



ZONING TABLE

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

APPLICANT/ OWNER INFORMATION

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

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

BULK REQUIREMENTS

| ITEM | CODE | PERMITTED | EXISTING | | | PROPOSED |
|--|----------------------------|--|-----------------------------|---------------------------|-----------------------|---|
| | | | LOT 19** | LOT 20** | LOTS 21-23 | |
| 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' | 11.8' & 11.6' | 50' & 129.2' | 15.4' & 30.2' |
| MIN. REAR YARD | § 195 ATT. 1 § 195-30.5 | 15' (PRINCIPAL) 5' (ACCESSORY)*** | 178.2' (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) (PRINCIPAL) |
| MAX. FAR | § 195 ATT. 1 | 0.25 | 0.22 (2,625 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
(V) = VARIANCE REQUIRED

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' (80' 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) |

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(V) = VARIANCE REQUIRED

SIGNAGE REQUIREMENTS

| ITEM | CODE | REQUIRED | EXISTING (LOTS 21-23) | | PROPOSED (OVERALL) |
|------------------------|----------------|--|-----------------------|--------------------------|--------------------|
| | | | EXISTING | PROPOSED | |
| 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 ADJUTING 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 (V) = VARIANCE REQUIRED | | | | |

SITE LAYOUT NOTES

1. 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.

2. 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 APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.

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.

4. 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 JURISDICTION OVER THE PROJECT.

5. 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 ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

6. 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 NPDES REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).

7. ALL WEATHERED CONCRETE MUST BE AIR ENTRAINMENT AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

8. 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.

SITE SPECIFIC NOTES

1. A KNOX BOX SHALL BE PROVIDED IN A LOCATION APPROVED BY THE TOWNSHIP FIRE OFFICIAL.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 0 10 20 40 80

GRAPHIC SCALE 1 INCH = 20 FEET