

20240617 1745 Engineering Site Plan - LAY 42.dwg C:\00\LAY\017-42 By: MICHAEL NICHOLSON

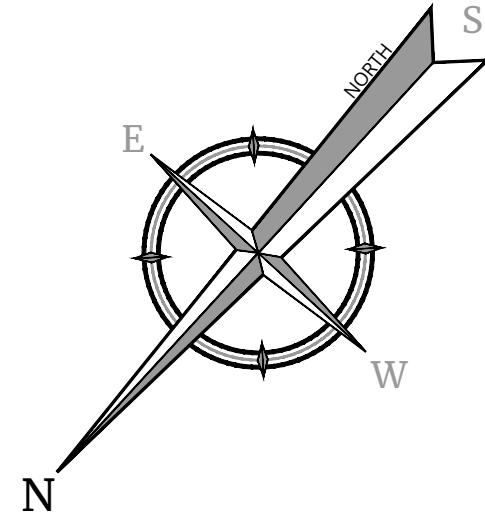
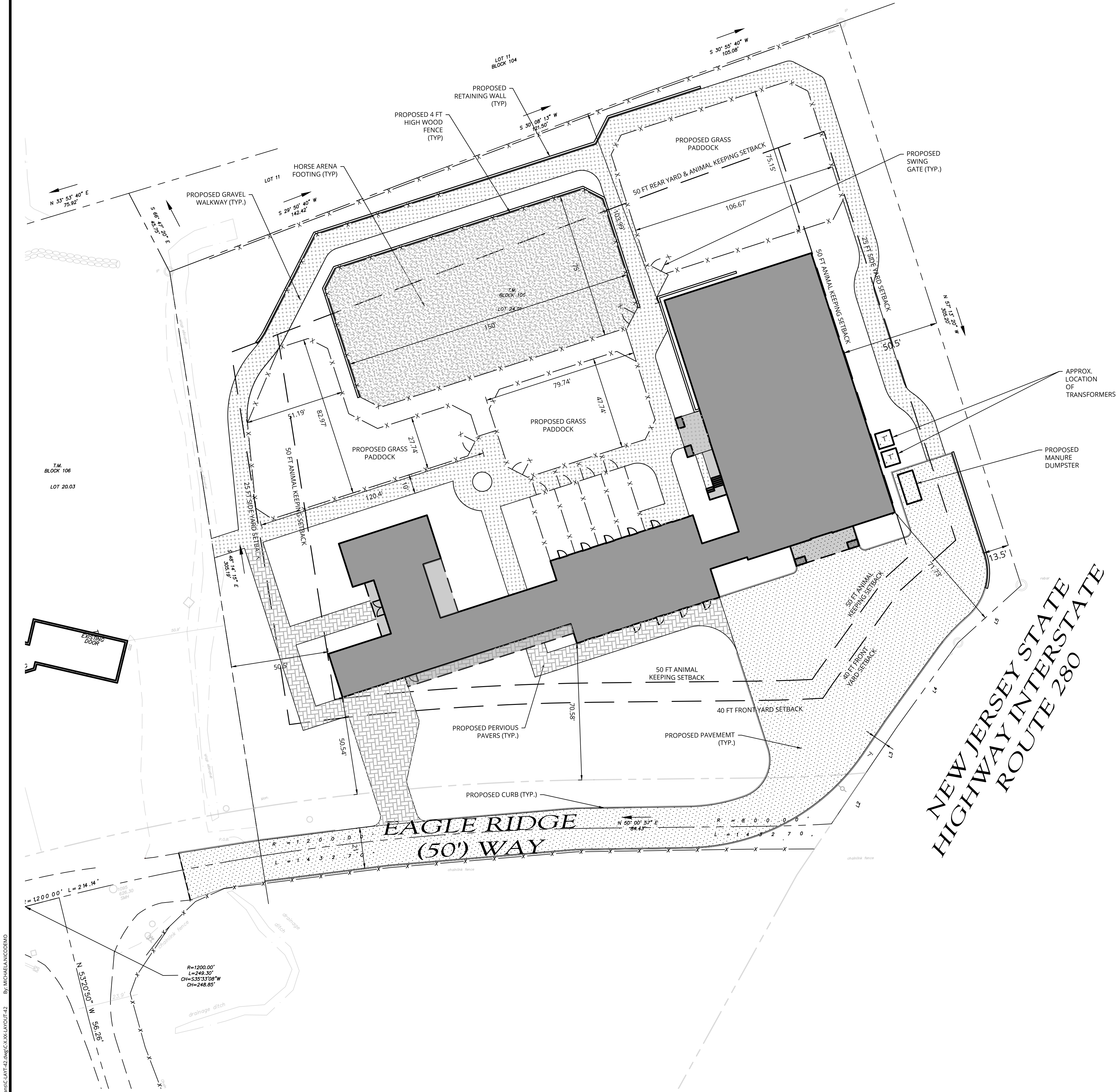


TABLE OF BULK REQUIREMENTS TOWNSHIP OF WEST ORANGE, ZONE: R-1 (ONE-FAMILY DWELLINGS ON 80,000 SF LOTS)

ITEM	PERMITTED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	2½ STORIES / 35'	N/A	2 STORIES / 34.83'
MIN. LOT AREA	80,000 SF	134,618 SF	134,618 SF
MIN. LOT AREA PER UNIT¹	80,000 SF	127,761 SF	127,761 SF
MIN. LOT WIDTH	150 FT	328.2 FT	328.2 FT
MIN. FRONT YARD	40 FT	N/A	50.54 FT
MIN. SIDE FRONT YARD-CORNER LOT	40 FT	N/A	N/A
MIN. SIDE YARDS	25 FT + 25 FT	N/A	50.50 FT + 50.50 FT
MIN. REAR YARD	50 FT	N/A	103.99 FT
MAX. BUILDING COVERAGE¹	20%	N/A	16.74%
MAX. LOT COVERAGE¹	30%	N/A	28.71%
MINIMUM SPACING BETWEEN BUILDINGS	N/A	N/A	N/A

¹ CALCULATED USING THE STEEP SLOPES REDUCED LOT AREA

§ 25-8 SUPPLEMENTAL PROVISIONS

ITEM	PERMITTED	EXISTING	PROPOSED
MINIMUM ACCESSORY STRUCTURE / OFF-STREET PARKING SETBACK	5 FT	N/A	7.00 FT
ACCESSORY USES WITHIN MINIMUM REQUIRED FRONT YARD OR SIDE YARD	NOT PERMITTED	N/A	N/A
PRIVATE RECREATION FACILITY SIDE YARD SETBACK	25 FT	N/A	50.50 FT
PRIVATE RECREATION FACILITY REAR YARD SETBACK	10 FT	N/A	103.99 FT
MINIMUM DISTANCE BETWEEN ACCESSORY BUILDING & PRINCIPAL BUILDING	15 FT	N/A	N/A
MAXIMUM ACCESSORY BUILDING HEIGHT	1.5 STORIES / 15 FT	N/A	N/A
MAXIMUM ACCESSORY BUILDING REAR YARD COVERAGE	33.33%	N/A	N/A
ACCESSORY BUILDING USED AS LIVING OR SLEEPING QUARTERS	NOT PERMITTED	N/A	N/A
WALLS AND FENCES NOT MORE THAN 50% SOLID OR OVER 4 FT HIGH ANYWHERE ON THE PROPERTY	PERMITTED	N/A	PROPOSED
SOLID WALLS AND FENCES NOT HIGHER THAN 6 FT PERMITTED IN THE REAR YARD AND ON THE SIDE PROPERTY UP TO THE REAR PROPERTY LINE, IF THE DISTANCE ON EACH SIDE OF THE FENCE IS MORE THAN 5 FT TO EACH ADJACENT HOUSE THE FENCE MAY BE LOCATED UP TO THE FRONT OF THE HOUSE.	PERMITTED	N/A	N/A

§ 25-9.2 HOUSING OF ANIMALS

ITEM	PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA FOR HOUSING OF ANIMALS	2 AC	N/A	2.93 AC
BUILDING FOR THE HOUSING OF ANIMALS	ACCESSORY	N/A	MAIN BUILDING (V)
MAXIMUM NUMBER OF ANIMALS PER BUILDING	3	N/A	3
MINIMUM SETBACK OF BUILDING HOUSING ANIMALS	50 FT	N/A	50.50 FT

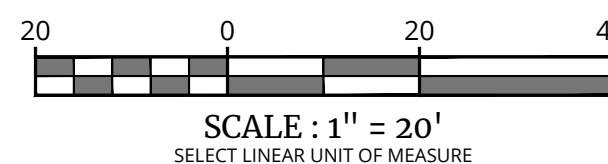
1 (V) = VARIANCE

§ 10-12 KEEPING OF ANIMALS & BIRDS

ITEM	PERMITTED	EXISTING	LOT 24.01
MINIMUM DISTANCE BETWEEN A FACILITY RELATED TO ANIMALS AND THE MAIN BUILDING OR ANY LOT LINE	50 FT	N/A	50.50 FT
MINIMUM LOT AREA FOR MAINTAINING A HORSE	2 AC	N/A	2.93 AC
ANIMALS OR BIRDS EXCEPT THOSE WHICH QUALIFY AS PETS KEPT IN ANY BUILDING OCCUPIED BY HUMANS	NOT PERMITTED	N/A	PROPOSED (W)

1 (W) = WAIVER

EXISTING	LEGEND	PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00 RIGHT OF WAY LINE PROPERTY LINE EDGE OF PAVEMENT CURB DEPRESSED CURB SIDEWALK FENCES TREELINE ROADWAY SIGNS	



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PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR
THE WAYMAKER LLC
PROPOSED
RESIDENTIAL
DEVELOPMENT

BLOCK 106
LOT 24.01

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

Colliers
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& Design

WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN
PROJECT NUMBER: 24006174A
DATE: 10/18/2024
DRAWN BY: MMN
CHECKED BY: JF
DRAWING NAME: C-LAY-42

SHEET TITLE:
LAYOUT AND PHASING PLAN

SHEET NUMBER:
3 of 10

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.