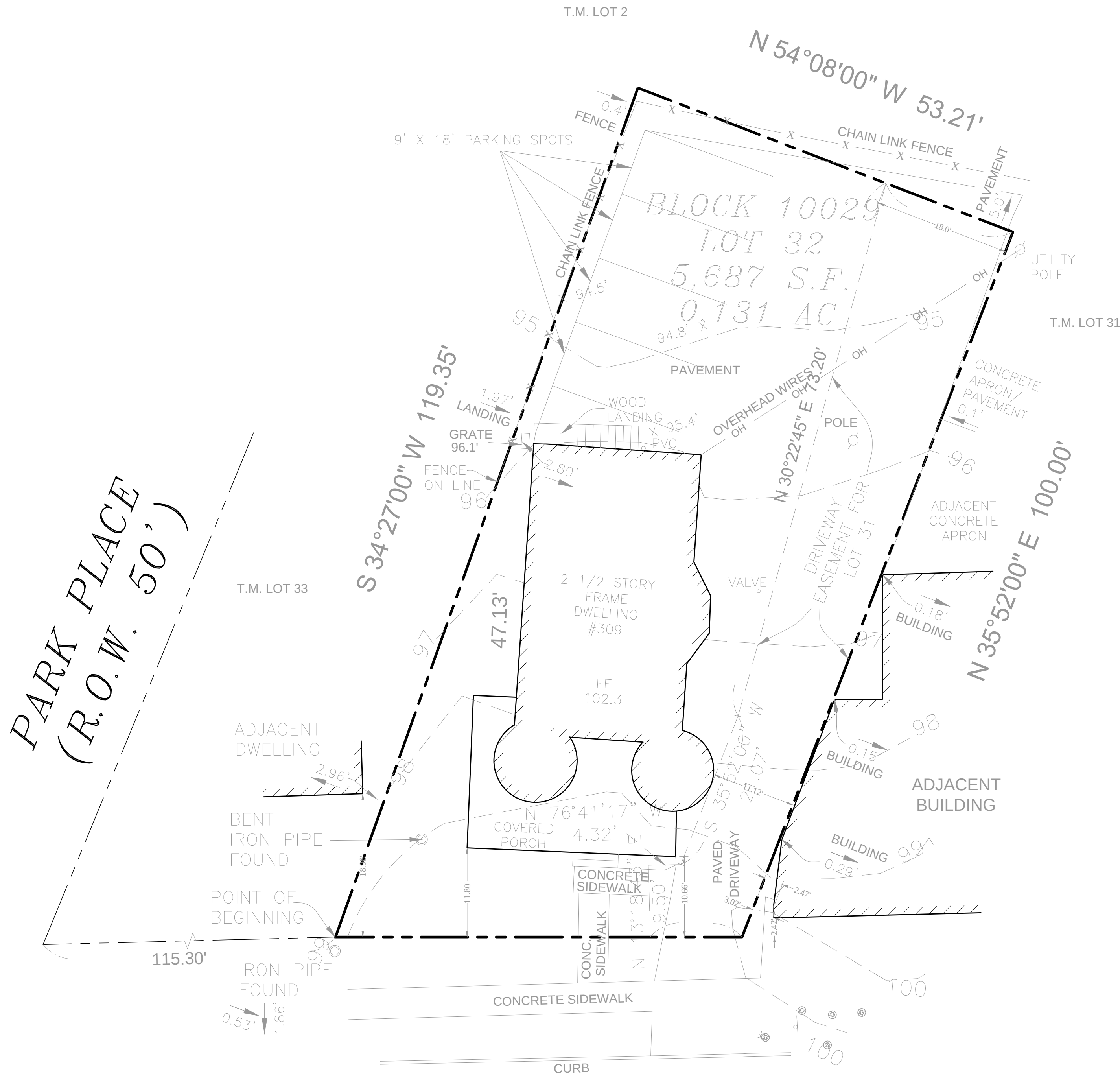


T:\2019\19134 BH LANDMARK LLC - 309 SOUTH ORANGE AVENUE, SOUTH ORANGE, NJ\ADMPLOT\KAS\KAS.DWG



S 75°09'14" E
53.84' (SURVEY)
S 76° 40' E 53.88' (DEED)
SOUTH ORANGE AVENUE
(R.O.W. 80')

DRIVEWAY EASEMENT		
	BEARING	DISTANCE
1	N76°41'17"E	12.16'
2	N13°18'43"E	9.50'
3	N76°41'17"W	4.32'
4	S35°52'00"W	21.07'
5	N30°22'45"E	73.20'
6	S54°08'00"E	18.00'

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING
	CONCRETE CURB
	CHAIN LINK FENCE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	DOOR SILL ELEVATION
	OVERHEAD WIRES
	EXISTING CONTOUR
	UTILITY POLE
	UTILITY VALVE
	LAMP
	SIGN
	GAS MANHOLE

ENVIRONMENTAL NOTES:

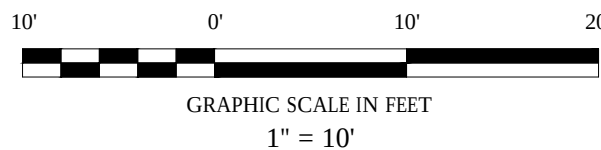
- NO PORTION OF THIS SITE LIES WITHIN A WETLAND CONSERVATION AREA OR WATER RESOURCE AREA.
- NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA.

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY SURVEY TITLED "BLOCK 1000 LOT 32, TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NJ", PREPARED BY PC MEOLA LLC, AND DATED 06/13/2019.
 - ARCHITECTURAL PLANS TITLED "RENOVATION - SECOND AND THIRD FLOOR, 309 SOUTH ORANGE AVENUE, SOUTH ORANGE, NJ", PREPARED BY ALAN FELD ARCHITECTURE, AND DATED 05/04/2019.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SURVEY NOTES:

- THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THIS SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



NOT APPROVED FOR CONSTRUCTION



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PRELIMINARY AND FINAL MAJOR SITE PLAN

BH LANDMARK LLC
PROPOSED TWO-FAMILY
RESIDENTIAL

BLOCK 1009 LOT 32
309 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

CHARLES D. OLIVO, P.E.
NEW JERSEY LICENSE No. 46719
LICENSED PROFESSIONAL ENGINEER



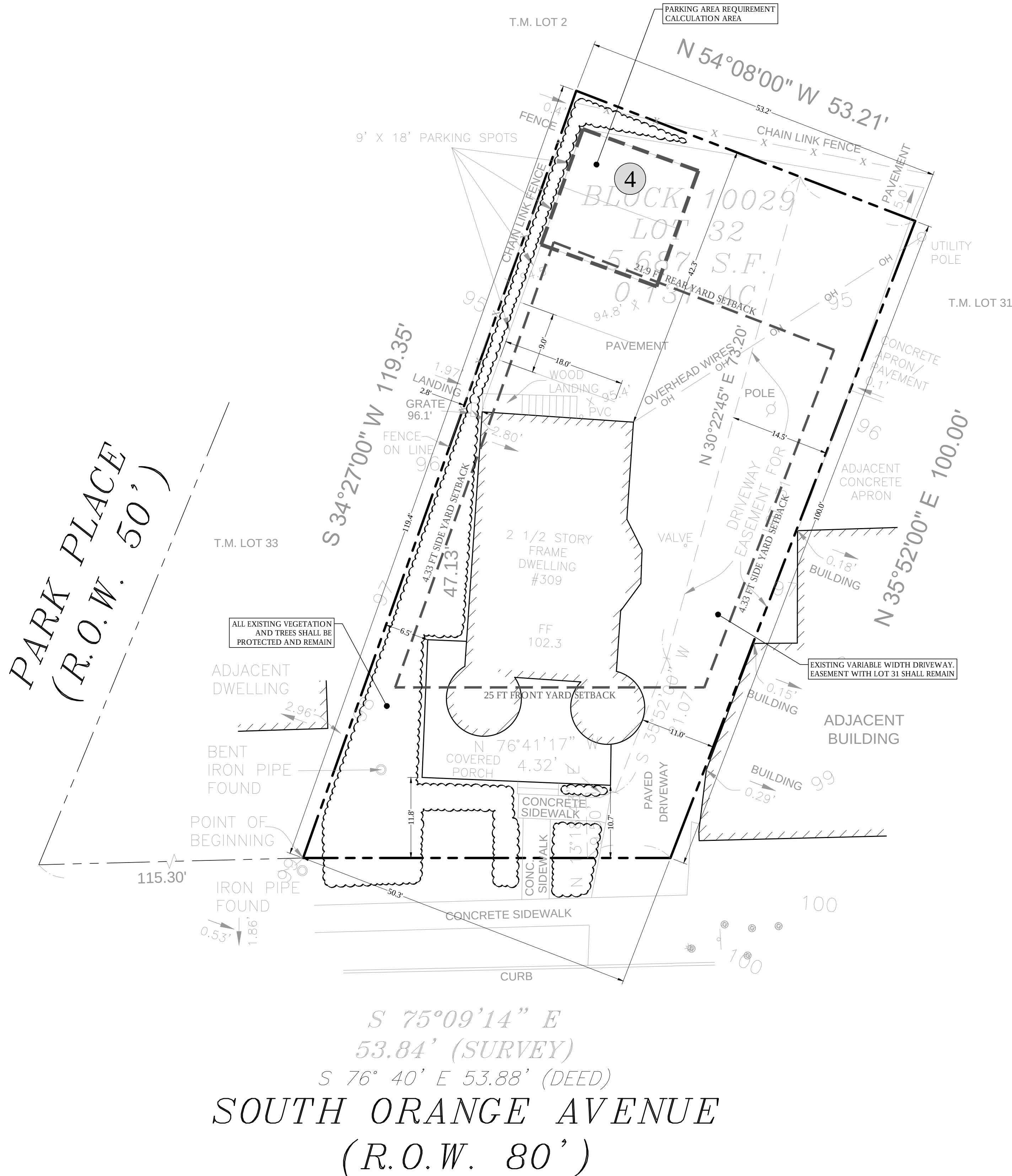
SCALE: 1" = 10' PROJECT ID: T-19134

TITLE:

EXISTING CONDITIONS
PLAN

DRAWING:

1 OF 2



LAND USE AND ZONING			
BLOCK 1009, LOT 32			
RESIDENTIAL SINGLE-FAMILY (RA-60) / MONTROSE PARK HISTORIC DISTRICT			
EXISTING USE			
SINGLE-FAMILY RESIDENTIAL	PERMITTED USE		
OFFICE USE	NON-PERMITTED USE (EN)		
PROPOSED USE			
TWO-FAMILY RESIDENTIAL	NON-PERMITTED USE (V)		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SF	5,687 SF	5,687 SF (EN)
MINIMUM LOT WIDTH	110 FT	51.75 FT	51.75 FT (EN)
MAXIMUM LOT COVERAGE	40% (2,400 SF)	81.4%	81.4% (EN)
MAXIMUM BUILDING HEIGHT	2.5 STORIES < 35 FT	2.5 STORIES < 35 FT	2.5 STORIES < 35 FT
MINIMUM FRONT YARD SETBACK	25 FT	10.7 FT	10.7 FT (EN)
MINIMUM SIDE YARD SETBACK	4.33 FT *	2.8 FT	2.8 FT (EN)
MINIMUM REAR YARD SETBACK	21.9 FT **	42.3 FT	42.3 FT (EN)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
AVERAGE LOT WIDTH: AVERAGE BETWEEN FRONT AND REAR LOT LINES (50.3 FT + 53.2 FT) / 2 = 51.75 FT
SIDE YARD SETBACK = 4 FT + 1/12 FT * (AVERAGE LOT WIDTH EXCEEDING 48 FT) = 4 FT + (4/12) = 4.33 FT
AVERAGE LOT DEPTH: AVERAGE BETWEEN NW AND SE LOT LINES (119.4 FT + 100.0 FT) / 2 = 109.7 FT
REAR YARD SETBACK: NO LESS THAN 20% AVERAGE LOT DEPTH = 109.7 FT * (0.20) = 21.9 FT
* PARKING AREA USED IN CALCULATIONS SHOWN ON SITE PLAN

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-174 A.	PARKING SPACE REQUIREMENTS: 2 SPACES PER DWELLING UNIT PLUS 1 SPACE PER OTHER RESIDENT RESIDING IN UNIT (2 UNITS) (2 SPACES / UNIT) = 4 SPACES	4 SPACES
§ 185-175 A.	PARKING LOCATION REQUIREMENTS: OFF STREET PARKING SHALL BE LOCATED ON THE SAME LOT AS THE PRINCIPAL BUILDING AND SHALL BE UTILIZED ONLY AS AN ACCESSORY TO THE MAIN USE	COMPLIES
§ 185-175 B.	PARKING FACILITY MAINTENANCE REQUIREMENTS: PARKING FACILITIES SHALL BE GRADED, PAVED, DRAINED AND MAINTAINED BY THE OWNERS, AND BE ARRANGED FOR CONVENIENT ACCESS AND SAFETY OF PEDESTRIANS AND VEHICLES	COMPLIES
§ 185-175 C.	DRIVEWAY WIDTH REQUIREMENTS: MAXIMUM WIDTH = 10 FT MAXIMUM WIDTH (GARAGE) = 20 FT	11.0 FT (EN)
§ 185-175 D.	DRIVEWAY USE REQUIREMENTS: A DRIVEWAY MAY BE USED FOR PARKING, EXCEPT THE AREA EXTENDED FROM A FRONT YARD FORWARD TO THE STREET LINE SHALL SERVE ONLY AS THE REQUIRED MEANS OF ACCESS TO AND EGRESS FROM THE STREET	COMPLIES
§ 185-175 E.	PARKING AREA REQUIREMENTS: MAXIMUM AREA WITHIN REAR YARD = 25% * MAXIMUM AREA WITHIN SIDE YARD = 50% *	26.7% OF REAR YARD (EN) 7.4% OF SIDE YARD

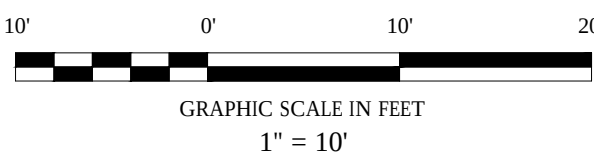
(EN) EXISTING NON-CONFORMITY
* PARKING AREA USED IN CALCULATIONS SHOWN ON SITE PLAN

SUPPLEMENTAL DESIGN REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-167 C. 1.	ALLOWED SIDE YARD ENCROACHMENTS: STEPS, RAMPS, LEADERS, EAVES PROJECTING NOT MORE THAN THREE FEET, WINDOW AIR CONDITIONING UNITS NOT MORE THAN 18 INCHES, OUTSIDE AIR CONDITIONING CONDENSER UNITS ON THE GROUND NO MORE THAN 4 FT TALL	COMPLIES
§ 185-167 C. 2.	PORCH REQUIREMENTS: NO MORE THAN ONE STORY IN HEIGHT ALLOWED TO PROJECT INTO FRONT YARD = MAXIMUM 5 FT	1 - STORY 14.35 FT (EN)

(EN) EXISTING NON-CONFORMITY

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
~~~~~	EXISTING LANDSCAPING AREA
---	PARKING CALCULATION AREA

- GENERAL NOTES
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



**STONEFIELD**  
engineering & design

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SCALE: 1" = 10' PROJECT ID: T-19134

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SITE PLAN

DRAWING:

2 OF 2