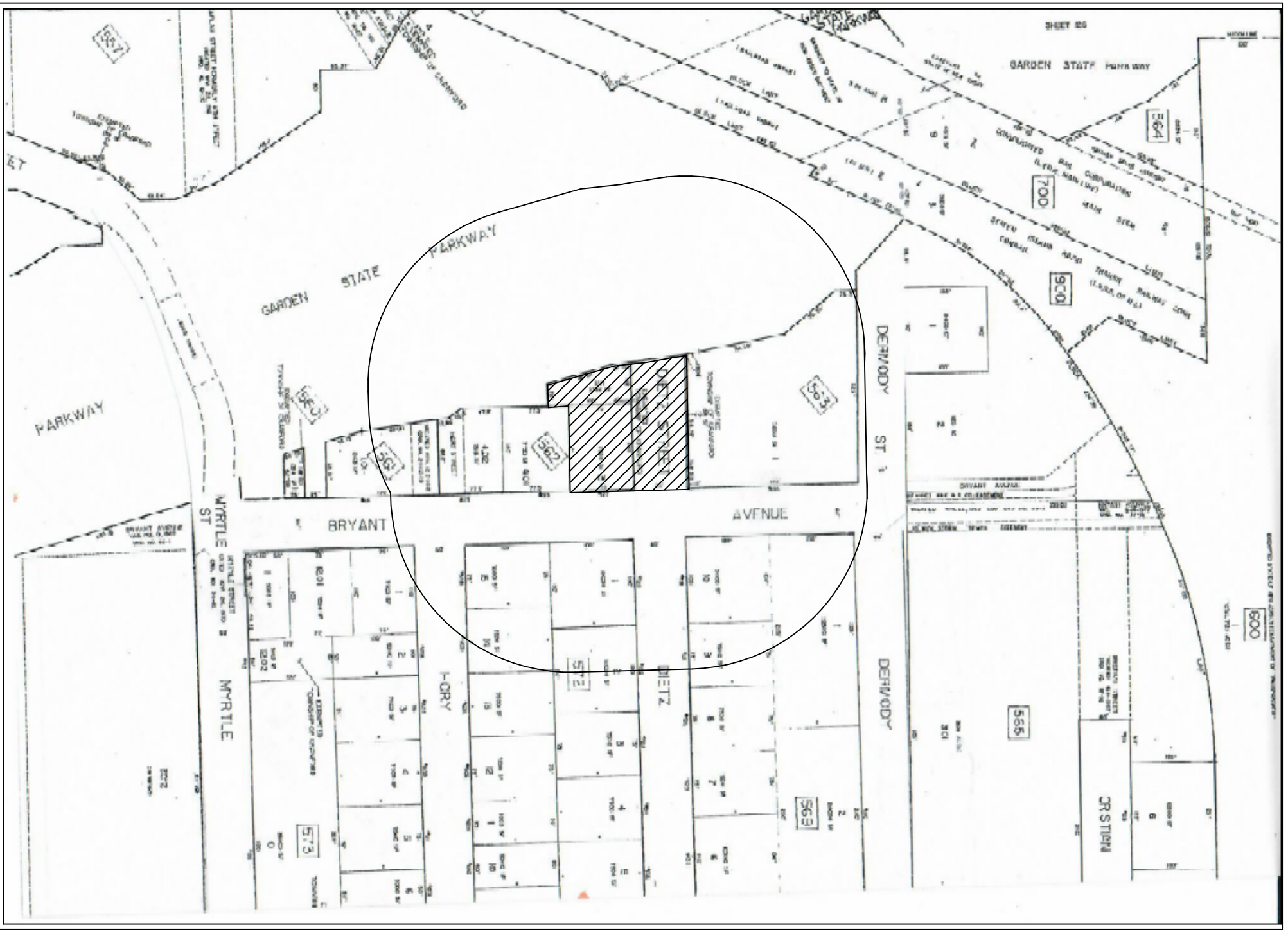


SUBDIVISION OF 127 BRYANT AVENUE BLOCK 562, LOTS 1.01 & 3 BLOCK 563, LOT 2 TAX MAP SHEET NO. 139 TOWNSHIP OF CRANFORD, UNION COUNTY, N.J.

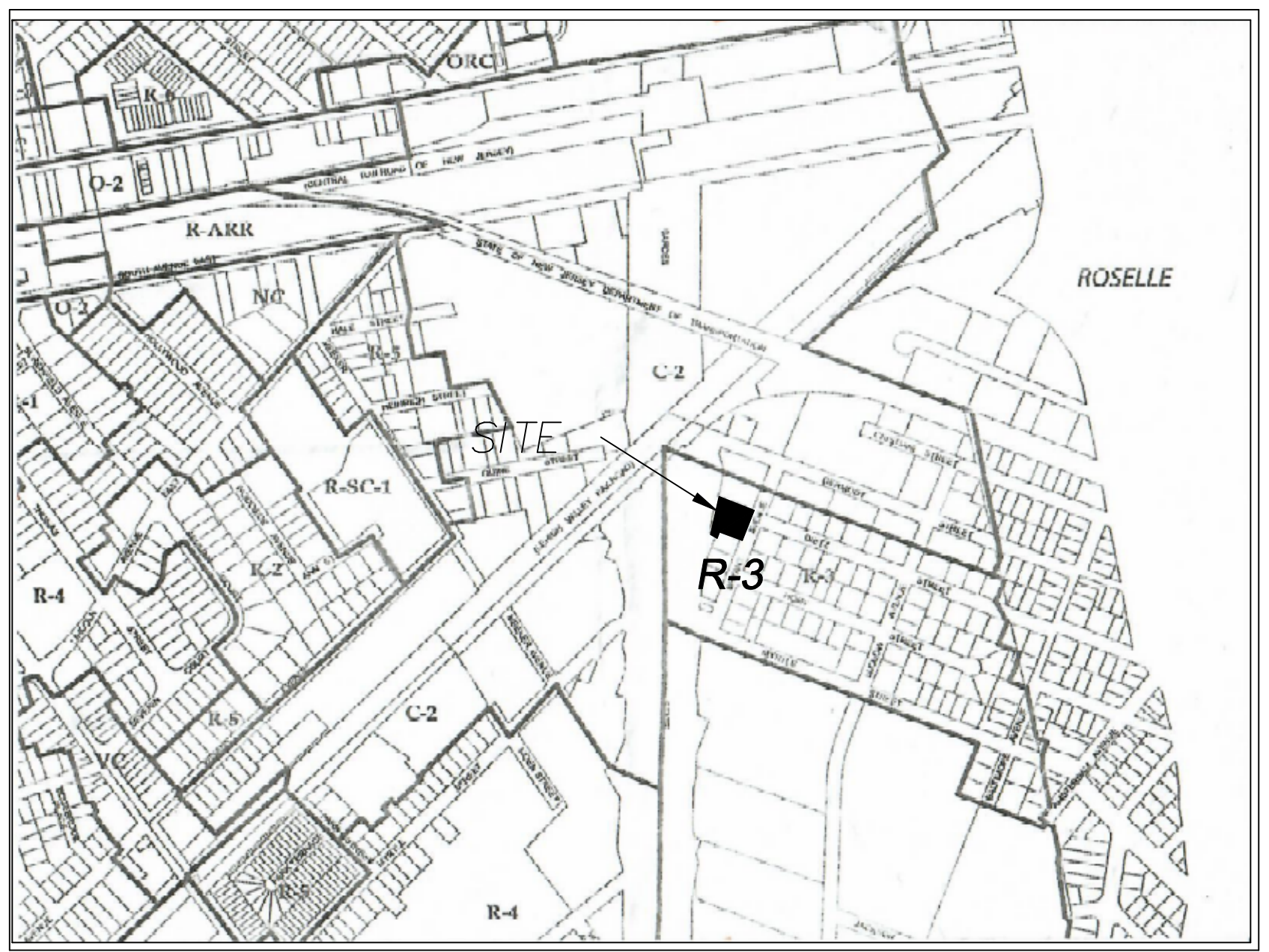
200' PROPERTY OWNERS LIST

Block-Lot 574 ALUMINO, JUAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 575 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 576 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 577 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 578 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 579 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 580 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 581 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 582 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 583 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 584 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 585 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 586 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 587 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 588 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 589 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 590 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 591 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 592 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 593 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 594 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 595 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 596 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 597 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 598 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 599 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE	Block-Lot 600 VIGOR, WYAN 140 BRYANT AVE CRANFORD, NJ 07016 RE: 140 BRYANT AVE
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

200' RADIUS MAP



KEY MAP & ZONING MAP



ZONE R-3	REQUIRED	LOTS 1.01, 2 & 3 EXISTING	LOT 3.02 PROPOSED	LOT 3.01 PROPOSED	VARIANCE REQUIRED
ONE FAMILY RESIDENTIAL 255-33.A	SINGLE FAMILY	VACANT	TWO FAMILY	TWO FAMILY	YES (1)
TRACT AREA 255-34(SCH. 1)	8,000 S.F.	20,406.36 S.F.	10,192.61 S.F.	10,211.69 S.F.	NO
LOT DEPTH 255-34(SCH. 1)	123.0'	139.63' AVG.	135.5' AVG.	150.18' AVG.	NO
LOT WIDTH 255-34(SCH. 1)	65' INTERIOR	136.0'	68.00'	68.00'	NO
FRONT SETBACK 255-34(SCH. 1)	25.0' OR PREVAIL. 20' MIN./35' MAX.	N/A	35.0'	35.0'	NO
SIDE SETBACK-ONE 255-34(SCH. 1)	10% OR 7' MIN.	N/A	14.00'	14.00'	NO
SIDE SETBACK-TWO 255-34(SCH. 1)	30% LOT WIDTH 3' X 65'-20.4'	N/A	28.00'	28.00'	NO
REAR SETBACK 255-34(SCH. 1)	FROM GAR. ST. PKWY 100.00'	N/A	48.0'	48.0'	YES (2)
F.A.R. 255-34(SCH. 1)	N/A	N/A	WILL COMPLY	WILL COMPLY	NO
MAX. BLDG. HT. 255-34(SCH. 1)	2-1/2 STORY/32'	N/A	WILL COMPLY	WILL COMPLY	NO
MAX. BLDG. COV. 255-34(SCH. 1)	28%	N/A	.28 X 10,193 S.F. = 2,854 S.F. ALLW. 2,000 S.F. PROP. 19.59 %	.28 X 10,212 S.F. = 2,859 S.F. ALLW. 2,000 S.F. PROP. 19.59 %	NO
MAXIMUM IMPERVIOUS 255-34(SCH. 1)	38%	N/A	.38 X 10,193 S.F. = 3,873 S.F. ALLW. 2,875 S.F. PROP. 28.21 %	.38 X 10,212 S.F. = 3,880 S.F. ALLW. 2,875 S.F. PROP. 28.21 %	NO
PARKING REQUIRED: RESIDENTIAL 3 BDRM. 2 SPACES/UNIT= 2 SPACES EA. LOT			1 SPACE GAR. 1 SPACE DRWY.	1 SPACE GAR. 1 SPACE DRWY.	NO

(1) USE VARIANCE REQUIRED
(2) BULK VARIANCE REQUIRED

- GENERAL NOTES:
- CONNECT ALL ROOF DRAINS INTO DETENTION SYSTEM.
 - ALL UTILITIES FOR PROPOSED SITE WILL BE UNDERGROUND.
 - THE SITE IS NOT WITHIN A FLOOD ZONE.
 - NO WETLANDS PRESENT AT SITE.
 - REUSE EXISTING UTILITY CONNECTIONS WHERE POSSIBLE.
 - EXISTING GRADES SHALL BE MAINTAINED ALONG ALL PROPERTY LINES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO ADVERSE GRADING CONDITIONS WILL BE CREATED ON ADJOINING PROPERTIES. THE APPLICANT IS RESPONSIBLE TO REMEDY DRAINAGE PROBLEMS CAUSED BY THE CONSTRUCTION TO THE SITE.
 - WHERE EXISTING SIDEWALK, APRONS & CURB ARE REPLACED, THEY MUST BE REPLACED WITH EXACT MATERIALS, STYLE & PATTERN. THE CONTRACTOR IS RESPONSIBLE TO REPLACE ALL SIDEWALK CURB AND APRONS THAT ARE DAMAGED DUE TO CONSTRUCTION.
 - ANY SIDEWALK OR CURB DAMAGED DUE TO CONSTRUCTION ACTIVITIES WILL BE REPLACED IN KIND BY THE CONTRACTOR AND AS DIRECTED BY THE TOWNSHIP ENGINEER.
 - PAVEMENT ADJACENT TO CURB WILL BE REPLACE/REPAIRED AS DIRECTED BY THE TOWNSHIP ENGINEER.
 - AREA BETWEEN CURB AND SIDEWALK, OTHER THAN WHERE APRONS ARE PROPOSED, SHALL BE TOPSOILED, SEEDED AND GRADED.
 - ALL DEBRIS TO BE REMOVED FROM PROPERTY INCLUDING TREE BRANCHES, STONE, ETC., DEBRIS WILL BE REMOVED FROM ADJOINING PROPERTIES IF ACCESS IS ALLOWED.
 - REMOVE AND REPLACE THE EXISTING CONCRETE APRON, SIDEWALK & CURB
 - ALL EXCAVATED MATERIAL MUST BE REMOVED FROM SITE.
 - GRADING AND CONSTRUCTION ACTIVITIES CANNOT AFFECT PRE-CONSTRUCTION DRAINAGE PATTERNS.
 - AN APPROVED/REVISED GRADING PLAN IS NEEDED FOR ANY GRADING CHANGES.
 - TREE REPLACEMENT PLAN WILL BE SUBMITTED UPON FINAL BUILDING DESIGN.
 - SOIL ANALYSIS WILL BE SUBMITTED UPON FINAL BUILDING DESIGN.
 - FINAL STORMWATER MANAGEMENT DESIGN AND FINAL GRADING WILL BE SUBMITTED AT PLOT PLAN SUBMISSION.
 - MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WILL BE THE RESPONSIBILITY OF THE HOMEOWNER.

APPROVALS REQUIRED:
CRANFORD TOWNSHIP BOARD OF ADJUSTMENT
COUNTY OF UNION PLANNING BOARD
SOMERSET-UNION SCD

APPROVED BY:

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

APPLICANT / OWNER:
DI FABIO PROPERTY MGMT. LLC
521 LEXINGTON AVENUE
CRANFORD, NJ 07016

SHEET INDEX

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC PLAN
3	PROPOSED SUBDIVISION & SITE PLAN
4	DETAIL SHEET
5	SOIL EROSION CONTROL PLAN

REVISIONS	DATE	RESPONSE
1	June 14, 2021	RESPONSE TO APRIL 27, 2021 LETTER
2	June 21, 2021	REVISED LOT LINES
3	AUG. 23, 2021	RESPONSE TO JULY 2, 2021 LETTER

GUARRIELLO & DEC ASSOC. LLC
CIVIL ENGINEERS AND LAND SURVEYORS
131 NORTH MICHIGAN AVENUE
P.O. BOX 208
KENILWORTH, N.J. 07033
TEL-908-620-1139 FAX-908-620-1102

SCALE AS SHOWN	DATE FEB. 19, 2021	JOB # B55-15	SHEET # 1 OF 5
----------------	--------------------	--------------	----------------