

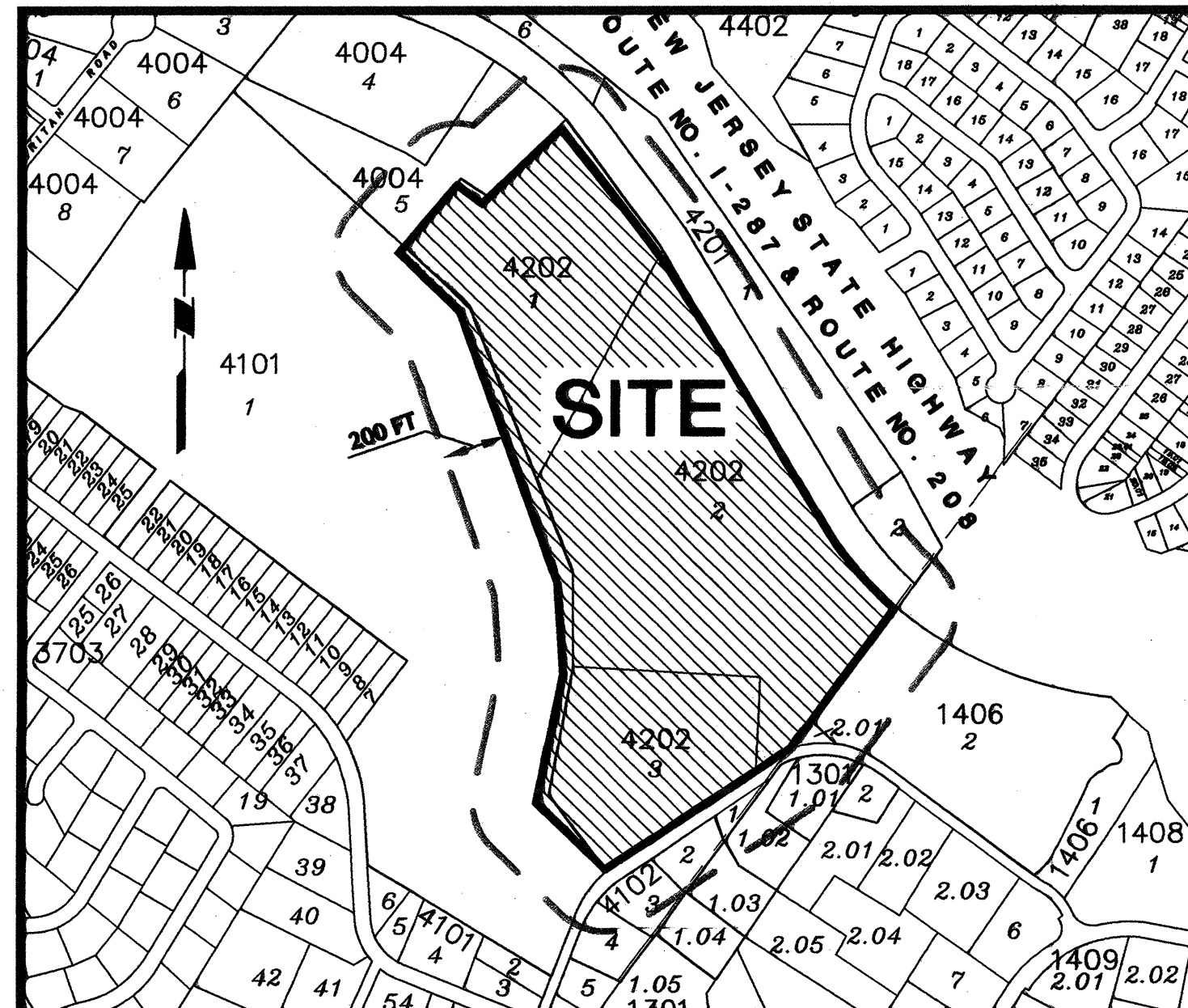
RIDINGS AT RAMAPO / WILLOWS AT OAKLAND

PRELIMINARY MAJOR SUBDIVISION PLANS

BLOCK No. 4202, LOT No. 1, 2, & 3

BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY

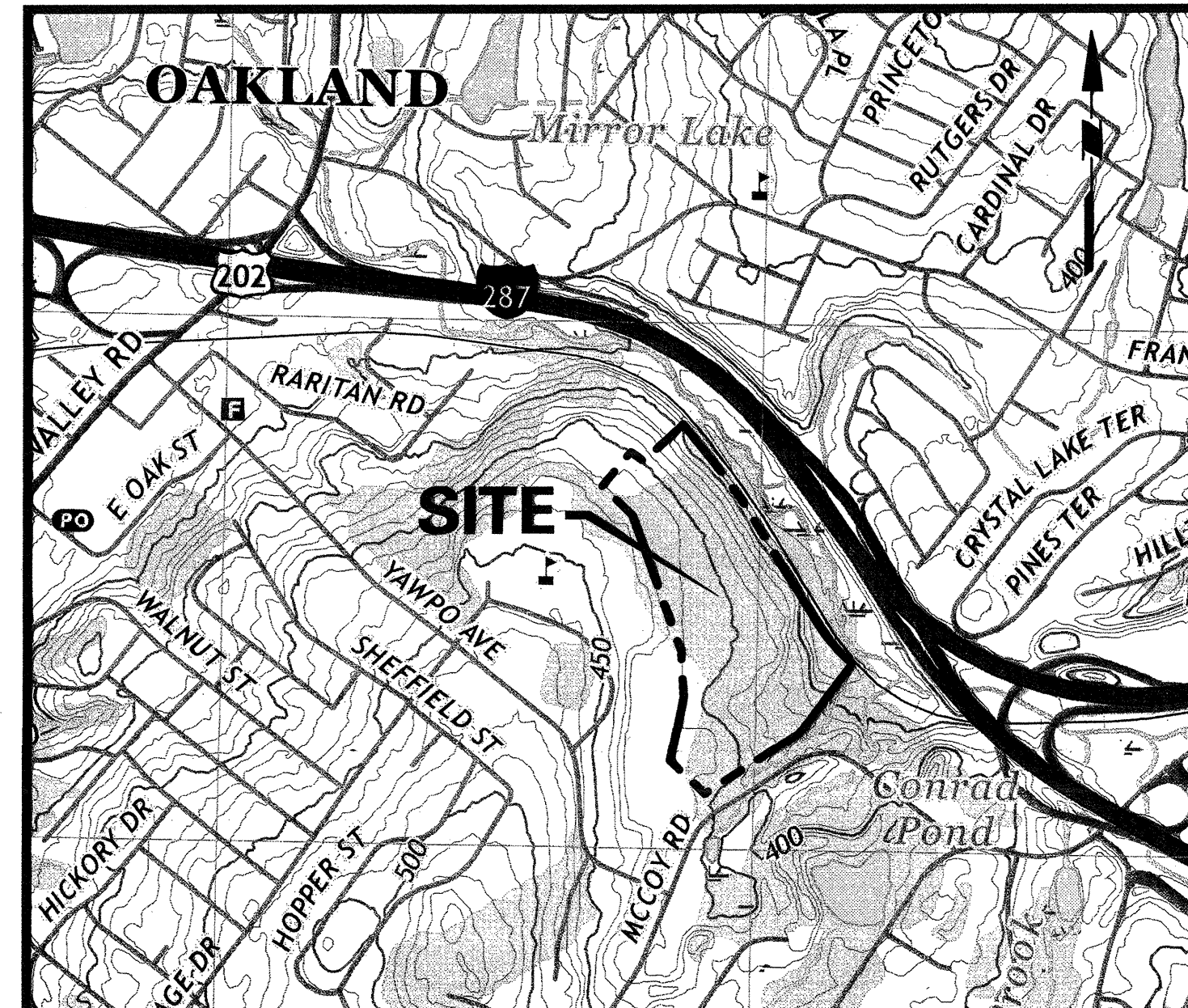
BOROUGH OF OAKLAND ZONING TABLE				
RIDINGS AT RAMAPO / WILLOWS AT OAKLAND				
BLOCK No. 4202, LOT No. 1, 2 & 3				
ZONING DISTRICT: RA-2AH AFFORDABLE HOUSING ZONE				
Item	Required / Allowed	Proposed	Regulation Reference	Condition
Land Use				
Principal Use	Townhouses & Multifamily	Townhouses & Multifamily	59-62.3.B	C
Max. Number of Townhouses	100	151	59-62.3.B.1	C
Max. Number of Affordable Housing Units	40	40	59-62.3.B.2	C
Permitted Accessory Uses				
Attached Garages, Driveways, Fences, Walls, Clubhouses, Pools, Utility Infrastructure Buildings, Signs, Decks, Patios		Attached Garages, Driveways, Fences, Walls, Clubhouses, Pools, Utility Infrastructure Buildings, Signs, Decks, Patios	59-62.3.C	C
Sub Requirements				
Min. Lot Area (AC)	35 AC	39.98 AC	59-62.3.E.1.a	C
Min. Tract Street Frontage on Public Roadway (FT)	500 FT	680 FT	59-62.3.E.1.b	C
Min. Principal Building Setback from Zone Lines (FT)	25 FT	30 FT	59-62.3.E.1.f	C
Min. Deck, Patio, Fence, Wall, and Pump Station Setback from Zone Lines (FT)	15 FT	0 FT	59-62.3.E.1.g	✓
Max. Tract Building Coverage (%)	25%	13.9%	59-62.3.E.1.h	C
Max. Tract Impervious Coverage (%)	40%	32.8%	59-62.3.E.1.i	C
Max. Retaining Wall Height (FT)	15 FT	15 FT	59-62.3.E.1.j	C
Max. Retaining Wall Height for Stormwater Basin (FT)	23 FT	6 FT	59-62.3.E.1.k	C
Allowable Slope Disturbances				
0.0% - 14.9%	100%	72.8%	59-62.3.E.1.m.1.a	C
15.0% - 24.9%	50%	38.2%	59-62.3.E.1.m.1.a	C
Above 24.9%	30%	11.4%	59-62.3.E.1.m.1.a	C
Affordable Housing Requirements				
Min. Number of Affordable Housing Units	20% of Total	20.9% of Total	59-62.3.E.2.a	C
Max. Number of Units Per Building	25	23	59-62.3.E.2.b	C
Min. Building Setback from McCoy Road (FT)	65 FT	137.0 FT	59-62.3.E.2.d	C
Min. Parking Setback from McCoy Road (FT)	75 FT	81.9 FT	59-62.3.E.2.f	C
Max. Building Height (FT)	45 FT	44.8 FT	59-62.3.E.2.g	C
Max. Number of Stories	3	3	59-62.3.E.2.g	C
Min. Drive Aisle Width (FT)	24 FT	24 FT	59-62.3.E.2.g	C
Min. Privacy Screen, Fence or Wall Height (FT)	6 FT	6 FT	59-62.3.E.2.i	C
Neighborhood Requirements				
Max. Average Building Height Along Front Wall (FT)	35 FT	30.9 FT	59-62.3.E.3.a	C
Max. Average Building Height on All Four Sides (FT)	45 FT	38.2 FT	59-62.3.E.3.b	C
Max. Number of Stories	2.5	2.5	59-62.3.E.3.c	C
Min. Building Setback from Internal Road (FT)	20 FT	20 FT	59-62.3.E.3.c	C
Min. Building Setback from Zone Line (FT)	30 FT	30 FT	59-62.3.E.3.d	C
Min. Deck, Patio, and Privacy Screen, Fence, Wall Setback from Zone Lines (FT)	15 FT	0 FT	59-62.3.E.3.d	✓
Min. Separation Between Buildings (FT)				
Front to Front (FT)	60 FT	60 FT	59-62.3.E.3.e	C
Front to Side (FT)	40 FT	72 FT	59-62.3.E.3.e	C
Side to Side (FT)	20 FT	20 FT	59-62.3.E.3.e	C
Side to Rear (FT)	25 FT	30 FT	59-62.3.E.3.e	C
Rear to Rear (FT)	30 FT	40.8 FT	59-62.3.E.3.e	C
Min. / Max. Number of Connected Dwellings	Min. 3 / Max. 6	3 / 6	59-62.3.E.3.g	C
RSIS Requirements				
Min. Road Carriageway Width (FT)	24 FT	24 FT	NJAC 8:21-4.2	C
Min. Road Centerline Radius (FT)	100 FT	100 FT	NJAC 8:21-4.10	C
Min. Road Grade (%)	12%	12%	NJAC 8:21-4.19	C
Max. Road Grade Within Intersections (%)	5%	4%	NJAC 8:21-4.19	C
Min. Road Curb Radius (FT)	25 FT	25 FT	NJAC 8:21-4.19	C
Min. Sidewalk Width (FT)	4 FT	4 FT	NJAC 8:21-4.8(i)	C
Min. Sidewalk Width Adjacent to Parking (FT)	6 FT	6 FT	NJAC 8:21-4.8(i)	C
Min. Parking Space Size (FT x FT)	9 FT x 18 FT	9 FT x 18 FT	NJAC 8:21-4.15	C
Min. Parking Drive Aisle Width (FT)	24 FT	24 FT	NJAC 8:21-4.16(i)	C
Sign Requirements				
Max. Number of Freestanding Signs on McCoy Road	2	2	59-62.3.E.4.a	C
Min. Freestanding Sign Setback from McCoy Road (FT)	10 FT	35 FT	59-62.3.E.4.a	C
Max. Number of Freestanding Signs Within Development	4	1	59-62.3.E.4.a	C
Min. Development Freestanding Sign Setback from McCoy Road (FT)	50 FT	386.2 FT	59-62.3.E.4.b	C
Min. Development Freestanding Sign Setback from Internal Roads (FT)	10 FT	15.4 FT	59-62.3.E.4.b	C
Max. Freestanding Sign Area (SF)	24 SF	5.8 SF	59-62.3.E.4.a,b	C
Max. Freestanding Sign Height (FT)	12 FT	6 FT	59-62.3.E.4.a,b	C
Abbreviations:				
V - Variance	W - Waiver	C - Compliance	NC - Existing Nonconformity	N/A - Not Applicable
Notes:				
1. Zoning regulations referenced from Borough of Oakland Code of Ordinances Chapter 58: Land Use and Zoning, and the "Tangle Project Settlement Agreement" made on July 10, 2013 between the Borough of Oakland and the Estate of Salvatore J. Fanale, now referenced as Chapter 58-2.3 of the Borough of Oakland Code of Ordinances.				
2. For the affordable housing units, the maximum building height is three stories and a maximum average height of 45 feet as measured at ten-foot intervals along the front building wall from the finished grade immediately adjacent to the building to the highest point of the roof surface.				
3. For the market rate units, the maximum average building height shall be 35 feet as measured at ten-foot intervals along the front building wall from the finished grade immediately adjacent to the building to the highest point of the roof surface. The maximum average building height on all four sides of the building, measured at ten-foot intervals from the finished grade immediately adjacent to the building to the highest point of the roof surface, shall be 45 feet. The maximum height for an accessory building shall be 25 feet.				
4. The minimum proposed fence and wall setback is 6 feet due to the need for retaining walls to cross over the property line to support the driveway connections to Block No. 4004, Lot No. 5.				
5. Zoning table data provided based upon plans entitled "Ridings at Ramapo / Willows at Oakland, Preliminary Site & Subdivision Plan Block 4202, Lots 1, 2 & 3," prepared by Langan Engineering & Environmental Services, Inc., dated 2/28/2022.				



MAP REFERENCED: BOROUGH OF OAKLAND, NEW JERSEY TAX MAP SHEET 42, DATED SEPTEMBER 30, 2004.

TAX MAP

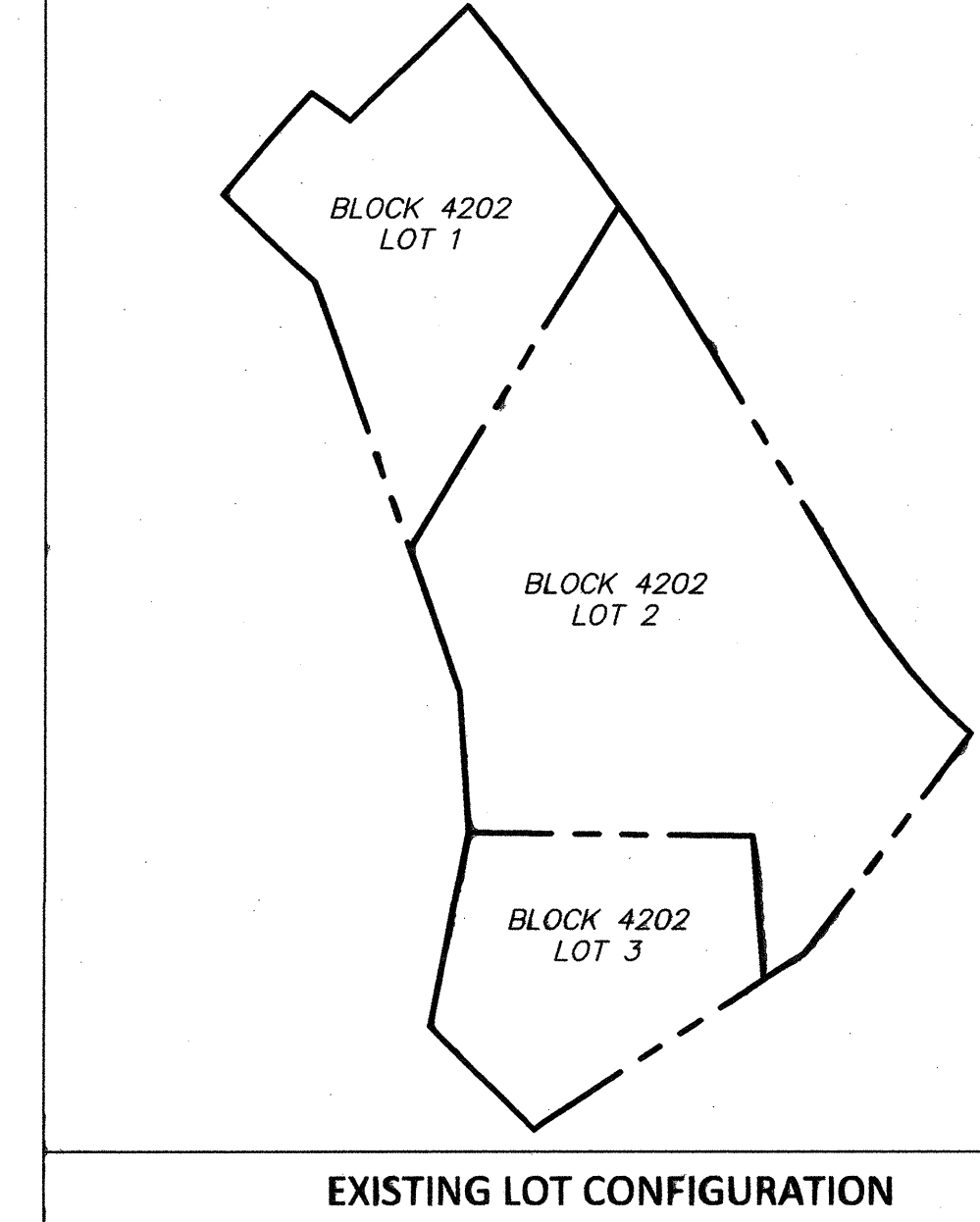
SCALE: 1" = 500'



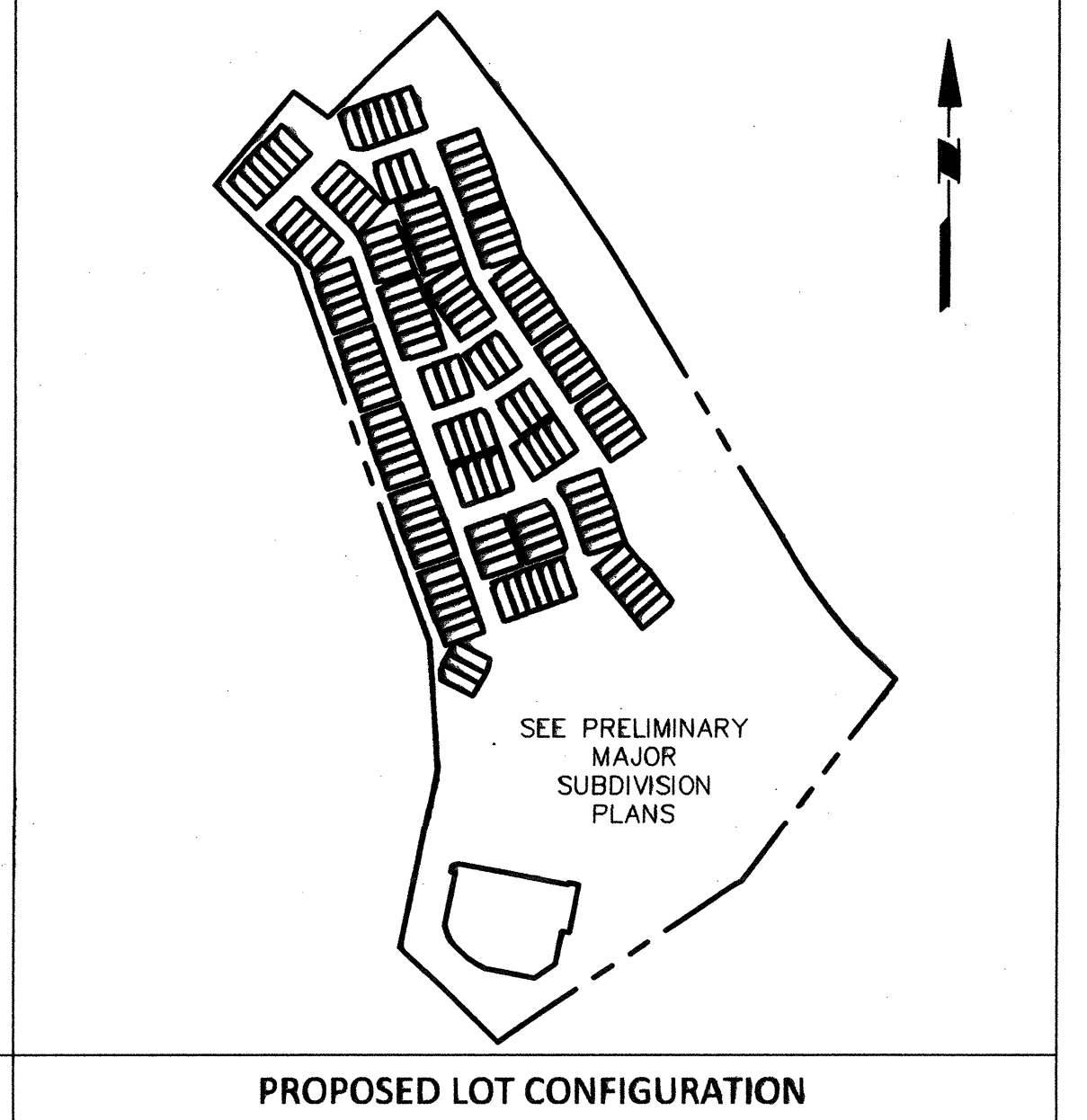
MAP REFERENCED: RAMSEY, NJ U.S.G.S. QUADRANGLE MAP, DATED 2019.

LOCATION MAP

SCALE: 1" = 1,000'



EXISTING LOT CONFIGURATION
SCALE: 1"=400'



PROPOSED LOT CONFIGURATION
SCALE: 1"=400'

DRAWING LIST					
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	DRAWING SCALE	DATE	REVISION DATE
1	GI100	COVER SHEET	AS SHOWN	2/25/2022	-
2	CB100	MASTER PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 60'	2/25/2022	-
3	CB101	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-
4	CB102	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-
5	CB103	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-
6	CB104	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-
7	CB105	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-
8	CB106	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-
9	CB107	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-
10	CB108	PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	-

EXISTING AREA SUMMARY		
PARCEL	AREA (SF)	AREA (AC)
BLOCK 4202 LOT 1	451,052 SF±	10.355 AC±
BLOCK 4202 LOT 2	967,205 SF±	22.204 AC±
BLOCK 4202 LOT 3	322,293 SF±	7.399 AC±
TOTAL EXISTING	1,740,550 SF±	39.958 AC±

DATE OF FILING

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, WHICH IS 30 DAYS FROM THE DATE OF APPROVAL FOR A MINOR OR 55 DAYS FROM SIGNATURE OF THIS MAP FOR A FINAL MAJOR.

PLANNING BOARD CHAIRPERSON _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

OWNER'S CONSENT - BLOCK 4202, LOT 1, 2 & 3

THE UNDERSIGNED INDIVIDUAL, ORGANIZED UNDER THE STATE OF NEW JERSEY, HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE OF THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.

NAME _____ DATE _____

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC OF THE STATE OF NEW JERSEY _____ DATE _____

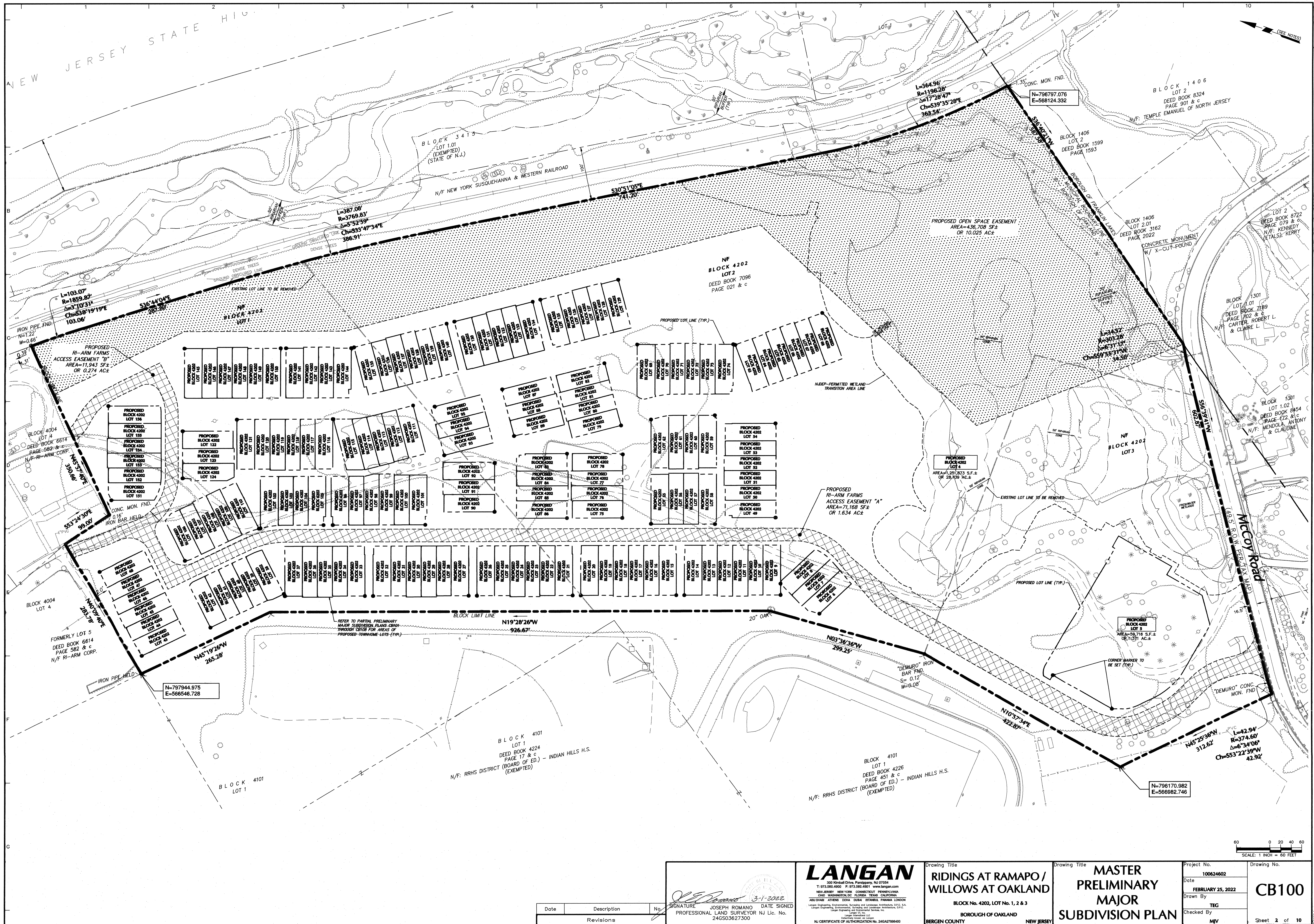
I CERTIFY THAT THE NEWLY CREATED ROADWAYS SHOWN HEREON HAVE BEEN APPROVED AND ACCEPTED BY THE MUNICIPALITY.

MUNICIPAL CLERK (SEAL) _____ DATE _____

PROPOSED AREA SUMMARY		
PARCEL	AREA (SF)	AREA (AC)
BLOCK 4202 LOT 4	1,251,873 SF±	28.739 AC±
BLOCK 4202 LOT 5	59,716 SF±	1.371 AC±
BLOCK 4202 LOT 6	2,955 SF±	0.069 AC±
BLOCK 4202 LOT 7	2,735 SF±	0.063 AC±
BLOCK 4202 LOT 8	3,135 SF±	0.072 AC±
BLOCK 4202 LOT 9	3,068 SF±	0.071 AC±
BLOCK 4202 LOT 10	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 11	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 12	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 13	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 14	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 15	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 16	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 17	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 18	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 19	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 20	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 21	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 22	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 23	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 24	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 25	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 26	3,082 SF±	0.071 AC±
BLOCK 4202 LOT 27	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 28	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 29	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 30	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 31	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 32	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 33	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 34	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 35	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 36	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 37	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 38	3,065 SF±	0.070 AC±
BLOCK 4202 LOT 39	2,568 SF±	0.059 AC±
BLOCK 4202 LOT 40	2,568 SF±	0.059 AC±
BLOCK 4202 LOT 41	2,568 SF±	0.059 AC±
BLOCK 4202 LOT 42	3,000 SF±	0.069 AC±
BLOCK 4202 LOT 43	3,026 SF±	0.069 AC±

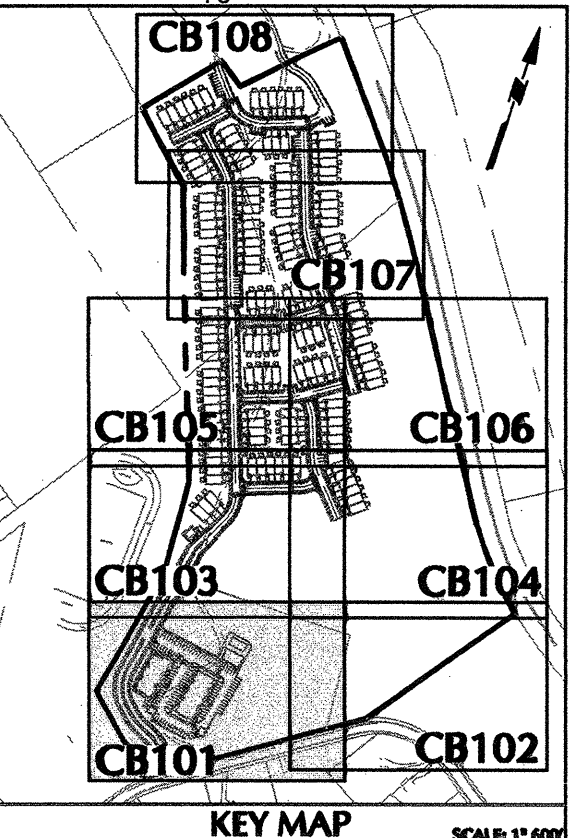
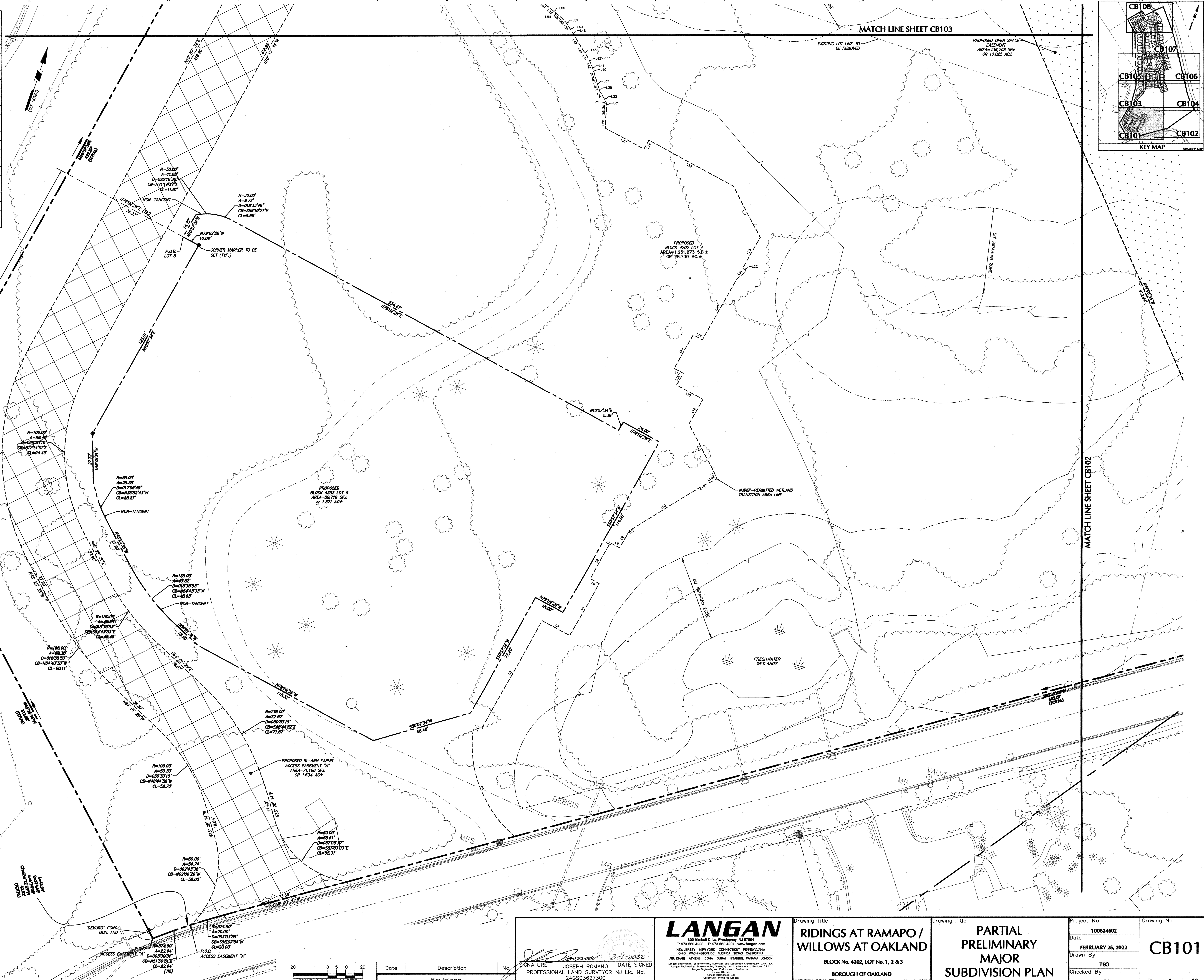
PROPOSED AREA SUMMARY		
PARCEL	AREA (SF)	AREA (AC)
BLOCK 4202 LOT 44	2,630 SF±	0.060 AC±
BLOCK 4202 LOT 45	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 46	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 47	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 48	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 49	3,035 SF±	0.070 AC±
BLOCK 4202 LOT 50	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 51	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 52	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 53	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 54	3,076 SF±	0.071 AC±
BLOCK 4202 LOT 55	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 56	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 57	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 58	3,074 SF±	0.071 AC±
BLOCK 4202 LOT 59	3,238 SF±	0.074 AC±
BLOCK 4202 LOT 60	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 61	2,827 SF±	0.065 AC±
BLOCK 4202 LOT 62	3,131 SF±	0.072 AC±
BLOCK 4202 LOT 63	3,089 SF±	0.071 AC±
BLOCK 4202 LOT 64	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 65	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 66	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 67	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 68	3,054 SF±	0.070 AC±
BLOCK 4202 LOT 69	3,324 SF±	0.076 AC±
BLOCK 4202 LOT 70	2,681 SF±	0.062 AC±
BLOCK 4202 LOT 71	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 72	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 73	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 74	3,028 SF±	0.070 AC±
BLOCK 4202 LOT 75	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 76	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 77	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 78	3,078 SF±	0.071 AC±
BLOCK 4202 LOT 79	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 80	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 81	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 82	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 83	3,018 SF±	0.069 AC±

PROPOSED AREA SUMMARY		
PARCEL	AREA (SF)	AREA (AC)
BLOCK 4202 LOT 84	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 85	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 86	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 87	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 88	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 89	3,106 SF±	0.071 AC±
BLOCK 4202 LOT 90	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 91	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 92	3,144 SF±	0.072 AC±
BLOCK 4202 LOT 93	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 94	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 95	3,121 SF±	0.072 AC±
BLOCK 4202 LOT 96	2,972 SF±	0.068 AC±
BLOCK 4202 LOT 97	2,576 SF±	0.059 AC±
BLOCK 4202 LOT 98	2,646 SF±	0.061 AC±
BLOCK 4202 LOT 99	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 100	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 101	3,038 SF±	0.070 AC±
BLOCK 4202 LOT 102	3,106 SF±	0.071 AC±
BLOCK 4202 LOT 103	2,577 SF±	0.059 AC±
BLOCK 4202 LOT 104	2,576 SF±	0.059 AC±
BLOCK 4202 LOT 105	2,956 SF±	0.068 AC±
BLOCK 4202 LOT 106	3,018 SF±	0.069 AC±
BLOCK 4202 LOT 107	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 108	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 109	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 110	3,121 SF±	0.072 AC±
BLOCK 4202 LOT 111	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 112	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 113	2,661 SF±	0.061 AC±
BLOCK 4202 LOT 114	2,709 SF±	0.062 AC±
BLOCK 4202 LOT 115	3,251 SF±	0.075 AC±
BLOCK 4202 LOT 116	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 117	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 118	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 119	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 120	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 121	3,084 SF±	0.071 AC±
BLOCK 4202 LOT 122	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 123	2,688 SF±	0.062 AC±



WETLAND TRANSITION AREA BUFFER CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	69.50'	70.45'	56°31'16"	N38° 53' 45"W
C11	1.53'	51.97'	1°40'58"	N39° 22' 38"E
C13	4.68'	50.00'	52°13'35"	N42° 56' 54"E
C99	7.13'	48.85'	8°11'53"	N62° 22' 43"E
C100	28.40'	50.00'	32°32'32"	N7° 50' 05"E
C102	32.13'	50.00'	36°49'02"	N42° 30' 52"E
C104	48.33'	50.00'	55°22'44"	N88° 36' 45"E
C105	20.86'	138050.05'	0°00'31"	S63° 42' 09"E
C106	28.65'	49.98'	32°50'42"	S47° 17' 03"E
C107	6.76'	50.18'	7°43'12"	S27° 00' 06"E
C108	35.41'	49.96'	40°36'49"	S2° 50' 06"E
C109	3.58'	5577.83'	0°02'12"	S17° 27' 12"W
C111	16.54'	50.00'	18°57'08"	N29° 03' 53"E
C113	56.68'	50.00'	64°57'32"	N71° 01' 10"E
C116	9.20'	49.91'	10°33'49"	N89° 19' 40"E
C120	12.78'	49.99'	14°38'42"	N25° 07' 00"E
C123	31.94'	50.00'	36°36'04"	N45° 58' 58"E
C127	44.40'	50.00'	50°52'29"	N1° 34' 52"W
C129	26.22'	50.00'	30°02'33"	N38° 52' 39"E
C131	18.48'	50.00'	21°10'50"	N84° 29' 20"E
C136	34.81'	87.28'	22°51'18"	S84° 58' 29"E
C144	25.02'	75.00'	19°06'52"	N12° 58' 14"W
C146	27.85'	25.00'	63°49'32"	N28° 29' 58"E

WETLAND TRANSITION AREA BUFFER LINE TABLE			WETLAND TRANSITION AREA BUFFER LINE TABLE		
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	5.48'	N55° 57' 34"E	L32	1.27'	N24° 41' 06"W
L2	71.34'	N10° 57' 34"E	L33	3.89'	N45° 40' 10"W
L3	18.00'	S79° 02' 26"E	L34	3.45'	N49° 35' 12"W
L4	34.77'	N10° 57' 34"E	L35	2.17'	N36° 10' 22"W
L5	6.00'	N79° 02' 26"W	L36	1.75'	N36° 34' 02"W
L6	22.17'	N10° 57' 34"E	L37	1.14'	N33° 56' 29"W
L7	1.95'	N35° 03' 30"E	L38	4.18'	N34° 39' 28"W
L8	5.21'	S79° 02' 26"E	L39	2.38'	N35° 01' 02"W
L9	11.41'	N10° 57' 34"E	L40	1.72'	N36° 00' 58"W
L10	45.46'	N40° 16' 06"E	L41	2.03'	N37° 27' 28"W
L11	7.44'	N45° 37' 41"E	L42	2.03'	N40° 15' 58"W
L12	5.35'	N41° 45' 18"W	L43	2.71'	N43° 05' 21"W
L13	30.64'	N45° 10' 11"W	L44	3.80'	N47° 20' 58"W
L14	16.49'	N10° 57' 34"E	L45	1.35'	N51° 08' 15"W
L15	17.38'	N79° 02' 26"W	L46	3.77'	N51° 08' 15"W
L16	7.91'	N10° 57' 34"E	L47	7.93'	N47° 30' 14"W
L17	6.00'	N79° 02' 26"W	L48	1.74'	N50° 39' 33"W
L18	22.40'	N10° 57' 34"E	L49	3.43'	N49° 10' 39"W
L19	6.00'	S79° 02' 26"E	L50	1.27'	N51° 22' 02"W
L20	40.98'	N10° 57' 34"E	L51	2.22'	N51° 22' 02"W
L21	6.85'	N33° 50' 28"E	L52	3.54'	N61° 53' 47"W
L22	2.69'	N62° 48' 31"W	L53	3.54'	N66° 33' 39"W
L23	20.59'	N10° 57' 34"E	L54	1.65'	N64° 39' 50"W
L24	33.95'	N45° 19' 34"W	L55	0.82'	N82° 17' 39"W
L25	55.54'	N79° 02' 26"W	L56	2.58'	N66° 28' 45"W
L26	6.00'	S10° 57' 34"W	L57	7.58'	N66° 28' 45"W
L27	25.16'	N79° 02' 26"W	L58	0.36'	N61° 54' 01"W
L28	6.45'	N16° 55' 22"W	L59	4.18'	N61° 54' 01"W
L29	4.01'	N12° 15' 54"W	L60	1.63'	N64° 25' 03"W
L30	3.12'	N16° 26' 27"W	L61	7.55'	N63° 08' 13"W
L31	0.36'	N30° 35' 28"W	L62	5.38'	N64° 00' 39"W



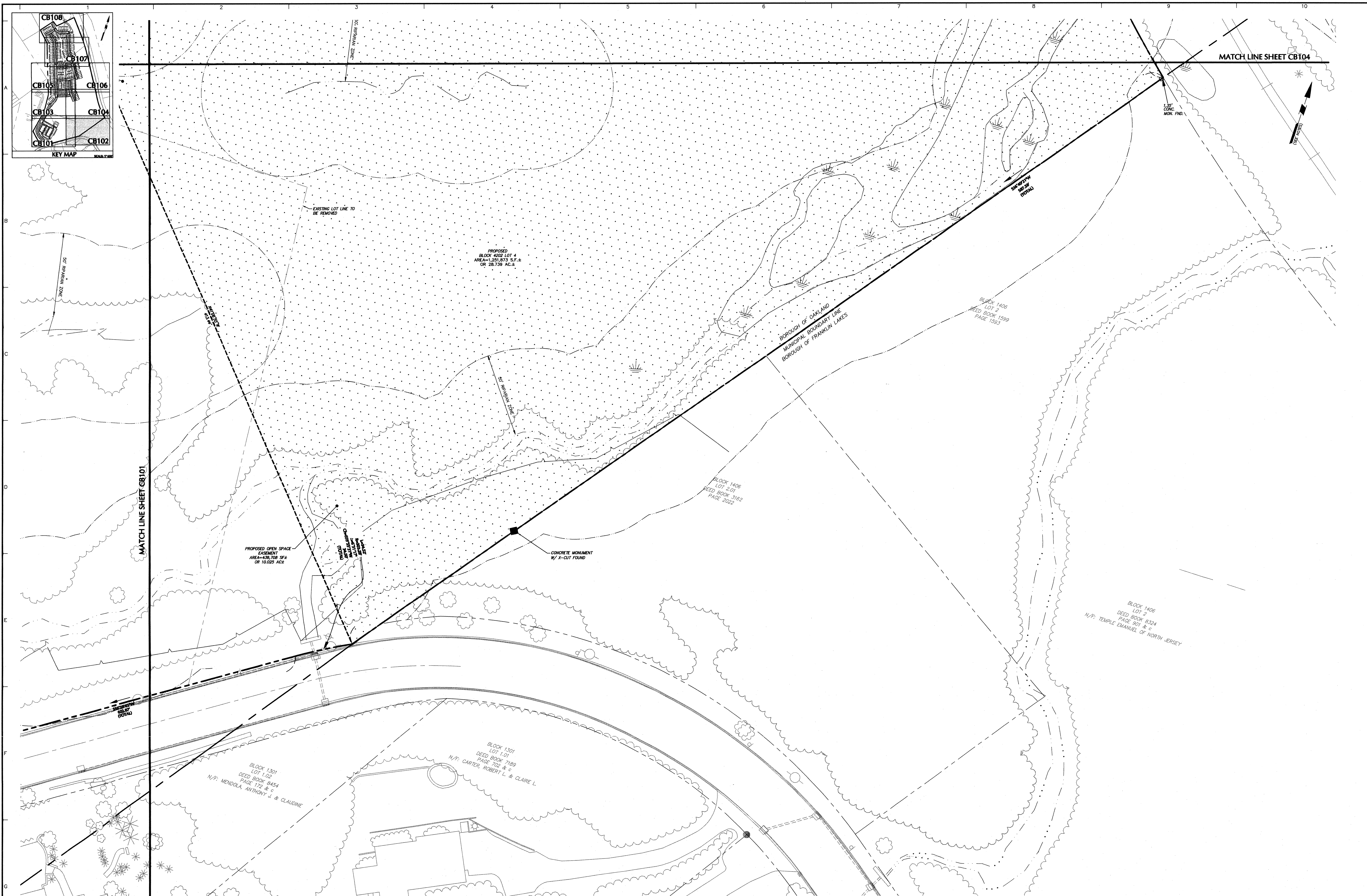
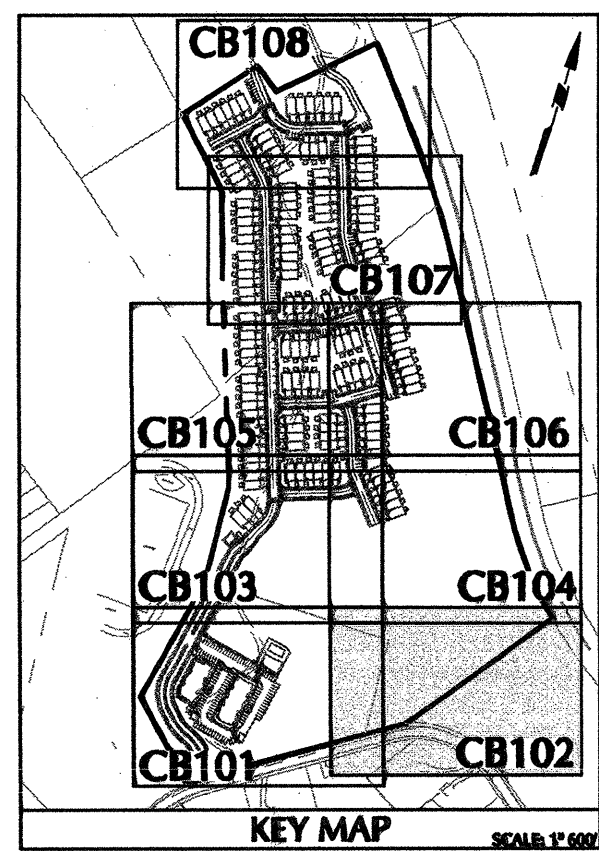
Signature: JOSEPH ROMANO DATE SIGNED: 3-1-2022
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24GS03627300

LANGAN
300 Kinnell Drive, Parsippany, NJ 07054
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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA2789840

Drawing Title: RIDINGS AT RAMAPO / WILLOWS AT OAKLAND
Block No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND NEW JERSEY

Drawing Title: PARTIAL PRELIMINARY MAJOR SUBDIVISION PLAN

Project No. 100624602
Date: FEBRUARY 25, 2022
Drawn By: TEG
Checked By: MJV
Drawing No. CB101
Sheet 3 of 10



SCALE: 1 INCH = 20 FEET

Date	Description	No.
	Revisions	

SIGNATURE: *JOSEPH ROMANO* DATE SIGNED: 3-1-2022
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Langan Engineering, Environmental, Surveying and Landscape Architecture, S.P.C.
Langan Engineering, Environmental, Surveying and Landscape Architecture, S.P.C.
NJ CERTIFICATE OF AUTHORIZATION No. 24GA2789840

Drawing Title
**RIDINGS AT RAMAPO /
WILLOWS AT OAKLAND**
BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title
**PARTIAL
PRELIMINARY MAJOR
SUBDIVISION PLAN**

Project No.
100624602
Date
FEBRUARY 25, 2022
Drawn By
TEG
Checked By
MJV

Drawing No.
CB102
Sheet 4 of 10



WETLAND TRANSITION AREA BUFFER CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.50'	70.45'	56°31'16"	N38° 53' 45"W	66.72'
C11	1.53'	51.97'	1°40'58"	N39° 22' 38"E	1.53'
C13	4.68'	50.00'	5°21'35"	N42° 56' 54"E	4.68'
C99	7.13'	49.85'	8°11'53"	N62° 22' 43"E	7.13'
C100	28.40'	50.00'	32°32'32"	N7° 50' 05"E	28.02'
C102	32.13'	50.00'	36°49'02"	N42° 30' 52"E	31.58'
C104	48.33'	50.00'	55°22'44"	N88° 36' 45"E	46.47'
C105	20.86'	138050.05'	0°00'31"	S83° 42' 09"E	20.86'
C106	28.65'	49.98'	32°50'42"	S47° 17' 03"E	28.26'
C107	6.78'	50.18'	7°43'12"	S27° 00' 06"E	6.76'
C108	35.41'	49.96'	40°36'49"	S2° 50' 06"E	34.67'
C109	3.58'	5577.83'	0°02'12"	S17° 27' 12"W	3.58'
C111	16.54'	50.00'	18°57'08"	N29° 03' 53"E	16.46'
C113	56.68'	50.00'	64°57'32"	N71° 01' 10"E	53.70'
C116	9.20'	49.91'	10°33'49"	N89° 19' 40"E	9.19'
C120	12.78'	49.98'	14°38'42"	N25° 07' 00"E	12.74'
C123	31.94'	50.00'	36°36'04"	N45° 58' 59"E	31.40'
C127	44.40'	50.00'	50°52'29"	N1° 34' 52"W	42.95'
C129	26.22'	50.00'	30°02'33"	N38° 52' 39"E	25.92'
C131	18.48'	50.00'	21°10'50"	N64° 29' 20"E	18.36'
C136	34.81'	87.28'	22°51'18"	S84° 58' 29"E	34.58'
C144	25.02'	75.00'	19°06'52"	N12° 58' 14"W	24.90'
C146	27.85'	25.00'	63°49'32"	N28° 29' 58"E	26.43'

WETLAND TRANSITION AREA BUFFER LINE TABLE		
LINE DISTANCE	BEARING	
L94	1.35'	S89° 03' 49"W
L95	64.20'	N10° 36' 44"E
L96	40.51'	N24° 06' 21"E
L97	14.30'	N60° 55' 23"E
L98	6.22'	S83° 24' 43"E
L99	14.14'	N38° 32' 27"E
L100	23.42'	S76° 30' 21"E
L101	20.86'	N64° 03' 03"E
L102	39.78'	N74° 35' 44"E
L103	22.80'	N42° 47' 34"E
L104	19.17'	N17° 47' 47"E
L105	44.02'	N32° 26' 19"E
L106	29.44'	N27° 40' 57"E
L107	29.07'	N64° 17' 01"E
L108	2.51'	N34° 20' 55"E
L109	6.48'	N27° 01' 07"W
L110	29.44'	N23° 51' 22"E
L111	33.27'	N53° 53' 55"E
L112	17.34'	N75° 04' 55"E
L113	25.01'	N16° 53' 20"W
L114	17.86'	N75° 04' 46"E
L115	53.70'	N75° 22' 25"E
L116	6.75'	N5° 22' 53"E
L117	25.27'	N86° 56' 23"E
L118	2.53'	N5° 22' 53"E
L119	12.68'	N12° 55' 14"W
L120	25.37'	S86° 56' 23"W
L121	2.62'	N12° 55' 14"W
L122	36.50'	N22° 31' 39"W
L123	155.65'	N3° 24' 48"W

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

Date

Description

No.

Revisions

Signature

JOSEPH ROMANO

DATE SIGNED

3-1-2022

PROFESSIONAL LAND SURVEYOR NJ Lic. No.

24GS03627300

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SOUTH CAROLINA SOUTH DAKOTA TENNESSEE TEXAS
UTAH VERMONT VIRGINIA WASHINGTON WISCONSIN WYOMING

LANGAN ENGINEERING, INC.
LANGAN ENGINEERING, INC.
LANGAN ENGINEERING, INC.

Drawing Title

RIDINGS AT RAMAPO /
WILLOWS AT OAKLAND

BLOCK No. 4202, LOT No. 1, 2 & 3

BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title

PARTIAL
PRELIMINARY MAJOR
SUBDIVISION PLAN

Project No.

100624602

Date

FEBRUARY 25, 2022

Drawn By

TEG

Checked By

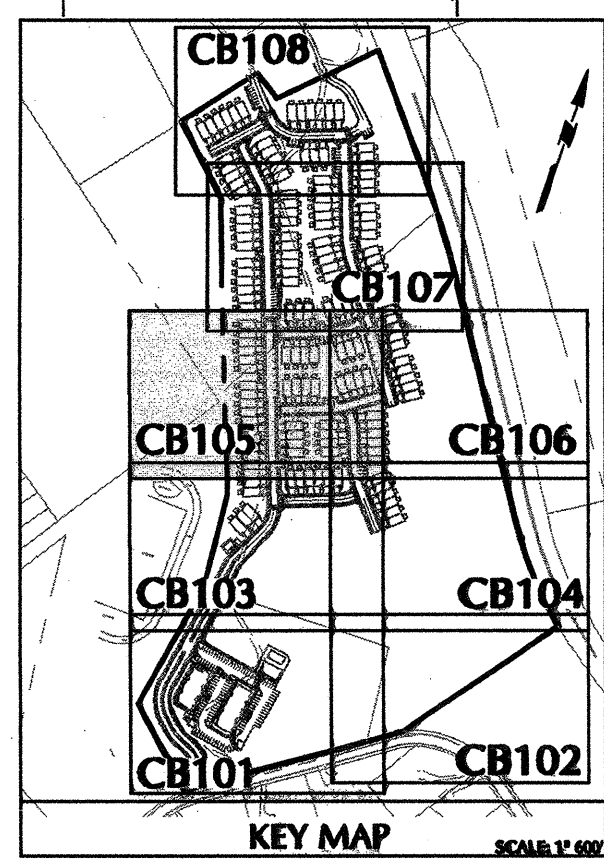
MPV

Drawing No.

CB104

Sheet 6 of 10

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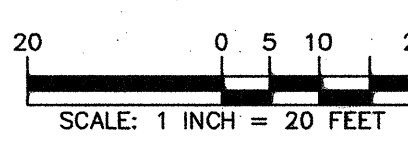


BLOCK 4101
LOT 1
DEED BOOK 4224
PAGE 17 & c
N.Y. RRHS DISTRICT (BOARD OF ED.) - INDIAN HILLS H.S.
(EXEMPTED)

MATCH LINE SHEET CB103

MATCH LINE SHEET CB107

MATCH LINE SHEET CB106



Date	Description	No.
	Revisions	

SIGNATURE
JOSEPH ROMANO
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 246503627300

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LANGAN GROUP, INC. A Langan Group Company
NJ CERTIFICATE OF AUTHORIZATION No. 246A27896400

Drawing Title
**RIDINGS AT RAMAPO /
WILLOWS AT OAKLAND**
BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title
**PARTIAL
PRELIMINARY
MAJOR
SUBDIVISION PLAN**

Project No.
100624602
Date
FEBRUARY 25, 2022
Drawn By
TEG
Checked By
MJV

Drawing No.
CB105
Sheet 7 of 10



WETLAND TRANSITION AREA BUFFER CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.50'	70.45'	56°31'16"	N38° 53' 45"W	66.72'
C11	1.53'	51.97'	1°40'58"	N39° 22' 38"E	1.53'
C13	4.68'	50.00'	5°21'35"	N42° 56' 54"E	4.68'
C99	7.13'	49.85'	8°11'53"	N62° 22' 43"E	7.13'
C100	28.40'	50.00'	32°32'32"	N7° 50' 05"E	28.02'
C102	32.13'	50.00'	36°49'02"	N42° 30' 52"E	31.58'
C104	48.33'	50.00'	55°22'44"	N88° 36' 45"E	46.47'
C105	20.86'	138050.05'	0°00'31"	S63° 42' 09"E	20.86'
C106	28.65'	49.98'	32°50'42"	S47° 17' 03"E	28.26'
C107	6.76'	50.18'	7°43'12"	S27° 00' 06"E	6.76'
C108	35.41'	49.96'	40°36'49"	S2° 50' 08"E	34.67'
C109	3.58'	5577.83'	0°02'12"	S17° 27' 12"W	3.58'
C111	16.54'	50.00'	18°57'08"	N29° 03' 53"E	16.46'
C113	56.68'	50.00'	64°57'32"	N71° 01' 10"E	53.70'
C116	9.20'	49.91'	10°33'49"	N69° 19' 40"E	9.19'
C120	12.78'	49.98'	14°38'42"	N25° 07' 00"E	12.74'
C123	31.94'	50.00'	36°36'04"	N45° 58' 58"E	31.40'
C127	44.40'	50.00'	50°52'29"	N1° 34' 52"W	42.95'
C129	26.22'	50.00'	30°02'33"	N38° 52' 39"E	25.92'
C131	18.48'	50.00'	21°10'50"	N64° 29' 20"E	18.38'
C136	34.81'	87.28'	22°51'18"	S84° 58' 29"E	34.58'
C144	25.02'	75.00'	19°06'52"	N12° 58' 14"W	24.90'
C146	27.85'	25.00'	63°49'32"	N28° 29' 58"E	26.43'

WETLAND TRANSITION AREA BUFFER CURVE TABLE	
LINE	BEARING
L94	1.35' S89° 03' 49"W
L95	64.20' N10° 36' 44"E
L96	40.51' N24° 06' 21"E
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L100	23.42' S76° 30' 21"E
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L103	22.80' N42° 47' 34"E
L104	19.17' N17° 47' 47"E
L105	44.02' N32° 26' 19"E
L106	29.44' N27° 40' 57"E
L107	29.07' N64° 17' 01"E
L108	2.51' N34° 20' 56"E
L109	6.46' N27° 01' 07"W
L110	29.44' N23° 51' 22"E
L111	33.27' N53° 53' 55"E
L112	17.34' N75° 04' 55"E
L113	25.01' N16° 53' 20"W
L114	17.86' N75° 04' 46"E
L115	53.70' N75° 22' 25"E
L116	6.75' N5° 22' 53"E
L117	25.27' N86° 58' 23"E
L118	2.53' N5° 22' 53"E
L119	12.89' N12° 55' 14"W
L120	25.37' S86° 56' 23"W
L121	2.62' N12° 55' 14"W
L122	36.50' N22° 31' 36"W
L123	155.65' N3° 24' 48"W

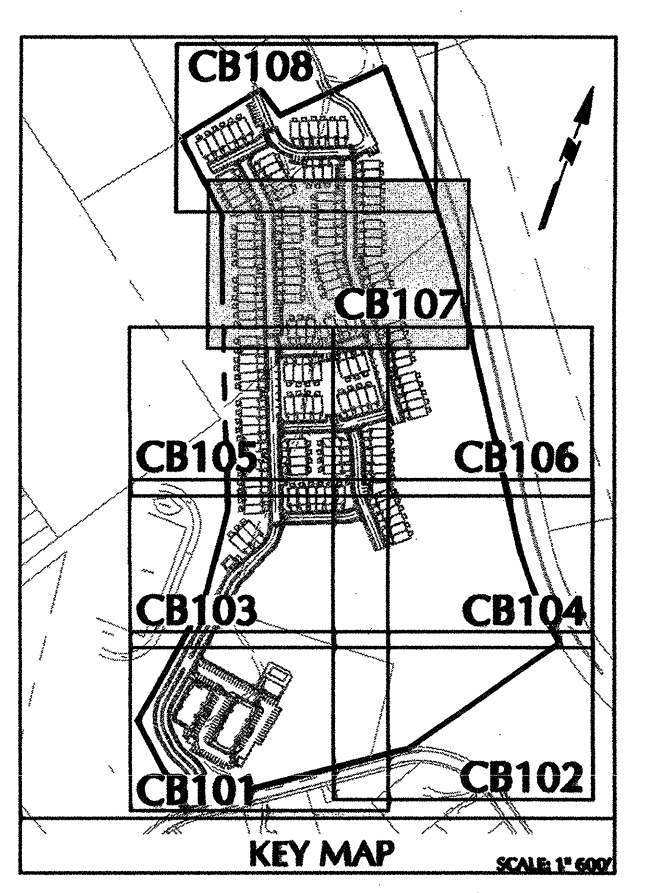
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Project No. 100624602
Drawing No. CB106
Date FEBRUARY 25, 2022
Drawn By TEG
Checked By MJV

Partial Preliminary Major Subdivision Plan
Block No. 4202, Lot No. 1, 2 & 3
Borough of Oakland
New Jersey

Signature: JOSEPH ROMANO
Professional Land Surveyor NJ Lic. No. 246503627300
Date Signed: 3-1-2022

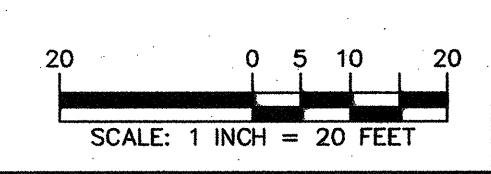
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Description: _____
Revisions: _____



MATCH LINE SHEET CB105

MATCH LINE SHEET CB108

MATCH LINE SHEET CB106



Date	Description	No.

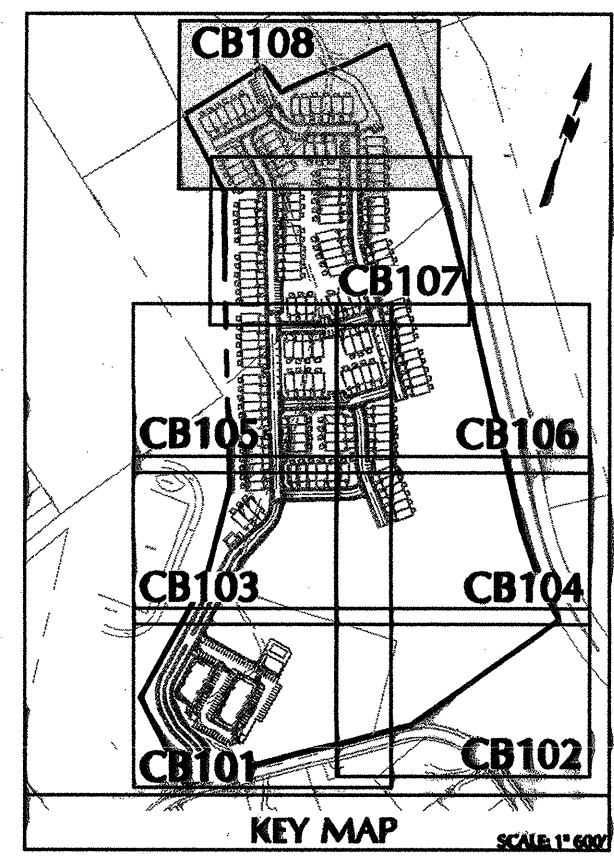
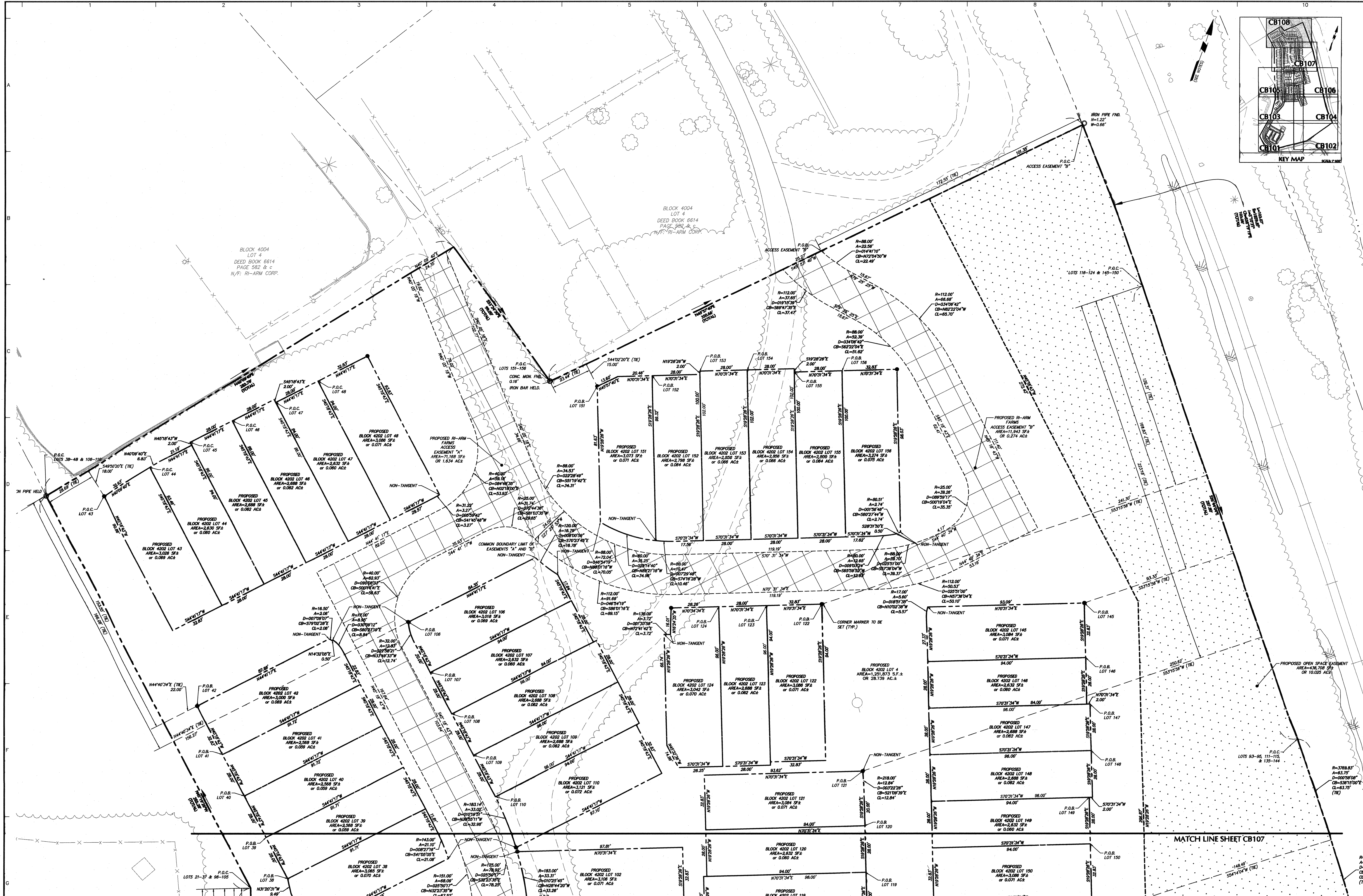
SIGNATURE
JOSEPH ROMANO
DATE SIGNED
PROFESSIONAL LAND SURVEYOR NJ Lic. No.
246503627300

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ARIZONA ALABAMA MISSISSIPPI ALASKA HAWAII
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NJ CERTIFICATE OF AUTHORIZATION No. 246A27896400

Drawing Title
**RIDINGS AT RAMAPO /
WILLOWS AT OAKLAND**
BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
NEW JERSEY

Drawing Title
**PARTIAL
PRELIMINARY
MAJOR
SUBDIVISION PLAN**

Project No.
100624602
Date
FEBRUARY 25, 2022
Drawn By
TEG
Checked By
MJV
Drawing No.
CB107
Sheet 9 of 10



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NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 246247896400

Drawing Title

**RIDINGS AT RAMAPO /
WILLOWS AT OAKLAND**

BLOCK No. 4202, LOT No. 1, 2 & 3

BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title

**PARTIAL
PRELIMINARY
MAJOR
SUBDIVISION PLAN**

Project No.
100624602

Date
FEBRUARY 25, 2022

Drawn By
TEG

Checked By
MJV

Drawing No.
CB108

Sheet 10 of 10

Date	Description	No.
	Revisions	

8/28/2022 Time: 23:49 User: mvl/rlb Style Table: Langan.tbl Layout: CB108 Document Code: 100624602-0301-CB101-0108