

PARKING REQUIREMENTS						
ITEM	CODE	PERMITTED	PROPOSED			
MIN. STANDARD STALL SIZE	§ 6.10.1.b	8.5' x 18'	8.5' x 18' (EXISTING NON-CONFOR TO REMAIN. PROPOSED IMPROVEMENTS TO COMPLY W CODE REQUIREMENTS)			
MIN. COMPACT CAR STALL SIZE	§ 6.10.1.c	8' x 17', INCLUDING A 1' OVERHANG	8' x 17', INCLUSIVE OF 1' OVERHA			
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' PROPOSED (EXIST. NON-CONFORMING AIS WIDTHS TO REMAIN)			
PARKING SPACE ANGLES	§ 6.10.1.g	ALL SHALL BE AT A 90-DEGREE ANGLE	90-DEGREE ANGLES (EXISTING SPACES PREVIOUSI APPROVED SHALL REMAIN)			

AREA B/CAMPUS PARKING REQUIREMENTS:

NOTE: (C) = COMPLIES, (N/A) = NOT APPLICABLE. SOURCE: HUMC/MOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN

- (§4.3.6-a) INGRESS AND EGRESS AREAS SHALL HAVE GATE CONTROLLED ACCESS. (C)
- (§4.4.5-c) WHERE SITE ACCESS IS CONTROLLED BY A SECURITY GATE, THE GATE SHALL BE SET BACK A MINIMUM DISTANCE FROM A RIGHT-OF-WAY TO ALLOW FOR THE STACKING OF AT LEAST TWO (2) VEHICLES (C).
- (§6.5-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)
- (§6.5-d) PARKING AREAS THAT ARE STRIPED FOR VALET PARKING SHALL BE POSTED "VALET PARKING ONLY". (C)
- (§6.7-a) THE GRADING REQUIREMENTS FOR COMPACT SPACES SHALL BE PROVIDED IN ACCORDANCE WITH §281-9 OF THE MONTCLAIR TOWNSHIP ORDINANCE. (C)
- (§6.7-b) ALL COMPACT SPACES SHALL BE SIGNED INDICATING THEIR USE ONLY FOR COMPACT VEHICLES. (C)
- (§7.2-b) PARKING MAY NOT BE LOCATED WITHIN THE MINIMUM LANDSCAPED BUFFER AREAS, PROVIDED, HOWEVER, THAT VEHICLE OVERHANGS SHALL BE ALLOWED WITHIN THE REQUIRED LANDSCAPE BUFFER AREA. (C)
- (§7.2-d) A SIX (6) FOOT TALL SOLID FENCE SHALL BE REQUIRED ALONG ANY RESIDENTIAL SIDE OR REAR YARD, AND A FOUR (4) FOOT TALL FENCE SHALL BE REQUIRED ALONG ANY RESIDENTIAL FRONT YARD. FENCES ARE ONLY PERMITTED WITHIN BUFFER
- 9. (§8.2-a) AREA B SIDEWALK MAY REMAIN AS LONG IT IS IN SUFFICIENT AND IN GOOD CONDITION AND IMPROVED TO MEET MINIMUM ADA REQUIREMENTS. (C)
- 10. (§8.2-b) NEW SIDEWALKS ELSEWHERE IN THE PLAN AREA SHALL BE A MINIMUM OF 5 FEET WIDE. (C)
- 11. (§8.4-a) STREET FURNITURE IN THE AREA, INCLUDING BENCHES/SEATING, PUBLIC ART, LIGHTING, PLANTERS, AND TRASH AND RECYCLING CONTAINERS, SHOULD BE APPROPRIATELY PLACED BUT SERVE TO BE VISUALLY APPEALING. (C)

- 12. (§9.2-c) BICYCLE SIGNAGE AND STRIPING IS ENCOURAGED THROUGHOUT THE PLAN AREA. WHERE SEPARATE BICYCLE FACILITIES ARE NOT FEASIBLE OR REQUIRED, INSTALLATION OF "SHARROWS" OR "SHARE THE ROAD" OR "BICYCLE MAY USE FULL LANE" SIGNAGE SHALL BE CONSIDERED. (C)
- 13. (§8.5-b) AREA FOR PUBLIC OPEN SPACE OF AT LEAST 2,750 SF SHALL BE PROVIDED TO SERVE AS AN AMENITY TO THE HOSPITAL USES AND THE ADJACENT GEORGE STREET RESIDENTIAL AREA. (C)
- 14. (§8.7) SITE SHALL SHOW SHOW LOCATION OF A POTENTIAL 10' WIDE CONNECTION/ACCESS EASEMENT AREA FROM SHERMAN

PROJECT SPECIFIC NOTES:

- 1. ANY SIDEWALK ADJACENT TO THE PROPERTY IN QUESTION FOR THIS SITE PLAN THAT IS IN DISREPAIR/CRACKED OR UNEVEN SIDEWALK SLABS SHOULD BE REPLACED. ALL PAVEMENT CRACKS IN PARKING LOT 'B' ARE TO BE SEALED WITH A HOT APPLIED BITUMINOUS SEALER, AS APPROVED IN
- NEW SIDEWALK SHALL BE OF A CONCRETE MATERIAL THAT MEETS THE APPROVAL OF THE MUNICIPAL ENGINEER. 4. VALET OPERATIONS MAY NOT MAKE USE OF ANY ON-STREET PARKING AT ANY TIME.

ROADWAYS BY N.IDOT

ZONING TABLE

ZONE: SUB-ZONE B: CAMPUS PARKING PER HUMC/MOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN USE: PARKING GARAGE, SURFACE PARKING AND OPEN SPACE (PERMITTED)

BLOCK: 4213, LOT 1-12, 22 & 23; BLOCK 4207, LOT 1, 2, 30 & 31 (MONTCLAIR) / BLOCK: 91, LOT 1 (GLEN RIDGE) APPLICANT/ OWNER INFORMATION

APPLICANT: MONTCLAIR, NJ 07042 (973) 429-6000 BLOCK 4207 LOTS 30 & 31 BLOCK 4207 LOTS 1 & 2 PROPERTY: BLOCK 4213 LOTS 1-9, 11, 1. BLOCK 4213 LOT 27 BLOCK 4213 LOT 10 BLOCK 91 LOT 1 MONTCLAIR HOSPITAL, LL 4 GEORGE, LLC MPT LEGACY OF MONTCLAIR, LL 2400 DALLAS PARKWAY 4400 METCALF AVENUE PROPERTY OWNER: 1000 URBAN CENTER DRIVE SUITE 450 BIRMINGHAM, AL 35242 PLANO, TX 75093

REDEVELOPMENT PLAN

22 WALNUT CRESCENT, 14400 METCALF AVENUE OVERLAND PARK, KS OVERLAND PARK, KS 6622 BULK REQUIREMENTS ITEM CODE PERMITTED **EXISTING** PROPOSED 007 ACRES (218,109 SF 5.007 ACRES (218,109 S (NORTH PARKING (NORTH PARKING TRACT AREA LOT = 58,664 SF) LOT = 58,664 SF) (SOUTH PARKING (SOUTH PARKING LOT = 159,445 SF) LOT = 159,445 SF) HUMC/MOUNTAINSIDE MIN. PARKING GARAGE SETBACK FROM HIGHLAND 162.14' 162.14' HOSPITAL 170.45' SETBACK FROM GEORGE HOSPITAL 170.45' REDEVELOPMENT PLAN HUMC/MOUNTAINSIDE SETBACK FROM 125.35' 125.35' SHERWOOD STREET REDEVELOPMENT PLAN MIN. PARKING GARAGE HUMC/MOUNTAINSIDE 25.07' SETBACK FROM BAY HOSPITAL REDEVELOPMENT PLAN 83.35' 83.35' SETBACK FROM HOSPITAL REDEVELOPMENT PLAN RESIDENTIAL PROPERTIE MIN. PARKING GARAGE HUMC/MOUNTAINSIDE SETBACK FROM 162.19' 162.19' HOSPITAL NON-RESIDENTIAL REDEVELOPMENT PLAN PROPERTIES MIN. PARKING GARAGE HUMC/MOUNTAINSIDE SETBACK FROM 5.44' HOSPITAL PUBLIC PROPERTY OR REDEVELOPMENT PLAN RAIL ROW HUMC/MOUNTAINSIDE NO CHANGE TO EXIST. 6 MAX. BUILDING HEIGHT 6 STORIES / 70' 6 STORIES HOSPITAL STORY STRUCTURE REDEVELOPMENT PLAN TOTAL = 68.37% TOTAL =74.99% (149,128 SF) (163.580 SF) HUMC/MOUNTAINSIDE NORTH PARKING NORTH PARKING MAX. IMPERVIOUS HOSPITAL REDEVELOPMENT PLAN 75% (14,759 SF) COVERAGE SOUTH PARKING SOUTH PARKING (134,369 SF) (122,083 SF) MIN. PARKING SETBACK / HUMC/MOUNTAINSIDE LANDSCAPE BUFFER FROM MAINTAIN PREVIOUSLY EXIST. CURBLINE 0.92' HOSPITAL BAY STREET PROPERTY APPROVED* MAINTAINED = 0.92' REDEVELOPMENT PLAN MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM HUMC/MOUNTAINSIDE WALNUT CRESCENT VARIES (E) MIN. 0' 7.5' HOSPITAL REDEVELOPMENT PLAN AN AVERAGE OF 7.5' PROPERTY LINE (FROM BAY AVE. TO GEORGE STREET) MIN. PARKING SETBACK / HUMC/MOUNTAINSIDE LANDSCAPE BLIEFER FROM MAINTAIN PREVIOUSLY EXIST. CURBLINE HIGHLAND AVENUE MAINTAINED = 1.97 REDEVELOPMENT PLAN FROM WEST SIDE PROPERTY LINE ADJACENT TO BLOCK 4213 OT 13 SETBACK IS EQUAL TO MIN. PARKING SETBACK / HUMC/MOUNTAINSIDE DISTANCE FROM DWELLINGS WEST SIDE = 21.36' WEST SIDE = 22.14' LANDSCAPE BUFFER FROM PORCH TO CLAREMONT AVE. HOSPITAL EAST SIDE = 0' (E) EAST SIDE = 20.20' REDEVELOPMENT PLAN ROW LINE. BUFFER CAN TAPER TO A MIN. OF 15' AT THE EASTERLY SIDE LINE OF LOT 1 BLOCK 4213 MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM **SPACES** WALNUT CR. PROPERTY HUMC/MOUNTAINSIDE LINE (FROM 0'(E) INTERSECTIONS WITH REDEVELOPMENT PLAN CLAREMONT AVE. AND BAY MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM HUMC/MOUNTAINSIDE 7.5' GEORGE STREET 19.86' HOSPITAL PROPERTY LINE (BLOCK REDEVELOPMENT PLAN MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM HUMC/MOUNTAINSIDE MAINTAIN PREVIOUSLY EXIST. CURBLINE GEORGE STREET PPROVED* OR 7.5' FOR A NEW MAINTAINED = 2.82 PROPERTY LINE (BLOCK REDEVELOPMENT PLAN OR EXPANDING PARKING AREA MIN. PARKING SETBACK HUMC/MOUNTAINSIDE LANDSCAPE BUFFER FROM MAINTAIN PREVIOUSLY EXIST. CURBLINE HOSPITAL SHERWOOD STREET APPROVED** OR 0' MAINTAINED = 0' REDEVELOPMENT PLAN PROPERTY LINE MIN. PARKING SETBACK HUMC/MOUNTAINSIDE LANDSCAPE BUFFER FROM 0'(E) RESIDENTIAL PROPERTY LINE WITHIN MONTCLAIR REDEVELOPMENT PLAN BLOCK 4213 MIN PARKING SETBACK / MAINTAIN PREVIOUSLY LANDSCAPE BUFFER FROM HUMC/MOUNTAINSIDE EXIST. CURBLINE APPROVED* OR 10' FOR A NEW RESIDENTIAL PROPERTY **PROPOSED** HOSPITAL MAINTAINED = 3.80' LINE WITHIN MONTCLAIR REDEVELOPMENT PLAN OR EXPANDING PARKING AREA MIN PARKING SETBACK LANDSCAPE BUFFER FROM HUMC/MOUNTAINSIDE MAINTAIN PREVIOUSLY EXIST. CURBLINE APPROVED* OR 10' FOR A NEW NON-RESIDENTIAL HOSPITAL MAINTAINED = 3.82'

*MONTCLAIR TOWNSHIP ZONING BOARD OF ADJUSTMENT 1984 SITE PLAN APPROVAL FOR THE CONSTRUCTION OF THE PARKING GARAGE. EXISTING SETBACKS SHALL BE UTILIZED

OR EXPANDING PARKING AREA

PROP. ST	EXISTING IN KIND (TYP.) FORM	PROP TRUNCATED 82'R	1'R = 5'R	2 3'R	5'R □
PROP. ST [50 WIDE) [50 WIDE) [50 WIDE) [50 WIDE) [ASPHALT PAVENIENT) [ASPHALT DISPOSITION BOROUGH TOWNSHIP) [URISDICTION BOROUGH TOWNSHIP) [URISDICTION BOROUGH TOWNSHIP) [URISDICTION BOROUGH TOWNSHIP) [BOSTED SPEED LIMIT 20 MPH]	HOLE LIMIT OF GRANITE RIGGE & CONG	DOME PROP. CONC. PAVERS (TYP.	60'R 5'R	FLUSH CURB PROP. 6' STRIPED CROSSWALK (TYP.) PROP. TABLE WITH	PROP. DOUBLE SIDE - R1-1 STOP SIGN & R5-1 'DO NOT ENTER' SIGN PROP. TWO-WA' DIRECTIONAL ARROW:
LIMIT OF PROP. 6 STOCKADE FENCES	PROP. WATER QUALITY UNIT MANHOLE CURB TO REPLACED S	PROP. ADA RAMP (TYP)		SEATING (TYP.)	PROP. TWO-WA DIRECTIONAL ARROW:
BITUMINOUS PAVENIETY PROP. WATER OQUALITY OUT TO THE PARTY OF THE P	5R	PROP. 11 LF FLUSH CURB FLUSH CURB		90'R	BAY AVE BUFFER/PAR
CLAREMONT AVE. BUFFER/PARKING OBETBACK PER REDEVAL OPMENTE PLAN PROP. OUTLAT CONTROL	6 85 10 10 10 SS	22'R	PROP. LANDSCAPE	PROP. RELOCATED HYDRANT	
STRUCTURE W/ B' INLET, 12	BUFFER/PARKING SETBACK PROP. CONC. CURB (TYP.)	PROP. ADA PROP. 12 LF RAMP (TYP.) FLUSH CURB WIDE CONC. PROP. 9 LF	AREA (IYP.)	2.22	WELL WITH TR GRATE (TYP.)
	8'R	WALK (TYP.) FLUSH CURB	INTERSECTION A PER "TRAFFIC S BY ATLANTIC TR ENGINEERS	AND STRIPING SIGNAL PLAN"	PROP. SEWER MANH
2 STORY FRM DWLG #18	PROP. TWO-WAY APPROX. LOCATION OF PI EMERGENCY CALL	BOX 3'R	PROP. HIGH VISIBILITY CROSSWALK (TYP. CROSSWALKS IN SIGNALIZED INTERSECTION		
2 STORY BLOCK 4213 FRINDING	DIRECTIONAL ARROWS (TYP) ARROWS (TYP) 24 PROPERTY OW R	O BE 29'R CONO. WALK WITH 3'R NER)	PROP. TRAPFIC SIGNAL PER THE LATEST REVISION OF THE "TRAFFIC SIGNAL PLAN" BY ATLANTIC TRAFFIC DESIGN ENGINEERS		*
#20	PROP. 6' STOCKADE NCE OFFSET 1' FROM ROPERTY LINE (TYP.)	INLET (TYP.) 30 PROP 7 LF PROP .C WALK T	HICURB		
#35 BLOCK 4213 LOT 16	RESIDENTIAL 27 REDEV	TO MATCH EXIST. WALK T EXIST. 12' 11' 11' BLOCK 4214 LOT 1	CANOPY 4		
BLOCK 4213 LOT 17		VELOPMENT B-ZONE B			
BLOCK 4207 LOT 25	2'R 3'R		PARKI	NG TABLE	
2 STORY FRM DBUG #33	FFER/PARKING SETBACK 8 PROP. AREA LIGHT (TYP.)	PROP. COMPACT PARKING SPACE APPROXIMATE OCATION OF SAWCUT AND REPAIR STRIP (TYP.)		PROPOSED REQUIRED	ADA SPACES
	RESIDENTIAL	STRIPING (TYP.) PROP. 311 LF CONC. CURB	HIGHLAND AVENUE LOT (NORTH LOT) 0	134 (38 COMPACT) (134 VALET)*	13
BLOCK 4213 LOT 18 BLOCK 4213 LOT 19 BLOCK 4213 LOT 19			PARKING GARAGE 680 DOCTOR / OUTPATIENT LOT 152	128	18
PROP. 6' STOCKADE 1' FROM PROPE	E FENCE OFFSET ERTY LINE (TYP.) A DI OCK (2/1)	LANGER TO THE PARTY OF THE PART	PHYSICIAN PARKING (FRONT AREA OF SOUTHERN 108 PARKING LOT)	108	7
2 STORY FRINDWLG #10	18'R	WALINIT OF RRABLE WILL PAVE	HOSPITAL SUBTOTAL 956	1050** (134 VALET) 1050 (38 COMPACT)	38
PROP. GATE-CONTROLLED ACCESS TO BE DESIGNED BY OTHERS (TYP. OF 2 PROP. 'B' INLET	68'R	PROP. COMPACT PARKING SPACE SIGN (7 TYP.) PROP. STREET	*THIS LOT IS CONFIGURED FOR REGULAR PARK NOT BEING PROVIDED. ** THIS TOTAL OF 1,050 DOES NOT INCLUDE THE I SHERMAN STREET LOT (BLOCK 4207, LOTS 7 & BEING MODIFIED AS PART OF THIS APPLICATIO TOTAL PARKING COUNT FOR THE HOSPITAL IS	USE OF 44 EXISTING VALET PARKING S 8 IN THE TOWNSHIP OF MONTCLAIR), DN. WITH THE USE OF THOSE 44 VALET	SPACES IN THE
BLOCK 4207 BLOCK 4207 PROP. TICKET BOX TO BE	9 PROP. CONC. CURB (TYP.) UNDERGROUND	LIGHT (TYP.) RROP. 5' X 5' ADA TURNAROUND	PARKING TABLE		
LOT 27. DESIGNED BY OTHERS (TYP. OF 2)	PROP. R1-1— STOP SIGN AND STOP BAR 11 PROP. 'E' INLET (TYP)	PROP. STORM MANHOLE (TYP.) PROP. SHARE PHE ROAD' SIGN	ITEM CODE	PERMITTED	PROPOSED
BLOCK 4207 LOT 26	5'R STRIPING (TYP.) 7'R	APPROX. LOCATION OF EMERGENCY VEHICLE STAGING AREA	MIN. NUMBER OF ADA STALLS § 6.3	2% OF TOTAL 20 PLUS 1 FOR EACH 100 OVER 1,000 (23 SPACES REQUIRED)	38
APPROXIMATE LOCATION STOP SIGN OF SAWCOT AND REPAIR STRIP (TYP.)	5'R & 5,44' 17' 24'	PROP. VAN-ACCESSIBLE (TYP) ADA SIGN	MAX PERCENTAGE OF STALLS § 6.10.2-a	30%	3.62%
PROP. 25 LF GRANITE PROP. 54 LF DEP. CURB 15'R	5'R 5'R	PROP. CONC. WALK TO MATCH EXISTING IN KIND (TYP.)	MAX PERCENTAGE OF STALLS § 6.10.2-b	30%	12.76%***
PROP. 8' PAINTED — CROSSWALK (TYP.) PROP. ADA RAN			PARKING REQUIRED § 6.2	1.5 SPACES PER 1,000 GFA (HOSPITAL = 700,000 GFA AND 456,000 NET FLOOR AREA = 1050 SPACES)	1050
	OP. 59 LF FLUSH CONC. CURB 7.5' GEORGE STREET 6 3'R CONC. CURB 3'R CONC. CURB 44'R 3'R 6	APPROX LOCATION OF MUNICIPAL BOUNDARY LINE	*** THIS PERCENTAGE OF 10.48% [= (110 VALET SI THE NUMBER OF VALET PARKING SPACES BEI REQUIREMENT (940 REGULAR PARKING SPACI HOSPITAL WILL BE UTILIZING UP TO 178 VALET AND 44 IN THE SHERMAN STREET LOT).	ING RELIED UPON TO MEET THE MINIM	MUM PARKING
RESIDENTIAL	BUFFER/PARKING SETBACK PROP. ADA SIGN ON BOLLARD (8 TYP.)	S.B. BettesTRIAN			
PROP. DECOMPOSED CRUSHED GRANITE PATH BLOCK CURB 7.5 GEORGE STREET	PROP. VAN-ACCESSIBLE ADA SIGN ON BOLLARD (2 TYP.)	APPROX. LOCATION OF PROP. EMERGENCY CALL BOX (FINAL LOCATION TO BE COORD NATED WITH PROPERTY OWN			
7.5 GEÖRGE STREET BUFFERIPARKING SETBACK	PROP. CONC. WALK TO MATCH EXISTING IN KIND PROP. 58 LF GRANITE BLOCK				

GRAPHIC SCALE 1 INCH = 30 FEET

PROPERTY LINE WITHIN

E) = EXISTING NON-CONFORMITY

EXHIBIT PREPARED BY: KK DATED: 04/23/2018

ARIANCE REQUIRED

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REVISIONS COMMENT REV. PER TOWNSHIP 03/15/2018 COMMENTS 04/17/2018 REV. PER PLANNING BOARD COMMENTS

REVIEW AND APPROVAL. IT IS NOT INTENDED AS A

FOR EXHIBIT **PURPOSES ONLY**



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF AVATORS, DESIGNERS, OR ANY PERSON PREPARING FURB THE EARTH'S SURFACE ANYWHERE IN THE STAT

DRAWN BY: CHECKED BY: TA/BB 03/15/2018 SCALE: AS SHOWN CAD I.D.: J140578-MCR-PARKING AREA B-2A

PRELIMINARY & FINAL MAJOR SITE

> MONTCLAIR HOSPITAL, LLC

PARKING EXPANSION

311 BAY AVENUE, GLEN RIDGE, NJ BOROUGH OF GLEN RIDGE & TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY

ENGINEERIN

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B.A. BOHLER

PROFESSIONAL ENGINEER DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 26039 FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 07736

SHEET TITLE:

LAYOUT PLAN A

SHEET NUMBER:

OF 2

REVISION 2 - 04/17/2018