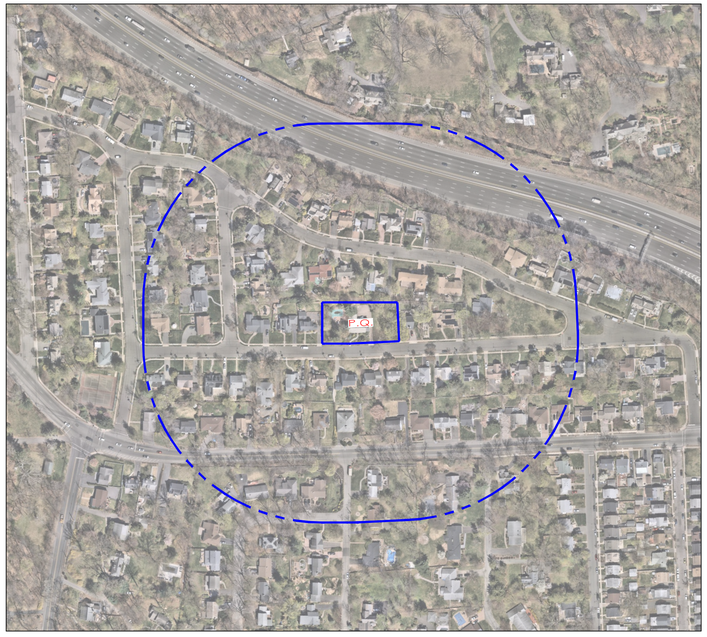
XREFS: 1250703 Survey

PRELIMINARY & FINAL MAJOR SUBDIVISION

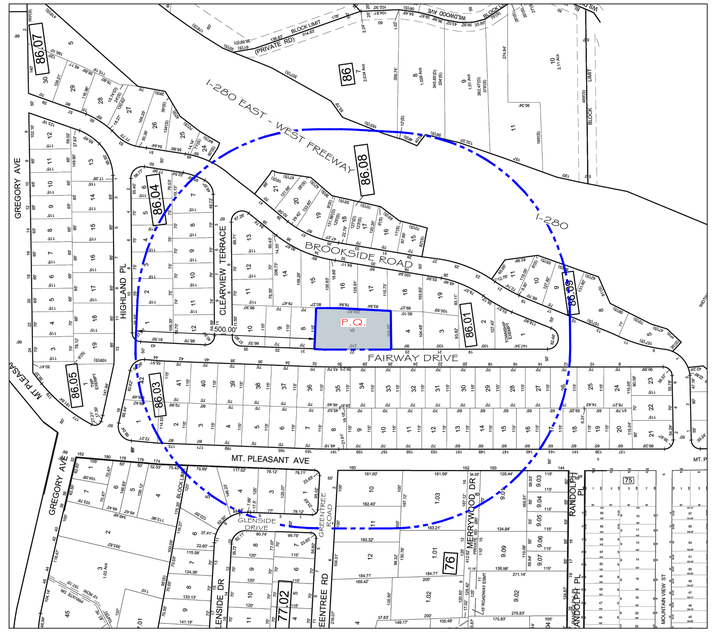
27 FAIRWAY DRIVE, TAX LOTS 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY



2026 AERIAL PHOTO

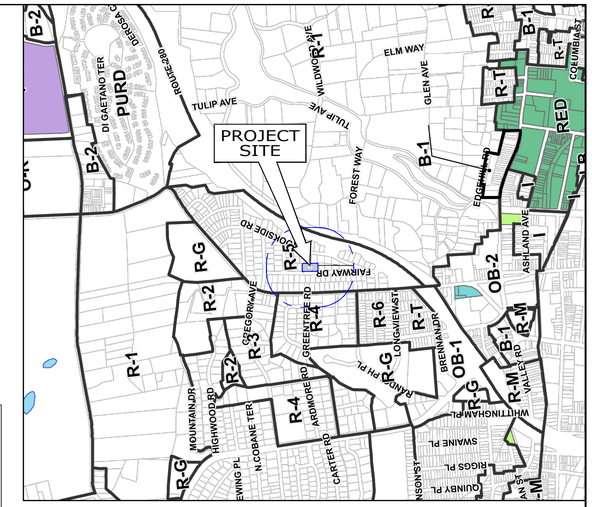
SCALE: 1"=200'



TAX MAP

TOWNSHIP OF WEST ORANGE

1"=200'



ZONING MAP

Scale: 1"= 1000'

0 500 1000 2000 3000 4000

Map North

200 FT. PROPERTY OWNERS LIST

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City,State	Owner Zip	Property Mailing
West Orange Township	86.01	2		24 BROOKSIDE ROAD	MITCHELL, REGINALD & MARILYN J.	24 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	24 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	3		21 FAIRWAY DRIVE	BARRETT, GALEN	21 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	21 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	4		23 FAIRWAY DRIVE	BILLINGS, MELISSA & JEFFREY L	23 FAIRWAY DR	WEST ORANGE, NJ	07052	23 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	6		27 FAIRWAY DRIVE	SANDELS, MICHAEL C & NIKAN N.	27 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	27 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	8		31 FAIRWAY DRIVE	THOMPSON, WILLIAM L & AMANDA	31 FAIRWAY DR	WEST ORANGE, NJ	07052	31 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	9		33 FAIRWAY DRIVE	OGUNDARE, TOBI & HENRY, LASANA	33 FAIRWAY DR	WEST ORANGE, NJ	07052	33 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	10		35 FAIRWAY DRIVE	MCKAY, TRACY E & SHAWN E	35 FAIRWAY DR	WEST ORANGE, NJ	07052	35 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	11		8 CLEARVIEW TERRACE	HALL, ANTHONY & ABIBAT	8 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	8 Clearview Terrace, West Orange, NJ, 07052
West Orange Township	86.01	12		6 CLEARVIEW TERRACE	CURIS, RENZO	8 SWAINE PLACE	WEST ORANGE, NJ	07052	6 Clearview Terrace, West Orange, NJ, 07052
West Orange Township	86.01	13		38 BROOKSIDE ROAD	SCHAFLER, CAROL J	38 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	38 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	14		36 BROOKSIDE ROAD	FERRIS, JAMES CHARLES III & MAGUIRE	36 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	36 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	15		34 BROOKSIDE ROAD	KNIGHT, YUSUF & MADONNA	34 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	34 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	16		32 BROOKSIDE ROAD	LYN, ANTHONY & STEFANIUK, JOHN	32 BROOKSIDE RD	WEST ORANGE, NJ	07052	32 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	17		30 BROOKSIDE ROAD	STEVENS EDWIN B & LILLIE	30 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	30 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	18		28 BROOKSIDE ROAD	DAUPHIN, DONALD & AURORE	28 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	28 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	19		26 BROOKSIDE ROAD	WILLIAMS, VAN D JR & VALERIE	26 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	26 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.03	6		165 MT. PLEASANT AVENUE	PARTCH, KRISTEN	165 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	165 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	7		163 MT. PLEASANT AVENUE	PALMER, PRINCESS M.	163 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052	163 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	8		161 MT. PLEASANT AVENUE	LORA, SABRINA	161 MT PLEASANT AVE	WEST ORANGE, NJ	07052	161 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	9		159 MT. PLEASANT AVENUE	MALANGA, STEVEN T & WENDI-AN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	159 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	10		157 MT. PLEASANT AVENUE	D'ANGELO, RICHARD L	157 MT PLEASANT AVE	WEST ORANGE, NJ	07052	157 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	11		155 MT. PLEASANT AVENUE	GUILLEN, TATIANA & DELLARE, ANDREW	155 MOUNT PLEASANT AVENUE	WEST ORANGE, NJ	07052	155 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	12		153 MT. PLEASANT AVENUE	MAYANCELA, LOURDES L.	153 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052	153 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	30		20 FAIRWAY DRIVE	ALLEYNE, HENDERSON & CRYSTAL	20 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	20 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	31		22 FAIRWAY DRIVE	HUSSAIN, EHSAN & BALROOP,FREYA	22 FAIRWAY DR	WEST ORANGE, NJ	07052	22 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	32		24 FAIRWAY DRIVE	RAPPAPORT HOWARD A & W EVELYN	24 FAIRWAY DRIVE	WEST ORANGE NEW JERSEY	07052	24 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	33		26 FAIRWAY DRIVE	RINALDI, MICHAEL A	26 FAIRWAY DRIVE	WEST ORANGE, NEW JERSEY	07052	26 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	34		28 FAIRWAY DRIVE	MALANGA, STEVEN T & WENDI-AN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	28 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	35		30 FAIRWAY DRIVE	MURPHY, BRIAN & CAROL ANN	30 FAIRWAY DR.	W. ORANGE, NJ	07052	30 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	36		32 FAIRWAY DRIVE	NIAMKE, ROBERT & EDITH J.	32 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	32 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	37		34 FAIRWAY DRIVE	MARCUS, PAUL & JENNILYN	34 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	34 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	38		36 FAIRWAY DRIVE	KLEIN, NORMA	36 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	36 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.08	15		29 BROOKSIDE ROAD	GIDEON, QUINN & ALCA	29 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	29 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	16		31 BROOKSIDE ROAD	FIELDS,MARCELLUS & CELESTINE	31 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	31 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	17		33 BROOKSIDE ROAD	DEROLUS, JEAN PATRICK & GEISY V.	33 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	33 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	18		35 BROOKSIDE ROAD	BUTLER, ERIC & CHERYL	35 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	35 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	19		37 BROOKSIDE ROAD	FIELDS, TONY D. & SHERIAN D.	37 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	37 Brookside Road, West Orange, NJ, 07052

DRAWING INDEX

DWG. NO.	DRAWING TITLE
1	COVER SHEET
2	TITLE & TOPOGRAPHIC SURVEY
3	PRELIMINARY SUBDIVISION PLAT
4	FINAL SUBDIVISION PLAT

THE FOLLOWING APPROVALS ARE REQUIRED:

1. TOWNSHIP OF WEST ORANGE
   - 1.1. MAJOR SUBDIVISION APPROVAL
   - 1.2. VARIANCE APPROVAL
   - 1.3. BUILDING PERMIT
2. HUDSON-ESSEX-PASSAIC SCD CERTIFICATION
3. WEST ORANGE PLANNING BOARD

LIST OF REQUESTED WAIVERS

MAJOR SUBDIVISION REQUIREMENTS - PRELIMINARY STAGE:

ITEM 4: EXISTING TWO-FOOT INTERVAL CONTOURS BASED ON THE UNITED STATES COAST GEODETIC SURVEY DATA SHALL BE SHOWN EXTENDING A MINIMUM OF 100 FEET BEYOND THE BOUNDARY OF THE TRACT IN QUESTION

ITEM 20: SIGHT TRIANGLE DATA AS REQUIRED BY THIS CHAPTER.

ITEM 22: TRAFFIC STUDY

MAJOR SUBDIVISION REQUIREMENTS - FINAL STAGE:

ITEM 12: FOUR COPIES OF A MAP, REFERRED TO AS A "RUN CARD", DEPICTING THE LOCATION OF ALL FIRE HYDRANTS WITHIN THE SUBJECT PROPERTY, AND DEPICTING THE SURROUNDING STREETS, BASED ON A SCALE OF ONE INCH EQUALING 400 FEET, AND CONTAINED ON AN 8.5 INCH BY ELEVEN-INCH PAPER WITHIN AN AREA NOT TO EXCEED 7.5 INCHES IN WIDTH AND EIGHT INCHES IN HEIGHT.

OWNER:

NIKAN N. SANDELS & MICHAEL C. SANDELS
27 FAIRWAY DRIVE,
WEST ORANGE, NJ, 07039

APPLICANT:

CATALYST DEVELOPMENT GROUP, LLC
354 EISENHOWER PARKWAY,
LIVINGSTON, NJ, 07039
PHONE: 347-735-9779

PLANNING BOARD APPROVALS

THIS MAJOR SUBDIVISION IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

DATE _____ SECRETARY _____

DATE _____ CHAIRMAN _____

THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.

DATE _____ TOWNSHIP ENGINEER _____

REVISIONS

3	Revised per Township Comments	06-10-26	4	Steep Slopes Added, Building Revised, & Zoning Updated	10-20-26	
1	Revised per Township Comments	03-04-26	2	Revised per Major Subdivision	05-04-26	

COVER SHEET & AREA MAP

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY &

KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA

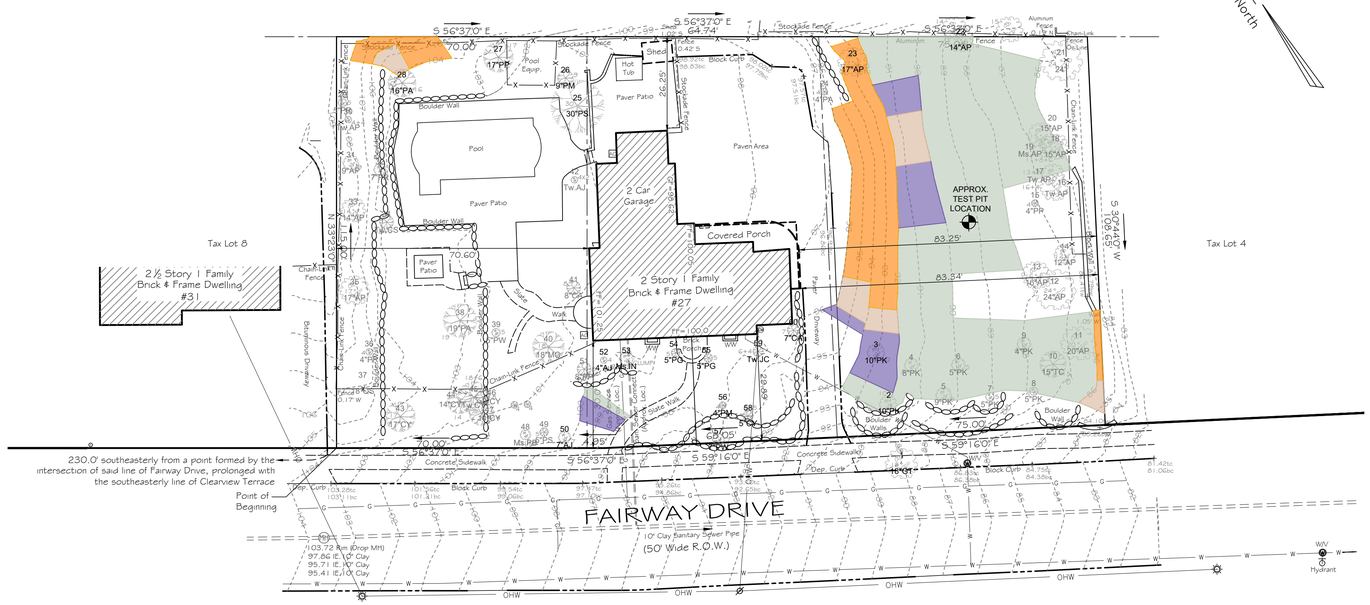
New Jersey Professional Engineer License No. 24GE05503 DATE 09-17-2025

New Jersey Professional Planners No. 30084

REFERENCE	CHK. BY	DRAWN BY
DESC.	CAD	DWG.NO.
MAP NO.	FIELD BOOK	1
1250703	1"=20'	
JOB NO.	SCALE	

FAX FILE No.:

L:\2025\1250703\AUTOCAD\1250703.SUBDIVISION+PLAN.DWG 10:21:06 12-13:37PM, FTangone, LAYOUT:COVER SHEET



Scale: 1"= 20'

0 10 20 40 60 80

STEEP SLOPE INVENTORY LOT 6.01			
STEEP SLOPE CATEGORY		AREA	ALLOWABLE DISTURBANCE
	10-15%	0 sf	NA
	15-20%	0 sf	NA
	20-25%	51 sf	10 sf
	> 25%	151 sf	0 sf

STEEP SLOPE INVENTORY LOT 6.03			
STEEP SLOPE CATEGORY		AREA	ALLOWABLE DISTURBANCE
	10-15%	3,660 sf	2,196 sf
	15-20%	510 sf	204 sf
	20-25%	330 sf	66 sf
	> 25%	895 sf	0 sf

Existing Tree Inventory

No.	DBH	Tree Type	Condition	Status	Replacements	Comment
1	18	Honeylocust	Good	To Remain		
2	10	Kwanzan Cherry	Fair	To Remain		
3	10	Kwanzan Cherry	Fair	To Remain		
4	8	Kwanzan Cherry	Fair	To Be Removed	4	
5	9	Kwanzan Cherry	Fair	To Be Removed	4	
6	5	Kwanzan Cherry	Fair	To Be Removed	1	
7	5	Kwanzan Cherry	Fair	To Be Removed	1	
8	5	Kwanzan Cherry	Fair	To Be Removed	1	
9	4	Kwanzan Cherry	Fair	To Be Removed	1	
10	15	Hemlock	Poor	To Be Removed	6	High Branched
11	20	Norway Maple	Fair	To Be Removed	6	
12	24	Norway Maple	Fair	To Be Removed	8	
13	16	Norway Maple	Very Poor	To Be Removed	Exempt-Condition	Dieback
14	12	Norway Maple	Poor	To Be Removed	4	
15	4	Colorado Spruce	Poor	To Be Removed	1	Thin, Scraggly
16	tw	Norway Maple	Poor	To Be Removed	6	4", 16"
17	tw	Norway Maple	Poor	To Be Removed	6	8", 13"
18	15	Norway Maple	Poor	To Be Removed	6	
19	ms	Norway Maple	Very Poor	To Be Removed	Exempt-Condition	Decay
20	15	Norway Maple	Very Poor	To Be Removed	Exempt-Condition	Leaning, Scarred
21	24	Norway Maple	Very Poor	To Be Removed	Exempt-Condition	Dieback
22	14	Norway Maple	Very Poor	To Be Removed	Exempt-Condition	Leaning, Scarred
23	17	Norway Maple	Fair	To Be Removed	6	
24	4	Norway Spruce	Very Poor	To Be Removed	Exempt-Condition	
					61	
25	30	White Pine	Good	To Be Removed	8	High Branched
26	9	Douglas Fir	Poor	To Be Removed	4	Vines
27	17	Colorado Spruce	Fair	To Remain		High Branched
28	16	Norway Spruce	Fair	To Remain		High Branched
29	5	Scrub Cherry	Very Poor	To Be Removed	Exempt-Condition	Growing Through Fence
30	tw	Norway Maple	Poor	To Be Removed	4	4", 4"
31	9	Norway Maple	Poor	To Be Removed	4	
32	7	Scrub Cherry	Poor	To Be Removed	4	
33	14	Norway Maple	Poor	To Be Removed	6	
34	tw	Cedar	Poor	To Be Removed	6	7", 8" Half Broken
35	17	Norway Maple	Very Poor	To Be Removed	Exempt Condition	Broken & Malformed
36	4	Scrub Cherry	Very Poor	To Be Removed	Exempt Condition	
37	20	Oak	Very Poor	To Be Removed	Exempt Condition	Tree Was Cut, Stump & Sprouts
38	19	Norway Spruce	Fair	To Be Removed	6	High Branched
39	5	Weeping Cherry	Poor	To Be Removed	1	
40	18	Dawn Redwood	Good	To Be Removed	6	
41	8	Blue Atlas Cedar	Poor	To Be Removed	4	Very Thin
42	tw	Japanese Maple	Good	To Be Removed	4	High Branched, Vines
43	17	Cypress	Fair	To Be Removed	6	High Branched, Vines
44	14	Cypress	Fair	To Be Removed	6	High Branched, Vines
45	tw	Cypress	Fair	To Be Removed	8	High Branched, Vines
46	8	Cypress	Fair	To Be Removed	4	High Branched, Vines
47	14	Cypress	Fair	To Be Removed	6	High Branched, Vines
48	ms	Lacebark Pine	Poor	To Be Removed	1	
49	5	White Pine	Poor	To Be Removed	1	Very Thin
50	7	Japanese Maple	Good	To Remain		
51	8	Colorado Spruce	Very Poor	To Be Removed	Exempt-Condition	High Branched, Vines
					69	
52	4	Japanese Maple	Poor	To Remain		
53	ms	Nellie Stevens Holly	Poor	To Remain		
54	5	Dwarf Alberta Spruce	Good	To Remain		Not A Tree
55	5	Dwarf Alberta Spruce	Good	To Remain		Not A Tree
56	5	Mugo Pine	Fair	To Remain		Not A Tree
57	7	Weeping Cherry	Good	To Remain		
58	tw	Cypress	Fair	To Remain		5", 6"
59	tw	Hollywood Juniper	Good	To Remain		4", 6"
60	7	Weeping Blue Atlas Cedar	Good	To Remain		

NOTES

1. PQ BEING LOT 6, IN BLOCK 86.01, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
2. LOT AREA = 23,982 SF. OR 0.551 AC.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GPS.
4. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36:3) AND N.J.A.C. 13:40-5.1(d).
7. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

This Survey Is Certified To:

CATALYST DEVELOPMENT GROUP, LLC

REVISIONS

1	Revised per Township Comments	06-10-26	2	Steep Slopes & Tree Inventory Added	10-20-26	

TITLE & TOPOGRAPHIC SURVEY

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

C A S E Y &

K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA

New Jersey Professional Engineer (N.J.) License No. 24GE05040500
New Jersey Professional Planner (N.J.) License No. 33503

DATE 09-17-2025

REFERENCE	CHK. BY	DRAWN BY
DESC. MAP NO.	CAD FIELD BOOK	DWG NO. 2
1250703 JOB NO.	1"=20' SCALE	

TLOT FILE No.

XREFS

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XREFS: 1250703 Survey

IMPERVIOUS COVERAGE						
	EXISTING (LOT 6.01)	PROPOSED (LOT 6.01)	EXISTING (LOT 6.02)	PROPOSED (LOT 6.02)	EXISTING (LOT 6.03)	PROPOSED (LOT 6.03)
BUILDING(S)	0	1988	2309	2140	0	1467
DRIVEWAY(S)	0	756	2315	1142	133	608
WALKS/STEPS	143	115	315	180	0	95
PATIO/DECK	1866	110	505	302	0	210
POOL	582	0	0	0	0	0
MISC	0	25	0	0	0	25
TOTAL	2591	2994	5444	3764	133	2405
NET COVERAGE		**403**		**-1680**		**2272**

Zoning Analysis: 27 Fairway Drive, West Orange, NJ

Proposed Lot 6.01

	Required for R-5 Zone	Proposed	Comments
MINIMUM			
Lot Area	10000	7199	Variance
Effective Lot Area		6669	
Lot Width	75.00'	62.60'	Variance
Lot Depth	NR	115.00'	--
Front Yard	30'	30'	COMPLIES
Side Yard Each	10'	10'	COMPLIES
Side Yard Each	8'	8'	COMPLIES
Rear Yard (ft.)	30'	35'	COMPLIES
MAXIMUM			
Building Coverage	35.0% 2334 SF	29.8% 1988 SF	COMPLIES
Lot Coverage	45.0% 3001 SF	44.9% 2994 SF	COMPLIES

Proposed Lot 6.02

	Required for R-5 Zone	Proposed	Comments
MINIMUM			
Lot Area	10000	8506	Variance
Lot Width	75.00'	76.0'	COMPLIES
Lot Depth	NR	113.61'	--
Front Yard	30'	30'	COMPLIES
Side Yard Each	10'	8.00'	COMPLIES
Side Yard Each	8'	8'	Variance
Rear Yard (ft.)	30'	34.62'	COMPLIES
MAXIMUM			
Building Coverage	35.0% 2977 SF	25.2% 2140 SF	COMPLIES
Lot Coverage	45.0% 3828 SF	44.3% 3764 SF	COMPLIES

Proposed Lot 6.03

	Required for R-5 Zone	Proposed	Comments
MINIMUM			
Lot Area	10000	8278	Variance
Effective Lot Area		5356	
Lot Width	75.00'	75.00'	COMPLIES
Lot Depth	NR	110.38'	--
Front Yard	30'	30'	COMPLIES
Side Yard Each	10'	29'	COMPLIES
Side Yard Each	8'	12'	COMPLIES
Rear Yard (ft.)	30'	34.78'	COMPLIES
MAXIMUM			
Building Coverage	35.0% 1875 SF	27.4% 1467 SF	COMPLIES
Lot Coverage	45.0% 2410 SF	44.90% 2405 SF	COMPLIES

Average Elevation & Building Height Calculation (Lot 6.01)

Zone District:	R-5
Maximum Height above Average Elevation	35
Maximum Height above Minimum Elevation	40
Proposed First Floor Elevation	106.50

Average Perimeter Method

Average Perimeter Elevation (10' Intervals)	103.59
Allowable Height above Average	35.00
Maximum Elevation of Ridge	138.59
Proposed First Floor Elevation	106.50
Maximum Height of Ridge Above First Floor	32.09 Controls

Minimum Elevation Method

Lowest Elevation around Perimeter	102.67
Allowable Height above lowest Elevation	40.00
Maximum Elevation of Ridge	142.67
Proposed First Floor Elevation	106.50
Maximum Height of Ridge Above First Floor	36.17 Method NA

Max. Allow. Height of Ridge Above FF	32.09
Architect's Plans: FF to highest ridge:	32.00
Height of House above Average Grade:	34.91 Conforms
Height of House above Minimum Grade:	35.83 Conforms

Supporting Calculations

	Existing	Proposed
Fdn Pt 1	106.90	105.00
2	103.40	104.00
3	103.35	102.67
4	103.43	103.00
5	101.54	103.00
6	101.26	103.00
7	101.10	103.25
8	101.27	103.25
9	101.60	103.25
10	101.66	103.00
11	101.65	103.00
12	101.64	103.00
13	101.66	103.25
14	101.66	103.50
15	106.52	104.00
16	106.54	104.25
17	105.83	104.42
18	105.92	104.67
19	106.48	104.75
Average	103.34	103.59
Low Point		102.67

Average Elevation & Building Height Calculation (Lot 6.03)

Zone District:	R-5
Maximum Height above Average Elevation	35
Maximum Height above Minimum Elevation	40
Proposed First Floor Elevation	92.00

Average Perimeter Method

Average Perimeter Elevation (10' Intervals)	88.46
Allowable Height above Average	35.00
Maximum Elevation of Ridge	123.46
Proposed First Floor Elevation	92.00
Maximum Height of Ridge Above First Floor	31.46 Controls

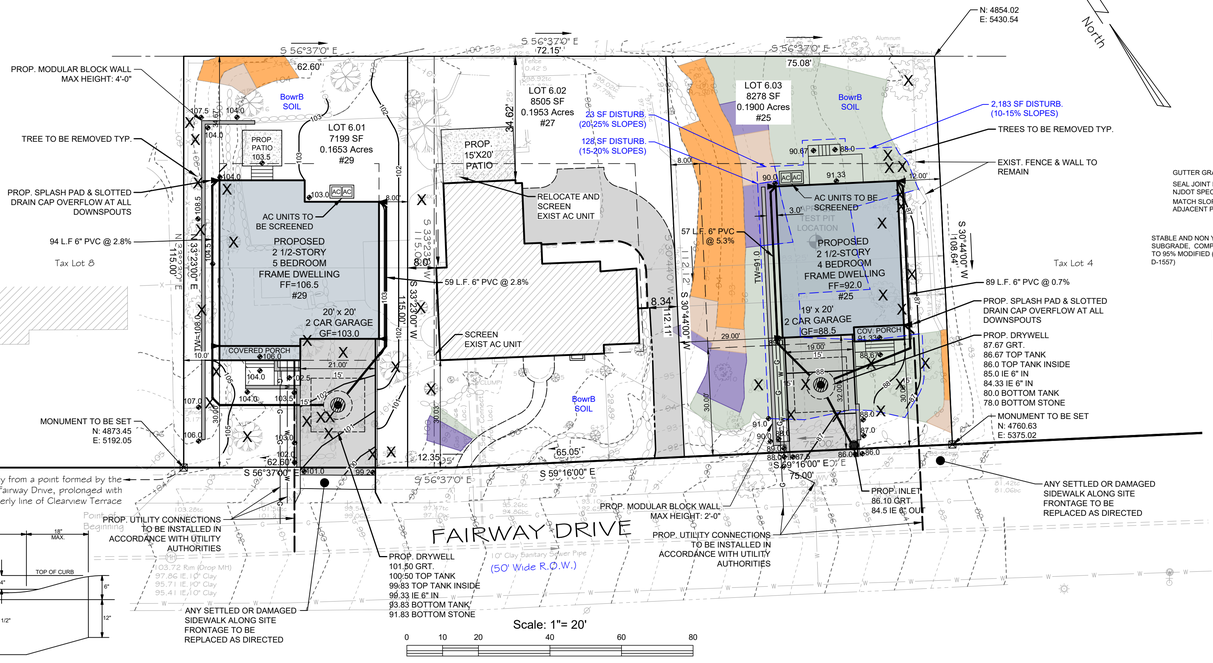
Minimum Elevation Method

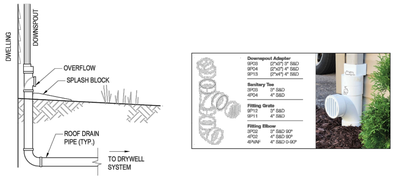
Lowest Elevation around Perimeter	87.00
Allowable Height above lowest Elevation	40.00
Maximum Elevation of Ridge	127.00
Proposed First Floor Elevation	92.00
Maximum Height of Ridge Above First Floor	35.00 Method NA

Max. Allow. Height of Ridge Above FF	31.46
Architect's Plans: FF to highest ridge:	30.00
Height of House above Average Grade:	33.54 Conforms
Height of House above Minimum Grade:	35.00 Conforms

Supporting Calculations

	Existing	Proposed
Fdn Pt 1	90.55	89.00
2	89.53	88.50
3	88.57	89.00
4	87.83	88.67
5	87.52	88.00
6	87.49	87.50
7	87.06	87.33
8	86.76	87.25
9	86.52	87.00
10	87.30	87.30
11	88.32	88.32
12	89.27	89.27
13	90.18	89.83
14	90.43	89.67
15	90.53	89.50
16	90.57	89.25
Average	88.65	88.46
Low Point		87.00

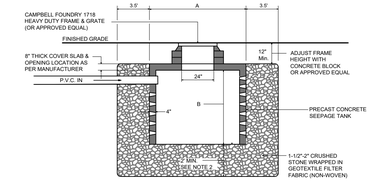




NOTES:
1. PVC FITTINGS & OVERFLOW GRATE SHALL BE MANUFACTURED BY NDS OR APPROVED EQUAL.

SPLASH PAD WITH SLOTTED DRAIN CAP DETAIL

NOT TO SCALE



TANK SPECIFICATIONS							
A	B	C	Shape	#Tanks	Vol/Tank	Volume
8'	8'	5.67'	ROUND	2	289.9 CF	579.8

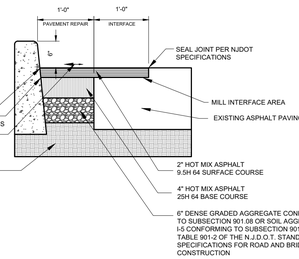
VOLUME OF DETENTION (CF)	
Type of Storage	VOLUME
Drywells	479.8 CF
Stone	1212.0 CF
Pipe	
TOTAL PROVIDED	1691.8 CF

STONE VOLUME							
L		W	D	Tank	Void	Vol/Tank	#Tanks	Volume
18'	x	15'	x	8'	) - 285.0) x	0.40	606.0	2	1212.0

DRYWELL SECTION

N.T.S.

DRYWELL NOTES:
1. CONTRACTOR SHALL INFORM THE ENGINEER WHEN EXCAVATING THE DRYWELL PIT SO THAT AN INSPECTION CAN BE MADE TO DETERMINE THE SUITABILITY OF THE SOILS AND DEPTH OF WATER TABLE BEFORE FILTER FABRIC, PRECAST SEEPAGE RINGS, OR STONE IS PLACED.
2. UNSUITABLE MATERIAL SHALL BE REMOVED FROM EXCAVATION FIELD UNTIL 2 MINIMUM PENETRATION INTO VIRGIN STRATA OF SAND/GRAVEL/PERVIOUS SOIL.
3. LOCATION OF THE DRYWELL AND OVERFLOW PIPE ARE APPROXIMATE ONLY. THEIR LOCATION MAY BE ADJUSTED IN THE FIELD DEPENDING ON SURFACE AND SUBSURFACE CONDITIONS
4. ALL UNDERGROUND PIPE SHALL BE MINIMUM SCHEDULE 40 PVC.
5. CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY AS TO ANY SURFACE OR SUB- SURFACE CONDITIONS THAT MAY IMPAIR THE USE OR FUNCTION OF THE DRYWELL SYSTEM.
6. THE OVERFLOW PIPE SHALL BE BACKFILLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS. BACKFILL MATERIAL SHALL BE CLEAN AND FREE OF VEGETATION, FROZEN SOIL, COBBLES, BOULDERS, OR OTHER UNSATISFACTORY MATERIALS.



PAVEMENT REPAIR ALONG NEW CURBING PER ESSEX COUNTY

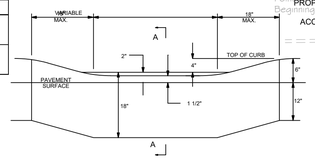
NOT TO SCALE

OWNER:

NIKAN N. SANDELS & MICHAEL C. SANDELS
27 FAIRWAY DRIVE,
WEST ORANGE, NJ, 07039

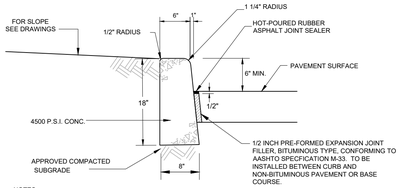
APPLICANT:

CATALYST DEVELOPMENT GROUP, LLC
354 EISENHOWER PARKWAY,
LIVINGSTON, NJ, 07039
PHONE: 347-735-9779



DEPRESSED CONCRETE CURB PER ESSEX COUNTY

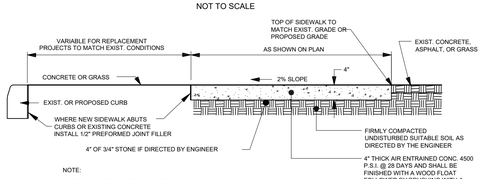
N.T.S.



NOTES:
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. SCORED JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE CURB PER ESSEX COUNTY

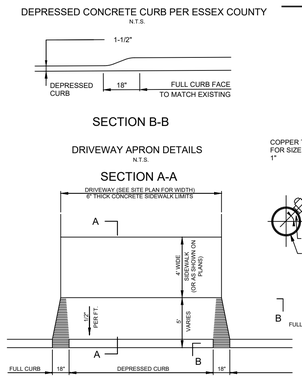
NOT TO SCALE



NOTE:
1. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS AND WHERE SIDEWALK MEETS OTHER STRUCTURES.
3. CONCRETE SIDEWALK TO BE CURED PER N.J.D.O.T. SPECIFICATIONS.
4. WHERE SIDEWALK CROSSES DRIVEWAY APRON, SIDEWALK IS TO BE CONSTRUCTED USING 6" THICK 4500 PSI CONCRETE @ 28 DAYS WITH 6 X 6 - W2.9 X W2.9 WELDED WIRE FABRIC REINFORCEMENT MIN. 2" FROM BOTTOM, & 6" OF STONE

CONCRETE SIDEWALK DETAIL

NOT TO SCALE



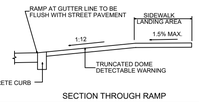
SECTION B-B

DRIVEWAY APRON DETAILS

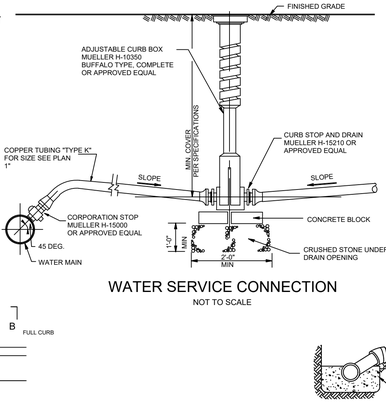
N.T.S.

SECTION A-A

PLAN

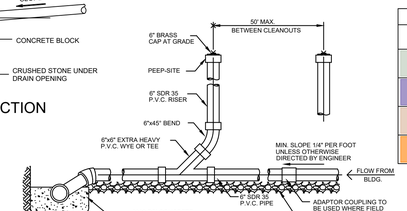


SECTION THROUGH RAMP



WATER SERVICE CONNECTION

NOT TO SCALE



NOTES:
1. ALL COUPLINGS, PLUGS, SOIL PIPES TO BE STANDARD FOR TYPE OF PIPE USED, INSTALLATION TO BE WATERTIGHT.
2. ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
3. POLYVINYL CHLORIDE PIPE AND FITTINGS FOR HOUSE LATERALS SHALL CONFORM TO A.S.T.M. D-3034.
4. PROVIDE ADEQUATE PROTECTION FOR SEWER DURING INSTALLATION OF BUILDING CONNECTION.
5. FOR BACKFILL, REFER TO TYPICAL TRENCH DETAIL.

TYPICAL SEWER SERVICE WITH RISER DETAIL

NOT TO SCALE

STEEP SLOPE INVENTORY LOT 6.01				
STEEP SLOPE CATEGORY		AREA	ALLOWABLE DISTURBANCE	PROPOSED DISTURBANCE
	10-15%	0 sf	NA	0 sf
	15-20%	0 sf	NA	0 sf
	20-25%	51 sf	10 sf	0 sf
	> 25%	151 sf	0 sf	0 sf

STEEP SLOPE INVENTORY LOT 6.03				
STEEP SLOPE CATEGORY		AREA	ALLOWABLE DISTURBANCE	PROPOSED DISTURBANCE
	10-15%	3,660 sf	2,196 sf	2,183 sf
	15-20%	510 sf	204 sf	128 sf
	20-25%	330 sf	66 sf	23 sf
	> 25%	895 sf	0 sf	0 sf

NOTES

1. ANY & ALL RUNOFF RESULTING FROM FUTURE DEVELOPMENT ON LOTS 6.01 & 6.03 SHALL NOT BE DIRECTED ONTO NEIGHBORING PROPERTIES

SURVEY NOTES

1. PQ BEING LOT 6, IN BLOCK 86.01, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
2. LOT AREA = 23,982 SF. OR 0.551 AC.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GPS.
4. COORDINATES SHOWN HEREON ARE BASED ON A LOCAL DATUM
5. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36:3) AND N.J.A.C. 13:40-5.1(d).
8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

REVISIONS

3	Revised per Township Comments	06-10-26	4	Steep Slopes Added, Building Revised, & Zoning Updated	10-20-26
1	Revised per Township Comments	03-04-26	2	Revised per Major Subdivision	05-04-26

PRELIMINARY SUBDIVISION PLAT

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

C A S E Y &

K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA

New Jersey Professional Engineer Lic. No. 24GE04
New Jersey Professional Planner No. 05503

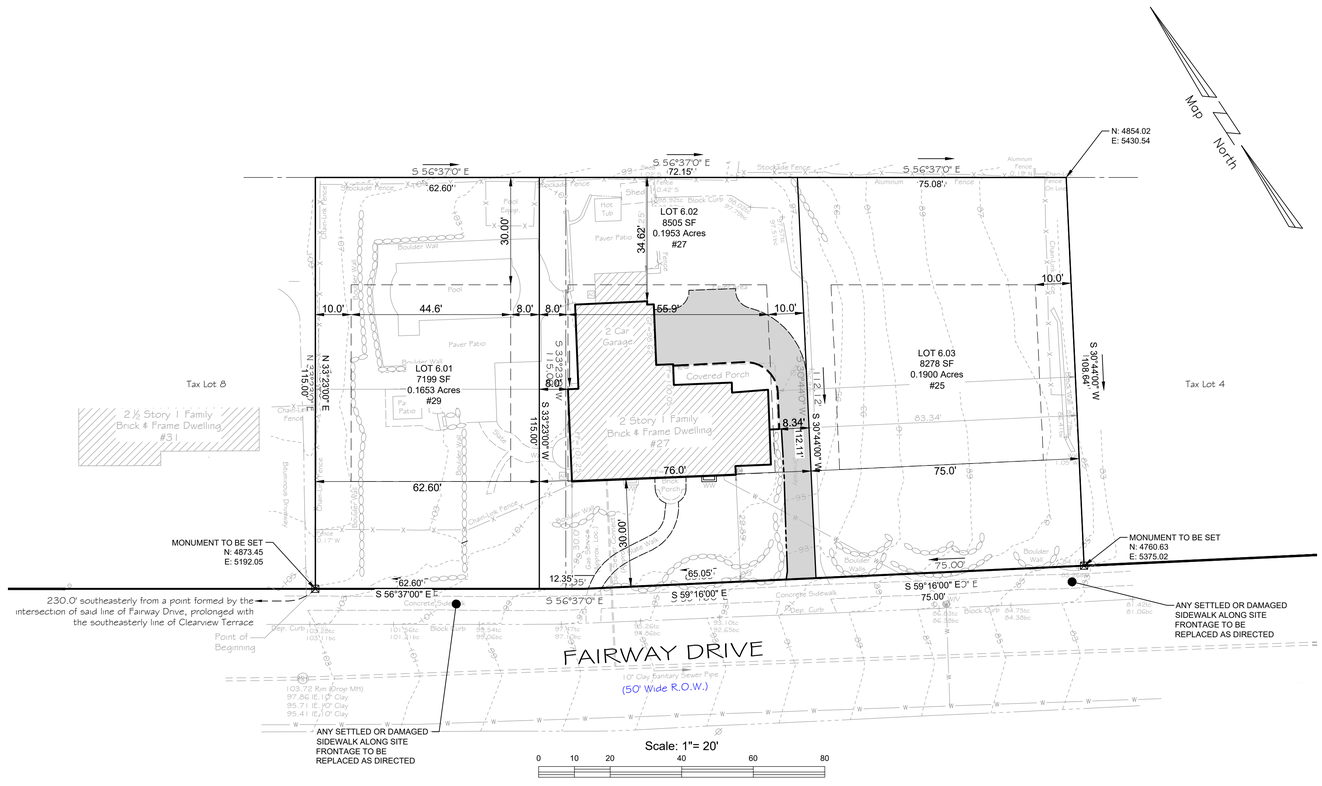
DATE 09-17-2025
30084

REFERENCE	MTL CHK. BY	TF DRAWN BY
DESC. MAP NO.	CAD FIELD BOOK	DWG.NO. 3
1250703 JOB NO.	1"=20' SCALE	

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PLAT FILE No.

XREFS: 1250703 Survey



MUNICIPAL APPROVAL

WE CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE ON _____, 2026 AND SAID MAP COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" (N.J.S.A. 46:23-9.9 et.seq.) THIS CERTIFICATION SHALL EXPIRE IF THE MAP IS NOT FILED IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY ON OR BEFORE THE _____ DAY OF_____, 20_____

_____ DATE: _____
SECRETARY, PLANNING BOARD

_____ DATE: _____
CHAIRMAN

MAP CERTIFICATIONS

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS:

_____ DATE: _____
TOWNSHIP ENGINEER

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP AND LAND SURVEY DATED 09/17/2026 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN SET.

_____ DATE: _____
MICHAEL T. LANZAFAMA
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR REG. NO. 30084

THE MONUMENTS SHOWN ON THIS MAP HAVE BEEN SET WITHIN THE TIME LIMIT PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c.291(C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

OWNERS' CONSENT

WE THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP, DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY:

_____ DATE: _____
OWNER

_____ DATE: _____
NOTARY

COUNTY PLANNING BOARD

THIS MAP HAS BEEN REVIEWED BY THE ESSEX COUNTY PLANNING BOARD AND IS HEREBY APPROVED FOR FILING IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY.

_____ DATE: _____
PLANNING OFFICER

OWNER:

NIKAN N. SANDELS & MICHAEL C. SANDELS
27 FAIRWAY DRIVE,
WEST ORANGE, NJ, 07039

APPLICANT:

CATALYST DEVELOPMENT GROUP, LLC
354 EISENHOWER PARKWAY,
LIVINGSTON, NJ, 07039
PHONE: 347-735-9779

PLANNING BOARD APPROVALS

THIS MAJOR SUBDIVISION IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

DATE _____ SECRETARY _____

DATE _____ CHAIRMAN _____

THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.

DATE _____ TOWNSHIP ENGINEER _____

SURVEY NOTES

1. PQ BEING LOT 6, IN BLOCK 86.01, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
2. LOT AREA = 23,982 SF. OR 0.551 AC.
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8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

REVISIONS

3	Revised per Township Comments	06-10-26	4	Reissued without Revision	10-20-26
1	Revised per Township Comments	03-04-26	2	Revised per Major Subdivision	05-04-26

FINAL SUBDIVISION PLAT

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

C A S E Y &

K E L L E R
INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax-973-379-7993

MICHAEL T. LANZAFAMA
New Jersey Professional Engineer License Number No. 30084 DATE 09-17-2025
New Jersey Professional Planner No. 03503

REFERENCE	CHK. BY	DRAWN BY
DESC.	CAD	DWG.NO.
MAP NO.	FIELD BOOK	4
1250703	1"=20'	
JOB NO.	SCALE	

PLAT FILE No.

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