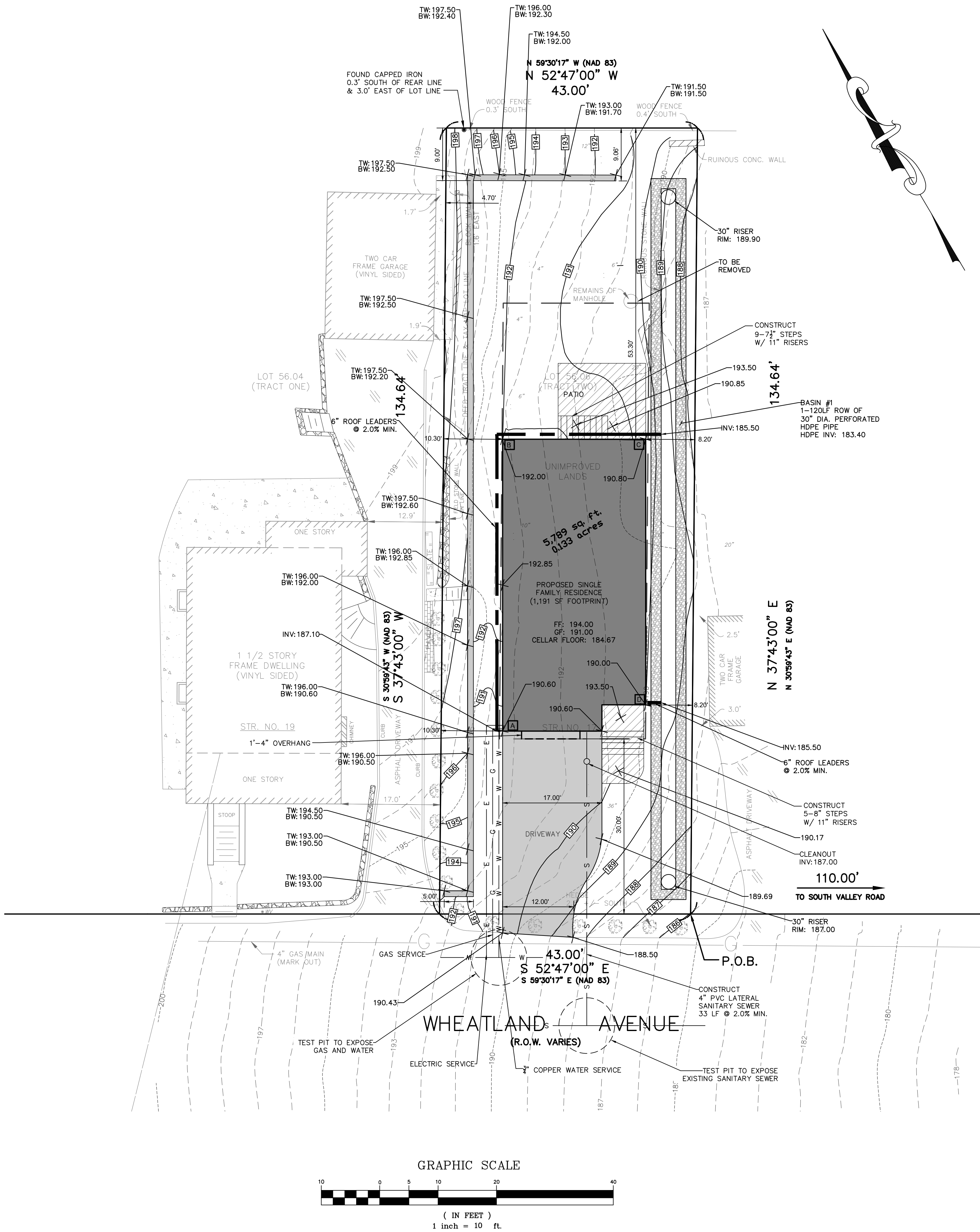
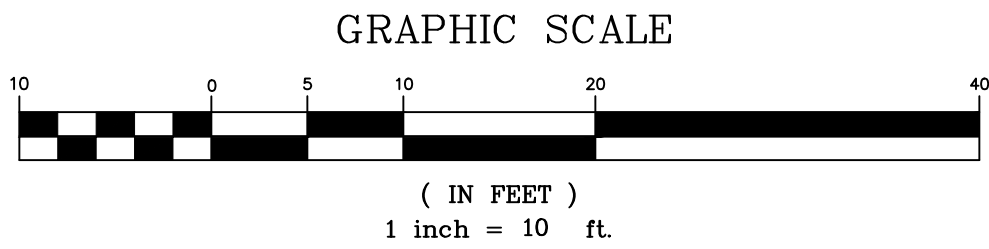




REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION
TAKEN FROM A CERTAIN MAP ENTITLED BOUNDARY &
TOPOGRAPHIC SURVEY OF 17 WHEATLAND AVENUE, LOT
56.06 IN BLOCK 39, TOWNSHIP OF WEST ORANGE, ESSEX
COUNTY, NEW JERSEY SIGNED BY GEORGE PRONESTI, P.L.S.
DATED 05/18/2021.
2. ARCHITECTURAL INFORMATION TAKEN FROM PLANS FROM
CHARLES L. BALDANZA, R.A., DATED 08/09/2021.



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SITE DATA CHART				
APPLICANT: 19 WHEATLAND DEVELOPMENT, LLC 10 ORTTON ROAD WEST CALDWELL, NEW JERSEY 07006				
PROPERTY: BLOCK 39 LOT 56.06 AREA = 0.133± ACRES				
ZONE: R-6 ONE FAMILY RESIDENTIAL				
EXISTING USE: VACANT		PROPOSED USE: SINGLE FAMILY RESIDENCE		
BULK REQUIREMENTS				
DESCRIPTION	CODE (R-6)	EXISTING	PROPOSED	COMPLIANCE
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS				
MIN. LOT AREA	6,000 SF	5,789 SF	NO CHANGE	EXISTING NONCONFORMING
MIN. LOT AREA PER UNIT	6,000 SF / 1 UNIT	N/A	5,789 SF / 1 UNIT	NO
MIN. LOT WIDTH	60 FT	43 FT	NO CHANGE	EXISTING NONCONFORMING
PRINCIPAL BUILDING SETBACKS				
MIN. FRONT YARD	30 FT	N/A	30.00 FT	YES
MIN. SIDE YARDS	10 + 8 FT	N/A	10.30 + 8.20 FT	YES
MIN. REAR YARD	30 FT	N/A	53.30 FT	YES
MAX. BUILDING COVERAGE	35%	N/A	20.57%	YES
MAX. HEIGHT	2-1/2 STORIES, 35 FT	N/A	2-1/2 STORIES, 34.25 FT	YES
MAX. LOT COVERAGE	45%	N/A	36.93%	YES
STEEP SLOPES CALCULATIONS				
MIN. EFFECTIVE LOT AREA	6,000 SF	1,847 SF	1,847 SF	EXISTING NONCONFORMING
MAX. EFFECTIVE BUILDING COVERAGE	35%	N/A	64.48%	NO
MAX. EFFECTIVE LOT COVERAGE	45%	N/A	116.24%	NO
MAX. RETAINING WALL HEIGHT	6 FT	N/A	6 FT	YES

* VARIANCE REQUESTED

BUILDING HEIGHT CALCULATION:

$$194.0 + 31.1 - 190.85 = 34.25 \text{ FT}$$

BUILDING COVERAGE CALCULATION:

BUILDING FOOTPRINT: 1,191 SF

$$\text{BUILDING COVERAGE} = 1,191 \text{ SF} / 5,789 \text{ SF} = 20.57\%$$

CELLAR DETERMINATION:

$$194.00 - 9.33 = 184.67 \text{ (ELEVATION OF LOWEST FLOOR)}$$

$$190.85 - 184.67 = 6.18 \text{ (DISTANCE LOWEST FLOOR IS BELOW AVERAGE GRADE)}$$

$$6.18 > 4.66 \text{ (THEREFORE LOWEST FLOOR IS A CELLAR)}$$

IMPERVIOUS COVERAGE CALCULATION:

BUILDING FOOTPRINT	1,191 SF
PATIO	195 SF
FRONT STAIRS AND WALK	95 SF
DRIVEWAY	500 SF
WALL	157 SF
TOTAL	2,138 SF

$$\text{IMP. COVERAGE} = 2,138 \text{ SF} / 5,789 \text{ SF} = 36.93\%$$

DRAINAGE CALCULATIONS:

REQUIRED STORAGE:

$$\text{NEW IMPERVIOUS AREA: } 2,191 \text{ SF}$$

$$\text{@ } 6.44" \text{ PER SF}$$

$$2,191 \text{ SF} \times (6.44" / 12) = 1,175 \text{ CF}$$

BASIN VOLUME:

HDPE PIPE VOLUME:

$$V = A * L = \pi * r^2 * L = \pi * (1.25')^2 * 120 = 589 \text{ CF}$$

STONE VOIDS VOLUME:

$$V = [L * W * H - (\text{VOLUME OF HDPE PIPES})] * (40\%)$$

$$V = [123.5 * 6 * 3 - (589)] * 0.40 = 654 \text{ CF}$$

TOTAL VOLUME:

$$V = (654 + 589) = 1,243 \text{ CF}$$

3	REVISED PER COMMENTS FROM ZONING BOARD	07/07/2022	JMP
2	REVISED APPLICANT	10/20/2021	JMP
1	REVISED BUILDING SETBACK AND STAIRS	10/05/2021	JMP
REVISION	DESCRIPTION	DATE	BY

PREPARED FOR
19 WHEATLAND DEVELOPMENT, LLC
17 WHEATLAND AVE
BLOCK 39 LOT 56.06
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

GRADING PLOT PLAN



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36862 DATED 08/22/2021

Designer: JMP

Draftsman: JAF

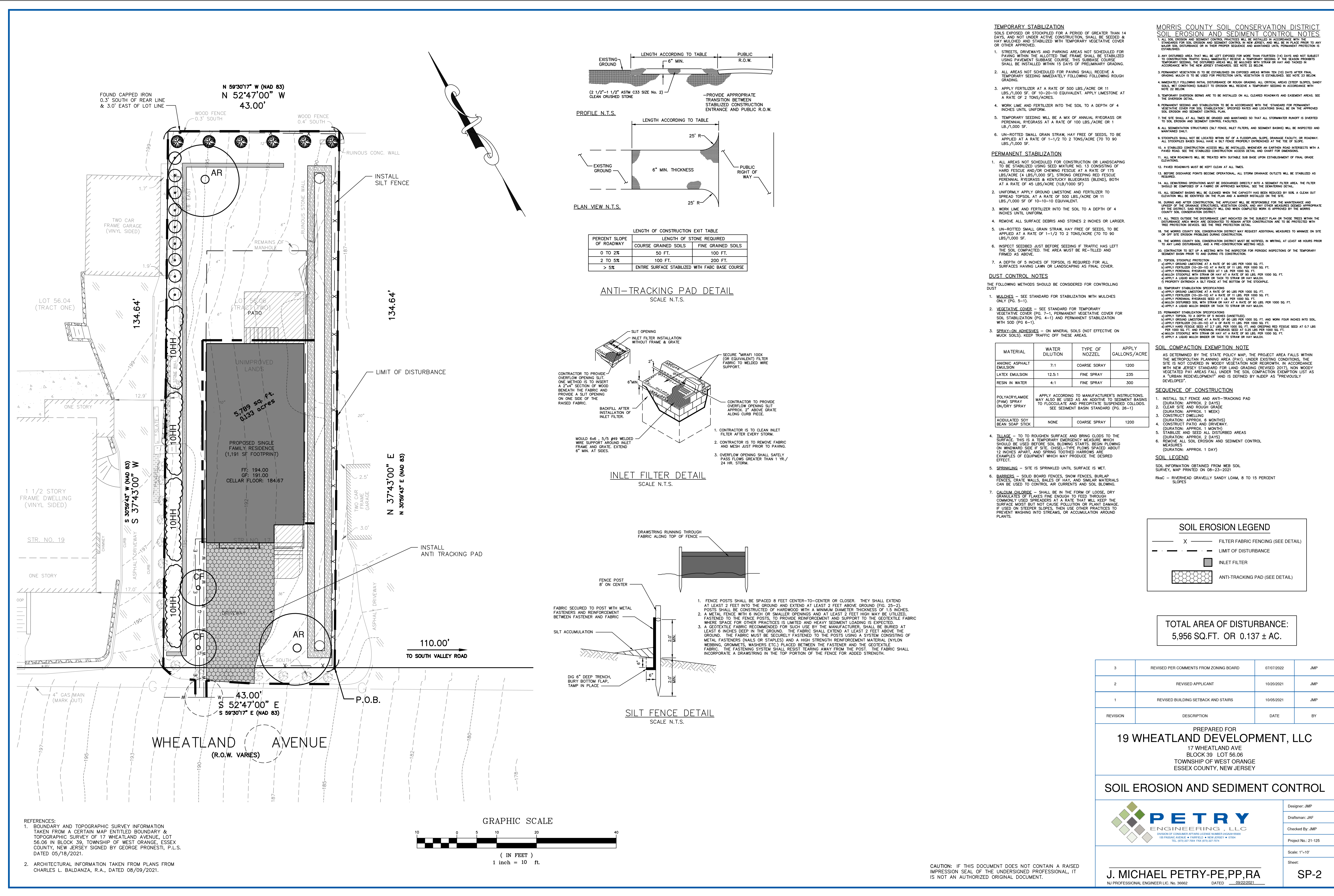
Checked By: JMP

Project No.: 21-125

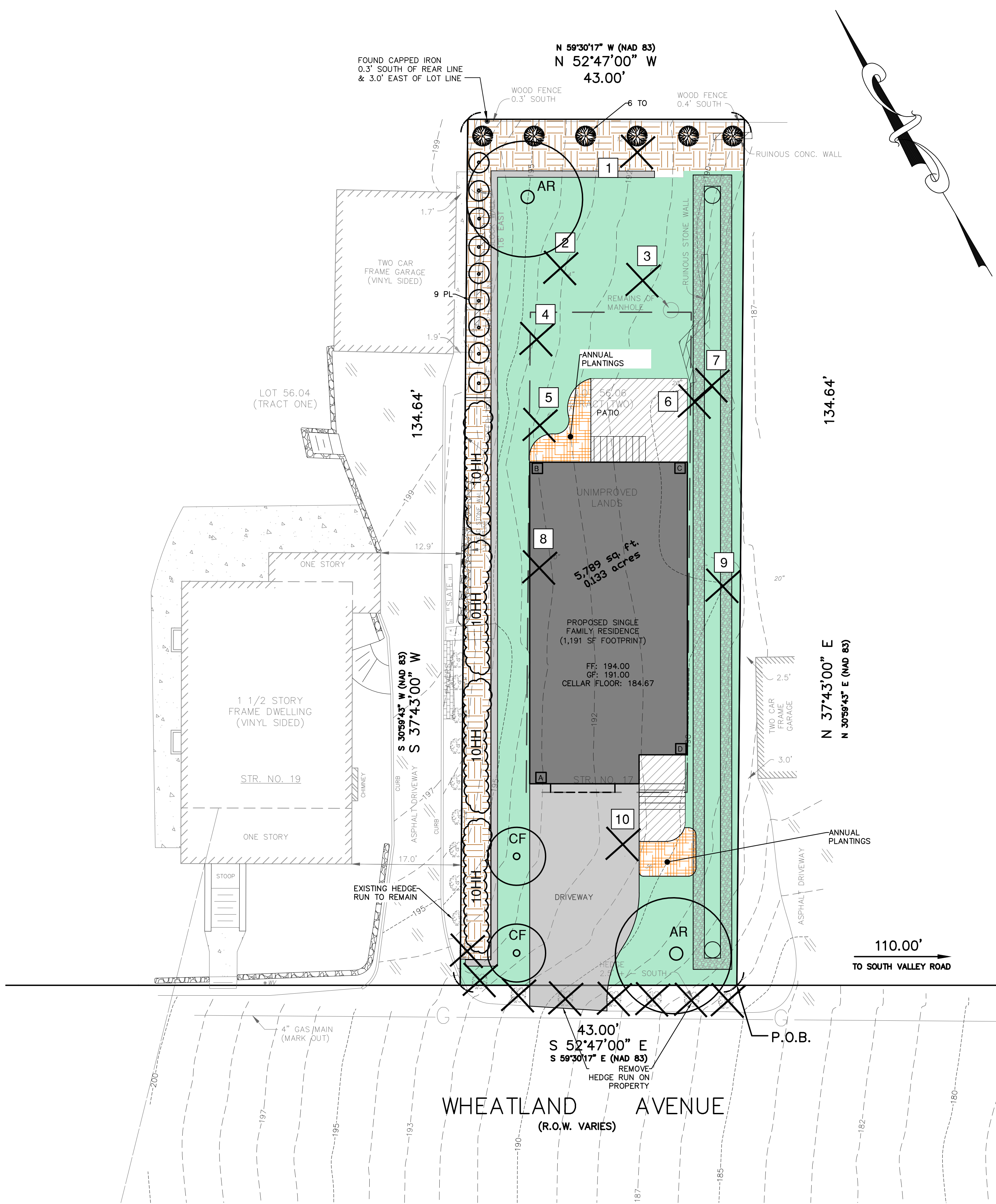
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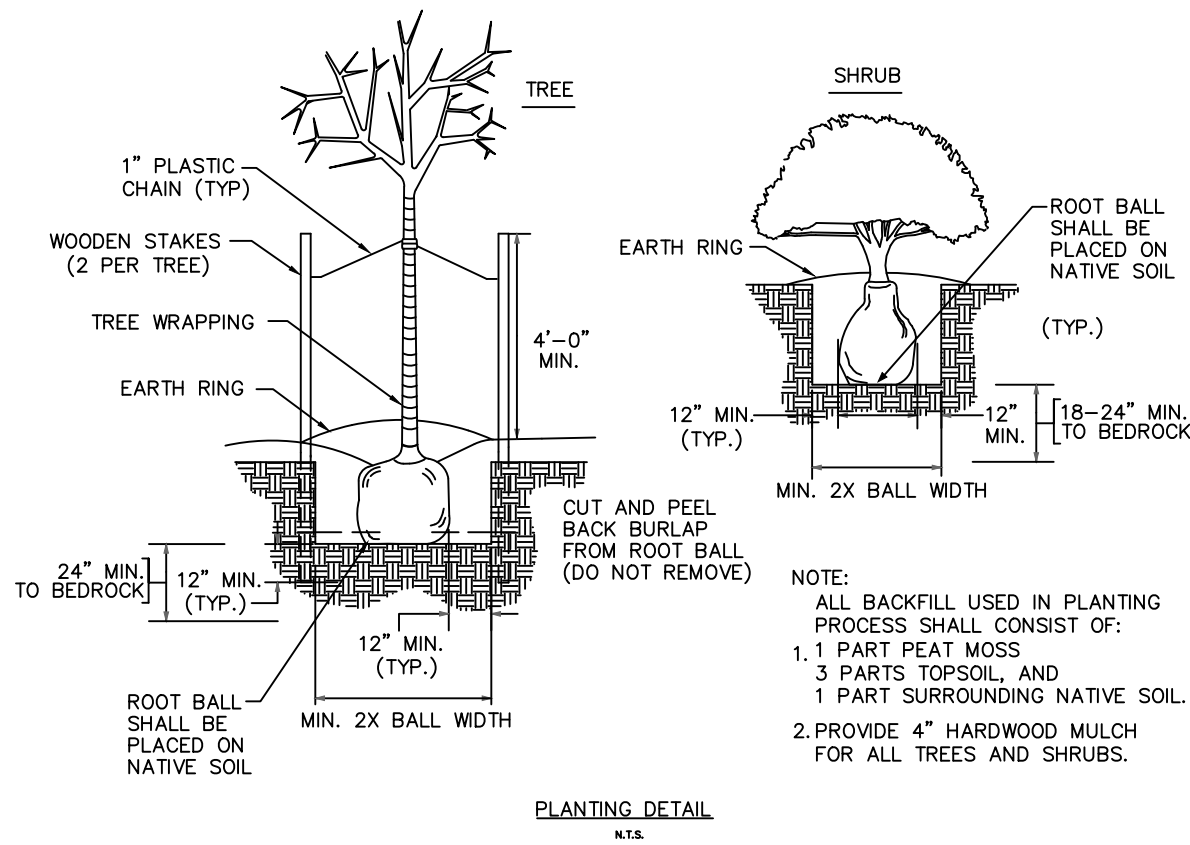
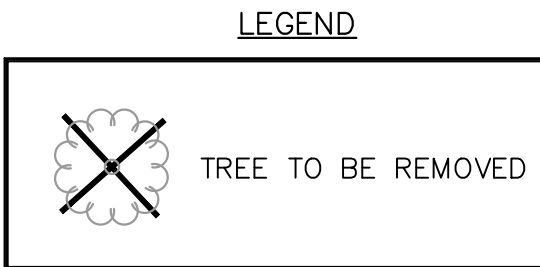
SP-1



DATED 09/22/2021



List of Trees to Be Removed			
Plan Tree #	Caliper	Condition	Major/Minor
1	12"	Fair	Major
2	4"	Fair	Minor
3	6"	Fair	Major
4	4"	Fair	Minor
5	6"	Fair	Major
6	20"	Fair	Major
7	16"	Fair	Major
8	10"	Fair	Major
9	26"	Fair	Major
10	36"	Fair	Major
Major			8
Minor			2
Total Major Trees Planted			8
Total Minor Trees Planted			2
Total			10



- NOTES:
- REASONABLE MEASURES SHALL BE TAKEN TO PROTECT MATURE TREES SLATED TO REMAIN ALONG ALL LIMITS OF DISTURBANCE THROUGHOUT CONSTRUCTION.
 - ALL LANDSCAPING SHOWN ON THE LANDSCAPING PLAN SHALL BE MAINTAINED AND ANY DEAD OR DYING TREES SHALL BE REPLACED.
 - THE LANDSCAPE PLAN SHALL INCORPORATE CHANGES OR CLARIFICATIONS, IF ANY, AS RECOMMENDED BY A CERTIFIED LANDSCAPE ARCHITECT.
 - ALL TREES EXCEPT THOSE THAT ARE SHOWN TO BE REMOVED SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. ANY TREES WHICH ARE SLATED TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
 - AS PER TOWNSHIP OF WAYNE ORDINANCE 134-85.4 A MAJORITY OF THE TREES & SHRUBS CHOSEN FOR THIS LANDSCAPE PLAN WERE TAKEN FROM THE RECOMMENDED PLANTING LISTS PROVIDED.
 - NO TREE MAY BE REMOVED UNTIL AFTER INSTALLATION BY THE APPLICANT OF STORMWATER MANAGEMENT AND SOIL EROSION CONTROL MEASURES.

PLANTING NOTES:

ALL PLANTS TO BE NURSERY GROWN AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM PLANTING.

ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.

SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING FOR SITE STABILIZATION.

TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL ACTIVITIES RELATED TO CONSTRUCTION, TO INCLUDE ANY IMPACTED AREAS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD VERIFY AREAS OF SEED.

TOPSOIL SHALL BE SANDY LOAM; FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; 4% ORGANIC MATTER; pH 5.0 TO 6.5.

PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.

LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.

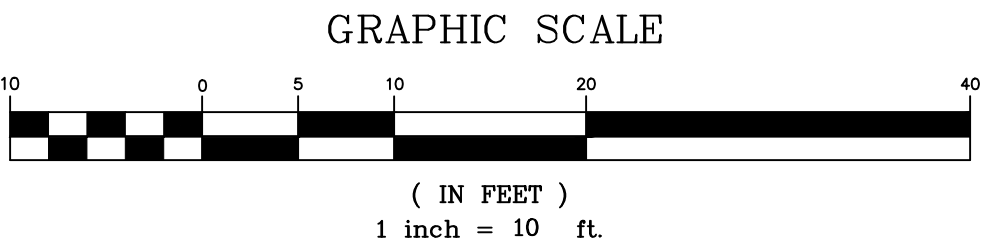
AREAS NOT DIRECTLY RELATED TO DEVELOPMENT WILL BE RETAINED IN THEIR NATURAL STATE.

ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 3.0 INCHES MEASURED AT A HEIGHT OF 4.5 FT. ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.

ALL CONIFEROUS TREES SHALL HAVE A MINIMUM HEIGHT OF 8.0 FEET MEASURED ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.

NEW PLANTING ARE TO BE ADJUSTED AS REQUIRED TO AVOID CONFLICTS WITH EXISTING TREES, NEW OR EXISTING UTILITIES, HARDSCAPE, OR OTHER INFRASTRUCTURE.

TREES LOCATED CLOSER THAN 3' TO THE CURBS SHALL BE LOCATED ON PARKING LOT STRIPING.



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 - ARCHITECTURAL INFORMATION TAKEN FROM PLANS FROM CHARLES L. BALDANZA, R.A., DATED 08/09/2021.

SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	QUANTITY	MAJOR/MINOR
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" D.B.H./B&B	25' C.C.	2	MAJOR
TO	TUJA OCCIDENTALIS	AMERICAN ARBORVITAE	2.5" D.B.H./B&B	10' C.C.	6	MAJOR
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" D.B.H./B&B	15' C.C.	2	MINOR
PL	PRUNUS LAUROCERASUS	SCHIP LAUREL	48" TO 60" HEIGHT B&B	3' C.C.	9	N/A
HH	HEDERA HELIX	ENGLISH IVY	12 IN. #3 CAN	2' C.C.	40	N/A

REVISION	DESCRIPTION	DATE	BY
PREPARED FOR 19 WHEATLAND DEVELOPMENT, LLC 17 WHEATLAND AVE BLOCK 39 LOT 56.06 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
LANDSCAPE PLAN			
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 0004010000 100 PASADENA AVENUE • HANOVER, NJ 07930 • NEW JERSEY • 201004 TEL: (973) 927-7004 FAX: (973) 927-7074			Designer: JMP Draftsman: JAF Checked By: JMP Project No.: 21-125 Scale: 1"=10' Sheet: LA-1
J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. No. 36862 DATED 07/07/2022			