



REFERENCES:

- BUILDING DESIGN AND CONCEPTUAL SITE LAYOUT BASED ON SKETCH PREPARED BY APPEL DESIGN GROUP ARCHITECTS, LIVINGSTON NJ
- TOPOGRAPHIC AND BOUNDARY SURVEY BASED ON PLAN ENTITLED "BOUNDARY SURVEY, WEST ESSEX, BLOCK 179 LOT 32, WEST ORANGE, ESSEX COUNTY", NJ PREPARED BY DAVID H. SMITH PLS, LICENSE NO. 22718 PROFESSIONAL PLANNING AND ENGINEERING CORP, CEDAR KNOLLS, NJ DATED: JULY 31, 2004
- FRESHWATER WETLANDS/WATERS BOUNDARY AS VERIFIED BY THE NJDEP FILE NO. 0722-04-00001.1

DEVELOPMENT SUMMARY

BUILDING TYPE 1		2 STORIES RESIDENTIAL				
		1 STORY PARKING UNDER				
BUILDING A	Bedrooms	#	RSIS	REQ.	PARKING PROVIDED	
	1	20	1.8	36		
	2	94	2	188	UNDER BUILDING PARKING	175
	3	16	2.1	33.6	SURFACE LOT PARKING	86
	TOTAL	130		257.6		261
BUILDING B	Bedrooms	#	RSIS	REQ.	PARKING PROVIDED	
	1	32	1.8	57.6		
	2	52	2	104	UNDER BUILDING PARKING	143
	3	24	2.1	50.4	SURFACE LOT PARKING	105
	TOTAL	108		212		248
BUILDING TYPE 2		4 STORIES RESIDENTIAL				
		1 STORY PARKING UNDER				
BUILDING C	Bedrooms	#	RSIS	REQ.	PARKING PROVIDED	
	1	32	1.8	57.6		
	2	52	2	104	UNDER BUILDING PARKING	144
	3	24	2.1	50.4	SURFACE LOT PARKING	110
	TOTAL	108		212		254

BUILDING TYPE 2		4 STORIES RESIDENTIAL			
		1 STORY PARKING UNDER			
BUILDING D	Bedrooms	#	RSIS	REQ.	PARKING PROVIDED
	1	16	1.8	28.8	
	2	118	2	236	
	3	16	2.1	33.6	
	TOTAL	150		298.4	

- NOTE:
- BEDROOM DISTRIBUTION SHOWN IS FOR CALCULATION OF CONCEPTUAL PARKING REQUIREMENT ONLY. ACTUAL BEDROOM DISTRIBUTION MAY VARY EXCEPT FOR COAH UNITS WHICH WILL FOLLOW THE SETTLEMENT AGREEMENT.
 - MODEL UNITS AND SUPERINTENDENTS UNITS WILL NOT COUNT TOWARDS THE UNIT COUNT

OVERALL DEVELOPMENT SUMMARY						
APARTMENT BUILDING DATA			APARTMENT PARKING PROVIDED			
BUILDING	BUILDING TYPE	UNITS	PARKING REQ.	UNDER BLDG.	SURFACE PARKING	TOTAL PER BLDG.
A	1	130	257.6	175	86	261
B	1	108	212	143	105	248
C	2	108	212	144	110	254
D	2	150	298.4	205	95	300
TOTALS		496	980	667	396	1,063

AREA OF DISTURBANCE = 26.9 ACRES =22.3%

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N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

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Proj. No. WEH0001
Date 3/28/17
Drawn by ET
Designed by PWA
Checked by PWA
Scale AS SHOWN

WEST ESSEX HIGHLANDS
BLOCK 179 LOT 32
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
CONCEPT PLAN 16: 3/03/20