

TABLE OF LAND USE AND ZONING							
BLOCK 1702, LOT 22							
PRO	PROFESSIONAL OFFICE AND BUSINESS (C-2)						
PROPOSED USE							
THREE-STORY RESIDENTIAL	NON-PERMITTED (V)						
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED				
MINIMUM LOT SIZE	15,000 SF (0.34 AC)	31,197 SF (0.72 AC)	31,197 SF (0.72 AC)				
MINIMUM LOT WIDTH	100 FT	144.3 FT	144.3 FT				
MINIMUM FRONT YARD SETBACK	20 FT	30.1 FT	36.0 FT				
MINIMUM SIDE YARD SETBACK (ONE)	15 FT	12.8 FT	6.7 FT (V)				
MINIMUM SIDE YARD SETBACK (BOTH)	35 FT	62.4 FT	21.7 FT (V)				
MINIMUM REAR YARD SETBACK	50 FT	102.7 FT	15.0 FT (V)				
MAXIMUM BUILDING HEIGHT (*)	2.5 STORIES / 35 FT	2-STORIES	3-STORIES / 44.58 FT (**) (V)				
MAXIMUM LOT COVERAGE	30% (9,359.1 SF)	10.6% (3,294.9 SF)	61.5% (19,200 SF) (V)				
MAXIMUM IMPROVED LOT COVERAGE	65% (20,278.1 SF)	70.2% (21,908 SF) (EN)	69.7% (21,741 SF) (V)				
MAXIMUM FLOOR AREA RATIO	50% (15,598 SF)	-	134.5% (41,961 SF) (V)				
MINIMUM LANDSCAPING BUFFER ALONG RESIDENTIAL ZONE	15 FT	REAR YARD: 8.5 FT (EN) SIDE YARD: 9.1 FT (EN)	REAR YARD: 15.1 FT SIDE YARD: 15.0 FT				

VARIANCE EXISTING NON-CONFORMITY

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

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.

OFF-STREET PARKING REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 150-12.1 (B)(2) MINIMUM NUMBER OF SPACES	THE MINIMUM NUMBER OF REQUIRED PARKING SPACES MAY NOT BE MET OR SATISFIED BY PARKING SPACES LOCATED WITHIN OR UNDERNEATH A PRINCIPAL BUILDING	PARKING UNDER BUILDING (V)	
§ 150-12.2 (A) SIZE OF PARKING SPACES	MINIMUM PARKING SPACE DIMENSIONS: 9 FT X 20 FT	8.5 FT X 18 FT (V)	
§ 150-12.3. (B) ACCESS	NO DRIVEWAY OR ACCESS OR EGRESS FROM A PARKING AREA SHALL BE LOCATED CLOSER THAN 50 FEET FROM ANY INTERSECTION OR AS REQUIRED BY COUNTY OR STATE REGULATIONS.	COMPLIES	
§ 150-12.3. (C) ACCESS	ALL DRIVEWAYS SHALL CROSS SIDEWALK AREAS AT SIDEWALK GRADE.	COMPLIES	
§ 150-12.3 (D) ACCESS	MINIMUM DRIVEWAY SETBACK FROM ADJACENT PROPERTY LINE:	25.4 FT	
§ 150-12.4(A)(1) ACCESS WIDTH	DRIVEWAY WIDTH: MINIMUM: 12 FT	24.0 FT	
§ 150-12.4 (2)(A) ACCESS WIDTH	PARKING AREAS FOR THREE OR MORE VEHICLES AND ACCESS TO THIS PARKING SHALL BE PAVED AND SHALL BE DESIGNED AND PLANNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRINCIPLES.	COMPLIES	
§ 150-12.6 & RSIS REQUIREMENTS	REQUIRED PARKING SPACES: I BEDROOM: 13 UNITS X 1.8 / UNIT = 23 SPACES 2 BEDROOM: 16 UNITS X 2 / UNIT = 32 SPACES 3 BEDROOM: 1 UNIT X 2.1 / UNIT = 2 SPACES TOTAL SPACES REQUIRED: 57 SPACES	59 SPACES	
§ 150-12.8 (A) ADDITIONAL OFF-STREET PARKING REGULATIONS	ALL PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH BITUMINOUS CONCRETE, CONCRETE OR OTHER APPROVED PERMANENT HARD-SURFACED MATERIAL, AND ALL PARKING SPACES SHALL BE LINED AND DESIGNATED ON SAID PAVEMENT.	COMPLIES	
§ 150-12.8 (B) ADDITIONAL OFF-STREET PARKING REGULATIONS	ALL PARKING AREAS AND DRIVEWAYS MUST HAVE A SIX INCH SOLID CONCRETE OR BELGIAN BLOCK CURB TO SEPARATE THE PARKING AREA AND/OR DRIVEWAY FROM THE REQUIRED FRONT, SIDE AND REAR YARD WHEN THESE PARKING AREAS ARE LOCATED WITHIN SIX FEET OF THE YARD.	COMPLIES	
§ 150-12.8 (C)(3) ADDITIONAL OFF-STREET PARKING REGULATIONS	MINIMUM DRIVE AISLE WIDTH FOR 90° PARKING: 24 FEET	23.0 FT (V)	
§ 150-12.8 (G) ADDITIONAL OFF-STREET PARKING REGULATIONS	ALL PARKING SPACES SHALL BE LAID OUT SO AS TO HAVE DIRECT ACCESS FROM A DRIVEWAY OR AISLE.	COMPLIES	
§ 150-12.8 (H) ADDITIONAL OFF-STREET PARKING REGULATIONS	ALL OFF-STREET PARKING AREAS SHALL PROVIDE SPACE TO PERMIT A VEHICLE TO TURN AROUND ON THE SITE AS TO AVOID A BACKING MANEUVER WITHIN THE STREET.	COMPLIES	

(V) VARIANCE

GENERAL DESIGN REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 150-5.3 (F) YARD REGULAITONS	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 IN THE MINIMUM FRONT YARD SETBACK AND SIX (6) FEET IN HEIGHT ELSEWHERE.	FRONT YARD: II.I FT (V) ELSEWHERE: 3.5 FT	
§ 150-7.12 (C) RETAINING WALLS	WHEN RETAINING WALLS ARE UTILIZED, A FENCE MUST 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 VEHICULAR 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	MAXIMUM FENCE HEIGHT MEASURED FROM GROUND LEVEL:	6.0 FT	
§ 150-7. 73(G) FENCES	MINIMUM FENCE SETBACK FROM PROPERTY LINE: 0.5 FT	1.0 FT	
§ 150-7. 73(L) NO FENCE SHALL BE ERECTED THAT INTERFERES WITH THE PUBLIC RIGHT-OF-WAY OR INTERFERES WITH HE VISIBILITY OF VEHICULAR AND PEDESTRIAN TRAFFIC PROCEEDING ALONG ANY PUBLIC RIGHT-OF-WAY.		COMPLIES	

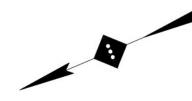
(V) VARIANCE

DATE PREPARED:

07/06/2021

DESIGN VALUES FOR TURNING SIGHT DISTANCE (AASHTO)

		E AT IN	GURE 6- TERSECTION VEHICLE	ONS FOR		
Intersection Sight Distance(d) Stop Control on Minor Road Two Lane Highway						
Design	Left-Turn		Right-Turn or Cross			
Speed	P	5U	WB	P	SU	WB
25	280	350	425	240	315	384
30	335	420	510	290	375	465
35	390	490	595	335	440	540
40	445	560	680	385	500	620
45	500	630	760	430	565	695
50	555	700	845	480	625	77!
55	610	770	930	530	690	850
60	665	840	1015	575	750	930
65	720	910	1100	625	815	100
70	775	980	1185	670	875	108

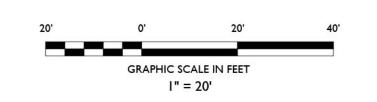


SYMBOL

	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
- o-	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
9 9 9 9	PROPOSED CONCRETE
	PROPOSED RETAINING WALL
	PROPOSED RAILING
	PROPOSED BUILDING DOORS
	PROPOSED BOARD ON BOARD FENCE
xxxx	PROPOSED CHAIN LINK FENCE
	PROPOSED PARKING METER

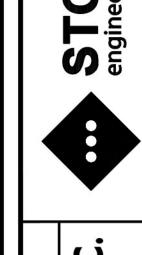
GENERAL NOTES

- I. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN,
- 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE. 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP
- DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET. 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN
- ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE
- GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS. 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING
- CONSTRUCTION & DEMOLITION ACTIVITIES. 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.





DESCRIPTION



NOT APPROVED FOR CONSTRUCTIO

SOCIATE S 4 GROVE 5 7

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MATTHEW J. SECKLER, P.E. NEW JERSEY LICENSE No. 48731 LICENSED PROFESSIONAL ENGINEER



I" = 20' PROJECT ID: T-19059

RENDERED SITE **PLAN EXHIBIT**

DRAWING:

OF I