



**West Essex Highlands
West Orange, New Jersey**

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Overall Site Plan



- Block 179, Lot 32
- 120.49 Acres
- Located in IH-1 Zone
- Settlement Agreement establishes location and density
- The buildings are in general vicinity of approved concept
- Required setback 100 ft
- 106 ft is min from Bld. D
- 218 & 301 to the North
- 988 & 658 to the West
- 471 & 534 to the South
- 723 to the East
- 27.85 Acres of disturbance, center of site
- 92.6 Acres undisturbed open space, deed restriction
- 4 story buildings over parking
- Main access , Warner Road
- Secondary Kuzik, De-minimus exception
- Howell Dr emergency access
- Roads designed as high Intensity minor collector without on-street parking

ZONING SCHEDULE				
PROPERTY INFO	ZONE: IH-1 (INCLUSIONARY HOUSING DISTRICT) BLOCK 179, LOT 32 TAX MAP #130			
ADDRESS	—			
	REQUIRED/ PERMITTED	EXISTING CONDITIONS	PROPOSED	STATUS
PERMITTED USE (§25-19.d)	MULTIFAMILY RESIDENTIAL OPEN SPACE	VACANT	MULTIFAMILY RESIDENTIAL	CONFORMS
LOT REQUIREMENTS				
MIN. LOT AREA	NO REQUIREMENT	5,245,870 SF/120.429 AC	NO CHANGE	CONFORMS
MAX. DISTURBANCE	30 ACRES	N/A	27.85 Acres	CONFORMS
BUFFER	100 FT	N/A		
BUILDING REQUIREMENTS (13-5.1D SCHEDULE 'D')				
TOTAL UNITS	496	N/A	496	CONFORMS
AFFORDABLE UNITS	20% TOTAL UNITS	99,2	100	CONFORMS
MAX. STORIES	4 STY	N/A	4 STY	CONFORMS
MAX HEIGHT	75 FT	N/A	47.5 FT (BLDG D)	CONFORMS
PARKING AND LOADING REQUIREMENTS				
QUANTITY	966 SPACES	N/A	1,070	CONFORMS
SPACE SIZE	—	N/A	9' X 18'	—
SIGN REQUIREMENTS 0				
DEVELOPMENT SIGN	10'X8'			
IDENTIFICATION SIGN				
BUILDING SIGN				

1. VARIANCE REQUIRED FOR THE PERCENTAGE OF FOUNDATION EXPOSURE.

Conforms to the requirements of the IH-1 Zone

Lot Area

Disturbed Area

Number of total Units and Affordable Units

Building Height

Parking space size and number

Bld A 76.5%, Bld B 76.4%, Bld C 69.1%, Bld D 54.8%

Designed into hillside to minimize disturbance

better zoning alternative, no visibility from neighbors, no height variance needed

Parking Analysis

BUILDING TYPE 1		4 STORIES RESIDENTIAL			
		1 STORY PARKING UNDER			
BUILDING A.1	Bedrooms	#	RSIS	REQ.	
	1	17	1.8	30.6	
	2	29	2	58	
	3	17	2.1	35.7	
	TOTAL	63		124.3	
BUILDING A.2	Bedrooms	#	RSIS	REQ.	
	1	13	1.8	23.4	
	2	26	2	52	
	3	20	2.1	42.0	
	TOTAL	59		117.4	
BUILDING TYPE 2		4 STORIES RESIDENTIAL			
		1 STORY PARKING UNDER			
BUILDING B	Bedrooms	#	RSIS	REQ.	
	1	27	1.8	48.6	
	2	22	2	44.0	
	3	20	2.1	42.0	
	TOTAL	69		134.6	

BUILDING TYPE 3		4 STORIES RESIDENTIAL			
150 UNITS		1 STORY PARKING UNDER			
BUILDING C	Bedrooms	#	RSIS	REQ.	
	1	59	1.8	106.2	
	2	56	2	112.0	
	3	24	2.1	50.4	
	TOTAL	139		268.6	
BUILDING TYPE 4		4 STORIES RESIDENTIAL			
		1 STORY PARKING UNDER			
BUILDING D.1	Bedrooms	#	RSIS	REQ.	
	1	35	1.8	63.0	
	2	31	2	62.0	
	3	14	2.1	29.4	
	TOTAL	80		154.4	
BUILDING D.2	Bedrooms	#	RSIS	REQ.	
	1	32	1.8	57.6	
	2	43	2	86.0	
	3	11	2.1	23.1	
	TOTAL	86		166.7	

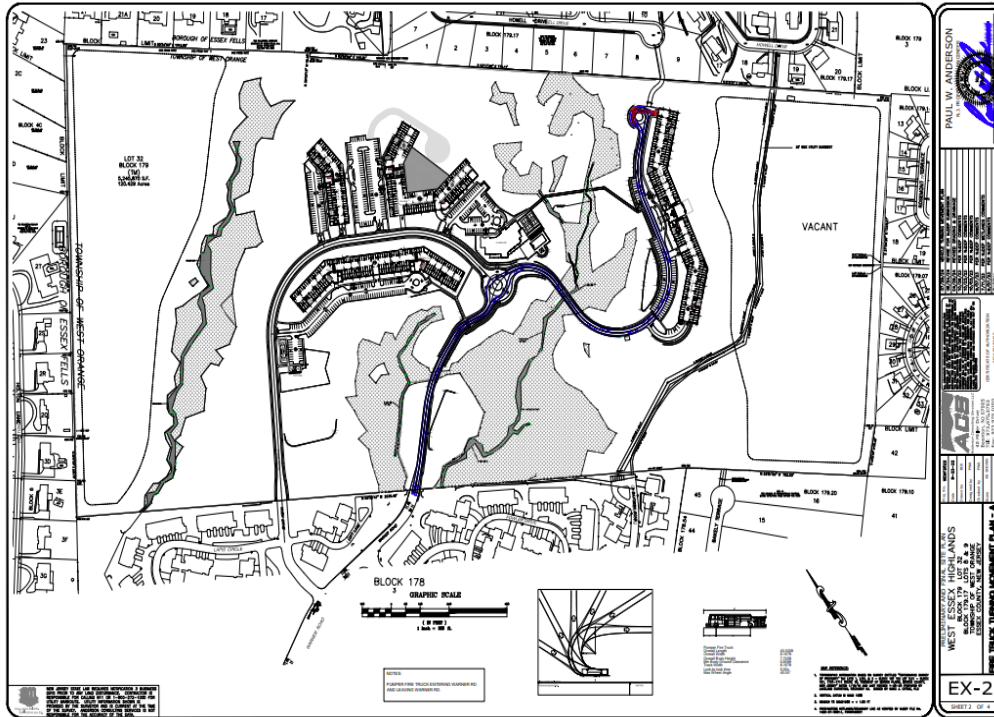
OVERALL DEVELOPMENT SUMMARY						
APARTMENT BUILDING DATA				APARTMENT PARKING PROVIDED		
BUILDING	BUILDING TYPE	UNITS	PARKING REQ.	UNDER BLDG.	SURFACE PARKING	TOTAL PER BLDG.
A.1	1	63	124.3	87	45	132
A.1	1	59	117.5	88	45	133
B	2	69	134.6	73	68	141
C	3	139	268.6	205	84	289
D.1	4	80	154.4	147	41	188
D.2	4	86	166.7	146	41	187
TOTALS		496	966.1	746	324	1,070

NOTE:

- BEDROOM DISTRIBUTION SHOWN IS FOR CALCULATION OF PARKING REQUIREMENT ONLY. ACTUAL BEDROOM DISTRIBUTION MAY VARY EXCEPT FOR COAH UNITS WHICH WILL FOLLOW THE SETTLEMENT AGREEMENT.
- EV PARKING SPACES WILL BE PROVIDED FOR 5 % OF THE TOTAL PARKING ON SITE.
- MODEL UNITS AND SUPERINTENDENTS UNITS WILL NOT COUNT TOWARDS THE UNIT COUNT
- CLUBHOUSE PARKING IS INCLUDED IN UNIT COUNT AS CLUBHOUSE IS FOR RESIDENTS OF THE DEVELOPMENT ONLY.
- IN ADDITION TO THE REQUIRED PARKING FOR THE BUILDINGS, THE PROJECT HAS 55 PARKING SPACES IN THE CLUBHOUSE PARKING LOT, 40 SPACES AVAILABLE FOR OVERFLOW PARKING AT THE CLUBHOUSE IN BUILDING C LOWER LEVEL PARKING GARAGE, AND 18 PARKING SPACES FOR THE DOG PARK AND MAINTENANCE BUILDINGS. SEE NOTE 4 ABOVE.

- 966 parking spaces required
- 1070 Spaces proposed
- 102 other spaces available ,55 CH, 40 Bld C, 18 Dog Kennel
- Spaces meet size requirements
- Adequate spaces for each building
- ADA spaces provided
- EV spaces provided

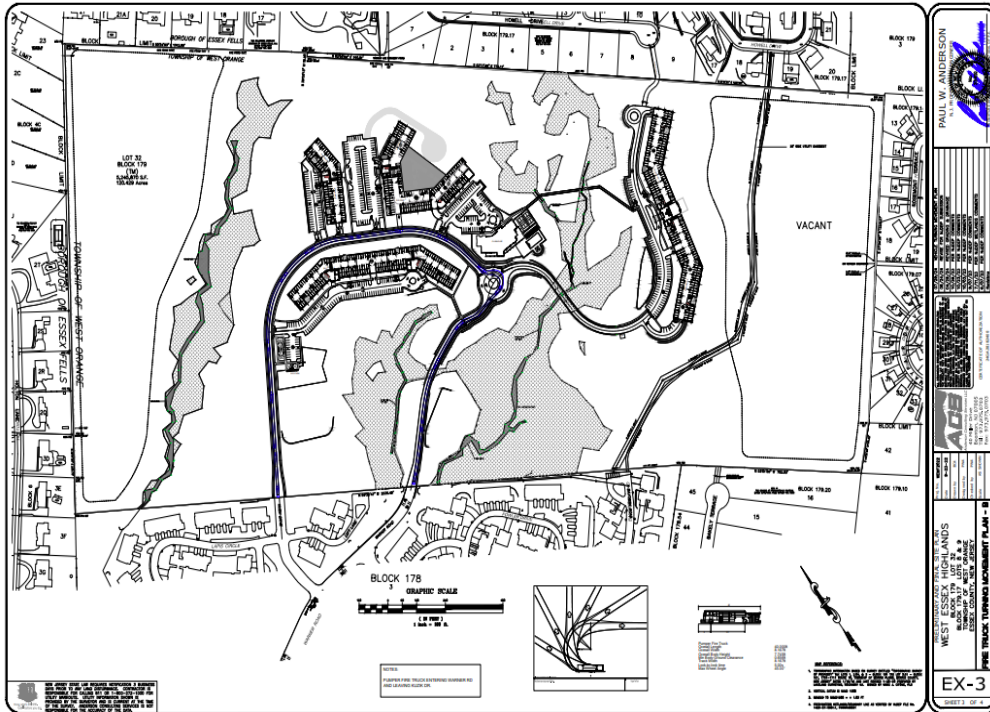
Fire Truck Turning Radius



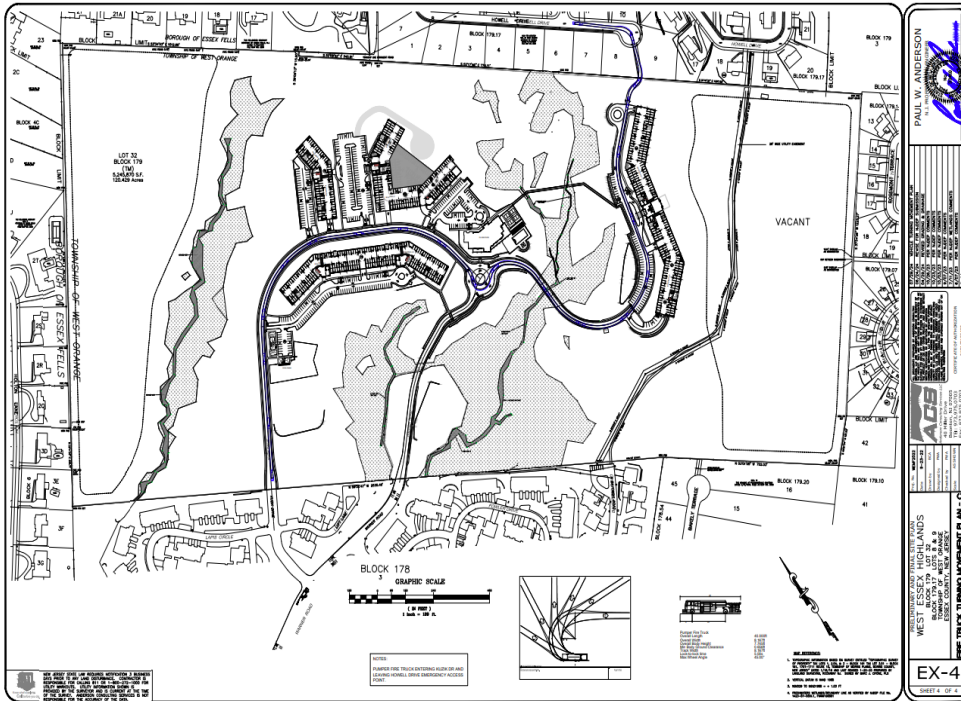
- Fire truck entering on Warner
- Easily gets through to Building D
- Turn around at Cul-Du-Sac and out

Fire Truck Turning Radius

- Fire Truck entering on Warner Rd
- Around Circle and to Clubhouse, Bld's A, B, C
- Exit Kuzik Dr



Fire Truck Turning Radius Emergency Access



- In Kuzik Dr,
- Past all buildings
- Exit Howell Dr emergency entrance
- Reverse direction works as well

Overall Utility Plan



- Buildings West of Ridgeline, No drainage change to Mayfair or Rosemont
- Stormwater management meeting state standards
- NJDEP approval pending
- Sewer, gravity flow to new pump station
- No connection or changes to existing line that crosses the site
- Water looped from Warner to Kuzik and Howell

Overall Landscape Plan



- 27.85 Acres of tree removal. 5904 tree replacements required.

- 33.6 Acres of deer fence. Credit 7123

- 279 Native Trees proposed, credit 279

- Total 1498 surplus trees
1013 Native Shrubs
2320 Native grasses and ground covers

Summary

- The West Essex Highlands project requires one minor C variance from the IH-1 Ordinance. The project has been designed in substantial conformance with the settlement agreement and the zoning parameters required by the IH-1 zone



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