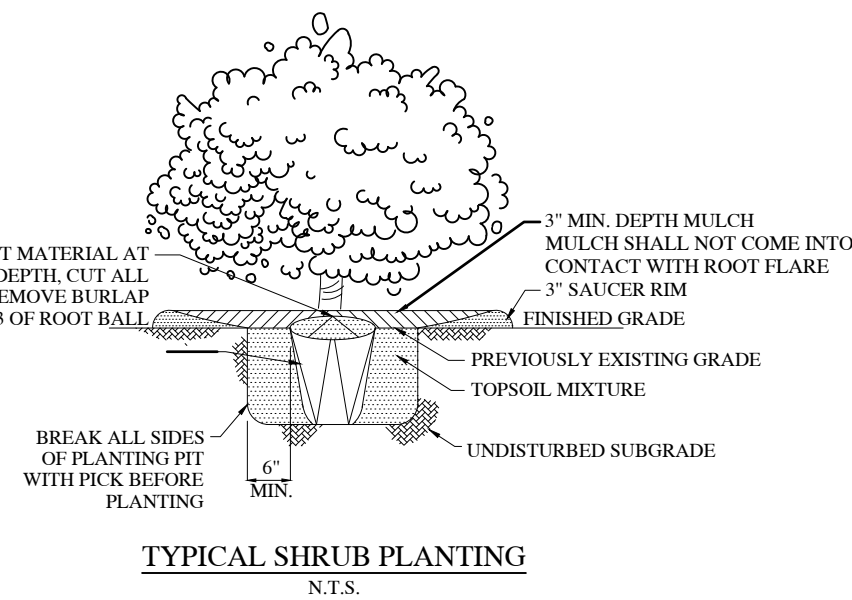
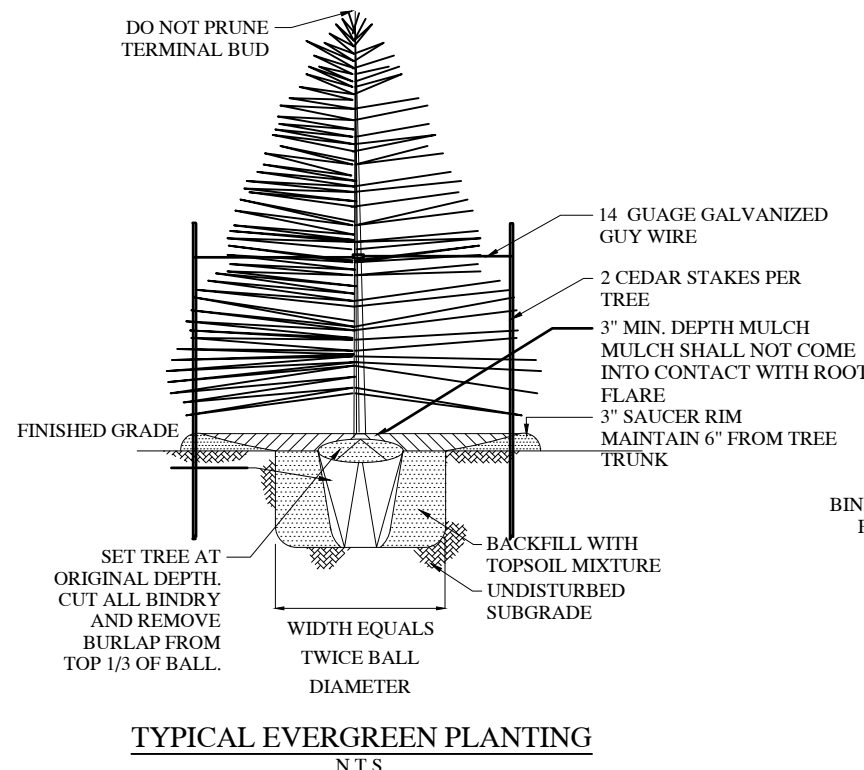


PLANT LIST

Sym.	Botanical Name	Common Name	Quantity	Planted Size	
				Height	Spread
AP	Acer palmatum Bloodgood	Japanese Maple	2	6-7 ft	
QR	Quercus robur bicolor Dadrler	Kindred Spirit Oak	8	2.5-3 ft	
VC	Viburnum carlesii	Korean Spice Viburnum	23	3-4 ft	
CF	Cornus florida	White Flowering Dogwood	4	6-7 ft	
VT	Viburnum plicatum tomentosum	Double Viburnum	4	4-5 ft	
LT	Lagerstroemia indica	Tuscarora Crapemyrtle	1	8-10 ft	
SJ	Spirea japonica	Little Princess Spirea	39	18-24 ft	
LN	Lagerstroemia indica	Natchez Crapemyrtle	3	8-10 ft	
JH	Juniperus horizontalis wiltonii	Bue Rug	67		18-24"

PERENNIAL PLANT LIST

Sym.	Botanical Name	Common Name	Quantity	Planted Size (at time of installation)
LB	Leucanthemum Snow Cap	Shasta Daisy	13	2 gallon pot
CL	Chasmanthium latifolium	Northern Sea Oats	7	2 gallon pot
NW	Nepeta Walkers Low	Catmint	13	2 gallon pot
CO	Carex oshimensis	Evergold	17	2 gallon pot



SYMBOLS

GRASSES:



SHRUBS:



TREES:



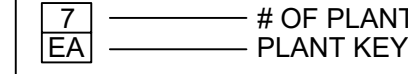
PERENNIALS:



GROUND COVERS:

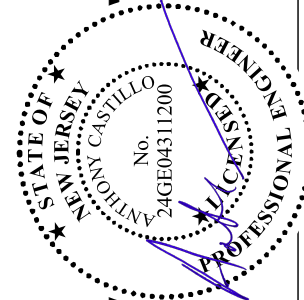


PLANT LABELS:



REFERENCE:

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ANTHONY CASTILLO, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 43112

WEST ORANGE PARKING LAYOUT
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N. J.

LANDSCAPE PLAN

job no. 13237
drawing no.

LA-1

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chk by: AC
scale: AS NOTED
date: 12/19/2023

rev	date	description	by
1	04/19/2024	REVISED PER TOWNSHIP COMMENTS	

Scale: 1"= 30'

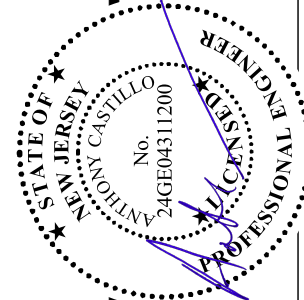
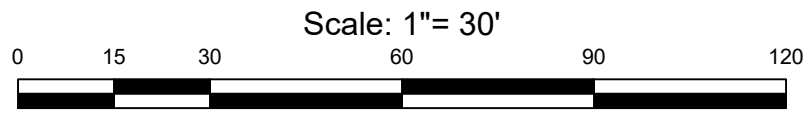
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DATUM NAVD1988
- AERIAL MAP TAKEN FROM NEAR MAP ON SEPTEMBER 14, 2023



ANTHONY CASTILLO, P.E.
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N.J. LIC. NO. 43112

WEST ORANGE PARKING LAYOUT
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N. J.

SIGHT LINE PLAN

job no. 13237
drawing no.

ST-1

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1	04/19/2024	REVISED PER TOWNSHIP COMMENTS	

N:\ACAD\13237 - WEST ORANGE, NJ (GARY HELLER)\CAD\SET\13237.DWG TRUCK TURNING.DWG 04/19/24 03:06:07PM 13237.dwg, LAYOUT TT-1

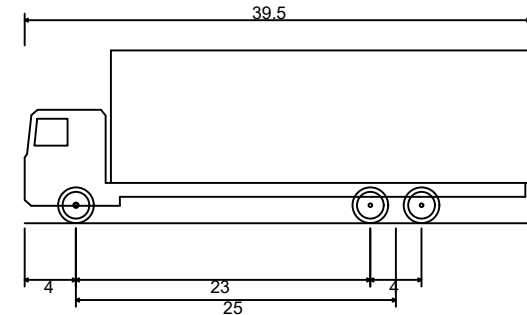
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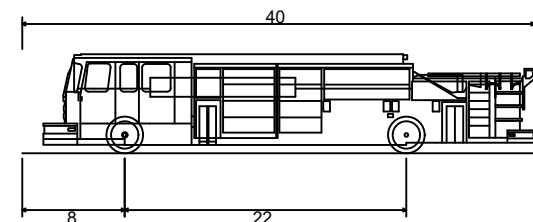
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NOTES:

OWNER TO CLEAR OVERGROWN AND TREES
FROM EDGES AT THE REAR OF PROPERTY



SU-40 - Single Unit Truck
Overall Length 39.500ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.387ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

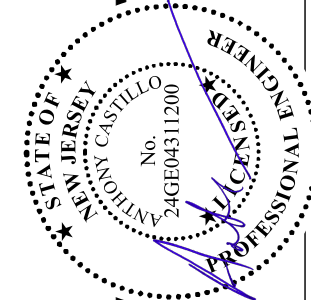
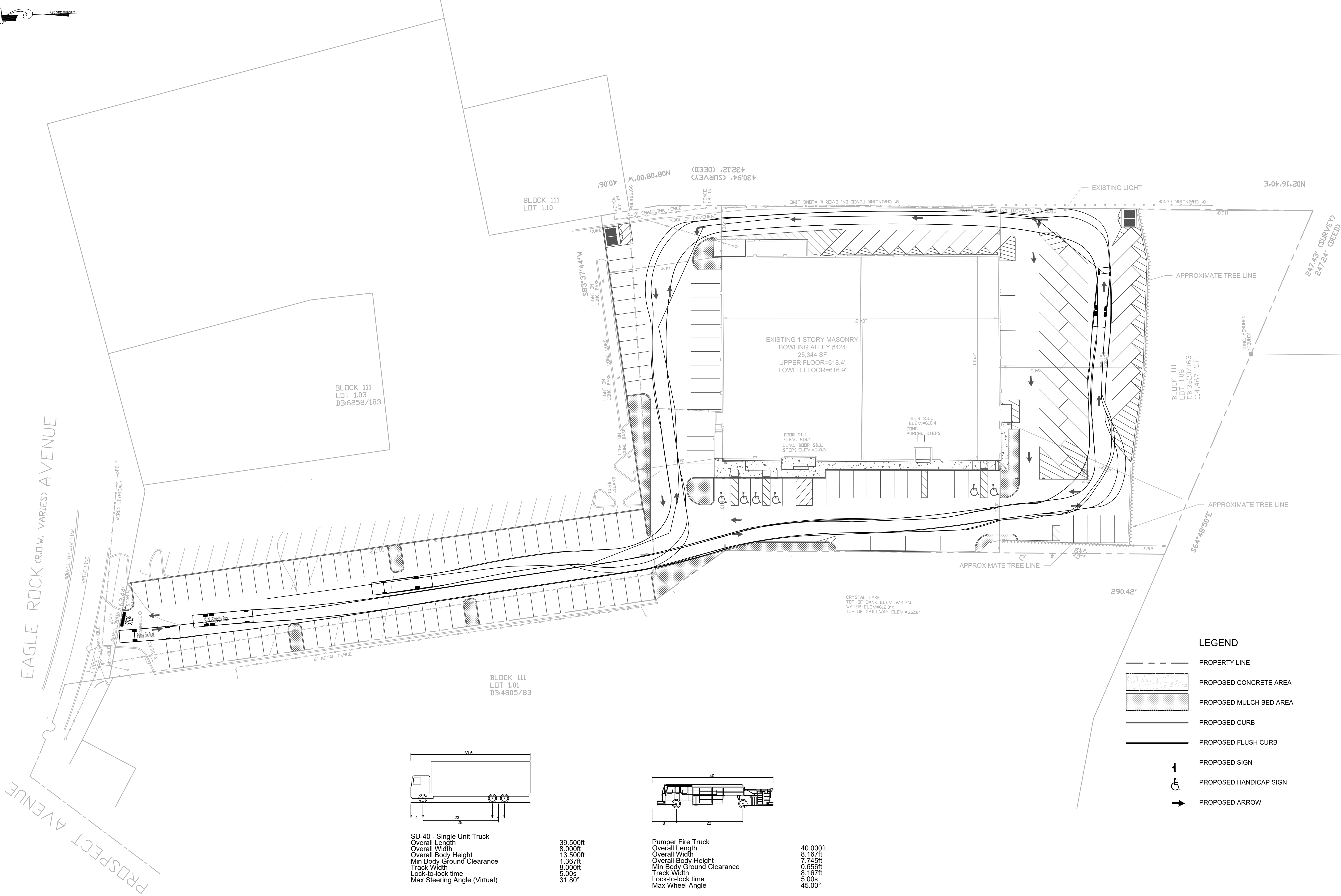


Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

- LEGEND**
- PROPERTY LINE
 - PROPOSED CONCRETE AREA
 - PROPOSED MULCH BED AREA
 - PROPOSED CURB
 - PROPOSED FLUSH CURB
 - PROPOSED SIGN
 - PROPOSED HANDICAP SIGN
 - PROPOSED ARROW

Scale: 1"= 30'

0 15 30 60 90 120



ANTHONY CASTILLO, P.E.
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N.J. LIC. NO. 43112

WEST ORANGE PARKING LAYOUT
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N. J.

TRUCK TURNING PLAN

job no. 13237
drawing no.

TT-1

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chk by: AC
scale: AS NOTED
date: 12/19/2023

rev	date	description	by
1	04/19/2024	REVISED PER TOWNSHIP COMMENTS	

