

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

MONTCLAIR, NJ 07042 LAWRENCE SHOPPING CENTER ASSOCIATION OWNER:

4. PARCEL DATA: ZONE HC (HIGHWAY COMMERCIAL ZONE) (LOT 3 & 68) ZONE R-4 (RESIDENTIAL ZONE) (LOTS 60-66) 5. ZONE:

6. EXISTING USE:

OFFICES (PERMITTED USE) (\$ 420.B.10.)
RETAIL SALES OF GOODS AND SERVICES (PERMITTED USE) (\$ 420.B.11.)
SHOPPING CENTER (PERMITTED USE) (\$ 420.B.13)
TOWNHOUSE, QUADRAPLEX OR APARTMENT DWELLINGS (NON-PERMITTED USE IN THE R-4 ZONE) (\$ 407.D.3)

& (HC ZONE) (NON-PERMITTED USE IN THE HC ZONE) (§ 420.B)

ZONE REQUIREMENT	ZONE HC	R-4 ZONE	EXISTING	PROPOSED LOT 2.01	PROPOSED LOT 2.02
MINIMUM LOT AREA	40,000 SF	60,000 SF	2,272,718 SF (52.17 Ac)	2,085,349 SF (47.87 Ac)	187,389 SF (4.30 Ac)
MINIMUM LOT FRONTAGE	200 FT	150 FT	135.2 FT (E)	135.2 FT (E)	720.0 FT
MINIMUM LOT WIDTH	200 FT	N/S	1,530.4 FT	1,530.4 FT	716.3 FT
MINIMUM LOT DEPTH [1]	175 FT	N/S	278.7 FT	470.2 FT	243.8 FT
MINIMUM FRONT YARD SETBACK [2]	25 FT	50 FT	104.4 FT	104.4 FT	25.2 FT
MINIMUM SIDE YARD SETBACK [2]	25 FT	40 FT	46.5 FT	46.5 FT	26.9 FT
MINIMUM REAR YARD SETBACK [2]	60 FT	50 FT	68.2 FT	43.0 FT (V)	63.6 FT
MAXIMUM FLOOR AREA RATIO	[6]	0.50	0.16 (365,340 SF)	0.17 (365,340 SF)	0.39 (72,206 SF) (V)
MAXIMUM IMPERVIOUS SURFACE RATIO	[7]	N/S	0.69 (1,564,553 SF)	0.75 (1,560,941 SF)	0.53 (98,959 SF)
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	33.6 FT	33.6 FT	39.8 FT (V)
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	20 FT	N/A	194.6 FT	194.6 FT	N/A
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	20 FT	N/A	17.7 FT (E)	17.7 FT (V)	N/A
MINIMUM DISTANCE TO OTHER BUILDING (ACCESSORY BUILDING) [3]	25 FT	N/A	N/A	N/A	N/A
MINIMUM DISTANCE TO OTHER BUILDING (ACCESSORY BUILDING) [4]	50 FT	N/A	19.4 FT (E)	19.4 FT (E)	33.4 FT (V)
MAXIMUM HEIGHT (ACCESSORY BUILDING)	20 FT	N/A	< 20 FT	< 20 FT	N/A
MINIMUM USABLE YARD AREA	N/S	20% EACH YARD	N/S	N/S	47.2% (88,430 SF)

[1] LOT DEPTH: THE SHORTEST HORIZONTAL DISTANCE BETWEEN THE FRONT LOT LINE AND A LINE DRAWN PARALLEL TO THE FRONT LOT LINE THROUGH THE MIDPOINT OF THE REAR LOT LINE. (\$201) [2] ANY REQUIRED YARD OR REQUIRED SETBACK SHALL BE MEASURED FROM THE CLOSEST EDGE OF ANY BUFFER REQUIRED BY THE DELAWARE AND RARITAN CANAL COMMISSION. (\$400.C.4) WHEN THE SEPARATION AREA IS NOT USED FOR PARKING OR VEHICULAR CIRCULATION. (\$420.E.2.D) 4] WHEN THE SEPARATION AREA IS USED FOR PARKING OR VEHICULAR CIRCULATION. (§420.E.2.E) 5] NO ACCESSORY BUILDING SHALL BE PERMITTED IN THE FRONT YARD. (§420.E.2.A) [6] 0.25 FOR LOTS LESS THAN 5 ACRES, 0.30 FOR LOTS 5 ACRES OR LARGER [7] 0.70 FOR LOTS LESS THAN 5 ACRES, 0.75 FOR LOTS 5 ACRES OR LARGER

A. THE MINIMUM WIDTH OF LANDSCAPE ISLANDS SHALL BE EIGHT (8) FEET ON THE SIDE OF PARKING SPACES AND TEN (10) FEET BETWEEN PARKING BAYS (§ 525.L.1.)
B. LANDSCAPE ISLANDS SHALL BE PLANTED WITH A COMBINATION OF DECIDIOUS TREES, EVERGREEN AND DECIDIOUS SHRUBS, AND GROUND COVER AT THE RATE OF 6 LARGE OR MEDIUM TREES, 4 SMALL OR ORNAMENTAL TREES AND 60 SHRUBS PER 100 LINEAL FEET ALONG THE LONG AXIS OF THE ISLAND (§ 525.L.2.)
PARKING AND LOADING AREAS SHALL BE SCREENED BY A COMBINATION OF BERMS, HEDGES, FENCES OR WALLS. THE MINIMUM SCREENING HEIGHT AT PLANTING SHALL BE 3

FEET AND SHALL HAVE A HEIGHT OF AT LEAST 4 FEET WITHIN THREE YEARS OF INSTALLATION (§ 525.L.3.)

D. NO MORE THAN TWENTY (20) PARKING SPACES SHALL BE PLACED IN ONE ROW OF PARKING WITHOUT AN INTERVENING LANDSCAPE ISLAND (§ 525.L.5.)

E. ALL REQUIRED OFF-STREET PARKING AND LOADING FACILITIES SHALL BE LOCATED ON THE SAME LOT OR PREMISES AS THE USE SERVED (§ 530.B.)

F. FOR RESIDENTIAL DEVELOPMENTS, OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED IN N.J.A.C. 5:21-1. (SEE ALSO TABLE 5.2). (§ 530.C.1)

G. FOR RESIDENTIAL USES, PARKING SPACES SHALL BE PARKING 9) FEET BY EIGHTEEN (18) FEET. (§ 530.D.1)
H. PARKING LOTS SHALL BE SET BACK FROM ALL LOT LINES A MINIMUM OF 25 FEET UNLESS A LARGER SETBACK IS REQUIRED (§ 530.F.)
I. PARKING SHALL NOT BE PERMITTED TO BE LOCATED IN ANY REQUIRED LANDSCAPING BUFFER (§ 530.F.)
J. SETBACKS SHALL BE REQUIRED FROM ANY PUBLIC STREETS AND FROM PRIVATE INTERNAL COLLECTOR ACCESS ROADS THAT SERVE A PARKING LOT (§ 530.F.)
I. SETBACK MEASUREMENTS SHALL BE FROM THE RIGHT-OF-WAY OF A PUBLIC STREET AND FROM THE CURBLINE OF A PRIVATE STREET TO THE NEAREST PARKING SPACE (§ 530.F.) K. WHERE PARKING AREAS OF THE REGIONAL SHOPPING MALL ABUT PARKING AREAS ON CONTIGUOUS PROPERTY THE REQUIRED SETBACK FROM THE COMMON LOT LINE SHALL

BE 10 FEET (\$ 530.F.)

L. FOR HANDICAPPED PARKING, THE MAXIMUM DISTANCE FROM THE BUILDING SHALL BE ONE HUNDRED (100) FT (\$ 530.I.1.) (V)

M. FOR RESIDENT PARKING, THE MAXIMUM DISTANCE FROM THE BUILDING SHALL BE TWO HUNDRED—FIFTY (250) FT (\$ 530.I.1.)

N. DIRECT ACCESS TO AN OFF—STREET PARKING SPACE FROM A PUBLIC OR PRIVATE STREET, OR AN INTERNAL COLLECTOR DRIVE IS PROHIBITED (\$ 530.I.3.)

O. WHERE SIDEWALKS OCCUR IN PARKING AREAS, PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER THE SIDEWALK UNLESS AN ADDITIONAL 2 FEET IN WIDTH IS PROVIDED IN ORDER TO ACCOMMODATE SUCH OVERHANG (§ 530.1.6.)

P. PARKING CALCULATION (LOTS 3, 60-66, 68)(§ 504.N.Table 5.2):

6 UNITS X 1.8 SPACES/UNIT = 10.8 SPACES 27 UNITS X 2.0 SPACES/UNIT = 54.0 SPACES 21 UNITS X 2.1 SPACES/UNIT = 44.1 SPACES 1 BEDROOM GARDEN APARTMENT: 6 UNITS X 1.8 SPACES/UNIT 2 BEDROOM GARDEN APARTMENT:

TOTAL SPACES REQUIRED: = 108.9 SPACES TOTAL SPACES PROPOSED: = 109 SPACES

10. ACCESS DRIVE AND DRIVEWAY REQUIREMENTS
A. RESIDENTIAL DRIVEWAYS SHALL BE SET BACK 5 FEET FROM THE SIDE OR REAR PROPERTY LINE. THIS REQUIREMENT, HOWEVER, SHALL NOT PREVENT ACCESS FROM AN B. THE MINIMUM LENGTH OF THE ACCESS DRIVE SHALL BE FIFTY (50) FEET FOR PARKING LOTS WITH FORTY (40) TO NINETY-NINE (99) TOTAL PARKING SPACES (§ 530.1.2.)
C. ACCESS POINTS FROM ANY ONE LOT CROSSING THE STREET LINE SHALL BE LIMITED TO A MAXIMUM OF TWO ALONG THE FRONTAGE OF ANY SINGLE STREET. THE CENTERLINES OF ANY SEPARATE ACCESS POINTS SHALL BE SPACED AT LEAST SIXTY—FIVE (65) FEET APART, SHALL HANDLE NO MORE THAN TWO (2) DIRECTIONS OF TRAFFIC; SHALL BE AT LEAST TWENTY (20) FEET FROM ANY SIDE OR REAR PROPERTY LINES; AND SHALL BE SET BACK FROM THE STREET LINE OF ANY INTERSECTING STREET AT LEAST FIFTY (50) FEET OR ONE—HALF THE LOT FRONTAGE, WHICHEVER IS GREATER, EXCEPT THAT IN NO CASE NEED THE SETBACK DISTANCE EXCEED TWO

D. TWO-WAY ACCESS DRIVES FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL NOT EXCEED 12 FEET PER LANE (§ 430.0.)

E. FOR NINETY (90) DEGREE PARKING SPACES, THE REQUIRED AISLE WIDTH FOR ONE-WAY TRAFFIC SHALL BE TWENTY-TWO (22) FEET (§ 430.P.2.Table 5.17)

F. FOR NINETY (90) DEGREE PARKING SPACES, THE REQUIRED AISLE WIDTH FOR TWO-WAY TRAFFIC SHALL BE TWENTY-FOUR (24) FEET (§ 430.P.2.Table 5.17)

A. THERE SHALL BE NO DISTURBANCE, INCLUDING BUT NOT LIMITED TO, GRADING AND THE PLACEMENT OF BUILDINGS, WITHIN 100 FEET OF THE 100-YEAR FLOOD PLAIN OF A STREAM ALONG ALL STREAM CORRIDORS OR FROM THE UPPER BANK FOR WHICH A FLOOD PLAIN LINE HAS NOT BEEN ESTABLISHED EXCEPT FOR NECESSARY STORM WATER OUTFALL STRUCTURES AND PIPING (§ 430.J.)

B. THE MINIMUM WIDTH OF A LANDSCAPE BUFFER SHALL BE DEPENDENT ON THE PROPOSED USE OF A PROPERTY AND THE LAND USES ADJACENT TO IT IN ACCORDANCE WITH TABLE 5.10 (§ 525.H.TABLE 5.10):

• 50 FT BUFFER IS REQUIRED WHEN AN APARTMENT BUILDING IS ADJACENT TO A SINGLE FAMILY HOME

• 25 FT BUFFER IS REQUIRED WHEN AN APARTMENT BUILDING IS ADJACENT TO RETAIL

• 0 FT BUFFER IS REQUIRED WHEN A DUPLEX IS ADJACENT TO A SINGLE FAMILY HOME

• 40 FT BUFFER IS REQUIRED WHEN A DUPLEX IS ADJACENT TO RETAIL

C. MINIMUM PLANT DENSITY FOR BUFFERS ARE OUTLINED IN TABLE 5.11 (§ 525.H.TABLE 5.11)
D. ALLOWABLE REDUCTIONS IN BUFFER WIDTHS AND PLANT DENSITIES OUTLINED IN TABLE 5.12 (§ 525.H.TABLE 5.12)

A. VISUAL SCREENING IS REQUIRED TO BUFFER ALL TRASH ENCLOSURES, ABOVE GROUND PROPANE TANKS AND OTHER SIMILAR STRUCTURES (§ 525.A.8.)

B. THERE SHALL BE AT LEAST ONE TRASH AND RECYCLING PICK-UP LOCATION PROVIDED FOR EACH MULTI-FAMILY OR NON-RESIDENTIAL BUILDING WHICH SHALL BE SEPARATED FROM PARKING SPACES EITHER INSIDE OR OUTSIDE THE BUILDING. ALL TRASH AND RECYCLING LOCATIONS SHALL BE ENCLOSED AND LOCATED IN A MANNER WHICH IS OBSCURED FROM VIEW FROM PARKING AREAS, STREETS AND ADJACENT RESIDENTIAL USES OR ZONING DISTRICTS BY A FENCE, WALL, PLANTING OR COMBINATION OF THE THREE (§ 538.B.)
C. ALL EXTERIOR SOLID WASTE ENCLOSURES SHALL BE CONSTRUCTED OF MASONRY COMPATIBLE WITH THE ARCHITECTURAL MATERIALS OF THE BUILDING (§ 538.C.) LOCATED WITHIN THE BUILDING, THE DOORWAY MAY SERVE BOTH THE LOADING AND TRASH/GARBAGE FUNCTIONS AND IF LOCATED OUTSIDE THE BUILDING, IT MAY BE LOCATED ADJACENT TO OR WITHIN THE GENERAL LOADING AREA(S) PROVIDED THE CONTAINER IN NO WAY INTERFERES WITH OR RESTRICTS LOADING AND UNLOADING FUNCTIONS. MOREOVER, IF LOCATED OUTSIDE THE BUILDING, THE CONTAINER SHALL BE SITUATED ON THE SAME HORIZONTAL PLANE AS THE DRIVEWAY PROVIDING ACCESS TO

3. FENCES AND WALLS REQUIREMENTS A. FENCES SHALL BE LIMITED TO EIGHT (8) FEET IN HEIGHT (§ 524.A.)

B. WALLS SHALL BE LIMITED TO SIX (6) FEET IN HEIGHT (§ 524.A.)

THE CONTAINER (§ 538.D.)

14. R-4 CONDITIONAL USE REQUIREMENTS (FOR REFERENCE ONLY)

A. MAXIMUM TRACT SIZE: 7 ACRES

B. MAXIMUM GROSS DENSITY: 10 UNITS PER ACRE

C. MAXIMUM NUMBER OF UNITS PER BUILDING:

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(1) WITHIN 200 FEET OF EXISTING APARTMENT OR TOWNHOUSE USE: 30 UNITS

(2) 200 FEET OR GREATER DISTANCE FROM APARTMENT OR TOWNHOUSE USE: 4 UNITS

D. MINIMUM DISTANCE BETWEEN BUILDINGS: 40 FEET
E. MINIMUM DISTANCE FROM TRACT PERIMETER: 50 FEET
F. MAXIMUM HEIGHT:

(1) WITHIN 200 FEET OF EXISTING APARTMENT OF TOWNHOUSE USE: 4 UNITS

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(1) WITHIN 200 FEET OF EXISTING APARTMENT OR TOWNHOUSE USE: 32 FEET OR 2 STORIES (2) 200 FEET OR GREATER DISTANCE FROM APARTMENT OR TOWNHOUSE USE: 28 FEET OR 1.5 STORIES
G. AGE—RESTRICTED APARTMENTS SHALL BE PERMITTED A COMMON ACTIVITY ROOM AND A COMMON LAUNDRY WITHIN THE CONFINES OF THE BUILDING.
H. QUADRAPLEXES AND TOWNHOUSES MARKETED ON A FEE SIMPLE BASIS SHALL CONFORM TO THE LOT REQUIREMENTS OF \$410.G.3 AND -.4, RESPECTIVELY.
I. ANY OTHER STANDARD NOT MODIFIED HEREIN SHALL APPLY.

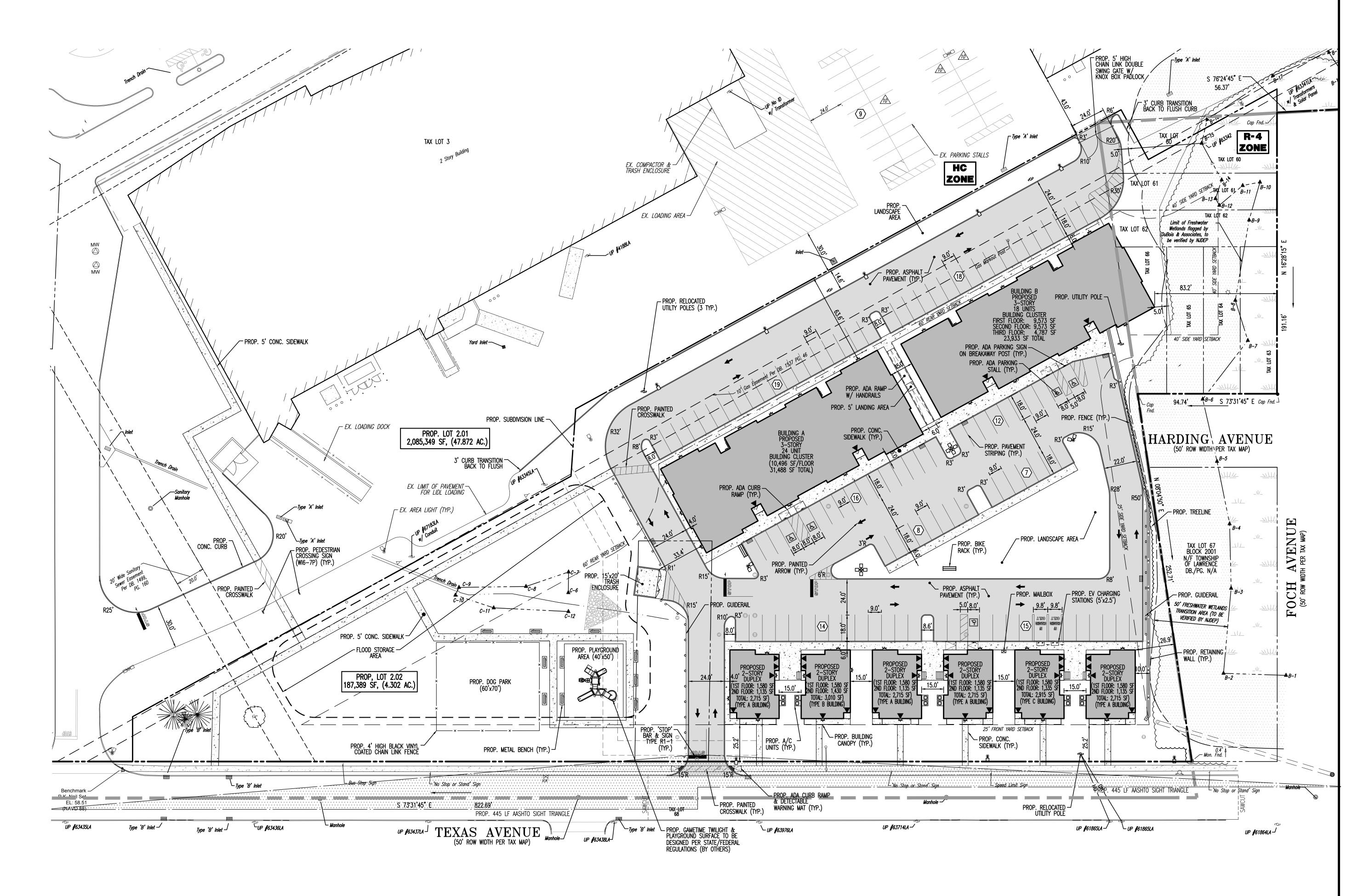
A. ALL BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 25 FEET PROVIDED SUCH SEPARATION IS TO BE USED SOLELY FOR PEDESTRIAN CIRCULATION. ALL BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 50 FEET WHEN ANY PART OF SUCH SEPARATION IS TO BE USED FOR PARKING OR VEHICULAR CIRCULATION. HOWEVER, THE SEPARATION REQUIREMENTS SHOULD NOT BE CONSTRUED TO PROHIBIT COVERED PEDESTRIAN WALKWAYS WHEN THE ROOF OR COVERING OF SUCH WALKWAY EXTENDS BETWEEN THE BUILDINGS (§ 420.F.2) (W)
B. WHERE APPROPRIATE, AGREEMENTS PROVIDING FOR CROSS ACCESS FOR PEDESTRIANS AND VEHICLES BETWEEN ADJACENT LOTS OR TRACTS SHALL BE PROVIDED TO REDUCE THE AMOUNT OF TRAFFIC ON ADJACENT ROADS (\$ 420.F.6)
C. APARTMENT BUILDINGS SHALL NOT EXCEED 240 LINEAL FEET THROUGH THE LONG AXIS OF THE BUILDING. LONGER BUILDINGS SHALL INTRODUCE AT LEAST A 135 DEGREE ANGLE AT THE INTERSECTION OF THE AXES BETWEEN DIFFERENT SEGMENTS OF THE BUILDING (§ 531.A.2)

D. ACCESS TO ANY UNIT SHOULD NOT REQUIRE A VERTICAL ASCENT OF OVER TWO STORIES (§ 531.A.8) (W)

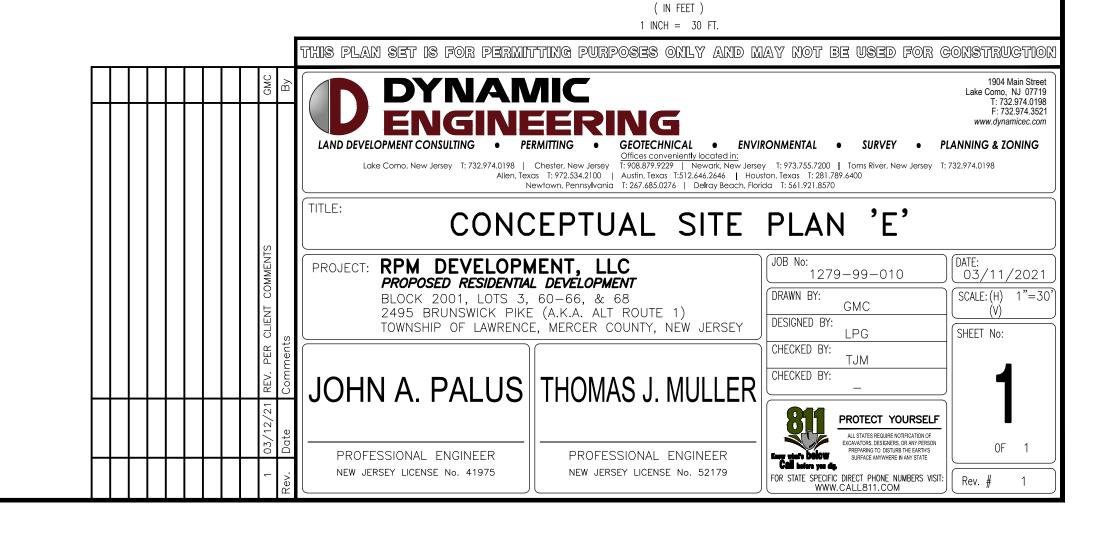
16. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.

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TOTAL PROPOSED UNITS = 54 UNITS



GRAPHIC SCALE