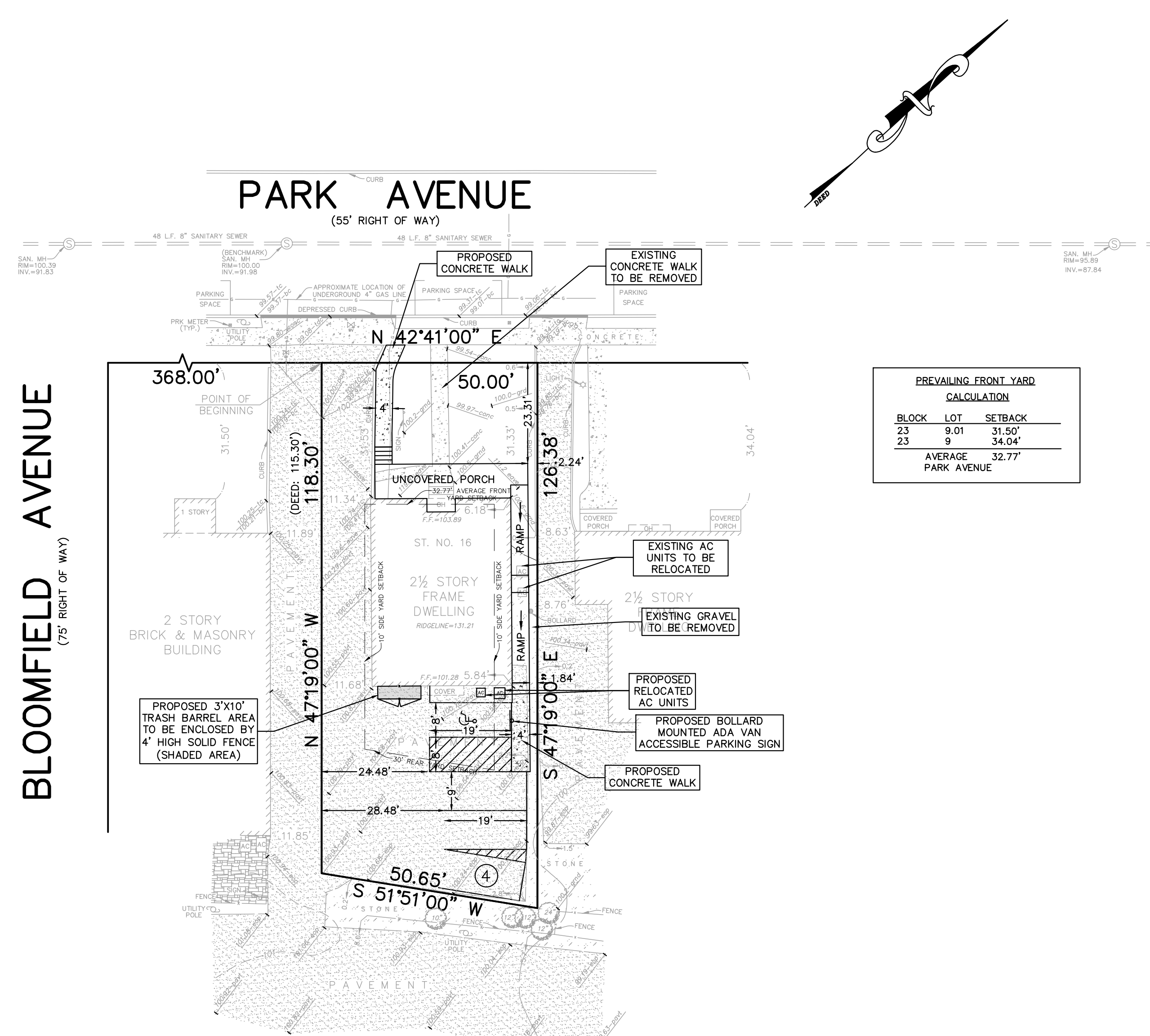


GENERAL NOTES:

- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
EKA ASSOCIATES,
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 4/27/2021
- THIS PARCEL IS KNOWN AS LOT 9.02 IN BLOCK 23 AS SHOWN ON SHEET 3 OF THE TAX MAPS OF THE BOROUGH OF CALDWELL.
- AREA OF PARCEL = 6,117 S.F. OR 0.14 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE SUBDISTRICT IV (DOWNTOWN INFILL) AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF CALDWELL.
- THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF PARK AVENUE APPROXIMATELY 8' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF TAX LOT 9.02, BLOCK 23 (THE SUBJECT PROPERTY). RIM ELEVATION = 100.00 (ASSUMED)
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A SITE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ANY EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
- PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP No. 34013C0084F DATED 6/4/2007.
- NO WETLANDS EXIST ON SITE BASED ON THE NJDEP ONLINE NJ-GEOWEB SERVICE.
- TOTAL EXISTING ON-SITE IMPERVIOUS COVERAGE = 5,013 S.F.
TOTAL PROPOSED ON-SITE IMPERVIOUS COVERAGE = 5,097 S.F.
TOTAL NET INCREASE IN ON-SITE IMPERVIOUS COVERAGE = 84 S.F.



PREVAILING FRONT YARD CALCULATION		
BLOCK	LOT	SETBACK
23	9.01	31.50'
23	9	34.04'
AVERAGE PARK AVENUE		32.77'

SCHEDULE OF GENERAL REQUIREMENTS

ZONE SUBDISTRICT IV (DOWNTOWN INFILL)			
EXISTING USE: DENTIST OFFICE & RESIDENTIAL UNIT (PERMITTED USE)			
PROPOSED USE: RETAIL SALES & RESIDENTIAL UNIT (PERMITTED USE)			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	6,000 S.F.	6,117 S.F.	6,117 S.F.
MIN. LOT WIDTH	60'	50'	50'
MIN. FRONT YARD (PREVAILING SETBACK)	32.77'	31.33'*	23.31' (V)
MIN. SIDE YARD	10'	5.84'*	5.84'* EX. BLDG. 1.84' (V) RAMP
MIN. REAR YARD	30'	44.65'	44.65'
MAX. BUILDING COVERAGE	60%	23.3%	31.0%
MAX. LOT COVERAGE	70%	82%*	83.3% (V)
MAX. NUMBER OF STORIES	3	2.5	2.5
MAX. BUILDING HEIGHT	35'	-	-
MAX. DENSITY	SITES <0.4 ACRE: 15 DU/AC. = 2.1 UNITS	1 RES. UNIT	1 RES. UNIT
MIN. PARKING SETBACK	5'	1.02'*	1.02'*
MIN. TWO WAY DRIVEWAY WIDTH	22'	11.34'*	11.34'*

* - DENOTES EXISTING VIOLATION
(V) - DENOTES VARIANCE REQUIRED

PARKING REQUIREMENTS

REQUIREMENT:
RESIDENTIAL UNITS: 1.5 MIN.-2.5 MAX. SPACES
COMMERCIAL USE: 1 PER 287.7 S.F. = 1 PER 400 S.F.

PROPOSED:
RESIDENTIAL UNITS: ONE UNIT = 1.5 SPACES
COMMERCIAL USE: 1,390 S.F./400 = 3.48 SPACES
REQUIRED = 4.98 SPACES (USE 5 SPACES)
PROPOSED SPACES = 4 SPACES (INCLUDES 1 HANDICAPPED SPACE) (VARIANCE REQUIRED)

BICYCLE PARKING REQUIREMENTS

REQUIREMENT:
COMMERCIAL USE: 1 SPACE PER 7,500 S.F.

PROPOSED:
COMMERCIAL USE: 1,390 S.F./7,500 = 0.18 SPACES
REQUIRED = 0.18 SPACES (USE 0 SPACES)
PROPOSED SPACES = 0 SPACES

LEGEND

-sww	- EXISTING SIDEWALK ELEVATION	-PRO	- PROPOSED CONTOUR
-gnd	- EXISTING GROUND ELEVATION	-psp	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	-pvt	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	-gvl	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	-bldg	- EXISTING BUILDING ELEVATION
-dc	- EXISTING DEPRESSED CURB	-conc	- EXISTING CONCRETE ELEVATION
SM	- EXISTING SANITARY MANHOLE	TM	- EXISTING TOP OF GRATE ELEVATION
ST	- EXISTING STORM MANHOLE	INV	- EXISTING INVERT
UP	- EXISTING UTILITY POLE	-eop	- EXISTING SPOT ELEVATION
WV	- EXISTING WATER VALVE	-eop	- EXISTING EDGE OF PAVEMENT ELEVATION
WT	- EXISTING TREE AND SIZE	-200	- EXISTING CONTOUR
X	- EXISTING TREES TO BE REMOVED		

SITE PLAN
TAX LOT 9.02 BLOCK 23
BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS:
6/21/2021 - REVISED PER BOROUGH COMMENTS

Thomas J. Quinn
THOMAS J. QUINN, P.E., C.M.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 246E04107200

