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ALTA/NSPS LAND TITLE SURVEY DYNAMIC SURVEY, LLC 1904 MAIN STREET LAKE COMO, NJ 07719 PROJECT #: 2362-99-007S DATED: 09/27/2019; LAST REVISED 09/22/20 BLOCK 21, LOTS 30.01, 31, 32, & HIGHWAY 22 GROCERY OWNERS LLC SEVENTH AVE 15TH FL NEW YORK, NY 10001

OLD 22 URBAN RENEWAL ASSOCIATES, LLC 5 POWELL LANE 5 POWELL LANE COLLINGSWOOD, NJ 08108

BLOCK 21, LOTS 29, 30.01, 31, 32 & 33 49 N.J.S.H. ROUTE 173

TOWN OF CLINTON HUNTERDON COUNTY, NJ ZONE: OLD HIGHWAY REDEVELOPMENT AREA USE: MIXED-USE DEVELOPMENT (PERMITTED)

ARCHITECTURAL PLANS HALEY DONOVAN 400 BROADWAY UNIT 101 CAMDEN NJ 08103 DATE: 08/13/2020; LAST REVISED 09/22/20 BLOCK 21, LOT 29 WL CLINTON LLC 5 POWELL LANE COLLINGSWOOD, NJ 08108

EQUIREMENTS:	22 / 10		
JIREMENT	OLD HIGHWAY REDEVELOPMENT AREA	EXISTING	PROPOSED
-USE)	200,000 SF	5.64 AC (245,751 SF)	5.64 AC (245,751 SF)
	ार्ग- 		
	30'	230.6'	82.2'
	50'	15.9'(E)	74.3'
	50'	60.1'	52.0'
(:			
	15'	18.1'	15.3'
	10'	10.6'	10.0'
	2 STORIES	N/A	4 STORIES
*	50.0'/4 STORIES	N/A	48.58'/4 STORIES
	ali ali		2
	25%	11.9% (29,353 SF)	15.5% (38,178 SF)
	60%	45.6% (111,965 SF)	54.2% (133,306 SF)
10 (FAR)	0.85	0.13	0.59
idential units	120	N/A	120
. FLOOR AREA	6,000 SF	28,492 SF	6,500 SF
KING STALLS:			
	1.5 SPACES/DU	N/A	180
L	1 SPACE/250 SF	137	28
	206	137	208
IMENSIONS	9'X18'	10'X18'	9'x18'
D-WAY)	24'	25'	24'

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (D): DEVIATION * REFER TO ARCHITECTURAL PLANS FOR BUILDING HEIGHT CALCULATIONS AND GRADING PLAN (SHEET 5) FOR AVERAGE GRADE CALCULATIONS.

LANDSCAPE REQUIREMENTS: OLD HIGHWAY REDEVELOPMENT PLAN (OHRP) [OHRP-E.10] A LANDSCAPE BUFFER CONSISTING OF A MINIMUM 50' SHALL BE PROVIDED ALONG THE REAR AND NORTHERNMOST PORTION OF THE AREA TO BE REDEVELOPED. SAID BUFFER SHALL CONSIST OF A MIX OF EXISTING VEGETATION, WHICH IS TO BE RETAINED TO THE MAXIMUM EXTENT PRACTICAL, AS WELL AS EVERGREEN TREES TO PROVIDE A VISUAL BARRIER TO RESIDENTIAL HOMES LOCATED ALONG CENTER STREET. (COMPLIES) [OHRP-F.3.ii] ALL LANDSCAPE AREAS SHALL BE DEFINED AS PLANTING BEDS DRESSED WITH MULCH OR OTHER SUITABLE GROUNDCOVER. (COMPLIES)

 [OHRP-F.3.ii] LANDSCAPE AREAS SHALL BE IRRIGATED. (COMPLIES)
 [OHRP-F.3.iv] STREET TREES SHALL BE PROVIDED OUTSIDE THE RIGHT-OF-WAY AND IN AREAS WHERE THEY WILL NOT INTERFERE WITH OVERHEAD UTILITY WIRES. STREET TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PER 40' OF FRONTAGE AND SHALL BE LOCATED NO CLOSER THAN 30' NOR MORE THAN 50' FROM ANY OTHER STREET TREE. 1 TREE/40' X 271' = 7 TREES REQUIRED; 12 TREES PROPOSED (COMPLIES)
 [OHRP-F.3.v] LANDSCAPE ISLANDS WITHIN PARKING AREAS SHALL INCLUDE EITHER AN ORNAMENTAL OR SHADE TREE AND GROUNDCOVER PLANTINGS. (COMPLIES)
 [OHRP-F.3.v] IN AREAS WHERE PARKING STALLS FACE ADJACENT PROPERTIES OR THE STREET, OR WHERE PARKING AREAS ARE VISIBLE FROM THE STREET, HEDGES CONSISTING OF EVERGREEN PLANT MATERIAL A MIN. OF 3' IN HEIGHT AT TIME OF PLANTING SHALL BE INSTALLED. (COMPLIES)
 [OHRP-F.3.vi] ALL BUILDINGS SHALL INCLUDE FOUNDATION PLANTINGS CONSISTING OF A MIX OF EVERGREEN AND DECIDIOLIS SHRIPS CRASSES AND DEPENDIALS AND ANNUAL ELOWERS A] LANDSCAPE AREAS SHALL BE IRRIGATED. (COMPLIES)

[OHRP-F.3.vii] ALL BUILDINGS SHALL INCLUDE FOUNDATION PLANTINGS CONSISTING OF A MIX OF EVERGREEN AND DECIDUOUS SHRUBS, GRASSES AND PERENNIALS AND ANNUAL FLOWERS. A MULCHED LANDSCAPE BED MIN. OF 3' IN WIDTH SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING. (COMPLIES) [OHRP-F.3.viii]SHADE TREES SHALL BE PROVIDED AT A RATE OF 4 SHADE TREES PER ACRE. 4 TREES X 5.64 ACRES = 23 TREES REQUIRED; 55 TREES PROPOSED (COMPLIES)

THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SU REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION

SUBMISSION WAVERS.
B. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEFORF ORMED IN ACCORDANCE WITH THESE PLANS AND STEP (SUBJECT CONSTRUCTION SHALL BEFORF ORMED IN ACCORDANCE WITH THESE PLANS AND STEP (SUBJECT CONSTRUCTION DOCUMENTS AND THANDARDS OF THE LOCAL GOVERNING AUTHORITY.
10. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND INCASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICATIONS THALL INCLORE THE LOCAL DEVENDATION OF THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
11. SITE CLARRING SHALL INCLUDE THE LOCATION AND REMOVAL OF THESE PLANS.
12. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
13. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
14. SOLD WASTE TO BE DISPOSED OF BY CONTRACTOR HANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. SOLD WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
15. ALL EXCAVATED UNSUITABLE MATERNAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
16. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING ERQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STADULTY OVERAGE. SUPFORMED IN APPROVED DISPOSAL LOCATION.
16. CONTRACTOR IS RESPONSIBLE MATERNAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
17. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPROVED CONSULT

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HIGHLANDS IMPERVIOUS SURFACE CALCULATIONS:

* "IMPERVIOUS SURFACE" MEANS ANY STRUCTURE, SURFACE, OR IMPROVEMENT THAT REDUCES OR PREVENTS ABSORPTION OF STORMWATER INTO LAND AND INCLUDES POROUS PAVING, PAVER BLOCKS, GRAVEL, CRUSHED STONE, DECKS, PATIOS, ELEVATED STRUCTURES, AND OTHER SIMILAR STRUCTURES AND IMPROVEMENTS. (NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING ACT)

REQUIREMENTS		PROPOSED	5	
NUMBER OF SIGNS:	ONE (1)*	NUMBER OF SIGNS:	ONE (1)	
MAX. SIGN AREA:	36 SF	SIGN AREA:	24 SF	
MAX. SIGN HEIGHT:	6'	SIGN HEIGHT:	±4.2'	
MAX. SIGN WIDTH:	6'	SIGN WIDTH:	6'	
MIN. SIGN SETBACK (PROPERTY LINE):	10'	SIGN SETBACK:	12.3'	
MIN. SIGN SETBACK (STREET INTERSECTION):	50'	SIGN SETBACK:	> 50'	
MAX. CLEARANCE:	3'	SIGN CLEARANCE:	N/A	
/A: NOT APPLICABLE (V): VARIANCE ONTAGE OF 150' OR GREATER. ANS FOR ANY BUILDING/WALL-MOUNTED SIGNS	& ZONING REQU	IREMENTS FOR SAME.	GRAPHIC	SCALE
	-30	0 15	30	60
/2020, LAST REVISED 09/22/2020.]			(IN FE 1 INCH =	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

