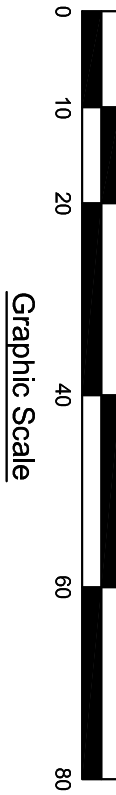


Max. Building Height/Roof Peak
Lot 38
scale = 1" = 20'



Graphic Scale
scale: 1" = 20'

Note: Existing features to be removed
are not shown for clarity.

Note: Provide 50' stabilized construction access at each
driveway entrance during construction. Not shown for clarity.
See detail, sheet 4.

Proposed Impervious Coverage
Lot 37
Dwelling = 1920 sf
Driveway = 1764 sf
Total = 3684 sf

Lot 38
Dwelling = 2002 sf
Driveway = 1764 sf
Total = 3766 sf

Minor Subdivision Development Plan
Grading & Soil Erosion Control Plan
LOTS 37 & 38 in Block 1303
Township of South Orange Village
Essex County
New Jersey

DAVID E. FANTINA, P. E.

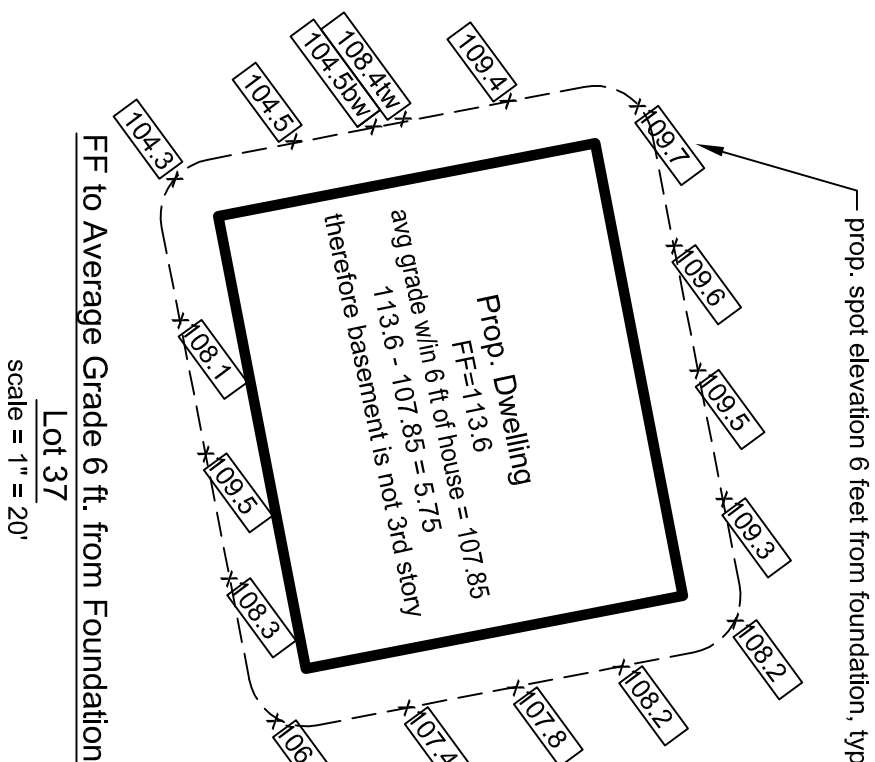
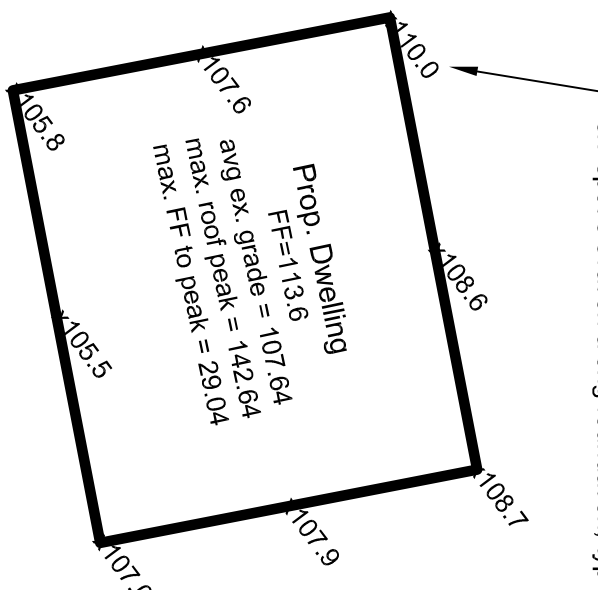
Professional Engineer

15 Sunset Drive, Barnardsville, NJ 07924

Scale 1"=20' Date 10/02/20 File 167 N Ridgewood Rd.dwg Sheet 2 of 4

NJPE Lic#32395

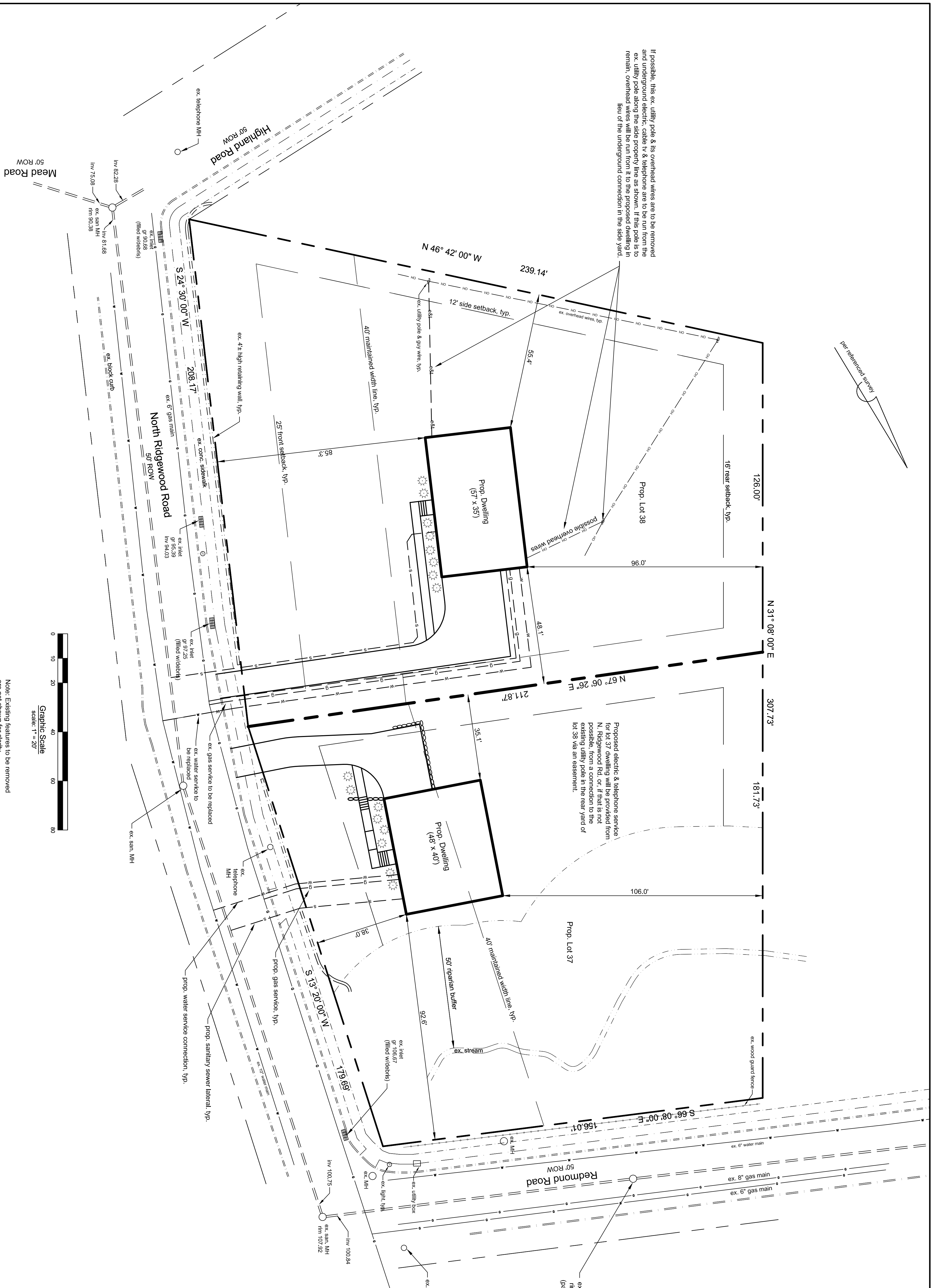
Max. Building Height/Roof Peak
Lot 37
scale = 1" = 20'



REQUIREMENTS FOR RESIDENCE A-100 ZONE

Description	Ex. Lot 37	Ex. Lot 38
	Retained	Retained
Min. Lot Area with 100 ft of ROW line	10,000 SF	10,000 SF
Total Lot Area	13,967 SF	23,560 SF
Lot Frontage	20,193 SF	49,411 SF
Lot Width*	124.01 FT	208.41 FT
Lot Depth	175 FT	227.7 FT
Front Setback**	138.8 FT	218.7 FT
Rear Setback**	25 FT	19.2 FT*
Side Setback**	16 FT	135.5 FT/62.0%
Building Height - feet	12 FT	44.1 FT
Max. Lot Coverage	36 FT	23.3 FT
	23	2
	30%	11.0%
Description	Retained	Retained
	10,000 SF	10,000 SF
Min. Lot Area with 100 ft of ROW line	NA	NA
Total Lot Area	32,834 SF	38,770 SF
Lot Frontage	175.69 FT	208.17 FT
Lot Width*	180.1 FT	184.2 FT
Lot Depth	183.9 FT	219.6 FT
Front Setback**	25 FT	85.3 FT
Rear Setback**	38.0 FT	96.0 FT/43.7%
Side Setback**	16 FT	48.1 FT
Building Height - feet	12 FT	35.1 FT
Max. Lot Coverage	35 FT	<35 FT
	2.5	2.5
	30%	10.0%

*Measured at the n. front setback and maintained for 40 feet to the rear of front setback line
 **25 foot of the average setback with 200 feet on each side of the lot (50 foot max.). Note: the average existing setback doesn't apply due to side streets & the nature of the neighborhood.
 ***Min. side yard = 4 feet + 1 inch per foot of average lot width in excess of 48 feet (12 foot max.)
 (Existing variance condition being eliminated)



Landscaping Legend

<u>Symbol</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Height</u>	<u>Condition</u>	<u>Quantity</u>
	Buxux Semprivrens	American Boxwood	24 - 36"	B & B	16

Other species may be substituted for the ones shown above, subject to township approval.

145 Sunset Drive, Bernardsville, NJ 07924			
Scale	Date	file	Sheet
1"=20'	11/05/20	167 N Ridgewood Rd.dwg	3 of 4
Date	Item(s)		By
Revisions			
NJPE Lic#32395			

DAVID E. FANTINA, P. E.

Essex County
New Jersey

Township of South Orange Village

LOTS 37 & 38 in Block 1303

Utility & Landscaping Plans

Figure 6

Minor Subdivision Development Plan

Minor Subdivision Development Plan

