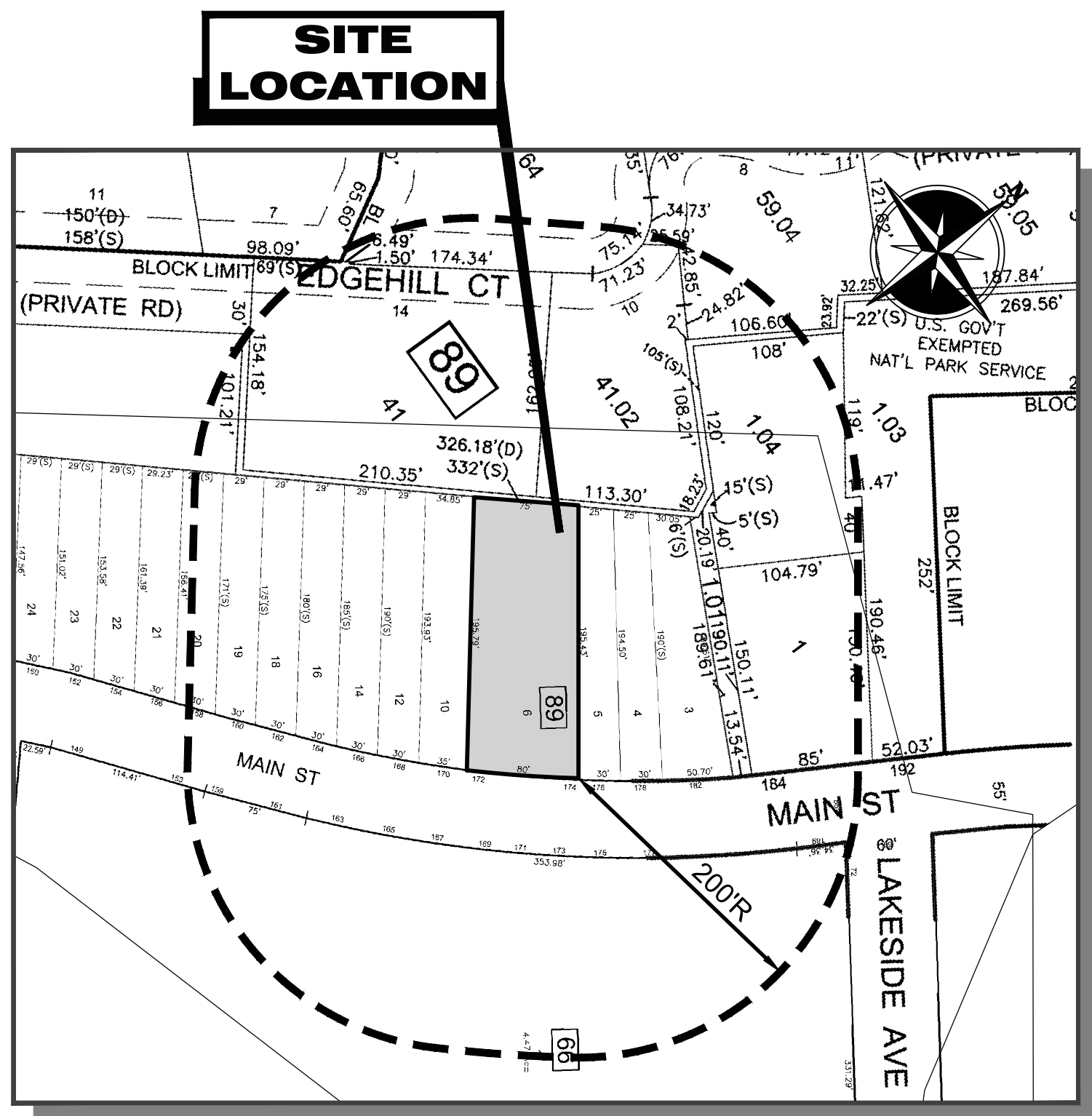


PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 89 LOT 6

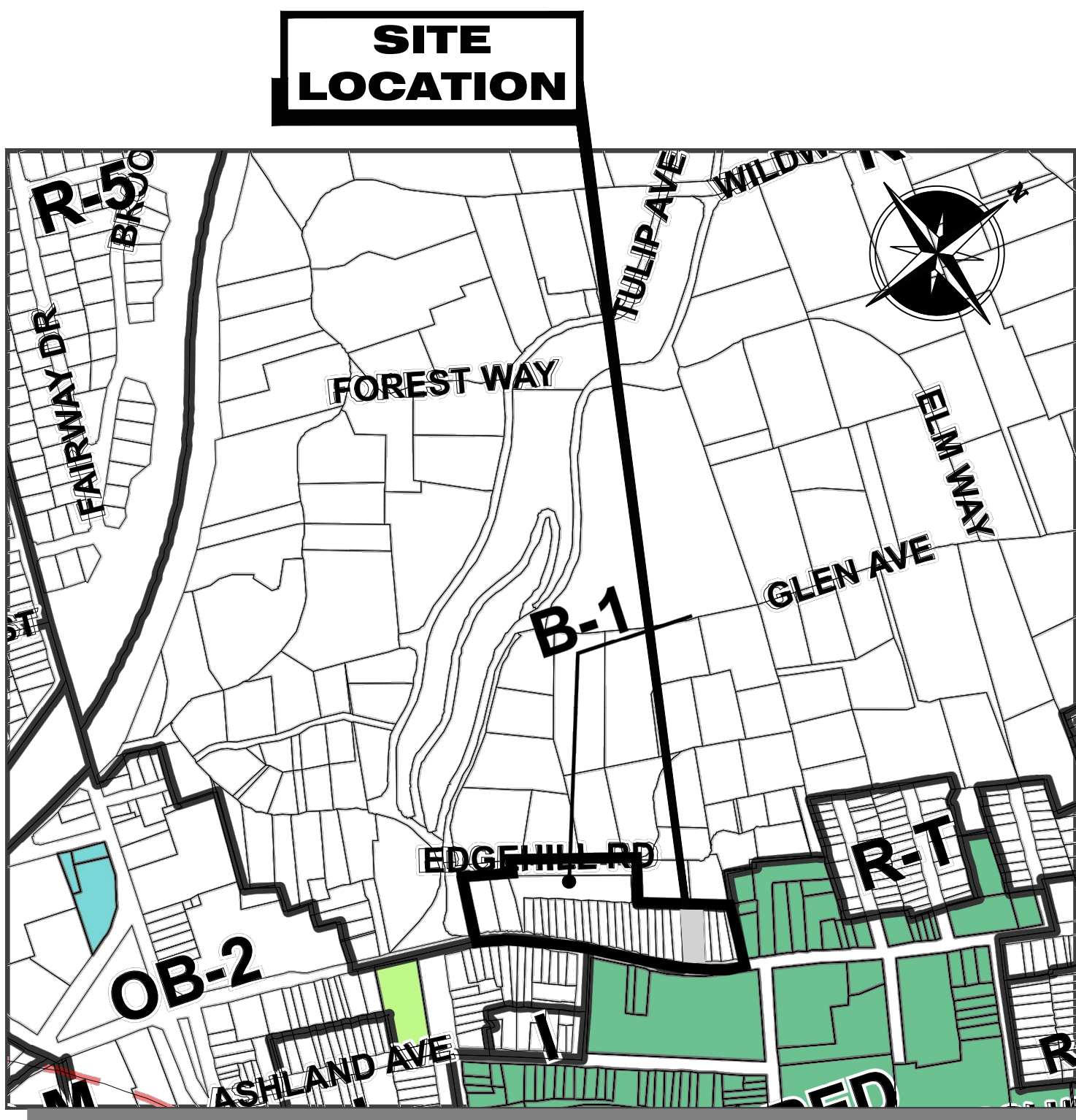
WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY



TAX MAP

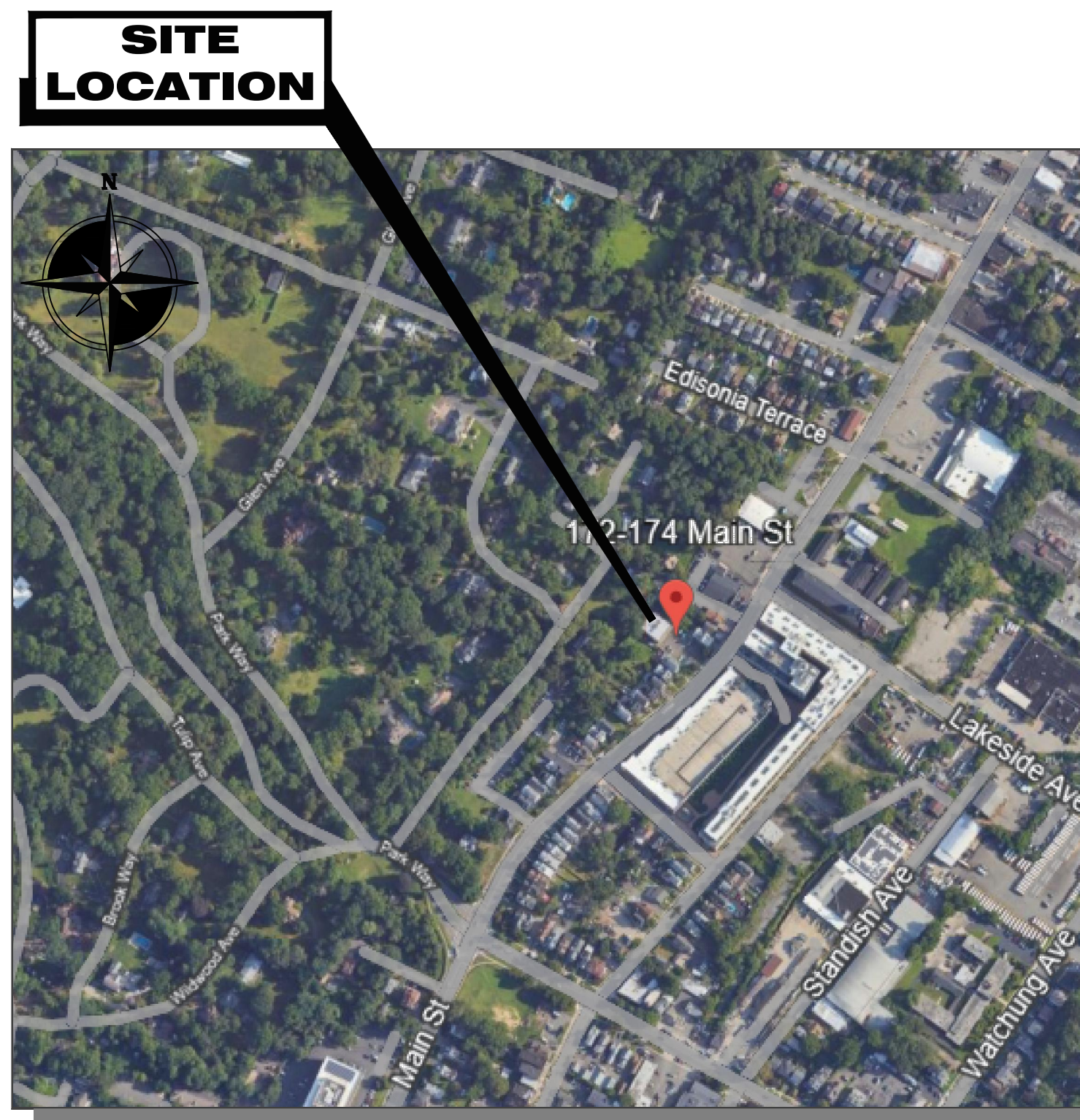
SCALE: 1"=100'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY" SHEET NUMBERS #43



ZONING MAP

NOT TO SCALE

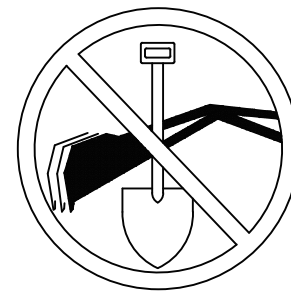


KEY MAP

NOT TO SCALE

BEFORE YOU DIG
CALL TOLL FREE
IN NJ 811 or
1-800-272-1000

THREE WORKING DAYS BEFORE YOU DIG



GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 6 IN BLOCK 89 AS SHOWN ON THE TOWNSHIP OF WEST ORANGE TAX MAP, SHEET 43.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 6, BLOCK 89, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C. DATED 11/4/2025.
- THE PURPOSE OF THIS APPLICATION IS FOR THE CONSTRUCTION OF A 3RD STORY TO THE EXISTING 2 STORY BUILDING AND CONVERT THE EXISTING COMMERCIAL USE TO A MIXED USE. THE FIRST FLOOR SHALL BE OFFICE SPACE AND THE 2 AND THIRD STORIES ARE GOING TO BE FOR RESIDENTIAL USE.
- THE TRACT CONTAINS 0.348 Ac. = 15,176.60 S.F.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- PROPERTY IS LOCATED IN THE B-1 ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- SITE LOCATED WITHIN FLOOD ZONE X AS SHOWN ON THE CURRENT FIRM 340130C0111F, DATED JUNE 4, 2007.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
A. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
B. CURRENT, PREVAILING UTILITY COMPANY AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

- ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
- SOLID WASTE PICKUP IS AND WILL BE BY PRIVATE HAULER.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIALS AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE SAME.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:25-2.21(b) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON), MORGAN ENGINEERING, L.L.C. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
- EXISTING SEWER LATERAL AND WATER SERVICE TO BE BE UTILIZE FOR THE BUILDING. NO NEW SERVICE CONNECTIONS ARE REQUIRED.
- ANY CURB DEEMED IN NEED OF REPAIR BY TOWNSHIP ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE THE CURB SHALL BE CUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEW AND EXISTING CURB.
- ANY SIDEWALK DEEMED IN NEED OF REPAIR BY THE TOWNSHIP ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE THE SIDEWALK SHALL BE CUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEW AND EXISTING SIDEWALK.
- APPLICANT MUST COMPLY WITH THE TOWNSHIPS TREE ORDINANCE IF ANY TREES ARE TO BE REMOVED AND/OR REPLACE.

UTILITIES WITHIN 200 FEET

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, 16B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

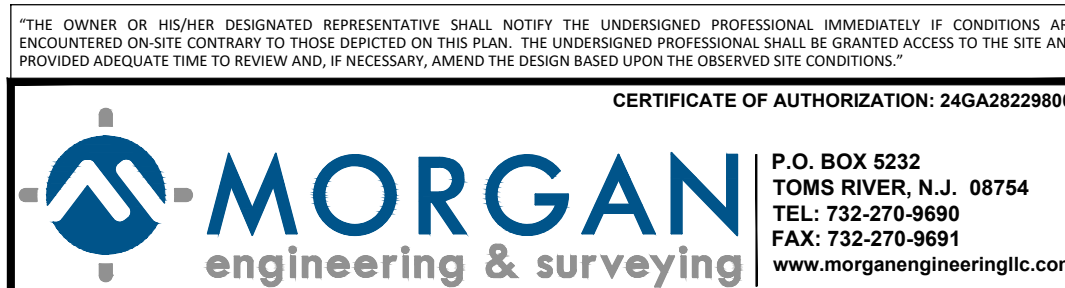
Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

APPROVED BY:
TOWNSHIP OF WEST ORANGE PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____



DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

SHEET INDEX

SHEET No.	SHEET DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITION AND DEMOLITION PLAN & SITE LAYOUT PLAN
3	GRADING AND UTILITIES PLAN AND LIGHTING PLAN
4	VEHICLE CIRCULATION PLAN AND CONSTRUCTION DETAILS

OWNER/APPLICANT :
172-174 MAIN STREET LLC,
172-174 MAIN STREET,
WEST ORANGE, NJ 07052

REV	DATE	DESCRIPTION	BY
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PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

LOT 6 BLOCK 89

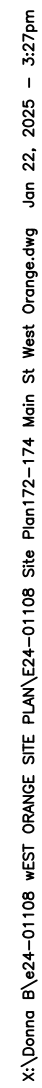
172-174 Main Street

TOWNSHIP OF WEST ORANGE

COUNTY OF ESSEX

NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
AS NOTED	DS	1/21/2025	E24-01108	SITE PLAN	1 OF 4



* - EXISTING NON-CONFORMING
** - VARIANCE REQUIRED
N.C. - NO CHANGE

IMPERVIOUS COVERAGE		
DESCRIPTION	EXISTING	PROPOSED
DWELLING	3,303 S.F.	N.C.
CONCRETE	1,698 S.F.	N.C.
ASPHALT	8,240 S.F.	N.C.
IMPERVIOUS LOT COVERAGE	13,241 S.F.	N.C.
LOT AREA	15,176 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	87.2%	N.C.

PARKING REQUIREMENTS:

OFFICE (1ST FLOOR) REQUIREMENT: 1 PER 250 SF.
PROPOSED 2,824 SF. OFFICE SPACE / 250 = 11.3 SPACES

1 BED / EFFICIENCY APARTMENT REQUIREMENT = 1.8 SPACES/UNIT
PROPOSED 5 UNITS X 1.8 = 9 SPACES

2 BEDROOMS APARTMENT REQUIRED = 2 SPACES/UNIT
PROPOSED 2 UNITS X 2 = 4 SPACES

TOTAL PARKING REQUIREMENT = 24.3 SPACES

PARKING PROVIDED:
STANDARD 8' X 18' SPACES = 22 SPACES

HANDICAP SPACE AND LOADING ZONE = 1 SPACE
1 EV PARKING SPACE = 2 SPACE CREDIT = 2 SPACES
TOTAL SPACES PROVIDED = 25 SPACES $\leq$ 24.3 OK

HC PARKING REQUIREMENT FOR 25 SPACES OR LESS = 1 HC & LOADING ZONE REQUIRED AND PROVIDED.

SITE SIGN REQUIREMENTS:

FREE STANDING DUAL POST SIGN

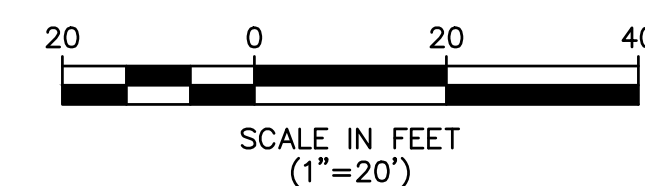
FRONT SETBACK = 5 FEET
SIDE SETBACK = 15 FEET
MIN. AREA REQUIRED = 25,000

MAX AREA REQUIRED: 35 FEET
SIGN AREA PROVIDED: 6 FT LONG
HEIGHT = 2 FEET TO TOP OF SIGN

HEIGHT = 8 FEET TO TOP OF SIGN
OPEN SPACE BELOW SIGN = 2.17 FEET.



SCALE: 1"=20'



SCALE: 1"=20'

ARE AND	REV	DATE	DESCRIPTION

00 PRELIMINARY & FINAL MAJOR SITE PLAN

LOT 6 BLOCK 89

172-174 Main Street

TOWNSHIP OF WEST ORANGE
COUNTY OF ESSEX NEW JERSEY

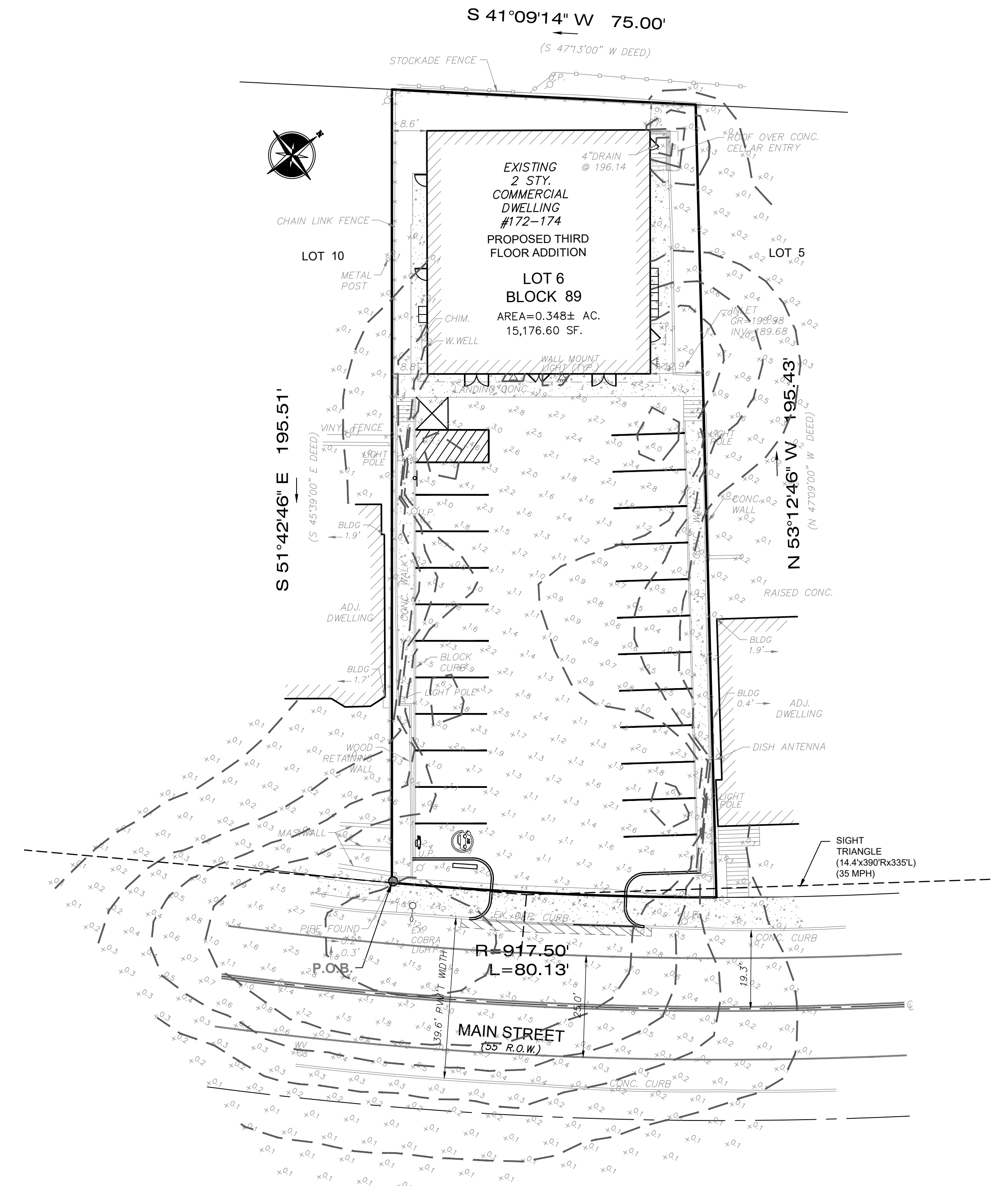
Scale: 1"=20'	Drawn By: DS	Date: 1/21/2025	JOB #: E24-01108	CAD File # SITE PLAN	Sheet # 2 OF 4
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"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."



P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

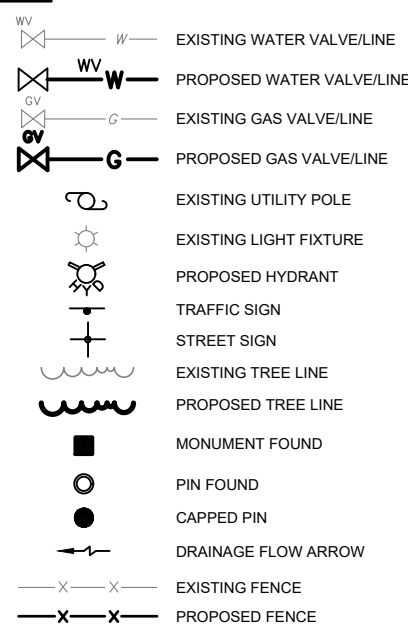

DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931



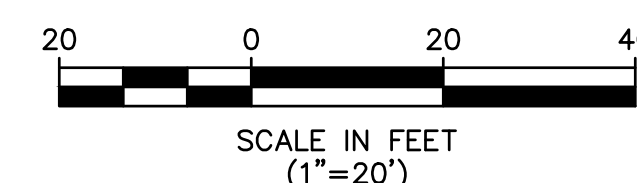
EXISTING LIGHTING PLAN

SCALE: 1"=20'

LEGEND



SANITARY SEWER FLOWS:
OFFICE BUILDING @ 2,824 SF X 0.100 GAL/DAY = 282.4 GPD
RESIDENTIAL 1 BEDROOM @ 150 GPD X 5 = 750 GPD
RESIDENTIAL 2 BEDROOM @ 225 GPD X 2 = 450 GPD
TOTAL DAILY FLOW = 1,482.4 GPD



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CERTIFICATE OF AUTHORIZATION: 24GA2822980

 **MORGAN**
engineering & surveying

P.O. BOX 9232
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FAX: 732-270-9691
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REV	DATE	DESCRIPTION			BY
PRELIMINARY & FINAL MAJOR SITE PLAN					
GRADING AND UTILITIES PLAN					
& LIGHTING PLAN					
LOT 6					
CAD File #					
172-174 Main Street					
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