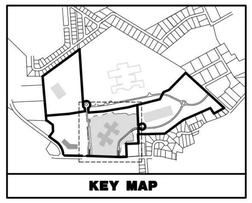

GENERAL NOTES

1. THIS PLAN REFERENCES: BOUNDARY AND TOPOGRAPHIC SURVEY 169 MINNISINK ROAD HARBOR CONSULTANTS INC. DATED MAY 12, 2017
2. APPLICANT/OWNER: NJDC URBAN RENEWAL, LLC 2 BROAD STREET, SUITE 400 BLOOMFIELD, NJ 07003
3. PARCEL DATA: BLOCK 154, LOT 19.07 MINNISINK ROAD (CR 642) BOROUGH OF TOTOWA PASSAIC COUNTY, NEW JERSEY
4. ZONED: NORTH JERSEY DEVELOPMENTAL CENTER (NJDC) REDEVELOPMENT PLAN; MRRZ ZONING DISTRICT
   EXISTING USE(S): FACILITES, NURSERY, SCHOOLS, ETC. **(PERMITTED USES)**
   PROPOSED USE: ASSISTED LIVING FACILITY **(CONDITIONALLY PERMITTED USE)**
5. SCHEDULE OF BULK REQUIREMENTS

ZONE REQUIREMENT	ZONE MRRZ	EXISTING	PROPOSED
MINIMUM LOT AREA	10 AC	6,045,740 SF (138.79 AC) (LOT 19)	6,044,390 SF (138.7 AC) (W/ROW DEDICATION) (LOT 19)
MAXIMUM BUILDING COVERAGE	15%	3.8% (± 5.28 AC.) (LOT 19)	14.39% (± 869,903.4 SF) (LOT 19) (6)
MAXIMUM IMPERVIOUS COVERAGE (EXCLUSIVE OF BUILDINGS)	20%	14.4% (± 20.0 AC.) (LOT 19)	14.45% (± 873,705 SF) (LOT 19) (7)
MINIMUM LOT AREA	10 AC	1,560,373 SF (35.821 AC) (LOT 19.07)	1,559,003 (35.79 AC) (LOT 19.07) (W/ROW DEDICATION)
MAXIMUM BUILDING COVERAGE	N/S	6.19% (±96,580 SF) (LOT 19.07)	7.96% (±124,133 SF) (LOT 19.07) (5)
MAXIMUM IMPERVIOUS COVERAGE (EXCLUSIVE OF BUILDINGS)	N/S	23.68% (±369,462 SF) (LOT 19.07)	26.6% (± 414,599 SF) (LOT 19.07) (5)
MINIMUM LOT FRONTAGE	200 FT	±1,258 FT (LOT 19.07)	±1,258 FT (LOT 19.07)
MINIMUM LOT WIDTH (2)	400 FT	±1,305 FT (LOT 19.07)	±1,305 FT (LOT 19.07)
MINIMUM LOT DEPTH (3)	600 FT	±924 FT (LOT 19.07)	±924 FT (LOT 19.07)
MINIMUM FRONT YARD SETBACK FOR BUILDINGS	100 FT	±220 FT (LOT 19.07)	231.0 FT (ALF)
MINIMUM REAR YARD SETBACK	100 FT	37.1 FT (E) (LOT 19.07)	214.6 FT (LOT 19.07)
MINIMUM SIDE YARD SETBACK	50 FT	31.9 FT (E) (LOT 19.07)	291.8 FT (LOT 19.07)
MAXIMUM BUILDING HEIGHT (1)	50 FT	<50 FT (LOT 19.07)	46.89 FT
MINIMUM BUILDING SPACE	50 FT	32 FT (E) (LOT 19.07)	>50 FT

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

NOTES:

1. THE BUILDING HEIGHT WAS CALCULATED AS FOLLOWS: THE AVERAGE PROPOSED GRADE ELEVATION MEASURED 10 FT FROM THE FRONT OF THE BUILDING (THE FRONT SHALL BE THE SIDE FACING MINNISINK ROAD): 252.11; THE DISTANCE FROM FINISHED FLOOR ELEVATION TO AVERAGE GRADE ELEVATION: (257-252.11) = 4.89 FT.; THE HEIGHT OF BUILDING FROM FINISHED FLOOR TO HIGHEST RIDGE OR ROOF BEAM: 42 FT; THE TOTAL BUILDING HEIGHT: 46.89 FT **(COMPLIES)**
   ROOFTOP MECHANICAL EQUIPMENT SHALL NOT EXCEED 25% OF THE TOTAL ROOF AREA OR A HEIGHT OF 5 FT ABOVE THE MAXIMUM HEIGHT LIMIT FOR THE ZONE. (§415-129) **(COMPLIES – SEE ARCHITECTURAL PLAN SHEETS A0.44 & A-7)**
2. LOT WIDTH IS DEFINED AS THE STRAIGHT-LINE DISTANCE BETWEEN POINTS ON OPPOSITE SIDE LOT LINES MEASURED AT THE FRONT YARD SETBACK LINE.
3. LOT DEPTH IS DEFINED AS THE MEAN HORIZONTAL DISTANCE BETWEEN THE FRONT AND REAR LOT LINES.
4. THE FRONT LOT LINE IS DEFINED AS THAT BOUNDARY OF A LOT WHICH IS ALONG AN EXISTING OR DEDICATED PUBLIC STREET OR, WHERE NO PUBLIC STREET EXISTS, IS ALONG A PUBLIC WAY. THE OWNER OF A CORNER LOT MAY SELECT EITHER STREET LOT LINE AS THE "FRONT LOT LINE."
5. BUILDING AND IMPERVIOUS COVERAGE CALCULATIONS FOR LOT 19.07 INCLUDES THE MEDICAL OFFICE BUILDING AND ASSISTED LIVING FACILITY.
6. BUILDING COVERAGE INCLUDES APPROVED BUILDING AREAS FOR PARCEL 3 AND PARCEL 6.
7. OVERALL IMPERVIOUS COVER FOR PARCEL 4, 5 AND 7, INCLUSIVE OF ROADWAYS.

GRAPHIC SCALE

-40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 08/29/18 , LAST REVISED 09/21/20

SIGNAGE CHART

SIGN	NJDC REDEVELOPMENT PLAN REQUIREMENTS (PER AMENDED GDP APPROVAL)		PROPOSED (PARCEL 4)	
MONUMENT	NUMBER OF SIGNS:	PER SITE SIGNAGE PACKAGE, DATED 10/25/18	NUMBER OF SIGNS:	ONE (1) AT PUBLIC WAY 'A' DRIVEWAY & ONE (1) AT PUBLIC WAY 'B' DRIVEWAY
	MAXIMUM SIGN AREA:		SIGN AREA:	60 SF EACH
	MINIMUM SIGN SEPARATION:		SIGN SEPARATION:	> 150 FT
BUSINESS IDENTIFICATION	NUMBER OF SIGNS:	PER SITE SIGNAGE PACKAGE, DATED 10/25/18	NUMBER OF SIGNS:	ONE (1) AT NE ACCESS DRIVE & ONE (1) AT NW ACCESS DRIVE ON ROAD B; ONE (1) AT ACCESS DRIVE ON ROAD A
	MAXIMUM SIGN AREA:		SIGN AREA:	34.44 SF EACH
	MINIMUM SIGN SEPARATION:		SIGN SEPARATION:	> 150 FT
DIRECTIONAL	NUMBER OF SIGNS:	PER SITE SIGNAGE PACKAGE, DATED 10/25/18	NUMBER OF DIRECTIONAL SIGNS:	SEVEN (7)
	MAXIMUM SIGN AREA:		VEHICULAR DIRECTIONAL SIGN AREA:	21.15 SF EACH (4 TOTAL)
			PEDESTRIAN DIRECTIONAL SIGN AREA:	9 SF EACH (3 TOTAL)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

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REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

COMMENTS: — CONSTRUCTION CHECK — DATE

COMMENTS: — CONSTRUCTION CHECK — DATE

PROJECT: **NJDC URBAN RENEWAL, LLC**
PROPOSED SYCAMORE REHABILITATION & ASSISTED LIVING AT TOTOWA
BLOCK 154, LOT 19.07
169 MINNISINK ROAD (CR 642)
BOROUGH OF TOTOWA, PASSAIC COUNTY, NEW JERSEY

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TITLE: SITE PLAN RENDERING

SCALE: (H) 1"=40' (V)	DATE: 10/08/20	DRAWN BY: ALPH	DESIGNED BY: JC
PROJECT No: 2340-99-001			CHECKED BY: RPF

SHEET No: 1 OF Rev. #: 0

Plotted: 10/05/20 – 2:21 PM, By: amyes
File: P:\DEPC PROJECTS\2340 Metro Real Estate Companies\99-001 Totowa\Parcel 4\Dwg\Exhibits (Hearings)\2020-10-08 Hearing\DWG Working Files\02340099001SKS-working.dwg, ---> 06 OVERALL SITE PLAN

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