	OFF-STREET PARKING REQUIREMENTS	
CODE SECTION	REQUIRED	PROPOSED
§ 112-SCHEDULE 4	REQUIRED PARKING (WAREHOUSE *):  I SPACE PER 1,000 SF OF GROSS FLOOR AREA FOR THE FIRST  5,000 SF THEN I SPACE PER 2,500 SF  I SPACE × (5,000 SF / 1,000 SF) = 5 SPACES  I SPACE × ((121,718 SF - 5,000 SF) / 2,500 SF) = 46 SPACES **  TOTAL REQUIRED: 51 SPACES	19 SPACES (V)
§ 112-83	MINIMUM PARKING SPACE DIMENSIONS: 9 FT X 18 FT	9 FT x 18 FT  COMPLIES
§ 112-85	PARKING SPACE SEPARATION REQUIREMENT: ALL PARKING SPACES SHALL BE SEPARATED FROM WALKWAYS, SIDEWALKS, STREETS OR ALLEYS BY CURBING.	
§ 112-86	PRIVATE WALK ADJACENT TO BUILDING REQUIREMENTS: MINIMUM WIDTH = 4 FT	6 FT
§ 112-87	RESIDENTIAL BUFFER REQUIREMENT: OFF-STREET PARKING AND LOADING <50 FT FROM RESIDENTIAL PROPERTY: MINIMUM PLANT SCREENING = 6 FT	COMPLIES
§ 112-88	MINIMUM DRIVE AISLE WIDTH REQUIREMENTS:  90 DEGREE PARKING = 26 FT  60 TO 45 DEGREE PARKING = 18 FT  NO PARKING ONE-WAY = 15 FT  NO PARKING TWO-WAY = 22 FT	26 FT 30 FT 34 FT 25 FT
§ 112-90.A	DRIVEWAY REQUIREMENTS: MINIMUM WIDTH = 12 FT MAXIMUM WIDTH = 36 FT	MINIMUM = 25 FT MAXIMUM = 35 FT
§ 112-90.B	DRIVEWAY GRADE REQUIREMENTS: MAXIMUM GRADE = 15%	3.75%
§ 112-91	DRIVEWAY LOCATION REQUIREMENTS: TO INTERSECTION OF TWO STREETS: MINIMUM 25 FT TO ANY OTHER DRIVEWAY ON SAME LOT: MINIMUM 50 FT	102.5 FT 98.3 FT
§ 112-102.C § 112-104.A	PARKING LOCATION REQUIREMENTS: NOT PERMITTED IN: FRONT YARD AREA IS FT TO SIDE OR REAR YARD BUFFER AREAS LOADING BERTH REQUIREMENTS:	52.5 (V) 5.7 FT (V) N/A
	MINIMUM WIDTH & HEIGHT: 12 FT WIDTH x 15 FT HEIGHT MINIMUM LENGTH: 48 FT ***	14 FT×15 FT 80 FT
W) WAIVER  *) PER § 112-SCH USE THAT IS N PER § 112-101, FRACTIONAL DOCK FOR BA SHALL NOT BI	N-CONFORMITY  EDULE 4, NOTE 3 - IF A CASE OF USE IS NOT SPECIFICALLY MENTIONE IENTIONED SHALL APPLY IF THE REQUIRED OFF-STREET PARKING AND LOADING CALCULATIC SPACE, THE FRACTION SHALL BE DISREGARDED A. LOADING BERTHS SHALL BE 48 FT LONG OR A LENGTH SUCH THA ACK-IN PARKING TO THE LIMITING BOUNDARY OF THE LOADING AN E LESS THAN TWICE THE OVERALL LENGTH OF THE LONGEST VEHICL THE LARGEST VEHICLE EXPECTED TO USE THE FACILITY IS 40 FT LON	ONS RESULTS IN A T THE FRONT OF A ID UNLOADING ARE, E EXPECTED TO USE

	LAND USE AN	ID ZONING			
BLOCK 85, LOT 58 & 59.02					
	CLUSTER-RESIDENT	TAL ZONE (C-R)			
PROPOSED USE					
SELF-STORAGE FACILITY	NON-PERMITTED (V)				
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED		
MINIMUM LOT AREA	435,600 SF (10.0 AC)	251,898 SF (5.78 AC) (EN)	251,898 SF (5.78 AC) (EN)		
MINIMUM LOT FRONTAGE	300 FT	200.0 FT (EN)	200.0 FT (EN)		
MINIMUM FRONT YARD SETBACK*	90 FT	1.8 FT (EN)	BUILDING: 106.5 FT CANOPY: 610.7 FT		
MINIMUM SIDE YARD SETBACK (ONE)	45 FT	2.8 FT (EN)	BUILDING: 45.0 FT CANOPY: 5.7 FT (V)		
MINIMUM SIDE YARD SETBACK (BOTH)	100 FT	17.0 FT (EN)	BUILDING: 102.8 FT CANOPY: 54.2 FT (V)		
MINIMUM REAR YARD SETBACK	75 FT	793.9 FT	235.6 FT		
MAXIMUM BUILDING HEIGHT**	2.5 STORIES / 35 FT	1.5 STORIES	BUILDING: 3 STORIES / 35.0 FT (V) CANOPY: I-STORY / 17 FT		
MAXIMUM BUILDING COVERAGE	20% (50,379 SF)	7.0% (17,509 SF)	33.4% (84,220 SF) (V)		
MAXIMUM IMPERVIOUS COVERAGE	40% (116,579 SF)	19.1% (48,136 SF)	59.8% (150,551 SF) (V)		

SIGNAGE REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 112-SCHEDULE 5	FREESTANDING SIGN REQUIREMENTS *:  MAXIMUM I SIGN  MAXIMUM SIGN AREA = 100 SF  MAXIMUM SIGN HEIGHT = 10 FT  MINIMUM LOT LINE SETBACK = 10 FT	I SIGN 100 SF 10 FT 10.0 FT	
	ATTACHED SIGN REQUIREMENTS *:  MAXIMUM I SIGN  MAXIMUM SIGN AREA = 5% OF THE FIRST FLOOR BUILDING  FACE AREA, MAXIMUM OF 100 SF  0.05 x 1,004.3 SF = 50.21 SF  MAXIMUM VERTICAL DIMENSION = 4 FT	I SIGN 64.00 SF (V) 4 FT	
§ 112-111.A.(5)	EXISTING SIGNAGE LANDSCAPING: THE AREA SURROUNDING AN EXISTING SIGN IS NOT REQUIRED TO BE LANDSCAPED	COMPLIES	

COMMERCIAL DESIGN REQUIREMENTS				
CODE SECTION	REQUIRED	PROPOSED		
§ 112-206.6.D.	BICYCLE REQUIREMENTS: PARKING IS REQUIRED BIKEWAYS BUFFERED FROM CIRCULATION	COMPLIES		
§ 112-206.8.A(1)	OPEN SPACE REQUIREMENTS: PARKING RATIO < 5:1,000 SF = MINIMUM 10 SF SITE AMENITIES PER 10 PARKING SPACES 10 SF x (94 PARKING SPACES / 10 PARKING SPACES) = 94 SF	94 SF		
§ 112-206.9.C.(2)	STORAGE LOCATION REQUIREMENTS: OUTDOOR STORAGE, TRASH COLLECTION, OR LOADING MUST BE LOCATED MORE THAN 20 FT FROM ANY PUBLIC STREET, SIDEWALK, OR PEDESTRIAN WALKWAY	COMPLIES		
§ 112-111.A.(5)	EXISTING SIGNAGE LANDSCAPING: THE AREA SURROUNDING AN EXISTING SIGN IS NOT REQUIRED TO BE LANDSCAPED	COMPLIES		

**DESCRIPTION** SAWCUT LINE PROPOSED CURB = = = = = PROPOSED FLUSH CURB PROPOSED SIGNS / BOLLARDS PROPOSED BUILDING PROPOSED CONCRETE PAVEMENT PROPOSED PERVIOUS PAVERS PROPOSED AREA LIGHT PROPOSED RETAINING WALL PROPOSED WROUGHT IRON FENCE PROPOSED GUIDERAIL PROPOSED BUILDING DOORS

**GENERAL NOTES** 

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. 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. 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

LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN,

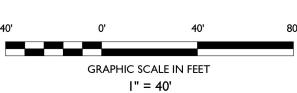
THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE

PROPERTY. 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. 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. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

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. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING

CONSTRUCTION & DEMOLITION ACTIVITIES. 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.



NOT APPROVED FOR CONSTRUCTION

JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER



I" = 40' PROJECT ID: PRI-200094

**OVERALL RENDERED** SITE PLAN EXHIBIT

DRAWING:

I OF I

