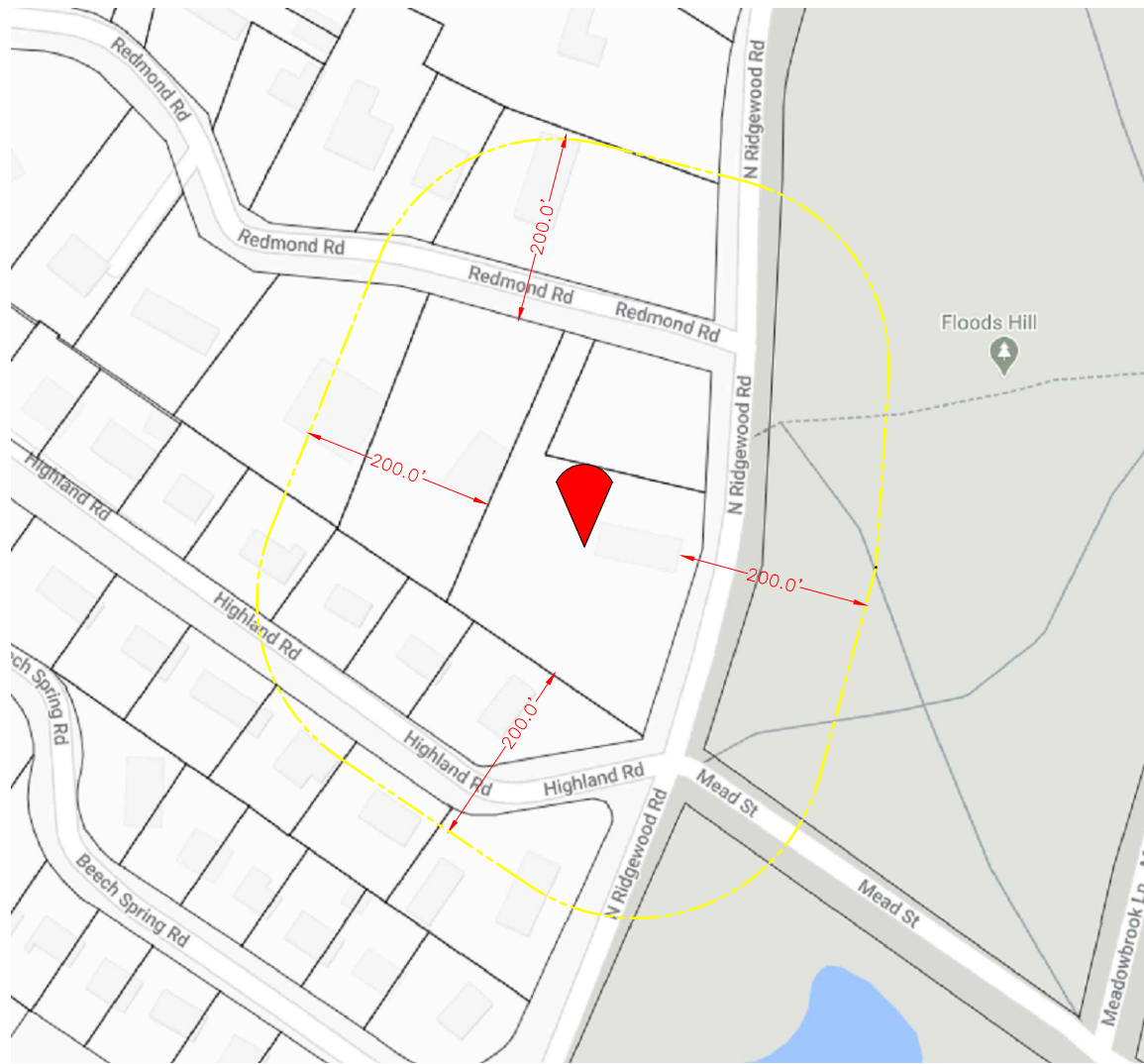




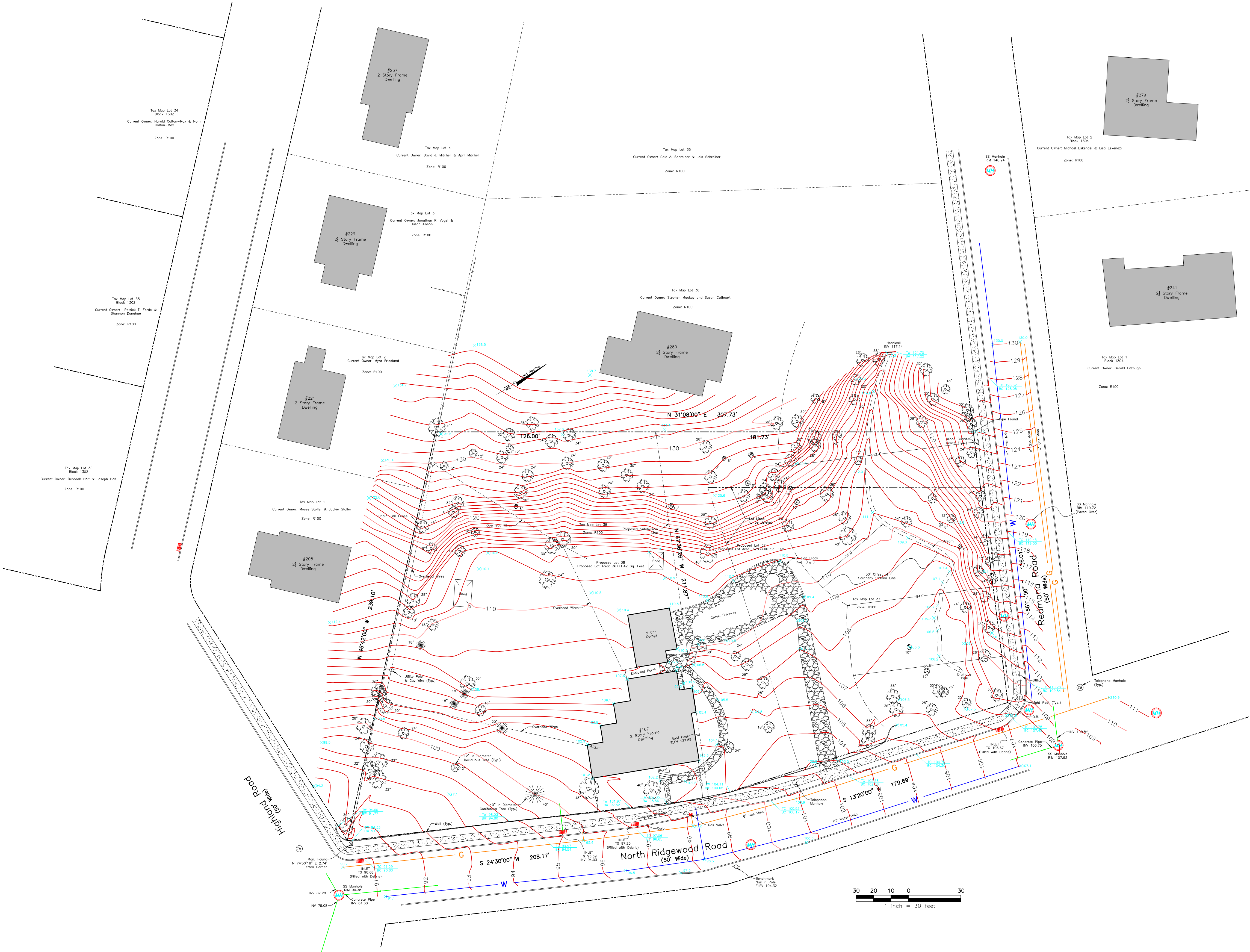
Key Map 1" = 200'

REQUIREMENTS FOR RESIDENCE A-100 ZONE

Description	Required	Ex. Lot 37	Ex. Lot 38
Min. Lot Area w/in 100 ft of ROW line	10,000 SF	13,967 SF	23,580 SF
Total Lot Area	NA	20,193 SF	49,411 SF
Lot Frontage	NA	124.01 FT	208.17 FT
Lot Width*	175 FT	131.8 FT^	227.7 FT
Lot Depth	NA	138.8 FT	218.7 FT
Front Setback**	25 FT	NA	19.2 FT^
Rear Setback	16 FT/20% lot depth	NA	135.5 FT/62.0%
Side Setback***	12 FT	NA	44.1 FT
Building Height - feet	35 FT	NA	23.3 FT
stories	2.5	NA	2
Max. Lot Coverage	30%	9.0%	11.0%

Description	Required	Prop. Lot 37	Prop. Lot 38
Min. Lot Area w/in 100 ft of ROW line	10,000 SF	18,057 SF	18,974 SF
Total Lot Area	NA	32,834 SF	36,770 SF
Lot Frontage	NA	179.69 FT	208.17 FT
Lot Width*	175 FT	180.1 FT	184.2 FT
Lot Depth	NA	183.9 SF	219.5 FT
Front Setback**	25 FT	38.0 FT	85.3 FT
Rear Setback	16 FT/20% lot depth	106.0 FT/57.6%	96.0 FT/43.7%
Side Setback***	12 FT	35.1 FT	48.1 FT
Building Height - feet	35 FT	<35 FT	<35 FT
stories	2.5	2.5	2.5
Max. Lot Coverage	30%	10.0%	10.9%

*Measured at the min. front setback and maintained for 40 feet to the rear of front setback line
**25 foot or the average setback w/in 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



References:
1. KNOWN AND DESIGNATED as Lots 37 & 38 Block 1303 as shown on the current Tax Assessment Map, Township of South Orange Village, Essex County, New Jersey.
2. Deed Book 12246 Page 1958

Notes:
1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.
5. Elevations are based on an assumed datum.

This Survey is certified to:
206 Ampere Parkway LLC

Date	Revision



66 Huntting Drive, Dumont, NJ 07628
Phone: (201) 403-5801
Fax: (201) 244-6163
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Minor Subdivision
Tax Lots 37 & 38 - Block 1303
167 North Ridgewood Road
Township of South Orange Village
Essex County, New Jersey

Applicant:
206 Ampere Parkway LLC
5014 16th Avenue, Suite 141
Brooklyn, NY 11204
1-347-370-2056
Current Owner:
James Z. & Margaret Cinberg
167 North Ridgewood Rd
South Orange, NJ 07079

Drawn: JT	Checked: AS	Date: 11-3-20	Scale: 1" = 30'
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Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100