

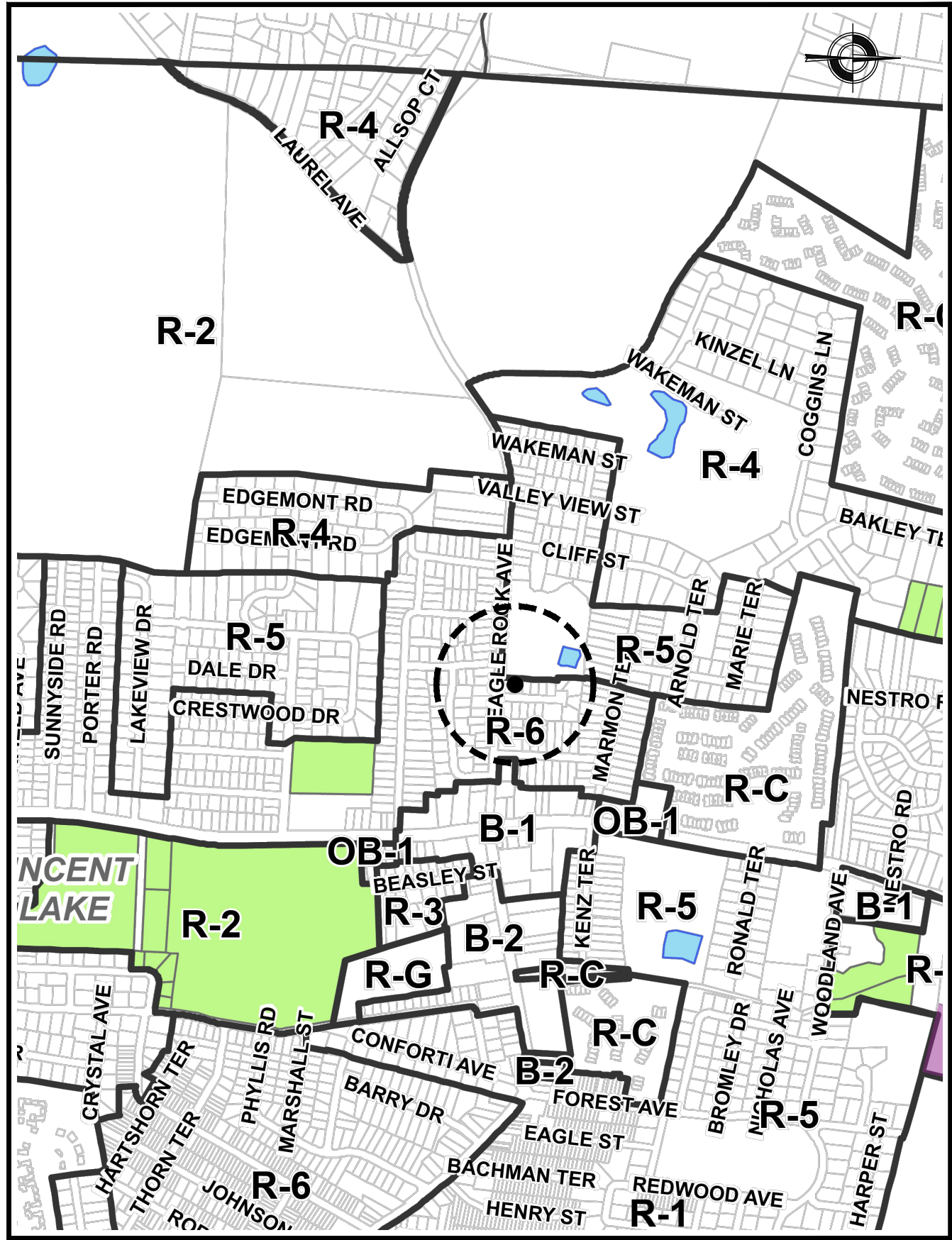
NOTES:

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.

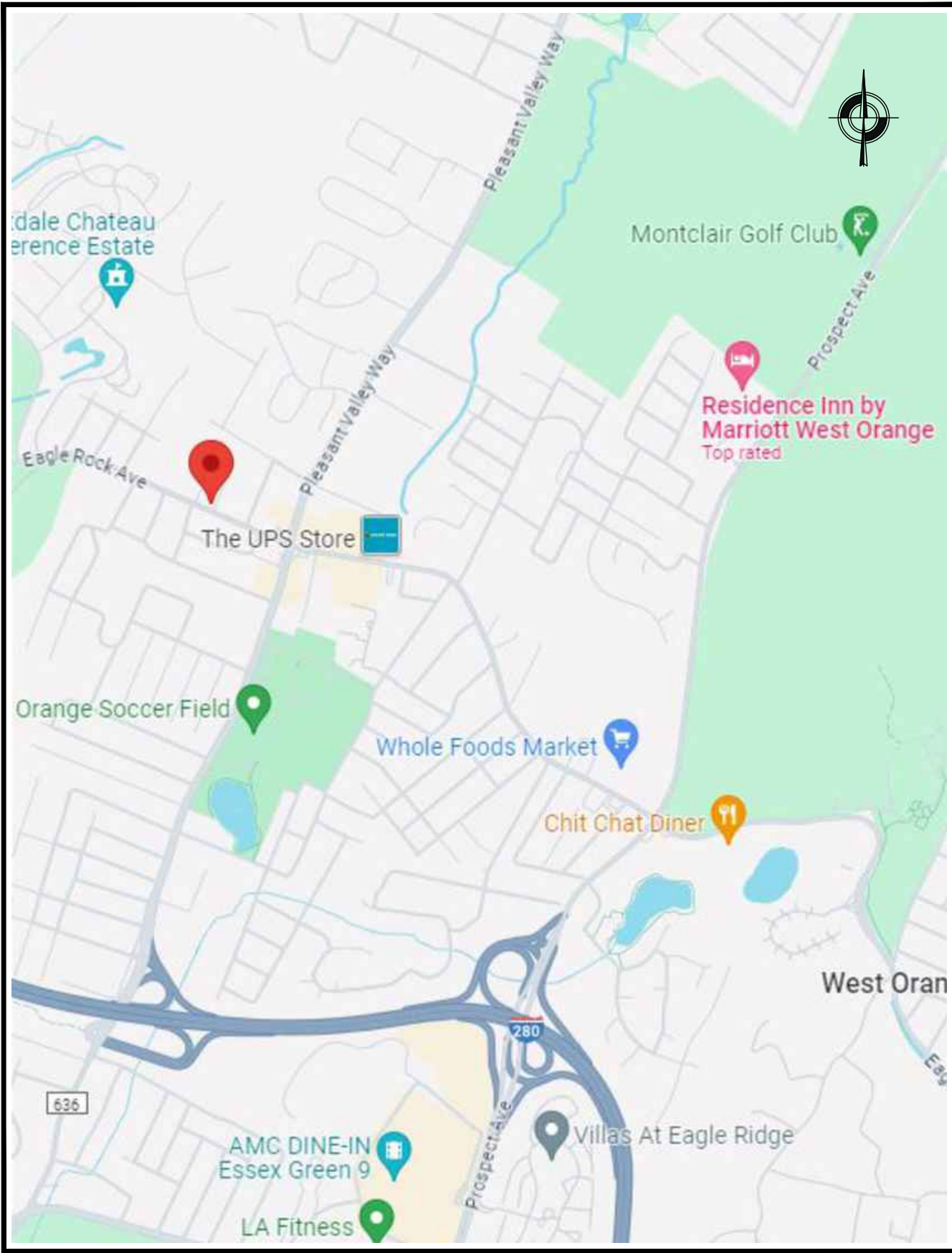
691 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY PROPOSED NEW ONE FAMILY

LOT : 21
BLOCK : 177.08



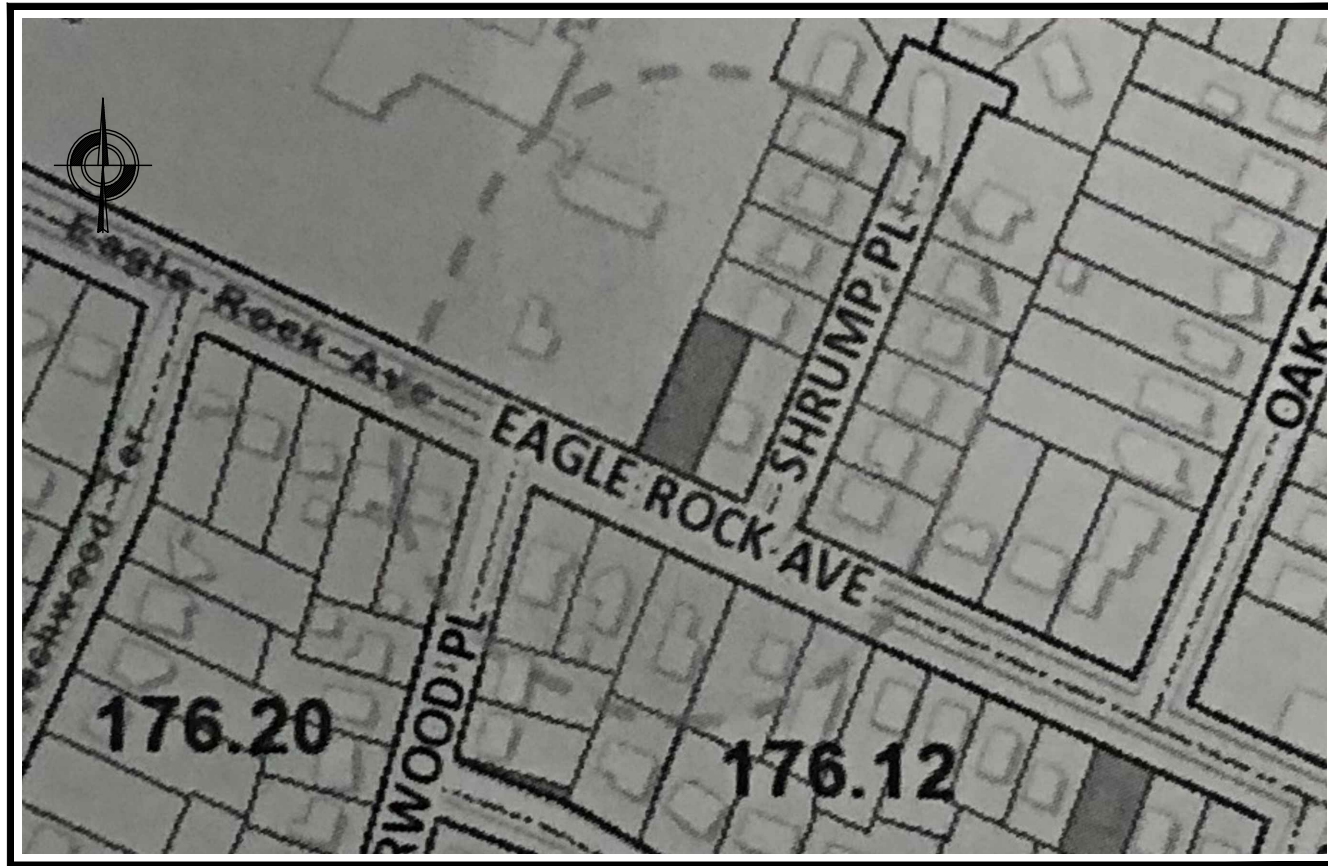
ZONING MAP

SCALE N.T.S.

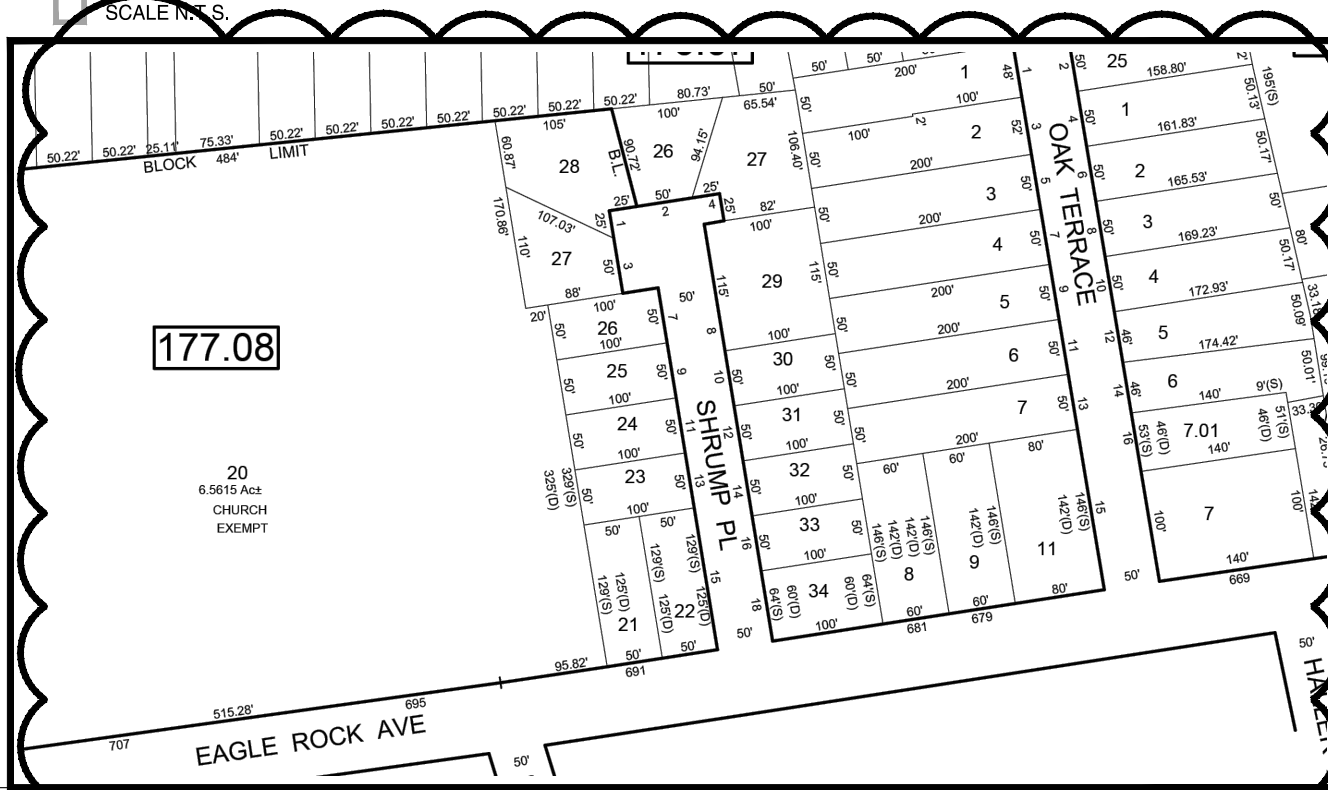


KEY MAP

SCALE N.T.S.



TAX MAP 200' DIAGRAM



TAX MAP

SCALE N.T.S.

ADDRESS: 691 EAGLE ROCK AVENUE
BLOCK: 177.80 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:

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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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SITE PLAN

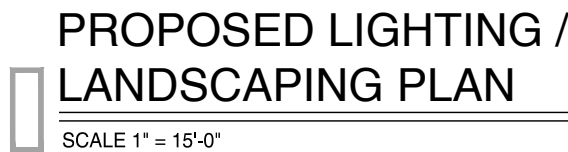
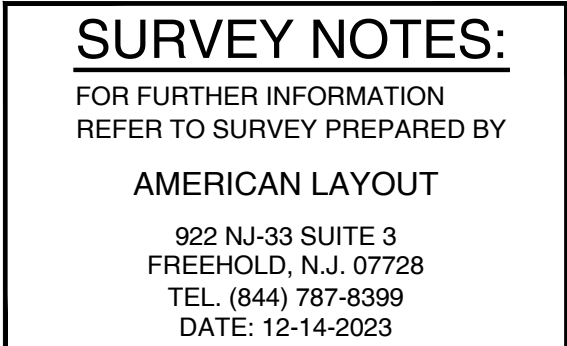
MATTHEW G. EVANS
ARCHITECT - PLANNER

Signature

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

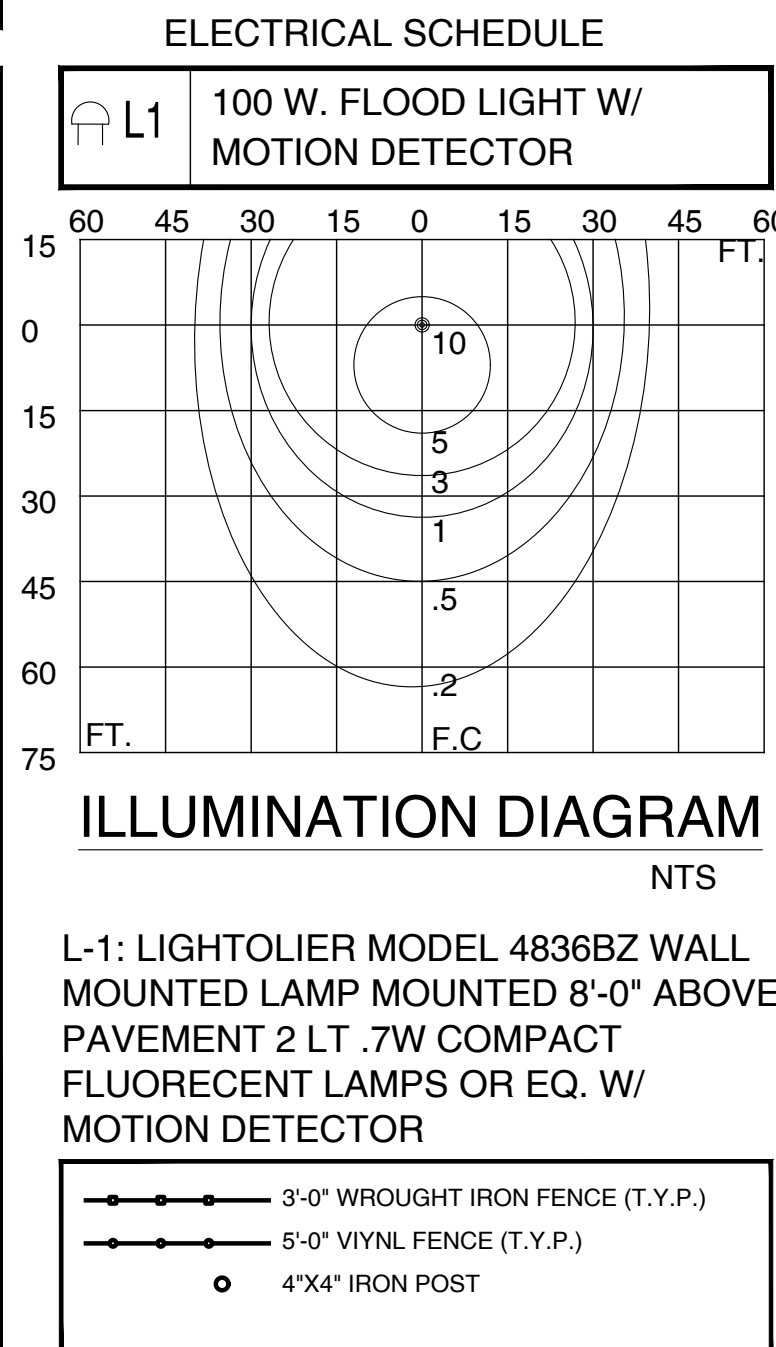
SHEET
NUMBER

C-1



- | PLANTING LIST: | | | |
|----------------|----------------------------|------------------------------|---|
| KEY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE |
| ZV | ZELKOVA SERRATA GREEN VASE | GREEN VASE ZELKOVA | 8-10" CALIPER MIN.
PLANTED AT 7 FEET |
| J | JUNIPER CONFERTA | SHORE JUNIPER | 15"-18" |
| BRT | BERBERIS THUNBERGII | BARBERRY
GOLDEN DAYBREAK, | 36" MAX. |

1. LANDSCAPING NOTES:
2. ALL MATERIALS TO BE TYPE AND SIZE AS LISTED UNLESS OTHERWISE APPROVED..
3. 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 APPEARANCE IN RELATION 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 9" 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 MANUFACTURE'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.



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 PREPARED SEPARATELY. FIRE SERVICE LINES HAVE A BACKFLOW PREVENTER (RPZ) 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.

Site Area - Existing Total		I ₂ = 0.143		Acres Existing	
Site Area - Existing Building Imp.		I ₂ = 0.000		Acres Existing Impervious	
Existing Landscaping	6,250	I ₂ = 0.143	Acres		
Grass (year)	1,987	I ₂ = 0.075	Acres		
Proposed Impervious	2,963	I ₂ = 0.068	Acres	New Total Impervious	
2-year			2 year		
5% Gr	Q=A ₂		Ex ₂ Grass		
C = 0.25	I ₂ = 10	min	C = 0.25	I ₂ = 10	min
A = 0.143	I ₂ = 6.6	"/hr	A = 0.143	I ₂ = 4.2	"/hr
Q = 0.143 X 0.25 X	6.6	= 0.237	Q = 0.143 X 0.25 X	4.2	= 0.151
Ex ₂ Impervious	Q=A ₂		Ex ₂ Impervious	Q=A ₂	
C = 0.99	I ₂ = 10	min	C = 0.99	I ₂ = 10	min
A = 0.000	I ₂ = 6.6	"/hr	A = 0.000	I ₂ = 4.2	"/hr
Q = 0.000 X 0.99 X	6.6	= 0.000	Q = 0.000 X 0.99 X	4.2	= 0.000
New Impervious	Q=A ₂		New Impervious	Q=A ₂	
C = 0.99	I ₂ = 10	min	C = 0.99	I ₂ = 10	min
A = 0.068	I ₂ = 6.6	"/hr	A = 0.068	I ₂ = 4.2	"/hr
Q = 0.068 X 0.99 X	6.6	= 0.444	Q = 0.068 X 0.99 X	4.2	= 0.363
New Grass	Q=A ₂		New Grass	Q=A ₂	
C = 0.25	I ₂ = 10	min	C = 0.25	I ₂ = 10	min
A = 0.075	I ₂ = 6.6	"/hr	A = 0.075	I ₂ = 4.2	"/hr
Q = 0.075 X 0.25 X	6.6	= 0.125	Q = 0.075 X 0.25 X	4.2	= 0.079
Existing = 0.237 cfs	Proposed = 0.069 cfs		Existing = 0.151 cfs	Proposed = 0.363 cfs	
We propose an on-site drainage system to accommodate new roof runoff					
Volume @ 1.589 - 0.237 x	3000 =	119,557	I ₂	Storage Volume	Reduction
Volume of Storm	=	x	x	x	6.0 = 169.6
Volume CD of Tank	=	x	x	x	8.0 = 193.8
Vol. of CS, Of Stone	=	x	x	x	6.0 = 193.8
4% weds	=	x	x	x	4.0 = 171.6
Total Storage					
1281.33 F/G	2.80	bank vol.	Required		427.1
6567 Gallons					
Let Drainage area calculated to total site and existing impervious parking. No new impervious area will be created by this proposal. New drainage at all impervious areas that will potentially flow to the road at the driveway.					

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PROPOSED ONE FAMILY HOME FOR
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WEST ORANGE, NJ

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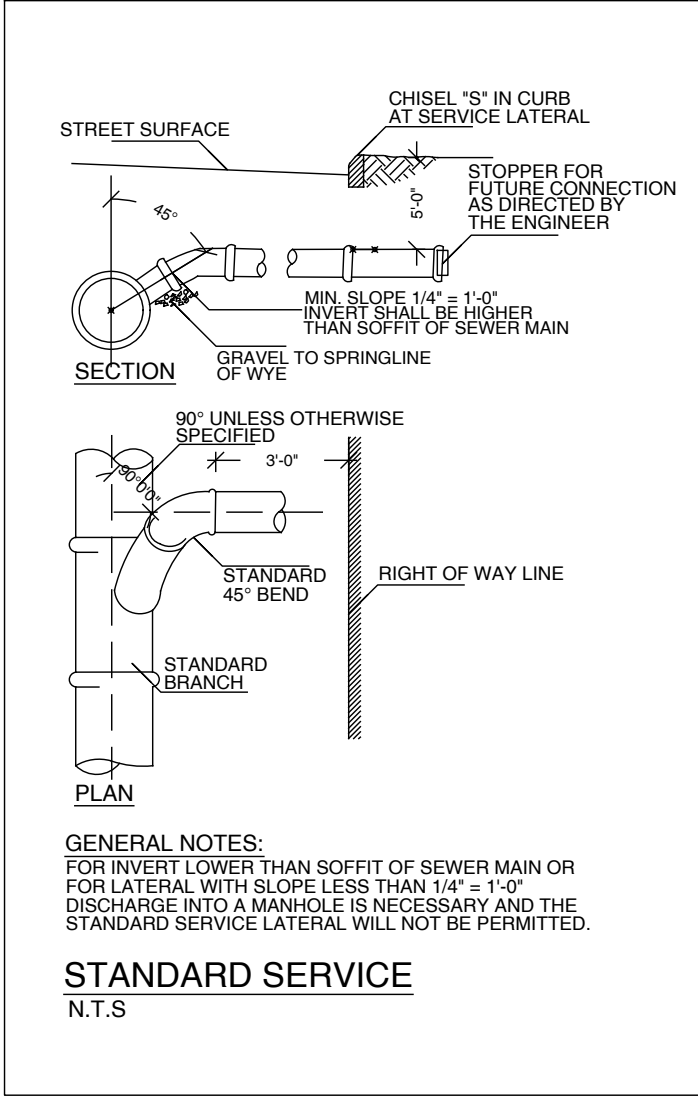
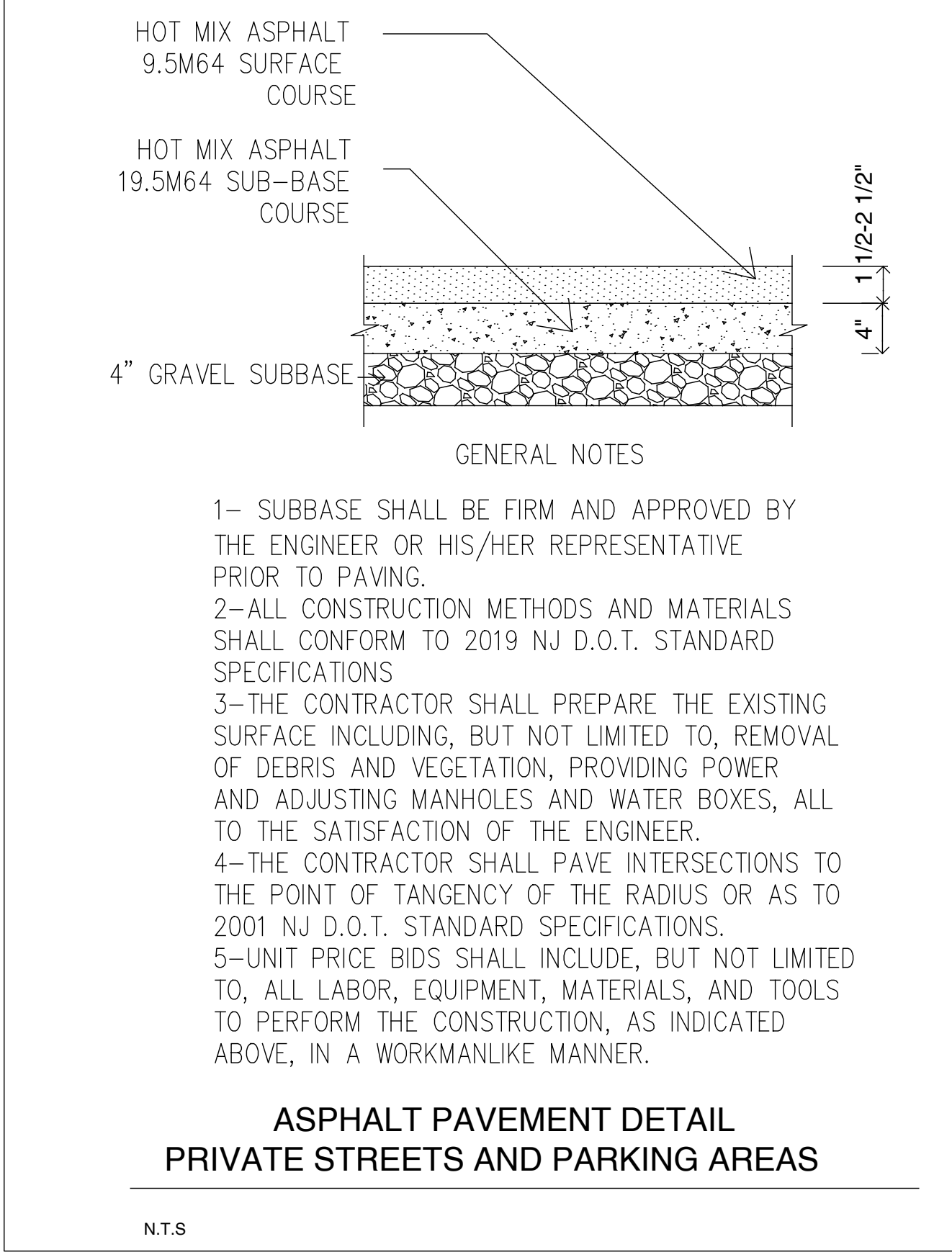
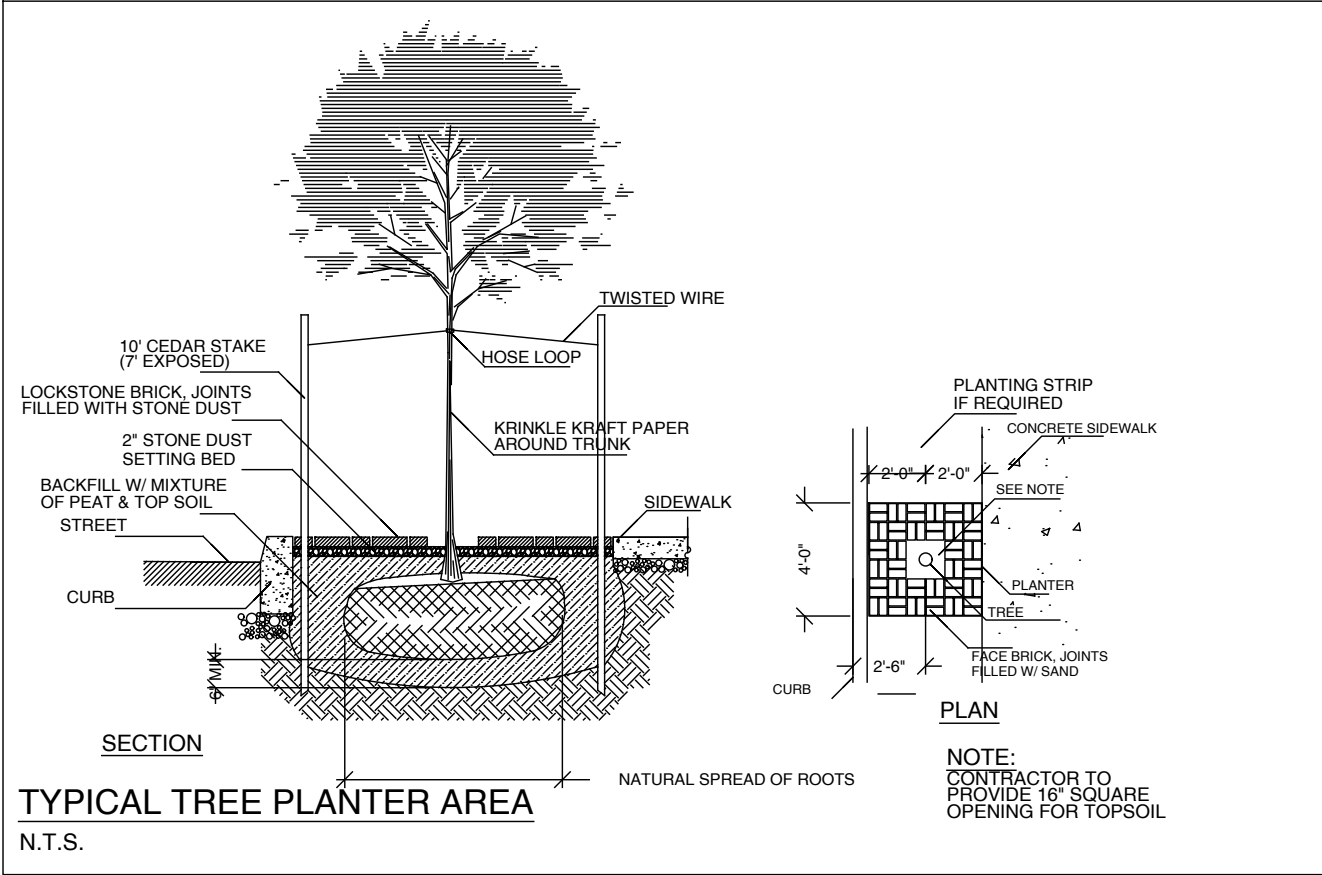
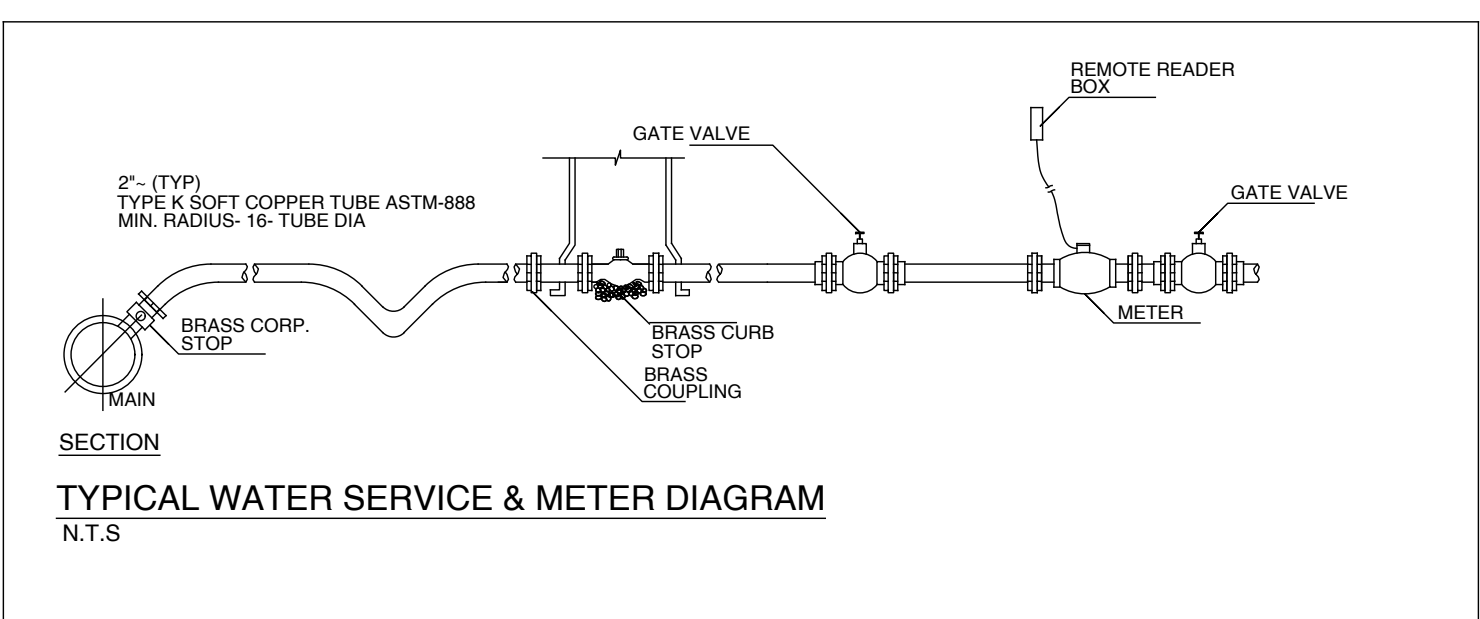
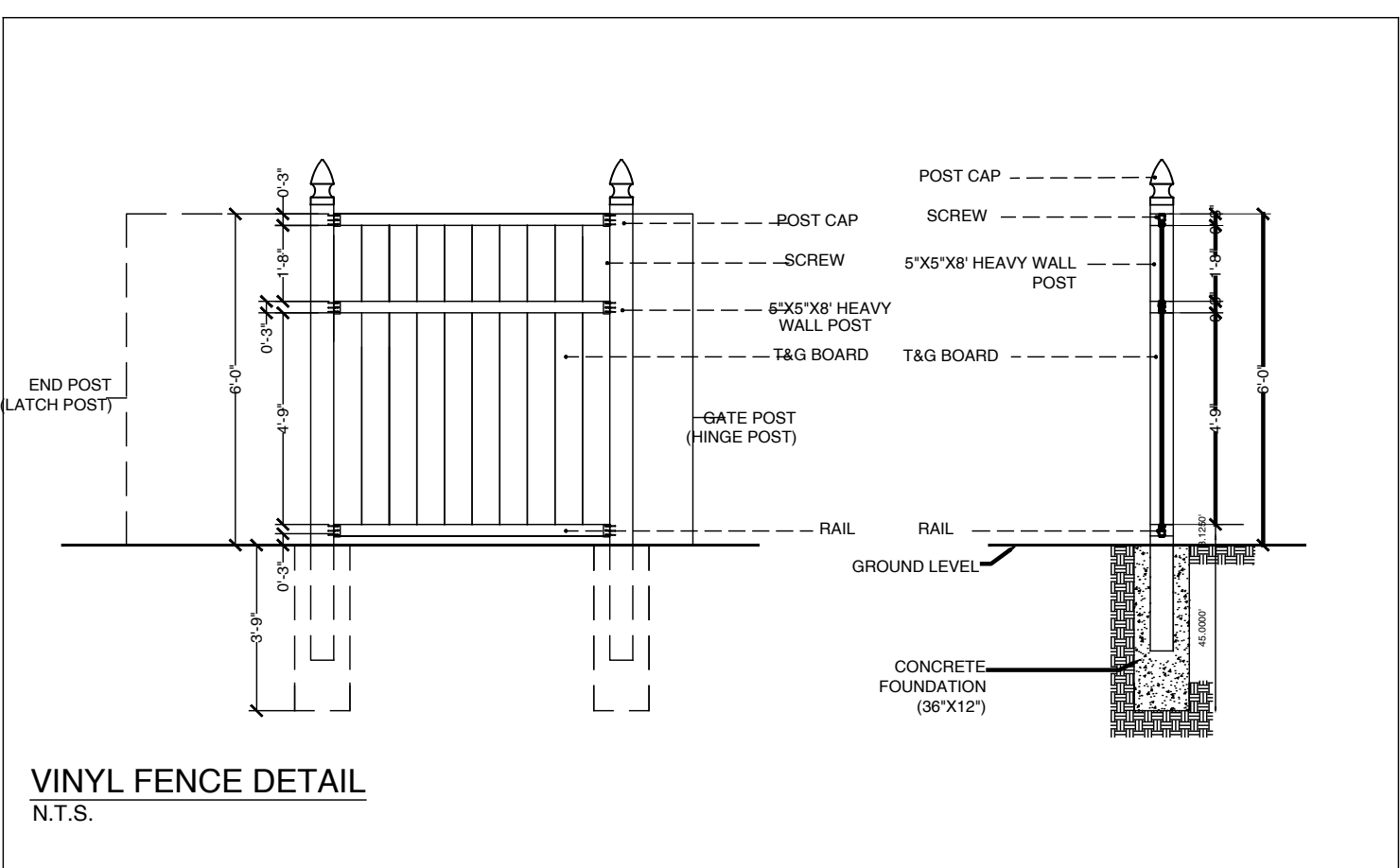
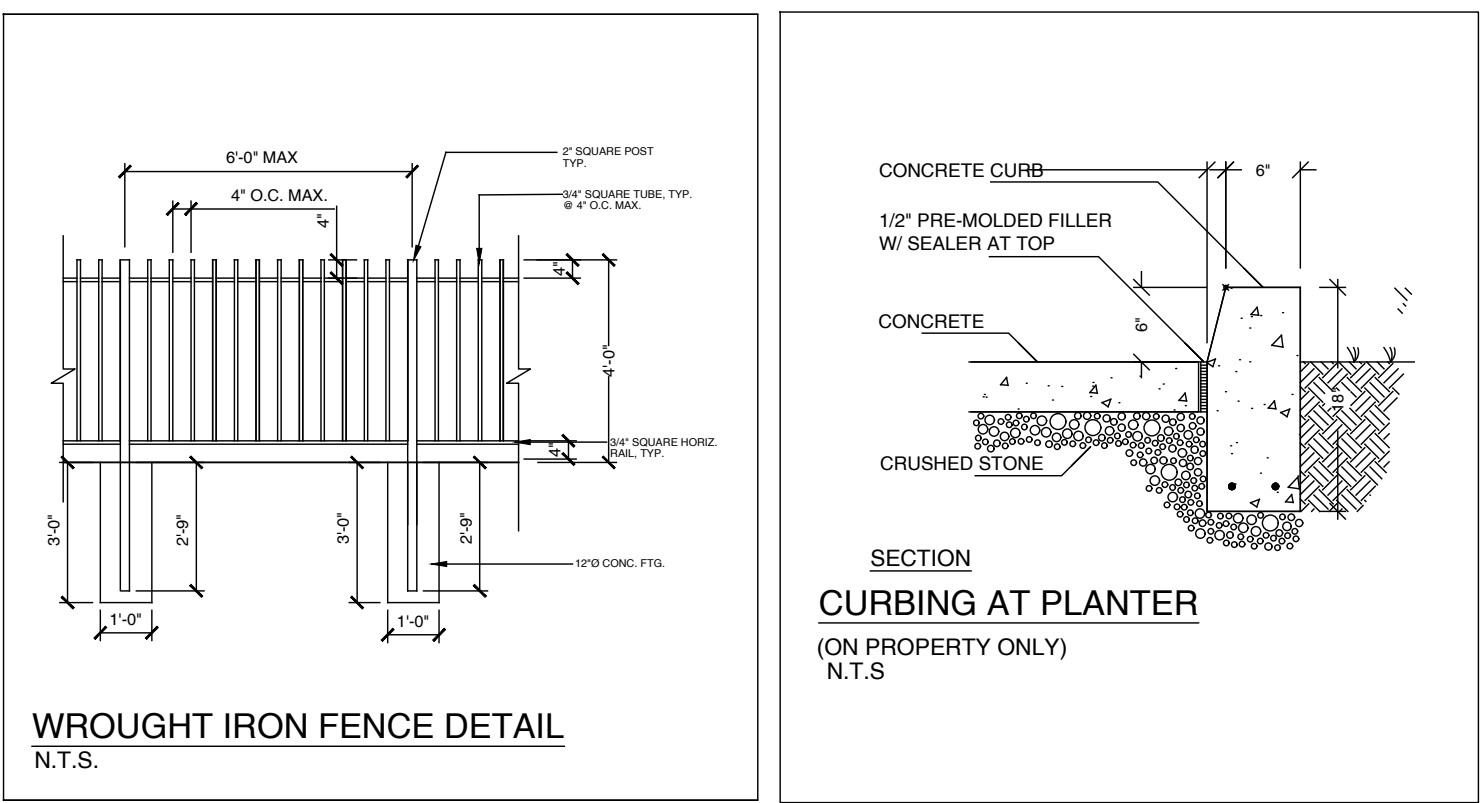
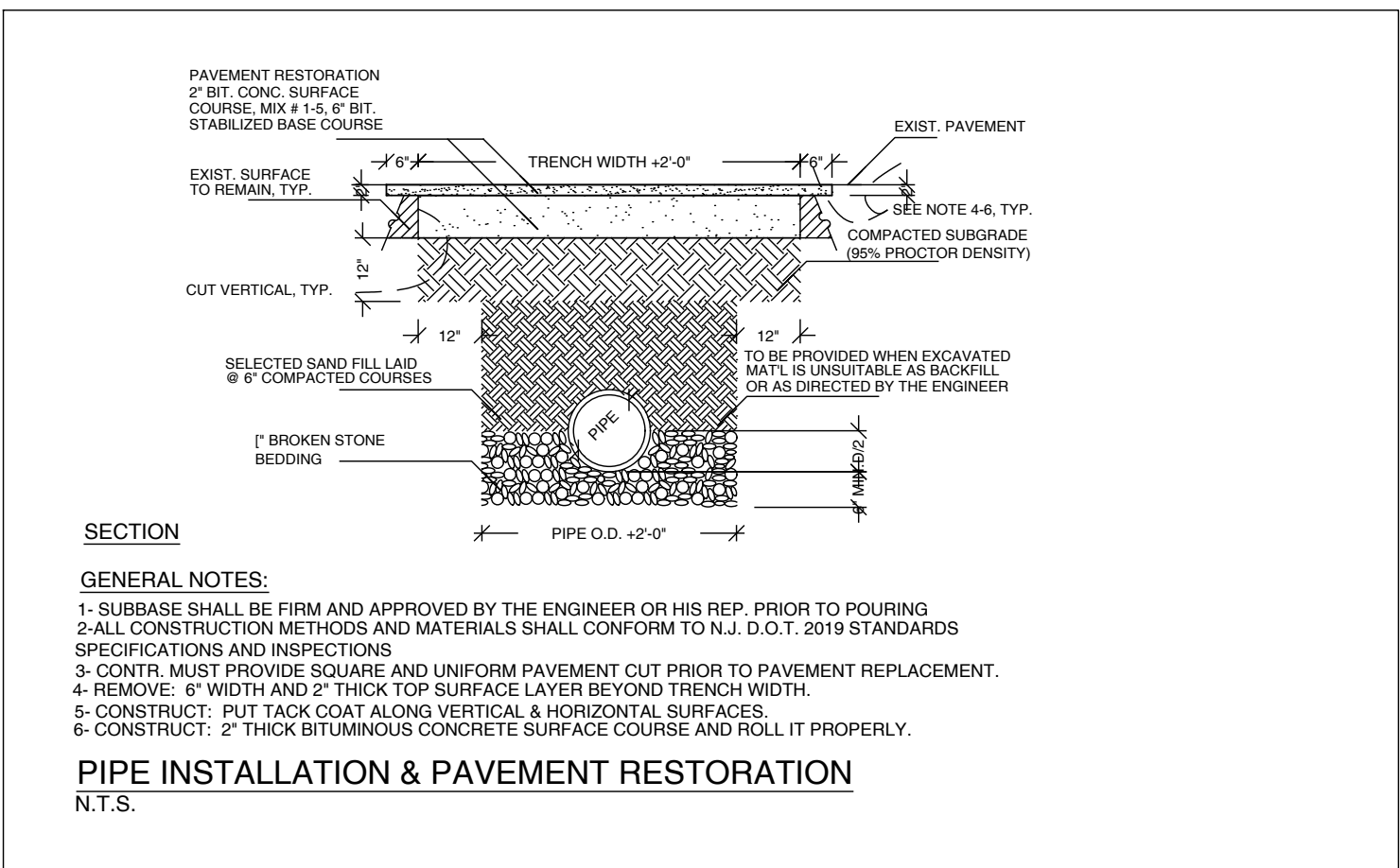
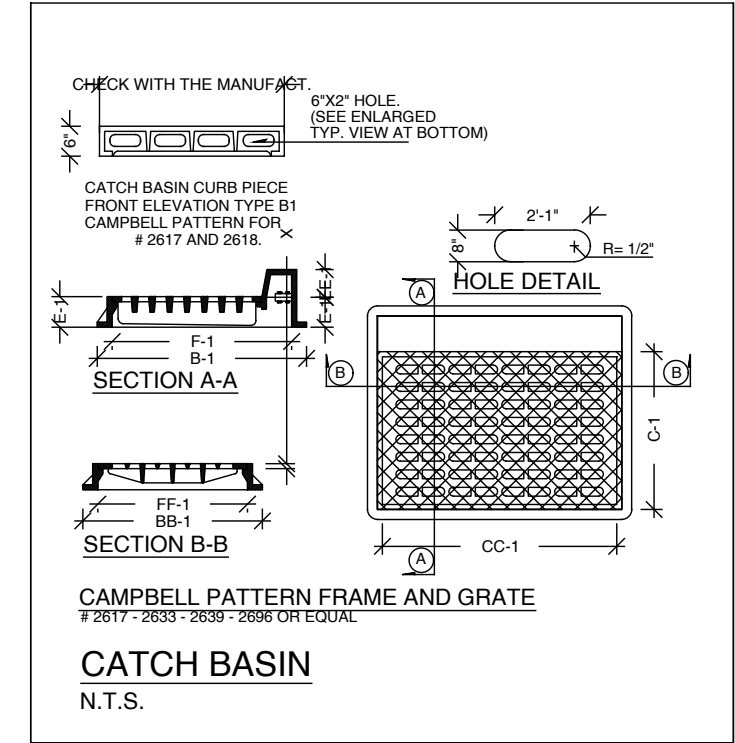
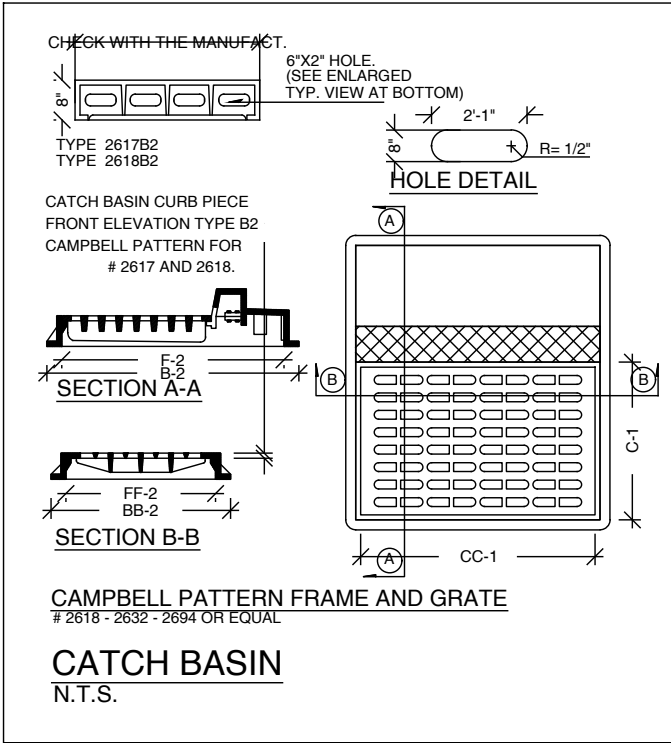
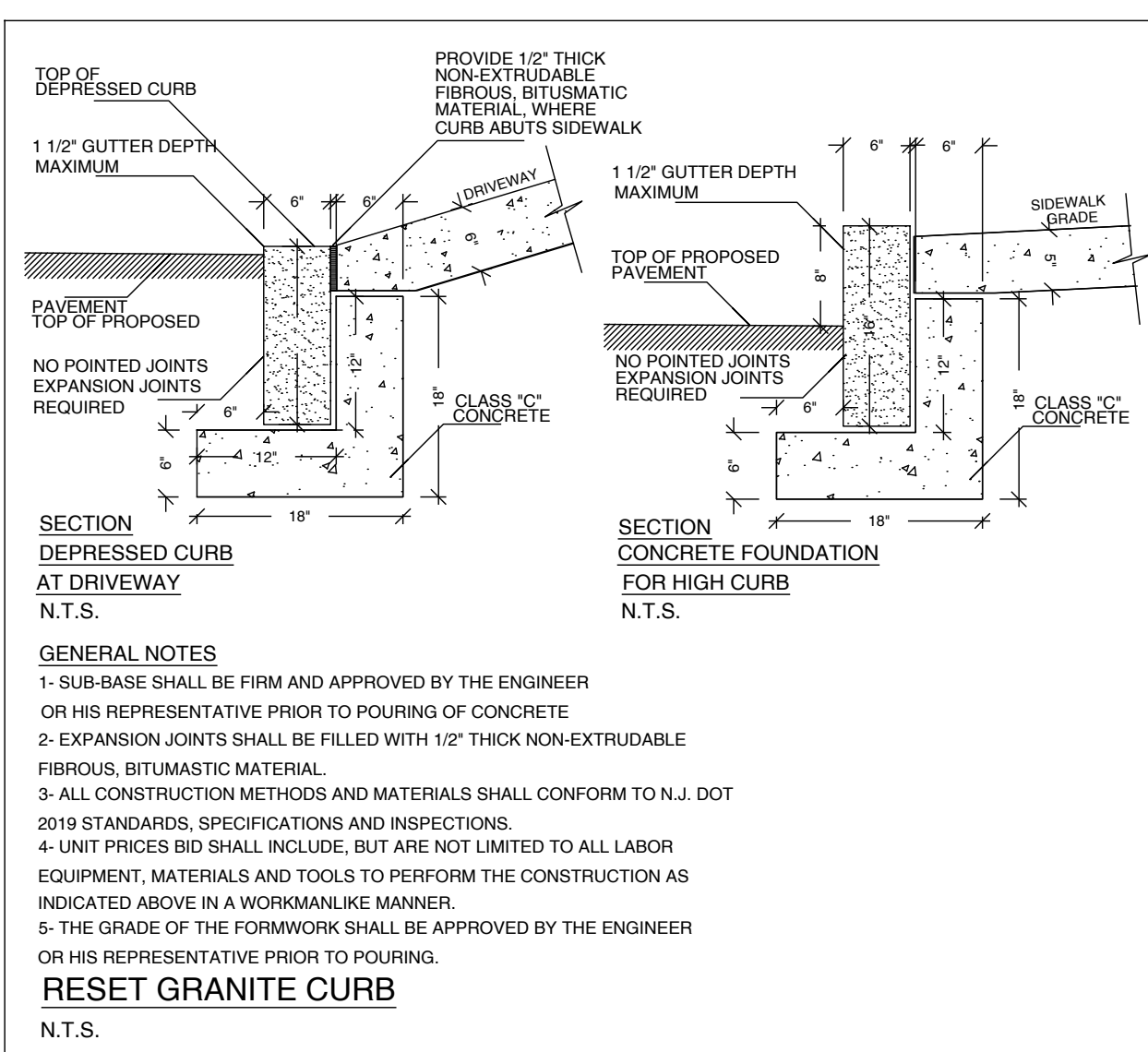
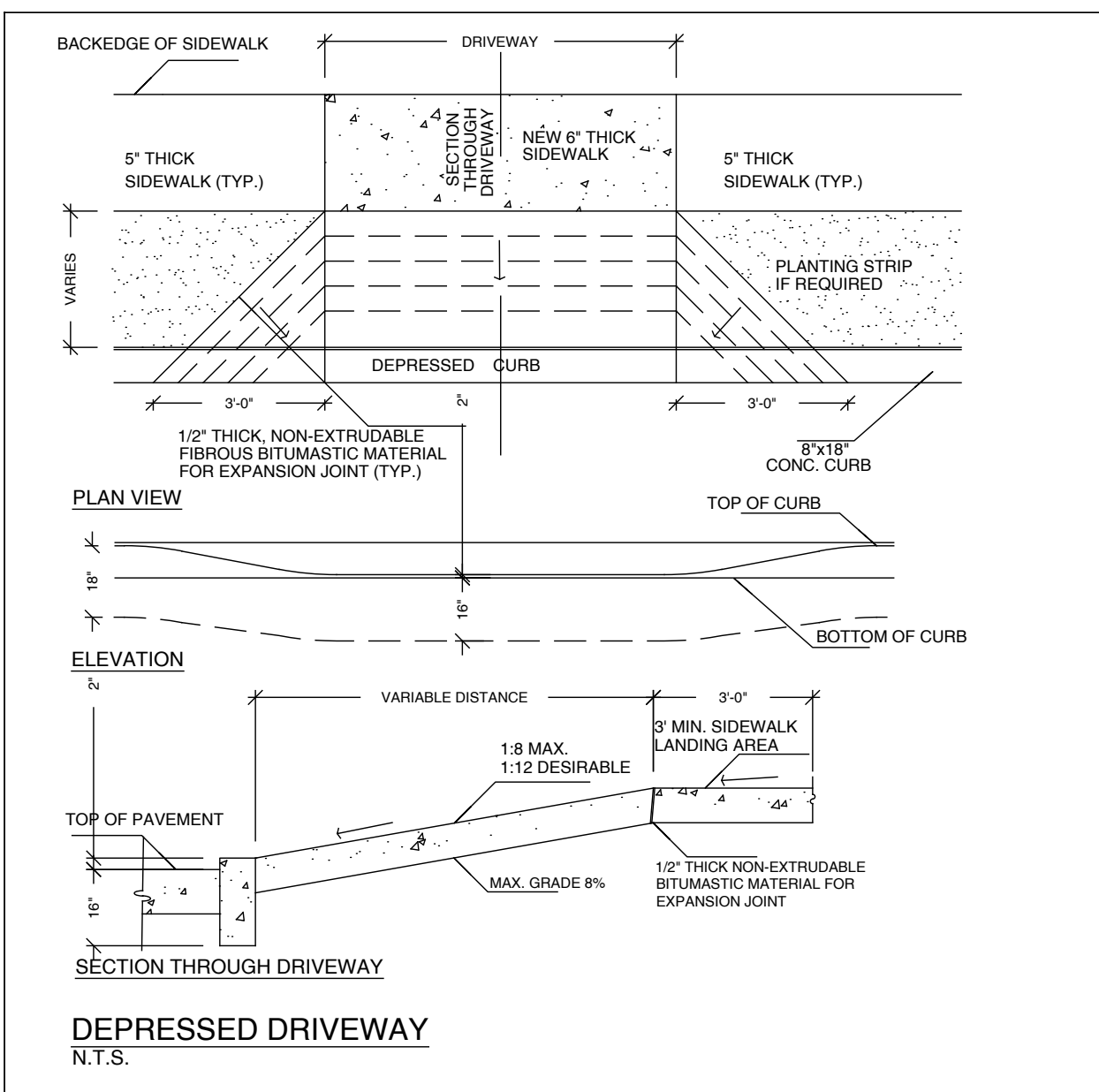
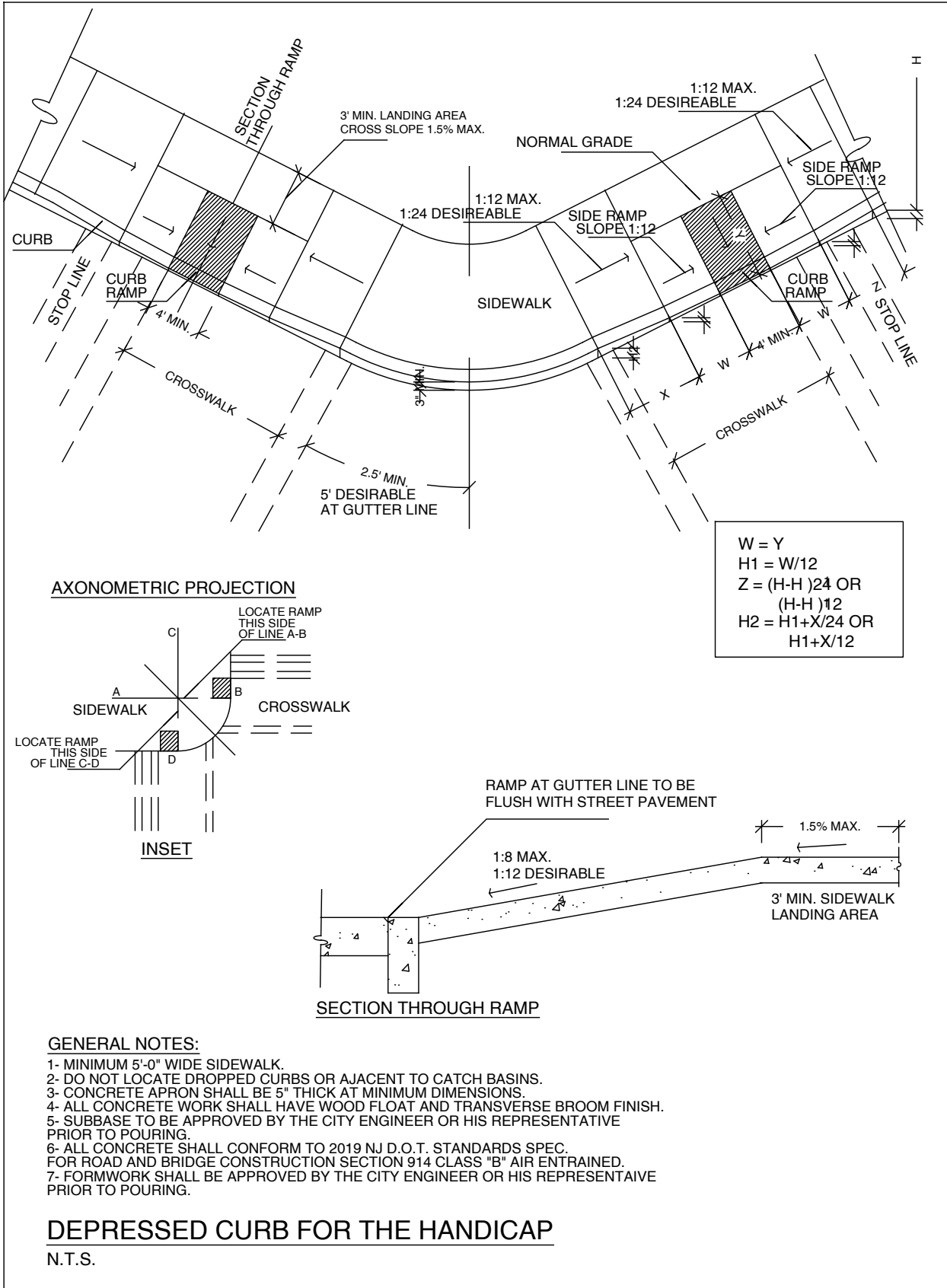
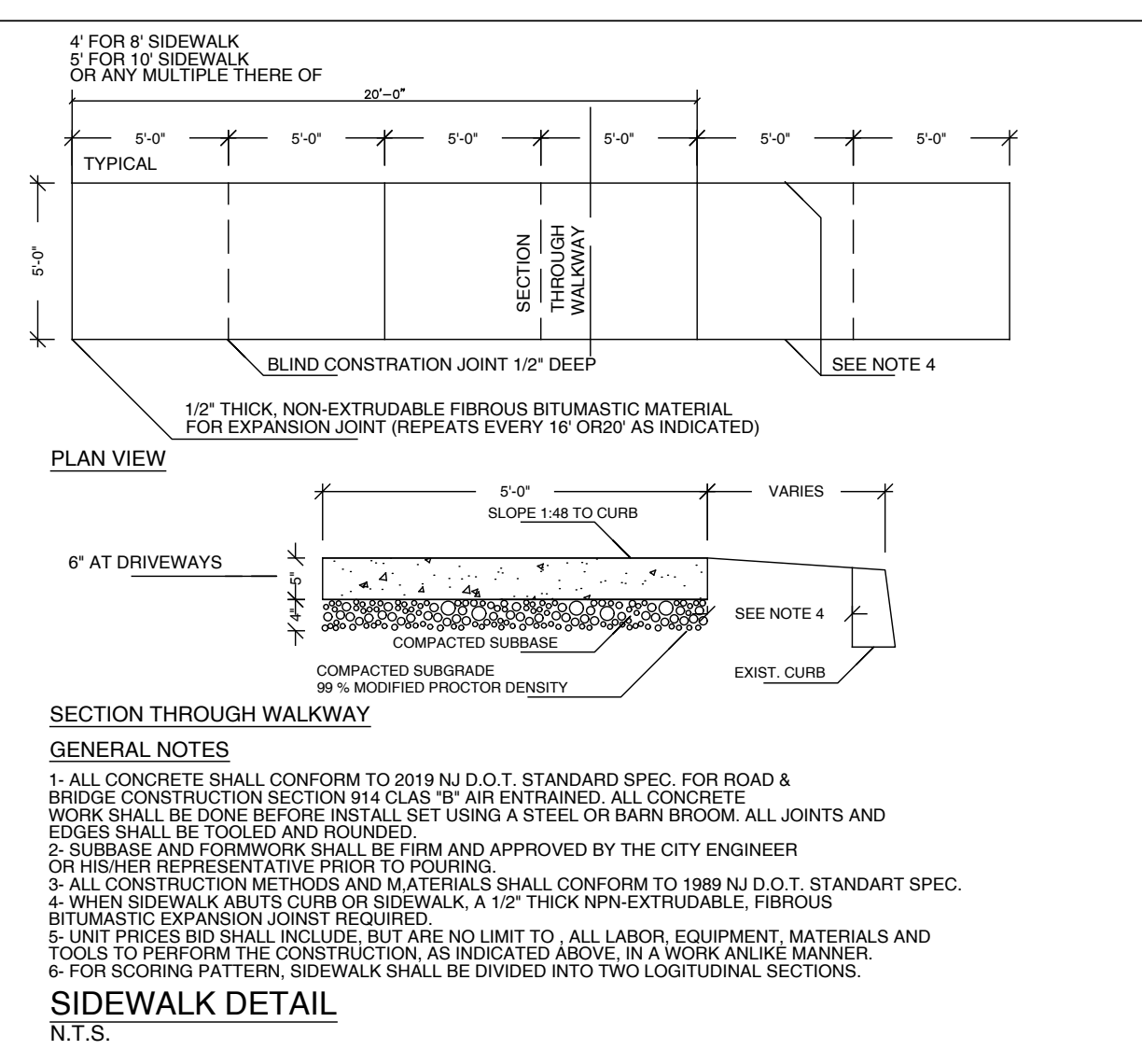
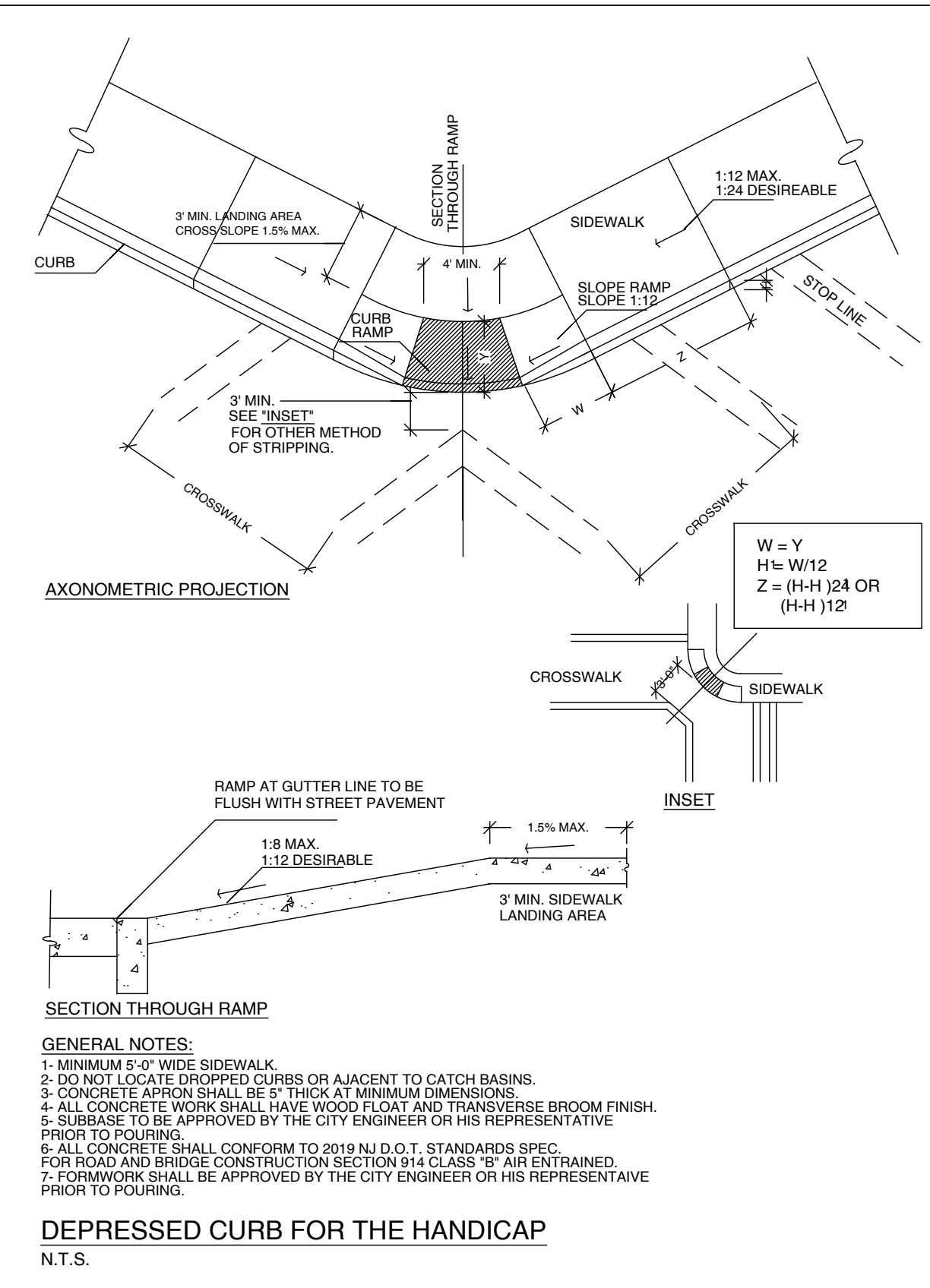
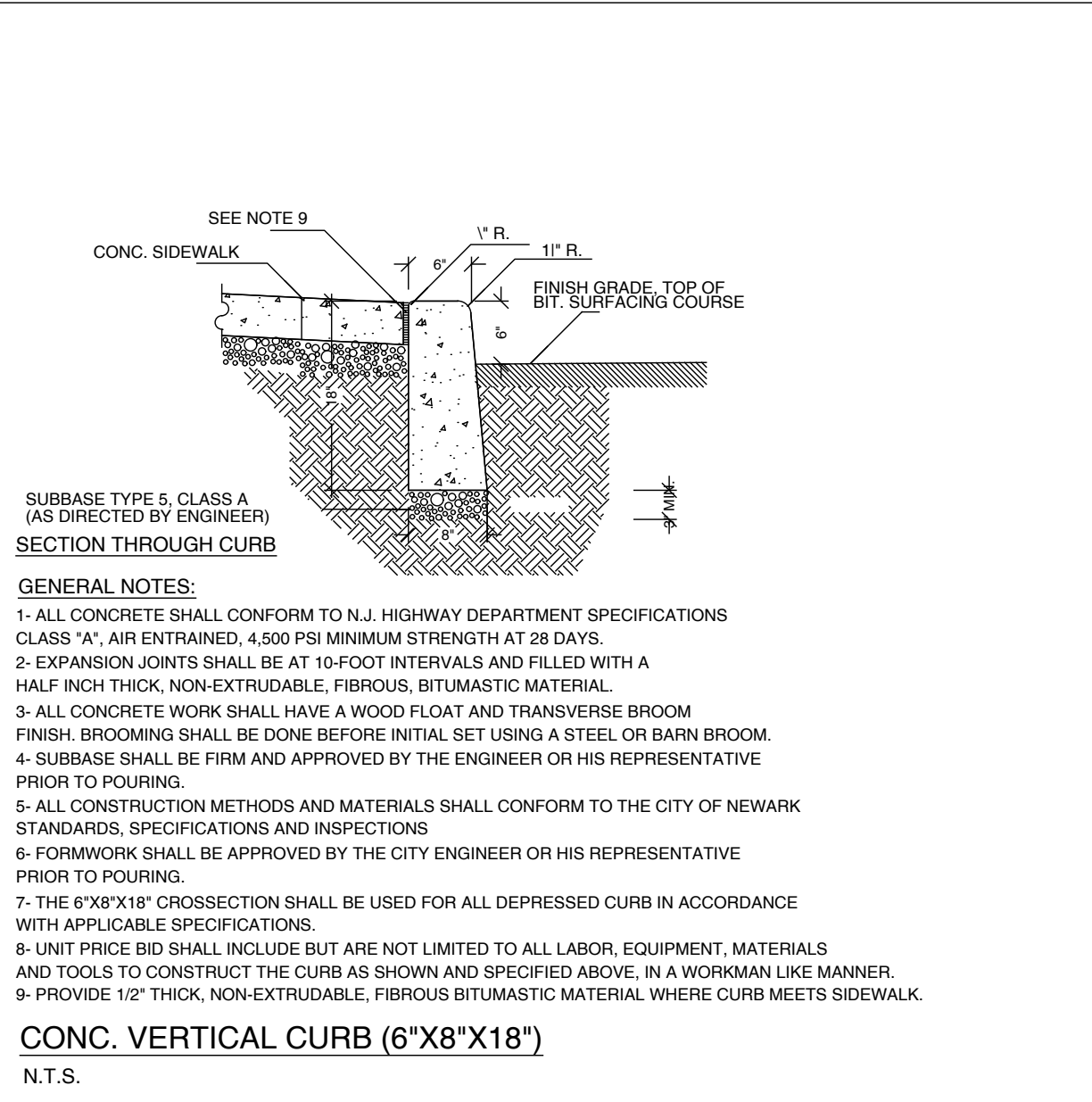
SITE PLAN

MATTHEW G. EVANS
ARCHITECT • PLANNER

00

R.A. LIC. NO.	13803
P.P. LIC. NO.	5662

S-1



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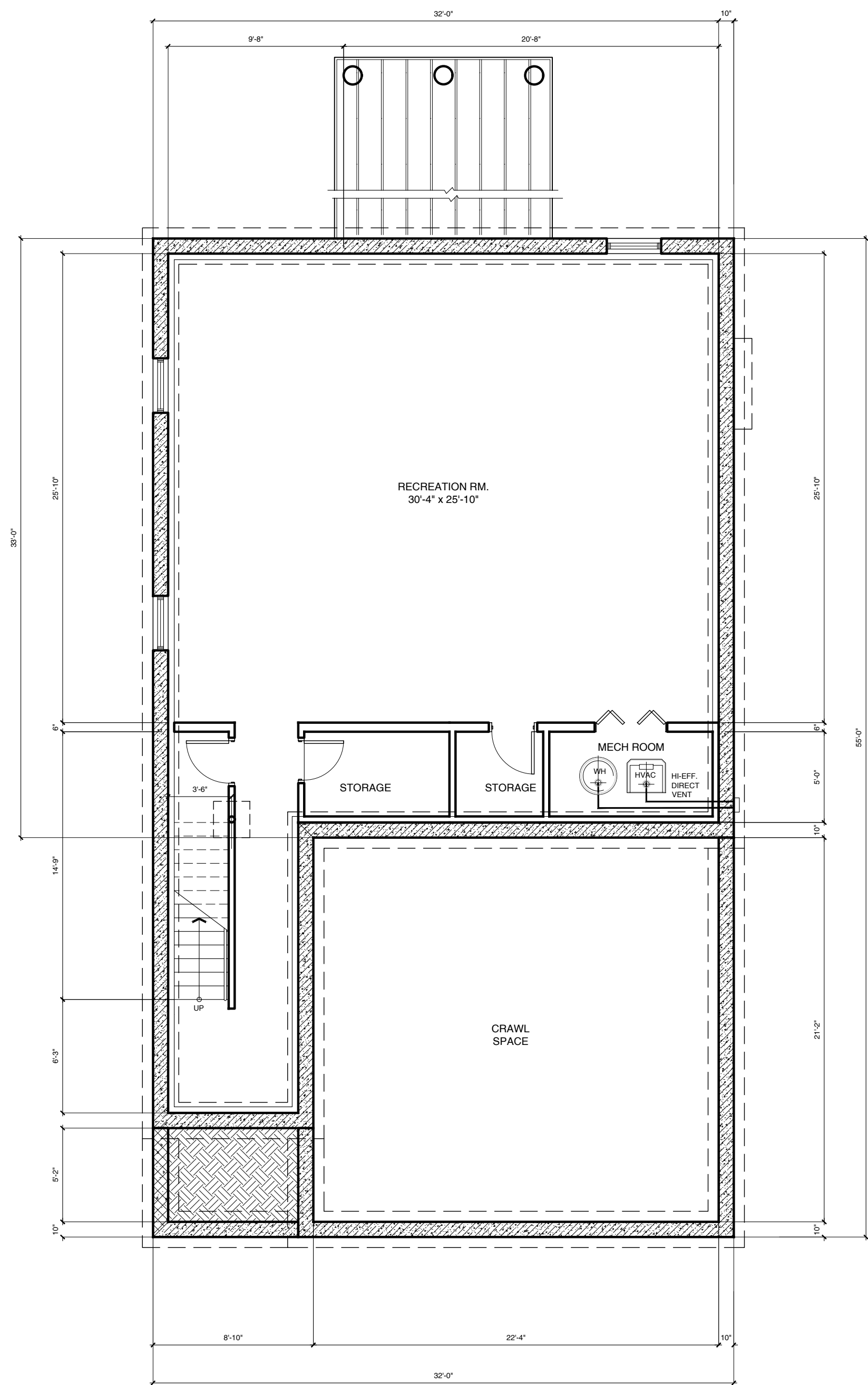
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SITE DETAILS

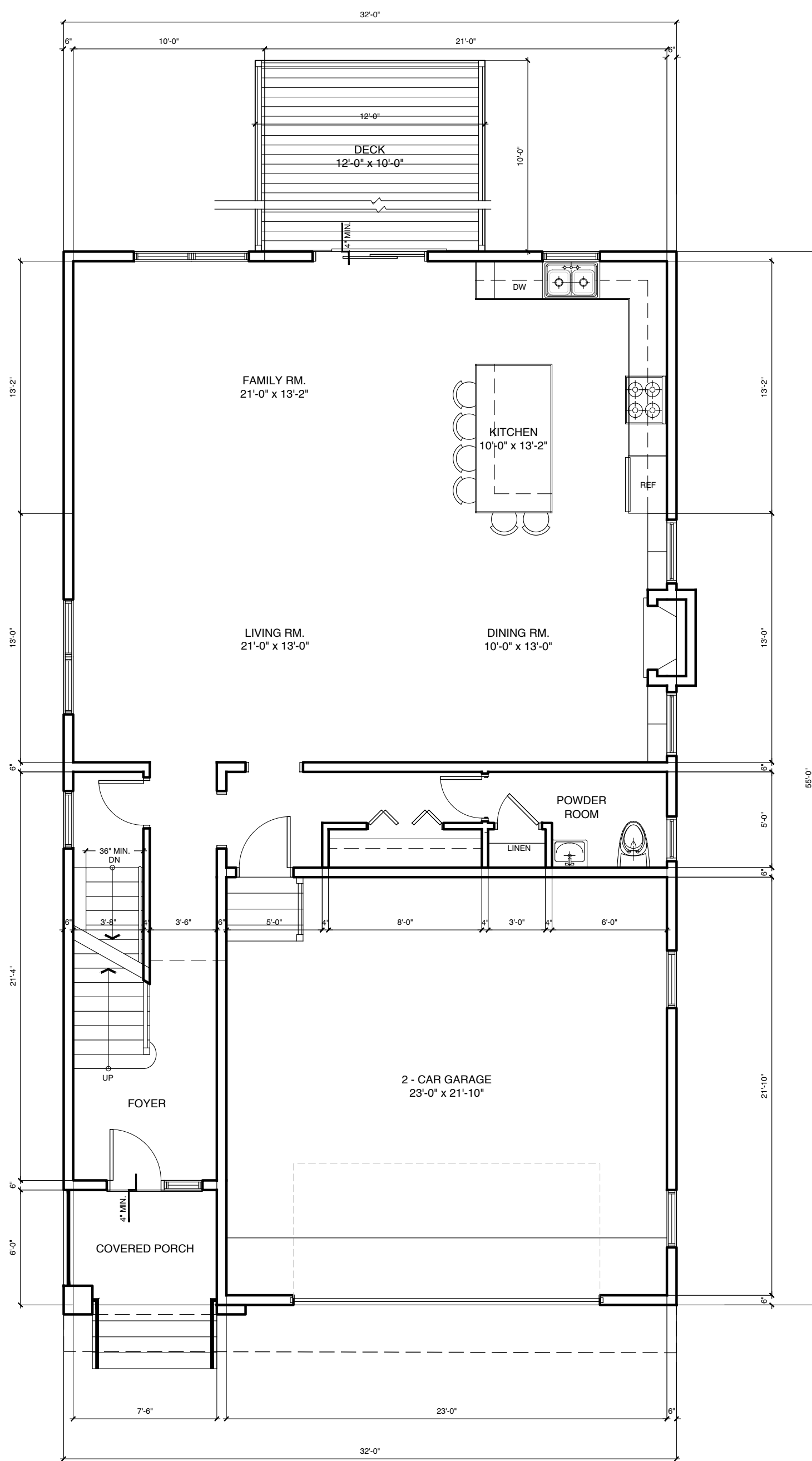
MATTHEW G. EVANS
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SHEET NUMBER
S-3

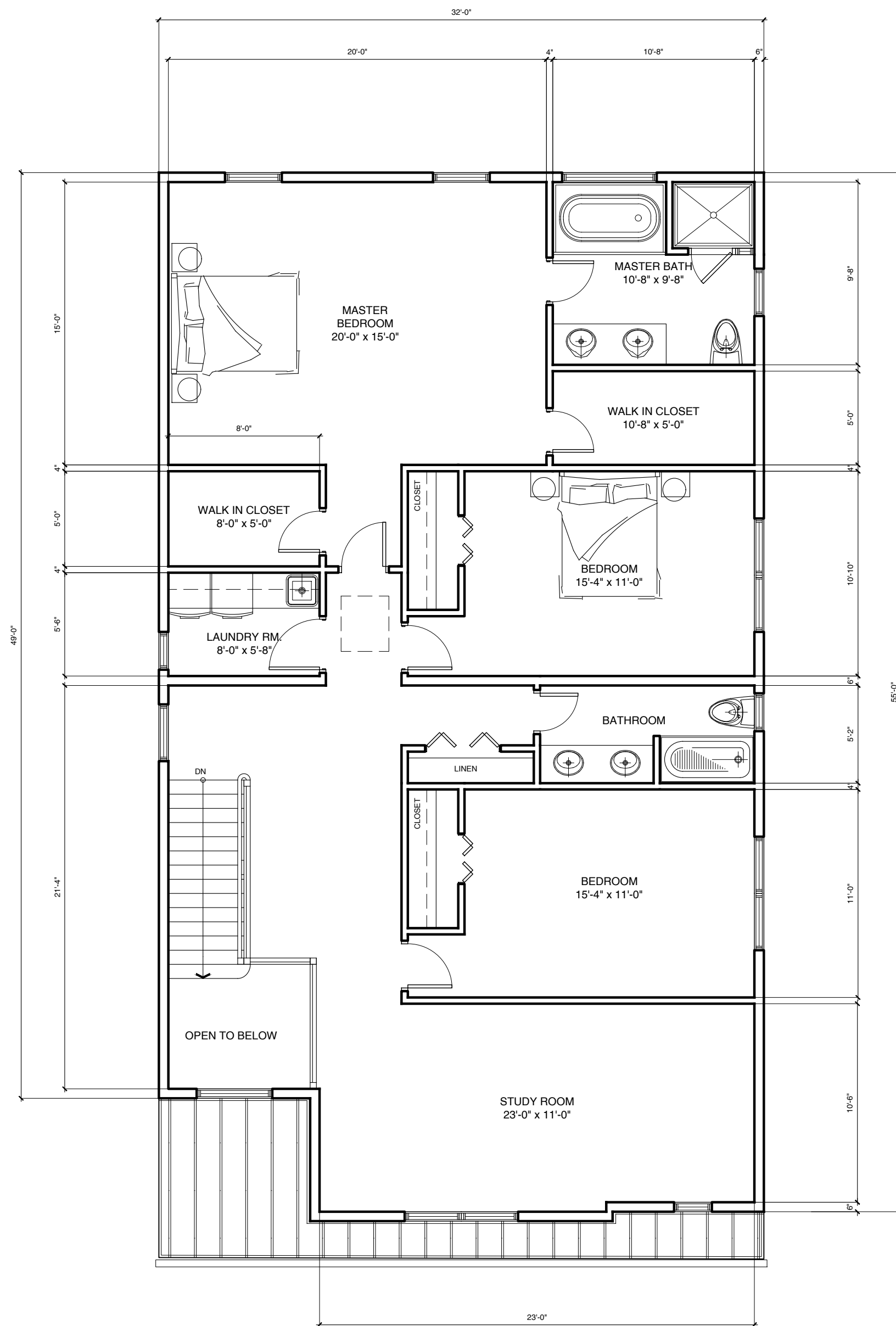
R.A. LIC. NO. 13863
P.P. LIC. NO. 6662



PROPOSED
BASEMENT PLAN
SCALE $\frac{1}{8}" = 1'-0"$



PROPOSED
1st. FLOOR PLAN
SCALE $\frac{1}{8}" = 1'-0"$



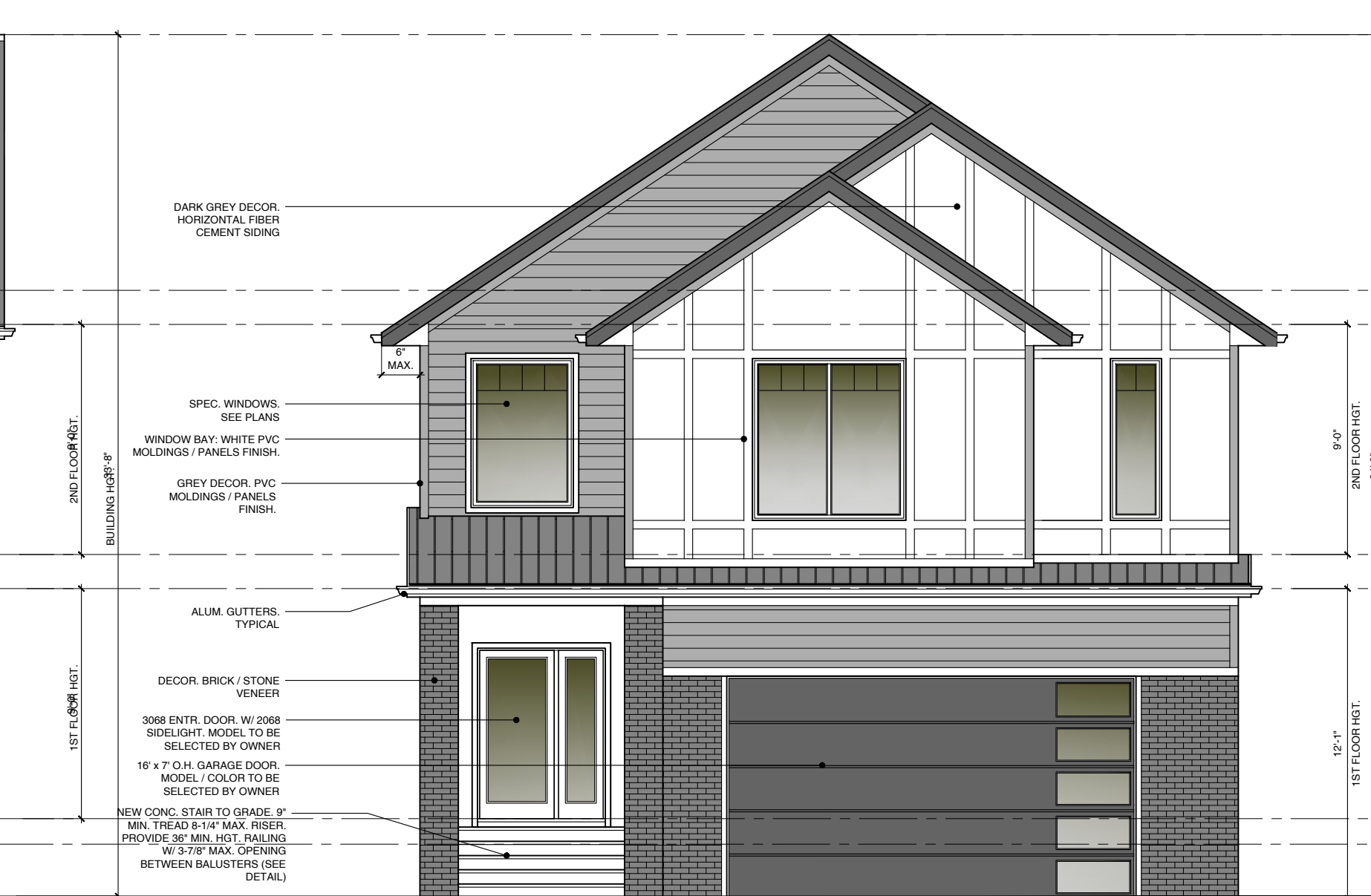
PROPOSED
2nd. FLOOR PLAN
SCALE $\frac{1}{8}" = 1'-0"$



PROPOSED
REAR ELEVATION
SCALE $\frac{3}{16}" = 1'-0"$



PROPOSED
RIGHT SIDE ELEVATION
SCALE $\frac{3}{16}" = 1'-0"$



PROPOSED
FRONT ELEVATION
SCALE $\frac{3}{16}" = 1'-0"$

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FLOOR PLAN & ELEVATION

MATTHEW G. EVANS
ARCHITECT - PLANNER

Matthew G. Evans

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

SHEET
NUMBER

A-1