

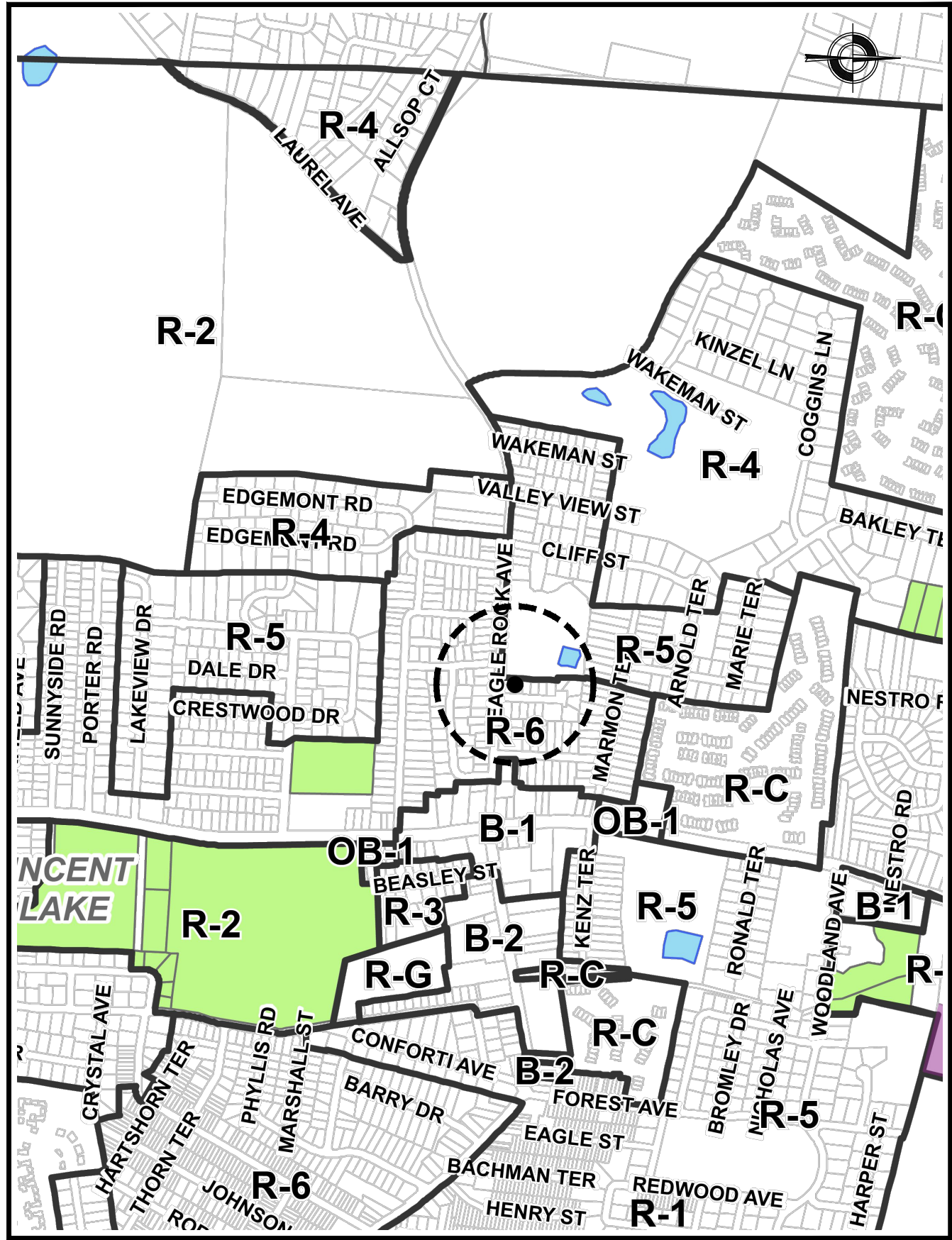
NOTES:

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.

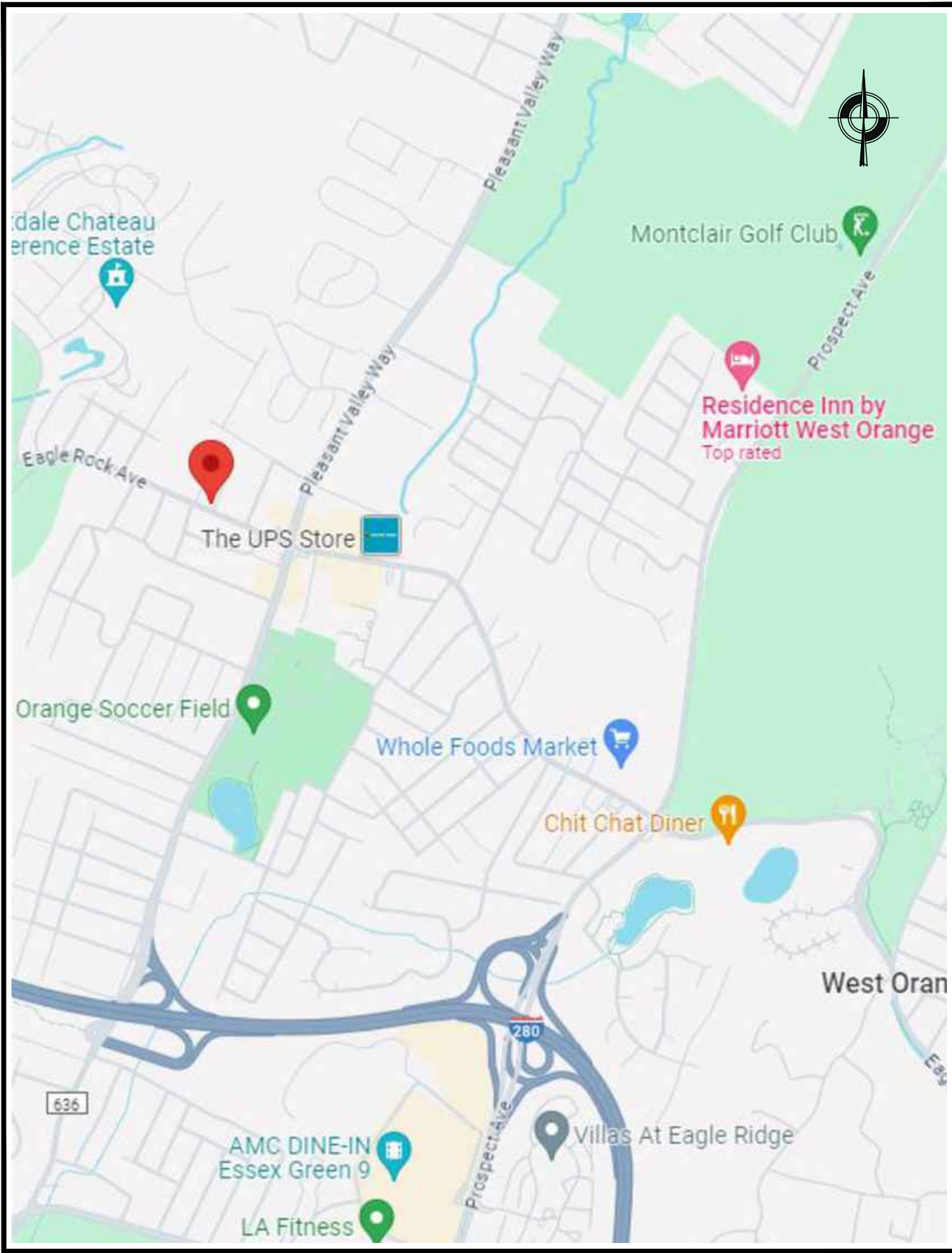
691 EAGLE ROCK AVENUE
WEST ORANGE, NEW JERSEY
PROPOSED NEW ONE FAMILY

LOT : 21
BLOCK : 177.08



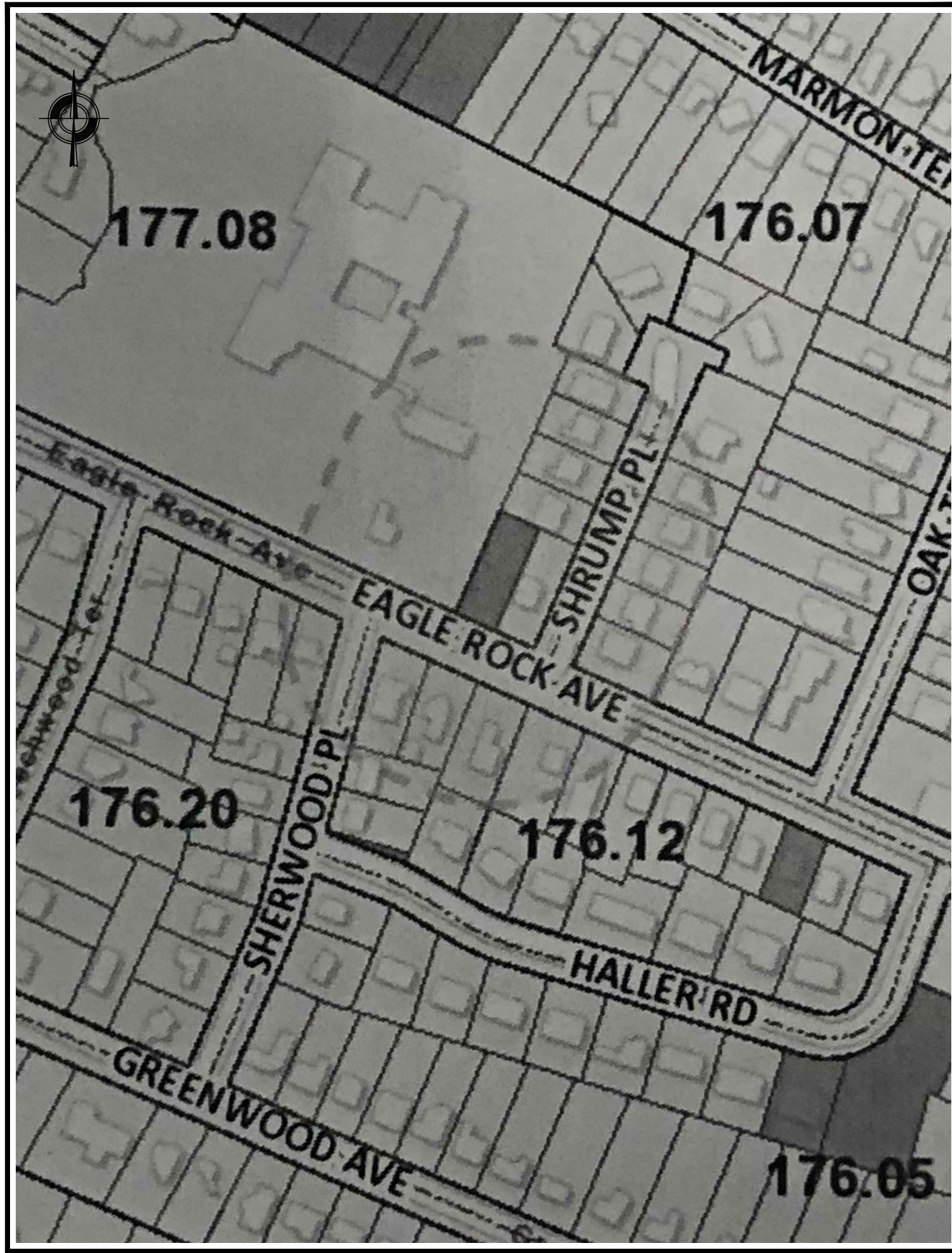
ZONING MAP

SCALE N.T.S.



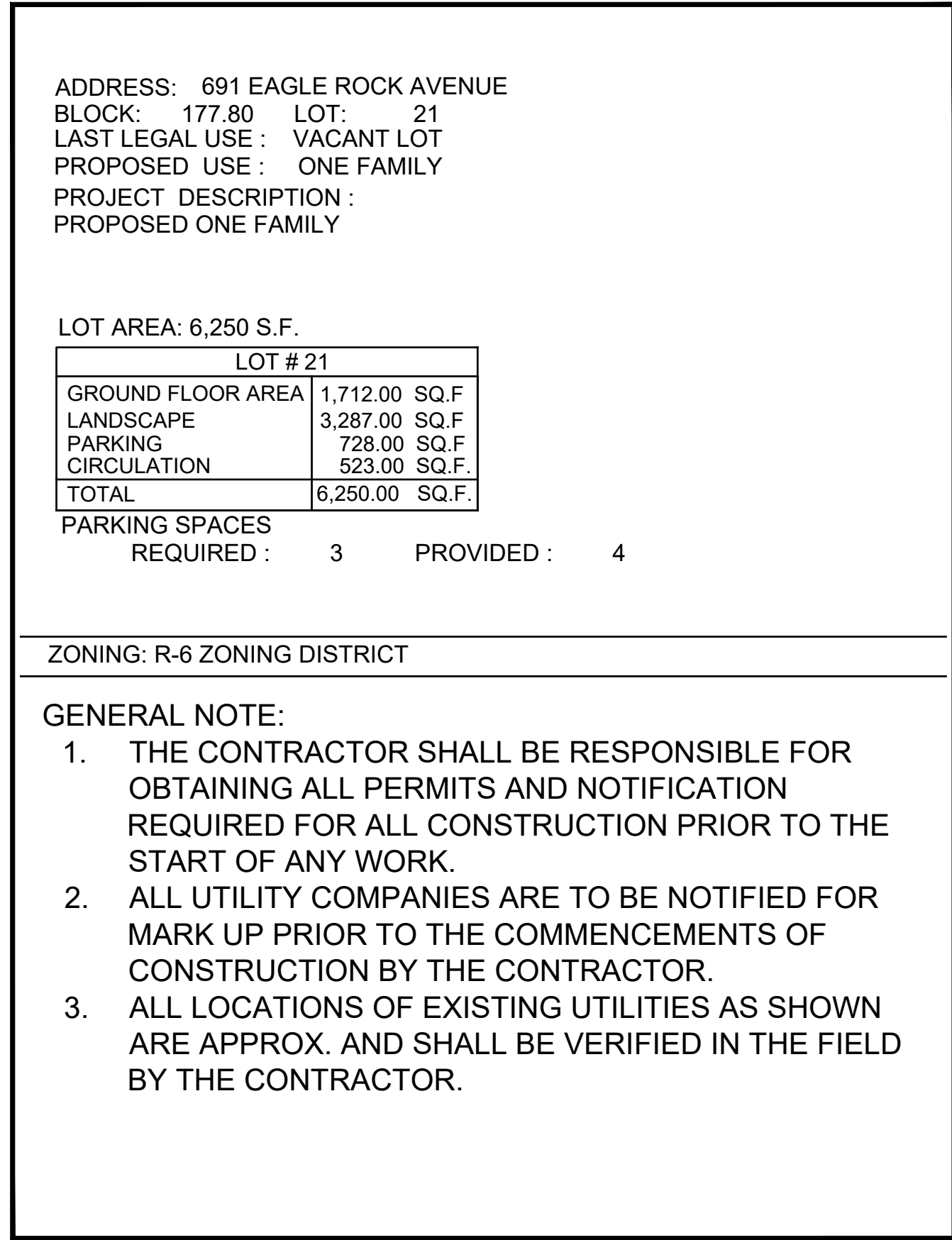
KEY MAP

SCALE N.T.S.



TAX MAP 200' DIAGRAM

SCALE N.T.S.



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

MATTHEW G. EVANS
ARCHITECT - PROFESSIONAL PLANNER

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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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DRW BY	DATE	REV	COMMENT
CRR	12.18.23		
CRR	04.18.24	1	COMMENT AS PER MUNICIPAL ENGINEER
CRR	07.08.24	2	RESUBMISSION

SITE PLAN

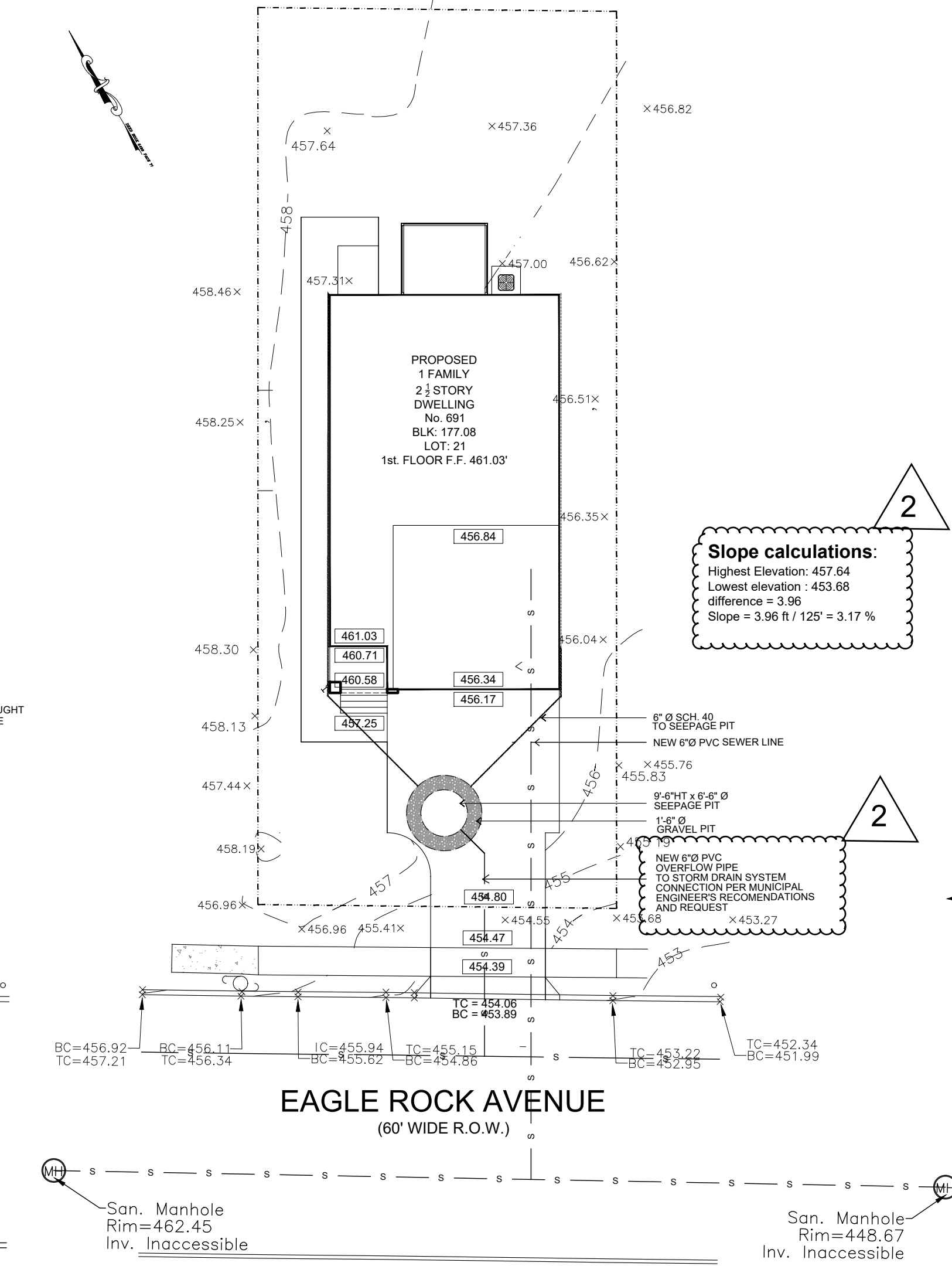
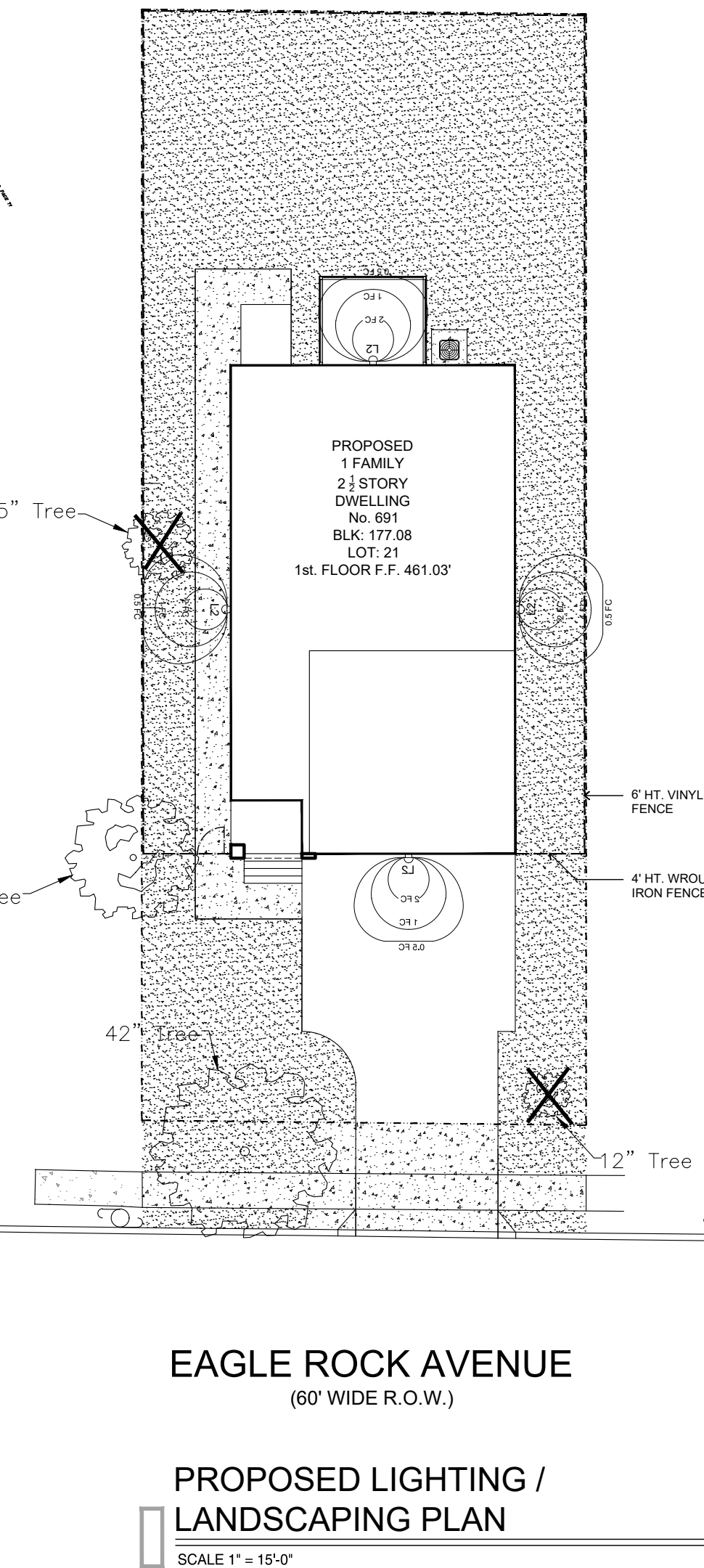
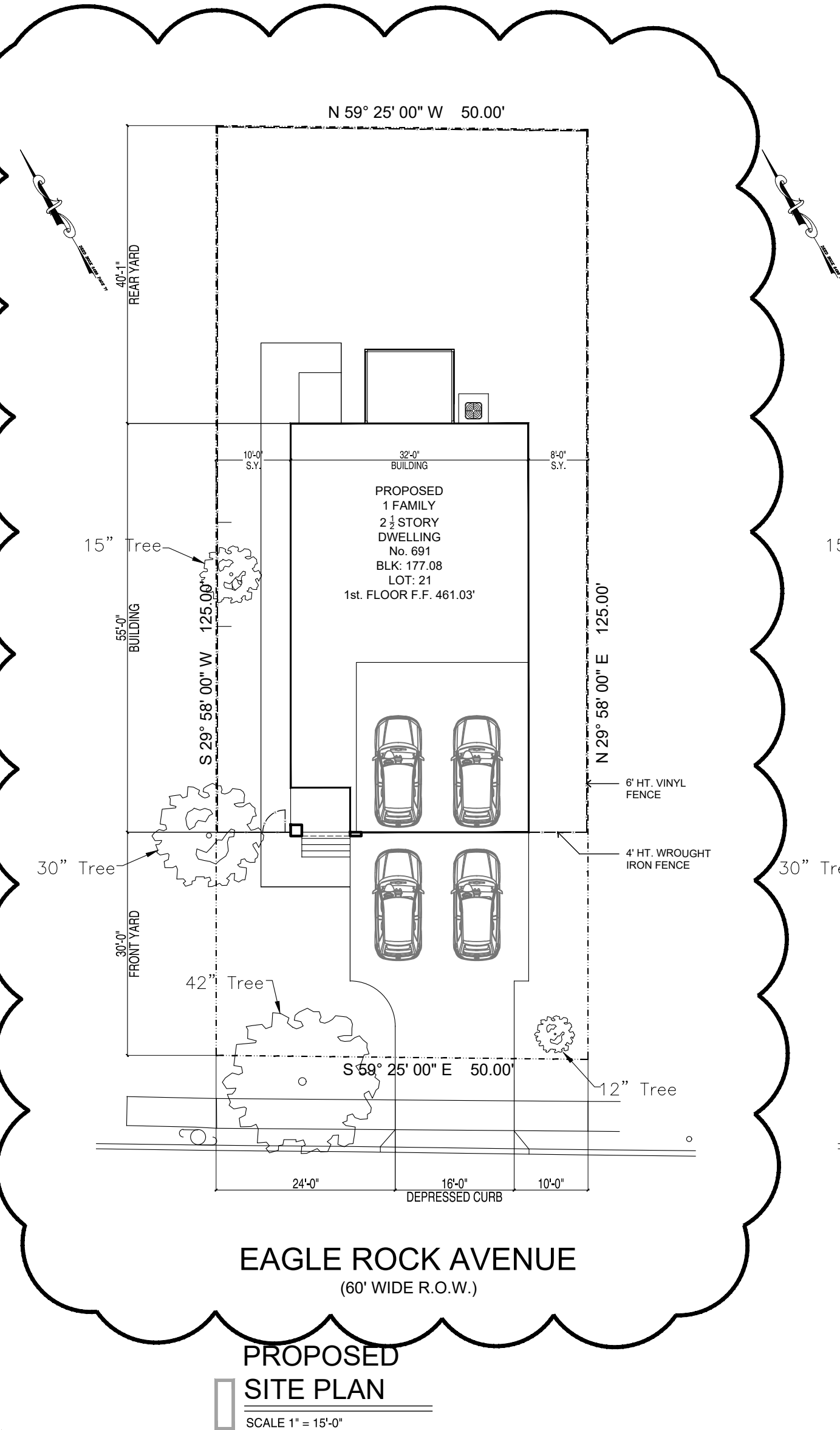
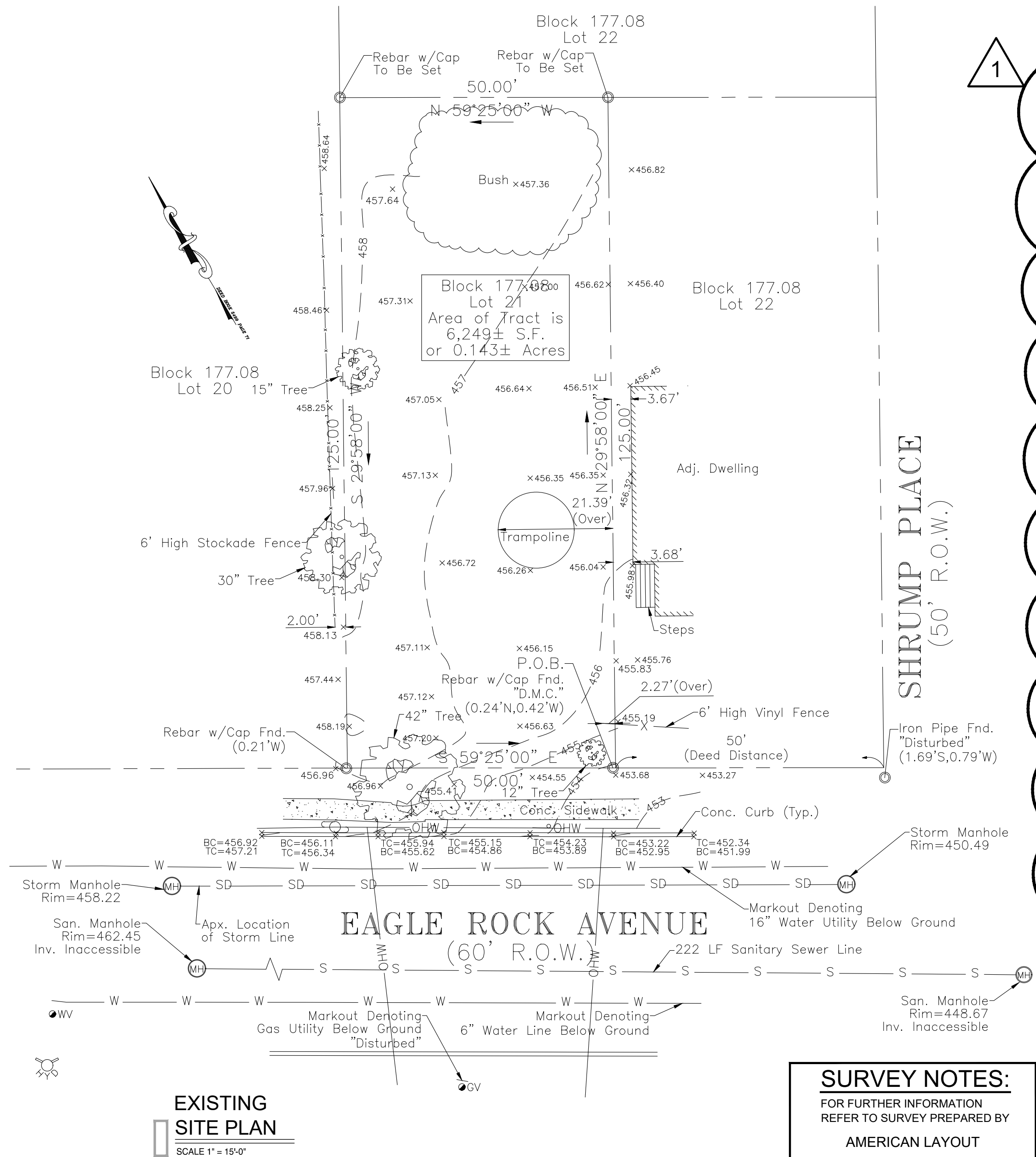
MATTHEW G. EVANS
ARCHITECT - PLANNER

Signature

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

SHEET
NUMBER

C-1



- NOTES:**
- 1.) NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTS WITH THE FINAL DETERMINATION BY THE DEPARTMENT OF ENGINEERING OF THE CITY OF WEST ORANGE. ALL WORK SHALL CONFORM TO CITY STANDARDS.
 - 2.) ADDRESSES SHALL BE DISPLAYED SO AS IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE.

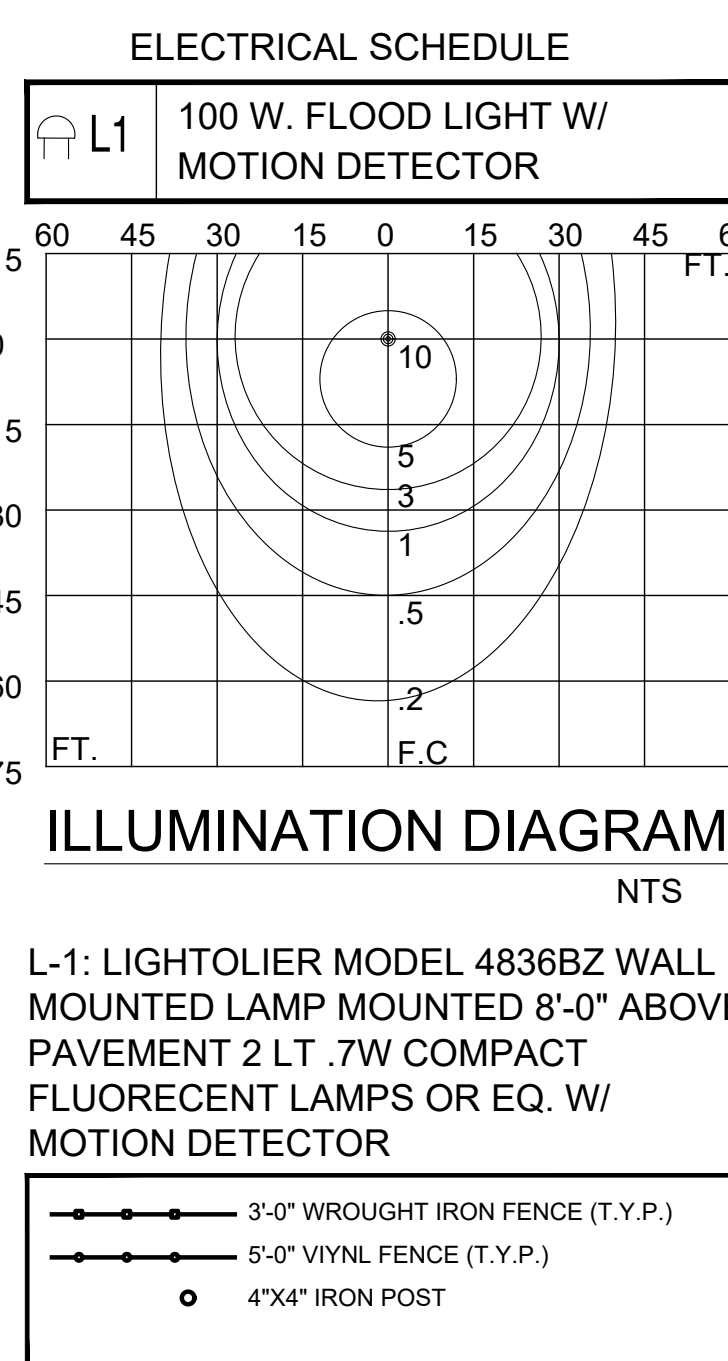
PLANTING NOTES:

- ALL SHRUBS SHALL HAVE A MINIMUM HEIGHT AND INITIAL SPREADS OF 24" AND SHALL BE EITHER BALLED AND BAGGED OR DELIVERED IN 2 GALLON CONTAINERS. ARE TO RECEIVE SEEDING AFTER FINAL GRADING.
- ALL STAKING AND GUY WIRES ATTACHED TO THE TREES WILL BE REMOVED BY THE DEVELOPER AFTER ONE YEAR FROM INITIAL PLANTING.
- ALL TREE PITS SHALL HAVE A 4' X 4' OPENING IN PAVEMENT WITH THE TOP LAYER COVERED WITH SAND AND CONCRETE BRICK PAVERS LEVEL W/ SIDEWALK.
- ALL NEW STREET TREES SHALL BE PLANTED IN 4"X4" TREE PITS AT THE CURB LINE. ALL TREES SHALL BE PLANTED AT MINIMUM INITIAL SIZE OF 3"- 3-1/2" CALIPER AND SHALL BE BRANCHED AT 7'-0".

PLANTING LIST:

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
ZV	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	BRANCHED AT 7 FEET
J	JUNIPER CONFERTA	SHORE JUNIPER	15"-18"
BRT	BERBERIS THUNBERGII	BARBERRY GOLDEN DAYBREAK	36" MAX.

- LANDSCAPING NOTES:**
1. ALL MATERIALS TO BE TYPE AND SIZE AS LISTED UNLESS OTHERWISE APPROVED.
 2. TREES AND SHRUBS TO BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS REGARDING SIZE AND QUALITY.
 3. CALIPER MEASURED 1 FT. ABOVE TRUNK CROWN.
 4. EXISTING TREES AND SHRUBS SHALL REMAIN WHEREVER POSSIBLE.
 5. PLANTS ARE TO BE PLANTED UPRIGHT IN A DIRECTION SO AS TO PROVIDE BEST APPEARANCE IN RELATIONSHIP TO ADJACENT AREAS.
 6. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. (REFER TO DETAILS).
 7. PLANTING PITS ARE TO BE PREPARED TO A MINIMUM DEPTH OF 12" AND PITS ARE TO HAVE A MINIMUM OF 3" OF GOOD TOPSOIL. LAWN AREAS ARE TO HAVE A MINIMUM OF 6" (4" FOR SOD) OF TOPSOIL.
 8. TREE PITS, PLANT BEDS, AND GROUND COVER AREAS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 3" (AFTER SETTLEMENT) OF SHREDDED HARDWOOD MULCH.
 9. PROVIDE NEW OR AMENDED TOPSOIL BACK FILL FOR ALL NEWLY PLANTED MATERIAL. ORGANIC MATTER CONTENT=5% MINIMUM. PH RANGE BETWEEN 5.0 - 6.5 INCLUSIVE. FREE OF STONES 1" OR GREATER AND FREE OF ALL DEBRIS AND EXTRANEOUS MATERIALS.
 10. CHEMICAL FERTILIZERS TO BE DERIVED FROM ORGANIC SOURCES AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 11. ALL OPEN SPACES SHALL BE SEEDED OR SODDED AS NOTED ON PLAN.
 12. LANDSCAPING PLAN IS DIAGRAMMATIC. PLANT LOCATIONS MAY BE ADJUSTED FOR FIELD CONDITIONS WITH PRIOR APPROVAL.
 13. THE CONTRACTOR MUST VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY IMPLEMENTATION.
 14. ANY DISCREPANCIES AND/OR INCONSISTENCIES ARE TO BE BROUGHT TO THE CITY FOR REVIEW AND RESOLUTION.
 15. ALL LANDSCAPING NOT SURVIVING FOR A PERIOD OF ONE YEAR SHALL BE REPLACED WITH THE SAME OR EQUIVALENT SIZE SPECIES.
 16. STREET TREES SHALL BE BRANCHED AT 7 FT.
 17. ALL LANDSCAPE SHALL BE MAINTAINED BY OWNER.
 18. TREES SHALL BE PLANTED AT A MIN. INITIAL SIZE OF 3" CALIPER BALLED AND BURLAPPED.



- UTILITY NOTES (AS APPLICABLE):**
1. NEW SERVICE INSTALLATION REQUIRES EXISTING SERVICES TO BE TERMINATED PER DEPARTMENT GUIDELINES. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE DEPARTMENT OF WATER AND SEWER UTILITIES TO OBTAIN PERMITS AND SCHEDULE OF THE DISCONTINUANCE OF WATER AND SEWER SERVICE. EXISTING SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING WATER SERVICE SHOULD BE TERMINATED AT THE MAIN PRIOR TO THE INSTALLATION OF ANY NEW UTILITIES. COORDINATION WITH THE DEPARTMENT'S INSPECTOR TO CONFIRM DOCUMENTATION OF THE ACTUAL DISCONTINUANCE OF SERVICE IS REQUIRED.
 2. WATER AND SEWER UTILITIES NEED TO BE METERED WHERE THE UTILITIES ENTER THE BUILDING.
 3. REQUIRED MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FOR WATER AND SEWER UTILITIES, AND COVER REQUIREMENTS ARE TO BE MAINTAINED.
 4. A HYDRAULIC FLOW TEST (HFT) NEEDS TO BE PERFORMED TO ENSURE THAT THE WATER SERVICE AND PRESSURE (PSI) PROVIDED FOR THIS PROJECT IS SUFFICIENT FOR DOMESTIC WATER SUPPLY AND FIRE PROTECTION (IF REQUIRED) PER DEPARTMENT STANDARDS.
 5. DOMESTIC AND FIRE SERVICES MUST BE METERED SEPARATELY. FIRE SERVICE LINES MUST HAVE A BACKFLOW PREVENTER (BFP) AND MUST BE VERIFIED BY THE WATER AND SEWER DEPARTMENT AND INSPECTED BY THE FIRE DEPARTMENT. AN ACCEPTABLE MINIMUM OF 4" DIP CLASS 52 WATER LINES CAN BE USED FOR FIRE LINES.
 6. OVERLAND FLOW OF STORMWATER RUNOFF OVER SIDEWALKS AND DRIVEWAYS IS NOT PERMITTED.
 7. IF ANY STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THE PROPERTY AND/OR NEIGHBORING PROPERTIES, IT WILL BE THE APPLICANT'S RESPONSIBILITY TO REMEDY THE DRAINAGE ISSUE.
 8. THE STORMWATER COLLECTION SYSTEM SHALL BE MAINTAINED BY THE PROPERTY OWNER REGULARLY TO ENSURE THAT THE FACILITY OPERATES AT DESIGN CAPACITY.
 9. AN ANALYSIS OF THE SOIL SURROUNDING THE PROPOSED STORMWATER COLLECTION SYSTEM NEEDS TO BE PERFORMED TO CONFIRM THAT EXISTING SOILS CAN SUPPORT THE PROPOSED SYSTEM. A COPY OF THE ANALYSIS SHALL BE FORWARDED TO THE DEPARTMENT OF WATER AND SEWER UTILITIES. SHOULD EXISTING SOILS BE UNSUITABLE, OR ROCK IS ENCOUNTERED, AN ALTERNATE METHOD WILL BE DESIGNED AND SUBMITTED FOR REVIEW.
 10. ALL WATER AND SANITARY SEWER STRUCTURES/ FACILITIES MUST CONFORM TO THE CITY OF WEST ORANGE STANDARD.
 11. TAPPING VALVES FOR FIRE SERVICE SHALL BE CITY OF WEST ORANGE STANDARD, OPENING IN A CLOCKWISE DIRECTION AND HAVE A PRESSURE OF 200 PSI.

Site Area -	6,250	sq'	=	0.143	Acres	Existing
Existing Total Site Area -	0	sq'	=	0.000	Acres	Existing
Existing Building Imp.	6,250	sq'	=	0.143	Acres	Existing
Existing Landscaping	2,387	sq'	=	0.075	Acres	Existing
Proposed Impervious	2,963	sq'	=	0.068	Acres	New Total Impervious
						2 year
Ex'g Grass	Q=ACI				Ex'g Grass	Q=ACI
C = 0.25	tc = 60 min				C = 0.25	tc = 60 min
A = 0.143	I = 2.4 "/hr				A = 0.143	I = 4.2 "/hr
Q = 0.143 X 0.25 X 2.4 =	0.088	cfs			Q = 0.143 X 0.25 X 4.2 =	0.151
						cfs
Ex'g Impervious	Q=ACI				Ex'g Impervious	Q=ACI
C = 0.99	tc = 60 min				C = 0.99	tc = 60 min
A = 0.000	I = 2.4 "/hr				A = 0.000	I = 4.2 "/hr
Q = 0.000 X 0.99 X 2.4 =	0.000	cfs			Q = 0.000 X 0.99 X 4.2 =	0.000
						cfs
New Impervious	Q=ACI				New Impervious	Q=ACI
C = 0.99	tc = 60 min				C = 0.99	tc = 60 min
A = 0.068	I = 2.4 "/hr				A = 0.068	I = 4.2 "/hr
Q = 0.068 X 0.99 X 2.4 =	0.162	cfs			Q = 0.068 X 0.99 X 4.2 =	0.283
						cfs
New Grass	Q=ACI				New Grass	Q=ACI
C = 0.25	tc = 60 min				C = 0.25	tc = 60 min
A = 0.075	I = 2.4 "/hr				A = 0.075	I = 4.2 "/hr
Q = 0.075 X 0.25 X 2.4 =	0.045	cfs			Q = 0.075 X 0.25 X 4.2 =	0.079
						cfs
Existing = 0.088 cfs Proposed = 0.207 cfs Existing = 0.151 cfs Proposed = 0.362 cfs						
We propose an on-site drainage system to accommodate new roof runoff.						
Volume	0.207 - 0.088 X	8600 =	434.90		113 Storage Volume	Reduction
Recharge Pit		Volume of Water			X 64 X 8 =	1608 "ft
		Volume of Stone				- 1595 "ft
						= 1438 "ft
		Adj. Vol. Of Stone				- 275.2 "ft
		49% Voids				= 862.9 "ft
		Total Storage				
1 tank Proposed	863	sq'	Storage OK	0.50401 tank vol.	Required	

Lot Drainage area calculated is total site and existing non-impervious area. New impervious area will be created by this proposal and addressed by the tank as shown on the site plan or recharger design in this report. No net increase proposed in rate of runoff.

Hydrographs

2 year

2 year

EVANS ARCHITECTS AIA

MATTHEW G. EVANS
ARCHITECT - PROFESSIONAL PLANNER

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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
CRR 12.18.23
CRR 04.18.24
CRR 07.08.24

REV
1
2

COMMENT
COMMENT AS PER MUNICIPAL ENGINEER
RESUBMISSION

SITE PLAN

MATTHEW G. EVANS
ARCHITECT - PLANNER

SHEET NUMBER
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://hempscd.org
HEPSCD\SIS\SCNOTES_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 for Soil Erosion 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 revegetation 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 trenched 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 revegetation 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 area 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.

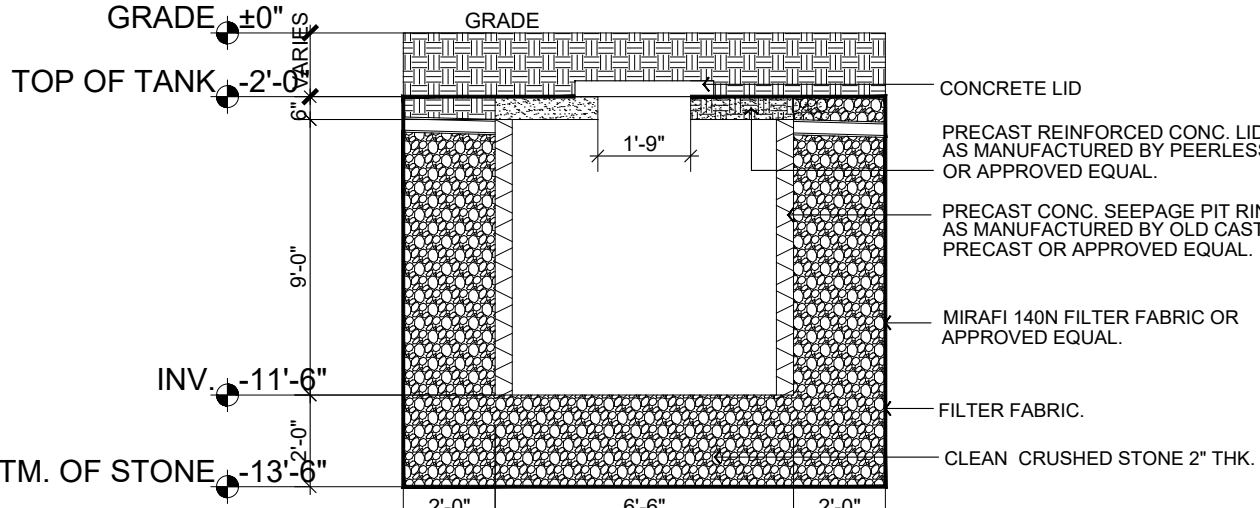
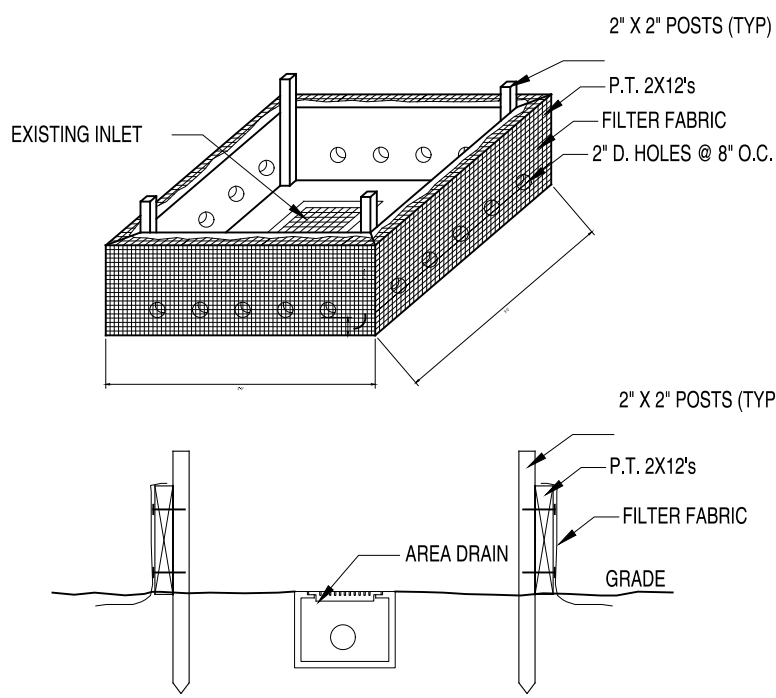
LANDSCAPE STABILIZATION SPECIFICATIONS:

- 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 ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDING.)

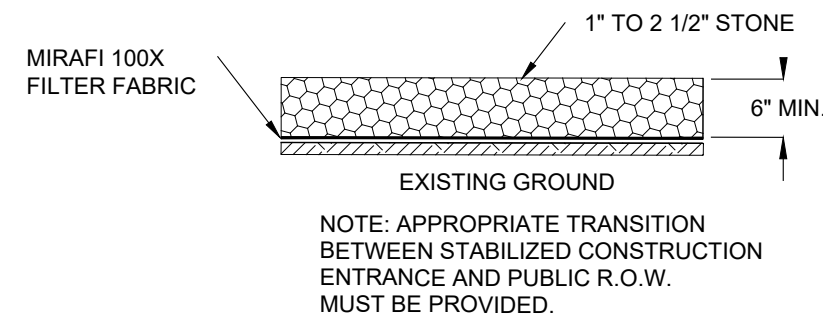
NOTES:

- 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 ANCHORED UN-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 OR 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.

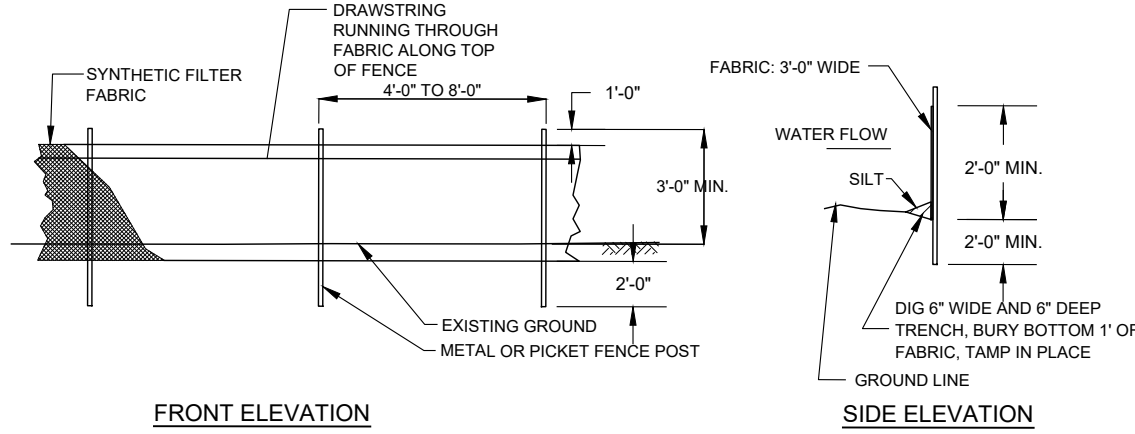
AREA DRAIN FILTER DETAIL
NOT TO SCALE



SEEPAGE PIT DETAIL
SCALE :N.T.S.



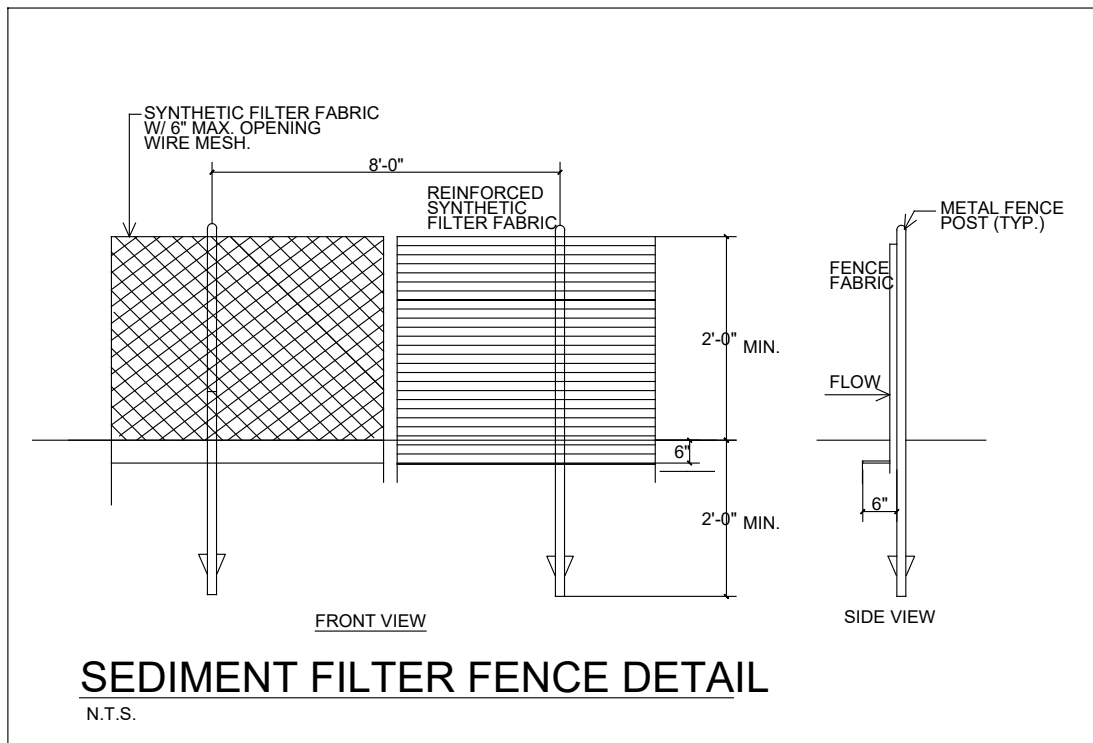
STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE



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 INTERSECTION TO THE SITE TO AVOID TRACKING ABOUT 2 DAYS.
- STRIPPING AND STORING OF TOP SOIL ABOUT 3 DAYS.
- STABILIZING TOP SOIL PILES (TO BE SEEDING IF WEATHER PERMITS/ TO BE COVERED WITH VISQUEER SHEETS UNTIL WEATHER PERMITS 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 EROSION AREAS UNTIL SEEDING IS ESTABLISHED. ABOUT 10 DAYS.



SEDIMENT FILTER FENCE DETAIL
N.T.S.

NOTE:
SOIL MOVEMENT CALCULATIONS

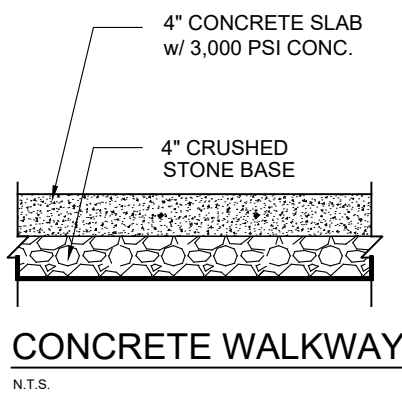
BASEMENT: 33' L x 32'W x 8'D = 8,448 SF
8,448 SF / 27 C.Y. = 312.89 C.Y.
312.89 WILL BE REMOVED

STAIRS: 22' L x 9'W x 8'D = 1,584 SF
1,584 SF / 27 C.Y. = 58.67 C.Y.
58.67 WILL BE REMOVED

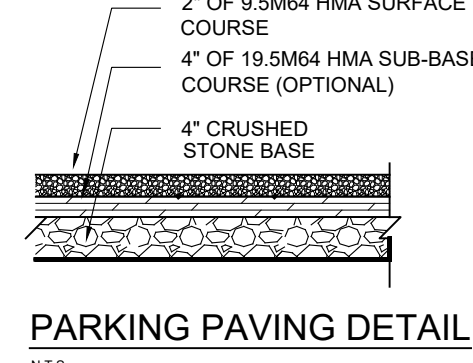
GARAGE: 88' L x 2'W x 4'D = 704 SF
704 SF / 27 C.Y. = 26.08 C.Y.
26.08 WILL BE REMOVED

TOTAL: 397.64 C.Y.

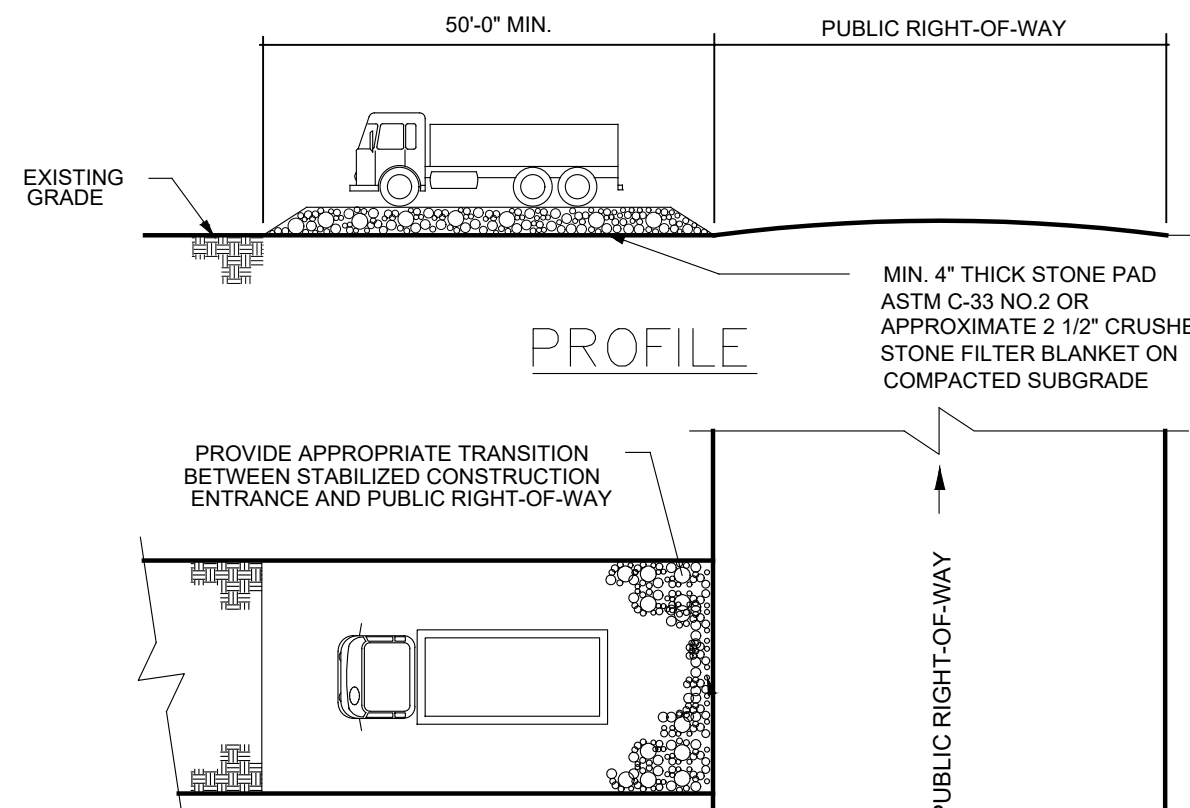
- NOTE:
- ANY SOIL REMOVAL PERMIT WILL BE REQUIRED IF MORE THAN 300 C.Y. OF SOIL IS BEING REMOVED FROM THE SITE.
 - A STREET OPENING PERMIT WILL BE REQUIRED FOR WORK IN THE R.O.W.
 - A SEWER PERMIT AND FEE APPLICATION WILL NEED TO BE OBTAIN FROM THE ENGINEERING DEPARTMENT
 - A TREE REMOVAL APPLICATION AND PERMIT WILL BE REQUIRED FROM THE TOWNSHIP FORESTER.
 - APPLICANT WILL PROVIDE AN "AS-BUILT" TOPOGRAPHIC SURVEY PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
 - ANY SOIL EXCAVATED FROM SITE SHALL BE REMOVED AND DISPOSED OF AND SHALL BE DONE IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.



CONCRETE WALKWAY
N.T.S.



PARKING PAVING DETAIL
N.T.S.

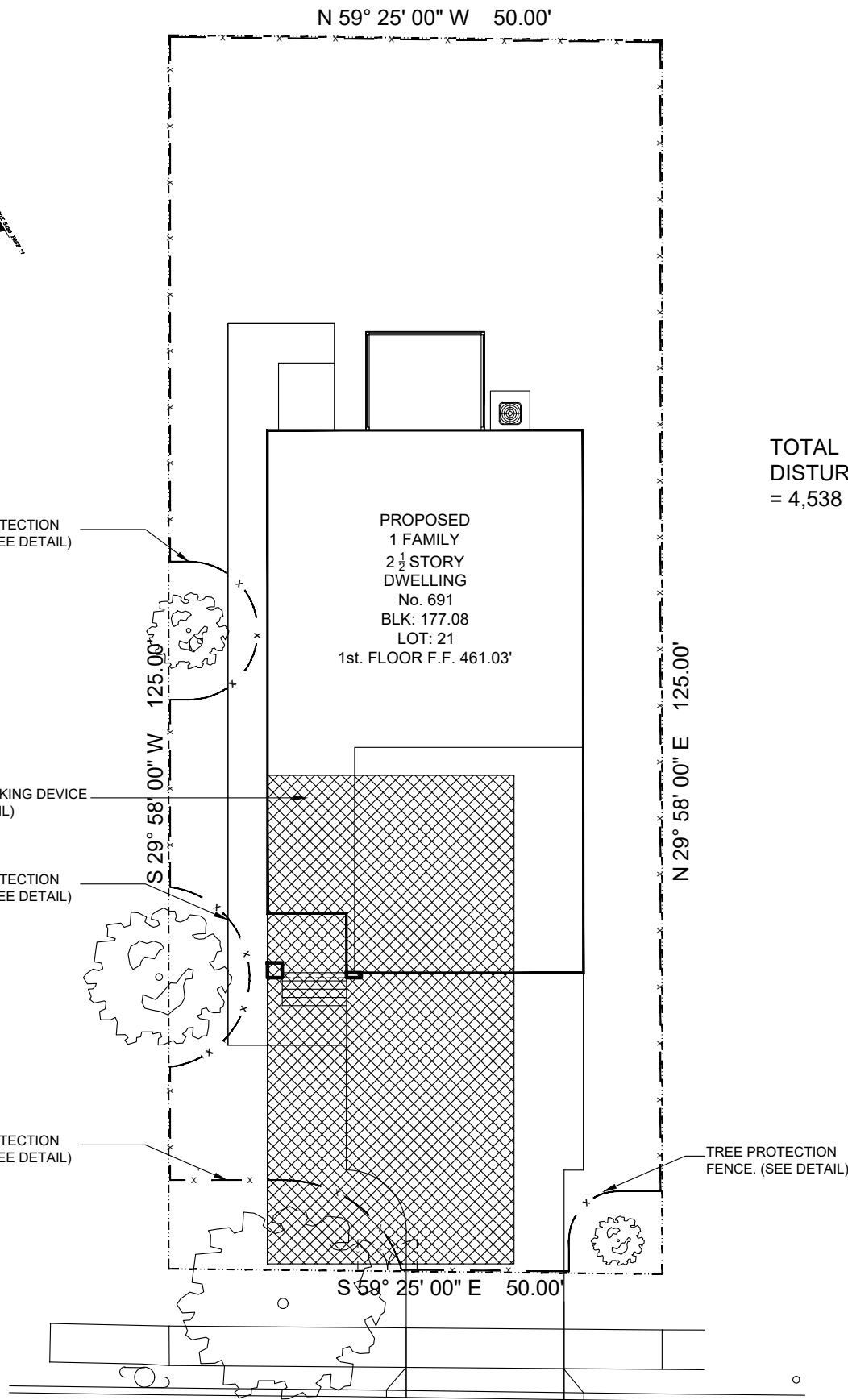


PROFILE

PLAN

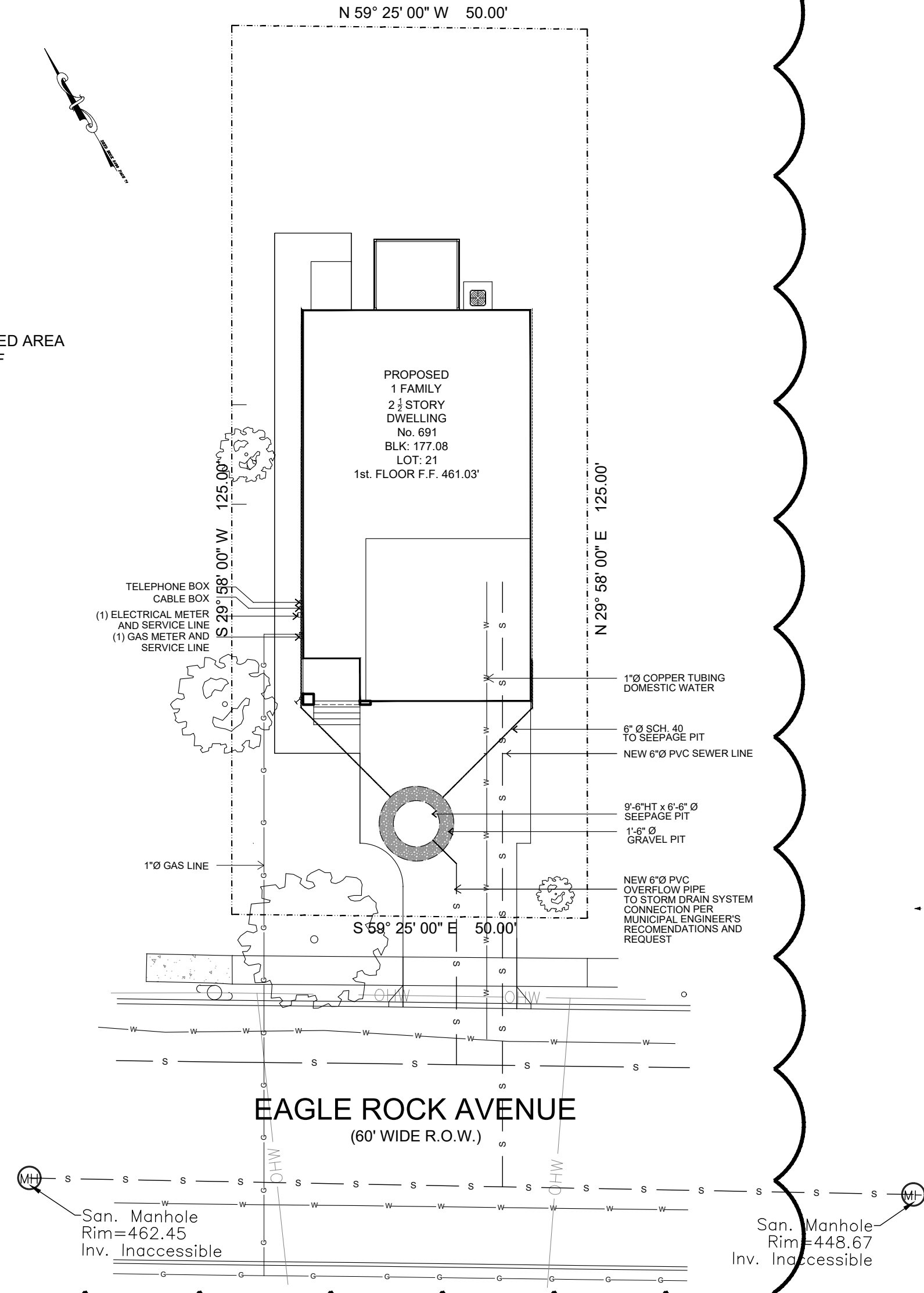
NOTE:
STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. MAINTENANCE MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND

STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE

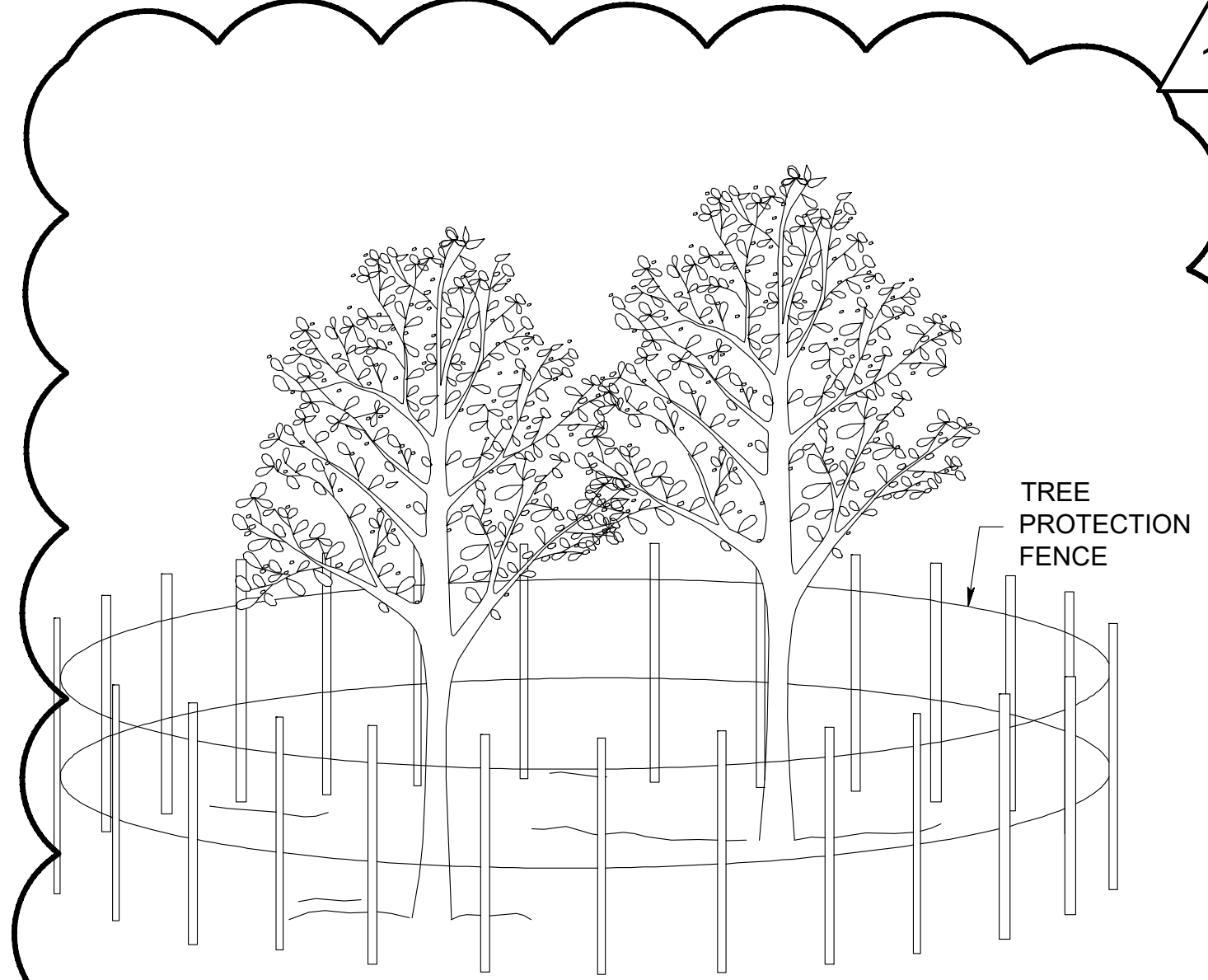


EAGLE ROCK AVENUE
(60' WIDE R.O.W.)

SOIL EROSION PLAN
SCALE 1" = 20'



PROPOSED UTILITY PLAN
SCALE 1" = 15'-0"



TREE PROTECTION DETAIL
NOT TO SCALE

EVANS ARCHITECTS AIA

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ARCHITECT - PROFESSIONAL PLANNER

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PATERSON NEW JERSEY 07522
973 942-9020
MATTHEW@EVANSARCHITECTS.COM
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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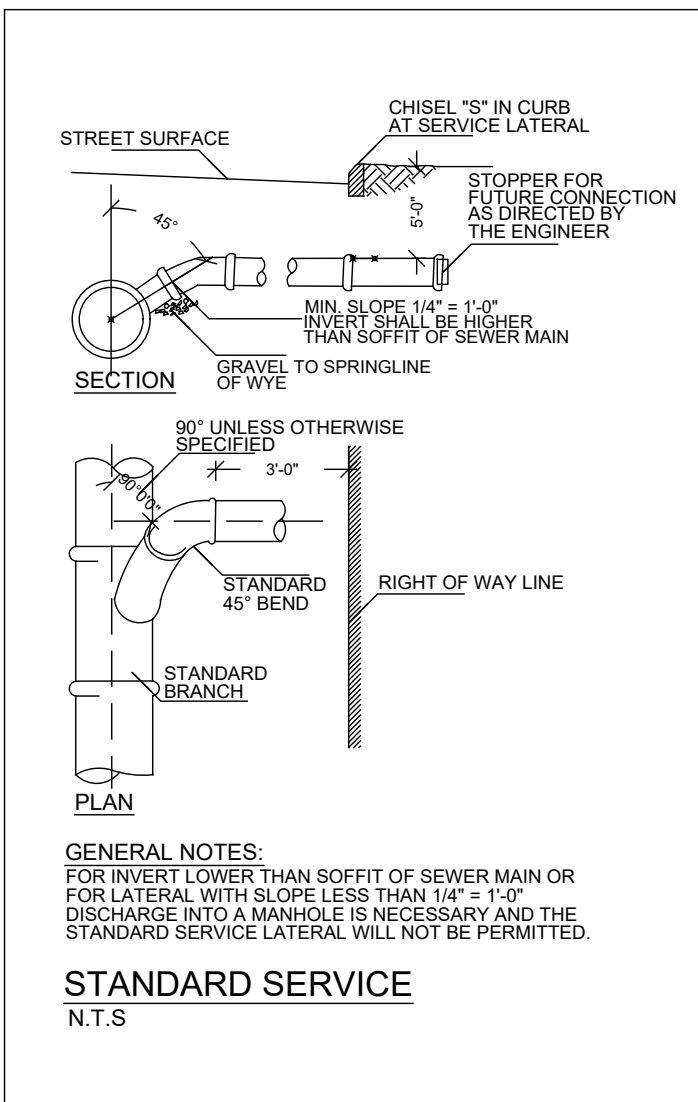
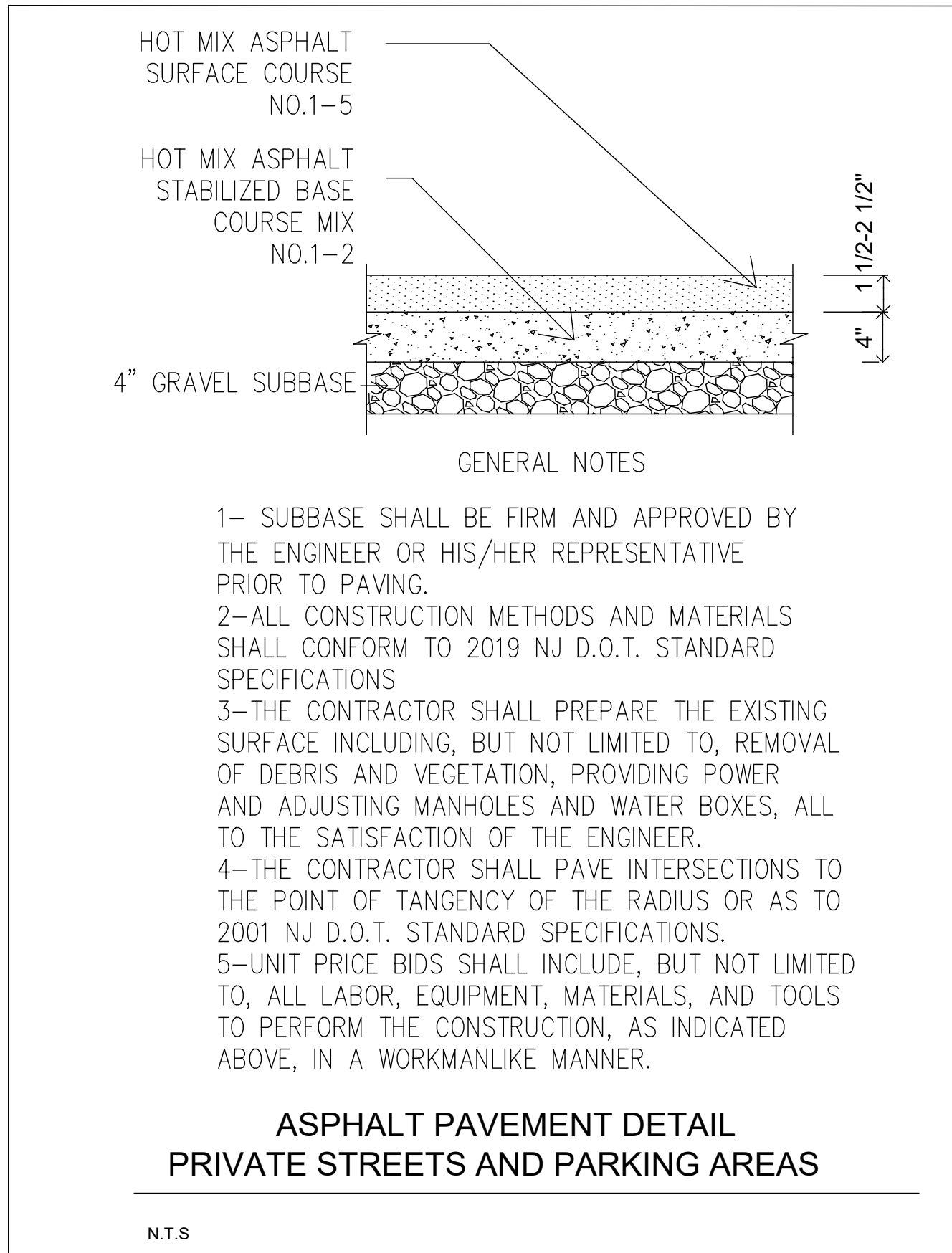
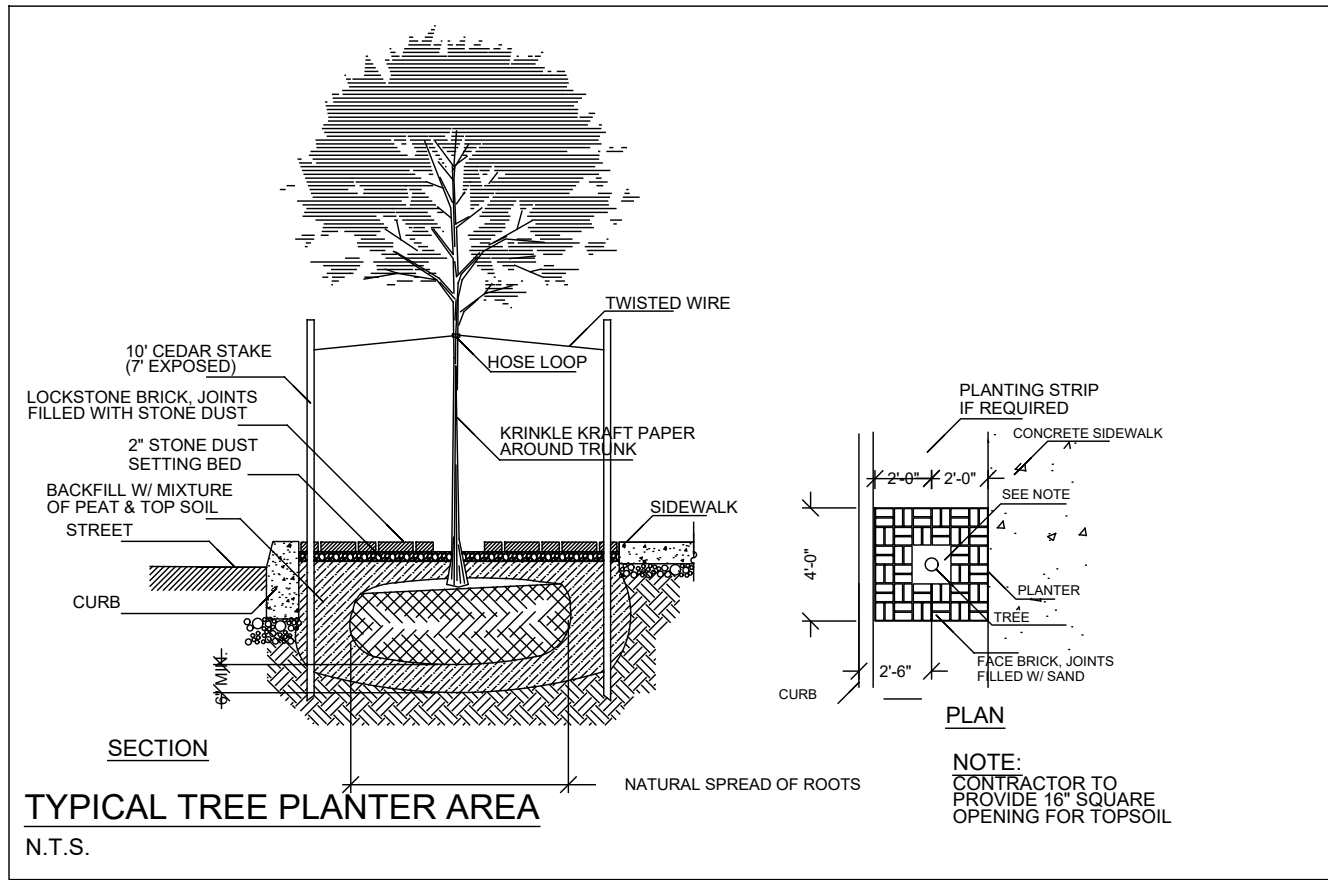
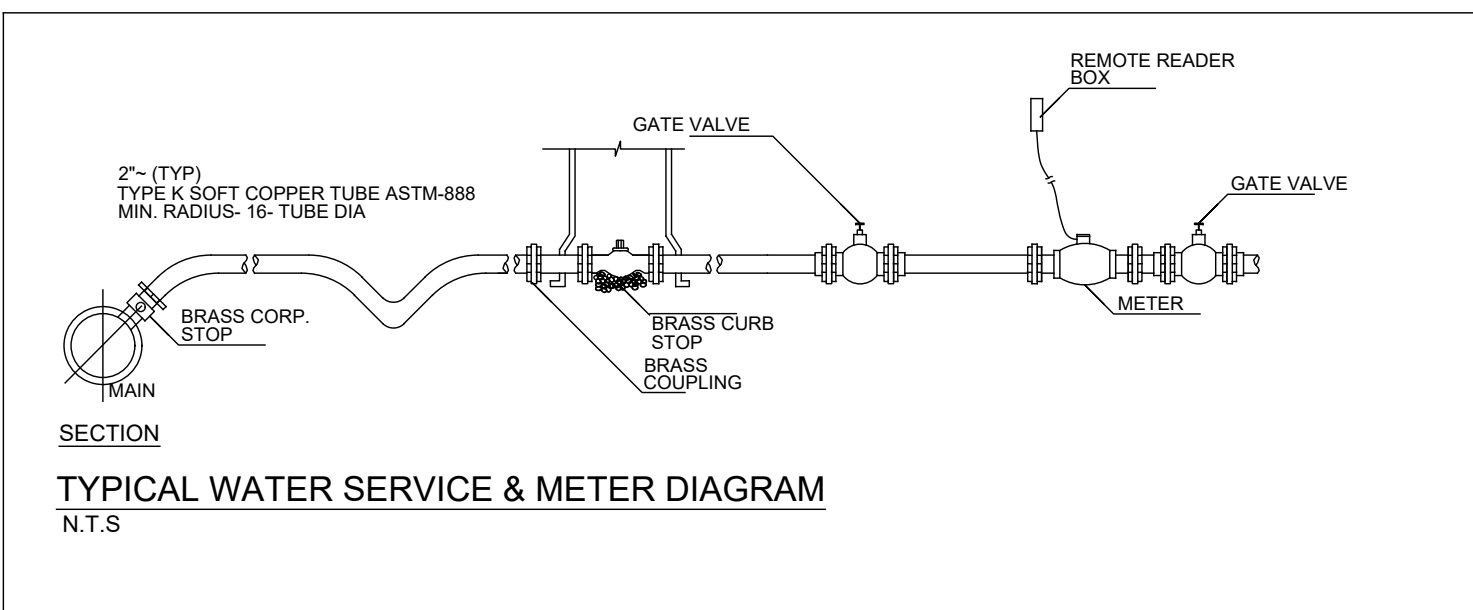
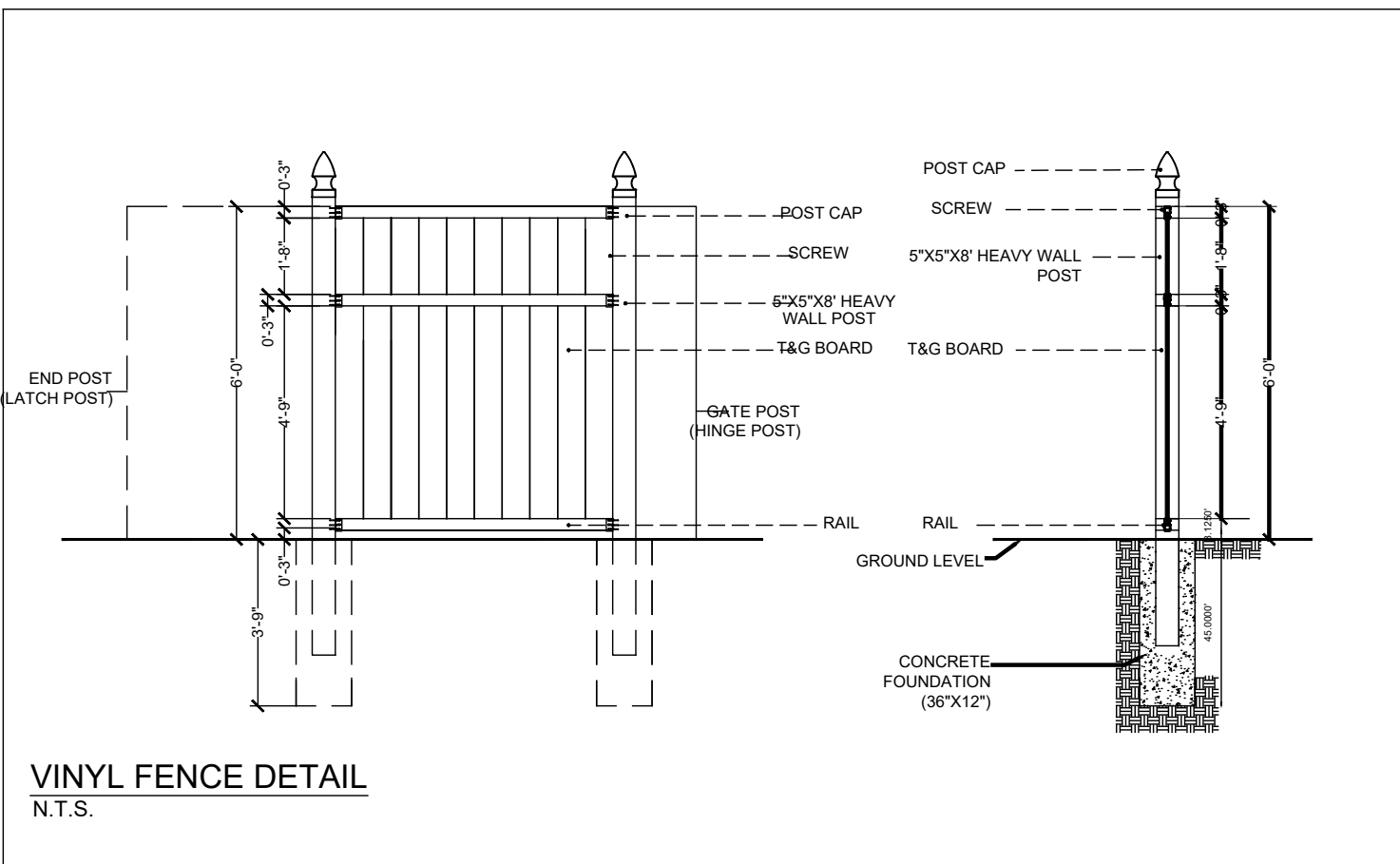
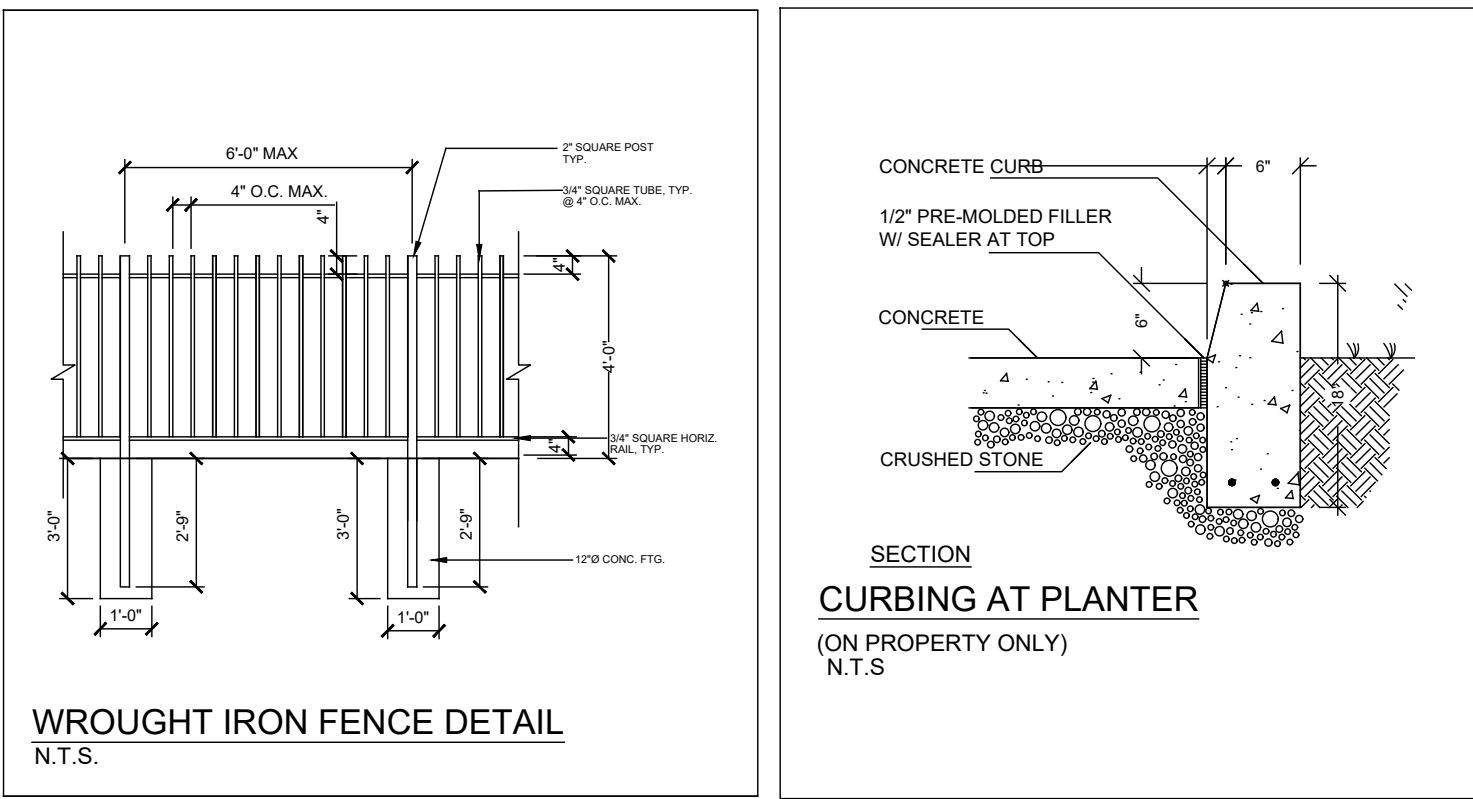
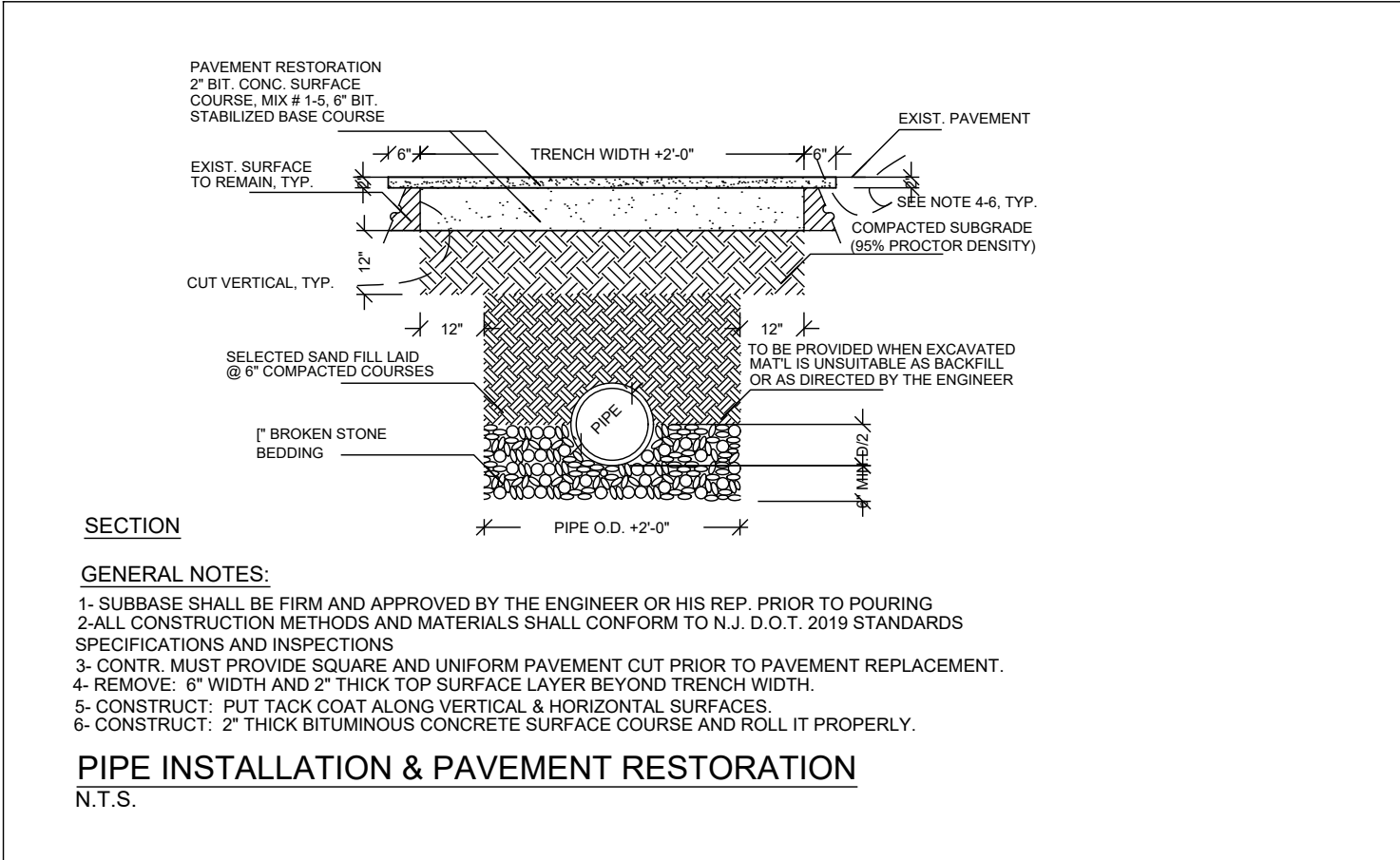
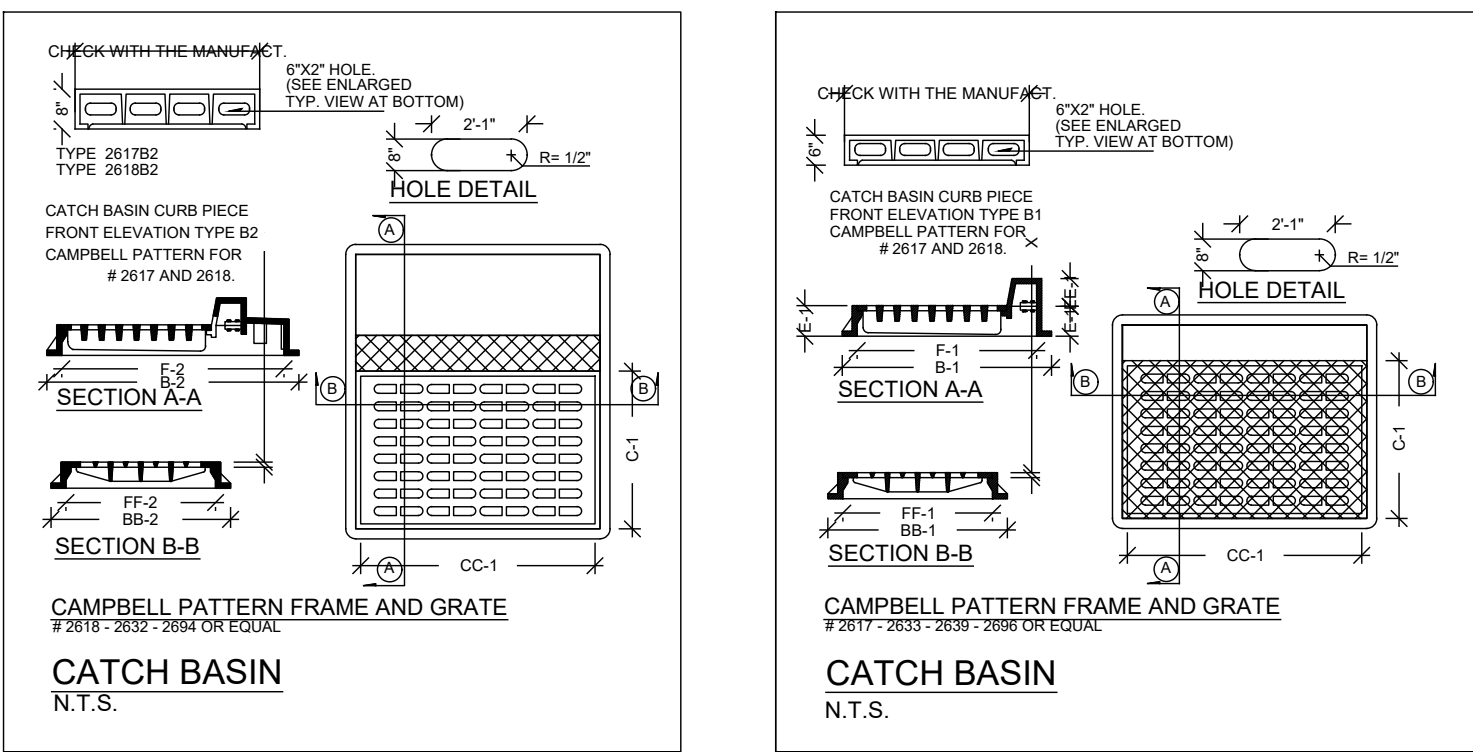
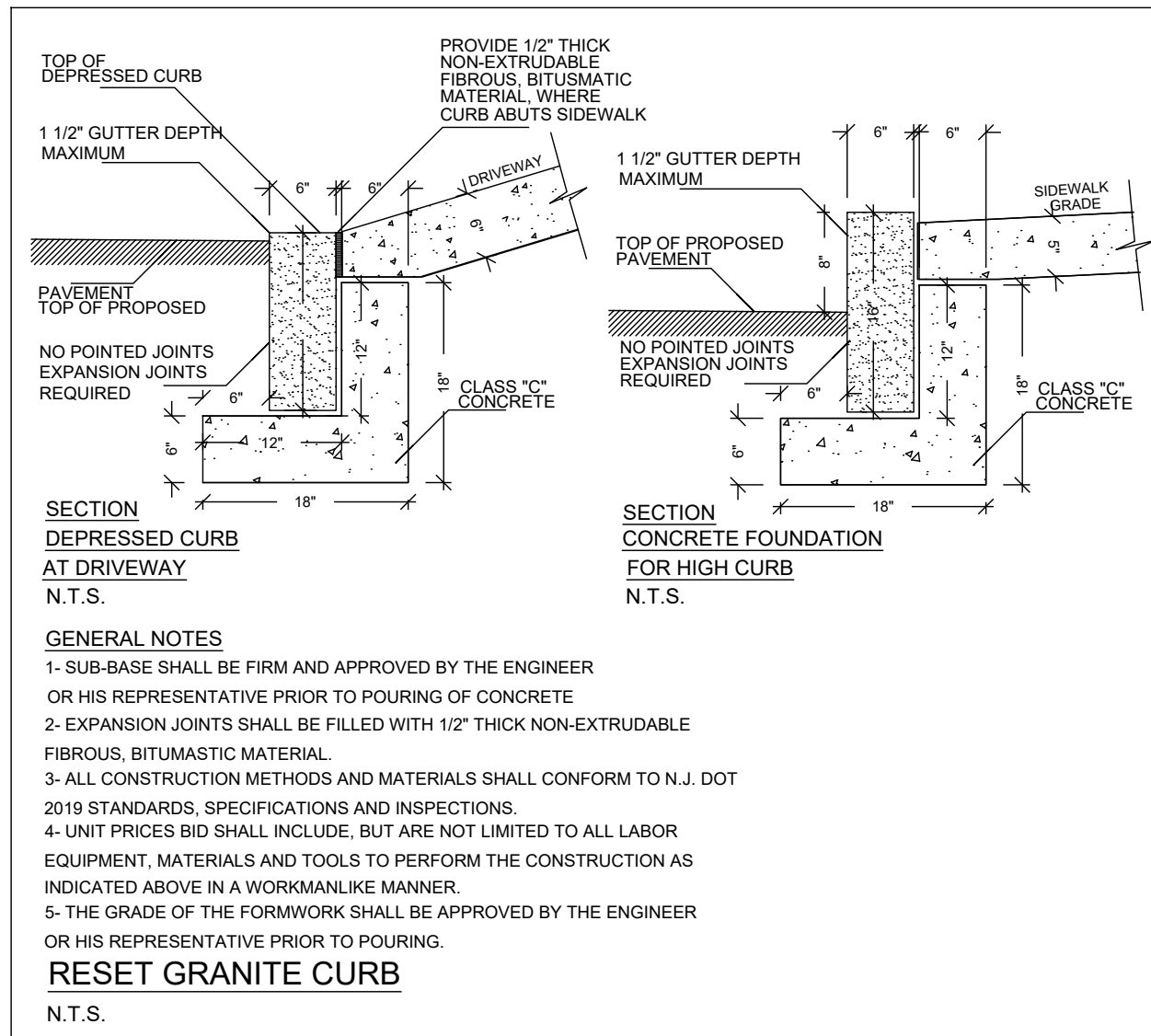
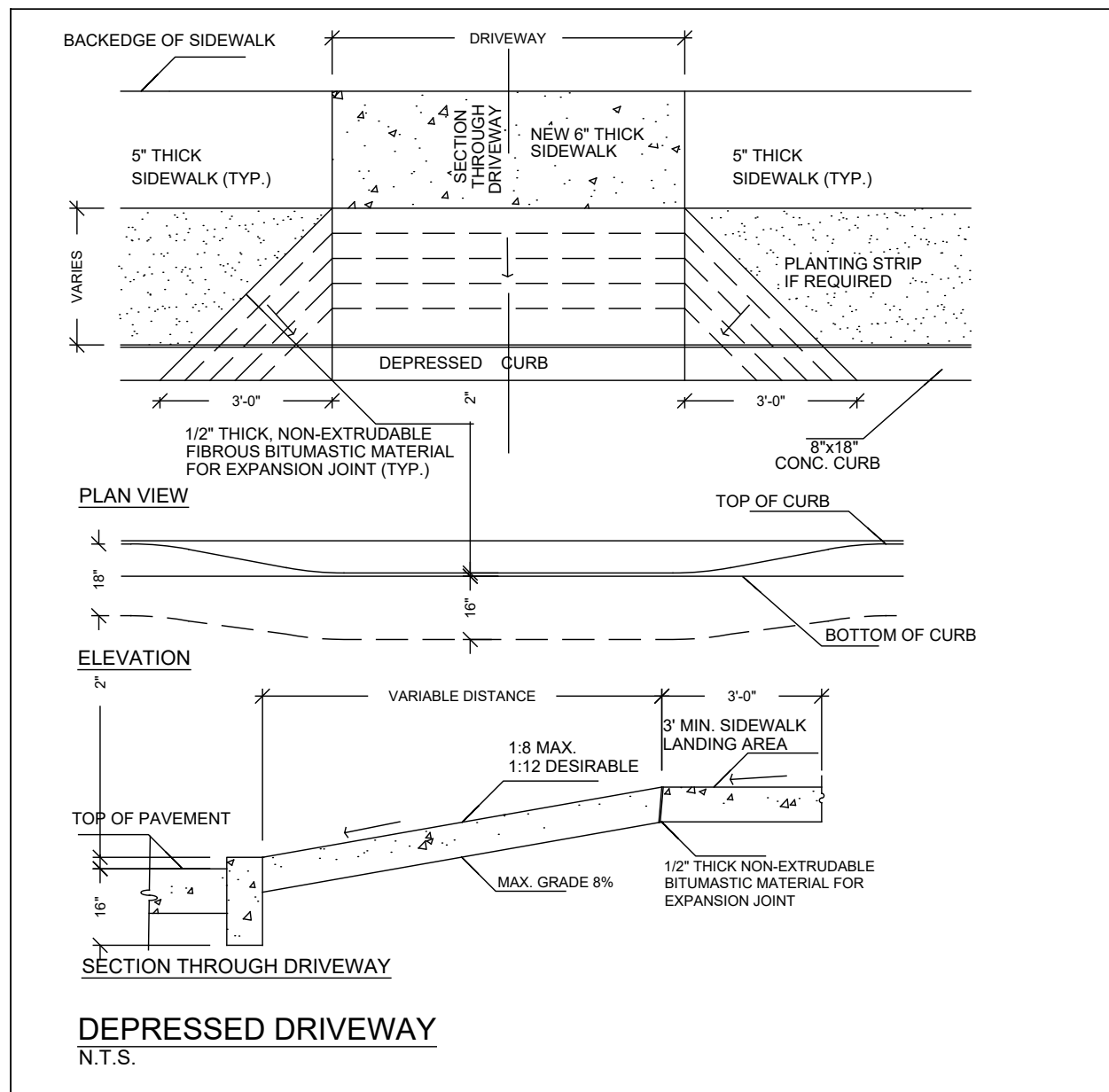
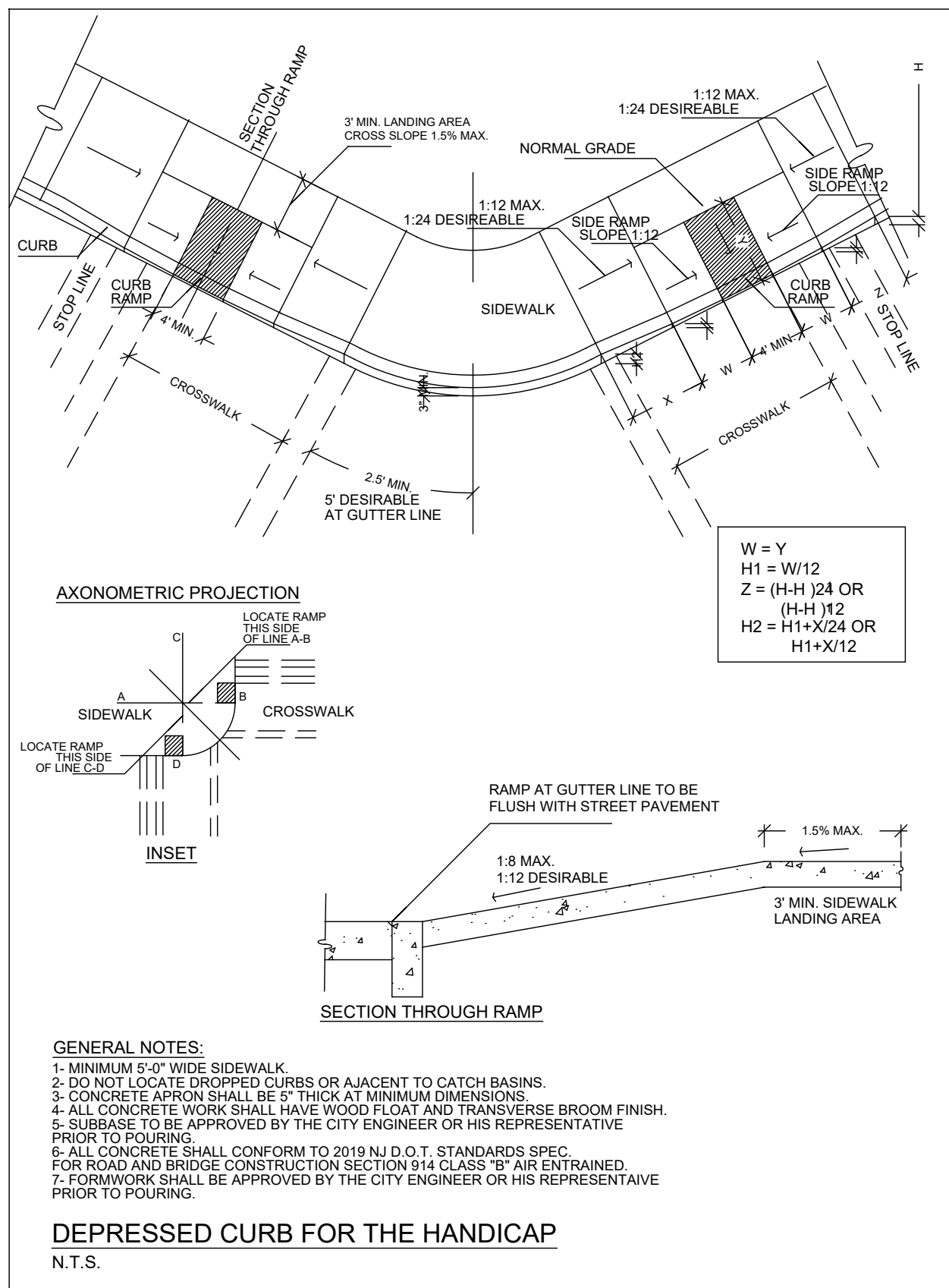
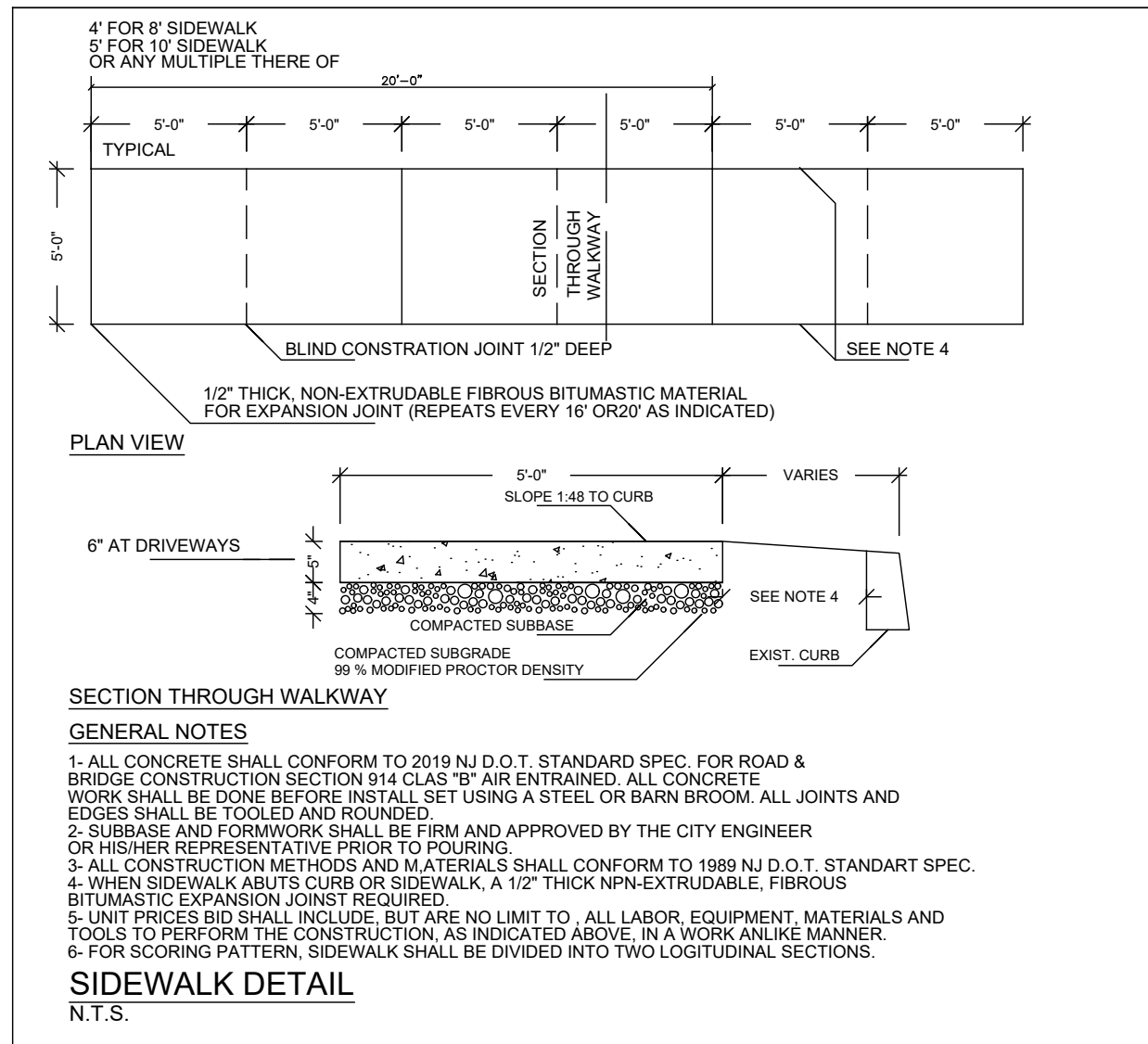
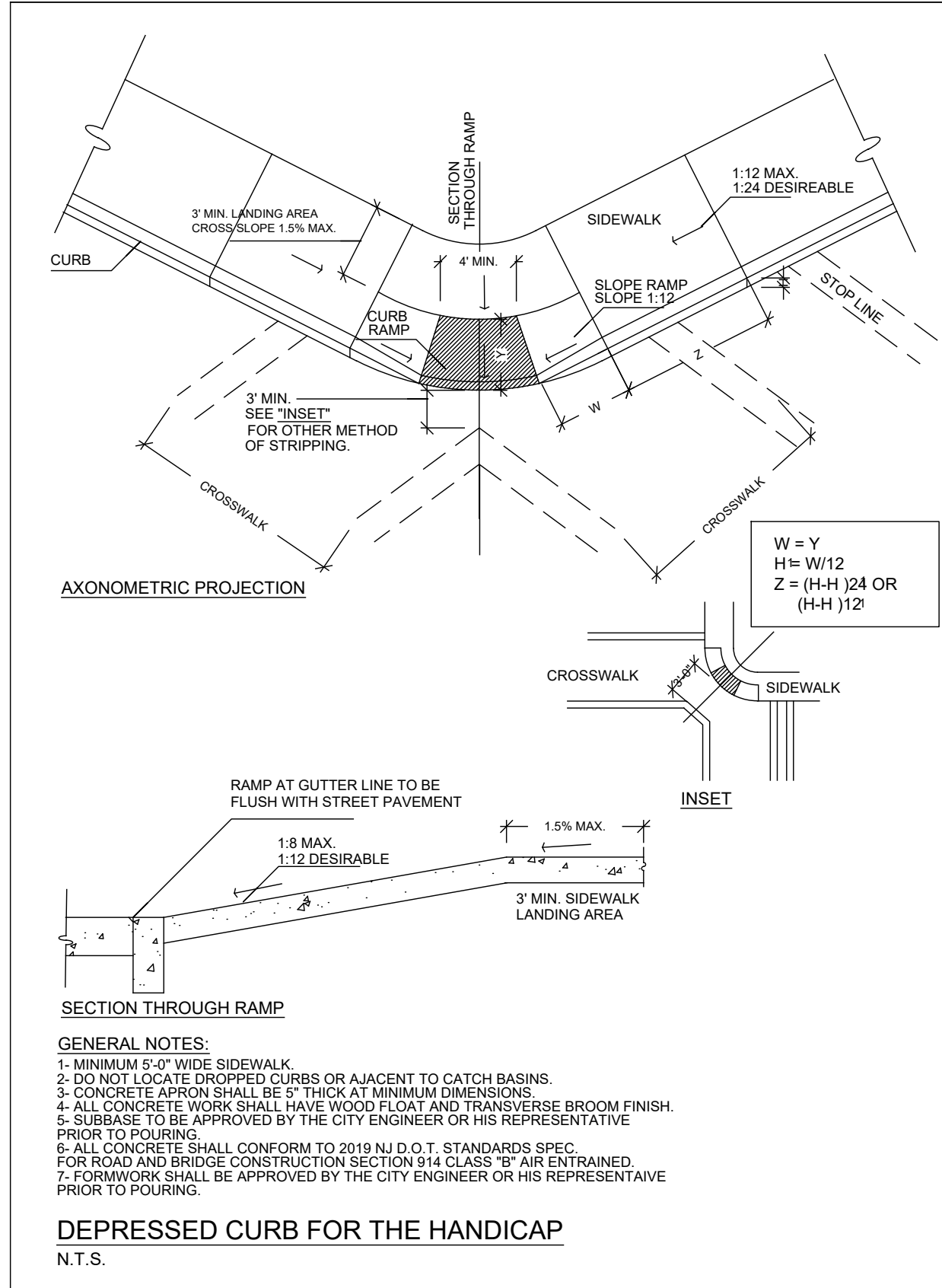
DRW BY:	DATE:	REV	COMMENT
CR	12.18.23		
CR	04.18.24	1	COMMENT AS PER MUNICIPAL ENGINEER
CR	07.08.24	2	RESUBMISSION

SOIL EROSION PLAN

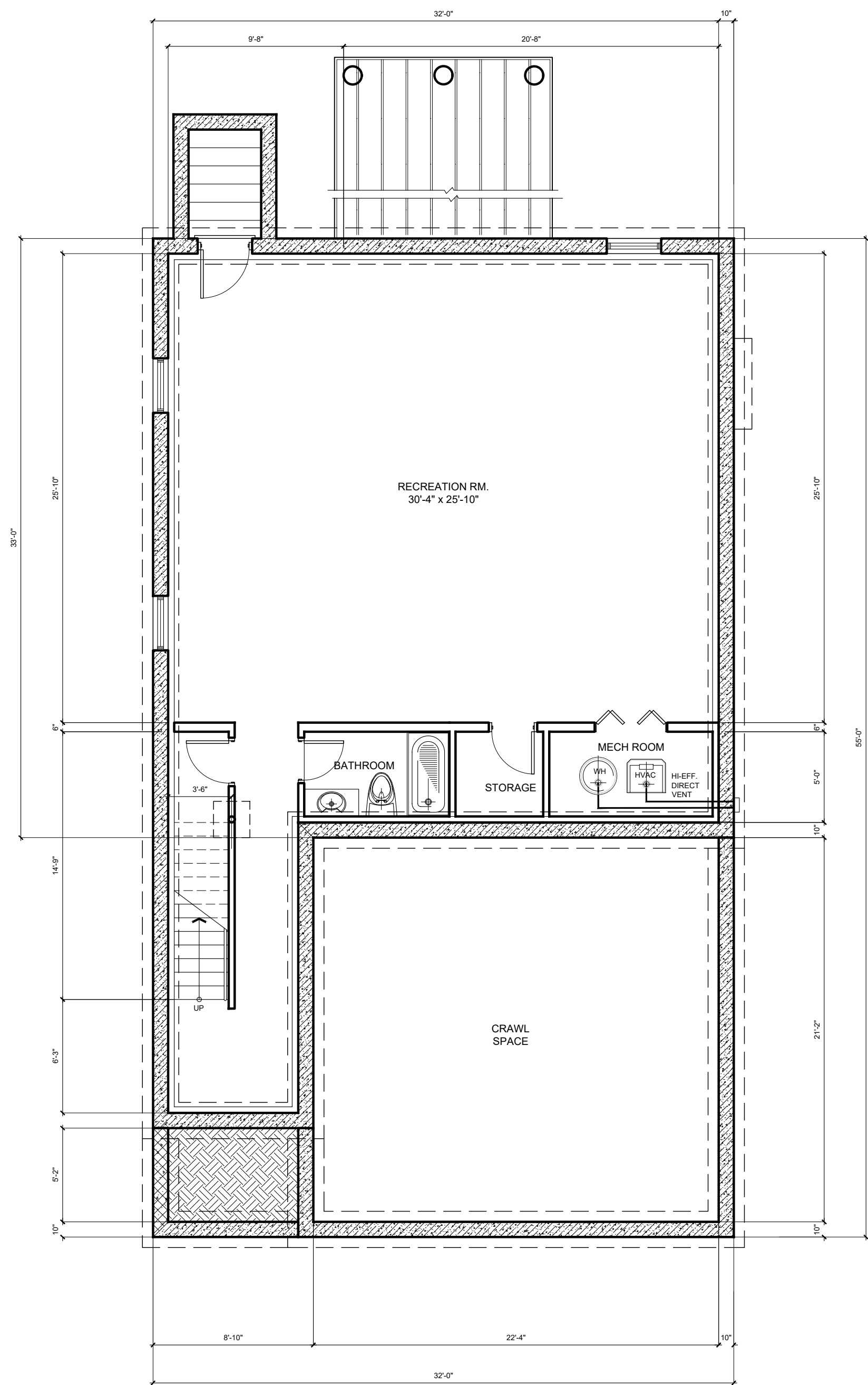
MATTHEW G. EVANS
ARCHITECT - PLANNER

SHEET NUMBER
S-2

R.A. LIC. NO. 13863
P.P. LIC. NO. 5692

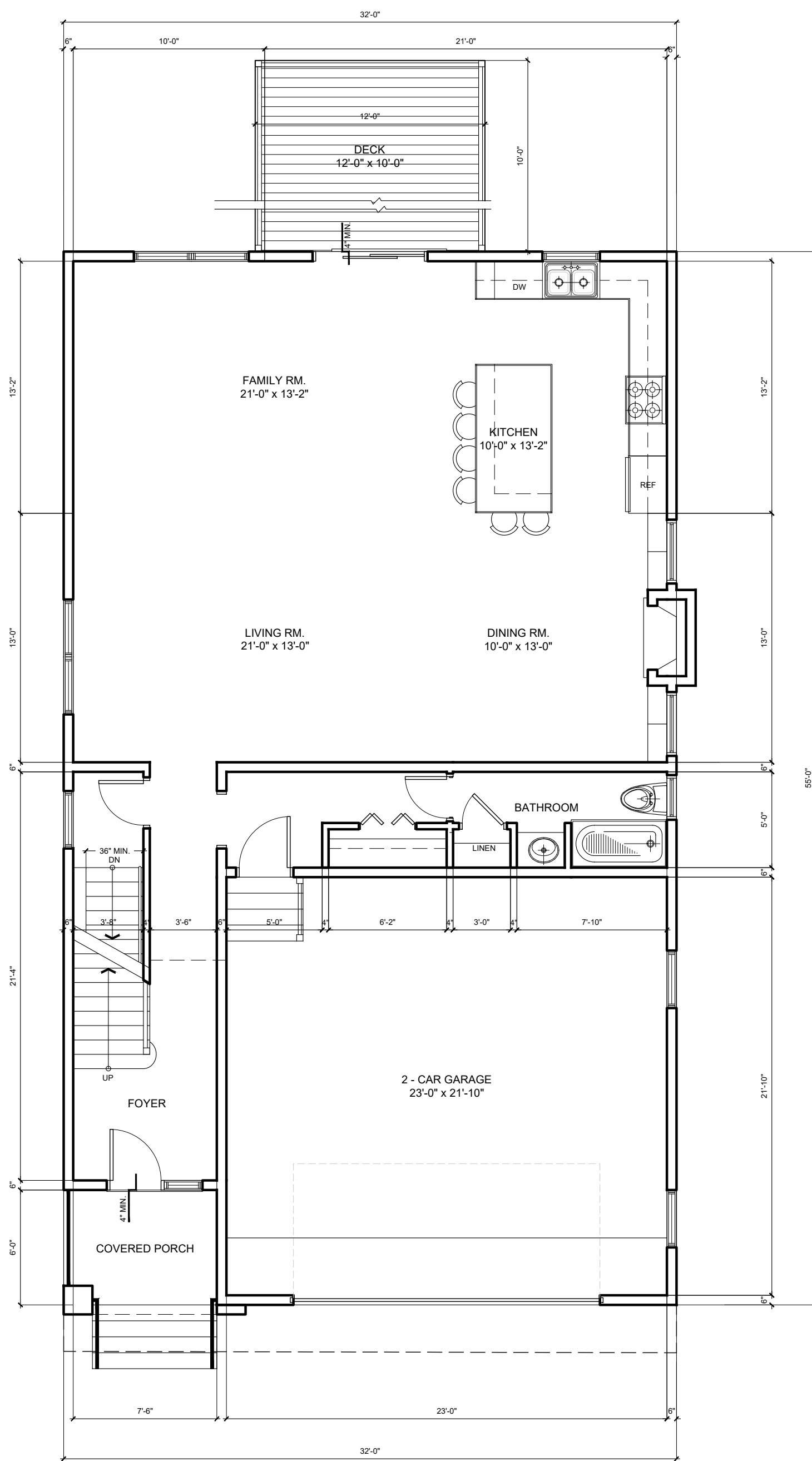


EVANS ARCHITECTS AIA			
MATTHEW G. EVANS ARCHITECT - PROFESSIONAL PLANNER			
470 CHAMBERLAIN AVENUE PATERSON NEW JERSEY 07522 973 942-9020 MATT@EVANSARCHITECTS.COM WWW.EVANSARCHITECTS.COM			
PROPOSED ONE FAMILY FOR: NNAIWU PROPERTIES, LLC 691 EAGLE ROCK AVENUE BLOCK: 177.08 LOT: 21 WEST ORANGE, NJ			
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DRW BY	DATE	REV	COMMENT
CRR	12.18.23	1	COMMENT AS PER MUNICIPAL ENGINEER
CRR	04.18.24	1	COMMENT AS PER MUNICIPAL ENGINEER
CRR	07.08.24	2	RESUBMISSION
SITE DETAILS			
MATTHEW G. EVANS ARCHITECT - PLANNER			SHEET NUMBER
			S-3
R.A. LIC. NO. 13803 P.P. LIC. NO. 5662			



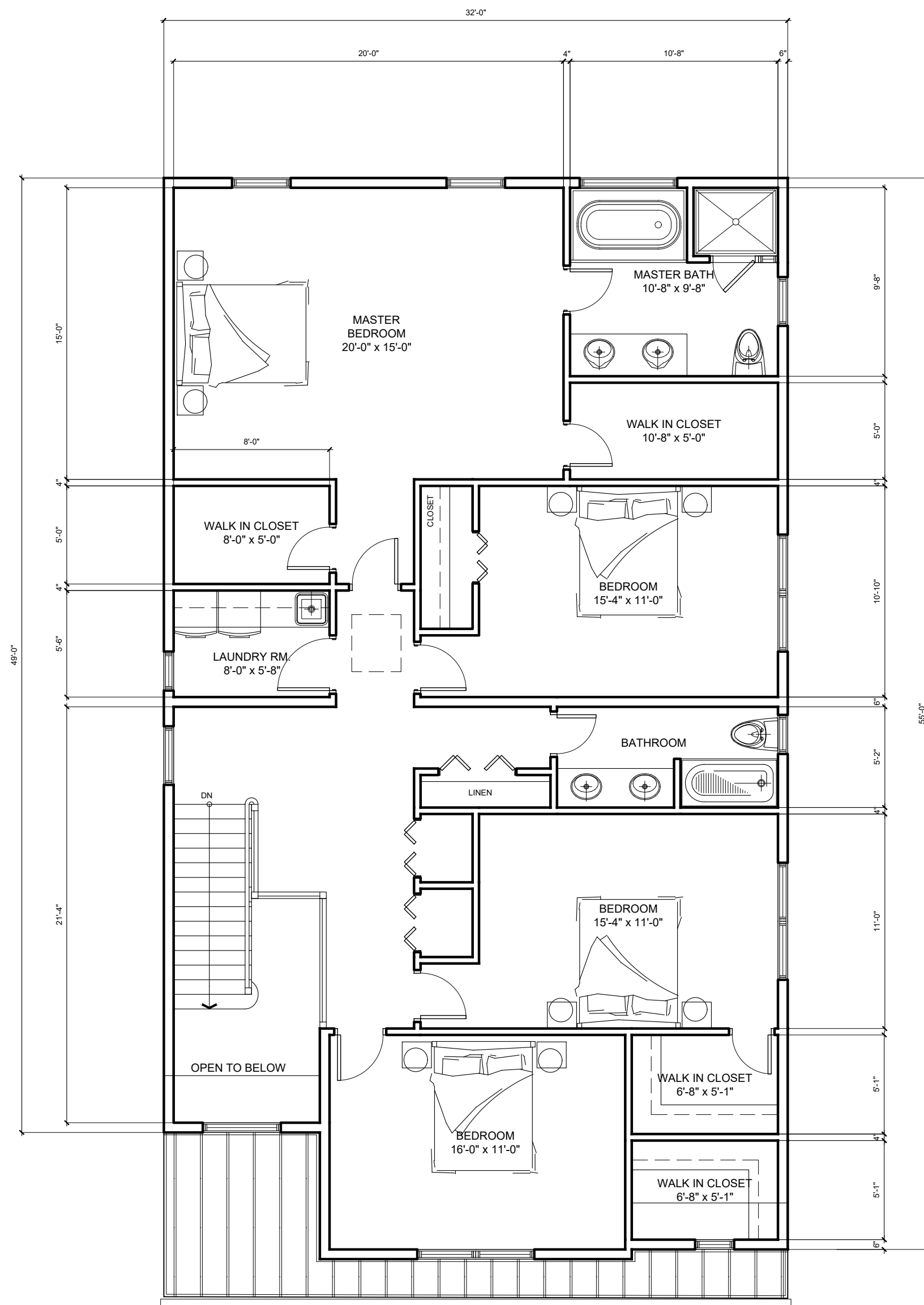
PROPOSED
BASEMENT PLAN

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



PROPOSED
1st. FLOOR PLAN

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



PROPOSED
2nd. FLOOR PLAN

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



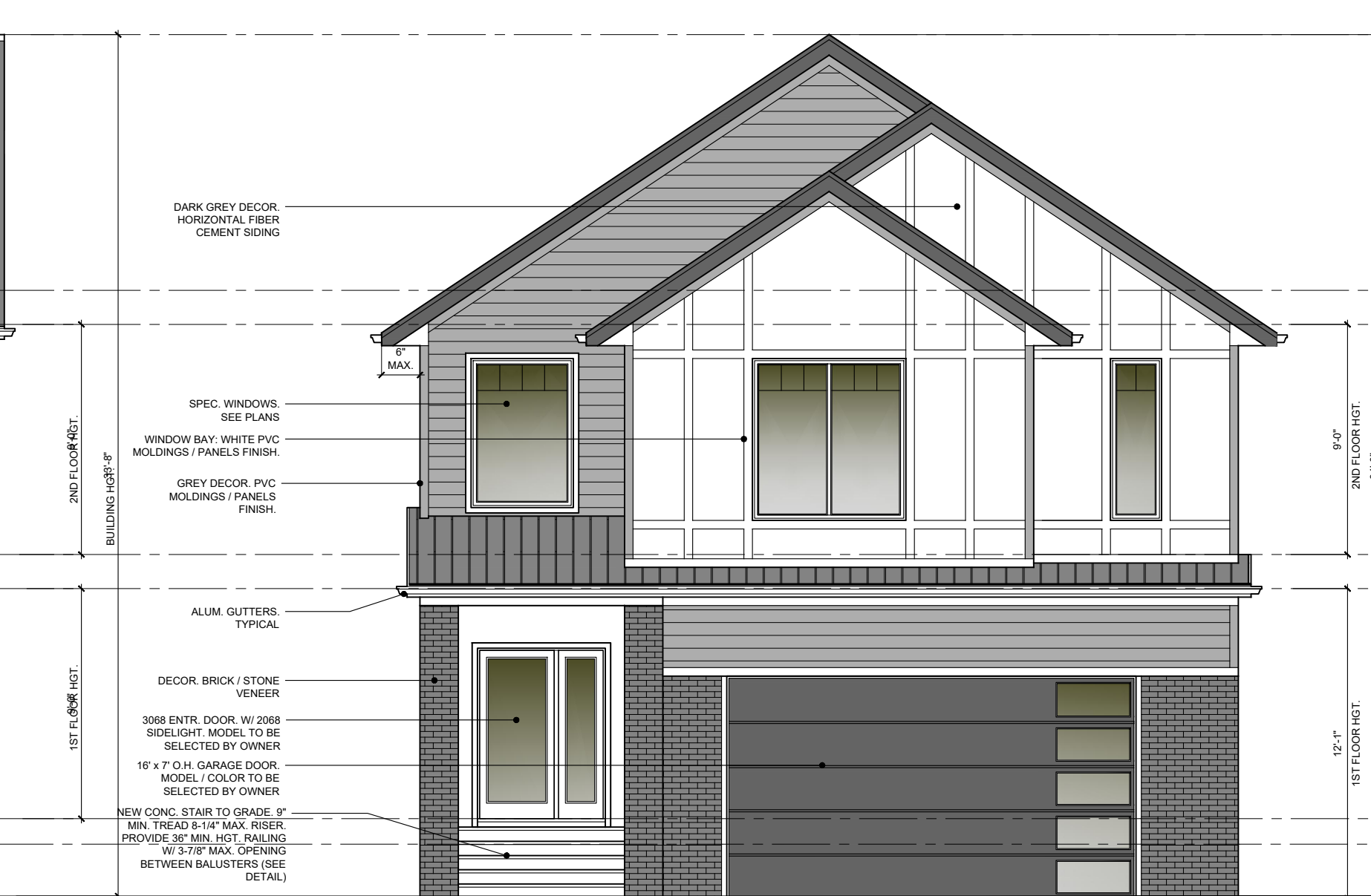
PROPOSED
REAR ELEVATION

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



PROPOSED
RIGHT SIDE ELEVATION

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



PROPOSED
FRONT ELEVATION

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

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PROPOSED NEW ONE FAMILY
RESIDENCE
FOR
????/
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WEST ORANGE, NJ

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DRW BY	DATE	REV	COMMENT
CR	10.15.23	1	COMMENT AS PER MUNICIPAL ENGINEER
CR	04.18.24	1	COMMENT AS PER MUNICIPAL ENGINEER
CR	07.08.24	2	RESUBMISSION

FLOOR PLAN & ELEVATION

MATTHEW G. EVANS
ARCHITECT • PLANNER

Matthew G. Evans
R.A. LIC. NO. 13863
P.P. LIC. NO. 5662

SHEET
NUMBER

A-1