XREFS:

NOTES

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS TO FOLLOW ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, SPECIFICATIONS, AND REQUIREMENTS FOR CONSTRUCTION PRACTICE AND SAFETY (INCLUDING OSHA REGULATIONS) AS THEY APPLY TO THIS PROJECT. CONTRACTOR SHALL OBTAIN AND/OR ENSURE THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED AND ARE CURRENT.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN ***THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019,*** as amended.
3. THE UTILITY STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE BASED ON THE LOCATION OF SURFACE STRUCTURES VISIBLE ON THE DATE OF THE FIELD SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES AND RELATED STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN ON THIS DRAWING. THERE MAY ALSO BE OTHER BURIED UTILITY LINES AND STRUCTURES THAT MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY THE APPROPRIATE UTILITY AGENCY BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. ANY DEVIATION IN THE LOCATION OF THE UTILITIES/UNDERGROUND STRUCTURES FROM WHAT IS SHOWN ON THE PLANS MUST BE REPORTED TO THE SURVEYOR AND ENGINEER BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR IS TO USE THE NEW JERSEY **"CALL-BEFORE-YOU-DIG" SYSTEM (1-800-272-1000 or #811)**.
4. AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY WORK ON THE SITE, THE CONTRACTOR SHALL ARRANGE TO HAVE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER AND OTHER APPROPRIATE MUNICIPAL OFFICIALS.
5. IF THE CONTRACTOR NEEDS TO CONSTRUCT TRENCHES, WORK IN UNDERGROUND CHAMBERS, AND SO FORTH, THE CONTRACTOR SHALL FOLLOW THE "CONFINED ENTRY" REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND RELATED STATE CODES, ETC.
6. THE CONTRACTOR IS TO HAVE COPIES OF THE APPROVED PLANS AND ALL PERMITS AND CERTIFICATIONS AT THE JOB SITE AT ALL TIMES.
7. EXISTING PAVER BLOCKS , STREET FURNITURE, AND OTHER BUILDING MATERIAL MAY BE RECLAIMED BY THE OWNER WHO WILL DIRECT THE CONTRACTOR TO EXTRACT, STORE, AND/OR DELIVER TO A LOCATION SELECTED BY THE OWNER. CONTRACTOR SHALL TAKE ALL DUE CARE TO MINIMIZE DAMAGE TO ANY ITEMS SELECTED FOR RECLAMATION. FOR DEMOLITION MATERIALS NOT TO BE RECLAIMED BY THE OWNER, THE CONTRACTOR IS TO RECYCLE DEMOLITION DEBRIS AND CONSTRUCTION MATERIALS TO THE MAXIMUM EXTENT POSSIBLE.
8. DO NOT SCALE DISTANCES, USE DIMENSIONS SHOWN--IF THERE IS A QUESTION AS TO A DIMENSION CONSULT WITH THE DESIGN ARCHITECT OR ENGINEER.
9. IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY. IF THE CONTRACTOR HAS DESIGN QUESTIONS OR DISCOVERS DISCREPANCIES IN THE PLANS AND PROCEEDS WITH CONSTRUCTION BEFORE THE ISSUES ARE RESOLVED, THE CONTRACTOR DOES SO AT HIS OR HER OWN RISK.

SPECIAL NOTES:

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK.
2. ALL WORK WITHIN THE COUNTY RIGHT-OF-WAY TO MEET THE STANDARDS OF MORRIS COUNTY.
3. CONTRACTOR TO OBTAIN APPROPRIATE COUNTY PERMITS BEFORE BEGINNING WORK IN COUNTY RIGHT-OF-WAY.
4. ANY UNDERGROUND STORAGE TANKS TO BE REMOVED AS PER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
5. TERMINATION AND CAPPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY.
6. EXISTING WATER SERVICES TO BE REMOVED ARE TO BE CAPPED AT THE MAIN - THE SERVICE IS TO BE CAPPED IMMEDIATELY AFTER THE CORPORATION STOP AND THRUST BLOCK CONSTRUCTED.
7. CONTRACTOR TO EXCAVATE TEST PITS OR OTHER APPROVED TECHNIQUES TO DETERMINE IF THERE ARE ANY WATER SERVICE LINES TO THE FORMER CIDER HILL BUILDING. ANY SERVICES FOUND ARE TO BE CAPPED AND REMOVED AS IN NOTE #6 ABOVE.
8. IF ANY WELLS ARE ENCOUNTERED DURING THE DEMOLITION OR CONSTRUCTION PHASES OF THE PROJECT ARE TO BE ABANDONED IN ACCORDANCE WITH N.J. DEP REQUIREMENTS.EXISTING SANITARY LATERAL PIPES FOR THE EXISTING BUILDINGS SHALL BE LOCATED AND CAPPED AT THE MAIN. ANY LENGTHS OF LATERAL PIPING SHALL BE REMOVED FROM THE SITE. IF SUCH PIPING IS ASBESTOS-CEMENT PIPE, SPECIAL NJDEP HANDLING PROCEDURES MUST BE OBSERVED.CONSTRUCTION GRADE SHEETS (CUT SHEETS) MUST BE IN ACCORDANCE WITH THE APPROVED PLANS AND SUBMITTED TO THE ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
9. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE Village ENGINEER'S OFFICE FOR APPROVAL PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.
10. ALL STRIPING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
11. ALL SOLID WASTE AND RECYCLABLE MATERIAL TO BE STORED INTERNALLY.
12. A KNOX BOX FOR THE PROPOSED BUILDING SHALL BE PROVIDED NEAR THE RESIDENTIAL ENTRANCE IN A LOCATION APPROVED BY THE BOROUGH FIRE OFFICIAL.
13. F.D.C. SHALL BE LOCATED ALONG CENTRAL AVENUE .
14. TRUSS SIGNS SHALL BE PROVIDED IN A LOCATION APPROVED BY THE FIRE OFFICIAL.
15. ALL HVAC UNITS WILL BE ROOF MOUNTED.

SITE DEMOLITION NOTES

1. THESE NOTES ARE ONLY TO PRESENT GENERALIZED GUIDANCE IN THAT THE CONTRACTOR IS TO FOLLOW ALL JURISDICTIONAL PROCEDURES WITH REGARD TO CONSTRUCTION TECHNIQUES AND THE SAFETY OF THE GENERAL PUBLIC AND HIS OR HER WORKERS.
2. THE CONTRACTOR IS TO INSTALL SOIL EROSION AND SEDIMENT CONTROL FEATURES BEFORE BEGINNING THE DEMOLITION WORK AND IS TO MAINTAIN AND ADJUST THOSE FEATURES AS NECESSARY FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR IS ADVISED THAT THE OWNER MAY WISH TO SALVAGE EXISTING PAVER STONES AND OTHER STREETSCAPE FEATURES AND THE CONTRACTOR SHOULD MINIMIZE DAMAGE AND BREAKAGE TO THESE ITEMS AS THEY ARE REMOVED. PYROTECHNICS SHALL NOT BE USED FOR ANY DEMOLITION OR CONSTRUCTION WORK.
4. THE CONTRACTOR IS TO FOLLOW ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS (INCLUDING OSHA) WITH REGARD TO SAFETY, WORK CONDITIONS, AND SO FORTH.
5. WHERE A PORTION OF CONCRETE SIDEWALK IS TO BE REMOVED IT SHALL BE SAW CUT STRAIGHT AND TRUE. CONCRETE RUBBLE IS NOT TO BE STORED ON-SITE AND SHOULD BE RECYCLED TO THE MAXIMUM EXTENT POSSIBLE.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE THE INADVERTENT SPILLOVER OF DEMOLITION AND CONSTRUCTION DEBRIS ONTO AREA ROADWAYS AND ADJACENT PROPERTIES. ANY SUCH SPILLOVER IS TO BE CLEANED UP IMMEDIATELY AND ANY DAMAGE TO OTHER PROPERTIES AND STRUCTURES IS TO BE REPAIRED IMMEDIATELY TO AN EQUAL OR BETTER CONDITION.
7. DUST GENERATION IS TO BE MINIMIZED--THE CONTRACTOR MAY USE WATER SPRAYERS, ENCLOSURES, FILTERS, OR OTHER APPROPRIATE MEANS TO CONTROL DUST AND DEBRIS. ADJACENT STRUCTURES AND FACILITIES THAT GET COATED WITH DUST AND DEBRIS MUST BE CLEANED DAILY.
8. THE CONTRACTOR IS TO MAINTAIN OPEN WALKWAYS AS MUCH AS PRACTICAL, HOWEVER, THE CONTRACTOR SHALL WORK WITH THE OWNER, Village ENGINEERING, PUBLIC WORKS, POLICE, AND FIRE DEPARTMENTS TO PROVIDE ALTERNATE PATHWAYS AND DETOURS AS MAY BE NECESSARY TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC AS DESCRIBED IN THE *TRAFFIC AND PEDESTRIAN SAFETY NOTES* FOUND ELSEWHERE ON THESE PLANS.
9. THE CONTRACTOR IS TO WORK WITH ALL UTILITY ENTITIES WITH REGARD TO PROTECTING, ADJUSTING, ELEVATING OR LOWERING VALVE COVERS, UTILITY ACCESS BOXES, MANHOLE CASTINGS, AND OTHER APPURTENANCES. IF NECESSARY TO TEMPORARILY SHUT OFF UTILITY SERVICE THE CONTRACTOR SHALL WORK CLOSELY WITH THE AFFECTED UTILITY COMPANY WITH REGARD TO PROPER PROCEDURES AND NOTIFICATION REQUIREMENTS. IF UTILITY SERVICE NEEDS TO BE SHUT OFF FOR AN EXTENDED TIME THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ALTERNATE SERVICE TO THE AFFECTED PARTIES.
10. AT THE END OF EACH WORK DAY THE DEMOLITION/CONSTRUCTION AREA SHALL BE DRESSED UP AND PROTECTED FROM UNAUTHORIZED ENTRY. IF THE STAGE OF THE WORK NECESSITATES A COMPLETE CLOSING OF THAT PORTION OF THE SIDEWALK, THE CONTRACTOR SHALL PROVIDE COMPLETE SIGNAGE, BARRICADES, FLASHING LIGHTS, AND OTHER MEANS TO SAFELY DIRECT PEDESTRIANS AROUND THE WORK AREA.

SITE CONSTRUCTION NOTES--SUB-BASE AND WALKWAYS

1. SPECIAL NOTE: THE INTENT OF THE PROPOSED PROJECT IS TO REMOVE EXISTING SITE FEATURES AND TO BUILD NEW FACILITIES FOR RESIDENTIAL AND RELATED USE. THE PROPOSED WALKWAYS ARE TO BE CONSTRUCTED FOR THE USE OF THE PUBLIC ALONG PUBLIC STREETS AND FOR THE RESIDENTS THROUGHOUT THE INTERIOR OF THE PROJECT SITE. THE SITE WORK IS TO PROVIDE A LEVEL AND CONSISTENT WALKWAY SURFACE. ADDITIONAL WORK IS TO PROVIDE NEW RETAINING WALLS, IMPROVED HANDICAPPED PARKING FACILITIES, AND RELATED SITE FEATURES.
2. AFTER THE EXISTING SIDEWALK, PAVER BLOCK AREAS, LAWNS, STRUCTURES, AND OTHER AREAS ARE REMOVED, THE UNDERLYING SUB-BASE SHALL BE EXAMINED FOR SOFT AREAS, DEBRIS, ORGANIC MATERIAL, AND OTHER POTENTIAL PROBLEMS. ALL SUCH AREAS SHALL BE REPLACED WITH A COMPACTABLE, GRANULAR SUB-BASE.
3. ALL SUB-BASE AREAS UNDER THE PROPOSED SIDEWALK AND PAVER STONE AREAS ARE TO BE COMPACTED TO A DENSITY OF 98% STANDARD PROCTER DENSITY AS PER ASTM D698. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PROVIDING TESTS OF COMPACTION APPROXIMATELY EVERY 200 FEET AND AT RANDOM LOCATIONS CHOSEN BY THE OWNER OR OWNER'S REPRESENTATIVE. STRUCTURAL BUILDING AREAS ARE TO COMPACTED AND PREPARED AS PER ARCHITECTURAL REQUIREMENTS.
4. CONCRETE SIDEWALK IS TO BE A MINIMUM OF 4,000 PSI, FOUR (4) INCHES THICK THROUGHOUT, EXCEPT AT DRIVEWAYS WHERE IT SHALL BE A MINIMUM OF SIX (6) INCHES WITH A 6×6--W2.9×W2.9 WELDED WIRE REINFORCEMENT.
5. ALL WALKWAYS ARE TO HAVE A CROSS-SLOPE OF ¼ INCH PER FOOT TOWARD THE CURBSIDE UNLESS GRADING INFORMATION ON THE PLANS OR THE CONTRACTOR IS DIRECTED TO DO OTHERWISE.
6. CONCRETE AND PAVER STONE WALKWAYS ARE TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS. DISCOLORED WALKWAYS OR CRACKING OR CHIPPED AND BROKEN PAVER STONES AND SO FORTH SHALL BE REMOVED AND REPLACED WITH UNBLEMISHED, SOUND CONCRETE AND/OR PAVER STONES. PATTERNED, STAMPED CONCRETE AND RETAINING WALLS ARE LIKEWISE TO BE OF NEW, UNDAMAGED MATERIAL.

TEMPORARY PEDESTRIAN WALKWAY AND TRAFFIC SAFETY NOTES

1. CONTRACTOR TO USE JERSEY TYPE CONCRETE BARRICADES, WOODEN/PLASTIC SAFETY BARRICADES, SAFETY BARRELS, WARNING LIGHTS, TRAFFIC CONES, APPROPRIATE SIGNAGE, FLAG-PERSONS, AND OTHER NECESSARY MEANS TO PROVIDE A SECURE WALKWAY AROUND CONSTRUCTION ACTIVITIES IN THE SIDEWALK AREAS.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN ***THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES***, CURRENT EDITION AND ***THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007,*** AS AMENDED.
3. THE SAFETY CORRIDOR IS TO BE INSPECTED DAILY AND MISALIGNED SAFETY DEVICES ARE TO BE REPOSITIONED, REPAIRED, MODIFIED, SUPPLEMENTED, OR REPLACED AS NEEDED.
4. OPENINGS IN THE BARRICADES ARE TO BE PROVIDED AT ALL CROSSWALKS AND STREET INTERSECTIONS AS APPROPRIATE.
5. OPEN ACCESS IS TO BE MAINTAINED AT ALL TIMES TO FIRE HYDRANTS, THE LOCATIONS OF WHICH SHALL BE MARKED WITH FLAGGING AND/OR SIGNS. OTHER UTILITIES (VALVES, CONTROL BOXES, SHUT-OFFS, ET AL.) SHALL LIKEWISE BE MARKED.
6. CONTRACTOR SHALL ENDEAVOR TO COMPLETE ALL WORK IN RIGHT-OF-WAY AREAS AS QUICKLY AND EXPEDIENTLY AS SAFETY AND PRACTICALITY ALLOWS. AS SOON AS THE BUILDING CONSTRUCTION PERMITS, THE CONTRACTOR SHALL RESTORE THE SIDEWALK AREA INCLUDING CURBS, PAVEMENT, AND ANY OTHER DISTURBED AREAS TO THEIR FINAL CONDITION AND IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, AND STATE CODES AND REQUIREMENTS. THE TEMPORARY WALKWAY IS THEN TO BE COMPLETELY REMOVED AND THE NEW SIDEWALK AREA MAINTAINED IN A SAFE AND WALKABLE CONDITION.
7. DURING CONSTRUCTION OF UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY CONTRACTOR SHALL PLACE TRAFFIC CONTROL CONES AND/OR BARRICADES AT THE BEGINNING OF THE WORK DAY, WHICH ARE TO BE REMOVED AT THE END OF EACH WORK DAY. ALL EXCAVATIONS SHALL EITHER BE BACKFILLED AND COMPACTED FLUSH TO THE PAVEMENT SURFACE OR SHALL BE COVERED WITH TRAFFIC BEARING METAL PLATES MEETING NJ D.O.T. REQUIREMENTS AND THE APPROPRIATE "CAUTION" SIGNS ERECTED.
8. FOR ALL UTILITY WORK THAT MAY DISRUPT TRAFFIC, CONTRACTOR IS TO CONTACT THE LOCAL TRAFFIC SAFETY OFFICER OR EQUIVALENT FOR GUIDANCE ON PROVIDING FLAGGERS OR TO ARRANGE TO HAVE A POLICE TRAFFIC SAFETY OFFICER AT THE SITE.
9. THE POLICE DEPARTMENT IS TO BE NOTIFIED A MINIMUM OF 96 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN THE SURROUNDING ROADWAYS.

SEWER AND WATER CALCULATIONS FOR NEW IMPROVEMENTS ONLY

EXISTING WATER DEMAND CALCULATIONS

2,033SF RETAIL

DEMAND/DAY = 0.125 GAL/SF x 2,033 = 254 GAL/DAY

PROPOSED WATER DEMAND CALCULATIONS

6 RESIDENTIAL UNITS (3 (1BR)+ 3 (2BR))

1 BR = 120 GAL/DAY, 2 BR = 175 GAL/DAY, 3 BR = 270 GAL/DAY

RESIDENTIAL DEMAND/DAY = 3 UNITS x 120 GAL/DAY + 3 UNITS x 175 GAL/DAY + 0 UNIT x 270 GAL/DAY = 885 GAL/DAY

NON RESIDENTIAL–1,603SF X 0.125GAL/SF = 200GPD

TOTAL WATER DEMAND/DAY = 885 GAL/DAY + 200 GAL/DAY = 1,085 GAL/DAY

NET WATER DEMAND/DAY INCREASE = 831 GAL/DAY

EXISTING SANITARY SEWER DEMAND CALCULATIONS

2,033SF RETAIL

DEMAND/DAY = 0.1 GAL/SF x 2,033 = 203 GAL/DAY

PROPOSED SANITARY SEWER DEMAND CALCULATIONS

6 RESIDENTIAL UNITS (3 (1BR)+ 3 (2BR))

1 BR = 150 GAL/DAY, 2 BR = 225 GAL/DAY, 3 BR = 300 GAL/DAY

RESIDENTIAL DEMAND/DAY = 3 UNITS x 150 GAL/DAY + 3 UNITS x 225 GAL/DAY + 0 UNIT x 300 GAL/DAY = 1,125 GAL/DAY

NON RESIDENTIAL–1,603SF X 0.1 GAL/SF = 160GPD

TOTAL WATER DEMAND/DAY = 1,125 GAL/DAY + 160 GAL/DAY = 1,285 GAL/DAY

NET SANITARY SEWER DEMAND/DAY INCREASE = 1,488 GAL/DAY

ZONING SCHEDULE

ZONE: CBD–1 CENTRAL BUSINESS DISTRICT

BLOCK 1802, LOT 4

AREA = 5,108 SF (0.117 ACRES)

EXISTING USE: RETAIL/RESIDENTIAL

PERMITTED USE: THEATERS, OFFICES, RETAIL, RESTAURANTS, PUBLIC RECREATION, RESIDENTIAL

PROPOSED USE: RETAIL, 6 RESIDENTIAL UNITS (3–1BR & 3–2BR)

LOT 4

BULK REQUIREMENTS (§ 195–29.3)	**REQUIRED**	**EXISTING**	**PROPOSED**
MAXIMUM BUILDING STORIES/HEIGHT	3 STORIES/45 FT	1 STORY 15ft & 3 story 40 FT	4 STORIES / 44.9' (V1) & 3 story 40'
PRINCIPAL BUILDING MINIMUM YARD DEPTHS (FT.)			
FRONT YARD	PREDOMINANT SETBACK (0 FT)	0 FT (E)	0 FT
SIDE YARD	N/A	0 FT	0 FT
REAR YARD	25 FT (MIN.)	0 FT (E)	0 FT (V2)
MINIMUM LOT AREA	10,000 SF (0.230 AC)	5,108 SF (0.117 AC) (E)	N.C.
MINIMUM LOT WIDTH CORNER LOT	100 FT	125 FT	N.C.
MINIMUM LOT DEPTH	100 FT.	40 FT(E)	N.C.
MAXIMUM IMPERVIOUS COVER	85%	100% EXISTING (BUILD. TO BE RAZED)	100% (V3)

OFF–STREET LOADING REQUIREMENTS (§ 195–25.16)	**REQUIRED**	**EXISTING**	**PROPOSED**
LOADING SPACES FOR NON–RESIDENTIAL USES	0 (under 10,000sf)	0	0
BICYCLE RACK REQUIREMENTS (§ 195–25.15.N(6)) ONE SPACE FOR EACH DWELLING UNIT OR ONE SPACE FOR EACH 20 OFF–STREET PARKING SPACES OR FRACTION THEREOF OVER 20 SPACES	6 SPACES	N/A	6 MIN.
EXTERIOR LIGHTING (§ 195–25.6) THE MAXIMUM ILLUMINATION AT PROPERTY LINES SHALL BE 0.1 FOOTCANDLE AT GRADE.	0.1FC MAX ALLOWED	N/A	1.9 FC PROPOSED (W1)
SIGNAGE REQUIREMENTS			
MAXIMUM SIGN AREA	50 SF.	251 SF (E)	289 SF (V5)
MINIMUM CANOPY HEIGHT	8'	N/A	8'
MAXIMUM CANOPY PROJECTIONS WITHIN ROW	2'	N/A	3.0' (V6)
ROOF APPURTENANCES	20%	N/A	20.7% (V7)
PARKING REQUIREMENTS (§ 195–35)			
PROPOSED RESIDENTIAL: (RSIS) 1 BR: 3 UNITS x 1.8/UNIT = 5.4SPACES 2 BR: 2 UNITS x 2.0/UNIT = 4.0 SPACES 3 BR: 1 x 2.1/UNIT = 2.1 SPACES TOTAL PROPOSED REQUIRED 12 SPACES			
EXISTING RESIDENTIAL ABOVE PHARMACY: (RSIS) 1 BR: 1 UNITS x 1.8/UNIT = 1.8 SPACES 2 BR: 2 UNITS x 2.0/UNIT = 4.0 SPACES EXISTING TOTAL RESIDENTIAL REQUIRED 6 SPACES	21 SPACES	0(E)	0 SPACES (V4)*(A)*
EXISTING OFFICE SPACE ABOVE PHARMACY 900SF: 4/1000SF = 3.6 SPACES – 20% = 3 SPACES REQUIRED			
COMMERCIAL: RETAIL – (195–32.4F(5) no minimum required off–steet parking)	N.A.	0 SPACES	N.C.
(A) Public Parking Lots (Maple Road Lot, Kings Road Lots, Train Station Lot) exist within 5 blocks of the project site as well as on–street parking along nearby streets.			
LANDSCAPING (§ 195–24.2.E.4.d.1.d)			
SHADE TREE SIZE	MINIMUM 3.5" CALIPER	N/A	3.5–4" CAL..
SHADE TREE SPACING	30' MAXIMUM	N/A	50' (W2)*(B)*

(B) 50' IS MAXIMUM SHADE TREE SPACING. OTHER TREE SPACING IS CLOSER, AVERAGE SPACING PROPOSED IS 41.25'

(E) – EXISTING NON–CONFORMITY
(V) – VARIANCE REQUESTED
(W) – WAIVER REQUESTED
(DE) – DE MINIMIS EXCEPTION FROM RSIS

VARIANCES & WAIVERS PROPOSED

V–1	Proposed 4 story building where 3 Stories are allowed
V–2	Proposed rear yard setback is 0 feet where a 25 foot minimum is required.
V–3	Proposed impervious coverage is 100% where 85%maximum is permitted.
V–4	Proposed zero residential parking spaces where 21 are required
V–5	Proposed signage of 289 SF where 251SF exists and 50 SF maximum is permitted
V–6	Proposed 3' maximum canopy projection where 2' maximum is permitted
V–7	Proposed 20.7% roof appurtenances where 20% maximum is permitted
W–1	Proposed 1.9 FC at the property line where 0.1 FC maximum is permitted.
W–2	Proposed 50' maximum tree spacing where 30' maximum is permitted

REVISIONS

No.	Description	Date	No.	Description	Date
3	Revised Zoning Per Plan Revisions	02-08-2023			
1	Revised per completeness Comments	1-24-22	2	Revised per PB Meeting comments	10-20-22

ZONING SHEET

3 CENTRAL AVENUE
TAX LOT 4, BLOCK 1802

BOROUGH OF MADISON
MORRIS COUNTY, NJ

C A S E Y &
K E L L E R
I N C O R P O R A T E D
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

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Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
DATE 08-25-21
New Jersey Professional Engineer/Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

REFERENCE	MTL CHK. BY	CFA DRAWN BY
DESC. MAP NO.	CAD FIELD BOOK	DWG.NO. 2
1210201 JOB NO.	AS SHOWN SCALE	

FLAT FILE No.:

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