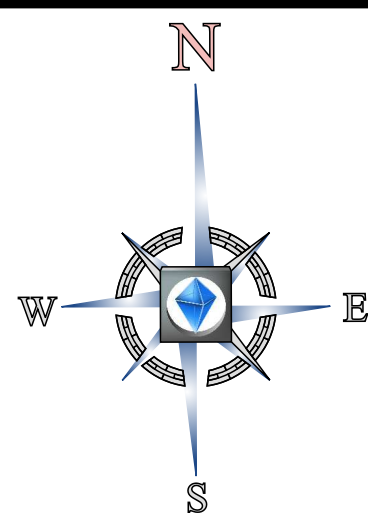


G:\01\140578\DRAWINGS\CURRENT EXHIBITS\140578-MCR-PARKING AREA B-2A-LAYOUT C-M SITE (2)



PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STANDARD STALL SIZE	§ 6.10.1.b	8'5" x 18'	8'5" x 18' (EXISTING NON-CONFORMITY TO REMAIN. PROPOSED IMPROVEMENTS TO COMPLY WITH CODE REQUIREMENTS)
MIN. COMPACT CAR STALL SIZE	§ 6.10.1.c	8' x 17', INCLUDING A 1' OVERHANG	8' x 17', INCLUSIVE OF 1' OVERHANG
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 AISLE WIDTHS TO REMAIN)
PARKING SPACE ANGLES	§ 6.10.1.g	ALL SHALL BE AT A 90-DEGREE ANGLE	90-DEGREE ANGLES (EXISTING SPACES PREVIOUSLY APPROVED SHALL REMAIN)



ZONING TABLE				
ZONE: SUB-ZONE B: CAMPUS PARKING PER HUMCMOUNTAINSIDE 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 HOSPITAL LLC 1 BAY AVENUE MONTCLAIR, NJ 07042 (973) 429-6000			
PROPERTY:	BLOCK 4207 LOTS 30 & 31 BLOCK 4213 LOTS 1-9, 11, 12, & 23	BLOCK 4207 LOTS 1 & 2 BLOCK 91 LOT 1	BLOCK 4213 LOT 27	BLOCK 4213 LOT 10
PROPERTY OWNER:	MONTCLAIR HOSPITAL, LLC 2400 DALLAS PARKWAY SUITE 450 PLANO, TX 75093	MPT LEGACY OF MONTCLAIR, LLC 1000 URBAN CENTER DRIVE BIRMINGHAM, AL 35242	4 GEORGE, LLC 14400 METCALF AVENUE OVERLAND PARK, KS 66223	22 WALNUT CRESCENT, LLC 14400 METCALF AVENUE OVERLAND PARK, KS 66223
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
TRACT AREA			5.007 ACRES (218,109 SF) (NORTH PARKING LOT = 55,654 SF) (SOUTH PARKING LOT = 159,445 SF)	5.007 ACRES (218,109 SF) (NORTH PARKING LOT = 55,654 SF) (SOUTH PARKING LOT = 159,445 SF)
MIN. PARKING GARAGE SETBACK FROM HIGHLAND AVENUE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	40'	162.14'	162.14'
MIN. PARKING GARAGE SETBACK FROM GEORGE STREET	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	40'	170.45'	170.45'
MIN. PARKING GARAGE SETBACK FROM SHERWOOD STREET	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	0'	125.35'	125.35'
MIN. PARKING GARAGE SETBACK FROM BAY STREET	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	20'	25.07'	25.07'
MIN. PARKING GARAGE SETBACK FROM RESIDENTIAL PROPERTIES	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	40'	83.35'	83.35'
MIN. PARKING GARAGE SETBACK FROM NON-RESIDENTIAL PROPERTIES	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	20'	162.19'	162.19'
MIN. PARKING GARAGE SETBACK FROM PUBLIC PROPERTY OR RAIL ROW	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	0'	5.44'	5.44'
MAX. BUILDING HEIGHT	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	6 STORIES / 70'	6 STORIES	NO CHANGE TO EXIST. 6 STORY STRUCTURE
MAX. IMPERVIOUS COVERAGE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	75%	TOTAL = 68.37% (149,128 SF) NORTH PARKING (14,759 SF) SOUTH PARKING (134,369 SF)	TOTAL = 74.99% (163,580 SF) NORTH PARKING (41,497 SF) SOUTH PARKING (122,083 SF)
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM BAY STREET PROPERTY LINE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED*	0.92'	EXIST. CURBLINE MAINTAINED = 0.92'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM WALNUT CRESCENT PROPERTY LINE (FROM BAY AVE. TO GEORGE STREET)	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	AN AVERAGE OF 7.5'	VARIES (E) MIN. 0'	7.5'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM HIGHLAND AVENUE PROPERTY LINE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED*	1.97'	EXIST. CURBLINE MAINTAINED = 1.97'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM CLAREMONT AVE.	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	FROM WEST SIDE PROPERTY LINE ADJACENT TO BLOCK 4213 LOT 13 SETBACK IS EQUAL TO DISTANCE FROM DWELLINGS PORCH TO CLAREMONT AVE. ROW LINE. BUFFER CAN TAPER TO A MIN. OF 15' AT THE EASTERLY SIDE LINE OF LOT 11 BLOCK 4213	WEST SIDE = 21.36' EAST SIDE = 0' (E)	WEST SIDE = 22.14' EAST SIDE = 20.20'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM WALNUT CR. PROPERTY LINE (FROM INTERSECTIONS WITH CLAREMONT AVE. AND BAY AVE.)	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	15'	0' (E)	15'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM GEORGE STREET PROPERTY LINE (BLOCK 4213)	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	7.5'	19.86'	10'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM GEORGE STREET PROPERTY LINE (BLOCK 4207)	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 7.5' FOR A NEW OR EXPANDING PARKING AREA	2.82'	EXIST. CURBLINE MAINTAINED = 2.82'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM SHERWOOD STREET PROPERTY LINE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 0'	0'	EXIST. CURBLINE MAINTAINED = 0'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM RESIDENTIAL PROPERTY LINE WITHIN MONTCLAIR BLOCK 4213	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	10'	0' (E)	10'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM RESIDENTIAL PROPERTY LINE WITHIN MONTCLAIR BLOCK 4207	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 10' FOR A NEW OR EXPANDING PARKING AREA	3.80'	EXIST. CURBLINE MAINTAINED = 3.80'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM NON-RESIDENTIAL PROPERTY LINE WITHIN MONTCLAIR BLOCK 4207	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 10' FOR A NEW OR EXPANDING PARKING AREA	3.82'	EXIST. CURBLINE MAINTAINED = 3.82'
KEY =		IE = EXISTING NON-CONFORMITY	VARIANCE REQUIRED	
*MONTCLAIR TOWNSHIP ZONING BOARD OF ADJUSTMENT 1984 SITE PLAN APPROVAL FOR THE CONSTRUCTION OF THE PARKING GARAGE. EXISTING SETBACKS SHALL BE UTILIZED				

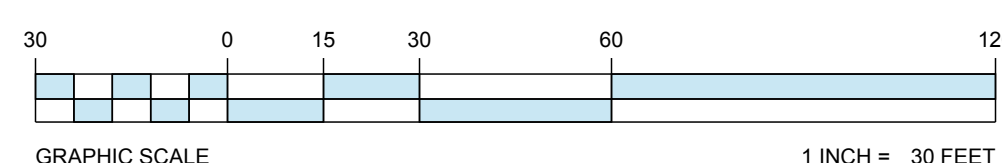


EXHIBIT
PREPARED BY: KK
DATED: 04/23/2018

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
CHICAGO, IL
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
KANSAS CITY, MO
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
SAN FRANCISCO, CA
SEATTLE, WA
SOUTH BEND, IN
TAMPA, FL
WASHINGTON, DC

REVISIONS

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

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 EDUCATORS, ENGINEERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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

PRELIMINARY & FINAL MAJOR SITE PLAN FOR

MONTCLAIR HOSPITAL, LLC

PARKING EXPANSION

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

BOHLER ENGINEERING

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WARREN, NJ 07059
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Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 245A28161700

B.A. BOHLER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 08814-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 26039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:
SITE LAYOUT PLAN B

SHEET NUMBER:
1
OF 1

REVISION 2 - 04/17/2018

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