

## **GENERAL NOTES (CONTINUED)**

13. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

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15. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

16. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

17. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

18. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

19. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

20. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

21. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

22. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF 2. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS. 23. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING ONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE

INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF THE SOLE RESPONSIBILITY OF THE CONTRACTOR DYNAMIC ENGINEERING'S PROJECT OF SANAPLE CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECADITIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEFN RECFIVED. P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

25. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST ACREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

26. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

27. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATIORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

28. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

28. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

29. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

30. 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.

31. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME 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.

GRAPHIC SCALE

( IN FEET ) 1 INCH = 20 FT.

## **GENERAL NOTES:**

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: ALTA/ACSM LAND TITLE SURVEY PLAN DYKSTRA WALKER DESIGN GROUP, P.A. 21 BOWLING GREEN PARKWAY, SUITE 2 LAKE HOPATCONG, NEW JERSEY 07849 JOB NO.: 15022

ELOT 7 LOT 8 LOT 9 LOT 10 LOT 11

MFM HOLDINGS LLC IANTOSCA, DAVID E + MARGARET ROSS, KEVIN & SHARON D. KINLEY, HASSAN & RACHAEL FELDMAN, CRAIG H & ELDA B
41 LAWRENCE DR 32 SCHOOLHOUSE LANE 14 4TH STREET 10 FOURTH STREET 32 OLD COACH ROAD
BERKELEY HEIGHTS, NJ 07922 MORRISTOWN, NJ 07960 SOUTH ORANGE, NJ 07079 SOUTH ORANGE, NJ 07079 BASKING RIDGE, NJ 07920 2. OWNER: LOT 7

3. APPLICANT: CAPODAGLI PROPERTY COMPANY, LLC / MERIDIA, LLC 6035 PARK AVENUE WEST NEW YORK, NJ 07093

4. PARCEL DATA: BLOCK: 2303; LOTS: 7-11
FOURTH STREET AND VALLEY STREET
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NEW JERSEY

USE: RESIDENTIAL (MULTI-FAMILY) — PERMITTED USE EATING ESTABLISHMENTS — PERMITTED USE RETAIL — PERMITTED USE

LIVE/WORK - CONDITIONAL USE

5. SCHEDULE OF ZONING REQUIREMENTS: 4TH & VALLEY REDEVELOPMENT PLAN §3.8 & §4

ZONE REQUIREMENT	4TH & VALLEY REDEVELOPMENT	EXISTING	PROPOSED
MAXIMUM LOT AREA	1.158 AC	1.158 AC. (50,449 SF)	1.158 AC. (50,449 SF)
MINIMUM FRONT YARD SETBACK			
-VALLEY STREET	20'	0' (E)	23.5'
-FOURTH STREET	9' (1)	13.3'	1.1'
MINIMUM REAR YARD SETBACK	3' (2)	N/A	4.0'
MINIMUM SIDE YARD SETBACK	0'	0.1'	0.0'
MAXIMUM BUILDING HEIGHT (VALLEY STREET)(3)	3 STORIES / 40'	<3 STORIES / 40'	3 STORIES / 39.4'
MAXIMUM BUILDING HEIGHT WITH STEPBACK (VALLEY STREET)(1)	5 STORIES / 60'	<5 STORIES / 60'	5 STORIES / 50.3'
MAXIMUM LOT COVERAGE	85%	40.1% (20,242 SF)	82.5% (41,612 SF)
MAXIMUM IMPERVIOUS COVERAGE	90% <sup>(4)</sup>	79.0% (39,854 SF)	90.0% (45,404 SF)
MAXIMUM RESIDENTIAL UNITS	106	N/A	106
MAXIMUM LOT DENSITY	91.5 DU/AC	N/A	91.5 DU/AC
MAXIMUM COMMERCIAL SPACE	8,500-10,500 GSF	15,400 SF	10,245 SF

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

(1) FACADES ABOVE PARKING LEVELS MAY EXTEND FOR A COMBINED LENGTH OF 100' AGAINST THE FOURTH STREET RIGHT-OF-WAY WITH NO SETBACK PROVIDED AND A MINIMUM OF 10,000 SF OF PUBLIC SPACE IS PROVIDED ON THE 4TH STREET FRONTAGE. THE PARKING STUCTURE MAY EXTEND FOR A MAXIMUM OF 200 FT AGAINST THE

FOURTH STREET RIGHT-OF-WAY WITH A MINIMUM OF 1 FT SETBACK. **(COMPLIES)** 

(2) EXCLUDING EASEMENTS TO ACCOMMODATE SUBSTATION ACCESS OR PEDESTRIAN AND BICYCLE FACILITIES.

(3) THE USE OF VARIED ROOF TYPES, THAT MAY INCLUDE DORMERED WINDOWS, WITH SLOPES IS ENCOURAGED ON THE VALLEY STREET FACING FACADE AS AN ARCHITECTURAL ELEMENT OF DESIGN. THE HEIGHT OF SUCH ROOF ELEMENTS SHALL NOT EXCEED THE BUILDING HEIGHT REQUIREMENTS BY MORE THAN 15 FT. (4) GREEN SPACE AND LANDSCAPING ON THE PUBLIC PLAZA AND ANY ROOF SPACE THAT IS DESIGNED TO MANAGE STORMWATER RUNOFF SHALL NOT BE CONSIDERED IMPERVIOUS COVERAGE.

6. ADDITIONAL USE REQUIREMENTS (4TH & VALLEY REDEVELOPMENT PLAN §3.2-G&H):
RETAIL IS REQUIRED ALONG VALLEY STREET GROUND FLOOR, AND SHALL EXTEND A MINIMUM OF 30 FEET ALONG 4TH STREET. (COMPLIES)

AT LEAST ONE (1) COMMERCIAL RETAIL UNIT SHALL BE A MINIMUM OF 5,000 GSF AND BE BUILT TO ACCOMMODATE AN EATING ESTABLISHMENT (COMPLIES)

7. CONDITIONAL USE REQUIREMENTS – LIVE/WORK (4TH & VALLEY REDEVELOPMENT PLAN §5.3):
PERMITTED NONRESIDENTIAL USES: PROFESSIONAL SERVICES OFFICE; ARTS AND MEDIA PRODUCTION STUDIO, GALLERY SPACE; ARTS & CRAFTS PRODUCTION; ACCESSORY RETAIL DIRECTLY RELATED TO USE TYPES LISTED ABOVE. NEITHER MEDICAL OFFICE NOR PERSONAL SERVICE USES ARE PERMITTED WITHIN LIVE/WORK UNITS. PERFORMANCE STANDARDS: THE RESIDENTIAL TENANT SHALL MAINTAIN A BUSINESS LICENSE AND ZONING PERMIT FOR THE NON-RESIDENTIAL USE OPERATED WITHIN THE LIVE/WORK UNIT. NON-RESIDENTIAL SPACE STANDARDS: WORK AREA SHALL BE LOCATED ON FIRST OCCUPIED LEVEL OF BUILDING WITH DIRECT ACCESS TO THE PUBLIC SIDEWALK OR PUBLIC COURTYARD. RESIDENTIAL AREAS SHALL BE DIRECTLY CONNECTED TO THE WORK AREA OF THE SAME UNIT. THE NON-RESIDENTIAL AREA MAY NOT EXCEED 50% OF THE UNIT'S GROSS FLOOR AREA, AND MAY NOT EXCEED 800 SQUARE FEET. THE RESIDENTIAL TENANT SHALL BE RESPONSIBLE FOR NON-RESIDENTIAL ACTIVITIES PERFORMED WITHIN THE UNIT.

SIGNAGE: OCCUPANTS OF LIVE/WORK UNITS WILL BE ALLOWED TO INSTALL SIGNAGE PURSUANT TO THE VILLAGE OF SOUTH ORANGE CODE, CHAPTER 92, PART 10 PERTAINING TO: AESTHETICS, SIGNS, AWNINGS, CANOPIES, MARQUEES, SECURITY GATES AND FACADES.

AN ARCADE AT LEAST 5 FT IN DEPTH SHALL PROVIDE A DELINEATION BETWEEN THE ENTRANCE TO LIVE/WORK UNITS AND ADJACENT PUBLIC SIDEWALK OR PUBLIC PLAZA. THE ARCADE WILL BE PUBLICLY ACCESSIBLE AND WILL CREATE AN EFFECTIVE TRANSITION FROM A FULLY PUBLIC SPACE TO THE QUASI-PRIVATE SPACE DIRECTLY IN FRONT OF THE LIVE/WORK UNITS. THE DESIGN WILL DEFINE THIS TRANSITION THROUGH THE USE OF LANDSCAPING, FURNITURE AND COLONNADES.

8. OFF-STREET PARKING REQUIREMENTS (\$92.126; 4TH & VALLEY REDEVELOPMENT PLAN \$3.6):
MIN. NON-TRANSIENT SPACE SIZE: 8.5' X 18' REQUIRED; 8'-8" X 18' PROPOSED (COMPLIES)
MIN. AISLE WIDTH: 20' (ONE-WAY) 20' (TWO-WAY) REQUIRED; 22' (ONE-WAY) PROPOSED, 23'-4" (TWO-WAY) PROPOSED (COMPLIES)
MIN. NUMBER OF SPACES:

RESIDENTIAL OR LIVE/WORK: 1 SPACE / UNIT
RETAIL/COMMERCIAL/OFFICE/RESTAURANT: PHASED PARKING PLAN SUBMITTED

THEREFORE: RESIDENTIAL OR LIVE/WORK USE: 1.0 X 106 DWELLING UNITS = 106 SPACES RETAIL/COMMERCIAL/OFFICE/RESTAURANT USE: PHASED PARKING PLAN SUBMITTED

PROPOSED ON-SITE PARKING: 124 SPACES PROPOSED ON-STREET PARKING: 17 SPACES

TOTAL PROPOSED: 141 SPACES

THE PLANNING BOARD MAY PERMIT OFF-SITE PARKING IF A CONVENIENT ALTERNATIVE LOCATION EXISTS NEARBY WITH EASY PEDESTRIAN OR BICYCLE ACCESS TO NEARBY PARKING FACILITIES. THE PLANNING BOARD MAY CONSIDER AVAILABLE ON-STREET PARKING WITHIN 1,000 FT AND/OR EVIDENCE THAT THE DEVELOPER OWNS, LEASES, OR OTHERWISE HAS WRITTEN AGREEMENTS FOR THUSE OF PRIVATE OFF-STREET PARKING AREAS.

PARKING REQUIREMENTS FOR RETAIL USES MAY BE MET WITH ON-STREET PARKING IN AND AROUND THE REDEVELOPMENT AREA, AND PUBLIC SPACES IN NEARBY FACILITIES WITH PEDESTRIAN AND BICYCLE FACILITIES THAT CONNECT TO THE DEVELOPMENT. ON-STREET PARKING SHALL BE MAXIMIZED ALONG THE VALLEY STREET FRONTAGE

9. BICYCLE PARKING REQUIREMENTS (4TH & VALLEY REDEVELOPMENT PLAN §3.6)

MIN. NUMBER OF SPACES: RESIDENTIAL: 1.0 SPACE / UNIT THEREFORE: RESIDENTIAL USE: 1.0 X 106 RESIDENTIAL UNITS = 106 SPACES

COMMERCIAL USE: 1.0 SPACE / 300 SF X 10,245 SF = 35 SPACES TOTAL REQUIRED: 141 SPACES TOTAL PROPOSED: 141 SPACES (INTERNAL TO BUILDING) (COMPLIES)

10. LOADING REQUIREMENTS (4TH & VALLEY REDEVELOPMENT PLAN §3.7):
COMMERCIAL LOADING AND UNLOADING AREAS SHALL BE PROVIDED ALONG VALLEY STREET AND MUST BE CLEARLY MARKED WITH A TIME PERIOD AT WHICH SUCH AREAS ARE DEDICATED TO

AN ON STREET LOADING AREA SHALL BE DESIGNATED ALONG THE WEST SIDE OF VALLEY STREET AND/OR ALONG THE SOUTH SIDE OF 4TH STREET IN CONSULTATION WITH THE SOUTH ORANGE PARKING AUTHORITY. THE PLANNING BOARD MAY WAIVE REQUIREMENTS FOR ON-SITE LOADING GIVEN A REASONABLE ALTERNATIVE. (COMPLIES) TRASH AND REFUSE SHALL BE COLLECTED FROM ENCLOSED AREAS WITHIN DEDICATED SERVICE AREAS THAT ARE OUT OF PUBLIC VIEW AND SHALL BE DESIGNED TO MINIMIZE NOISE DURING COLLECTION. (COMPLIES)

11. STREETSCAPE REQUIREMENTS (4TH & VALLEY REDEVELOPMENT PLAN §5.1) THE MINIMUM SIDEWALK WIDTH ON VALLEY STREET: 20' REQUIRED; 21.4' PROPOSED (COMPLIES)

THE MINIMUM SIDEWALK WIDTH ON 4TH STREET: 8' REQUIRED; 8.4' PROPOSED (COMPLIES)

SIDEWALKS MUST BE A MINIMUM OF 6 FT (WHERE 8 FT SIDEWALKS ARE REQUIRED) OR 10 FT (WHERE 20 FT SIDEWALKS ARE REQUIRED) IN WIDTH EXCLUDING PLANTING STRIPS OR FURNISHING ZONES ON ALL ADJACENT STREETS; 8.4' ALONG FORTH STREET AND 10.0' PROPOSED ALONG VALLEY STREET. (COMPLIES)

STREET TREES SHALL BE PLANTED AT A MAXIMUM SPACING OF 20-25 FT ON CENTER. SPACING MAY BE WIDER AT ENTRANCES OR PEDESTRIAN CROSSINGS TO ENSURE CLEAR PEDESTRIAN ACCESS. (REFER TO COURTYARD & STREETSCAPE PLANS)

12. PUBLIC COURTYARD REQUIREMENTS (4TH & VALLEY REDEVELOPMENT PLAN §3.11 & §5.2):
A PUBLIC COURTYARD IS ENVISIONED ON THE 4TH STREET FACING PORTION OF THE SITE AND SHALL BE FULLY ACCESSIBLE TO THE GENERAL PUBLIC 24 HOURS A DAY, 7 DAYS A WEEK. (COMPLIES)

MIN. PUBLIC COURTYARD AREA: 10,000 SF REQUIRED; 10,040 SF PROPOSED (COMPLIES)

MIN. 4TH STREET ACCESS WIDTH: 100' REQUIRED; 101.8' PROPOSED (COMPLIES)

