

**NOTES**

- ELEVATIONS SHOWN HEREON ARE IN NAVD 88 DATUM.
- TOTAL LOT AREA: 19,417.8 SF., 0.45 AC.
- REFERENCE MAP: DEED BOOK 5438; PAGE 228.
- DEED RESTRICTIONS: NONE
- PROPERTY LOCATED IN THE ORC ZONE.
- NO TREES PROPOSED FOR REMOVAL.
- ALL EXIST. UTILITIES TO REMAIN.
- NO OFF-TRACT IMPROVEMENTS ARE PROPOSED.
- WAIVER REQUESTED FOR NOT PROVIDING A GRADING AND STORMWATER MANAGEMENT PLAN SINCE THERE IS ONLY MINOR REGRADING PROPOSED, AND IMPERVIOUS AREA IS DECREASED 108 SF.
- WAIVER REQUESTED FOR NOT PROVIDING LANDSCAPE PLAN SINCE EXISTING LANDSCAPE IS PROPOSED TO REMAIN.
- WAIVER REQUESTED FOR PROVIDING CURBING PROFILE SINCE ONLY MINOR CURBING ALTERATIONS ARE PROPOSED. CURB ELEVATIONS AND DETAILS ARE PROVIDED.
- PROPERTY IS LOCATED IN FEMA ZONE X - LOW RISK OF FLOODING. BASE FLOOD ELEVATIONS RANGE FROM 69.8 ALONG LINCOLN AVE. WEST AND 68.5 AT THE NORTHEAST CORNER. REFERENCE PANEL 34039C0031F EFFECTIVE DATE 9/20/06.

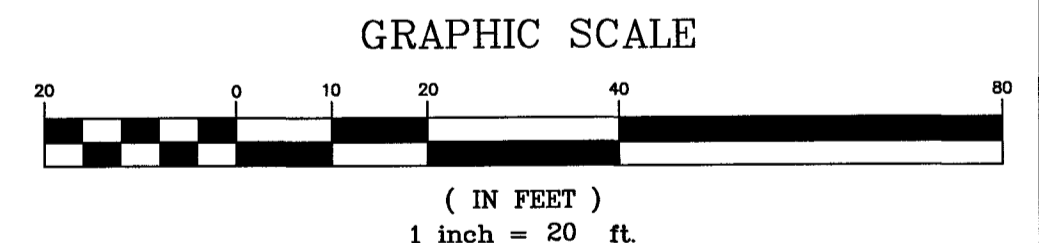
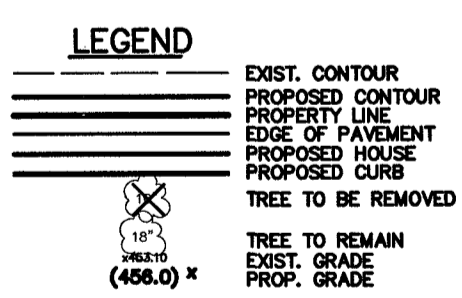
ZONING DATA (ORC ZONE)			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF.	19,417.8 S.F.	19,417.8 S.F.
MIN. LOT WIDTH:	100 FT.	160.30 FT.	160.30 FT.
MIN. FRONT YARD:	30 FT.	5.0 FT.*	5.2 FT.*
MIN. SIDE YARD:	10 FT.	37.5 FT.	12.5 FT.
MIN. REAR YARD:	25 FT.	44.7 FT.	44.7 FT.
MAX. BUILDING HEIGHT:	35 FT.	23.0 FT.	23.0 FT.
MAX. BUILDING COVERAGE:	30%	12.6%	18.9%
MAX. IMP. LOT COVERAGE:	75%	75.0%	74.4%

\* EXISTING NON CONFORMITY

PARKING CALCULATIONS:	
EXIST. BUILDING:	2,447 SF.
PROP. ADDITION:	1,226 SF.
TOTAL BUILDING AREA:	3,673 SF.
PARKING REQUIRED: 3,673 SF./200 = 18.4 ~ 19 SPACES	
+ 2 VETERINARIANS: ~ 2 SPACES	
TOTAL SPACES REQUIRED:	21 SPACES
TOTAL SPACES PROVIDED:	22 SPACES

EXIST. COVERAGE CALCULATIONS:	
-BUILDING:	2,447 SF.
BLDG. CVG.	2,447 SF. (12.6%)
WALKS:	368 SF.
PAVEMENT/CURB:	11,744 SF.
-IMP. LOT COVERAGE:	14,559 SF. (75.0%)

PROP. COVERAGE CALCULATIONS:	
-BUILDING:	3,673 SF.
BLDG. CVG.	3,673 SF. (18.9%)
WALKS:	368 SF.
PAVEMENT/CURB:	10,310 SF.
DUMPSTER AREA:	100 SF.
-IMP. LOT COVERAGE:	14,451 SF. (74.4%)



APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF UNION, NEW JERSEY

ATTESTED TO BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Director of Planning & Economic Development  
TITLE: \_\_\_\_\_

THIS SITE PLAN WAS APPROVED AT A REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY.

CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

THIS SITE PLAN WAS APPROVED BY THE BOROUGH ENGINEER AT A REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY.

DATE: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY
4	11/10/21	OWNER	RJW
3	11/2/21	PER 10/20/21 ZOOM MTG. WITH DRC	RJW
2	8/3/21	PER TOWNSHIP 7/16/21 LTR.	RJW
1	3/29/21	REV. OWNER/APPLICANT	RJW

**OWNER/APPLICANT:**  
354 N. GARWOOD, LLC.  
1 SPRINGFIELD AVENUE  
CRANFORD, N.J.

**MINOR SITE PLAN**  
**SOIL EROSION AND SEDIMENT CONTROL PLAN**

LOT 2.01, BLOCK 177  
CURRENT TAX ASSESSMENT MAP SHEET NO. 17  
245-249 NORTH AVENUE WEST  
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

SCALE: 1"=20' DRAFTED BY: JDL DATE: 02/12/21 JOB NO. 2021-103 SHEET: 3 OF 5  
CHECKED BY: RW P/PROVIDER/CORRECTIVE PLAN

**ROBERT J. WEISSMAN, P.E. & L.S.**  
WEISSMAN ENGINEERING CO., P.C.  
PROFESSIONAL ENGINEER AND LAND SURVEYOR  
686 GODWIN AVENUE, MIDLAND PARK, NJ 07432  
VOICE(201) 445-2799, FAX(201) 445-0483  
CERTIFICATION OF AUTHORIZATION # 24GA27926800

*[Signature]*  
N.J. P.E. & L.S. LIC. NO. 29,624