

ZONING TABLE

ZONE: CC (COMMUNITY COMMERCIAL)
USE: BUSINESS, MEDICAL, PROFESSIONAL, EXECUTIVE OR ADMINISTRATIVE OFFICES (PERMITTED)
USE: MULTIPLE PRINCIPAL STRUCTURES*

APPLICANT/ OWNER INFORMATION

180 MAIN STREET **APPLICANT** MADISON, NJ 07940-2170 HELLER PROPERTY PARTNERS, LP PROPERTY OWNER: 180 MAIN STREET

MADISON, NJ 07940-2170

BULK REQUIREMENTS

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17514	CODE	DEDMITTED	EXISTING			PROPOSED	
ITEM	CODE	PERMITTED	LOT 19**	LOT 20**	LOTS 21-23	OVERALL	
MIN. LOT AREA	§ 195 ATT. 1	7,500 SF	12,837 SF	12,766 SF	45,338 SF	70,941 SF (LOT #TBD)	
MAX. DISTANCE FROM ROW AREA TO BE CALCULATED	§ 195 ATT. 1	150'	TBD	TBD	TBD	29.9'	
LOT FRONTAGE	N.S.	N.S.	49.83'	50.33'	172.28'	272.44'	
MIN. LOT WIDTH	§ 195 ATT. 1	50'	44.96'	44.75'	165.97'	255.68'	
MIN. LOT DEPTH	§ 195 ATT. 1	150'	262.89'	263.28'	263.90'	262.89'	
REQUIRED FRONT YARD	§ 195 ATT. 1	15' MIN. 25' MAX	39.2' (EN)	47.2' (EN)	29.9' (EN)	29.9' (V)	
MIN. SIDE YARD	§ 195 ATT. 1	5' (EACH)***	11.8' & 7.9'	11' & 11.6'	50' & 129.2'	15.4' & 50'	
MIN. REAR YARD	§ 195 ATT. 1 § 195-30.5	15' (PRINCIPAL) 5' (ACCESSORY)***	179.9' (PRINCIPAL)	178.2' (PRINCIPAL)	173.4' (PRINCIPAL)	173.4' (PRINCIPAL) 34' (ACCESSORY)	
MAX. BUILDING HEIGHT	§ 195 ATT. 1 § 195-30.5	35' (2.5 STORIES) (PRINCIPAL) 15' (ACCESSORY)	2.5 STORIES (PRINCIPAL)	2.5 STORIES (PRINCIPAL)	2 STORIES (PRINCIPAL)	35' (2 STORIES) (PRINCIPA	
MAX. FAR	§ 195 ATT. 1	0.25	0.22 (2,825 SF)	0.20 (2,491 SF)	0.25 (11,280 SF)	0.31 (22,235 SF) (V)	
MAX. BUILDING FOOTPRINT	§ 195 ATT. 1 § 195-30.5	5,000 SF (PRINCIPAL) 500 SF (ACCESSORY)	1,130 SF (8.8%) (PRINCIPAL)	996 SF (7.8%) (PRINCIPAL)	5,640 (12.4%) (EN)	5,640 (EXIST BLDG) (EN) 5,040 (PROP BLDG) (V) 10,680 SF TOTAL (15.1%)	
MAX. IMPERVIOUS COVER	§ 195 ATT. 1	70%	43.2% (5,550 SF)	24.4% (3,111 SF)	53.2% (24,122 SF)	58.2% (41,306 SF)****	
					(EN) = EXISTING NONCONFORMITY	(V) = VARIANCE REQUIRED	

* RELATED COMPATIBLE BUILDINGS UNDER ONE MANAGEMENT MAY BE ERECTED, USED OR OCCUPIED, PROVIDED THAT ALL OTHER OPEN SPACE, SETBACK & COVERAGE REQUIREMENTS ARE MET. (§ 195-30.3) (DOES NOT COMPLY; V)

** EXISTING CONDITIONS FOR LOTS 19 & 20 ARE CALCULATED PRIOR TO DEMO.

*** TRASH DISPOSAL AREAS SHALL BE SET BACK AT LEAST 7 FEET FROM ANY RESIDENTIAL ZONE OR USE AND IS PROHIBITED IN THE REQUIRED FRONT YARD AND/OR BETWEEN THE FRONT FACADE AND STREET RIGHT-OF-WAY. (COMPLIES)

*** INCLUDES IMPERVIOUS AREA FOR BANKED PARKING

NOTE: NO ACCESSORY BUILDING OR STRUCTURE SHALL BE PERMITTED IN ANY FRONT YARD. (COMPLIES)

PARKING REQUIREMENTS						
ITEM	CODE	REQUIRED	EXISTING (LOTS 21-23)	PROPOSED (OVERALL)		
PARKING & LOADING LOCATION	§ 195-25.15-N	SIDE & REAR YARDS ONLY	REAR YARD	REAR YARD		
MIN. PARKING STALL SIZE	§ 195-25.15-F	9' X 18'	9' X 18'	9' X 18'		
MIN. NUMBER OF PARKING SPACES*	§ 195-35	45 STALLS (EXIST. CONDITIONS) 89 STALLS (PROP. CONDITIONS)	45 STALLS TOTAL (10 BANKED)	65 STALLS TOTAL (V) (18 BANKED)		
MIN. DRIVE AISLE WIDTH	§ 195-25.15-G	24' (90° PARKING)	23.7' (EN)	23.7' (EN)		
MIN. ACCESS DRIVE WIDTH	§ 195-25.15-I	30' (TWO-WAY)	23.7' (EN)	23.7' (EN)		
SIDE & REAR SETBACK (PARKING & LOADING)	§ 195-25.15-N	5'	34.3' (REAR) 17.6' (SIDE)	16.1 (REAR) 19.7' (SIDE)		
MIN. NUMBER OF LOADING SPACES**	§ 195-25.16A	1 STALL (EXIST. CONDITIONS) 2 STALLS (PROP. CONDITIONS)	0 STALLS (EN)	0 STALLS (V)		
	•		(EN) = EXISTING	(\/) = \/ADIANCE DECLUDED		

* NUMBER OF REQUIRED PARKING SPACES:

MINIMUM REQUIRED PARKING = 4 SPACES PER 1,000 SF OF BUILDING AREA

UNDER EXISTING CONDITIONS (LOTS 21-23): 4 SPACES X (11,280 SF / 1,000 SF) = 45.12 SPACES = 45 SPACES REQUIRED UNDER PROPOSED CONDITIONS: 4 SPACES X (22,235 SF / 1,000 SF) = 88.94 SPACES = 89 SPACES REQUIRED

NOTE: WHENEVER THE APPLICATION OF PARKING SCHEDULE 1 STANDARDS RESULTS IN THE REQUIREMENTS OF A MAJOR FRACTION OF A SPACE IN EXCESS OF 50%, A FULL SPACE SHALL BE REQUIRED. (§ 195-35.A-3) (COMPLIES)

** NUMBER OF REQUIRED LOADING SPACES:

REQ'D NUMBER OF LOADING BERTHS

1 ADDITIONAL SPACE EACH ADDITIONAL 100,000 SF

NOTE: IN APPROPRIATE CASES, ACCESS DRIVEWAYS SHALL BE ENCOURAGED TO BE LOCATED SO AS TO ALLOW FOR A FUTURE COMMON DRIVE WITH THE ADJACENT PARCEL AT ONE SIDE YARD LINE. CROSS EASEMENTS TO PERMIT SHARED PARKING AREAS IN THE CC ZONE SHALL BE ENCOURAGED IN APPROPRIATE CASES (§ 195-32.5-E) (DOES NOT COMPLY)

NONCONFORMITY

NOTE: HAIRPIN STRIPING SHALL BE PROVIDED WHERE APPROPRIATE. (§ 195-25.15-F) (DOES NOT COMPLY)

NOTE: MAXIMUM GRADE OF PARKING AREAS SHALL BE AS FOLLOWS (§ 195-25.15-H)

AREAS
PARKING SPACES AND SERVICE AISLES (DOES NOT COMPLY; EXISTING CONDITION) 4% (COMPLIES)

MAIN APPROACH WALKWAYS TO BUILDINGS COLLECTOR OR OTHER SERVICE WALKWAYS

6% (COMPLIES) 10% (COMPLIES)

PRINCIPAL CIRCULATION AISLES 6% (COMPLIES) DRIVEWAY ENTRANCES AND EXITS UP TO 25 FEET FROM RIGHT-OF-WAY LINE 2% (DOES NOT COMPLY; EXISTING CONDITION)

NOTE: FOR SIDEWALKS IN PARKING AREAS:

CROSSING STREETS OR DRIVEWAYS. GUARDRAILS AND WHEEL STOPS PERMANENTLY ANCHORED TO THE GROUND SHALL BE PROVIDED IN APPROPRIATE LOCATIONS. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER SIDEWALK AREAS, UNLESS AN ADDITIONAL SIDEWALK WIDTH OF TWO FEET IS PROVIDED TO ACCOMMODATE SUCH OVERHANG. (§ 195-25.15-L) (DOES NOT COMPLY)

10% (COMPLIES)

NOTE: IN OUTDOOR PARKING LOTS WITH 10 OR MORE SPACES, NOT LESS THAN 10% OF THE PARKING AREA SHALL BE SUITABLY LANDSCAPED. (§ 195-25.15-M) (COMPLIES) NOTE: PARKING AREAS SHALL BE CURBED WITH GRANITE BLOCK AND PAVED. (§ 195-25.15-M) (COMPLIES)

NOTE: BICYCLE RACKS SHALL BE PROVIDED FOR ALL NONRESIDENTIAL DEVELOPMENTS AT THE RATIO OF ONE BICYCLE SPACE FOR EACH 20 OFF-STREET PARKING SPACES OR FRACTION THEREOF OVER 20 SPACES. (§ 195-25.15-N) (COMPLIES)

ALL FENCES AND WALLS SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THE PARCEL CONTAINING THE PRINCIPAL USE (§ 195-25.5-B) (COMPLIES)

	SI	GNAGE REQU	IREMENTS		
		FREESTANDING (BUILDING SET BACK >15' FF			
ITEM	CODE	REQUIRED	EXISTING (LOTS 21-23)	PROPOSED (OVERALL)	
MAX. SIZE	§ 195 ATT. 7:3	6 SF	19.25 SF	30.67 SF (EACH SIDE) (V)	
MAX. HEIGHT	§ 195 ATT. 7:3	4'	4'	4'	
MAX. NUMBER	§ 195 ATT. 7:3	1 SIGN	1 SIGN	1 SIGN	
MAX. SIZE OF LETTERING	§ 195 ATT. 7:3	10"	10"	10"	
MIN. SETBACK	§ 195 ATT. 7:3	10' TO ANY ABUTTING STREET R.O.W. OR PROPERTY LINE	10.1'	10.0'	
ILLUMINATION	§ 195 ATT. 7:3	EXTERNAL ILLUMINATION ONLY	EXTERNAL ILLUMINATION	EXTERNAL ILLUMINATION	
BUILDING (DIRECTORY) SIGNS					
MAX. SIZE	§ 195 ATT. 7:3	60 SF	-	6 SF	
•		•	(EN) = EXISTING	(AA) = MADIANICE DECLUBED	

SITE LAYOUT NOTES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH

NONCONFORMITY

APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE

3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.

THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH

ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE. WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED

START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED). ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON

THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

REVISIONS COMMENT REV. PER BOROUGH 10/15/2019 COMMENTS



YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

ISSUED FOR MUNICIPAL & GENCY REVIEW & APPROVA

AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS CONSTRUCTION DOCUMENT</u> UNLESS INDICATED OTHERWIS

DRAWN BY: SCALE: J190530-MCR-0A CAD I.D.:

PRELIMINARY & FINAL SITE PLAN APPLICATION Z19-027

HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS BLOCK 2001; EXIST. LOTS 19, 20, 2 22 & 23 176, 178 & 180 MAIN STREET

BOROUGH OF MADISON

MORRIS COUNTY, NEW JERSEY



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R.L. STREKER

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SITE LAYOUT PLAN

REVISION 1 - 10/15/2019