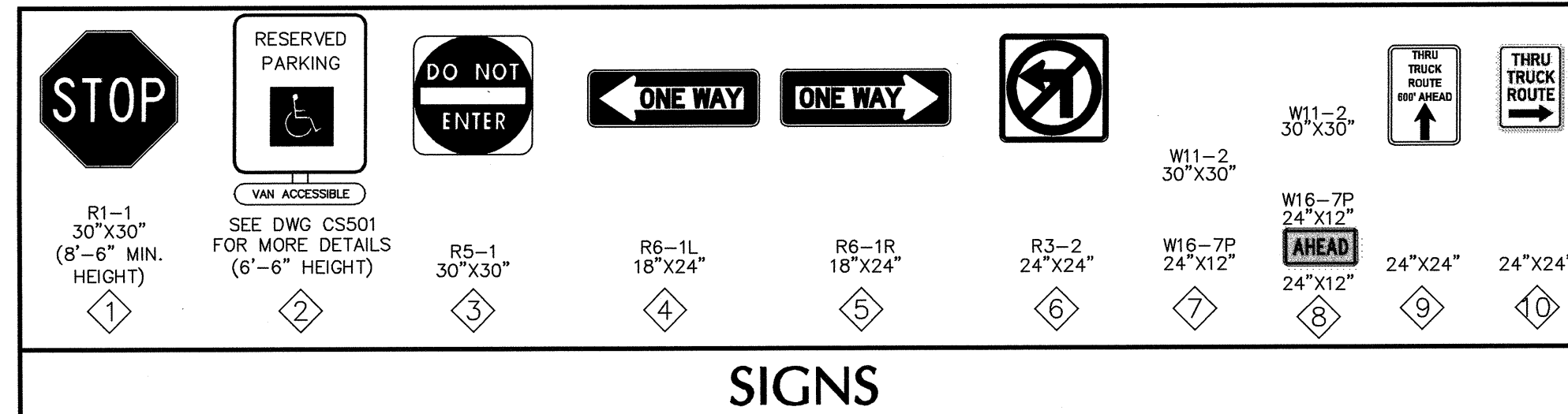


GENERAL NOTES - EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY TAX LOT 40, BLOCK 155.21 CITY OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 6/30/2017, LAST REVISED 9/27/2018. - THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS. - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS. - REFER TO DRAWING, 'NOTES - CS002' FOR ADDITIONAL NOTES.	
ADA NOTE CONTRACTOR TO CONFIRM ALL ADA WORK IS PERFORMED IN ACCORDANCE WITH THE LATEST STANDARD AND REGULATIONS PER APPLICABLE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY AND FEDERAL CODES.	
SEE DRAWING CS002 FOR ADDITIONAL NOTES	

BUILDING FLOOR AREA TABLE			
BUILDING	EXISTING GROSS FLOOR AREA (SF)	EXISTING GROSS LEASABLE AREA (SF)	PROPOSED GROSS FLOOR AREA (SF)
BUILDING A - UPPER LEVEL	47,915	47,915	50,145
BUILDING A - LOWER LEVEL	10,239	0	16,000
BUILDING B - UPPER LEVEL	114,260	114,260	113,611
BUILDING B - LOWER LEVEL	74,766	24,112	77,161
BUILDING C - UPPER LEVEL	47,404	47,404	44,400
BUILDING C - LOWER LEVEL	43,011	36,801	43,011
BUILDING D	72,196	67,000	72,196
BUILDING E	7,303	7,303	7,303
BUILDING F - FLOORS	5,232	5,232	5,232
BUILDING G	0	0	15,000
BUILDING H	0	0	2,200
BUILDING I	0	0	296,000
TOTAL	425,316	347,027	686,058



TOWNSHIP OF WEST ORANGE - ZONING STATISTICS TABLE				
ZONING DISTRICT: P-C PLANNED COMMERCIAL DISTRICT				
445 PROSPECT AVENUE SUITE 100, L10, 1st Floor, Suite Number 88 TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, 07062				
606 DISTRICT (IN AMERIS COMMERCIAL DISTRICT)				
CODE SECTION	DESCRIPTION	REQUIRED / ZONING DISTRICT	EXISTING	PROPOSED
525.6-2	PRINCIPAL USE	SECTION 25-1 - ZONING DISTRICT REGULATIONS 2.10 STORES AND NOT EXCEEDING 29 FT	RETAIL STORES, RESTAURANT, THEATER 117.0 BUILDING A TO B 40.37 BUILDING A TO C 44.35 FT BUILDING A TO D	RETAIL STORES, RESTAURANT, THEATER, DRIVE-THRU 40.37 BUILDING A TO B 46.37 BUILDING A TO C 49.37 BUILDING A TO D 22.30 FT BUILDING A TO E
525.6-3	MAX. BUILDING HEIGHT	2.10 STORES AND NOT EXCEEDING 29 FT	29.0 FT	100.0 FT BUILDING A TO E
525.6-4	MIN. LOT AREA	4 ACRES	25.54 ACRES	NO CHANGE
525.6-5	MIN. LOT WIDTH	NO MINIMUM	NO MINIMUM	NO CHANGE
525.6-6	MIN. FRONT YARD SETBACK	300 FT	101.17 FT (B) AND 51.17 FT (C)	100.0 FT BUILDING A TO E
525.6-7	MIN. SIDE-FRONT YARD CORNER LOT SETBACK (CIRCULAR LOT) (NOTE 1)	100 FT	43.4 FT (B) AND 51.17 FT (C)	12.8 FT BUILDING A TO E
525.6-8	MIN. SETBACK FROM ADJACENT LOT (NOTE 2)	100 FT	N/A	N/A
525.6-9	MIN. REAR YARD SETBACK (NOTE 3)	20 FT	29.0 FT	25 FT
525.6-10	MIN. LOT COVERAGE	10%	NO CHANGE	NO CHANGE
525.6-11	MIN. SPACE BETWEEN BUILDINGS	100 FT	60.5 FT BUILDING A TO B 30.47 FT BUILDING A TO C 60.17 FT BUILDING A TO D	65.5 FT BUILDING A TO B 35.47 FT BUILDING A TO C 17.5 FT BUILDING A TO D
525.6-2	MAX. WALL/FENCE HEIGHT	SECTION 25-2 - WALLS AND FENCES 10 FT	8 FT	13.0 FT AND 5.5 FT
SECTION 25-2-2 - PARKING AND LOADING REQUIREMENTS				
525.12-1	MIN. REQUIRED NUMBER OF PARKING SPACES (NOTE 4)	1 SPACE / 230 SF OF GFA RESTAURANT, THEATER REQUIRED: 1,255 SPACES	1,722 SPACES	1,500 SPACES
525.12-2	MIN. NUMBER OF ADA SPACES	100 AND OVER: 5% PLUS 1 FOR EVERY 100 OVER 100 SPACES REQUIRED: 25 SPACES	45 SPACES	48 SPACES
525.12-3	MIN. DRIVEWAY WIDTH	TWO-WAY: 24 FT	24 FT	24 FT
525.12-4	MIN. PARKING SETBACK - FRONT YARD (PROJECT AREA)	60 FT	24.4 FT	NO CHANGE
525.12-5	MIN. PARKING SETBACK - SIDE YARD (CIRCULAR DRIVE) (NOTE 5)	50 FT	0 FT	NO CHANGE
525.12-7	THREE-YARD CORNER LOT SETBACK	1 THIRTY PER CENT (30%) OF THE LOT AREA 144 FEET	240 FEET	250 FEET
525.12-8	MIN. PARKING SPACE SIZE	THIRTY TWO (32) FT BY 20 FT	23 FT BY 20 FT	9 FT BY 23 FT
525.12-9-1	MIN. FRONT YARD OFF-STREET LOADING SPACES	THIRTY TWO (32) FT BY 20 FT REQUIRED: 1 SPACES	12 SPACES	14 SPACES
525.12-9-2	MIN. LOADING SPACE CLEARANCE	10 FT 11 IN. (B) AND 10 FT 11 IN. (C)	N/A	10 FT 11 IN. (B) AND 10 FT 11 IN. (C)
525.12-9-3	MIN. SIDE AND REAR LOADING SPACE	14 FT	31.4 FT (D) AND 10 FT (E)	26.0 FT BUILDING A TO E

		SECTION 25-10 - LIGHTING			
155-142.1	MNR. ILLUMINATION OF FREESTANDING WALLWAY	10 WALL / 0.9 FOOT CANNELLES	-	-	0.8 FOOT CANNELLES
155-142.2	MNR. ILLUMINATION OF PARKING AREAS	10 WALL / 1.5 FOOT CANNELLES	-	-	1.5 FOOT CANNELLES
SECTION 25-10 - SIGNS					
155-153.2.0.1	MAX. # OF WALL SIGNS (NOTE 1)	1 PER FOOT OF OCCUPANCY 15 BUILDING A 1 BUILDING B 1 BUILDING C 1 BUILDING D 1 BUILDING E 2 BUILDING F	10 BUILDING A 1 BUILDING B 1 BUILDING C 1 BUILDING D 1 BUILDING E 2 BUILDING F	10 BUILDING A 1 BUILDING B 1 BUILDING C 1 BUILDING D 1 BUILDING E 2 BUILDING F	10 BUILDING A 1 BUILDING B 1 BUILDING C 1 BUILDING D 1 BUILDING E 2 BUILDING F
155-153.2.0.2	MAX. WALL SIGN PROJECTION	12 IN.	-	-	12 IN.
155-153.2.0.3	MAX. WALL SIGN AREA	THE LESSER OF 10% OF FRONT WALL OR 100 SF	-	-	50 SF BUILDING A 275 SF BUILDING B 100 SF BUILDING C 100 SF BUILDING D 100 SF BUILDING E 100 SF BUILDING F
155-153.2.0.4	NUMBER OF SIGNS PERMITTED	1	1 FREESTANDING SIGN 2 SHOPPING CENTER SIGN 2 TOTAL	4 MONUMENT SIGNS 2 SHOPPING CENTER SIGN 6 TOTAL	-
155-153.2.0.5	LOCATION OF SIGNS PERMITTED	FRONT YARD ONLY	FRONT YARD	FRONT, SIDE, FRONT YARD	-
155-153.2.0.6	MINIMUM SIGN FRONT AND SIDE YARD SETBACK	50 FEET FRONT / 25 FT. SIDE - FREESTANDING AND MONUMENT SIGN	14 FT. FRONT FREESTANDING AND SHOPPING CENTER SIGN	8 FT. FRONT AND MINIMUM 10 FT. 10 FT. FRONT SHOPPING CENTER SIGN "M"	8 FT. FRONT AND MINIMUM 10 FT. 10 FT. FRONT SHOPPING CENTER SIGN "M"
155-153.2.0.7	MAX. SIGN AREA	50 SF - FREESTANDING SIGN 50 SF - MONUMENT SIGN 25 SF - SHOPPING CENTER SIGN	126 SF - FREESTANDING SIGN 25 SF - SHOPPING CENTER SIGN	126 SF - FREESTANDING SIGN 25 SF - SHOPPING CENTER SIGN	126 SF - FREESTANDING SIGN 25 SF - SHOPPING CENTER SIGN
155-153.2.0.8	MNR. SIGN HEIGHT	8 FT. - FREESTANDING SIGN 12 FT. - MONUMENT SIGN 14 FT. - SHOPPING CENTER SIGN	35 FT. - FREESTANDING SIGN 35 FT. - SHOPPING CENTER SIGN	35 FT. - FREESTANDING SIGN 35 FT. - SHOPPING CENTER SIGN	35 FT. - FREESTANDING SIGN 35 FT. - SHOPPING CENTER SIGN
155-153.2.0.9	MAX. SIGN HEIGHT	14 FT. - FREESTANDING SIGN 8 FT. - MONUMENT SIGN 10 FT. - SHOPPING CENTER SIGN	35 FT. - FREESTANDING SIGN 35 FT. - SHOPPING CENTER SIGN	35 FT. - FREESTANDING SIGN 35 FT. - SHOPPING CENTER SIGN	35 FT. - FREESTANDING SIGN 35 FT. - SHOPPING CENTER SIGN
155-153.2.0.10	MAX. SIGN WIDTH	8 FT. - FREESTANDING SIGN 6 FT. - MONUMENT SIGN 12 FT. - SHOPPING CENTER SIGN	15 FT. - FREESTANDING SIGN 14 FT. - SHOPPING CENTER SIGN	15 FT. - FREESTANDING SIGN 14 FT. - SHOPPING CENTER SIGN	15 FT. - FREESTANDING SIGN 14 FT. - SHOPPING CENTER SIGN

[illegible]

SBLM

Owner

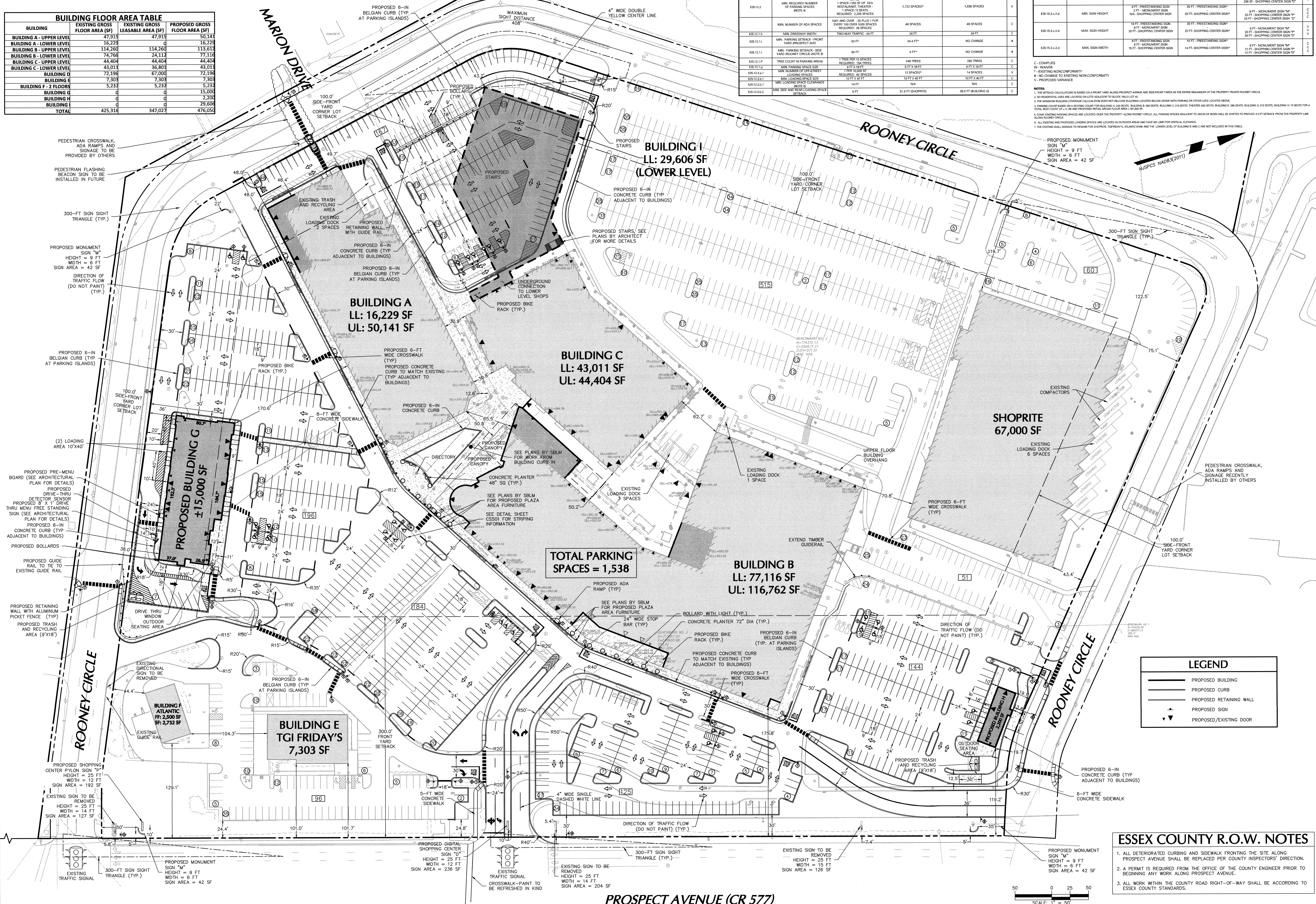
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Architect

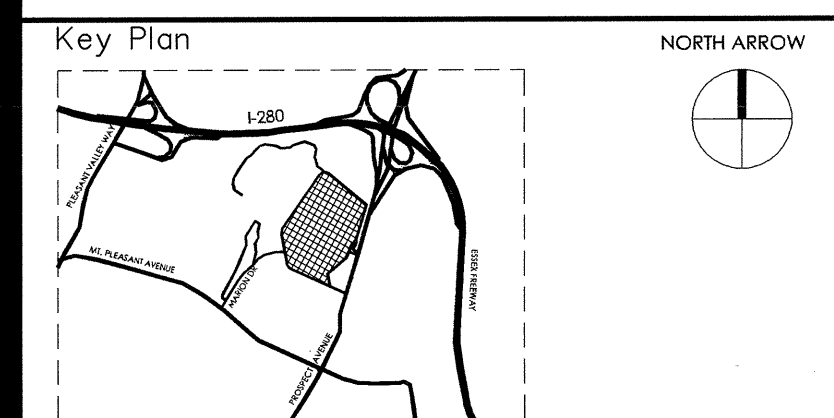
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Revisions		
1.	10/01/2018	REVISED PER TOWNSHIP COMMENTS
2.	11/02/2018	REVISED PER TOWNSHIP COMMENTS
3.	2/15/2019	RESUBMISSION TO TOWNSHIP
4.	4/17/2019	RESUBMISSION TO TOWNSHIP
5.	6/4/2019	REVISED PER COUNTY COMMENTS
6.	9/20/2019	RESUBMISSION TO TOWNSHIP



Seal


SIGNATURE

DATE SIGNED 9/20/2019

MICHAEL J. FOWLER
PROFESSIONAL ENGINEER NJ Lic. No.
24GE03239800

LANGAN
Langan Engineering and
Environmental Services, Inc.
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27898400

Project Information ESSEX GREEN SHOPPING CENTER PRELIMINARY AND FINAL SITE PLAN WITH USE AND BULK VARIANCES TAX MAP SHEET 88, BLOCK 155.21, LOT 40 495 PROSPECT AVENUE, WEST ORANGE, NJ 07062 Job Number 100621801	Drawing Title
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SITE PLAN

Scale	1" = 50'
Drawing Date	8/17/2018
Drawing No.	

ESSEX COUNTY R.O.W. NOTES

1. ALL DETERIORATED CURBING AND SIDEWALK FRONTING THE SITE ALONG PROSPECT AVENUE SHALL BE REPLACED PER COUNTY INSPECTORS' DIRECTION.
2. A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG PROSPECT AVENUE.
3. ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.

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