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GENERAL	NOTES					
. THIS PLAN HAS BEEN	PREPARED BASED ON F PRELIMINARY TOPOGRAI PREPARED BY DYNAMIC 1904 MAIN STREET LAKE COMO, NU 0771S					
. APPLICANT:	LAKE COMO, NJ 07715 DATED MAY 24, 2019 RPM DEVELOPMENT 77 PARK STREET MONTCLAIR, NJ 07042					
. OWNER:	LAWRENCE SHOPPING 112 WEST 34th STREE NEW YORK, NY 10120	CENTER ASSOCIATION ET #2106				
. PARCEL DATA: . ZONE:	BLOCK 2001, LOTS 3, TOWNSHIP OF LAWREN MERCER COUNTY, NJ ZONE HC (HIGHWAY CO ZONE R=4 (RESIDENTI	, 60–66, & 68 ICE :OMMERCIAL ZONE) (LOT IAL ZONE) (LOTS 60–66	3 & 68)			
. EXISTING USE:	OFFICES (PERMITTED L RETAIL SALES OF GOO SHOPPING CENTER (PE	USE) (§ 420.B.10.) & DDS AND SERVICES (PEF ERMITTED USE) (§ 420.	RMITTED USE) (§ 420.B.11.) B.13)			
. PROPOSED USE:	OFFICES (PERMITTED L RETAIL SALES OF GOO SHOPPING CENTER (PI TOWNHOUSE, QUADRAF & (HC ZONE) (NON-1	JSE) (§ 420.b.10.) DS and services (PEF ERMITTED USE) (§ 420. PLEX OR APARTMENT DV PERMITTED USE IN THE	RMITTED USE) (§ 420.B.11.) B.13) Vellings (Non–permitted u HC ZONE) (§ 420.B)	SE IN THE R-4 ZONE) (§ 407.D.3)		
. SCHEDULE OF ZONING ZONE REQU	REQUIREMENTS (§ 407	Z.D & 420.E.(1))	R-4 ZONE	EXISTING	PROPOSED LOT 2.01	PROPOSED LOT 2.02
MINIMUM LOT AREA MINIMUM LOT FRONTA MINIMUM LOT WIDTH	GE	40,000 SF 200 FT 200 FT	60,000 SF 150 FT N/S	2,272,718 SF (52.17 Ac) 135.2 FT (E) 1,530.4 FT	2,085,349 SF (47.87 Ac) 135.2 FT (E) 1,530.4 FT	187,389 SF (4.30 Ac) 720.0 FT 716.3 FT
MINIMUM LOT DEPTH MINIMUM FRONT YARE) SETBACK [2]	175 FT 25 FT	N/S 50 FT	278.7 FT 104.4 FT	470.2 FT 104.4 FT	243.8 FT 25.2 FT
MINIMUM SIDE YARD MINIMUM REAR YARD MAXIMUM FLOOR ARE	SETBACK [2]	25 FT 60 FT [6]	40 FT 50 FT 0.50	46.5 FT 68.2 FT 0.16 (365,340 SF)	46.5 FT 43.0 FT (V) 0.17 (365,340 SF)	26.9 FT 63.6 FT 0.39 (72,206 SF) (V)
MAXIMUM PLOOR ARE MAXIMUM IMPERVIOUS MAXIMUM BUILDING H	SURFACE RATIO	[7] 35 FT	N/S 35 FT	0.69 (1,564,553 SF) 33.6 FT	0.75 (1,560,941 SF) (V) 33.6 FT	0.54 (100,962 SF) 39.8 FT (V)
MINIMUM SIDE YARD (ACCESSORY BUILDING MINIMUM REAR YARD	G) SETBACK	20 FT 20 FT	N/A	194.6 FT 17.7 FT (E)	194.6 FT 17.7 FT (E)	N/A N/A
(ACCESSORY BUILDING MINIMUM DISTANCE TO BUILDING (ACCESSOR) OTHER	25 FT	N/A	N/A	N/A	N/A
MINIMUM DISTANCE TO BUILDING (ACCESSOR' MAXIMUM HEIGHT (AC	Y BUILDING) [4]	50 FT 20 FT	N/A	19.4 FT (E) < 20 FT	19.4 FT (E)	33.4 FT (V) N/A
BUILDING) MINIMUM USABLE YAR N/S: NO STANDARD	rd area N/a: NOT applica	N/S BLE (E): EXISTING	20% EACH YARD	N/S '): VARIANCE	N/S	46.1% (86,427 SF)
1] LOT DEPTH: THE SHO 2] ANY REQUIRED YARD 3] WHEN THE SEPARATIO	RTEST HORIZONTAL DIST OR REQUIRED SETBACK N AREA IS NOT LISED F	TANCE BETWEEN THE FR SHALL BE MEASURED FOR PARKING OR VEHIC	CONT LOT LINE AND A LINE D FROM THE CLOSEST EDGE OF	,	T LINE THROUGH THE MIDPOINT OF THE ELAWARE AND RARITAN CANAL COMMISSI	REAR LOT LINE. (§201) DN. (§400.C.4)
5 NO ACCESSORY BUILD 6 0.25 FOR LOTS LESS 7 0.70 FOR LOTS LESS	I AREA IS USED FOR F ING SHALL BE PERMITTI THAN 5 ACRES, 0.30 I THAN 5 ACRES, 0.75	PARKING OR VEHICULAR ED IN THE FRONT YARE FOR LOTS 5 ACRES OR FOR LOTS 5 ACRES OR	CIRCULATION. (§420.E.2.E) . (§420.E.2.A) LARGER LARGER			
ARKING REQUIREMENTS A. THE MINIMUM WIDTH B. LANDSCAPE ISLANDS OR MEDIUM TREES, 4 C. PARKING AND LOADIN	OF LANDSCAPE ISLANDS SHALL BE PLANTED WIT 4 SMALL OR ORNAMENT 1G AREAS SHALL BE SC	S SHALL BE EIGHT (8) TH A COMBINATION OF AL TREES AND 60 SHR REENED BY A COMBINA OF A COMBINA	FEET ON THE SIDE OF PARK DECIDUOUS TREES, EVERGREE UBS PER 100 LINEAL FEET A TION OF BERMS, HEDGES, FE	ING SPACES AND TEN (10) FEET BI IN AND DECIDUOUS SHRUBS, AND G ALONG THE LONG AXIS OF THE ISLAI INCES OR WALLS. THE MINIMUM SCR	ETWEEN PARKING BAYS (\$ 525.L.1.) ROUND COVER AT THE RATE OF 6 LAR(ND (\$ 525.L.2.) EENING HEIGHT AT PLANTING SHALL BE ISLAND (\$ 525.L.5.) ERVED (\$ 530.B.) 5.2). (\$ 530.C.1)	SE 3
D. NO MORE THAN TWEN	ITY (20) PARKING SPAC STREET PARKING AND L /ELOPMENTS, OFF-STRE ES, PARKING SPACES	AST & FEET WITHIN THK ZES SHALL BE PLACED OADING FACILITIES SHAL IET PARKING SHALL BE HALL BE NINE (9) FEE	IN ONE ROW OF PARKING W L BE LOCATED ON THE SAM PROVIDED AS REQUIRED IN BY EIGHTEEN (18) FEET. (1)	9 325.L.S.) ITHOUT AN INTERVENING LANDSCAPE E LOT OR PREMISES AS THE USE S N.J.A.C. 5:21–1. (SEE ALSO TABLE \$ 530.D.1)	ISLAND (§ 525.L.5.) ERVED (§ 530.B.) 5.2). (§ 530.C.1)	
E. ALL REQUIRED OFF-S F. FOR RESIDENTIAL DEV G. FOR RESIDENTIAL USI	BE SET BACK FROM P	ALL LOT LINES A MINIM LOCATED IN ANY REQUI PUBLIC STREETS AND F FROM THE RIGHT-OF-V			30.F.) (V) 30.F.) (V) A PARKING LOT (\$ 530.F.) TE STREET TO THE NEAREST PARKING OK EROM THE COMMON LOT LINE SHAL	
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