ORANGE LAWN REDEVELOPMENT

PARKING RELOCATION PLAN

EXHIBIT B

CLUB OVERFLOW PARKING	62 SPACES
CLUB PAVED PARKING	88 SPACES
TOTAL PARKING	150 SPACES

RELOCATE EXISTING PROPANE TANK INSTALL BOLLARDS

PAVEMENT TO BE REMOVED TOPSOIL & SEED

EXISTING SHED TO BE REMOVED

9 OVERFLOW SPACES

11 PAVED PARKING SPACES

2 PAVED SPACES

4 PAVED SPACES

6 PAVED PARKING SPACES

8 PAVED PARKING SPACES

10 PAVED PARKING SPACES

10 PAVED PARKING SPACES

9 PAVED PARKING SPACES

15 PAVED PARKING SPACES

9 PAVED PARKING SPACES

RELOCATED FLAG POLE

4 PAVED SPACES

36 OVERFLOW SPACES

16 PARALLEL PARKED OVERFLOW SPACES

PROPOSED MODULAR BLOCK WALL

PROPOSED LOT LINE

REMOVE EXISTING FENCE

MATCHLINE (SEE INSET)

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 20, Unit 19

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 18, Unit 17

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 16, Unit 15

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 14, Unit 13

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 12, Unit 11

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 3, Unit 4

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 5, Unit 6

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 7, Unit 8

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 9, Unit 10

PROPOSED 2.5 STORY TOWNHOUSE BUILDING — Unit 1, Unit 2

PROPOSED ROAD

30' BUFFER LINE

50' SETBACK

ACCESS RIGHTS PER D.B. 3167, PG. 212 & D.B. T-75, PG. 251

DRIVEWAY & ACCESS RIGHTS PER D.B. N-74, PG. 349

LOT 6
BLOCK 1304
687,255 S.F.
15.7776 AC

LOT 7
D.B. 5740, PG. 36
N/F TZESS

LOT 5
D.B. 6084, PG. 681

LOT 4
D.B. 6348, PG. 935
N/F LIVINGSTON

LOT 33
D.B. 5739, PG. 465
N/F BAIRD, JR.

LOT 34
D.B. 5722, PG. 630
N/F LOWENSTEIN

SEWER EASEMENT PER D.B. T-435, PG. 183-183

LOT 26
D.B. 5239, PG. 902

LOT 27
D.B. 5544, PG. 762

LOT 28
D.B. 4861, PG. 460

LOT 29
D.B. 5271, PG. 622

LOT 30
D.B. 5666, PG. 113

LOT 31
D.B. 6344, PG. 132

LOT 32
D.B. 6274, PG. 485

DRIVEWAY RIGHTS PER D.B. T-61, PG. 457

RIDGEWOOD ROAD (NORTH)
(RIDGEWOOD ROAD (VARIABLE WIDTH R.O.W.))

Point Of BEGINNING

N41°26'33"W 100.60'

N52°35'33"W

N54°35'33"W 36.35'

S41°25'27"W 70.87'

20.00' S48°53'33"E

N57°49'33"W 119.80'

N22°37'56"E 179.00'

116.40'

278.80'

S37°49'01"W 312.91'

313.33'

S36°10'23"W

280.18' N46°30'59"W

S46°49'00"E 112.84'

N30°42'E 85'

80.10' S27°00'17"W

Scale: 1"= 30'

0 15 30 60 90 120

INSET

SOUTH ORANGE VILLAGE ZONING RESIDENTIAL TOWNHOUSE DISTRICT

ORDINANCE	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMMENTS
	MINIMUMS:				
	TRACT AREA SITE AREA	13 AC MIN. –	15.776 AC SITE: 5.003 AC	N/C	C
	SETBACKS				
	BUILDING(PROP LINE)	50 FT	N/A	50 FT	C
	BUILDING (TO PR DISTRICT)	30 FT	N/A	30.0 FT	C
	BUILDING (STREET)	20 FT	N/A	20.0 FT	C
	BUILDING (SEPARATION)	25 FT	N/A	25 FT	C
	MAXIMUMS:				
	LOT COVERAGE	40%	5.85 % (12,756 SF)	35.48% (77,327 SF)	C
	BUILDING HEIGHT	2½ STORIES	N/A	2½ STORIES	C
	DENSITY	4.0 UNITS/ACRE	N/A	4.00 UNITS/ACRE	C
	UNITS PER BUILDING	2 UNITS	N/A	2 UNITS	C
	PARKING REQUIREMENTS:				
R.S.I.S. STANDARDS	OFF-STREET (TOWNHOUSE)	2.4 SPACES/3 BED TOWNHOUSE 48 SPACES	N/A	80 SPACES	C

N/A = NOT APPLICABLE
N/C = NO CHANGE
ENC = EXISTING NON-CONFORMING
V = VARIANCE

CONCEPTUAL SITE PLAN

305 RIDGEWOOD ROAD NORTH
TAX LOT 6, BLOCK 1304

TWP OF SOUTH ORANGE VILLAGE
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
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973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
New Jersey Professional Engineer & Land Surveyor No.30084
New Jersey Professional Planner No. LI03503

DATE 5/25/16

REVISIONS		
7	Revised Bldg. Locations	6-22-16
6	Revised Paved/Overflow Parking	6-21-16
5	Revised Overflow Parking	6-14-16
4	Revised Overflow Parking	6-26-14
3	Revised Overflow Parking	4-22-14
2	Overflow Prkg. Rev./Rec Space Added	4-02-14
1	Overflow Parking Revisions	1-29-14

REFERENCE	MTL CHK. BY	JWC DRAWN BY
2052 MAP NO.	CAD FIELD BOOK	DWG.NO. 2
1140108 JOB NO.	1"=30' SCALE	

C.A.S.E.& L. No.

C:\2014\1140108\ACAD\DWG\1140108 SITE PLANTING 05-23-16 05-26-16(PM).dwg, 5/25/2016 8:51:39 PM, Michael, 1:1=30(L).STB