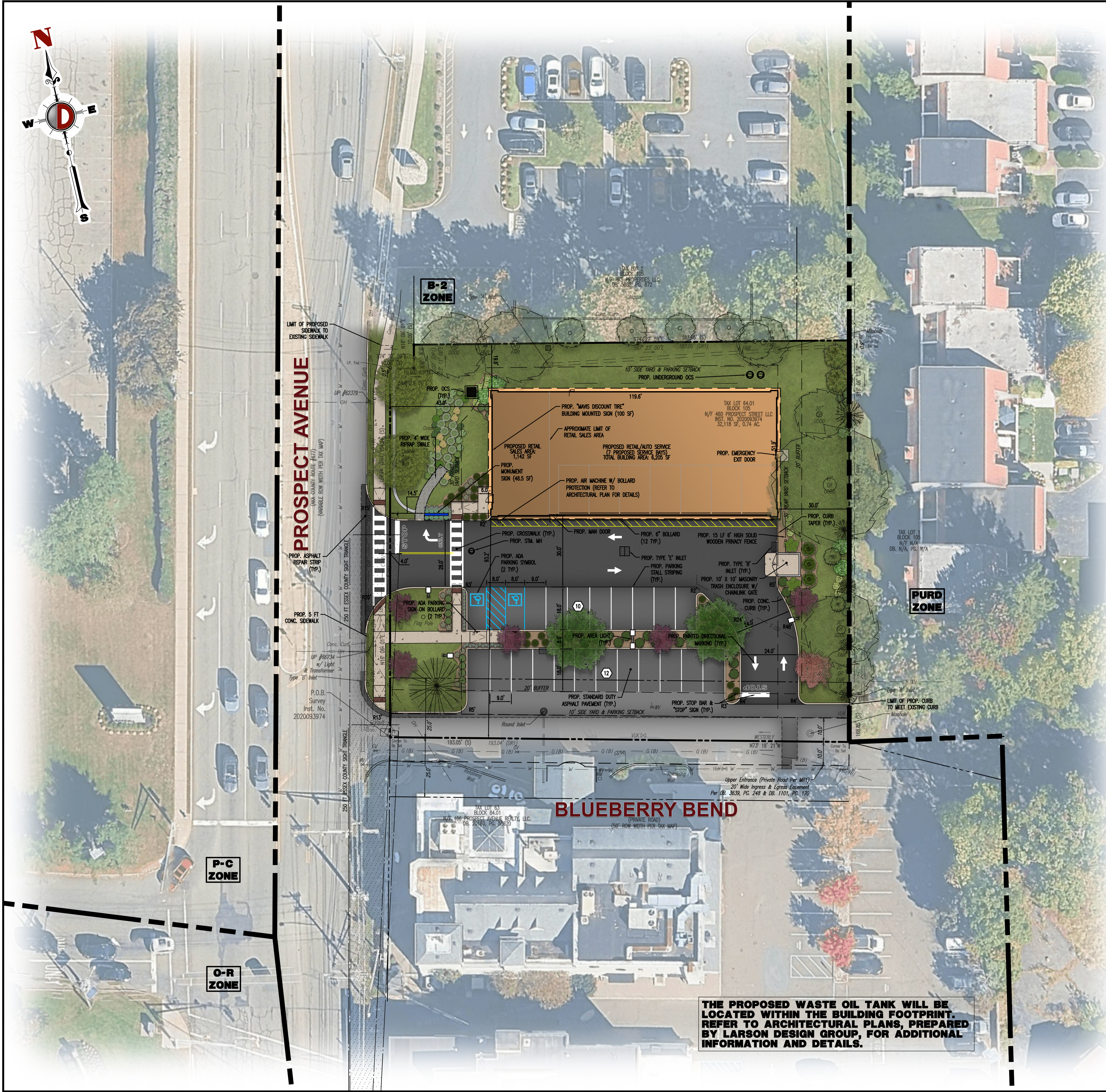




GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NPS LAND TITLE SURVEY
PREPARED BY DYNAMIC SURVEY, LLC
50 PARK PLACE 9TH FLOOR, SUITE 901
NEWARK, NEW JERSEY 07102
DATE: 12/04/2024, LAST REVISED: 12/17/2024
SURVEYOR FILE NO: 1956-24-04170
2. APPLICANT: MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVENUE
WHITE PLAINS, NY 10603
3. OWNER: 460 PROSPECT STREET LLC
1625 STATE ROUTE 10
MORRIS PLAINS, NJ 07950
4. PARCEL DATA: BLOCK 105, LOT 64.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
5. ZONE: ZONE B-2 (GENERAL BUSINESS DISTRICT)
6. EXISTING USE: OFFICE (PERMITTED USE) (§25-7.1)
7. PROPOSED USE: MOTOR VEHICLE SERVICE STATION (NON-SPECIFIED USE) (V)
RETAIL (PERMITTED USE) (§25-7.1)
8. SCHEDULE OF ZONING REQUIREMENTS (§25-7.1)

ZONE REQUIREMENT	ZONE B-2	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 Ac)	32,118 SF (0.74 Ac)	32,118 SF (0.74 Ac)
MINIMUM LOT WIDTH	40 FT	169 FT	169 FT
MINIMUM LOT FRONTAGE	40 FT	165 FT	165 FT
MINIMUM LOT DEPTH	N/S	193 FT	193 FT
MINIMUM FRONT YARD SETBACK (PROSPECT AVENUE)	30 FT	91.8 FT	43.0 FT
MINIMUM FRONT YARD SETBACK (BLUEBERRY BEND)	25 FT	69.5 FT	93.2 FT
MINIMUM REAR YARD SETBACK	30 FT	30.8 FT	30.0 FT
MINIMUM SIDE YARD SETBACK	10 FT	42.8 FT	19.6 FT
MINIMUM COMBINED SIDE YARD SETBACK	20 FT	112.3 FT	112.8 FT
MINIMUM BUFFER WIDTH	20 FT TO RESIDENTIAL	20 FT	20 FT
MINIMUM DRIVE AISLE SIDE YARD SETBACK	5 FT	0 FT (E)	0 FT (E)
MAXIMUM BUILDING HEIGHT	2.5 STORIES, < 35 FT	2 STORIES	1 STORY
MAXIMUM BUILDING COVERAGE (BY BUILDINGS & CANOPIES)	40%	10.4% (3,338 SF)	20.6% (6,618 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	59.9% (19,241 SF)	63.3% (20,335 SF)(V)

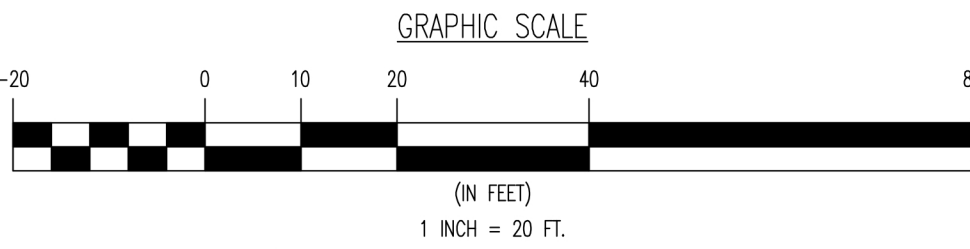
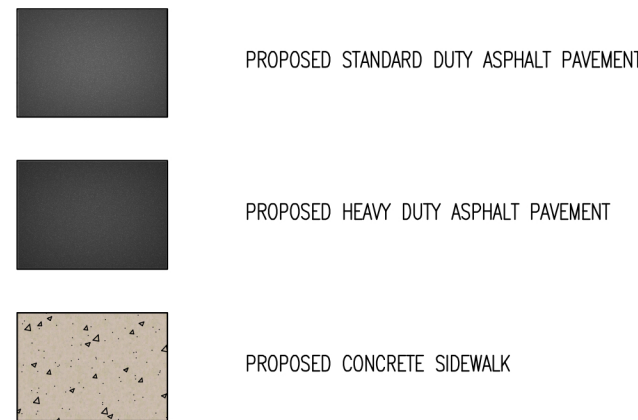
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

SIGNAGE TABLE

SIGN	REQUIREMENTS	EXISTING	PROPOSED
MONUMENT	NUMBER OF SIGNS:	1	1
	MAXIMUM SIGN AREA:	50 SF	48.5 SF
	MAXIMUM SIGN HEIGHT:	8 FT	8 FT
	MAXIMUM SIGN WIDTH:	6 FT (INCLUDING SUPPORT STRUCTURE)	3 FT
	MINIMUM FRONT YARD SIGN SETBACK:	10 FT	0 FT (E)
BUILDING MOUNTED	MINIMUM SIDE YARD SIGN SETBACK:	25 FT	60 FT
	NUMBER OF FACADE SIGNS:	1	1
	MAXIMUM FACADE SIGN AREA:	120 SF	N/A
	MAX. PROJECTION:	1 FT	N/A
	PROJECTION:	N/A	5 N

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
[1] MONUMENT AND FREESTANDING SIGNS SHALL ONLY BE LOCATED IN THE FRONT YARD. (§25-15.3.C(2))

PAVEMENT LEGEND



THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 07/16/2025, LAST REVISED 04/27/2026.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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SITE PLAN RENDERING

PROJECT: MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1956-24-04187
DATE: 05/18/2026
DRAWN BY: AJH
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: -

RODMAN R. RITCHIE

ROBERT P. FREUD

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

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