

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.

LOT : 21
BLOCK : 177.08

4

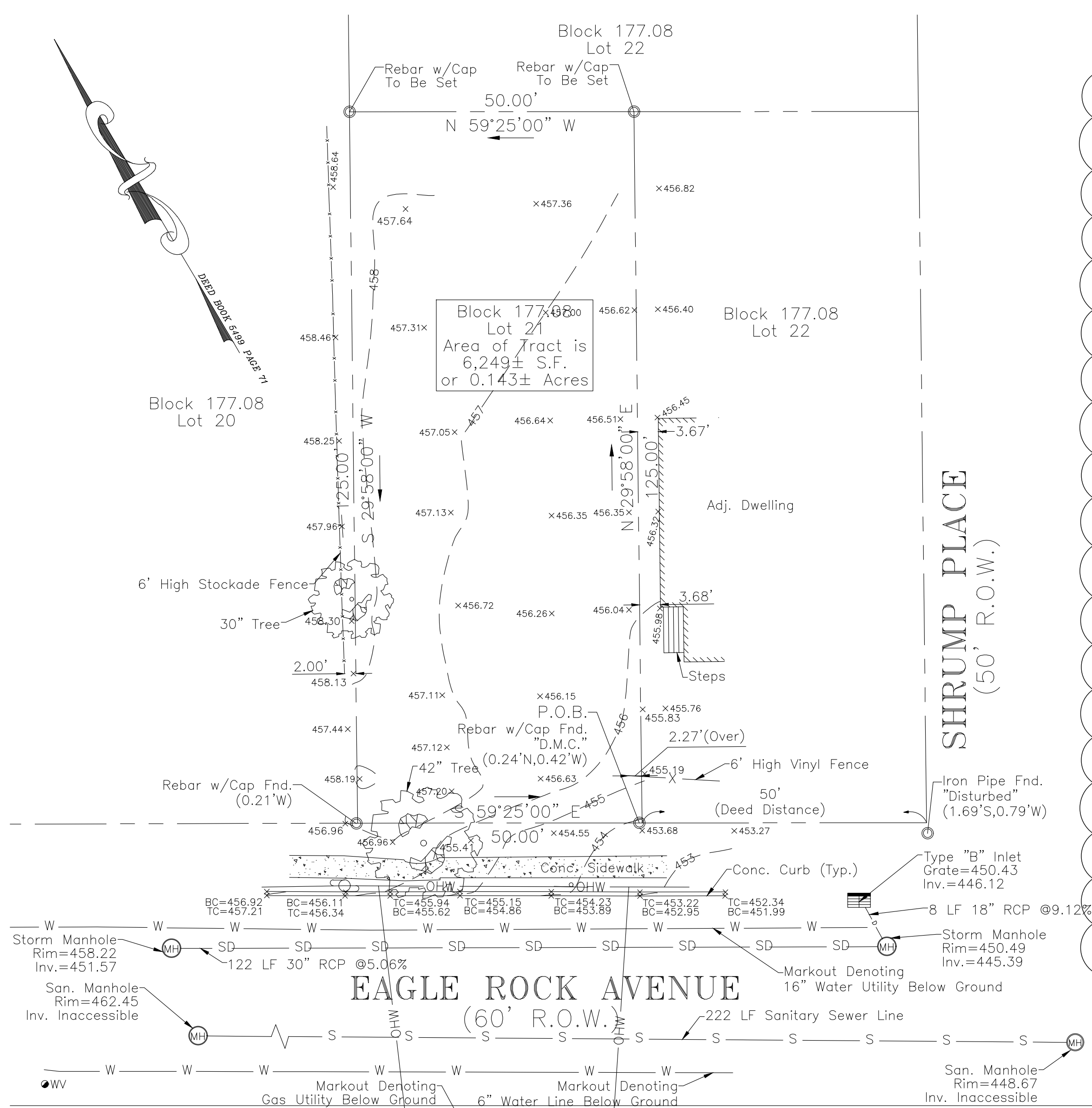


1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND NOTIFICATION REQUIRED FOR ALL CONSTRUCTION PRIOR TO THE START OF ANY WORK.
2. ALL UTILITY COMPANIES ARE TO BE NOTIFIED FOR MARK UP PRIOR TO THE COMMENCEMENTS OF CONSTRUCTION BY THE CONTRACTOR.
3. ALL LOCATIONS OF EXISTING UTILITIES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

SCALE N.T.S.

C-1

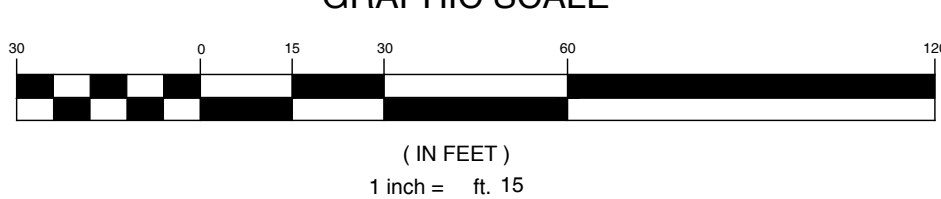
R.A. LIC. NO. 13803
P.P. LIC. NO. 5662



EXISTING SITE PLAN

SCALE 1" = 15'-0"

GRAPHIC SCALE



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:

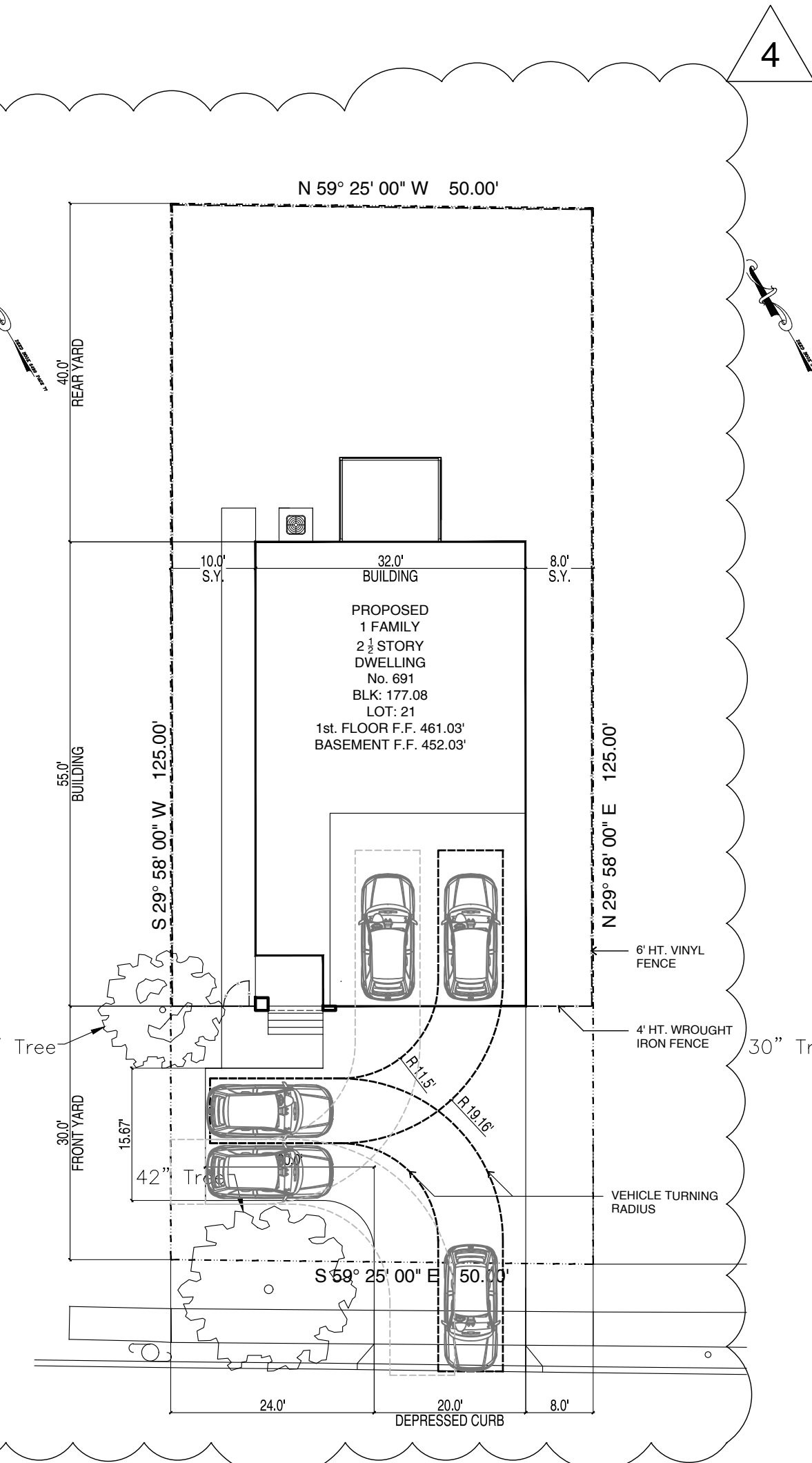
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
ZV	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	3-1/2" - CALIPER MIN. BRANCHED AT 7 FEET
J	JUNIPER CONFERTA	SHORE JUNIPER	15"-18"
BRT	BERBERIS THUNBERGII	BARBERRY GOLDEN DAYBREAK.	36" MAX.

SURVEY NOTES:

FOR FURTHER INFORMATION
REFER TO SURVEY PREPARED BY

AMERICAN LAYOUT

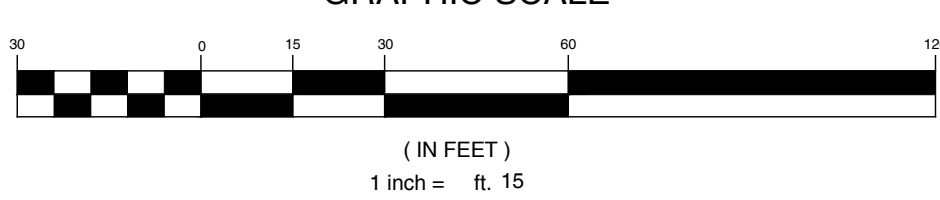
922 NJ-33 SUITE 3
FREEHOLD, N.J. 07728
TEL. (844) 787-8399
DATE: 12-14-2023



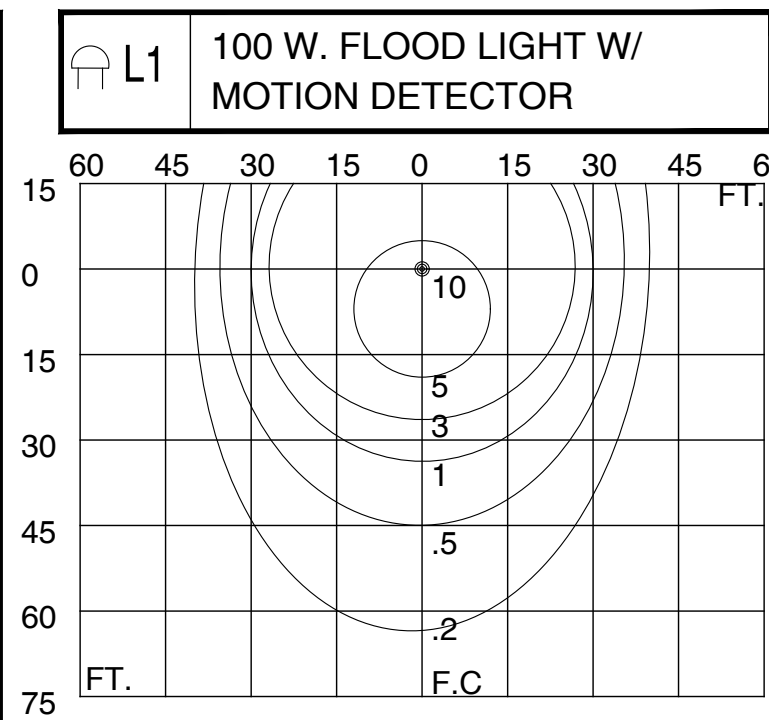
PROPOSED SITE PLAN

SCALE 1" = 15'-0"

GRAPHIC SCALE



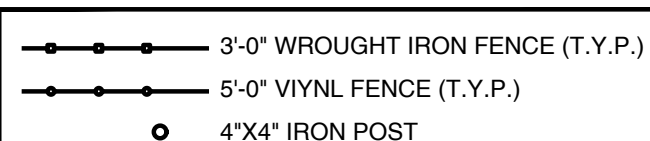
ELECTRICAL SCHEDULE



ILLUMINATION DIAGRAM

NTS

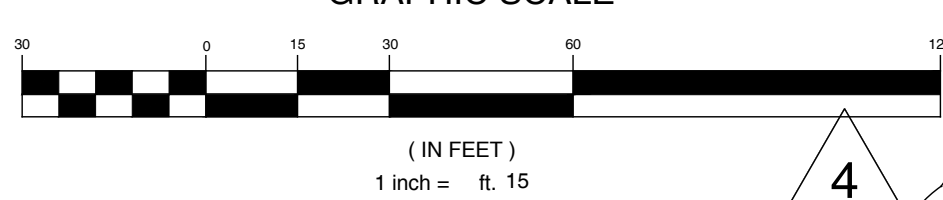
L-1: LIGHTOLIER MODEL 4836BZ WALL MOUNTED LAMP MOUNTED 8'-0" ABOVE PAVEMENT 2 LT. 7W COMPACT FLUORESCENT LAMPS OR EQ. W/ MOTION DETECTOR



PROPOSED LIGHTING / LANDSCAPING PLAN

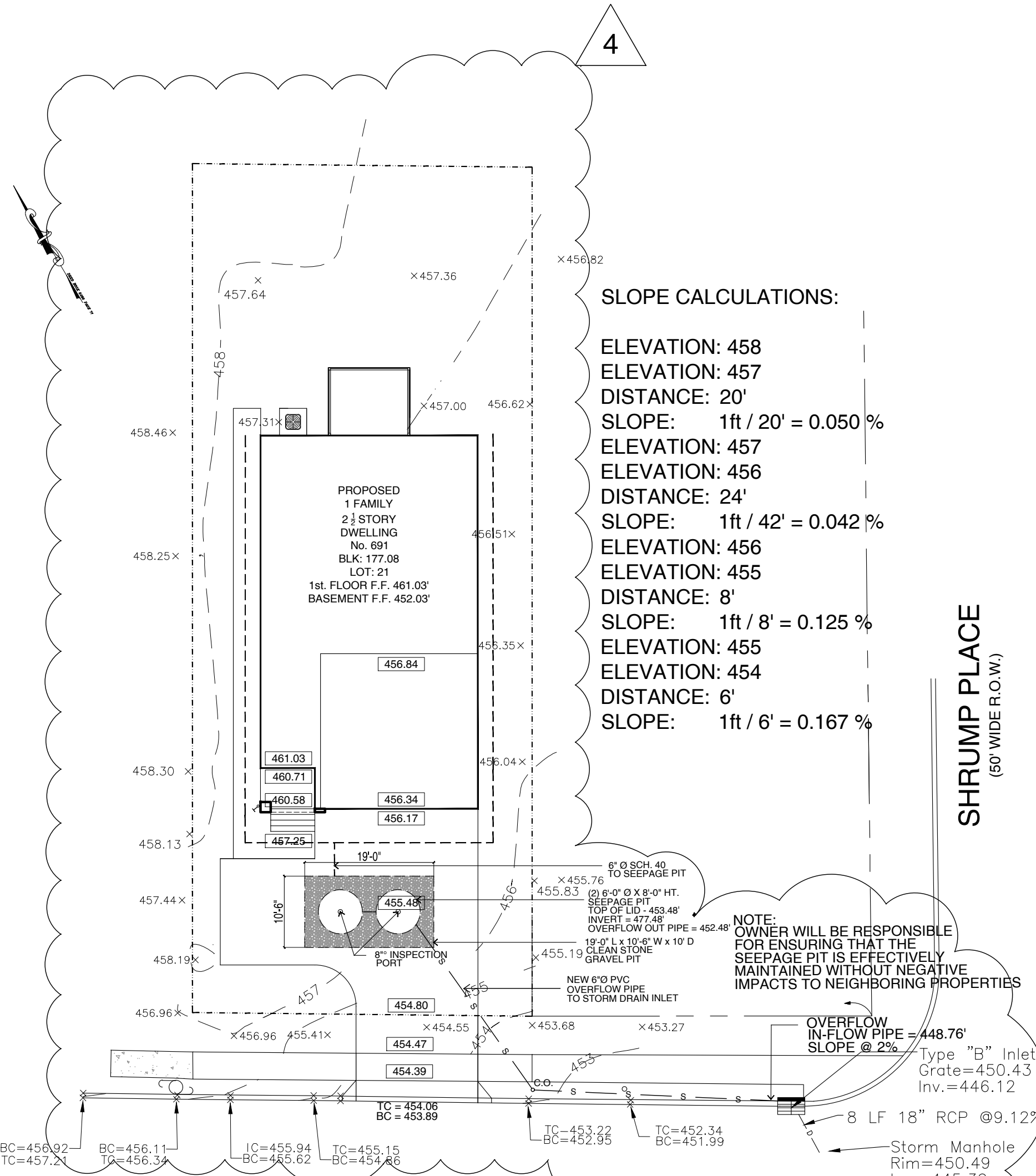
SCALE 1" = 15'-0"

GRAPHIC SCALE



UTILITY NOTES (AS APPLICABLE):

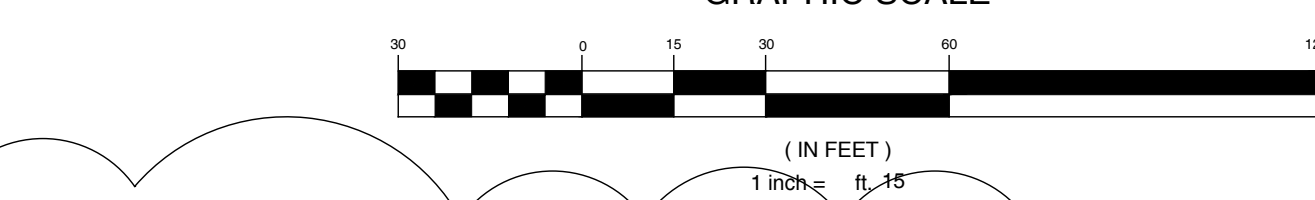
1. NEW SERVICE INSTALLATION REQUIRES EXISTING SERVICES TO BE TERMINATED PER DEPARTMENT GUIDELINES. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE DEPARTMENT OF WATER AND SEWER UTILITIES TO OBTAIN PERMITS AND SCHEDULE OF THE DISCONTINUANCE OF WATER AND SEWER SERVICE. EXISTING SEWER SERVICE SHOULD 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 (RFP) 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.



PROPOSED GRADING PLAN / DRAINAGE PLAN

SCALE 1" = 15'-0"

GRAPHIC SCALE



Site Area - Existing Total	6,250	ft ²	=	0.143	Acres	Existing
Site Area - Existing Building/Asphalt	0	ft ²	=	0.000	Acres	Existing Impervious
Existing Landscaping	6,250	ft ²	=	0.143	Acres	
Proposed Grass	3,287	ft ²	=	0.075	Acres	
Proposed Impervious area in question	2,963	ft ²	=	0.068	Acres	New Total Impervious

10 year Exfg. Grass	Q=Ci	tc=10 min	i=5.8 "/hr	Q=0.143 X 0.99 X 5.8 = 0.208 cfs
Exfg. Impervious	Q=Ci	tc=10 min	i=5.8 "/hr	Q=0.000 X 0.99 X 5.8 = 0.000 cfs
New Impervious	Q=Ci	tc=10 min	i=5.8 "/hr	Q=0.068 X 0.99 X 5.8 = 0.391 cfs

New Grass	Q=Ci	tc=60 min	i=5.8 "/hr	Q=0.075 X 0.25 X 5.8 = 0.109 cfs
Existing = 0.208 cfs	Proposed = 0.500 cfs			

We propose an on-site drainage system to accommodate new roof runoff.				
Volume	0.500 - 0.208	x 3600 =	1051.01	ft ³
Volume ID of Tank	n x 6 x 8.0 =			226.19 ft ³
Volume of Stone	10 x 10 x 12.0 =			1200 ft ³
Volume OD of Tank	n x 6.5 x 8.0 =			265.46 ft ³
Adj. Vol. Of Stone				934.53 ft ³
40% Void				373.81 ft ³

2 tank Proposed	1573.83 ft ³	Storage	1.34 tank vol.	Required	786.92 ft ³
11773 Gallons					

Lot drainage area calculated is total site and existing impervious parking. No new impervious area will be created by this proposal. New drainage pit will accommodate all impervious areas that will potentially flow to the road at the driveway.

Hydrographs	0.500	0.000			
10 year					
2 year					

SLOPE CALCULATIONS:

ELEVATION: 458
ELEVATION: 457
DISTANCE: 20'
SLOPE: 1ft / 20' = 0.050 %
ELEVATION: 457
ELEVATION: 456
DISTANCE: 24'
SLOPE: 1ft / 42' = 0.042 %
ELEVATION: 456
ELEVATION: 455
DISTANCE: 8'
SLOPE: 1ft / 8' = 0.125 %
ELEVATION: 455
ELEVATION: 454
DISTANCE: 6'
SLOPE: 1ft / 6' = 0.167 %

NOTE: OWNER WILL BE RESPONSIBLE FOR ENSURING THAT THE SEEPAGE PIT IS EFFECTIVELY MAINTAINED WITHOUT NEGATIVE IMPACTS TO NEIGHBORING PROPERTIES

OVERFLOW IN-FLOW PIPE = 448.76'
SLOPE @ 2%
Type "B" Inlet
Grate=450.43
Inv.=446.12
Storm Manhole
Inv.=445.39

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

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DRW BY	DATE	REV	COMMENT
CHR	12.18.23	1	
CHR	04.18.24	2	COMMENT AS PER MUNICIPAL ENGINEER
CHR	07.08.24	2	RESUBMISSION
CHR	09.23.24	3	CHANGES AS PER MEETING 08.15.24
CHR	11.04.24	4	CHANGES AS PER MEETING 10.10.24

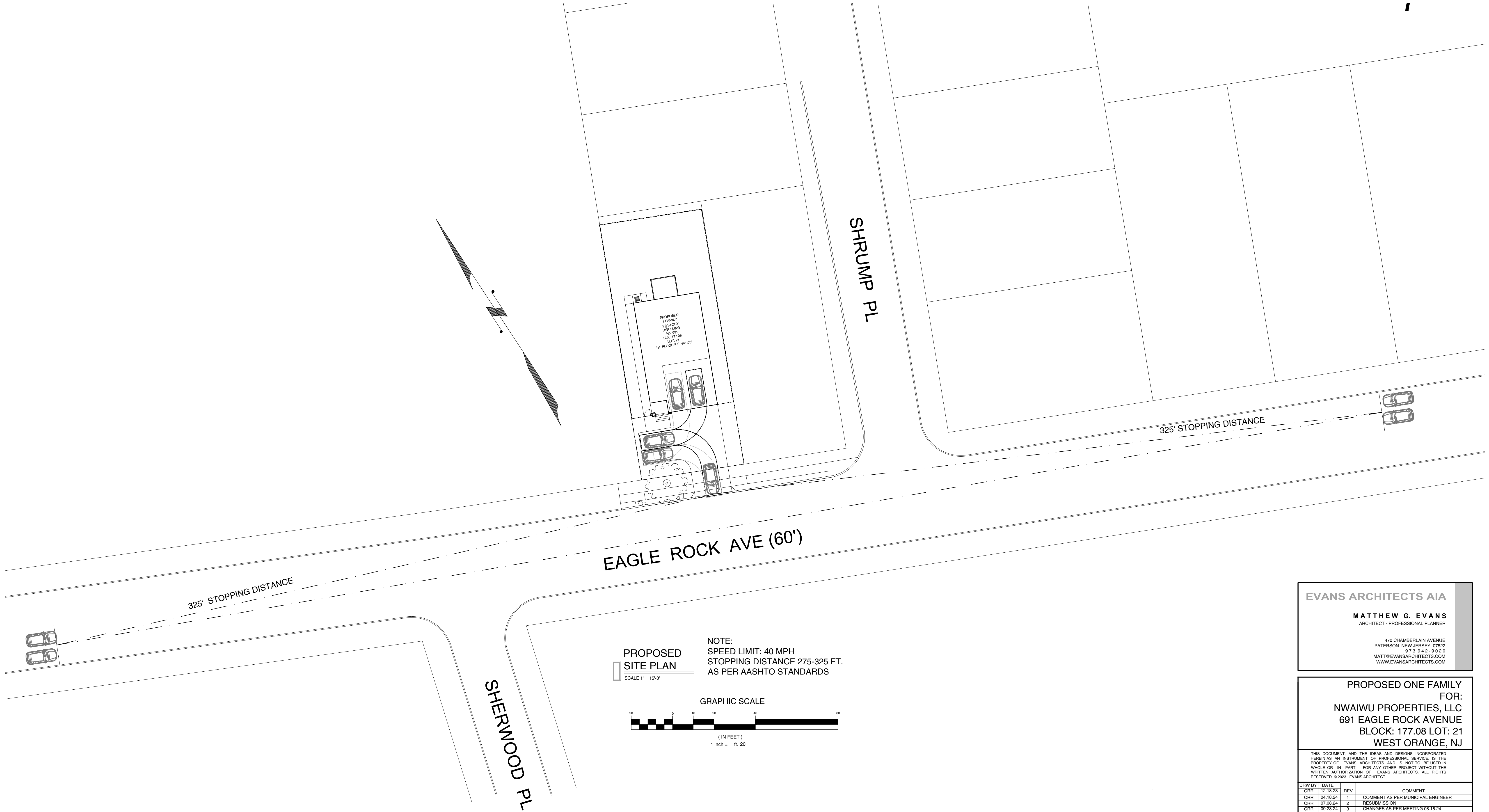
SITE PLAN

MATTHEW G. EVANS
ARCHITECT - PLANNER

SHEET NUMBER

S-1

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

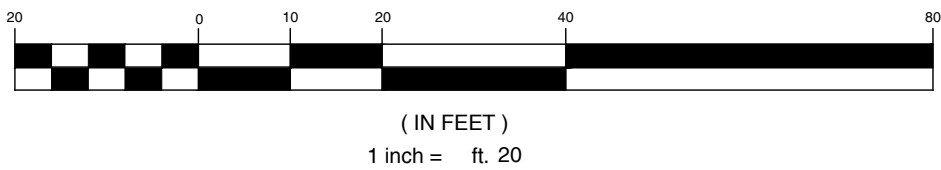


PROPOSED
SITE PLAN

SCALE 1" = 15'-0"

NOTE:
SPEED LIMIT: 40 MPH
STOPPING DISTANCE 275-325 FT.
AS PER AASHTO STANDARDS

GRAPHIC SCALE



EVANS ARCHITECTS AIA

MATTHEW G. EVANS
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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
CRR	09.23.24	3	CHANGES AS PER MEETING 08.15.24
CRR	11.04.24	4	CHANGES AS PER MEETING 10.10.24

STOPPING DISTANCE

MATTHEW G. EVANS
ARCHITECT - PLANNER

S.A. LIC. NO. 13863
P.P. LIC. NO. 5692

SHEET
NUMBER

S-1a

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.

SEQUENCE OF CONSTRUCTION
 PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER EROSION 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.

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

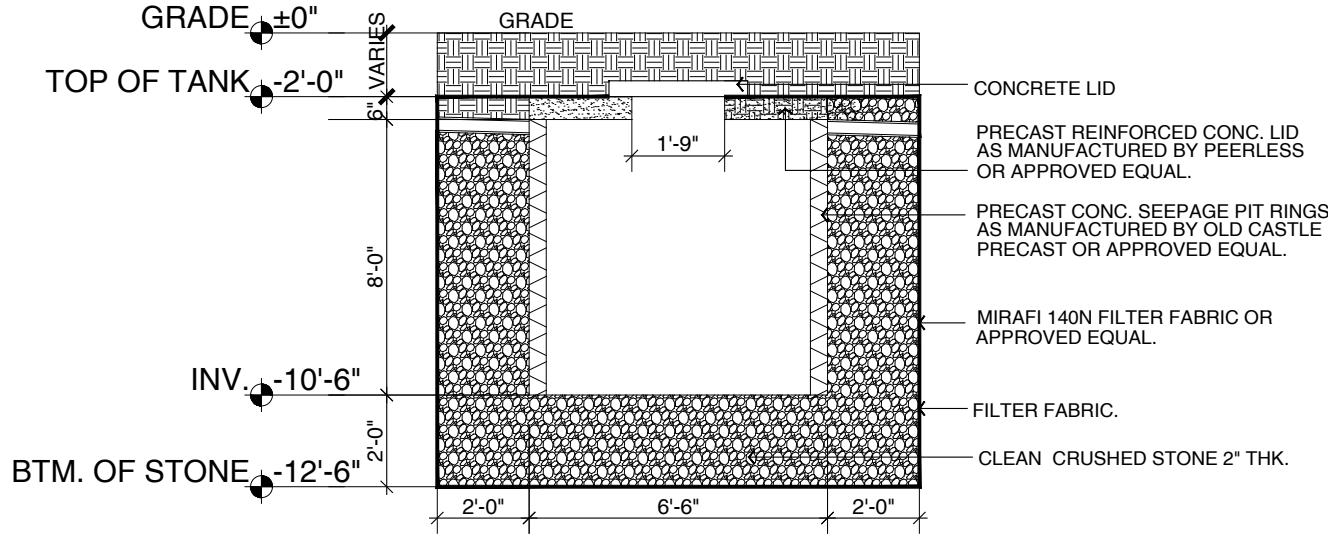
4. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised December 2007. These measures must be installed and maintained in the proper sequence and maintained until permanent protection is established.
5. 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.
6. 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
7. Sediment fences are to be properly trench and maintained until permanent vegetative cover is established.
8. 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 outlets and points shall be protected as required before they become functional.
9. Woods: Multiple materials shall be un-ratted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a multiple anchoring tool, liquid mulch binder, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
10. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
11. 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
12. 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 – PCA, or other local government. The applicant must call the District at 862-333-4507 to request a final inspection, giving advance notice upon completion of the stabilization measures. A performance deposit may be posted. The applicant must ensure winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
13. Paved roadsways 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.
14. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, and a minimum of 1/2 inch (one unsettled) is required, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
15. All plan revisions must be submitted to the District for proper review and approval.
16. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ "–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.
17. Step 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.
18. 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.

A. TEMPORARY SEEDING AND MULCHING:
LIME: 90 LBS./1,000 S.F. GROUND LIMESTONE FERTILIZER: 14 LBS./1,000 S.F.
TO 10-12 INCHES OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
SEED: ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN AUGUST 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH: SALT FREE OR SMALL GRAIN STRAW AT A RATE OF 70 TO 100 LBS./1,000 S.F. TO BE APPLIED ACCORDING TO THE NE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).

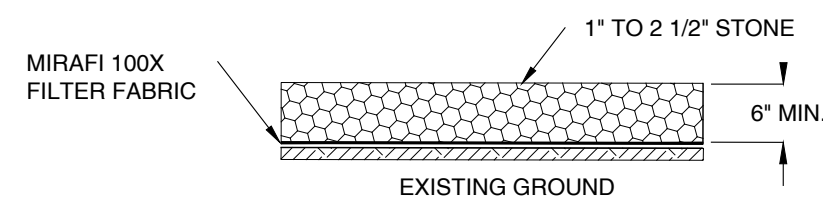
B. PERMANENT SEEDING AND MULCHING:
LIME: 90 LBS./1,000 S.F. GROUND LIMESTONE FERTILIZER: 14 LBS./1,000 S.F. TO 10-12 INCHES OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
SEED: PERENNIAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN AUGUST 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH: SALT FREE OR SMALL GRAIN STRAW AT A RATE OF 70 TO 100 LBS./1,000 S.F. TO BE APPLIED ACCORDING TO THE NE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDING).

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PORTLANDS SPECIFICATIONS AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PLACE OF ORIGIN, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. MEASURES FOR DUST CONTROL MUST BE IMPLEMENTED TO PREVENT BLOWING OF DUST, ESPECIALLY IN RESIDENTIAL AREAS.
4. RUNOFF WATER CARRYING SEDIMENT SHALL NOT BE PERMITTED TO ENTER ANY ADJACENT PROPERTY OR PUBLIC AREAS, AND OFFSITE AND ON SITE EROSION AND SEDIMENT DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CORRECTED IMMEDIATELY.
5. 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 USED, OR FOR EACH RAIN EVENT.
6. 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.
7. WHEN SEEDING IS REQUIRED, THE CONTRACTOR SHALL STABILIZE WITH ANCHORED UN ROTTED SALT HAY OR SMALL GRASS STRAW MULCH, AT A RATE OF 25 TONS PER ACRE UNTIL SUCH PROTECTION IS IN PLACE FOR THE PREVENTION OF EROSION OR LIQUID MULCH BINDER SHALL BE USED TO ANCHOR THE MULCH.
8. ALL TOPSOIL AND EARTH STOCKPILES SHALL BE PLACED IN THE DESIGNATED AREA APPROVED BY THE OWNER AND THEY SHALL BE COVERED WITH ANCHORED OR ROTTED MULCH TO PREVENT EROSION. IN PLACE SHALL BE STABILIZED AS OUTLINED IN NOTE 6 ABOVE.
9. ALL STORM SEWER INLETS SHALL BE PROTECTED AS SHOWN. SALT PROTECTION SHALL BE MAINTAINED UNTIL ITS REMOVAL IS NECESSARY FOR CONSTRUCTION OR OPERATION.
10. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED AT POINTS WHERE TRAFFIC WILL BE ENTERING AND LEAVING THE CONSTRUCTION SITE.
11. AT THE CONSTRUCTION, THE OWNER SHALL MAINTAIN ALL PERMANENT SOIL, EROSION AND SEDIMENT CONTROL MEASURES.

NOT TO SCALE

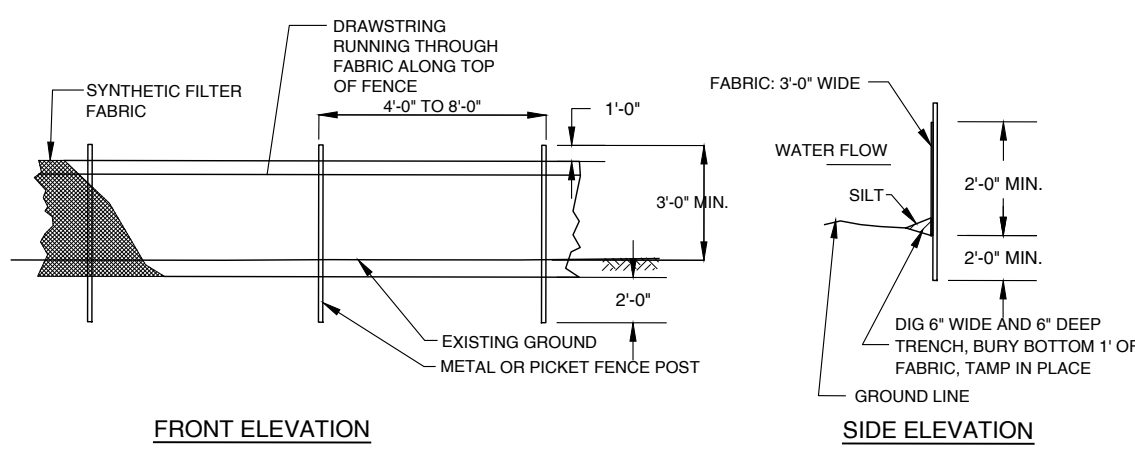


SCALE :N.T.S.



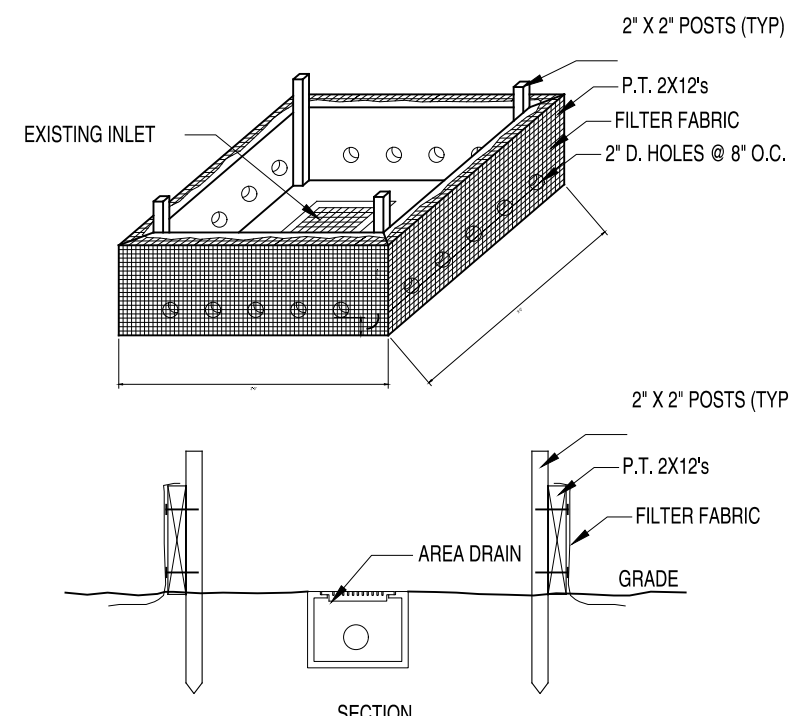
NOTE: APPROPRIATE TRANSITION
BETWEEN STABILIZED CONSTRUCTION
ENTRANCE AND PUBLIC R.O.W.
MUST BE PROVIDED.

NOT TO SCALE

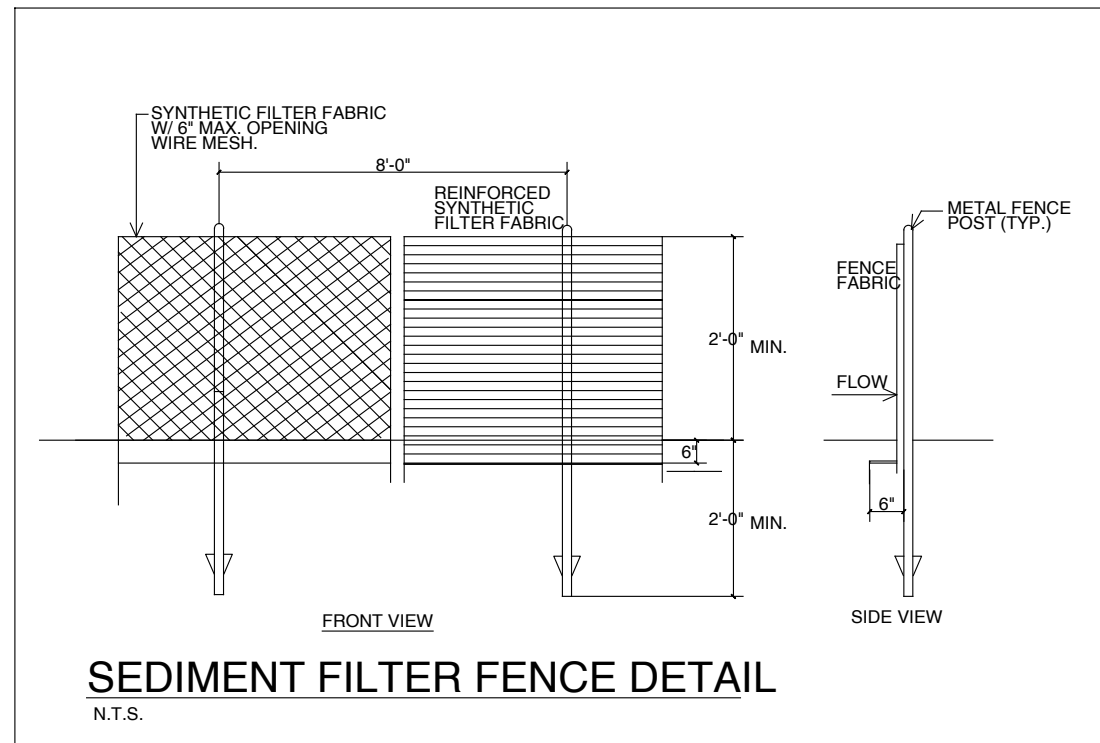


NOT TO SCALE

1. PLACEMENT OF A SEDIMENT BARRIER STRIP IN PLACE ALONG THE SOUTHERN PERIMETER OF THE PROPERTY, PRIOR TO CONSTRUCTION AT 0 DAYS.
2. PLACEMENT OF A 2'-1/2" CRUSHED STONE DRIVEWAY ACROSS THE WIDTH OF THE DRIVEWAY AT ITS ENTRANCE TO THE SITE TO AVOID TRACKING OF DUST AT 0 DAYS.
3. STRIPPING AND STRIPPING OF TOP SOIL ABOUT 3 WEATHERS.
4. STABILIZING TOW SOIL PILES TO BE SEEDED IF WEDDER PERMITS/ TO BE COVERED WITH VIOLETTEN SHEETS UNTIL SEEDING PERMITS ARE OBTAINED.
5. CONSTRUCTION OF DETENTION SYSTEMS (NONE REQ. BY CITY).
6. CONSTRUCTION OF BUILDING 4 MONTHS.
7. DURING BUILDING CONSTRUCTION STORM SEWER SYSTEM TO BE CONSTRUCTED, BETWEEN 15 TO 20 DAYS.
8. CONSTRUCTION OF DRIVEWAY DRIVEWAYS, ABOUT 25 DAYS.
9. SUB BASE FOR ALL PARKING AREAS AND DRIVEWAYS, ABOUT 15 DAYS
10. GRADING OF LANDSCAPED AREAS, ABOUT 20 DAYS.
11. PLACEMENT OF SHRUBS AND TREES, ABOUT 10 DAYS.
12. SEEDING OPEN AREAS, ABOUT 15 DAYS.
13. MULCHING POSSIBLE EROSION AREAS UNTIL SEEDING IS ESTABLISHED, ABOUT 10 DAYS.



NOT TO SCALE



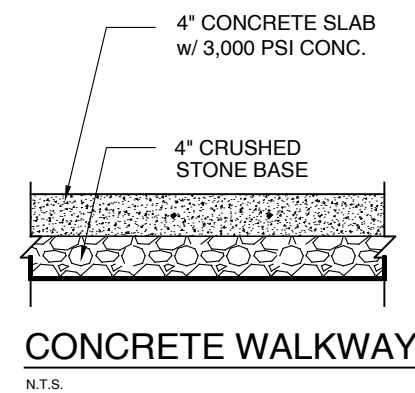
BASEMENT: 33' L x 32'W x 8'D = 8,448 SF
8,448 SF / 27 C.Y. = 312.89 C.Y.
312.89 WILL BE REMOVED

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

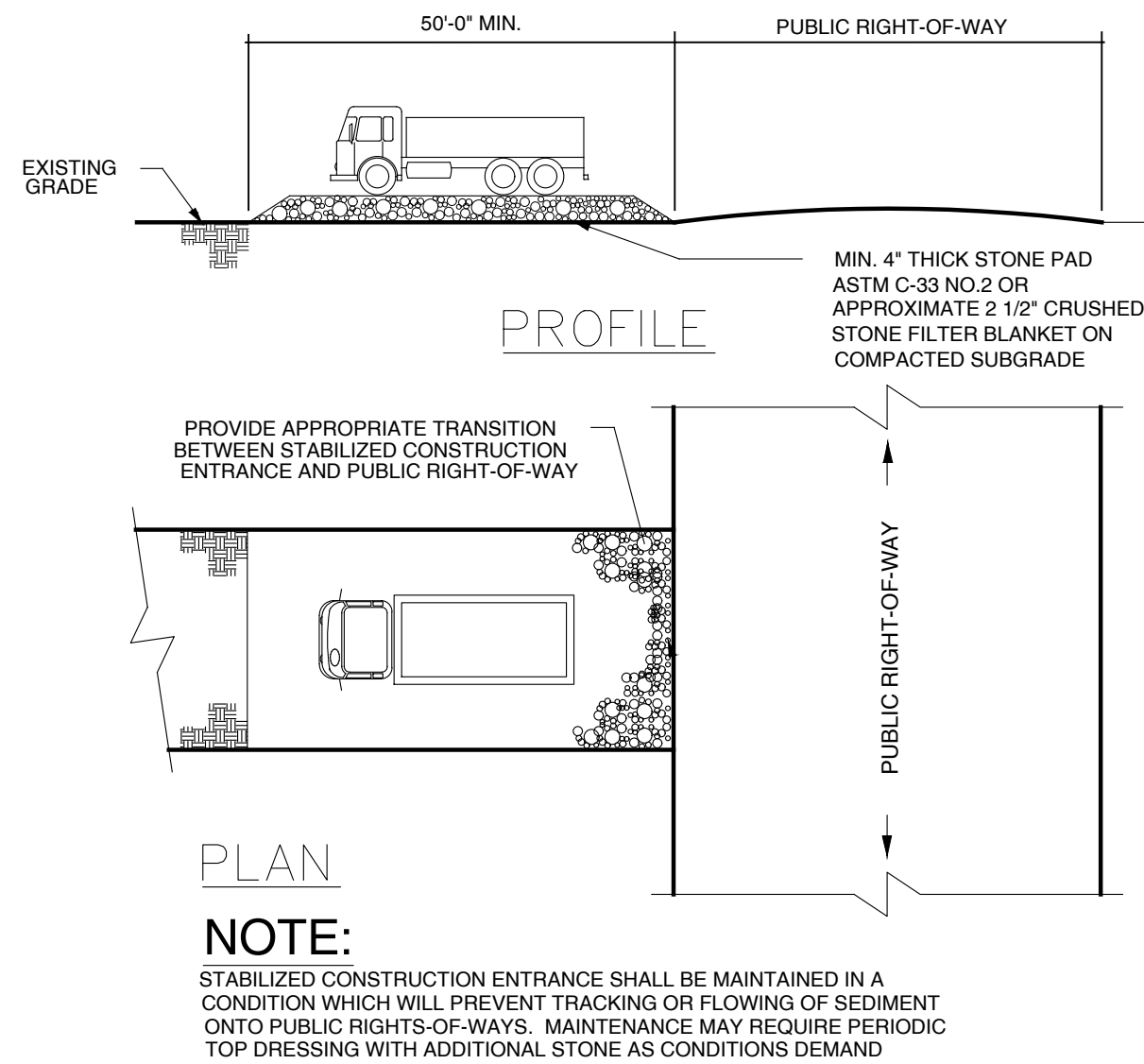
GARAGE 88' LF x 2"W x 4'D = 704 SF
704 SF / 27 C.Y. = 26.08 C.Y.
26.08 WILL BE REMOVED

TOTAL: 397.64 C.Y.

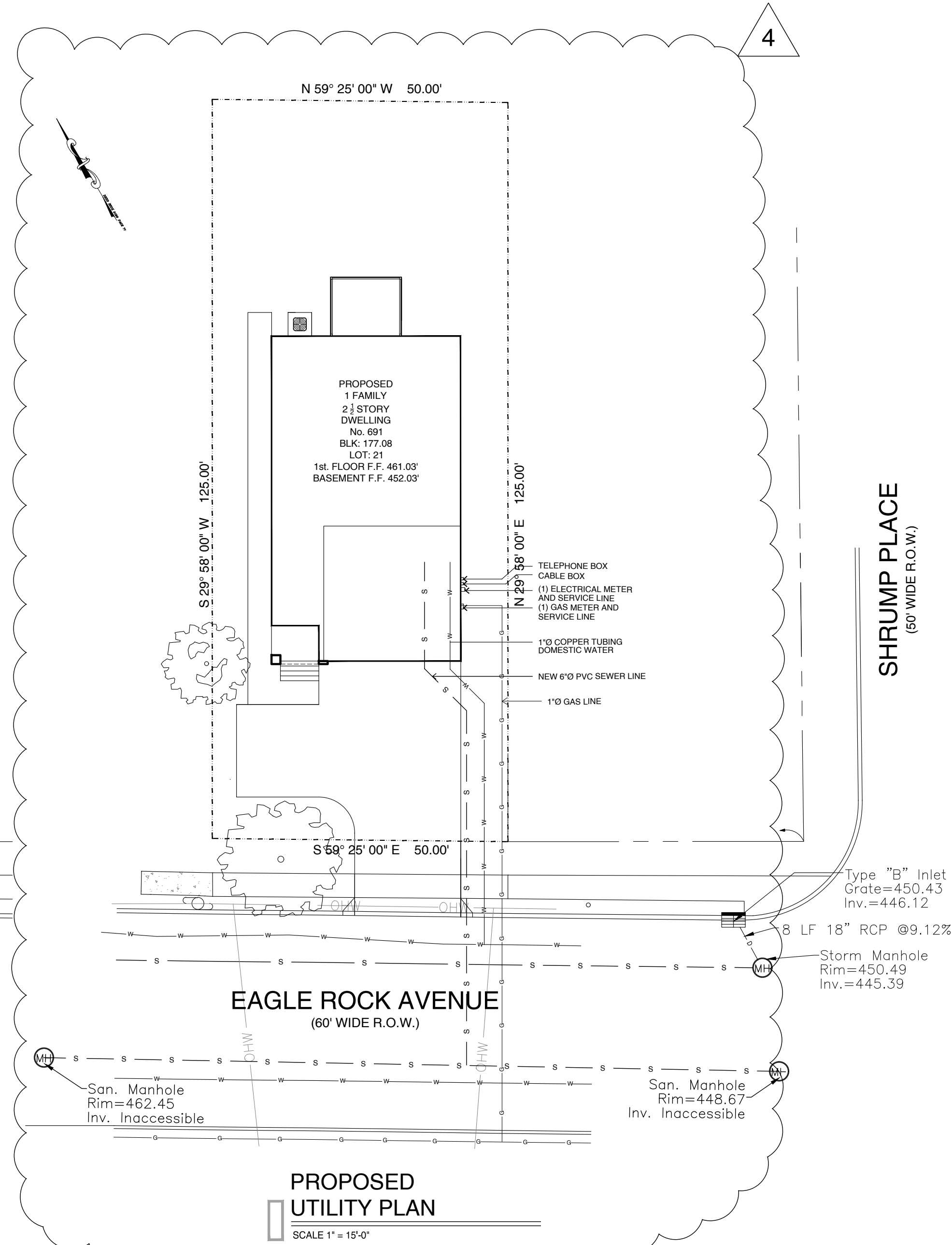
- a. SOIL REMOVAL PERMIT WILL BE REQUIRED IF MORE THAN 300 C.Y. OF SOIL IS BEING REMOVED FROM THE SITE.
- b. A TREE OPENING PERMIT WILL BE REQUIRED FOR WORK IN THE R.O.W.
- c. A SEWER PERMIT AND FEE APPLICATION WILL NEED TO BE OBTAIN FROM THE ENGINEERING DEPARTMENT
- d. A TREE REMOVAL APPLICATION AND PERMIT WILL BE REQUIRED FROM THE TOWNSHIP FORESTER.
- e. APPLICANT WILL PROVIDE AN 'AS-BUILT' TOPOGRAPHIC SURVEY PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
- f. ANY SOIL EXCAVATED FROM SITE SHALL BE REMOVED AND DISPOSED OF AND SHALL BE DONE IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- g. OWNER WILL OWN AND BE RESPONSIBLE FOR ON-SITE WATER AND SEWER IMPROVEMENTS



N.T.S.



NOT TO SCALE



MATTHEW G. EVANS
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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	REV	COMMENT
CRR	12.18.23		
CRR	04.18.24	1	COMMENT AS PER MUNICIPAL ENGINEER
CRR	07.08.24	2	RESUBMISSION
CRR	09.23.24	3	CHANGES AS PER MEETING 08.15.24
CRR	11.04.24	4	CHANGES AS PER MEETING 10.10.24

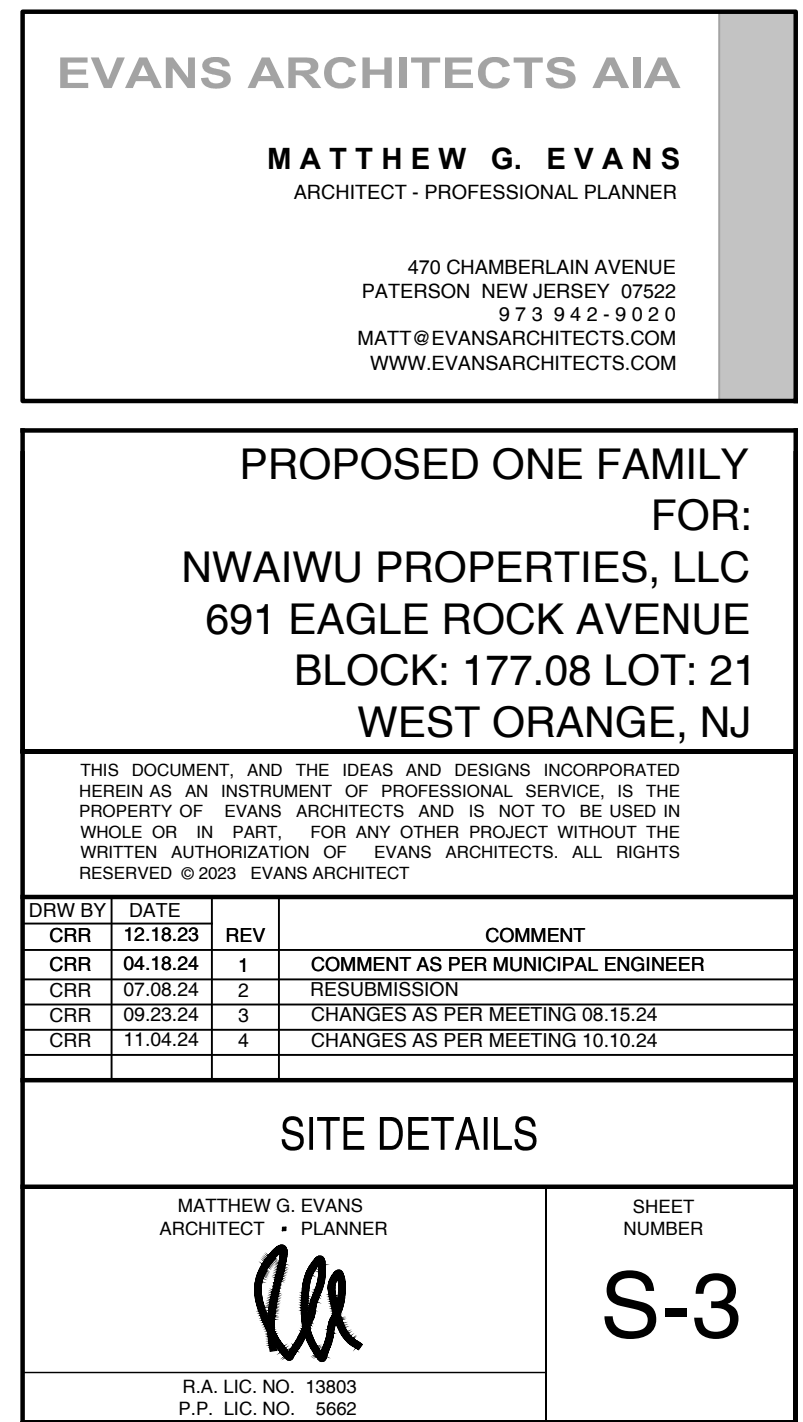
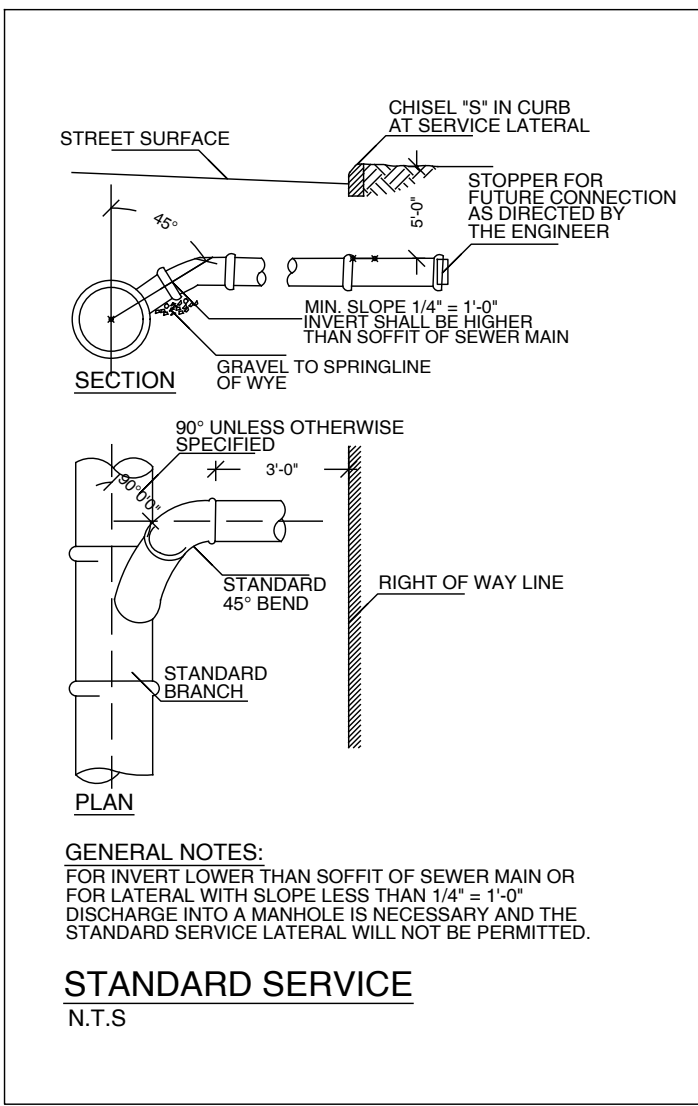
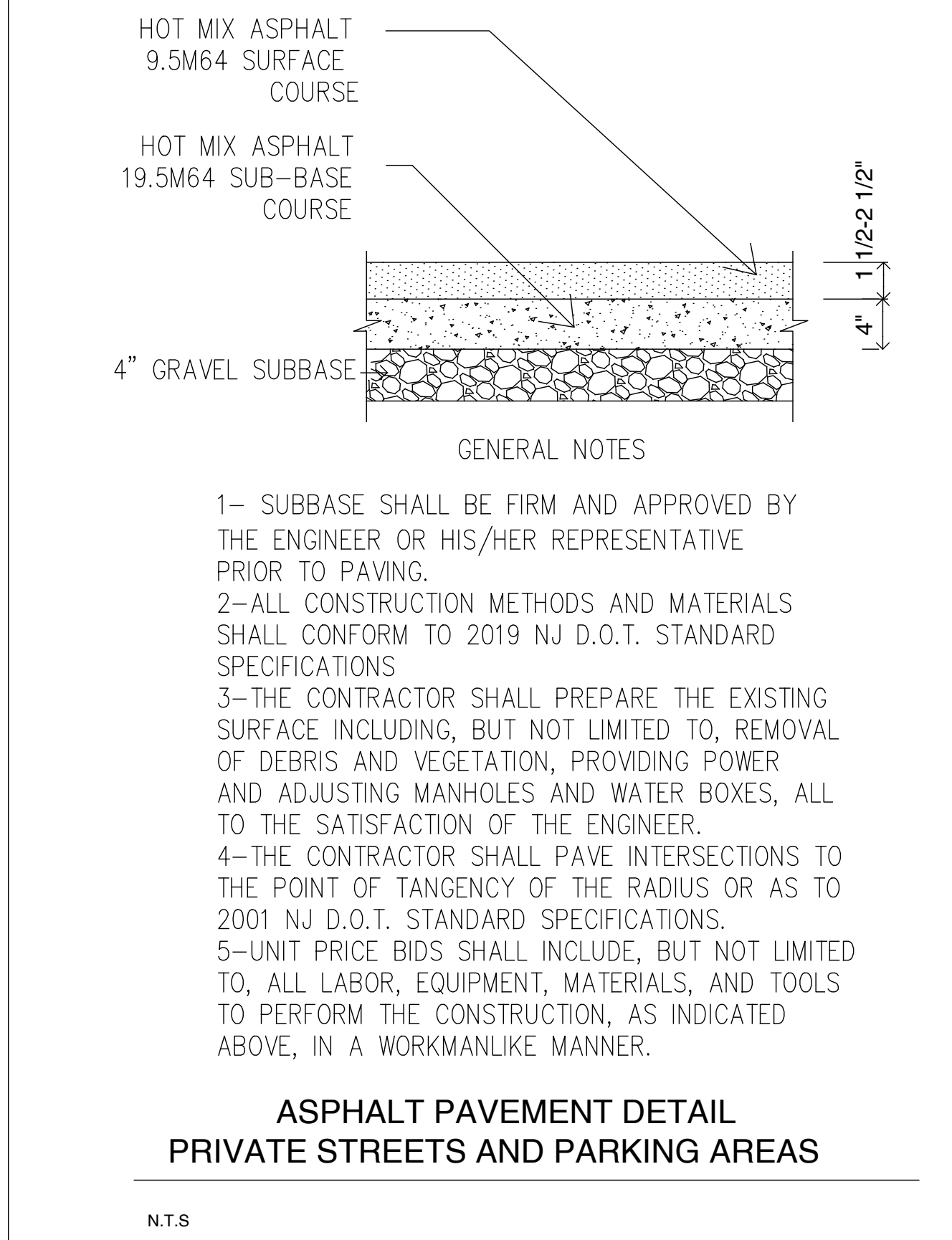
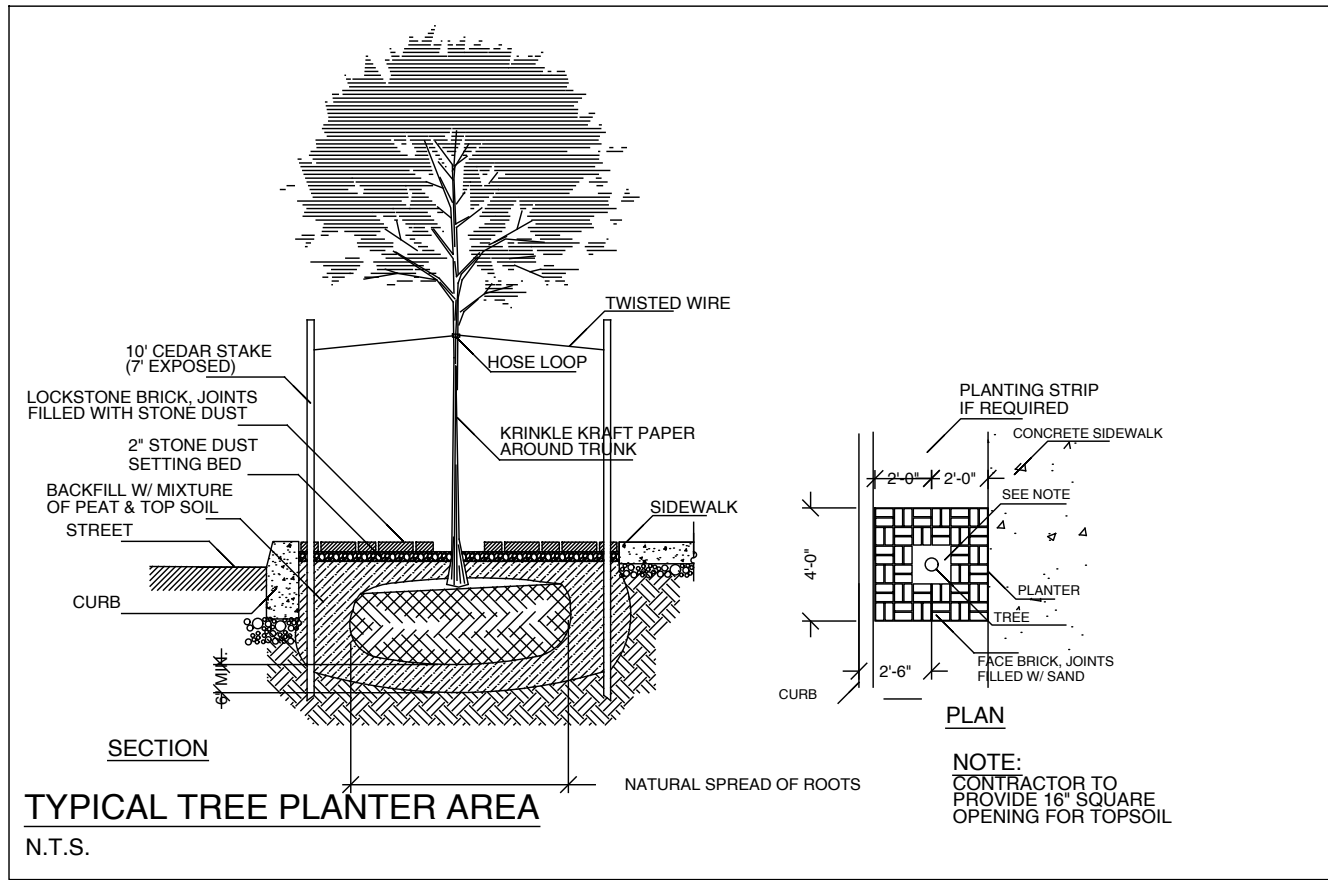
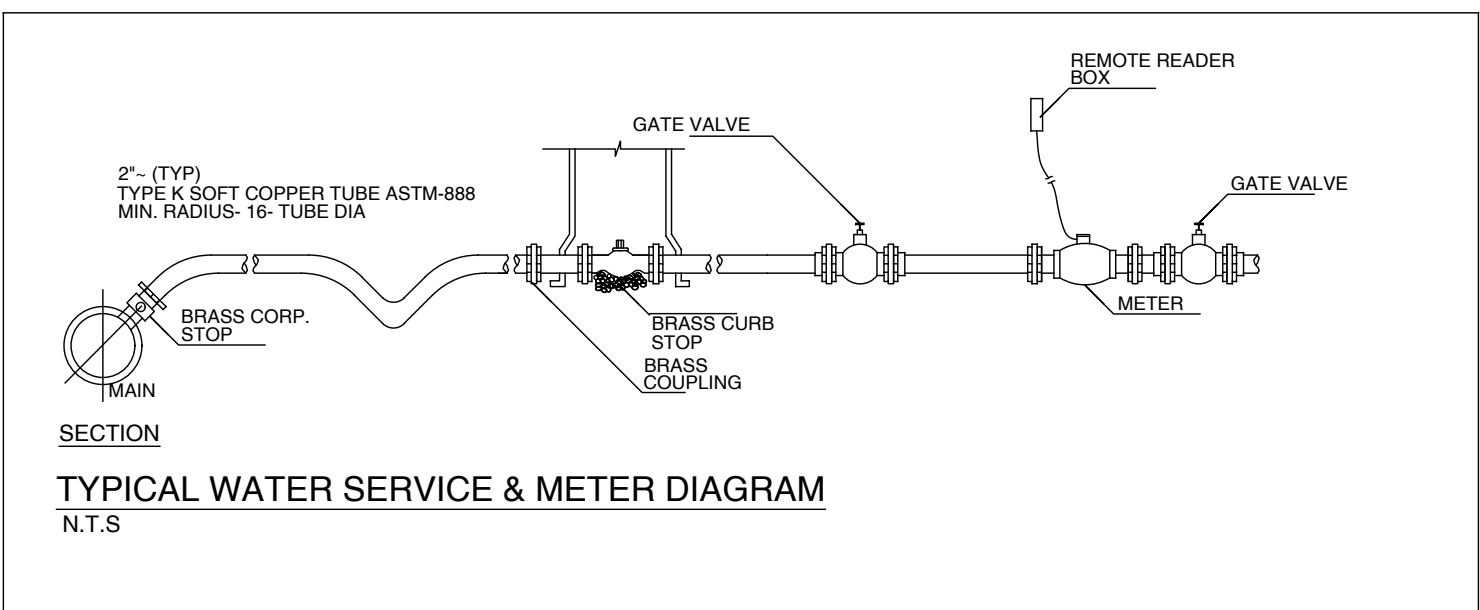
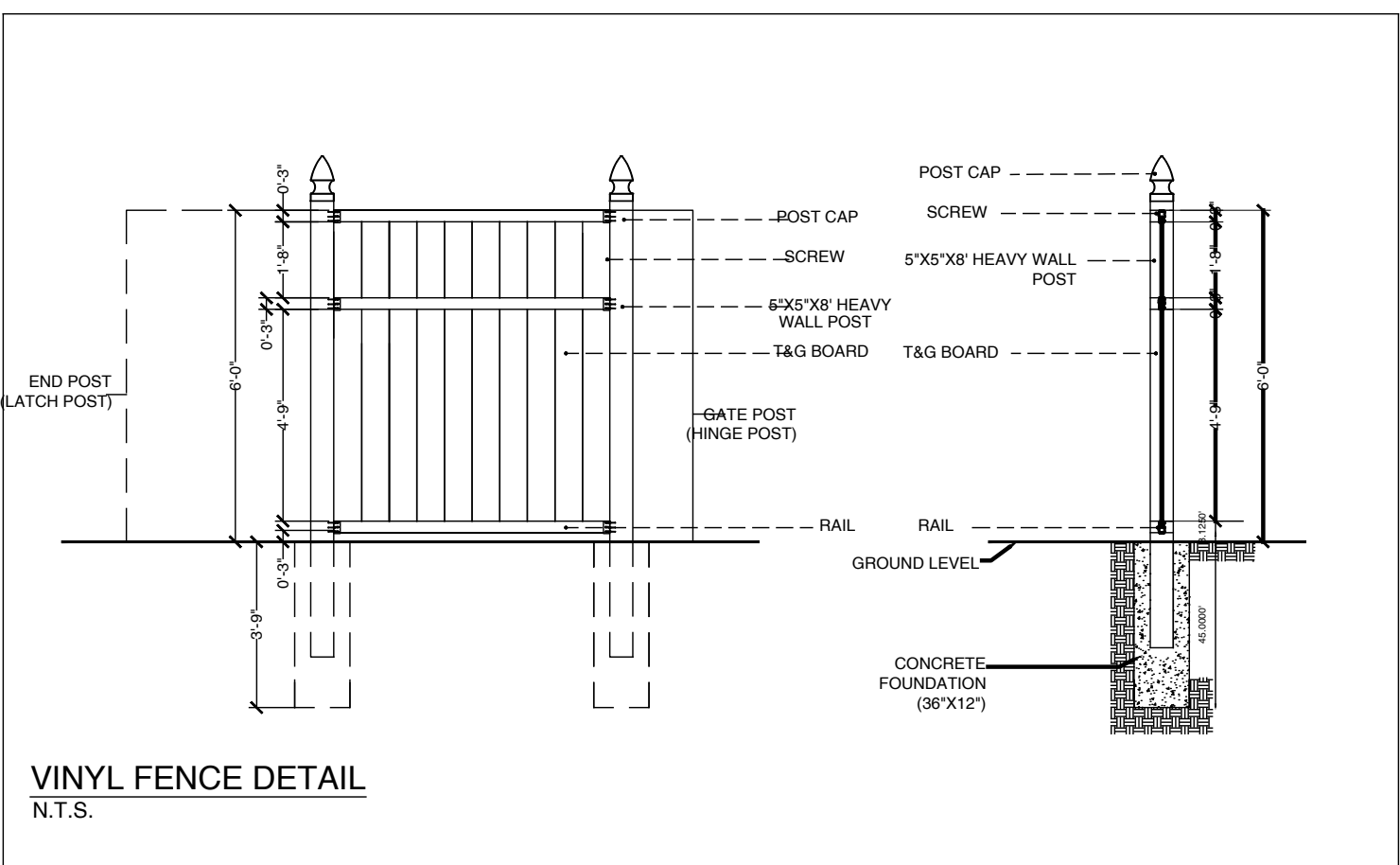
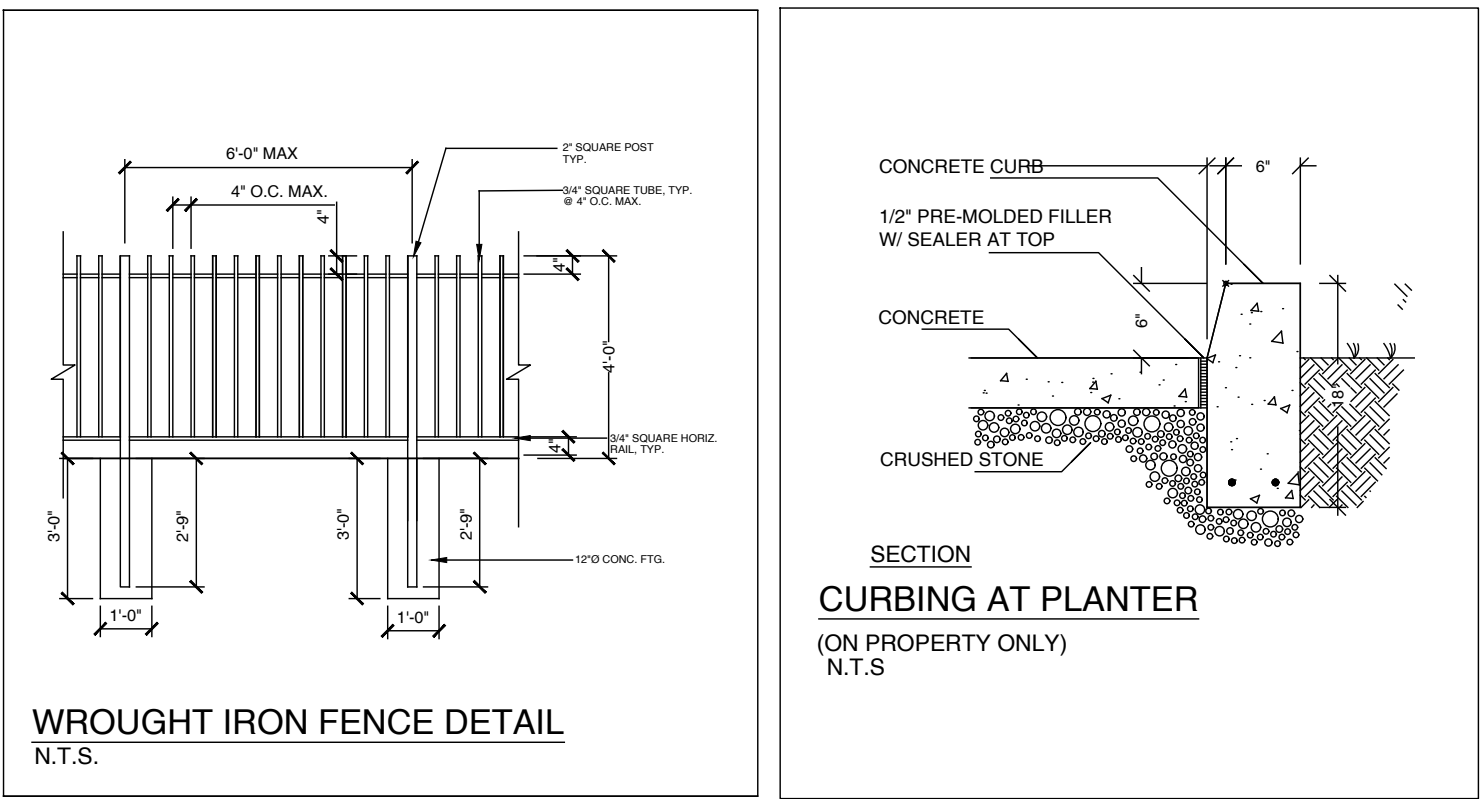
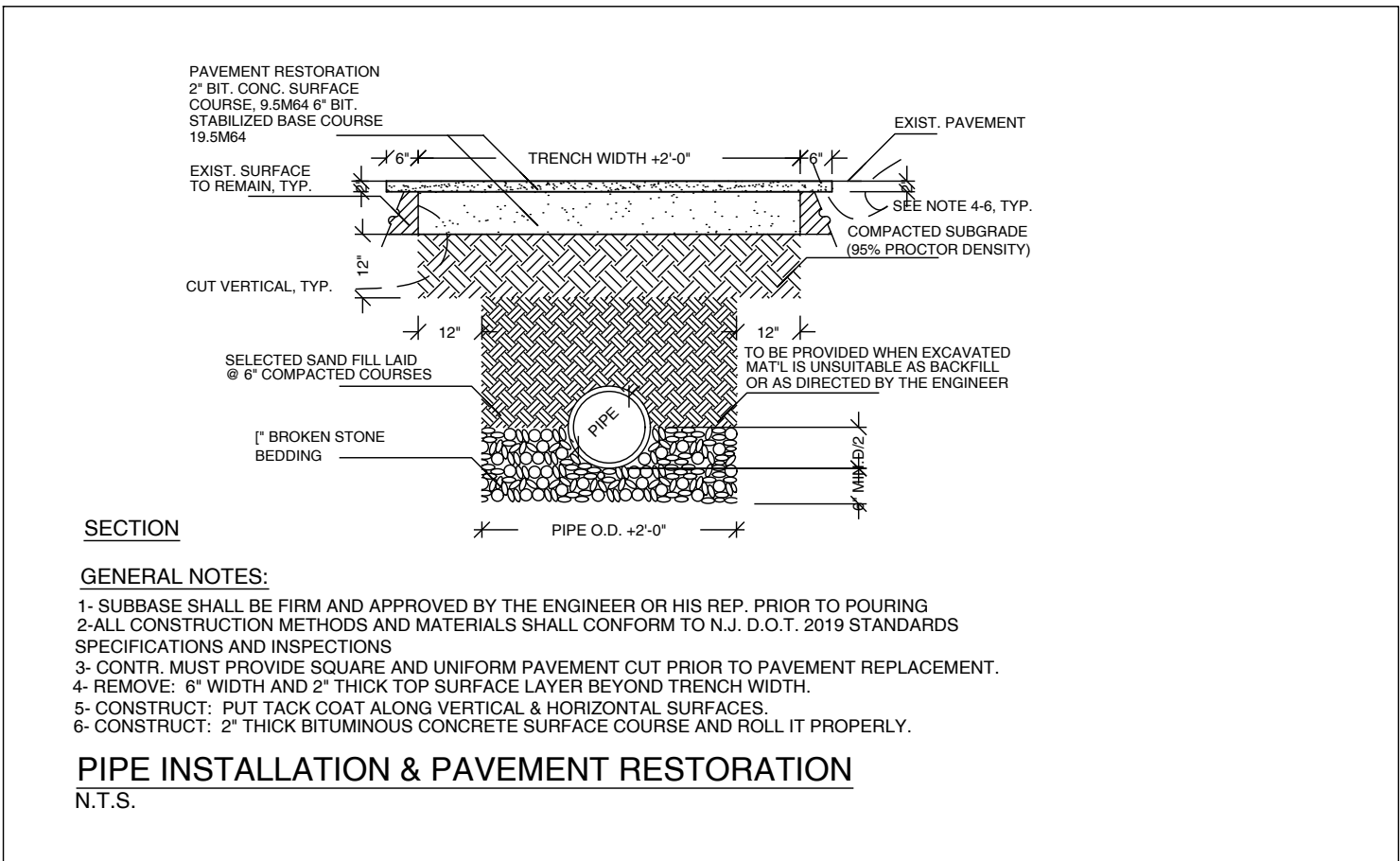
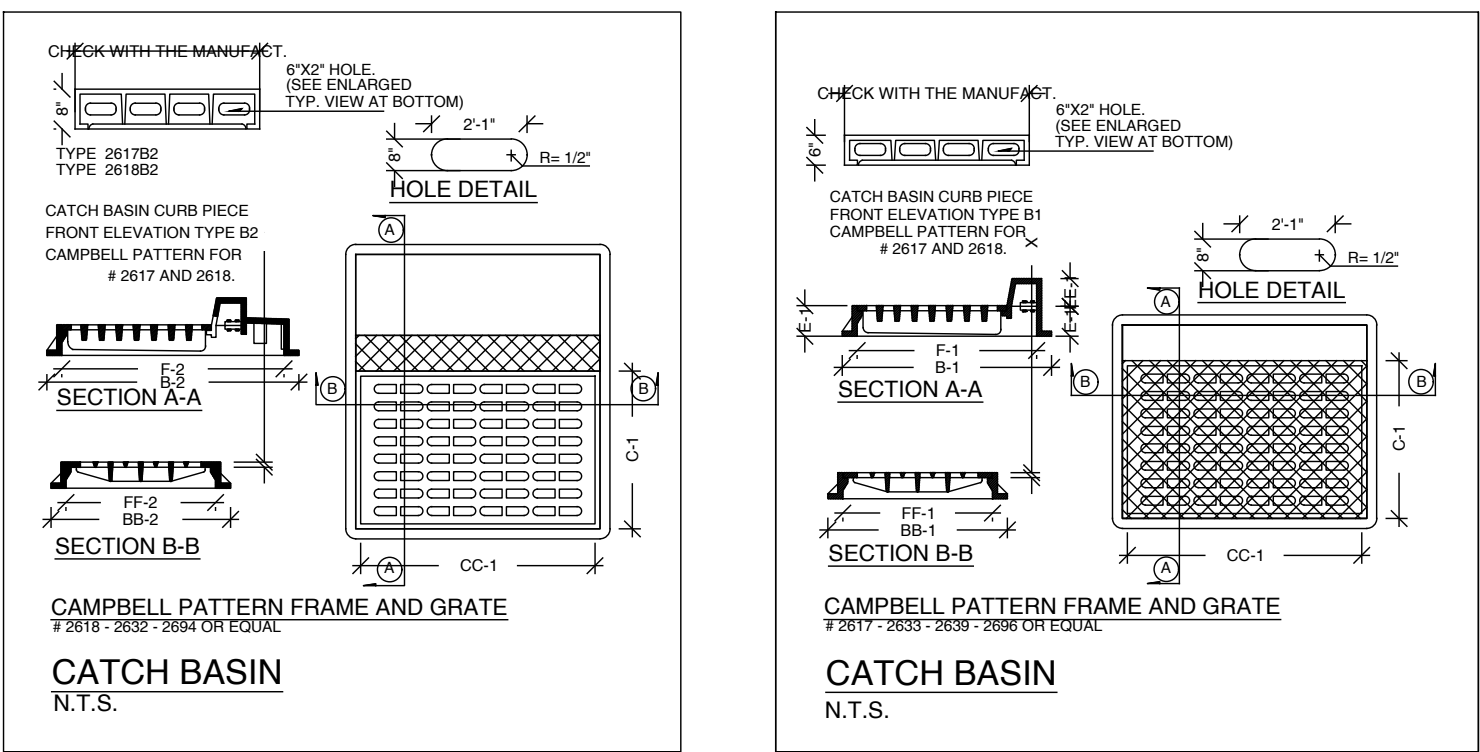
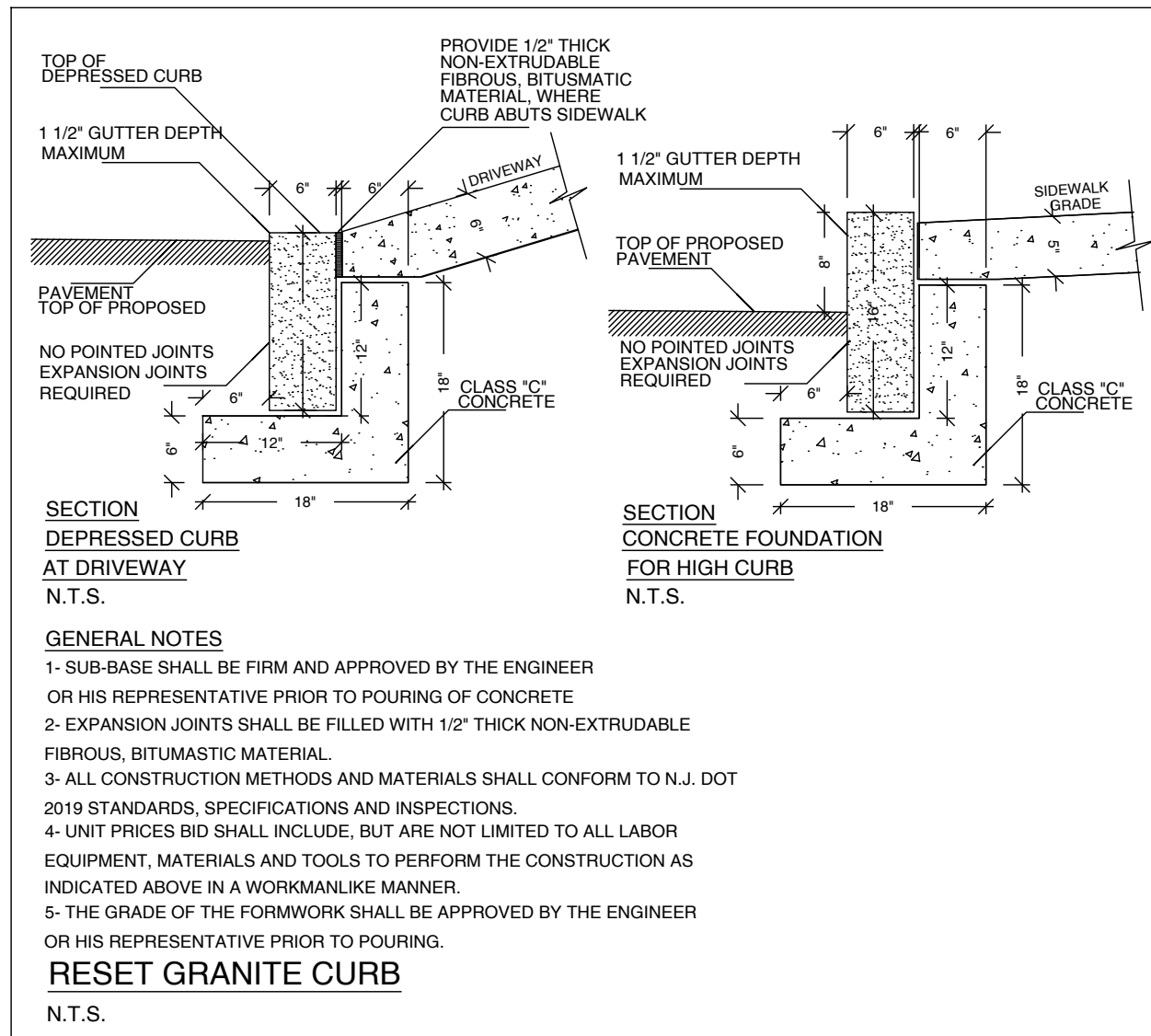
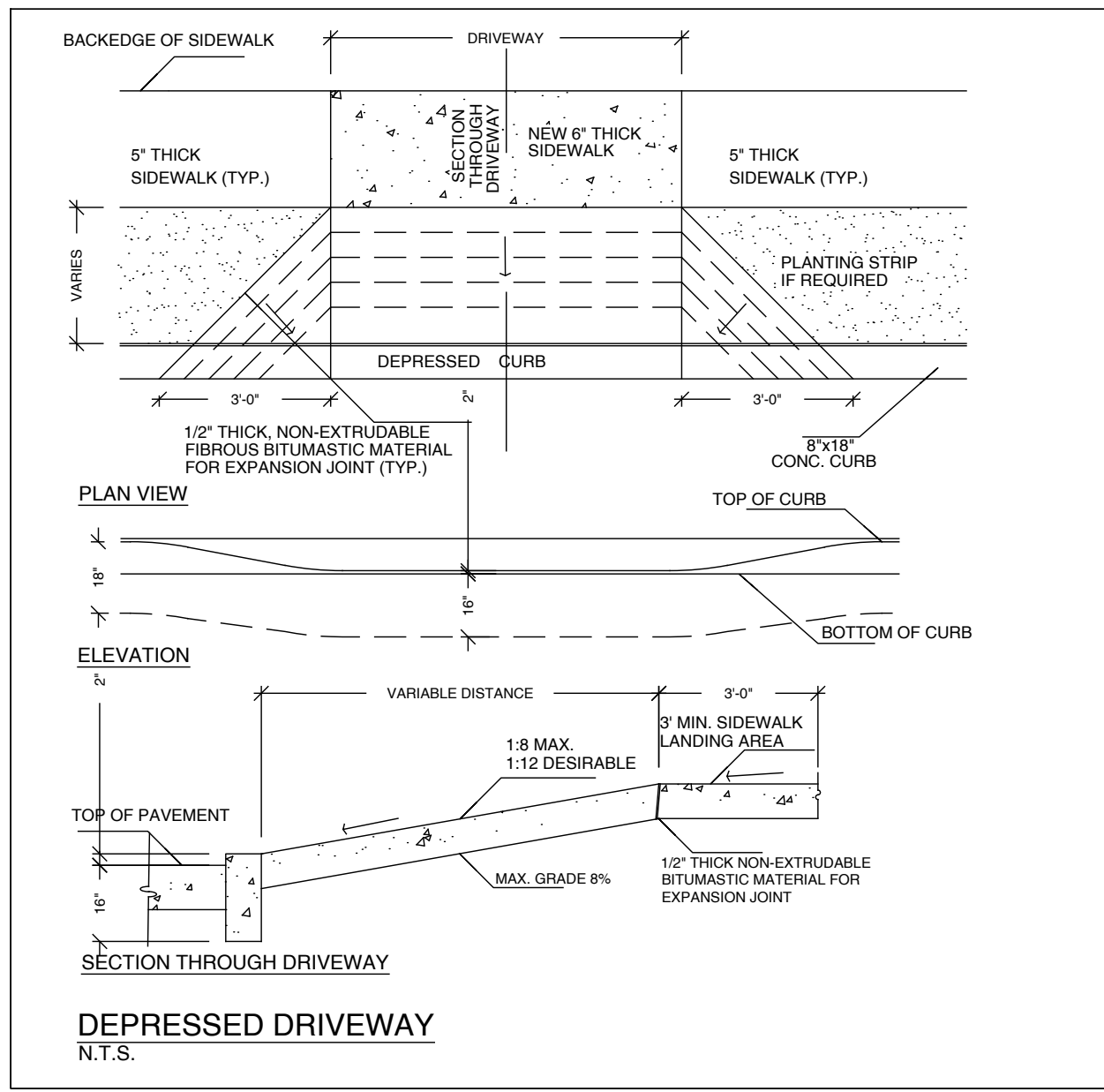
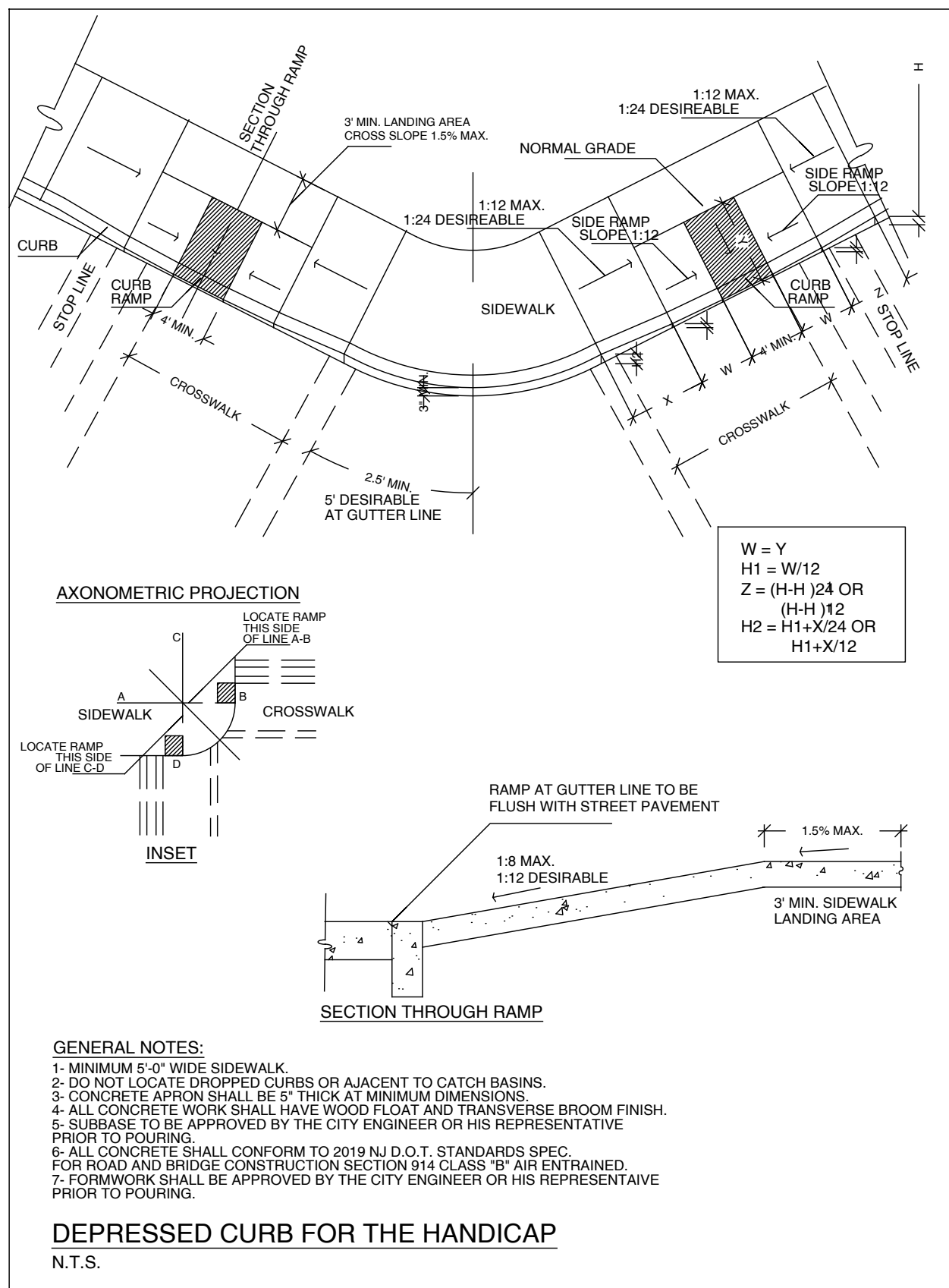
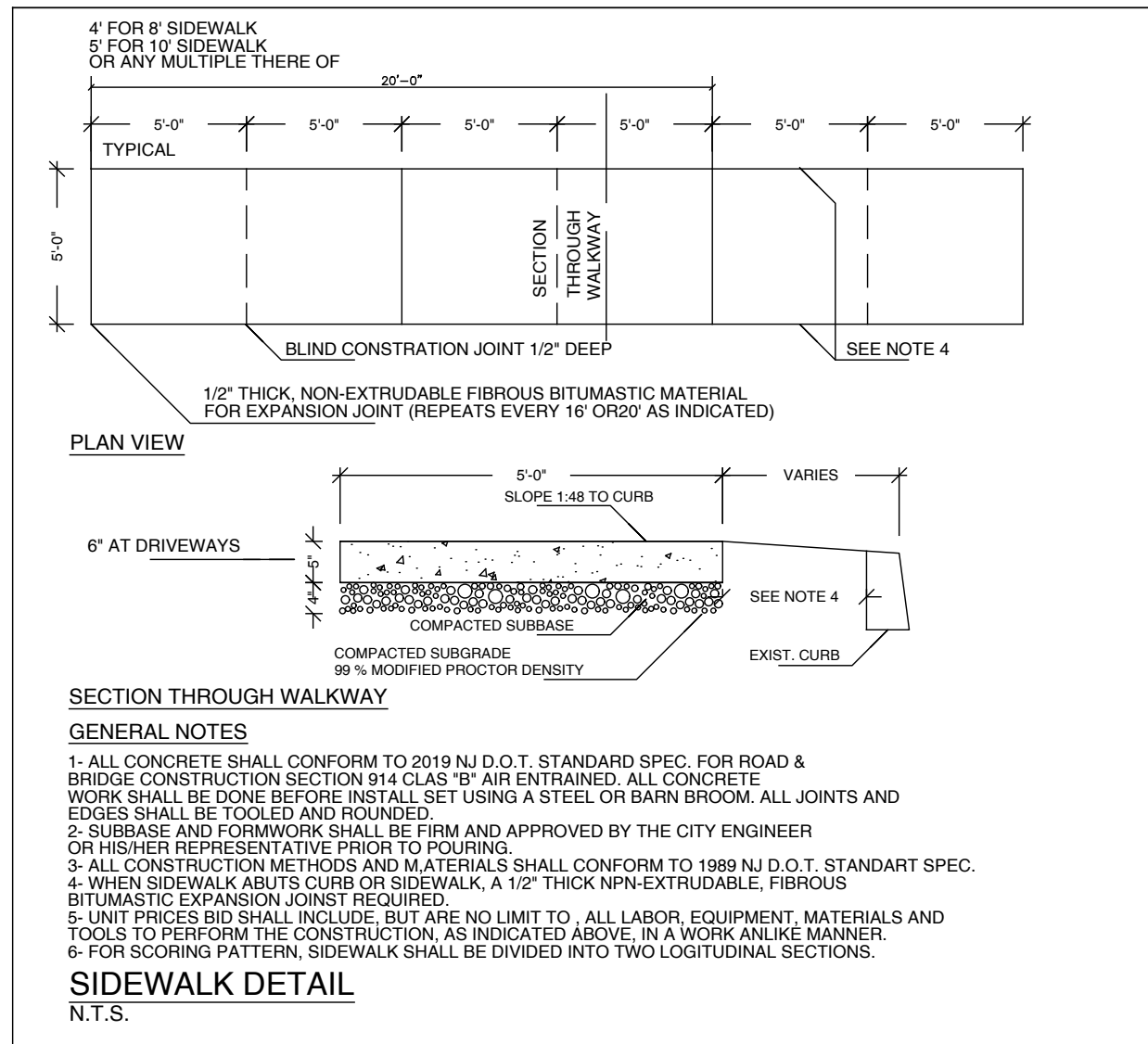
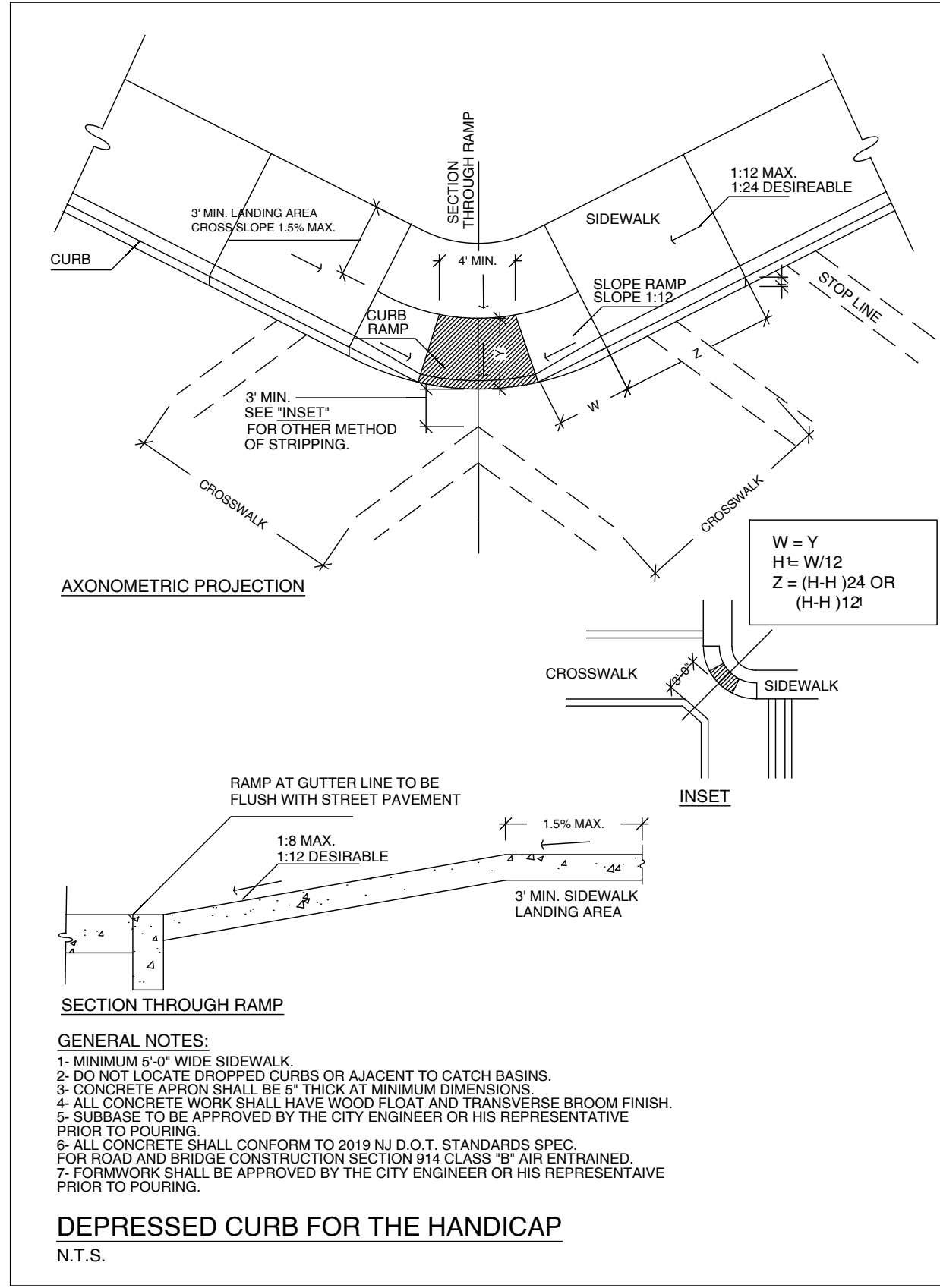
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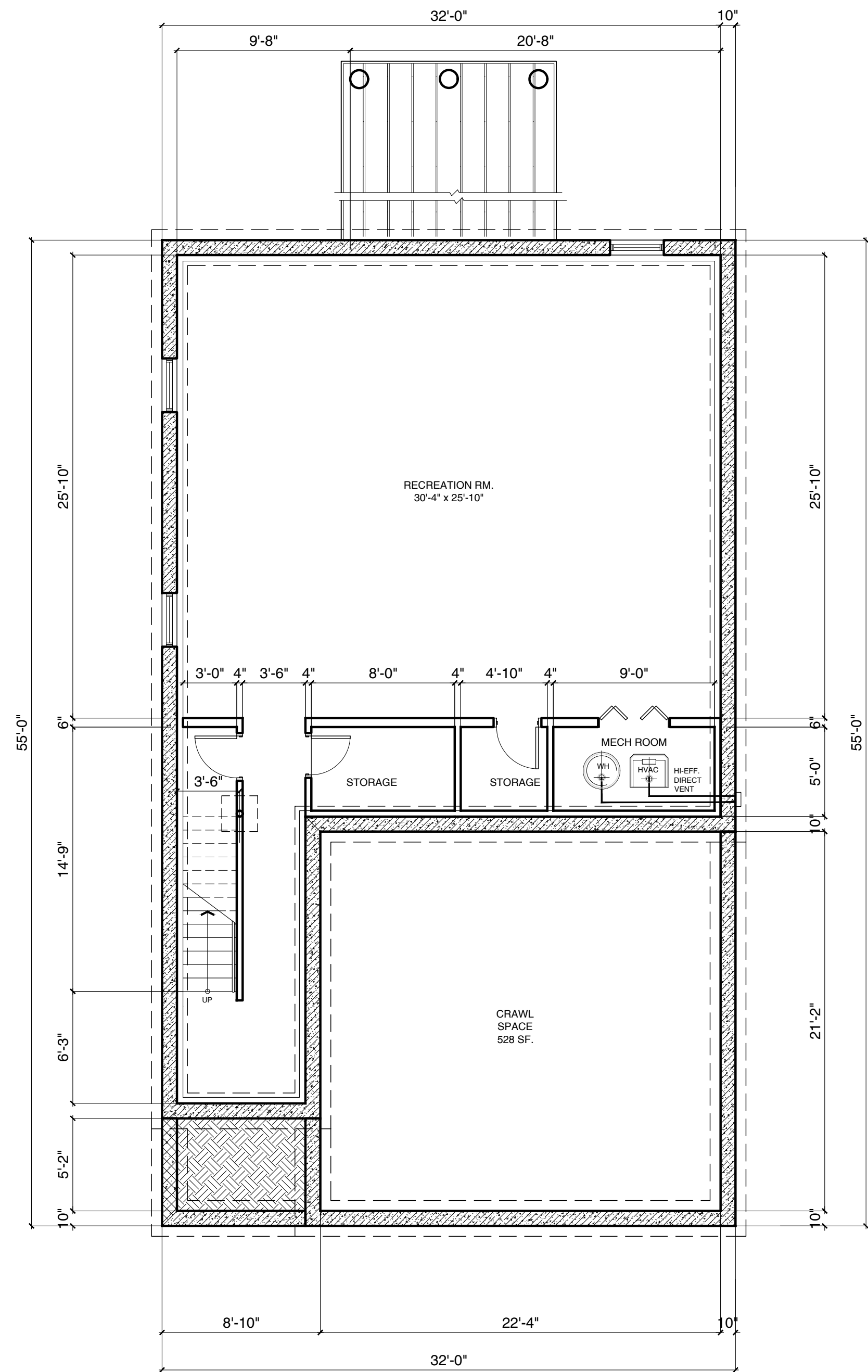
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R.A. LIC. NO. 13803
P.P. LIC. NO. 5662

SHEET
NUMBER

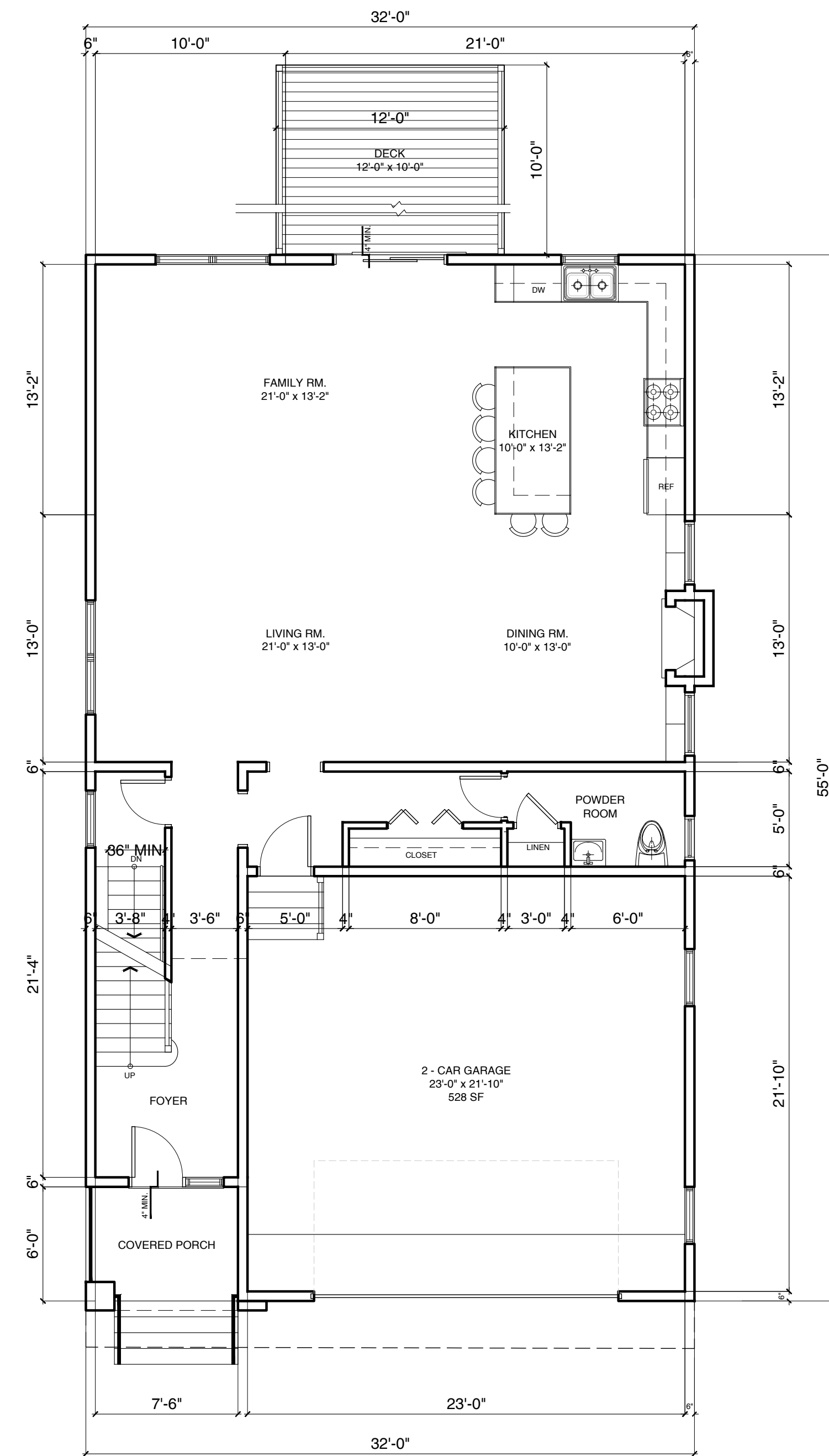
S-2





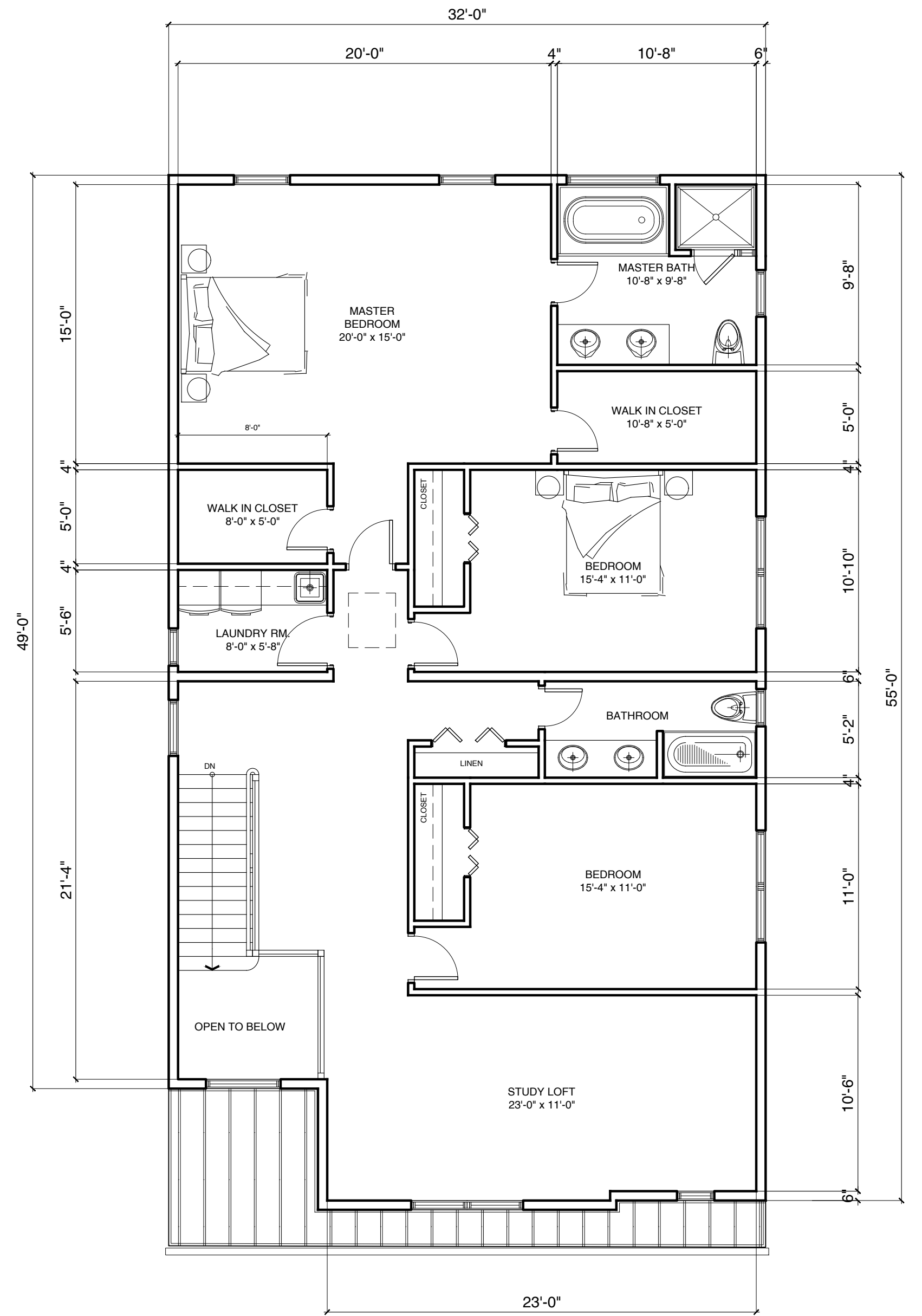
PROPOSED
BASEMENT PLAN

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



PROPOSED
1st. FLOOR PLAN

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



PROPOSED
2nd. FLOOR PLAN

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



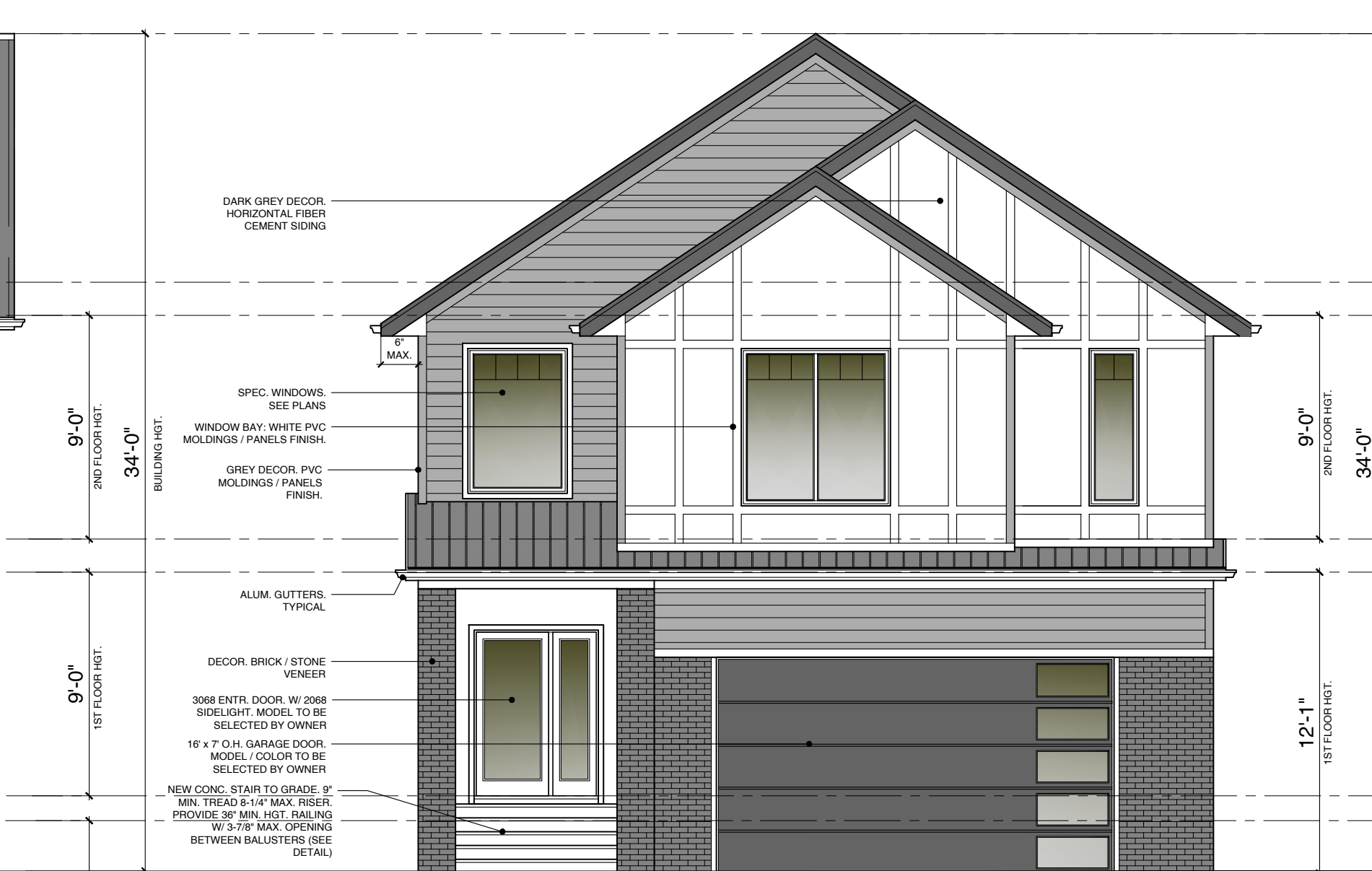
PROPOSED
REAR ELEVATION

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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FLOOR PLAN & ELEVATION

MATTHEW G. EVANS
ARCHITECT • PLANNER

11/11/24

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

SHEET
NUMBER
A-1