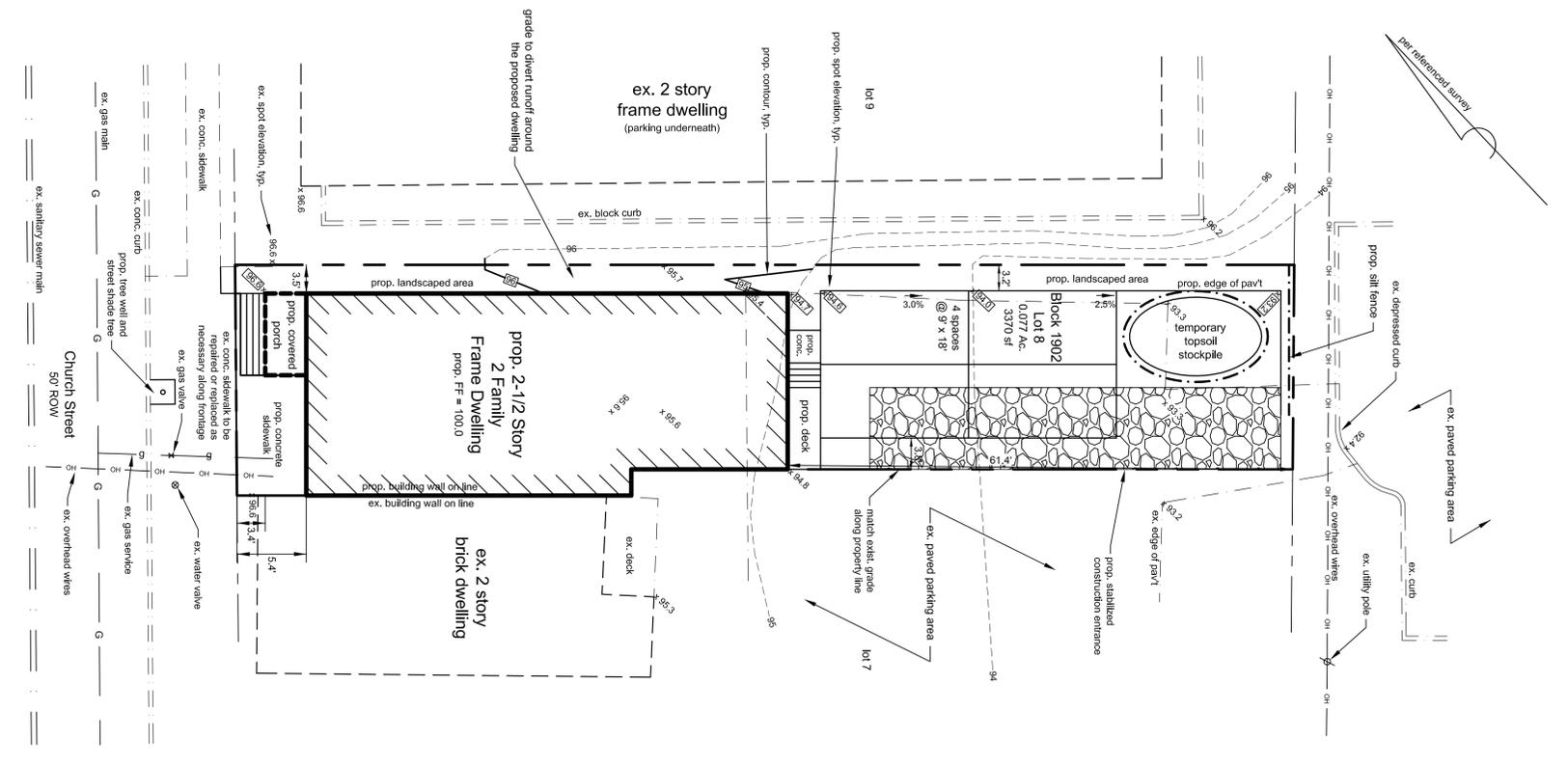
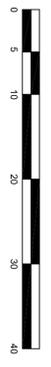
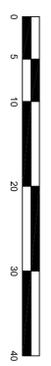


Existing Conditions Plan
Scale: 1" = 10'



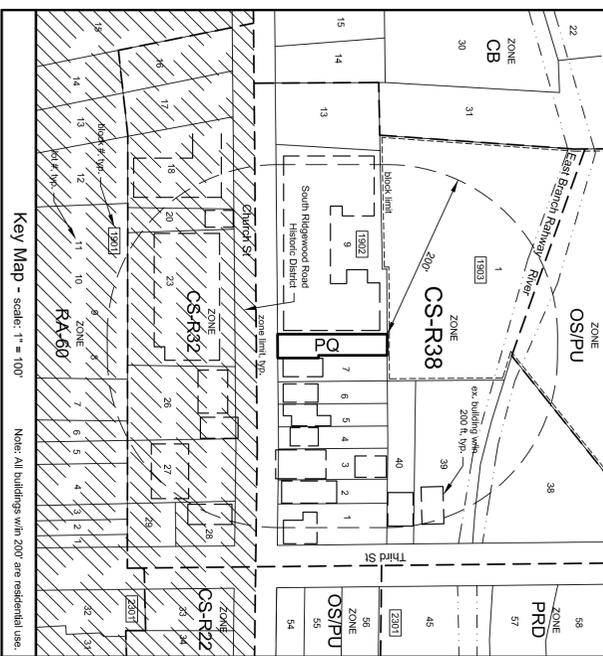
Proposed Plan
Scale: 1" = 10'



Note: The limit of disturbance encompasses the entire site.

PROPERTY OWNERS WITHIN 200 FEET

Block 1902	Owner	FRANK MICHALEK, C
1907	Owner	KALISH DAVID & KAREN
8	Owner	WICKSTROM, MAURY
9	Owner	TRULLIO, PAUL J & JUAN F
10	Owner	MURPHY, MARION
11	Owner	CHURCH ST WEST
18	Owner	MINROSS PROPERTIES, LLC
18 unit 1	Owner	KINROSS PROPERTIES, LLC
18 unit 2	Owner	KINROSS PROPERTIES, LLC
18 unit 3	Owner	KINROSS PROPERTIES, LLC
18 unit 4	Owner	KINROSS PROPERTIES, LLC
18 unit 5	Owner	KINROSS PROPERTIES, LLC
18 unit 6	Owner	KINROSS PROPERTIES, LLC
18 unit 7	Owner	KINROSS PROPERTIES, LLC
18 unit 8	Owner	KINROSS PROPERTIES, LLC
18 unit 9	Owner	KINROSS PROPERTIES, LLC
18 unit 10	Owner	KINROSS PROPERTIES, LLC
18 unit 11	Owner	KINROSS PROPERTIES, LLC
18 unit 12	Owner	KINROSS PROPERTIES, LLC
18 unit 13	Owner	KINROSS PROPERTIES, LLC
18 unit 14	Owner	KINROSS PROPERTIES, LLC
18 unit 15	Owner	KINROSS PROPERTIES, LLC
18 unit 16	Owner	KINROSS PROPERTIES, LLC
18 unit 17	Owner	KINROSS PROPERTIES, LLC
18 unit 18	Owner	KINROSS PROPERTIES, LLC
18 unit 19	Owner	KINROSS PROPERTIES, LLC
18 unit 20	Owner	KINROSS PROPERTIES, LLC
18 unit 21	Owner	KINROSS PROPERTIES, LLC
18 unit 22	Owner	KINROSS PROPERTIES, LLC
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18 unit 30	Owner	KINROSS PROPERTIES, LLC
18 unit 31	Owner	KINROSS PROPERTIES, LLC
18 unit 32	Owner	KINROSS PROPERTIES, LLC
18 unit 33	Owner	KINROSS PROPERTIES, LLC
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18 unit 96	Owner	KINROSS PROPERTIES, LLC
18 unit 97	Owner	KINROSS PROPERTIES, LLC
18 unit 98	Owner	KINROSS PROPERTIES, LLC
18 unit 99	Owner	KINROSS PROPERTIES, LLC
18 unit 100	Owner	KINROSS PROPERTIES, LLC



REQUIREMENTS FOR CS-R38 ZONE

Description	Required	Existing	Proposed
Min. Lot Area	20,000 SF	3370 SF*	3370 SF*
Lot Frontage	200 FT	28.19 FT*	28.19 FT*
Lot Depth	100 FT	128.7 FT*	128.7 FT*
Front Setback - dwelling	8 FT	4.4 FT**	8.4 FT**
Rear Setback - covered porch	15 FT	83.2 FT	61.4 FT
Side Setback (northwest)	10 FT	0.0 FT**	3.5 FT**
Side Setback (southwest)	10 FT	0.0 FT**	0.0 FT**
Building Height - feet	45 FT	<45 FT	<45 FT
Max. Lot Coverage	70%	77.4%(2610 sf)	85.9%(2896 sf)**

- *Existing non-conformity that will not be affected by this project
 **Existing non-conformity to be brought closer to compliance
 ***Variance required
- Parking required on-site = 4 spaces
 Parking provided on-site = 4 spaces
- General Notes:
 1. Metes & bounds and topography shown hereon are taken from a map entitled "Map of Survey, 42 Church Street, Block 1902 Lot 8, Township of South Orange, Essex County, New Jersey", dated March 11, 2019.
 2. For details of the proposed building, refer to architectural plans prepared by Spigo & Mark, LLC, Berkeley Heights, NJ.
 3. The proposed dwelling will continue to be serviced by public water, sewer, electricity, and gas via existing utilities in Church Street. Existing utility services are to remain wherever possible.
 4. Contractor shall verify location of all utilities prior to commencing excavation on this project.
 5. Soil type DuBb (Dumellen - Urban land, Dumellen substratum complex, 0 to 10 to 5% slopes)
 6. A soil restoration plan is not required for this site as it is in the metropolitan planning area.
 7. The property is not located within the flood hazard zone as per FEMA Panel 032F-FIRM 34013C01322F. Effective Date: June 4, 2007.
 8. There are no existing trees on the lot.
 9. Trash and recycling will continue to be via outside pick-up.

Existing Impervious Surfaces:

Dwelling	972 SF
Parking area	1188 SF
Front concrete	125 SF
Rear deck & steps	52 SF
Rear Concrete	131 SF
Total	2610 SF

Proposed Impervious Surfaces:

Dwelling	1386 SF
Covered porch & steps	80 SF
Front concrete	130 SF
Deck & steps	52 SF
Rear concrete	16 SF
Parking area	1232 SF
Total	2896 SF

Stormwater Management Note:
 Because the increase in impervious area is minimal, no stormwater management facility is proposed.

Owner/Applicant:
 Angela DiStasio
 42 Church Street
 South Orange, NJ 07079

Date	Item(s)	By

Approval granted by the Planning Board of the Township of South Orange Village, Essex County, New Jersey

Planning Board Chairman _____ Date _____

Planning Board Secretary _____ Date _____

Township Engineer _____ Date _____

Preliminary & Final Site Plan
 Existing Conditions Plan and Proposed Plan
 LOT 8 in BLOCK 1902
 Township of South Orange Village
 Essex County
 New Jersey

DAVID E. FANTINA, P. E.
 Professional Engineer
 15 Sunset Drive, Bernardsville, NJ 07924

Scale: 1" = 10'
 Date: 11/25/19
 Title: 45 Church Sl.dwg
 Sheet: 1 of 2
 NJPE Lic #32395

