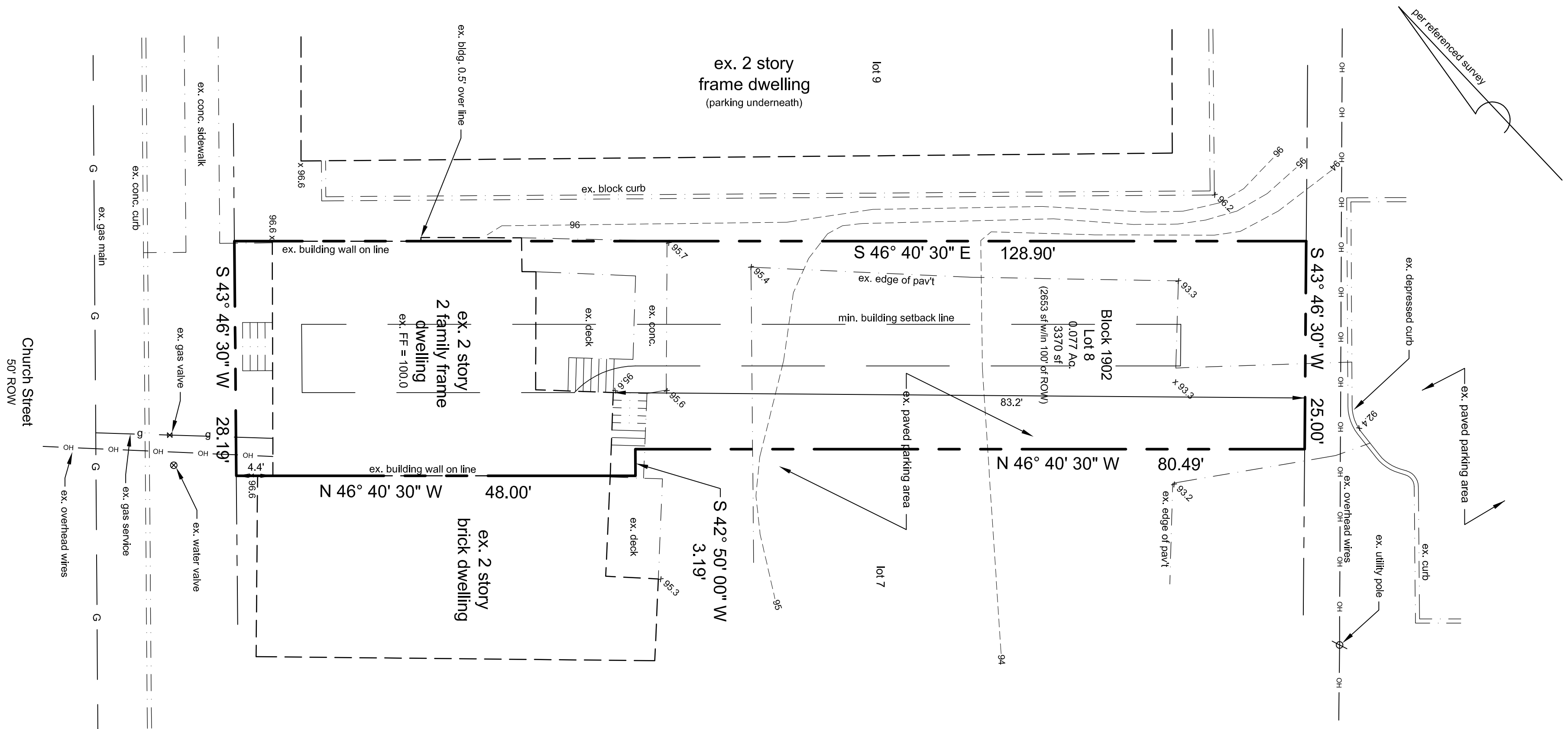
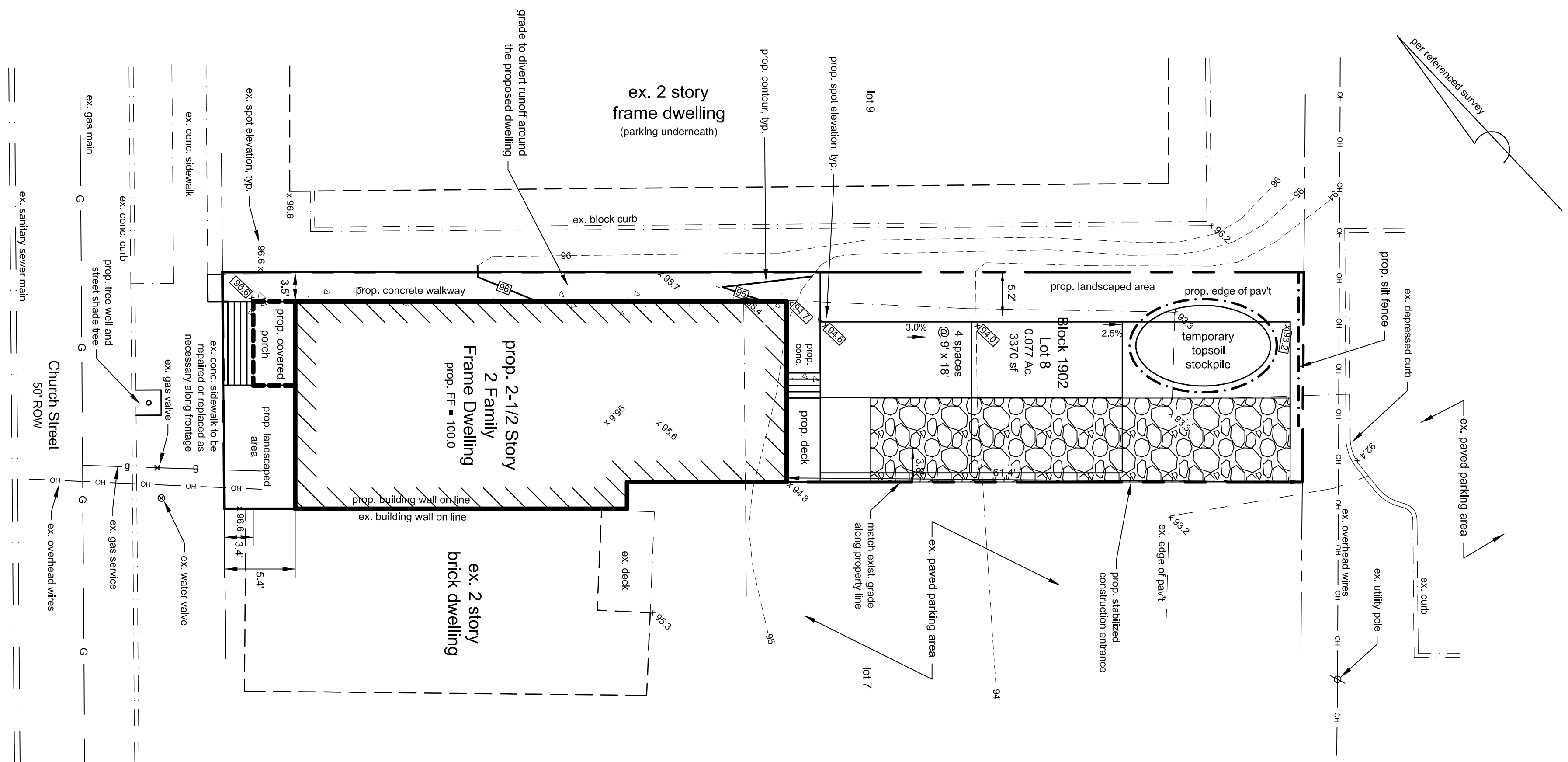
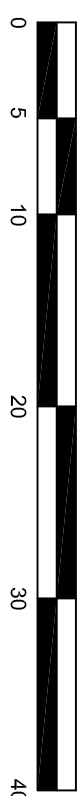




Existing Conditions Plan

Scale: 1" = 10'



Proposed Plan

Scale: 1" = 10'



Note: The limit of disturbance encompasses the entire site.

Block	Lot	Owner
1901	1	DEBORA, SEBASTIAO - VERAL
1901	2	YOUNG, ARTHUR
1901	3	YOUNG, ARTHUR
1901	4	YOUNG, ARTHUR
1901	5	YOUNG, ARTHUR
1901	6	YOUNG, ARTHUR
1901	7	YOUNG, ARTHUR
1901	8	YOUNG, ARTHUR
1901	9	YOUNG, ARTHUR
1901	10	YOUNG, ARTHUR
1901	11	YOUNG, ARTHUR
1901	12	YOUNG, ARTHUR
1901	13	YOUNG, ARTHUR
1901	14	YOUNG, ARTHUR
1901	15	YOUNG, ARTHUR
1901	16	YOUNG, ARTHUR
1901	17	YOUNG, ARTHUR
1901	18	YOUNG, ARTHUR
1901	19	YOUNG, ARTHUR
1901	20	YOUNG, ARTHUR
1901	21	YOUNG, ARTHUR
1901	22	YOUNG, ARTHUR
1901	23	YOUNG, ARTHUR
1901	24	YOUNG, ARTHUR
1901	25	YOUNG, ARTHUR
1901	26	YOUNG, ARTHUR
1901	27	YOUNG, ARTHUR
1901	28	YOUNG, ARTHUR
1901	29	YOUNG, ARTHUR
1901	30	YOUNG, ARTHUR
1901	31	YOUNG, ARTHUR
1901	32	YOUNG, ARTHUR
1901	33	YOUNG, ARTHUR
1901	34	YOUNG, ARTHUR
1901	35	YOUNG, ARTHUR
1901	36	YOUNG, ARTHUR
1901	37	YOUNG, ARTHUR
1901	38	YOUNG, ARTHUR
1901	39	YOUNG, ARTHUR
1901	40	YOUNG, ARTHUR

Revisions	Date	By	Rev
1	7/15/20	Per Township	01
2	7/15/20	Per Township	02
3	4/15/20	Per Township	03

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

REQUIREMENTS FOR CS-R38 ZONE
 Description
 Min. Lot Area 20,000 SF
 Lot Frontage 28.19 FT
 Lot Depth 128.7 FT
 Front Setback - dwelling 8 FT
 Rear Setback 15 FT
 Side Setback (northeast) 10 FT
 Side Setback (southwest) 10 FT
 Building Height - feet 45 FT
 Max. Lot Coverage 70%
 *Existing non-conformity that will not be affected by this project
 **Existing non-conformity to be brought closer to compliance
 ***Variance required
 Parking required 177 spaces/unit x 2 units = 344 spaces
 Parking provided on-site = 4 spaces

General Notes:
 1. Meets & bounds and topography shown hereon are taken from a map entitled "Map of Survey, 42 Church Street, Block 1902 Lot 6, 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 Space & 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 property.
 5. Soil type DuB (Dunellen - Urban land, Dunellen substratum complex, 0 to 10% slopes) encompasses the entire site.
 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 0132F - FIRM 34013C0132F. Effective Date: June 4, 2007.
 8. There are no existing trees on the lot.
 9. Trash and recycling will continue to be via curbside pick-up.

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

DAVID E. FANTINA, P. E.

Professional Engineer

15 Sunset Drive, Bernardsville, NJ 07924

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

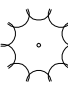
Scale 1" = 10'
 Date 11/25/19
 Title 42 Church Sliding
 Sheet 1 of 3

NJPE Lic #32395

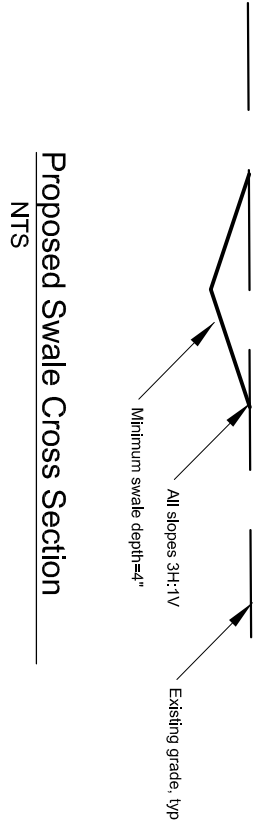
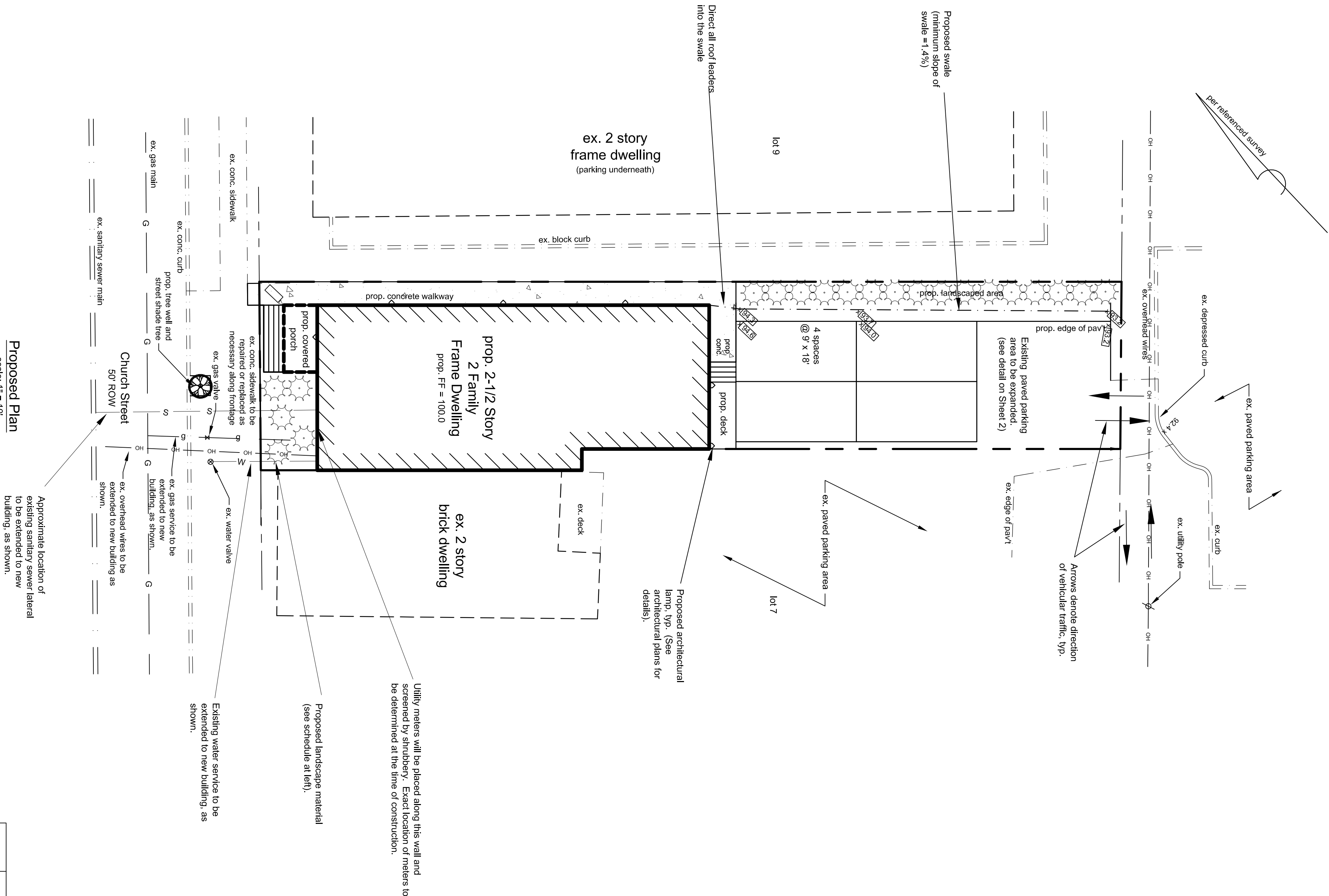
Compliance with The General Design Standards of the Church Street Re-development Zone:

1. The new building is appropriate in scale and architecture with respect to the neighboring structures.
2. The new building is oriented to the front.
3. No cellar dwelling units are proposed.
4. The new building does not openly conflict with any existing dominant design feature in the neighborhood.
5. There is a mix of setbacks on this roadway and the new building setback is consistent with the existing pattern.
6. The building has been designed to make the side and rear facades consistent with the front facade.
7. There is no fire escape on the front facade.
8. The new building is consistent with existing neighboring roofs.
9. Only one building is proposed on this lot.
10. No building facade will have a large expanse of blank or featureless walls.
11. The existing off-street parking pattern is not being materially changed.
12. Proposed parking stalls are a minimum of 4 feet from the building face, as required.
13. Full compliance with the landscape buffering requirements is not possible given the small size of the lot. However, landscaping is provided where possible.
14. It is not possible to comply with the requirement of providing 10% landscaping within a parking lot this small (only 4 parking spaces).
15. Adequate storage is provided within the units.
16. No new street trees are proposed.
17. A new street tree is proposed.
18. There is no location in the front yard for a landscape wall.
19. No decks or patios are proposed.
20. The project will not be phased.
21. No trash or recyclable materials will be stored outside in the open.
22. Strict adherence to the lighting standards is not practical on a small project like this. Only building-mounted architectural lights are proposed.
23. The proposed architectural lighting is adequate to provide security.
24. No signs are proposed.

Landscaping Legend

Symbol	Botanical Name	Common Name	Height	Condition	Quantity
	Prunus sp.	Flowering plum	4 - 5'	B & B	1
	Buxus Sempleirens	American Boxwood	24 - 36"	B & B	20

Other species may be substituted for the ones shown above, subject to township approval.



General Notes:

1. Meets & bounds and topography shown hereon are taken from a map entitled "Map of Survey, 42 Church Street, Block 1902 Lot 6, Township of South Orange, Essex County, New Jersey", dated March 11, 2019, and filed with the Essex County Clerk's Office on March 11, 2019.
2. For details of the proposed building, refer to architectural plans prepared by Space & Mark, LLC, Berkeley Heights, NJ.

Lighting Plan Notes:

1. See architectural plans for details of proposed lamps.
2. Due to the small, residential scale of the project, only architectural lighting is proposed. A waiver is requested from full compliance with the lighting provisions of the ordinance.

Utility Plan Notes:

1. HVAC equipment will be mounted on the roof and will not be visible from Church Street.
2. Existing utility location shown hereon will be re-used if they can be shown to be acceptable. Any utilities that are not in serviceable condition will be replaced.
3. Utility meters will be screened by landscaping materials, as shown.

Stormwater Management Notes:

1. The increase in impervious area is minimal (285 SF).
2. The roof leaders will be discharged to drain to the rear so as to have no effect on Church Street or neighboring properties. They will discharge into an infiltration swale along the proposed shrubs as shown on this sheet. The infiltration in this swale will increase in impervious surfaces (see calculations prepared by this office).
3. Infiltration of the ground surface will be confirmed in the field at the time of installation of the swale. The underlying material shall have a permeability of at least K-3.
4. The overall existing drainage pattern in the rear yard (street flow toward the river) will be maintained.

Landscaping Plan, Utility Plan, Stormwater Management Plan, Circulation Plan & Lighting 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	Date	Title	Sheet
1" = 10'	4/15/2020	42 Church St.dwg	3 of 3
Per Township	Per Township	Per Township	Per Township
Date	Date	Date	Date
Revisions	Revisions	Revisions	Revisions