

6 INCHES PROJECTION

MAX. PROJECTION:

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

3. INTERIOR ILLUMINATION OF FREESTANDING SIGNS IS PROHIBITED. (§ 255-26(J)(4)(F)(6))

1. WALL MOUNTED SIGNAGE SHALL NOT BE LOCATED LESS THAN 150 FEET FROM A RESIDENTIAL ZONE (§ 255-26(J)(4)(B)(3))

4. SIGNS POSTED ONTO MUNICIPAL PROPERTY WITHOUT THE CONSENT OF THE GOVERNING BODY ARE PROHIBITED. (§ 255-26(J)(2)(G))

5. BUILDING MOUNTED AND FREESTANDING SIGN TO BE EXTERNALLY ILLUMINATED AND TURNED OFF ONE HOUR AFTER CLOSE OF BUSINESS.

2. MAXIMUM OF ONE (1) FREESTANDING SIGN, IN ADDITION TO ANY DIRECTIONAL SIGNS FOR LOTS WITH LESS THAN 300 FEET OF STREET FRONTAGE. (§ 255-26(J)(4)(F)(1))

N/A PROJECTION:

< 6 INCHES

B. EACH SUCH SPACE SHALL BE NOT LESS THAN 12 FEET IN WIDTH, 50 FEET IN LENGTH AND 14 FEET IN HEIGHT AND SHALL NOT OCCUPY ANY PART OF ANY REQUIRED FRONT C SIDE YARD; PROVIDED, HOWEVER, THAT ON LOTS ON WHICH THE SIDE YARD ABUTS A LIMITED ACCESS HIGHWAY OR A RAILROAD, SUCH LOADING SPACE MAY OCCUPY THE SIDE C. LOADING AND UNLOADING AREAS MAY BE USED ONLY FOR THE PARKING OF TRUCKS AND/OR TRAILERS USED SOLELY TO SERVICE THE FACILITY WHERE LOCATED. (\$ D. A SIGN STATING THAT ALL TRUCK ENGINES SHALL BE TURNED OFF UPON PARKING SHALL BE PROMINENTLY POSTED IN ALL LOADING AND UNLOADING AREAS. (§ A. FOR COMMERCIAL USES THE CURBLINE OPENING FOR A TWO-WAY OPERATING DRIVEWAY MUST BE BETWEEN TWENTY-EIGHT (28) AND FIFTY (50) FEET (\$ 255-26.G(1)(a)) B. FOR COMMERCIAL USES THE DRIVEWAY WIDTH FOR A TWO-WAY OPERATING DRIVEWAY MUST BE BETWEEN TWENTY-FOUR (24) AND FORTY-SIX (46) FEET. (\$ 255-26.G(1)(a)) WHERE TWO OR MORE DRIVEWAYS CONNECT A SINGLE SITE TO ANY PUBLIC OR PRIVATE ROAD OR INDIVIDUAL DRIVEWAYS SERVE SEPARATE AND ADJOINING SITES, IT IS
RECOMMENDED THAT A MINIMUM CLEAR DISTANCE OF FIFTY (50) FEET MEASURED ALONG THE RIGHT-OF-WAY LINE SHALL SEPARATE THE CLOSEST OF ANY TWO SUCH DRIVEWAYS MEASURED FROM THE RIGHTS-OF-WAY. A MAXIMUM OF TWO DRIVEWAYS IS RECOMMENDED FOR ANY SINGLE SITE OF A FRONTAGE OF THREE-HUNDRED (300) FEET OR LESS. (§ D. DRIVEWAYS FOR OTHER THAN ONE— AND TWO—FAMILY HOMES SHALL NOT BE LOCATED CLOSER THAN FIVE (5) FEET TO A SIDE OR REAR PROPERTY LINE OR FIFTY (50) FEET TO THE CLOSEST RIGHT—OF—WAY LINE OF AN INTERSECTING STREET. (§ 255–26.G(1)(d) E. THE FOLLOWING CRITERIA SHALL BE USED IN DETERMINING THE LENGTH OF THE DEPRESSED CURB SEGMENT FOR SERVICE STATIONS: (\$ 255-26-G.(1)(a)) . ONE-WAY OPERATION CURBLINE OPENING: 15 TO 36 FEET DRIVEWAY WIDTH: 12 TO 34 FEET 3. TWO-WAY OPERATION CURBLINE OPENING: 24 TO 36 FEET 4. DRIVEWAY WIDTH: 20 TO 34 FEET (IN FEET) 1 INCH = 20 FT.THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN EXHIBIT DATED 10/14/2022. this plan set is for permitting purposes only and may not be used for constructi Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.352 www.dynamicec.com LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING | Offices conveniently located in:
| Lake Como, New Jersey | T: 732.974.0198 | Chester, New Jersey | T: 908.879.9229 | Newark, New Jersey | T: 973.755.7200 | Toms River, New Jersey | T: 732.678.0000 |
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| Newtown, Pennsylvania | T: 267.685.0276 | Philadelphia, Pennsylvania | T: 215.253.4888 | Bethlehem, Pennsylvania | T: 610.598.4400 | SITE PLAN EXHIBIT (OPTION A) RENDERING PROJECT: NAKT REAL ESTATE HOLDINGS, LLC PROPOSED MEDICAL BUILDING 4087-99-001 SCALE: (H) 1"=20 BLOCK 473, LOT 1 49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST DESIGNED BY: TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY SHEET No: CHECKED BY: JAMES E. HENRY JOHN A. PALUS PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE PROFESSIONAL ENGINEER PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266 NEW JERSEY LICENSE No. 41975 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

15,000 SF (0.344 Ac)

2.5 STORIES/35 FT

30 FT

30 FT

10% OF THE LOT WIDTH (10 FT MINIMUM

20% OF THE LOT WIDTH (20 FT MINIMUM)

(E): EXISTING NON-CONFORMANCE

(V): VARIANCE

(NOTE FOR ZONING PURPOSES ONLY)

= 3.6 SPACES

= 4 SPACES (COMPLIES)

17,692 SF (0.41 Ac

194.81 FT

< 35 FT

41.6 FT

36.7 FI

4.8 FT **(E)**

N/A

11.2% (1.982 SF)

86.2% (15,251 SF) **(E)**

17,692 SF (0.41 Ac)

194.81 FT

2 STORIES / 34'-4 1/2

41.5 FT

4.0 FT **(V**)

N/A

N/A

N/A

0.33 (5.802 SF)

16.0% (2.836 SF)

71.9% (12,729 SF)

33. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

34. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE THE OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.