

FOR

**ESSEX COUNTY, NEW JERSEY**

SCALE: 1" = 1,000'
SOURCE: USGS - ORANGE AND
CALDWELL QUADRANGLE



SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS



SCALE: 1" = 500'
SOURCE: AUTOCAD GEOLOCATION



SCALE: 1" = 500'
SOURCE: AUTOCAD GEOLOCATION

OWNER	DATE
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WITHIN 200' RADIUS OF BLOCK 152.01 LOT 1445.01 - CERTIFIED BY SHAYNE CAVANAUGH-RADICE,
TOWNSHIP OF WEST ORANGE TAX ASSESSOR'S OFFICE, DATED 02/03/20222

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
152.01	1	DEAN, JAMES & SARA L 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.01	6	GILLIGAN, CHRISTOPHER P & DORRIS, JENNIFER L WEST CHAMBERLAIN, NE 75052
152.01	8	AMAL, DUSA & DVIDAS 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.01	1	RICCHELLE, LUCILLE S & MELANIE S 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	9	PETER, MARCO & VILZ, GONZALO 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	4	CONNETT, TRONNE & VICTORIA WEST CHAMBERLAIN, NE 75052
152.01	10	HAMANN, LAMAR 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	6	ROODER, MATTHEW 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	10	NOZAKURA, HIDE SHIMOTO 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	7	NEASE, JOHN R 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	12	CHANDLER, CRYSTAL A LUTON 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	10	FRED, GARMAN 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	13	TYRRE, ANGELA M. STATE OF 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	10	SAVA, HIRWITA S LITIA 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	17	LYON, LOUIS & LUCY A. WALZ 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	37	BARNETT, KATHLEEN L & STEPHEN S 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	18	TEREBANCE, ARI 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	1	RIED, NEY M 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	22	WYSE, THERESA & JOSEPH 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	2	MATTHEW, WILSON & JENNIFER 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	22	ASBETT, JACQUELINE PETER M 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	4	NEALE, SHAWN & JONIDA 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	25	WAGNER, MICHAEL ADAM 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	35	NEASE, JOHN R 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	27	DE PARNIA, MARGHERITE 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	11	NEASE, JOHN R 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	148.01	DE PARNIA, MARGHERITE 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	12	GAFF, JAMES E & KAREN E 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	148.02	DE PARNIA, MARGHERITE 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	13	NEASE, JOHN R 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	20	DE REAL, ESTHER LUCY 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	14	NEASE, JOHN R 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	1	LAGUNA, MERCEDES & VICTORIA A 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	15	NEASE, JOHN R 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052
152.01	9	MAAMI, RICHARD S 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052	152.02	16	NEASE, JOHN R 1525 WINDY HILL RD WEST CHAMBERLAIN, NE 75052

BOHLER//

**CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PROJECT No.: JM210922
DRAWN BY: MB/ACF
CHECKED BY: ML/AT
DATE: 02/01/2022
CAD I.D.: JM210922-CNDS-0A

PROJECT:

FOR —



**COMMUNITIES
PROPOSED
MULTI-LEVEL SENIOR
HOUSING FACILITY**

MAP: 79 | BLK: 152.01 | LOT: 1445.01
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
(B-2 ZONE)
ESSEX COUNTY, NEW JERSEY

BOHLER //

BOHLER ENGINEERING NJ, LLC

10000 MIDLANTIC DRIVE, SUITE 410W
MOUNT LAUREL, NJ 08054

Phone: (856) 930-4000
Fax: (856) 930-4001

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24CA28161700 & M9000122

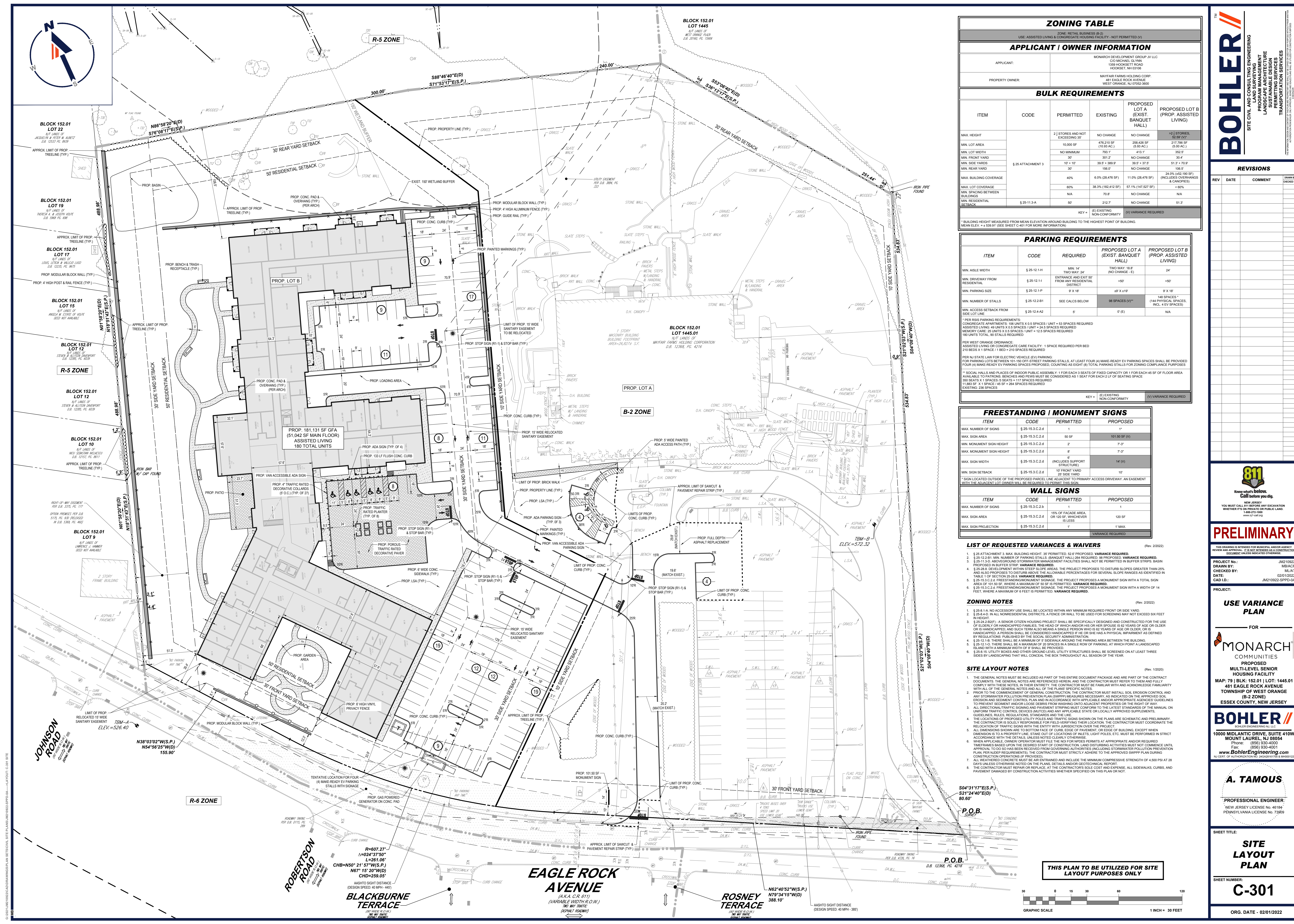
PROFESSIONAL ENGINEER:
NEW JERSEY LICENSE No. 46184
PENNSYLVANIA LICENSE No. 73909

SHEET TITLE:

SHEET NUMBER: _____

C-101

ORG. DATE - 02/01/2022

[illegible]

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

ORG. DATE - 02/01/2022

(Rev. 1/2020)

- THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN PERMISSION FROM THE COMPANY.

REV	DATE	COMMENT
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HECK

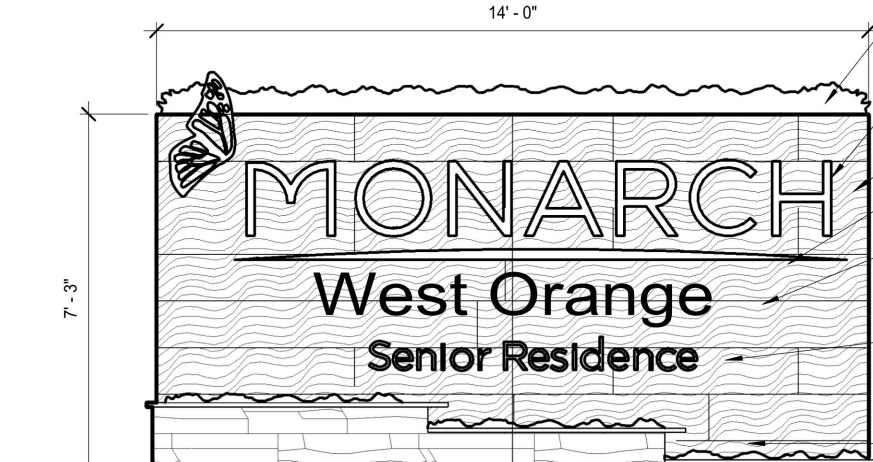
(U010102 - 03/12/12)

BUILDING GRADE ELEVATIONS (CORNERS DENOTED WITH AN ASTERISK)	
	545.00
	545.00
	545.00
	545.00
	545.00
	545.00
	545.00
	545.00
	528.20
	530.00
	530.00
	530.00
	530.00
	545.00
	545.00
	545.00
	545.00
	AVG. = 539.91

GRAPHIC SCALE

1 INCH = 30 FEET

ORG. DATE - 02/01/2022



ELEVATION 1
SCALE: 3/8" = 1'-0"

STONE VENEER ON BUILDING

- PLANTINGS ON TOP OF SIGN TO BE SELECTED BY LANDSCAPE ARCHITECT
- 17-1/2" HIGH, BRUSHED NICKEL LETTERS; HELD OFF WOOD PANEL FACE 1" MIN; INTEGRAL LIGHTING
- RECLAIMED WOOD PANEL
- BRUSHED NICKLE FORM; HELD OFF WOOD PANEL FACE 1"
- 8" HIGH, BRUSHED NICKEL LETTERS; HELD OFF WOOD PANEL FACE 1" MIN; INTEGRAL LIGHTING
- 6" HIGH, OIL RUBBED BRONZE LETTERS; HELD OFF WOOD PANEL FACE 1" MIN; INTEGRAL LIGHTING
- PLANTINGS ON STONE BASE TO BE SELECTED BY LANDSCAPE ARCHITECT
- STONE VENEER BASE - MATCH STONE VENEER ON BUILDING

SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
§ 25-1.5 UTILITY SCREENING	IN ALL DISTRICTS, UTILITY BOXES AND OTHER ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPING THAT WILL CONCEAL THEM THROUGHOUT ALL SEASONS OF THE YEAR, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. SUCH PROVISION SHOULD BE REFLECTED IN THE LANDSCAPE PLAN PORTION OF ALL PRELIMINARY AND FINAL SITE PLANS.	ALL ABOVE GROUND UTILITIES HAVE BEEN SCREENED AS NECESSARY.	COMPLIES
§ 25-1.13 BUFFER STRIPS IN ALL NONRESIDENTIAL DISTRICTS THAT ARE FOR RESIDENTIAL DEVELOPMENT OF 10 OR MORE ACRES OR GREATER	IN ADDITION TO THE SETBACK REQUIREMENTS LISTED IN SUBSECTION 25-1.1, A BUFFER OF DISTRICT REQUIREMENTS ALONG ANY SIDE OR REAR PROPERTY LINE SHALL ALSO BE MAINTAINED BETWEEN A NONRESIDENTIAL DISTRICT AND A RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL USE IN A BUFFER ZONE. A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED IN PERFECTLY WITH TREES AND SHRUBBERY OF SUCH SIZES AND QUANTITIES AS TO ADEQUATELY SCREEN THE BUILDINGS FROM SUCH ADJUTING RESIDENTIAL DISTRICT OR USE IN RESIDENTIAL ZONE. THE REQUIRED BUFFER WIDTH SHALL BE 50 FEET FOR ALL NONRESIDENTIAL ZONES. THESE REQUIREMENTS SHALL ALSO APPLY TO A RESIDENTIAL SUBDIVISION OR SITE PLAN ON A PROPERTY THAT IS TO ADJOIN OR ADJACENT IN AREA, AS WELL AS TO ANY RESIDENTIAL USE PERMITTED BY USE VARIANCE IN NONRESIDENTIAL ZONE.	A PLANTED BUFFER CONSISTING OF EVERGREEN AND DECIDUOUS TREES HAS BEEN PROVIDED ALONG THE WESTERN PROPERTY LINE WHERE THE SITE IS ADJACENT TO RESIDENTIAL PROPERTIES.	COMPLIES
§ 25-1.13 BUFFER STRIPS IN ALL NONRESIDENTIAL DISTRICTS THAT ARE FOR RESIDENTIAL DEVELOPMENT OF 10 OR MORE ACRES OR GREATER	EXISTING TREES AND WOODED AREAS SHOULD BE SAVED WITH BUFFER STRIPS TO THE MAXIMUM EXTENT POSSIBLE. EXISTING TREES WOULD BE REMOVED IN A BUFFER STRIP, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FORM A CONTINUOUS NATURAL LANDSCAPE EDGE. REMAINING EVERGREEN TREES AND FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER TO CLOSEST TO NEIGHBORLY DEVELOPMENT ON THE SITE WITHIN ADEQUATE NATURAL SCREENING CANNOT BE PROVIDED.	EXISTING TREES AND WOODED AREAS HAVE BEEN PRESERVED WHERE ALLOWABLE.	ACKNOWLEDGE
§ 25-1.13 BUFFER STRIPS IN ALL NONRESIDENTIAL DISTRICTS THAT ARE FOR RESIDENTIAL DEVELOPMENT OF 10 OR MORE ACRES OR GREATER	IN ANY WOODED AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJAINS OR ADJACENT ARE SITUATED IN ANY LANDSCAPE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MATERIAL IN GOOD CONDITION AS REQUIRED; THE FENCES AS REQUIRED BY THIS SUBSECTION MAY BE WAIVED BY THE PLANNING BOARD OR THE BOARDING BOARD IF IN THE BOARDING JUDGMENT, BECAUSE OF THE TOPOGRAPHY OR OTHER EXTRAORDINARY OR EXCEPTIONAL CONDITIONS, THE FENCE IS NOT NECESSARY TO PROTECT THE ADJACENT PROPERTY.	ANY PROPOSED PARKING HAS BEEN SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES TO THE WEST WITH THE PROPOSED BUFFER.	COMPLIES
§ 25-12.1 GENERAL PROVISIONS FOR OFF-STREET PARKING	C. LANDSCAPED PARKING SHALL BE SUBMITTED FOR BUILT-UP PLANTING WITHIN THE PARKING AREA, IN TREE PLING AREAS WITH 30 FEET OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUG GROUND FOR EACH PARKING SPACE FOR EACH PARKING STALL, WHICH MAY BE PROVIDED WITHIN THE PARKING OR THE PERIMETER OF THE PARKING AREA. THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 100 FEET. PARKING SPACES AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF FIFTY FEET SHALL BE PROVIDED.	TOTAL PARKING: 133 SPACES REQUIRED: 130 ± 11.3 TREES AND GROUND LEVEL PLANTING WITHIN AND AROUND THE PARKING AREAS. PROPOSED: 13 SHADE TREES AND GROUND COVER IN AND AROUND THE PARKING AREA.	COMPLIES
§ 25-2.7 TREE PROTECTION AND REMOVAL	C. EVERY DEVELOPMENT APPLICATION SHALL REQUIRE TREE REMOVAL PLAN THAT SHALL INCLUDE A MAP DRAWN TO SCALE SHOWING THE LOCATION OF ALL TREES TO BE REMOVED AND A QUALIFIED TREE EXPERT'S REPORT RECOMMENDING METHODS AND THE STANDARDS SET FORTH IN SUBSECTION 22-2.1.	(REFER TO THE TREE REMOVAL & REPLACEMENT CALCULATIONS CHART ON THIS SHEET.)	COMPLIES
§ 25-2.7.9 REMOVAL OF EXISTING TREES	C. IF ANY TREE TO BE SAVED IN CONNECTION WITH CONSTRUCTION SET FORTH ABOVE IS NOT IN ACCORD WITH TREE PLANTING PURSUANT TO THIS SECTION SHALL DIE WITHIN TWO YEARS IT SHALL BE REPLACED OR APPLICANT OR THE PROPERTY OWNER WITHIN 60 MONTHS.	A 2-YEAR GUARANTEE FOR ALL PROPOSED PLANTS AND EXISTING TREES TO REMAIN WILL BE PROVIDED.	COMPLIES
§ 25-10.4 SHADE TREES	SHADE TREES SHALL BE LOCATED ON THE LOT LINE SO AS NOT TO INTERFERE WITH THE UTILITIES OR SIDEWALKS OR AS DETERMINED BY THE PLANNING DEPARTMENT. A MINIMUM OF ONE OF THE FOLLOWING TYPES OF TREES SHALL BE PROVIDED: GINKGO, MALLARD, LINDENS, CRAW APPLES, GALLERY PEARLS, JAPANESE MAPLES, CHERRY, NORDEAN, GUMS, KENTUCKY COFFEE TREES, AMERICAN CORK TREES, AND GINSENG SCHOLAR.	SHADE TREES HAVE BEEN PROVIDED ALONG EAGLE ROCK AVENUE WHERE ALLOWABLE WITH A TOWNSHIP SUGGESTED SPECIES.	COMPLIES

SYM	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREE(S)						
	ASGM	8	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2-3' CAL	B+B
	GTIN	16	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST THORNLESS HONEYLOCUST	2 1/2-3' CAL	B+B
	GTIS	5	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3' CAL	B+B
	TXAR	13	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2 1/2-3' CAL	B+B
	SUBTOTAL:	42				
ORNAMENTAL TREE(S)						
	CC	9	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2' CAL	B+B
	SUBTOTAL:	9				
EVERGREEN TREE(S)						
	PIAB	24	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
	PO	27	PICEA OMORIKA	SERBIAN SPRUCE	6-7'	B+B
	PS	18	PINUS STROBUS	EASTERN WHITE PINE	6-7'	B+B
	SUBTOTAL:	69				
DECIDUOUS SHRUB(S)						
	CCBM	35	CARYOPTERIS X CLANDONIENSIS 'BLUE MIST'	BLUE MIST SPIREA	24-30"	CONTAINER
	FG	20	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24-30"	CONTAINER
	HMES	28	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER®'	ENDLESS SUMMER® HYDRANGEA	3-4'	CONTAINER
	RAGL	31	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	1 GAL.	CONTAINER
	SUBTOTAL:	114				
EVERGREEN SHRUB(S)						
	BGM	33	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	24-30"	B+B
	BMWG	27	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36"	B+B
	BSJB	16	BUXUS SINICA VAR. INULARIS 'JUSTIN BROWERS'	JUSTIN BROWERS BOXWOOD	15-18"	CONTAINER
	IGC	25	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	CONTAINER
	JCPC	19	JUNIPERUS CHINENSIS 'PFTIZERANA COMPACTA'	COMPACT PFTIZER JUNIPER	18-24" SPRD.	CONTAINER
	JCSG	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B+B
	SUBTOTAL:	126				
PERENNIAL(S)						
	LM	830	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER
	SUBTOTAL:	830				
ORNAMENTAL GRASS(S)						
	CAK	51	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
	PAH	26	PENNISETUM ALOPUROIDES 'WAKELY'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
	SUBTOTAL:	77				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE

REVISIONS

[illegible]

PRELIMINARY

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PROJECT No.:	JM21092
DRAWN BY:	MB/AC
CHECKED BY:	ML/A
DATE:	02/01/202
CAD ID:	JM2109231

PROJECT:

USE VARIANCE PLAN

_____ FOR



**PROPOSED
MULTI-LEVEL SENIOR
HOUSING FACILITY**
MAP: 79 | BLK: 152.01 | LOT: 1445.01
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
(B-2 ZONE)
ESSEX COUNTY, NEW JERSEY

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Fax: (856) 930-4001
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M920012

A. TAMOUS

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 46184
PENNSYLVANIA LICENSE No. 73909

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 02/01/2022