

GENERAL NOTES

1. 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.

2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS.

3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS.

4. 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

STOP

RESERVED PARKING

DO NOT ENTER

ONE WAY

ONE WAY

NO LEFT TURN

WALK

WHEELCHAIR

W11-30'X30' (8'-6" MIN. HEIGHT)

SEE DWG CS001 FOR MORE DETAILS (8'-6" HEIGHT)

RS-1 30'X30'

R8-1L 18'X24'

R8-1R 18'X24'

R3-2 24'X24'

W16-7P 24'X12'

W16-7P 24'X12'

24'X24'

24'X24'

THRU ROUTE

SIGNS

TOWNSHIP OF WEST ORANGE - ZONING STATISTICS TABLE			
ZONING DISTRICT: P-C PLANNED COMMERCIAL DISTRICT			
P-C PLANNED COMMERCIAL DISTRICT			
REQUIRED / PERMITTED			
SECTION 25-11 ZONING DISTRICT REGULATIONS			
CODE SECTION	DESCRIPTION	EXISTING	PROPOSED
150.6.0.1	PRINCIPAL USE	RETAIL STORES, RESTAURANTS, THEATERS, NIGHT CLUBS, THEATERS, NIGHT CLUBS, THEATERS, NIGHT CLUBS	RETAIL STORES, RESTAURANTS, THEATERS, NIGHT CLUBS, THEATERS, NIGHT CLUBS, THEATERS, NIGHT CLUBS
150.6.0.2	MAX. BUILDING HEIGHT	2 1/2 STORIES AND NOT EXCEEDING 38 FT	2 1/2 STORIES AND NOT EXCEEDING 38 FT
150.6.0.3	MIN. LOT AREA	8 ACRES	8 ACRES
150.6.0.4	MIN. FRONT YARD SETBACK (PROPOSED LOT)	NO MINIMUM	NO MINIMUM
150.6.0.5	MIN. SIDE/REAR YARD SETBACK (PROPOSED LOT)	100 FT	100 FT
150.6.0.6	MIN. SIDE/REAR YARD SETBACK (EXISTING LOT)	100 FT	100 FT
150.6.0.7	MAX. BUILDING COVERAGE	75%	75%
150.6.0.8	MAX. LOT COVERAGE	75%	75%
150.6.0.9	MIN. SPACE BETWEEN BUILDINGS	10 FT	10 FT
SECTION 25-12 WALLS AND FENCES			
150.6.1	MAX. WALL/FENCE HEIGHT	6 FT	6 FT
SECTION 25-13 PARKING AND LOADING REQUIREMENTS			
150.6.2	MIN. REQUIRED NUMBER OF PARKING SPACES	1,733 SPACES	1,538 SPACES
150.6.3	MIN. NUMBER OF ADA SPACES	46 SPACES	46 SPACES
150.6.4	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.5	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.6	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.7	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.8	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.9	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.10	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.11	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.12	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.13	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.14	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.15	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.16	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.17	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.18	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.19	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.20	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.21	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.22	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.23	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.24	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.25	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.26	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.27	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.28	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.29	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.30	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.31	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.32	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.33	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.34	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.35	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.36	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.37	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.38	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.39	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.40	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.41	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.42	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.43	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.44	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.45	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.46	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.47	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.48	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.49	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.50	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.51	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.52	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.53	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.54	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.55	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.56	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.57	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.58	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.59	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.60	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.61	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.62	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.63	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.64	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.65	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.66	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.67	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.68	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.69	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.70	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.71	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.72	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.73	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.74	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.75	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.76	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.77	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.78	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.79	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.80	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.81	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.82	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.83	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.84	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.85	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.86	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.87	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.88	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.89	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.90	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.91	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.92	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.93	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.94	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.95	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.96	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.97	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.98	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT
150.6.99	MIN. PARKING SETBACK FROM YARD (EXISTING LOT)	100 FT	100 FT
150.6.100	MIN. PARKING SETBACK FROM YARD (PROPOSED LOT)	100 FT	100 FT

125-15.4.1	MIN. ILLUMINATION AT PEDESTRIAN WALKWAYS	15 LUX / 0.9 FOOT-CANDLES	-	0.9 FOOT-CANDLES	C
125-15.4.2	MIN. ILLUMINATION AT PARKING AREAS	15 LUX / 1.0 FOOT-CANDLES	-	1.0 FOOT-CANDLES	C
SECTION 25-15 - SIGNS					
125-15.3.2.1	MAX. WALL SIGNS (NOTE 7)	1 PER UNIT OF OCCUPANCY: 14 BUILDING A 15 BUILDING B 16 BUILDING C 17 BUILDING D 18 BUILDING E 19 BUILDING F 20 BUILDING G	-	20 BUILDING A 21 BUILDING B 22 BUILDING C 23 BUILDING D 24 BUILDING E 25 BUILDING F 26 BUILDING G	V
125-15.3.2.2	MAX. WALL SIGN PROJECTION	12 IN.	-	12 IN.	C
125-15.3.2.3	MAX. WALL SIGN AREA	THE LESSER OF 64 SQ. FEET / FRONT WALL OR 120 SQ.	-	60 SQ. BUILDING A 27.5 SQ. BUILDING B 100 SQ. BUILDING C 100 SQ. BUILDING D 80 SQ. BUILDING E 40 SQ. BUILDING F	C V C V C V
125-15.3.2.4	NUMBER OF SIGNS PERMITTED	1	1 PRESTANDING SIGN 2 SHOPPING CENTER SIGN 3 TOTAL*	1 PRESTANDING SIGN 2 SHOPPING CENTER SIGN 3 TOTAL*	V
125-15.3.2.5	LOCATION OF SIGNS PERMITTED	FRONT YARD ONLY 10 FT. FRONT / 25 FT. DEEP - PRESTANDING AND MONUMENT SIGN	FRONT YARD 7.5 FT. FRONT 25 FT. DEEP - PRESTANDING AND MONUMENT SIGN	FRONT YARD ONLY 10 FT. FRONT / 25 FT. DEEP - PRESTANDING AND MONUMENT SIGN	V
125-15.3.2.6	MINIMUM SIGN OFFSET AND SIDE YARD SETBACK	60 FT. FRONT / 60 FT. DEEP - SHOPPING CENTER SIGN	60 FT. FRONT / 60 FT. DEEP - SHOPPING CENTER SIGN	60 FT. FRONT / 60 FT. DEEP - SHOPPING CENTER SIGN**	V
125-15.3.2.7	MAX. SIGN AREA	50 SQ. FT. - PRESTANDING SIGN 50 SQ. FT. - MONUMENT SIGN 150 SQ. FT. - SHOPPING CENTER SIGN	120 SQ. FT. - PRESTANDING SIGN* 230 SQ. FT. - SHOPPING CENTER SIGN*	50 SQ. FT. - PRESTANDING SIGN 50 SQ. FT. - MONUMENT SIGN 150 SQ. FT. - SHOPPING CENTER SIGN**	V
125-15.3.2.8	MIN. SIGN HEIGHT	10 FT. - PRESTANDING SIGN 7 FT. - MONUMENT SIGN N/A - SHOPPING CENTER SIGN	20 FT. - PRESTANDING SIGN* 25 FT. - SHOPPING CENTER SIGN*	10 FT. - PRESTANDING SIGN 7 FT. - MONUMENT SIGN 22 FT. - SHOPPING CENTER SIGN**	V
125-15.3.2.9	MAX. SIGN HEIGHT	20 FT. - PRESTANDING SIGN 15 FT. - MONUMENT SIGN 20 FT. - SHOPPING CENTER SIGN	20 FT. - PRESTANDING SIGN* 25 FT. - SHOPPING CENTER SIGN*	20 FT. - PRESTANDING SIGN 15 FT. - MONUMENT SIGN 22 FT. - SHOPPING CENTER SIGN**	V
125-15.3.2.10	MAX. SIGN WIDTH	8 FT. - PRESTANDING SIGN 15 FT. - MONUMENT SIGN 15 FT. - SHOPPING CENTER SIGN	15 FT. - PRESTANDING SIGN* 15 FT. - SHOPPING CENTER SIGN*	8 FT. - PRESTANDING SIGN 15 FT. - MONUMENT SIGN 15 FT. - SHOPPING CENTER SIGN**	V
C - COMPLIES W - VIOLATES * - EXISTING NONCONFORMITY ** - NO CHANGE TO EXISTING NONCONFORMITY V - PROPOSED VARIANCE					
NOTES:					
1. ALL SETBACK CALCULATIONS ARE BASED ON A "NOTED YARD LINE PROSPECT" ANALYSIS AND THE FRONT YARDS ARE THE ENTIRE REMAINDER OF THE PROPERTY FRONT YARD ONLY.					