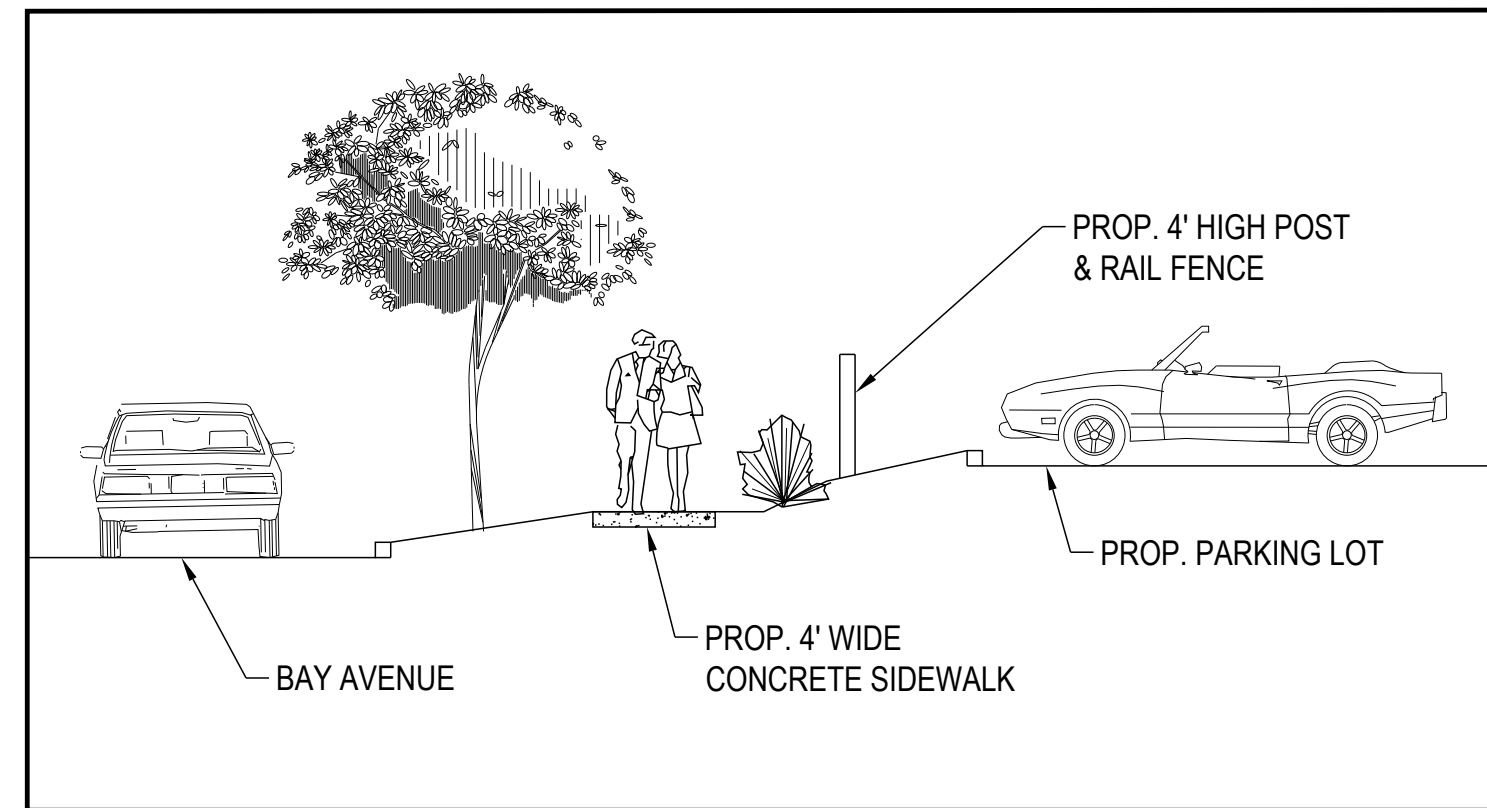


MOB SITE REQUIREMENTS:

- NOTE: (C) = COMPLES, (N/A) = NOT APPLICABLE. SOURCE: HUMMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN
- (§4.3.6-a) INGRESS AND EGRESS AREAS SHALL HAVE GATE CONTROLLED ACCESS. (N/A)
  - (§4.3.6-b) THE PRIMARY SITE INGRESS/EGRESS IS TO BE A NEW TRAFFIC SIGNAL-CONTROLLED DRIVEWAY AT THE INTERSECTION OF BAY AVENUE, WALNUT CRESCENT AND HIGHLAND AVENUE. (C)
  - (§4.3.6-c) AT THE PRIMARY SITE INGRESS, THE DRIVEWAY SHALL BE OF A MINIMUM LENGTH TO ACCOMMODATE THE STACKING OF AT LEAST SIX (6) VEHICLES BETWEEN THE GATE AND PROPERTY LINE. (C)
  - (§4.3.7-a) THE DROP-OFF AREA AT THE PRIMARY ENTRANCE TO THE MOB BUILDING SHALL ACCOMMODATE TWO (2) TRAVEL LANES, EACH A MINIMUM OF TEN (10) FEET IN WIDTH. (C)
  - (§4.4) THE PRIMARY ENTRY OF THE BUILDING SHALL FACE BAY AVENUE. (C)
  - (§4.4-a) A DESIGNATED AREA WITHIN THE MOB SITE SHALL BE PROVIDED FOR BICYCLE PARKING. (C)
  - (§4.5-a) VALET PARKING SHALL SHOW ALL DELINEATED LOCATIONS OF VALET PARKING, NUMBER OF VALET SPACES, AND LOCATIONS OF VALET STANDS FOR VEHICLE DROP-OFF AND PICK-UP. (C)
  - (§4.5-b) PARKING AREAS THAT ARE STRIPED FOR VALET PARKING SHALL BE POSTED "VALET PARKING ONLY". (C)
  - (§4.6-a) IF PARKING FOR PATIENTS OR VISITORS IS LOCATED FURTHER THAN 1,000 FEET FROM A PUBLIC ENTRANCE, SUCH PARKING SHALL BE PROGRAMMED AS VALET-PARKING ONLY. (N/A)
  - (§4.7-a) THE GRADING REQUIREMENTS FOR COMPACT SPACES SHALL BE PROVIDED IN ACCORDANCE WITH §281-9 OF THE MONTCLAIR TOWNSHIP ORDINANCE. (C)
  - (§4.7-b) ALL COMPACT SPACES SHALL BE SIGNED INDICATING THEIR USE ONLY FOR COMPACT VEHICLES. (C)
  - (§4.11-a) THE LOCATION AND DESIGN OF OFF-STREET LOADING/TRASH/SERVICE AREAS SHALL BE ON-SITE AND DEPICTED ON THE SITE PLANS. (C)



CROSS SECTION A-A'  
NOT TO SCALE

PROJECT SPECIFIC NOTES:

- ANY SIDEWALK ADJACENT TO THE PROPERTY IN QUESTION FOR THIS SITE PLAN THAT IS IN DISREPAIR/CRACKED OR UNEVEN SIDEWALK SLABS SHOULD BE REPLACED.
- VALET OPERATIONS MAY NOT MAKE USE OF ANY ON-STREET PARKING AT ANY TIME.
- TRASH PICK UP AND LOADING OPERATIONS TO TAKE PLACE DURING OFF PEAK HOURS.
- HOURS OF OPERATION SHALL NOT OCCUR BETWEEN 10 PM & 6 AM.
- NEW SIDEWALKS SHALL BE OF A CONCRETE MATERIAL THAT MEETS THE APPROVAL OF THE REVIEWING BOARD ENGINEER.

ZONING TABLE

ZONE: SUB-ZONE A MOB SITE PER HUMMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN  
USE: MEDICAL OFFICE BUILDING (PERMITTED) / SURFACE PARKING, VALET PARKING, OUTDOOR PLAZA (PERMITTED ACCESSORY USES)  
BLOCK: 4215, LOT 1 (MONTCLAIR) / BLOCK: 106, LOT 15 (GLEN RIDGE)

APPLICANT/ OWNER INFORMATION

APPLICANT:	ONE BAY URBAN RENEWAL LLC 22 MAPLE AVENUE MORRISTOWN, NJ 07960 (973) 292-9895
PROPERTY OWNER:	PARTNERS FOR HEALTH, INC. 14400 METCALF AVENUE OVERLAND PARK, KS 66223 (FOR MONTCLAIR) PARTNERS FOR HEALTH, INC. 1000 URBAN CENTER, 501 BIRMINGHAM, AL 35242 (FOR GLEN RIDGE)

BULK REQUIREMENTS FOR SUBZONE A

ITEM	REDEVELOPMENT CODE	PERMITTED	EXISTING	PROPOSED
TRACT AREA	§ 4.3.5	ENTIRETY OF BLOCK 106, LOT 15 AND BLOCK 4215, LOT 1	3.47 ACRES (ENTIRETY OF BOTH LOTS) (151,133 SF)	3.47 ACRES (ENTIRETY OF BOTH LOTS) (151,133 SF)
MIN. BUILDING SETBACK FROM BAY AVENUE	§ 4.3.5	25'	40.6'	99.76'
MIN. BUILDING SETBACK FROM WALNUT CRESCENT	§ 4.3.5	40'	98.3'	145.94'
MIN. BUILDING SETBACK FROM ROSWELL TERRACE	§ 4.3.5	40'	39' (E)	40.85'
MIN. BUILDING SETBACK FROM SIDE YARD	§ 4.3.5	40'	19.7' (E)	173.43'
MAX. BUILDING HEIGHT	§ 4.3.5	3 STORIES / 45'	3 STORIES / 44' (E)	3 STORIES / 42'
MAX. BUILDING AREA (GFA)	§ 4.3.5	62,500 SF	66,323 SF	45,735 SF
MAX. BUILDING COVERAGE	§ 4.3.5	20%	16.9% (25,513 SF)	10.09% (15,245 SF)
MAX. IMPERVIOUS COVERAGE	§ 4.3.5	75%	49.2% (74,367 SF)	66.8% (100,975 SF)
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM ROSWELL TERRACE PROPERTY LINE	§ 4.3.5	40'	48.4'	40'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM WALNUT CRESCENT PROPERTY LINE	§ 4.3.5	15'	8.8' (E)	15'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM BAY AVENUE PROPERTY LINE	§ 4.3.5	10'	38.4'	10'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM RESIDENTIAL PROPERTY LINE	§ 4.3.5	10'	350.3'	11.85'

(E) = EXISTING NONCONFORMITY  
NOTE: HUMMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN HAS BEEN UTILIZED FOR ALL CODE REQUIREMENTS ABOVE, UNLESS OTHERWISE NOTED. THIS INFORMATION IS SPECIFIC TO SUB-ZONE A.

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STANDARD STALL SIZE	§ 6.10.1.a	9' x 18'	9' x 17' (INCLUSIVE OF 1' OVERHANG) 8' x 18'
MIN. COMPACT CAR STALL SIZE	§ 6.10.1.c	8' x 17', INCLUDING A 1' OVERHANG	8' x 17' (INCLUSIVE OF 1' OVERHANG) 8' x 18'
MIN. VALET STALL SIZE	§ 6.10.1.e	8' x 18'	8' x 18'
MIN. AISLE WIDTH	§ 6.10.1.h	24' OR 22' FOR AISLES ADJACENT TO COMPACT PARKING SPACES	24'
PARKING SPACE ANGLES	§ 6.10.1.g	ALL SHALL BE AT A 90-DEGREE ANGLE	90-DEGREE ANGLES
MIN. NUMBER OF STALLS	§ 6.1-a	5 SPACES PER 1,000 SF = 229 SPACES	229 SPACES
MIN. NUMBER OF ADA STALLS	§ 6.3	10% OF SPACES SHALL BE ADA COMPLIANT 229 x 10% = 23 SPACES	24 SPACES
MIN. PERCENTAGE OF STALLS FOR MOB USE	§ 6.1-c	50%	100%
MAX. PERCENTAGE OF STALLS ALLOWED FOR COMPACT CARS	§ 6.10.2-a	30%	64 / 229 = 27.9%
MAX. PERCENTAGE OF STALLS ALLOWED FOR VALET	§ 6.10.2-b	30%	42 / 229 = 18.3%

NOTE: HUMMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN HAS BEEN UTILIZED FOR ALL CODE REQUIREMENTS ABOVE, UNLESS OTHERWISE NOTED. THIS INFORMATION IS SPECIFIC TO SUB-ZONE A.

**BOHLER ENGINEERING**

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SAN ANTONIO, TX  
SAN JOSE, CA  
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/15/2018	REV. PER TOWNSHIP COMMENTS	MG/AC	BB
2	04/17/2018	REV. PER PLANNING BOARD COMMENTS	KK	BB

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A PROFESSIONAL ENGINEERING DOCUMENT UNLESS SPECIFICALLY NOTED OTHERWISE.

FOR EXHIBIT PURPOSES ONLY

**PROTECT YOURSELF**  
A PHONE CALL CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.  
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXISTING CONDITIONS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.: J140578  
DRAWN BY: GBUZ  
CHECKED BY: TA/B  
DATE: 03/15/2018  
SCALE: AS SHOWN  
CAD I.D.: J140578-MCR-MOB AREA A-2A

PRELIMINARY & FINAL MAJOR SITE PLAN FOR

**ONE BAY URBAN RENEWAL LLC**  
PROPOSED MEDICAL OFFICE BUILDING  
BLOCK 106, LOT 15 (GLEN RIDGE) AND BLOCK 4215, LOT 1 (MONTCLAIR)  
311 BAY AVENUE  
BOROUGH OF GLEN RIDGE & TOWNSHIP OF MONTCLAIR  
ESSEX COUNTY, NEW JERSEY

**BOHLER ENGINEERING**

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NJ CERT. OF AUTHORIZATION NO. 245A28161700

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FLORIDA LICENSE NO. 73277

NEW YORK LICENSE NO. 08814-1  
CONNECTICUT LICENSE NO. 26039  
PENNSYLVANIA LICENSE NO. 077368

SHEET TITLE:

SITE LAYOUT EXHIBIT

SHEET NUMBER: 1 OF 1

REVISION 2 - 04/17/2018

EXHIBIT

PREPARED BY: KK  
DATED: 04/23/2018

