

GENERAL NOTES:

- OWNER/APPLICANT: GREENWAY VILLAGE, LLC
228A PIERSON AVENUE
EDISON, NEW JERSEY 08837
 - SUBJECT PROPERTY IS KNOWN AS BLOCK 113, LOTS 4 & 6, AS SHOWN ON SHEET 33 OF THE CURRENT BOROUGH OF METUCHEN TAX MAP.
 - SUBJECT PROPERTY IS LOCATED BUILDING ZONE REHABILITATION AREA #3; FLOOD ZONE "X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NFIP-FLOOD INSURANCE RATE MAP NO. 34023C0061F, EFFECTIVE DATE JULY 6, 2010.
 - BUILDING ZONE REHABILITATION AREA #3 REQUIREMENTS:
- | | REQUIRED | EXISTING | PROPOSED |
|---------------------------------|--|------------------|---------------|
| MIN. LOT AREA (SF) | 12,800 | 12,800.00 | 12,800.00 |
| MIN. WIDTH (FT) | 80 | 80.00 | 80.00 |
| MIN. DEPTH (FT) | 160 | 160.00 | 160.00 |
| MIN. YARD SETBACKS, FRONT (FT) | 9.95/6.95 (ARCH ELEMENT) | 9.95 | 9.07 |
| REAR (FT) | 75 | 77.85 | 77.85 |
| SIDE/TOTAL (FT/FT) | 0/0 | 0.07 OUT/0.34 | 0.07 OUT/0.32 |
| MAX. LOT COVERAGE (%) | 50 | 44.05 | 44.59 |
| MIN. LANDSCAPE COVERAGE (SF/%) | 5 | 348/2.71 (V) | 768/6 |
| MAX. IMPERVIOUS COVERAGE (SF/%) | 95 | 12,452/97.29 (V) | 12,032/94 |
| MAX. BUILDING HEIGHT (STORY/FT) | 3/40 | 1/15.5 | 3/34.98 |
| MIN. OFF-STREET PARKING | REQUIRED = 14
14 APARTMENT UNITS @ 1/UNIT = 14
1,034 SF SERVICE USE = 0
TOTAL = 14+0-14 | 15 | 14 |
- (V) = VARIANCE CONDITION.
(E) = EXISTING VARIANCE UNCHANGED.
(E-) = EXISTING VARIANCE REDUCED.
(E+) = EXISTING VARIANCE INTENSIFIED.
- ALL CONSTRUCTION TO COMPLY WITH BOROUGH OF METUCHEN STANDARDS.
 - SURVEY REFERENCE: "BOUNDARY & TOPOGRAPHY SURVEY FOR GREENWAY VILLAGE LLC & AROS INVESTMENTS LLC, BLOCK 113, LOTS 4 & 6, BORO OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY LANDMARK SURVEYS, OTTO CRAIG ROSSMEYER, P.L.S.; DATED 07-11-19, REVISED THRU 8-07-2020.
 - ALL TREES 4" OR GREATER ARE AS SHOWN ON PLAN. 0 TREES TO BE REMOVED AND 5 TREES TO BE PLANTED ON SUBJECT PROPERTY AS PART OF THIS APPLICATION.
 - NO CHANGES TO EXISTING GRADING IS PROPOSED AND NO CHANGE TO EXISTING STORM WATER RUNOFF/FLOW RATES DUE TO APPLICATION.
 - BUILDING AND PROPERTY TO BE FULLY ADA COMPLIANT. PROFESSIONAL ENGINEER TO CERTIFY THE AMERICANS WITH DISABILITIES ACT (ADA) BARRIER-FREE CONDITIONS ARE PRESENT AND THAT THE EXISTING PUBLIC CURB RAMPS WERE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT FEDERAL & NJDOT STANDARD SPECIFICATIONS DETAILS IN EFFECT AT THE TIME OF CONSTRUCTION.
 - THERE ARE NO KNOWN AREAS OF ENVIRONMENTAL CONCERN WITHIN THE SUBJECT PROPERTY (I.E. UNDERGROUND TANKS). IF THERE ARE ANY AREAS OF ENVIRONMENTAL CONCERN DISCOVERED DURING CONSTRUCTION, WORK WILL STOP AND PROPER PROTOCOL FOLLOWED BY CONTACTING THE APPROPRIATE MUNICIPAL OFFICIAL.

CONDITIONAL APPROVAL GRANTED BY RESOLUTION OF THE BOROUGH OF METUCHEN PLANNING BOARD

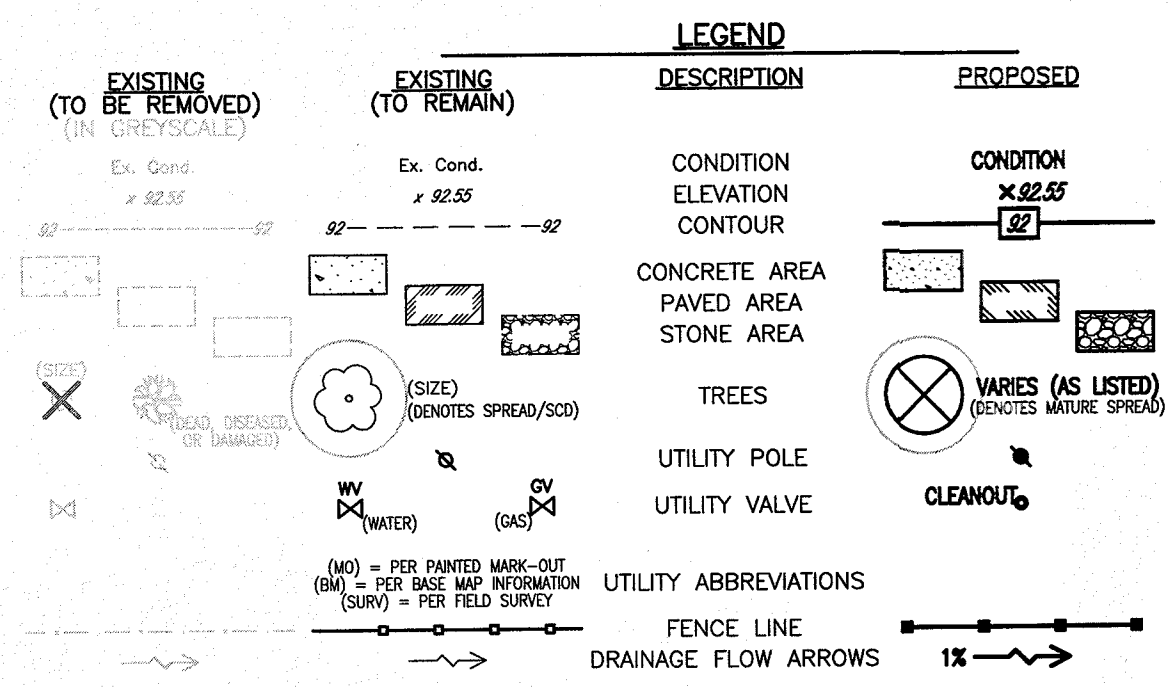
ADOPTED _____

CHAIRMAN _____

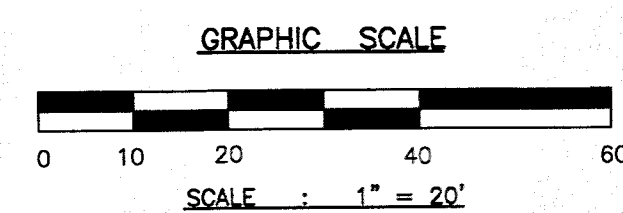
SECRETARY _____

ENGINEER _____

EXISTING CONDITIONS/DEMOLITION PLAN



811 ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. IT'S THE USER'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND/OR EXCAVATION OF ANY KIND. CALL 811 OR 1-800-272-1000 FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES.



DATE	DESCRIPTION	DATE	DESCRIPTION
REVISIONS			
PROPOSED ADDITION/MIXED USE FOR GREENWAY VILLAGE, LLC 67 PEARL STREET METUCHEN, NEW JERSEY 08840 BLOCK 113 LOTS 4 & 6 SITUATED IN BOROUGH OF METUCHEN MIDDLESEX COUNTY NEW JERSEY			
FILE : 20126	SCALE : 1" = 20'	DRAWN : M.P.L.	CERTIFICATE OF AUTHORIZATION NO. 24027918600 engineering inc 424 AMBOY AVENUE P.O. BOX 548 WOODBRIDGE, NJ 07095-0548 PHONE : (732) 636-8080 FAX : (732) 636-0062 <i>Angeles J. Valetutto, P.E.</i> ANGELO J. VALETUTTO, P.E., P.P. PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER N.J. P.E. LICENSE 24807 - N.J. P.P. LICENSE 02777
DATE : DEC-07-2020		SHEET : 1 of 3	

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