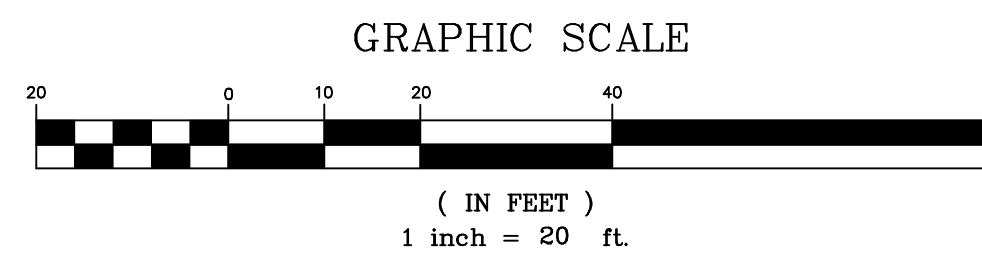
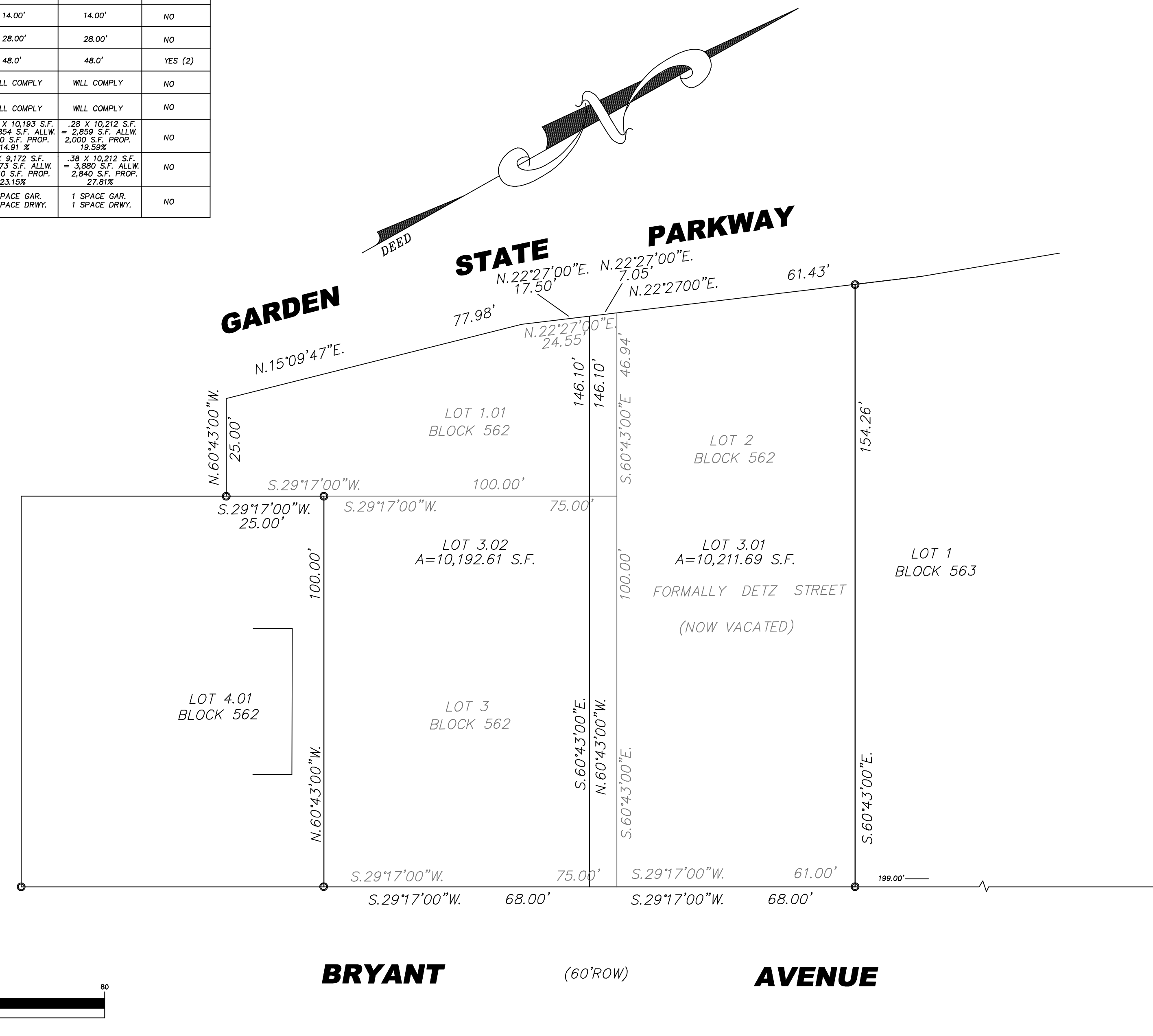
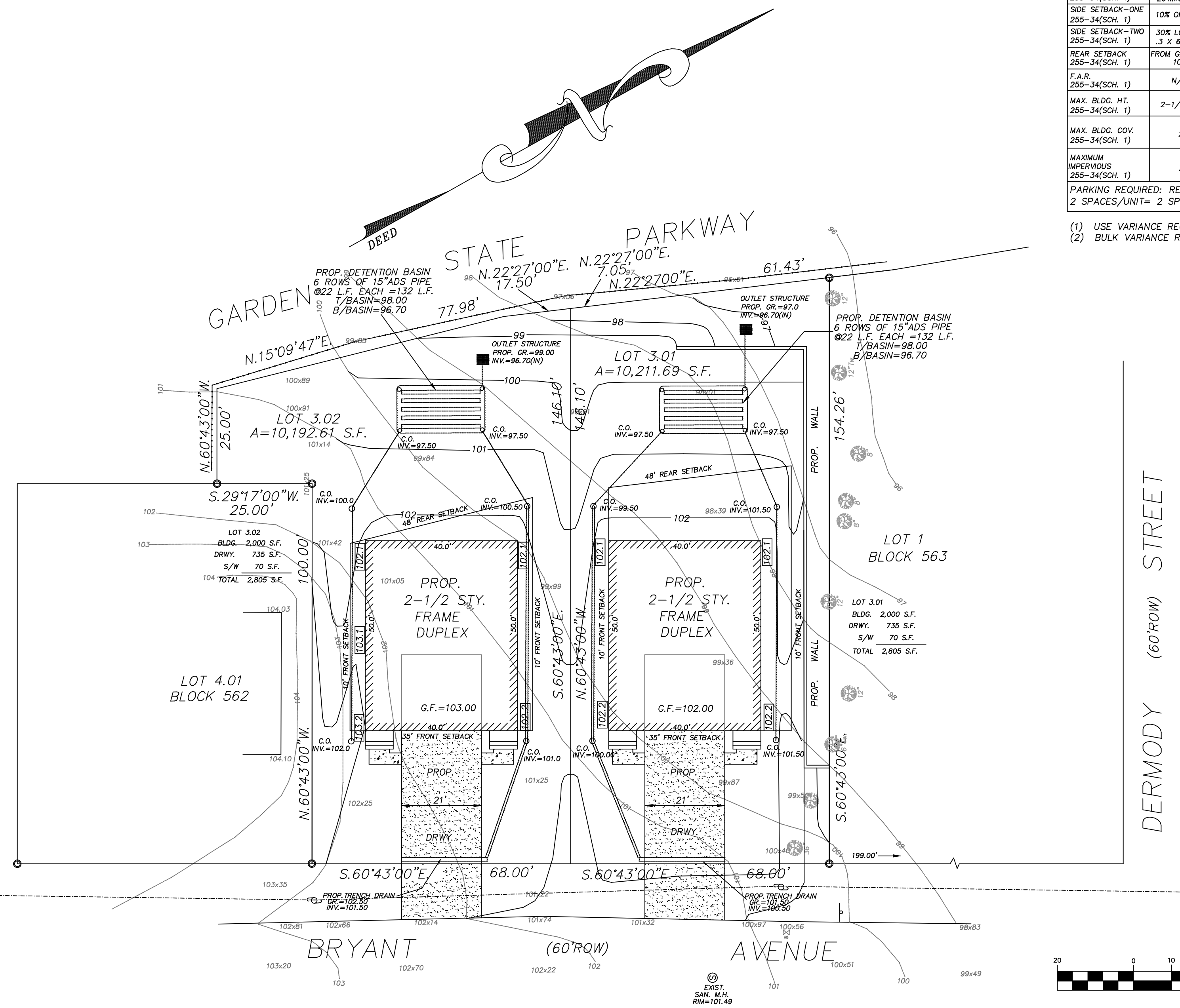


PROPOSED SITE PLAN

PROPOSED SUBDIVISION

ZONE R-3	REQUIRED	LOTS 1,01,2 & 3 EXISTING	LOT 3.02 PROPOSED	LOT 3.01 PROPOSED	VARIANCE REQUIRED
ONE FAMILY RESIDENTIAL 255-34A	SINGLE FAMILY	VACANT	TWO FAMILY	TWO FAMILY	YES (1)
TRACT AREA 255-34(SCH. 1)	8,000 S.F.	20,406.36 S.F.	10,192.61 S.F.	10,211.69 S.F.	NO
LOT DEPTH 255-34(SCH. 1)	123.0'	138.63' AVG.	135.5' AVG.	150.18' AVG.	NO
LOT WIDTH 255-34(SCH. 1)	65' INTERIOR	136.0'	68.00'	68.00'	NO
FRONT SETBACK 255-34(SCH. 1)	25.0' or PREV. 20'MIN./35'MAX.	N/A	35.0'	35.0'	NO
SIDE SETBACK-ONE 255-34(SCH. 1)	10X OR 7' MIN.	N/A	14.00'	14.00'	NO
SIDE SETBACK-TWO 255-34(SCH. 1)	30% LOT WIDTH	N/A	28.00'	28.00'	NO
REAR SETBACK 255-34(SCH. 1)	FROM GAR. ST. PKWY 100.00'	N/A	48.0'	48.0'	YES (2)
F.A.R. 255-34(SCH. 1)	N/A	N/A	WILL COMPLY	WILL COMPLY	NO
MAX. BLDG. HT. 255-34(SCH. 1)	2-1/2 STORY/32'	N/A	WILL COMPLY	WILL COMPLY	NO
MAX. BLDG. COV. 255-34(SCH. 1)	28%	N/A	.28 X 10,193 S.F. = 2,854 S.F. ALLW. 1,500 S.F. PROP. 14.91 %	.28 X 10,212 S.F. = 2,859 S.F. ALLW. 2,000 S.F. PROP. 19.59%	NO
MAXIMUM IMPERVIOUS 255-34(SCH. 1)	38%	N/A	.38 X 8,172 S.F. = 3,125 S.F. ALLW. 2,360 S.F. PROP. 23.15%	.38 X 10,212 S.F. = 3,880 S.F. ALLW. 2,840 S.F. PROP. 27.81%	NO
PARKING REQUIRED: RESIDENTIAL 3 BDRM. 2 SPACES/UNIT= 2 SPACES EA. LOT			1 SPACE GAR. 1 SPACE DRWY.	1 SPACE GAR. 1 SPACE DRWY.	NO

(1) USE VARIANCE REQUIRED
(2) BULK VARIANCE REQUIRED



GENERAL NOTES:

- CONNECT ALL ROOF DRAINS INTO DETENTION SYSTEM.
- ALL UTILITIES FOR PROPOSED SITE WILL BE UNDERGROUND.
- THE SITE IS NOT WITHIN A FLOOD ZONE.
- NO WETLANDS PRESENT AT SITE.
- REUSE EXISTING UTILITY CONNECTIONS WHERE POSSIBLE.
- EXISTING GRADES SHALL BE MAINTAINED ALONG ALL PROPERTY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO ADVERSE GRADING CONDITIONS WILL BE CREATED ON ADJOINING PROPERTIES. THE APPLICANT IS RESPONSIBLE TO REMEDY DRAINAGE PROBLEMS CAUSED BY THE CONSTRUCTION TO THE SITE.
- WHERE EXISTING SIDEWALK, APRONS & CURB ARE REPLACED, THEY MUST BE REPLACED WITH EXACT MATERIALS, STYLE & PATTERN. THE CONTRACTOR IS RESPONSIBLE TO REPLACE ALL SIDEWALK CURB AND APRONS THAT ARE DAMAGED DUE TO CONSTRUCTION.
- ANY SIDEWALK OR CURB DAMAGED DUE TO CONSTRUCTION ACTIVITIES WILL BE REPLACED IN KIND BY THE CONTRACTOR AND AS DIRECTED BY THE TOWNSHIP ENGINEER.
- PAVEMENT ADJACENT TO CURB WILL BE REPLACE/REPAIRED AS DIRECTED BY THE TOWNSHIP ENGINEER.
- AREA BETWEEN CURB AND SIDEWALK, OTHER THAN WHERE APRONS ARE PROPOSED, SHALL BE TOPSOILED, SEEDED AND GRADED.
- ALL DEBRIS TO BE REMOVED FROM PROPERTY INCLUDING TREE BRANCHES, STONE, ETC. DEBRIS WILL BE REMOVED FROM ADJOINING PROPERTIES IF ACCESS IS ALLOWED.
- REMOVE AND REPLACE THE EXISTING CONCRETE APRON, SIDEWALK & CURB
- ALL EXCAVATED MATERIAL MUST BE REMOVED FROM SITE.
- GRADING AND CONSTRUCTION ACTIVITIES CANNOT AFFECT PRE-CONSTRUCTION DRAINAGE PATTERNS.
- AN APPROVED/REVISED GRADING PLAN IS NEEDED FOR ANY GRADING CHANGES.
- TREE REPLACEMENT PLAN WILL BE SUBMITTED UPON FINAL BUILDING DESIGN.
- SOIL ANALYSIS WILL BE SUBMITTED UPON FINAL BUILDING DESIGN.
- FINAL STORMWATER MANAGEMENT DESIGN AND FINAL GRADING WILL BE SUBMITTED AT PLOT PLAN SUBMISSION.
- MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WILL BE THE RESPONSIBILITY OF THE HOMEOWNER.

PREPARED BY:	REVISIONS	SUBDIVISION & SITE PLAN OF	
EDWARD S. DEC		127 BRYANT AVENUE	
		TOWNSHIP OF CRANFORD,	
		UNION COUNTY, NEW JERSEY	
		BEING ALSO KNOWN AS LOTS 1.01, 2, 3 & 4.01, BLOCK 562, TAX	
		MAP SH. NO. 139, TOWNSHIP OF CRANFORD, UNION COUNTY, N.J.	
		GUARRIELLO & DEC ASSOC. LLC	
		CIVIL ENGINEERS AND LAND SURVEYORS	
		131 NORTH MICHIGAN AVENUE	
		P.O. BOX 208	
		KENILWORTH, N.J. 07033	
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR # 24GB03897400 CERTIFICATE OF AUTH. # 24GA28048500	SCALE 1"=20'	JOB # B55-15	DATE Sept.30, 2020
		TEL-908-620-1139	FAX-908-620-1102
		SHEET NO: 3 OF 5	