



GENERAL NOTES

- LOCATION: BLOCK 46.01, LOT 33
104 WINDING WAY
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
TAX MAP SHEET # 4
- OWNER/APPLICANT: PARDO DEVELOPMENT
104 WINDING WAY
WEST ORANGE, NJ 07062
- LOT AREA: 14,351.96 S.F. (0.329 ACRES)
- ZONE DISTRICT: R-1 (ONE-FAMILY DWELLINGS ON 80,000 S.F. LOTS)
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY THE PROPERTY LOCATED AT: 104 WINDING WAY, TOWNSHIP OF WEST ORANGE, 07062 NEW JERSEY, COUNTY OF ESSEX, LOT 33, BLOCK 46.01", DATED OCTOBER 10, 2025, PREPARED BY GEOSPATIAL SURVEYING & LAYOUT.
- PROPOSED BUILDING INFORMATION, AS SHOWN, PER ARCHITECTURAL DRAWINGS ENTITLED, "NEW SINGLE FAMILY DWELLING FOR PARDO DEVELOPMENT BLOCK 46.1, LOT: 33 104 WINDING WAY WEST ORANGE ESSEX COUNTY, NEW JERSEY 07062" DATED ISSUED FOR RECORD JULY 07, 2021, PREPARED BY DANTASCARRETE ARCHITECTURE.
- THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY, MAP NUMBER 34013C0094F, EFFECTIVE DATE JUNE 04, 2007. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD.)
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.
- ELEVATIONS AS SHOWN ARE BASED ON ASSUMED DATUM PER SURVEY REFERENCED.
- PUBLIC SEWER, WATER, GAS, ELECTRIC, CATV AND TELEPHONE SERVICES ARE PRESENTLY SERVING THE AREA AND WILL SERVE THE PROPOSED BUILDING.
- ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH THE TOWNSHIP OF WEST ORANGE STANDARDS DETAILS.
- THIS SITE PLAN MAKES NO CERTIFICATION OR REPRESENTATION AS TO THE LOCATION OF ANY UNDERGROUND ELECTRICAL, PHONE OR CABLE CONDUITS AND/ OR WIRES WHICH MAY BE PRESENT ON THE SITE.
- PROPOSED GRADING TO BE DONE AS 3:1 MAXIMUM AND 2.0% MINIMUM WITHIN LAWN AREAS.
- CONTRACTOR IS RESPONSIBLE FROM OBTAINING A ROAD OPENING PERMIT FROM THE TOWNSHIP OF WEST ORANGE PRIOR TO ANY WORK WITHIN THE TOWNSHIP'S RIGHT OF WAY.

ZONING TABULATION

ZONING DISTRICT:	R-1 (ONE-FAMILY DWELLINGS ON 80,000 S.F. LOTS)			
	REQUIRED/ ALLOWED	EXISTING	PROPOSED	
MINIMUM LOT AREA	80,000 S.F.	2,491 S.F.*	2,491 S.F. (V)	VARIANCE REQUESTED, PENC
MINIMUM LOT AREA PER UNIT	80,000 S.F.	-	2,491 S.F. (V)	VARIANCE REQUESTED, PENC
MINIMUM LOT WIDTH	150 FT.	76.0 FT.*	76.0 FT. (V)	VARIANCE REQUESTED, PENC
MINIMUM FRONT YARD SETBACK	40 FT.	-	40.0 FT.	
MINIMUM SIDE YARD SETBACK	25 FT.	-	11.4 FT. (V)	VARIANCE REQUESTED
MINIMUM SIDE YARD SETBACK COMBINED	50 FT.	-	26.5 FT. (V)	VARIANCE REQUESTED
MINIMUM REAR YARD SETBACK	50 FT.	-	93.80 FT.	
MINIMUM FLOOR AREA	3,000 S.F.	-	2,689 S.F. (V)	VARIANCE REQUESTED
MAXIMUM BUILDING COVERAGE	20%	-	64.0% (V)	VARIANCE REQUESTED
MAXIMUM LOT COVERAGE	30%	-	111.6% (V)	VARIANCE REQUESTED
MAXIMUM BUILDING HEIGHT	35 FT.	-	31.33 FT.	
MAXIMUM NUMBER OF STORIES	2.5	-	2.5	

* PRE-EXISTING NONCONFORMITY (V) VARIANCE REQUESTED ¹ BASED ON EFFECTIVE LOT AREA

BUILDING COVERAGE TABULATION

EXISTING	PROPOSED
NO STRUCTURES PRESENT	GROUND FL. 1,519 S.F. PORCH 75 S.F. TOTAL 1,594 S.F. (1,594 S.F./2,491 S.F. = 0.640) 64.0%

*CALCULATION IS BASED ON EFFECTIVE LOT AREA PER STEEP SLOPE ORDINANCE 25-28.8
SEE STEEP SLOPE DISTURBANCE PLAN FOR EFFECTIVE LOT AREA CALCULATIONS

FLOOR AREA TABULATION

EXISTING	PROPOSED
NO STRUCTURES PRESENT	DWELLING - 1ST FL. 1,429 S.F. DWELLING - 2ND FL. 1,260 S.F. TOTAL 2,689 S.F.

LOT COVERAGE TABULATION

EXISTING	PROPOSED
NO STRUCTURES PRESENT	DWELLING 1,519 S.F. PORCH, STEPS, DECK 296 S.F. PAVEMENT 966 S.F. TOTAL 2,781 S.F. (2,781 S.F./2,491 S.F. = 1.116) 111.6%

*CALCULATION IS BASED ON EFFECTIVE LOT AREA PER STEEP SLOPE ORDINANCE 25-28.8
SEE STEEP SLOPE DISTURBANCE PLAN FOR EFFECTIVE LOT AREA CALCULATIONS

BUILDING HEIGHT TABULATION

AVERAGE GRADE:
99.00 + 99.00 + 89.90 + 96.00 = 95.98 4 FIRST FLOOR FINISHED FLOOR ELEVATION = 101.00 HEIGHT FROM FINISHED FLOOR TO PEAK ROOF = 26.31' BUILDING HEIGHT = (101.00 - 95.98) + 26.31' = 31.33'

