

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(1) BUILDING HEIGHT DEFINITION: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE GROUND ELEVATION (265.42 FT) OF THE EXISTING NATURAL GRADE AT THE BUILDING LINE AROUND THE FULL PERIMETER OF THE BUILDING, TO THE BUILDINGS HIGHEST POINT.
(2a) BASED OFF THE PREVIOUSLY PROPOSED PLAN SUBMITTED 02/28/2020, THE BUILDING HEIGHT WAS CALCULATED FROM THE PROPOSED AVERAGE GROUND ELEVATION OF 264.49 FT. THE CURRENT PROPOSED BUILDING HEIGHT BASED ON THE PREVIOUS CALCULATION OF THE AVERAGE GRADE OF 264.49 FT WOULD RESULT IN A BUILDING HEIGHT OF 45.51 FT.

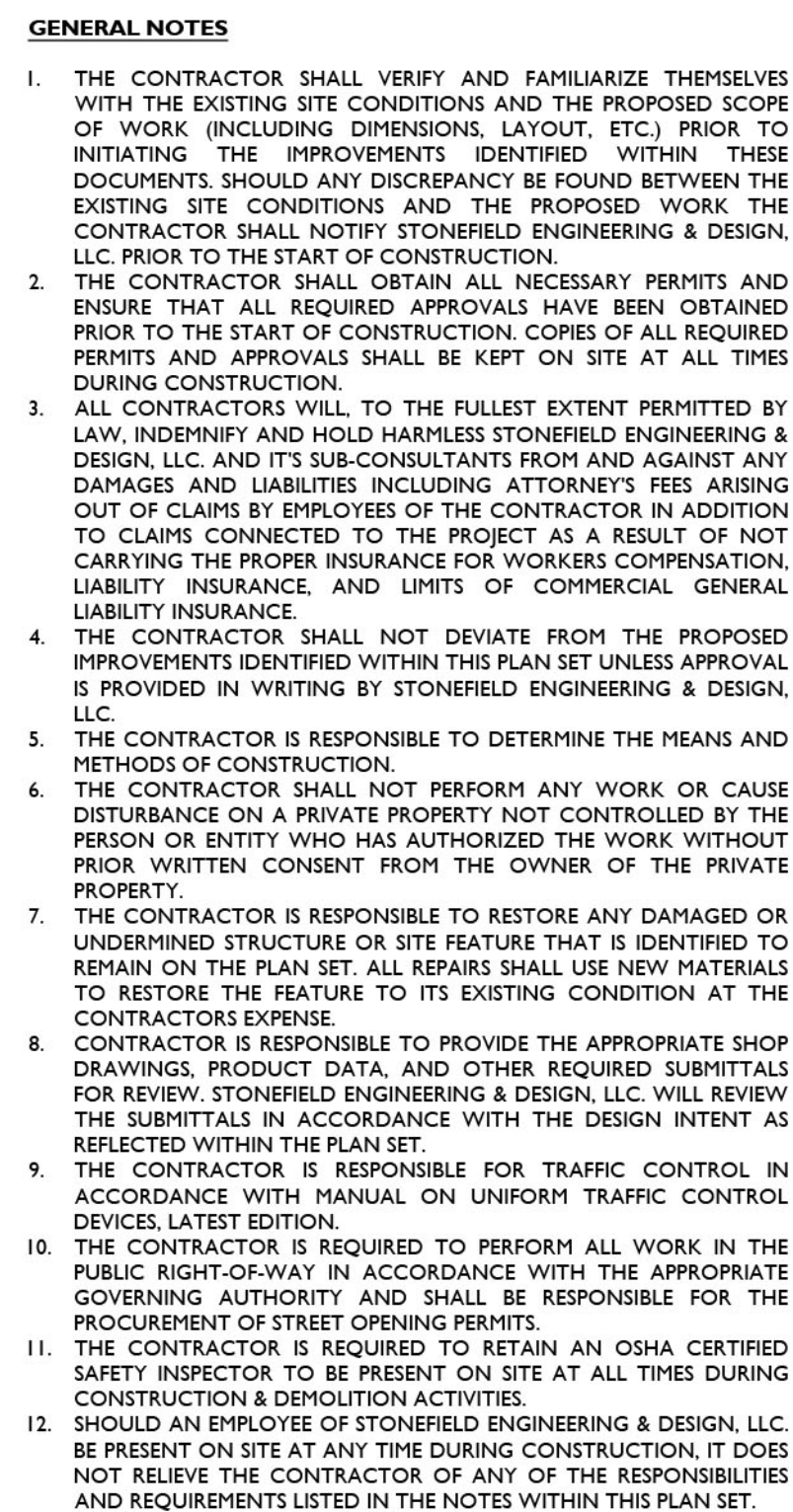
GENERAL DESIGN REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
# 150-5.3 (F) YARD REGULATIONS	NO PAVEMENT IN REQUIRED FRONT YARD, SIDE YARD, OR REAR YARD EXCEPT TO ALLOW DRIVEWAY APRONS.	COMPLIES	
# 150-7.12 (A) RETAINING WALLS	NO RETAINING WALL SHALL EXCEED FOUR (4) FEET IN HEIGHT IF THE MINIMUM FRONT YARD SETBACK AND SIX (6) FEET IN HEIGHT ELSEWHERE.	FRONT YARD: 11.1 FT (V) ELSEWHERE: 3.5 FT	
# 150-7.12 (C) RETAINING WALLS	WHEN RETAINING WALLS ARE UTILIZED, A RETAINING WALL BE PLACED UPON THE LAND BEHIND THE HIGHEST RETAINING WALL IF THE MEASUREMENT FROM THE BOTTOM OF THE LOWEST RETAINING WALL TO THE TOP OF THE HIGHEST RETAINING WALL EXCEEDS TEN FEET OVER A FIVE FOOT HORIZONTAL MEASUREMENT.	COMPLIES	
# 150-7.12 (D) RETAINING WALLS	ALL RETAINING WALLS MUST BE DESIGNED NOT ONLY TO RETAIN THE SOIL BEHIND SAID WALL BUT ALSO CONTAIN STRUCTURES TO ENSURE ADEQUATE GROUND WATER DRAINAGE.	COMPLIES	
# 150-7.13 (A) MECHANICAL EQUIPMENT	NO MECHANICAL EQUIPMENT SHALL BE LOCATED WITHIN A MINIMUM YARD REQUIREMENT AND SHALL NOT EXTEND MORE THAN FIVE FEET FROM THE STRUCTURE FOR WHICH THEY SERVE.	COMPLIES	
# 150-7.18(D) SIDEWALKS, NON RESIDENTIAL	SIDEWALKS OF CONCRETE SHALL BE FIVE INCHES THICK EXCEPT AT POINTS OF VEHICLE CROSSING, WHERE THEY SHALL BE AT LEAST EIGHT INCHES THICK AND SHALL BE REINFORCED WITH WELDED WIRE FABRIC MESH OR AN EQUIVALENT.	COMPLIES	
# 150-7.73(A) FENCES	<u>MAXIMUM FENCE HEIGHT MEASURED FROM GROUND LEVEL: 6 FT</u>	6.0 FT	
# 150-7.73(G) FENCES	<u>MINIMUM FENCE SETBACK FROM PROPERTY LINE: 0.5 FT</u>	1.0 FT	
# 150-7.73(L) FENCES	NO FENCE SHALL BE ERECTED THAT INTERFERES WITH THE PUBLIC RIGHT-OF-WAY OR INTERFERES WITH THE VISIBILITY OF VEHICULAR AND PEDESTRIAN TRAFFIC PROCEEDING ALONG ANY PUBLIC RIGHT-OF-WAY.	COMPLIES	



FIGURE 6-4a:

SIGHT DISTANCE AT INTERSECTIONS FOR LEFT, OR RIGHT TURNING & CROSSING VEHICLES WITH STOP CONTROL

Intersection Sight Distance (d) Control on Minor Road Two Lane Left-Turn						
Design Speed	Left-Turn			Right-Turn or Cross		
	P	SU	WB	P	SU	WB
20	335	335	335	290	290	290
30	335	420	510	290	275	465
35	590	495	595	335	460	540
40	440	560	680	385	500	620
45	500	620	750	440	560	675
50	555	700	845	485	625	775
55	610	775	930	530	690	850
60	665	840	1015	575	750	920
65	720	910	1105	625	825	1000
70	775	980	1185	675	895	1085

For highways with more than 2 lanes on each approach, grade on minor road exceeds 3%, the distance (d) is the sum of the left-turn and right-turn distances.



<div>PRELIMINARY AND FINAL SITE PLAN</div> <div>21 & 25 GROVE ASSOCIATES, LLC.</div> <div>PROPOSED RESIDENTIAL DEVELOPMENT</div> <div>BLOCK 1702, LOT 22 21 GROVE AVENUE (C.R. 639) TOWNSHIP OF VERONA ESSEX COUNTY, NEW JERSEY</div>		<div><div></div><div>STONEFIELD engineering & design</div></div> <div>MATTHEW J. SECKLER, P.E. NEW JERSEY LICENSE No. 49731 LICENSED PROFESSIONAL ENGINEER</div>		<div>NOT APPROVED FOR CONSTRUCTION</div> <div><div></div><div>STONEFIELD engineering & design</div></div> <div>Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com</div> <div>Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472</div>										<table><tr><th>ISSUE</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>09/20/2019</td><td>TL</td><td>FOR MUNICIPAL SUBMISSION</td></tr><tr><td>2</td><td>10/10/2019</td><td>ANY</td><td>FOR MUNICIPAL SUBMISSION</td></tr><tr><td>3</td><td>02/28/2020</td><td>DBB</td><td>FOR MUNICIPAL SUBMISSION</td></tr><tr><td>4</td><td>07/31/2020</td><td>MEM</td><td>FOR MUNICIPAL SUBMISSION</td></tr><tr><td>5</td><td>03/04/2021</td><td>SPM</td><td>FOR MUNICIPAL RESUBMISSION</td></tr><tr><td>6</td><td>06/25/2021</td><td>BJD</td><td>FOR MUNICIPAL RESUBMISSION</td></tr></table>				ISSUE	DATE	BY	DESCRIPTION	1	09/20/2019	TL	FOR MUNICIPAL SUBMISSION	2	10/10/2019	ANY	FOR MUNICIPAL SUBMISSION	3	02/28/2020	DBB	FOR MUNICIPAL SUBMISSION	4	07/31/2020	MEM	FOR MUNICIPAL SUBMISSION	5	03/04/2021	SPM	FOR MUNICIPAL RESUBMISSION	6	06/25/2021	BJD	FOR MUNICIPAL RESUBMISSION
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SCALE: 1" = 20'		PROJECT ID: T-19059																																											
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