



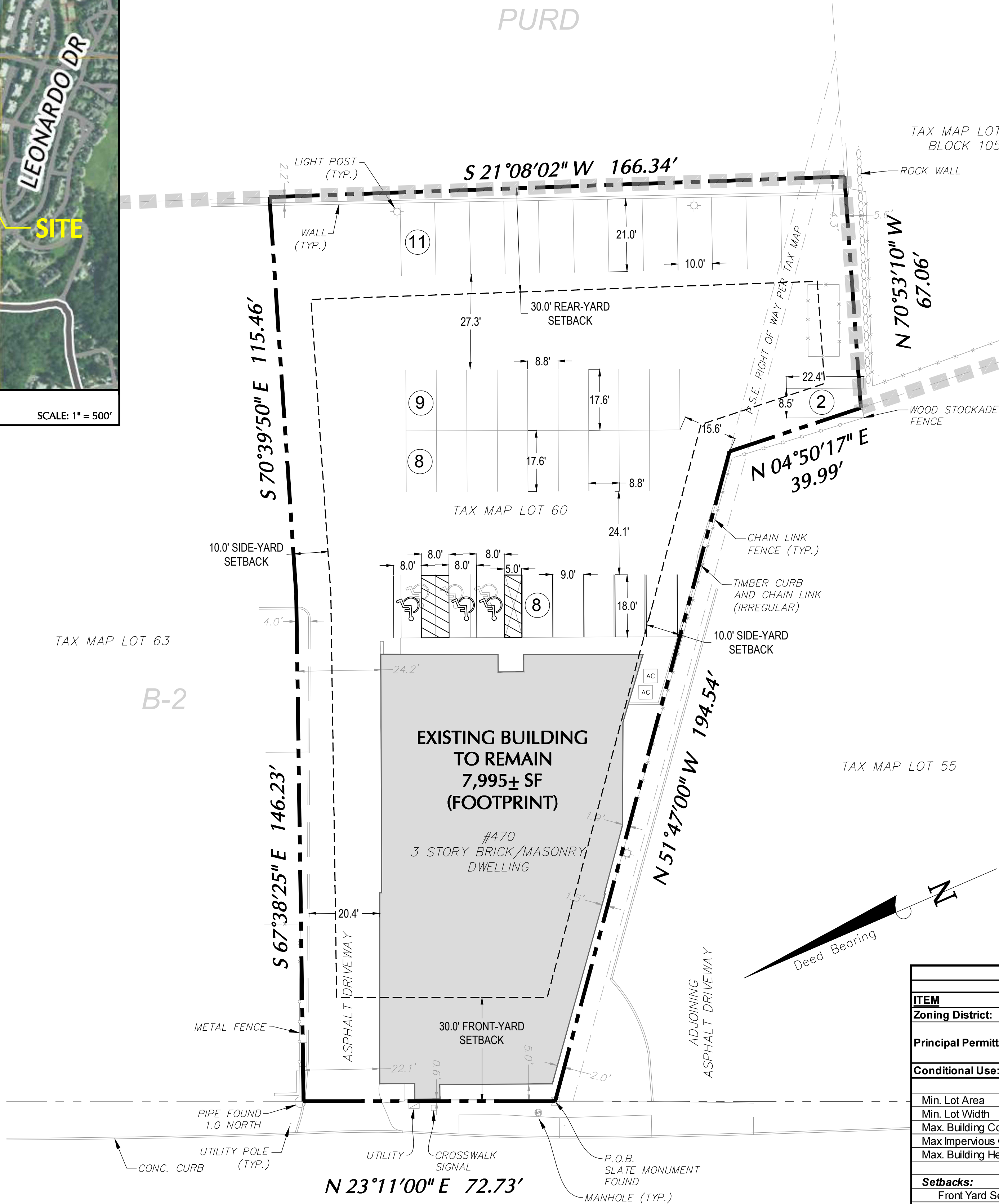
KEY MAP

SCALE: 1" = 500'

I ACKNOWLEDGE THAT I AM THE OWNER OF THIS TRACT AND DO HEREBY CONSENT TO THE FILING OF THIS MAP.

470 PROSPECT AVENUE, LLC PROPERTY OWNER	DATE
THESE SITE PLANS ARE HEREBY APPROVED BY THE TOWNSHIP OF WEST ORANGE PLANNING BOARD.	
CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

LEGEND	
EXISTING SYMBOLS & LINES	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	ZONE TEXT
	BUILDING
	BUILDING SETBACK
	CURB LINE
	WALL
	ROCK WALL
	CHAIN LINK FENCE
	WOOD FENCE
	EASEMENT
	PARKING ROW COUNT
	DOOR
	LIGHT POLE
	UTILITY BOX
	STONE MONUMENT



PROSPECT AVENUE
(Width Varies)

TOWNSHIP OF WEST ORANGE ZONING DISTRICT: B-2 (GENERAL BUSINESS)				
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED	Section
Zoning District:	B-2	B-2	B-2	
Principal Permitted Use:	Retail Store, Personal Service Store, Office, Restaurant, Fitness center, Bar, Massage or Therapy establishment	Retail Store, Personal Service Store, Medical Office, Therapy establishment	-	25 Attachment 2.2
Conditional Use:	Licensed Cannabis Retail	-	Licensed Cannabis Retail	25 Attachment 2.2
Min. Lot Area	10,000 SF	31,221 SF	31,221 SF	25 Attachment 3.2
Min. Lot Width	No Minimum	-	-	25 Attachment 3.2
Max. Building Coverage	40%	25.6%	25.6%	25 Attachment 3.2
Max Impervious Coverage	60%	95.7% *	95.7% **	25 Attachment 3.2
Max. Building Height	2.5 Stories and not exceeding 35 FT	TBD	No Change Proposed	25 Attachment 3.2
Setbacks:				
Front Yard Setback	30 FT	0.6 FT *	0.6 FT **	25 Attachment 3.2
Side Yard Setback (Each)	10 FT	1.5 FT *	1.5 FT **	25 Attachment 3.2
Rear Yard Setback	30 FT	> 30 FT	> 30 FT	25 Attachment 3.2
Building encroachment into required yards	Not Permitted	Exists *	Shall remain as-is **	25-8.2
Max. Fence or Wall height	6 FT	< 6 FT	< 6 FT	25-8.4.d
Buffer to adjacent residential property	Greater of 10% of Lot Width or 20 FT	0 FT *	0 FT **	25-11.3.b
Min. Sidewalk width between Building and parking area or drive	5 FT	0 FT *	0 FT **	25-12.1.a
Parking area perimeter and edges of entrance and exit drive	6" high Granite Block Curb	Does not Exist *	Shall remain as-is **	25-12.1.b
Curb setback from screening or fence	5 FT	< 5 FT *	< 5 FT **	25-12.1.b
Parking screening from Residential district	Fence, Wall, Evergreen or Hedge	Fence and Wall	Fence and Wall	25-12.1.e
Aisle width - 90 degree parking	24 FT	24 FT	24 FT	25-12.1.h.5
Driveway width for 2-way traffic	24 FT	20 FT *	20 FT **	25-12.1.h.6
Off-Street Parking within front-yard	Not Permitted	Does not Exist	Not Proposed	25-12.1
Parking stall size	9' x 18'	Varies *	Varies **	25-12.1.p
Min. Required Parking Spaces - Unscheduled Use	To be determined by approving authority	38 Spaces *	38 Spaces *	25-12.2.b.2
Loading Space - (Retail Store- 2,500 to 9,999 SF)	Does not apply per 25.12.5	NA	NA	25-12.3.a.1
Access drive setback from Side Lot Line	Does not apply per 25.12.5	NA	NA	25.12.4.a.2
Facade Sign Area	Lesser of 15% of front wall or 120 SF	TBD	TBD	25.15.3.c.2.b
Free Standing Sign	Not Permitted for lot with frontage < 100'	Does not Exist	Not Proposed	25.15.3.c.2.d

* Existing Non-Conformity
** Existing Non-Conformity to Remain
A parking variance was granted by West Orange Township Board of Adjustment in 1993 to permit the 46 spaces on site and availability of an additional 45 spaces by a parking agreement instead of 85 spaces as required.

OWNER :
470 PROSPECT AVENUE, LLC
P.O BOX 1287
MONTCLAIR, NJ 07042

APPLICANT :
PURE NATURAL VIBE LLC
206 TREMONT AVENUE
ORANGE, NJ 07050

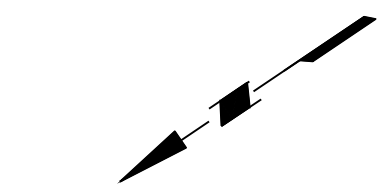
SITE ADDRESS :
470 PROSPECT AVENUE
WEST ORANGE, NJ 07052

- SITE PLAN NOTES:**
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - THE PROJECT SITE CONSIST OF BLOCK 84.01, LOT 60 AND IS LOCATED IN B-2 ZONING DISTRICT.
 - THE TOTAL TRACT AREA BASED ON THE SURVEY CAD FILE IS 31,220.6 SF OR 0.716 AC.
 - THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON PLAN TITLED "SURVEY OF PROPERTY - TAX LOT 60, BLOCK 84.01" PREPARED BY SCHMIDT SURVEYING, DATED JULY 21, 2021 AND PROVIDED TO ARNA ENGINEERING IN CAD FORMAT ON MARCH 31, 2023.
 - PER THE FEMA FIRM MAP NUMBER 34013C0092F, THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.
 - BASED ON THE SURVEY PREPARED BY SCHMIDT SURVEYING, DATED JULY 21, 2021 NO WETLANDS EXIST ON THE SITE.
 - ALL STRIPING AND PAVEMENT MARKINGS TO BE EPOXY RESIN.
 - THE EXISTING SITE ACCESS WILL REMAIN UNCHANGED.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS OF EXISTING BUILDING, CONCRETE SIDEWALKS ALONG BUILDING LINE, PAVEMENT AREAS, ACCESS/DOOR LOCATIONS, AND OTHER DETAILS RELATED TO THE EXISTING BUILDING. ANY DETAIL FROM FACE OF CURB TO BUILDING WILL BE ON THE ARCHITECTURAL PLANS.
 - CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003 FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES INCLUDING CURB RAMP, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS BY FOLLOWING THE MOST CURRENT ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003.
 - CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
 - THE PROJECT SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SERVICES.
 - ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE DESIGNED IN ACCORDANCE WITH THE "MUTCD GUIDELINES", LATEST EDITION. PARKING LOT STRIPING MUST BE PER SECTION 166-104(3).
 - THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES/AGENCIES REQUIRED NOTICE BEFORE BEGINNING ANY ON-SITE OR OFF-SITE WORK.
 - THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
 - ALL DEMOLITION MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
 - ANY IMPROVEMENTS IF REQUIRED WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE WEST ORANGE TOWNSHIP STANDARDS AND SPECIFICATIONS.
 - ALL CONCRETE LANDING AREAS AND ACCESS PATHS TO THE EXISTING BUILDING ARE SHOWN ON THIS PLAN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR MUST REFER TO THE ARCHITECTURAL PLANS FOR DETAILS ON ALL CONCRETE LANDING AREAS AND ACCESS PATHS TO THE EXISTING BUILDING.
 - REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS FOR PROPOSED WALL MOUNTED SIGN DETAILS.

Conditional Use Requirements - Licensed Cannabis Entities [Section 25-24.2(o)]	
Requirements	Proposed
The Licensed Cannabis Entity shall be required to have a Local License	Licensed
Separation Distance from the property line of any property with a school building owned and operated by the West Orange Board of Education	100 FT
No Licensed Cannabis Entity shall be housed in a vehicle or any movable or mobile structure.	Not Proposed
No Licensed Cannabis Entity shall be allowed to operate as a Home Occupation	Not Proposed
A Licensed Cannabis Entity shall meet of the required security measures as set forth in Chapter 5, § 5-34 of the Township of West Orange Municipal Code	Will Comply
Cannas Consumption Areas, as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-31, et. seq., shall be prohibited from all Licensed Cannabis Entities	Will Comply
Operating Requirements and Prohibitions	
A Licensed Cannabis Entity may only operate from the hours of 8:00 a.m. through 7:00 p.m.	Will Comply
The sale or consumption of alcohol at a Licensed Cannabis Entity shall be prohibited	Will Comply
A Licensed Cannabis Entity shall be secured and have full-time security protocols in place subject to review and approval from the West Orange Police Department which shall include at least a twenty-four-hour security video system with footage to be kept for at least 30 days and a vault for storage of money when the Licensed Cannabis Entity is closed.	Will Comply

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
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NJ CERTIFICATE OF AUTHORIZATION: 24GA024200



20 0 10 20
SCALE IN FEET

Project

PURE NATURAL VIBES

BLOCK 84.01, LOT 60

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Drawing Title

**PRELIMINARY &
FINAL MAJOR SITE
PLAN (CONDITIONAL
USE)**



CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
NJ LIC. No. PE 24GE04451600

DATE	COMMENTS	NO.
REVISIONS		
Project No.	230021301	
Date	04/04/2023	
Scale	1" = 20'	
Drawn By	AG	
Checked By	CT	
Drawing No.		

CS-101

Sheet 1 of 1