

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS TO FOLLOW ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, SPECIFICATIONS, AND REQUIREMENTS FOR CONSTRUCTION PRACTICE AND SAFETY (INCLUDING OSHA REGULATIONS) AS THEY APPLY TO THIS PROJECT. CONTRACTOR SHALL OBTAIN AND/OR ENSURE THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED AND ARE CURRENT.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS REVISED.
3. THE UTILITY STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE BASED ON THE LOCATION OF SURFACE STRUCTURES VISIBLE ON THE DATE OF THE FIELD SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES AND RELATED STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN ON THIS DRAWING. THERE MAY ALSO BE OTHER BURIED UTILITY LINES AND STRUCTURES THAT MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY THE APPROPRIATE UTILITY AGENCY BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. ANY DEVIATION IN THE LOCATION OF THE UTILITIES/UNDERGROUND STRUCTURES FROM WHAT IS SHOWN ON THE PLANS MUST BE REPORTED TO THE SURVEYOR AND ENGINEER BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR IS TO USE THE NEW JERSEY "CALL-BEFORE-YOU-DIG" SYSTEM (1-800-372-1000 or #811).
4. AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY WORK ON THE SITE, THE CONTRACTOR SHALL ARRANGE TO HAVE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER AND OTHER APPROPRIATE MUNICIPAL OFFICIALS.
5. IF THE CONTRACTOR NEEDS TO CONSTRUCT TRENCHES, WORK IN UNDERGROUND CHAMBERS, AND SO FORTH, THE CONTRACTOR SHALL FOLLOW THE "CONFINED ENTRY" REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND RELATED STATE CODES, ETC. THE CONTRACTOR IS TO HAVE COPIES OF THE APPROVED PLANS AND ALL PERMITS AND CERTIFICATIONS AT THE JOB SITE AT ALL TIMES.
6. EXISTING PAVER BLOCKS, STREET FURNITURE, AND OTHER BUILDING MATERIAL MAY BE RECLAIMED BY THE OWNER WHO WILL DIRECT THE CONTRACTOR TO EXTRACT, STORE, AND/OR DELIVER TO A LOCATION SELECTED BY THE OWNER. CONTRACTOR SHALL TAKE ALL DUE CARE TO MINIMIZE DAMAGE TO ANY ITEMS SELECTED FOR RECLAMATION. FOR DEMOLITION MATERIALS NOT TO BE RECLAIMED BY THE OWNER, THE CONTRACTOR IS TO RECYCLE DEMOLITION DEBRIS AND CONSTRUCTION MATERIALS TO THE MAXIMUM EXTENT POSSIBLE.
7. DO NOT SCALE DISTANCES, USE DIMENSIONS SHOWN—IF THERE IS A QUESTION AS TO A DIMENSION CONSULT WITH THE DESIGN ARCHITECT OR ENGINEER.
8. IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY. IF THE CONTRACTOR HAS DESIGN QUESTIONS OR DISCOVERS DISCREPANCIES IN THE PLANS AND PROCEEDS WITH CONSTRUCTION BEFORE THE ISSUES ARE RESOLVED, THE CONTRACTOR DOES SO AT HIS OR HER OWN RISK.

GENERAL NOTES

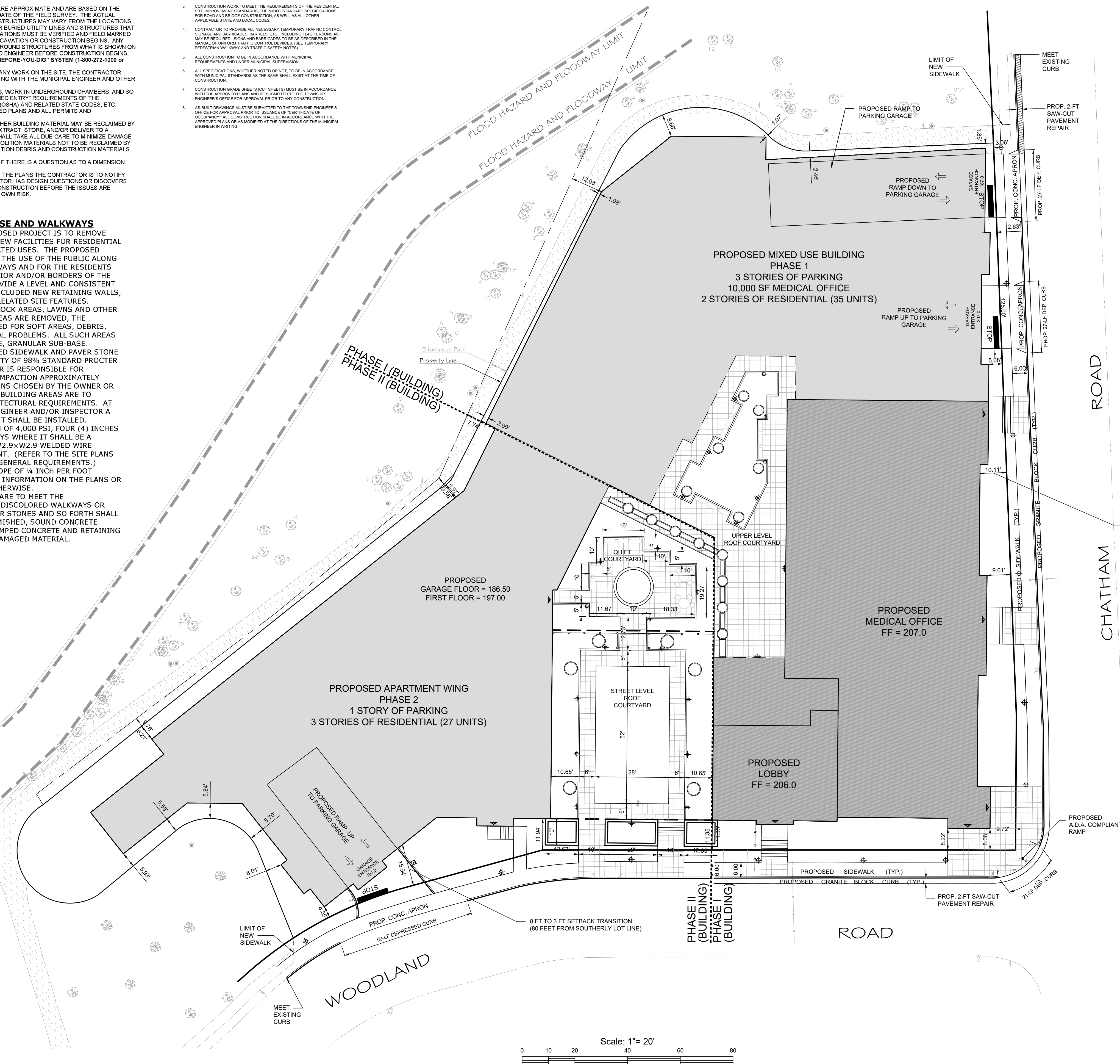
1. CONTRACTOR SHALL NOTIFY THE MUNICIPAL ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ALL EXCAVATING WORK, UTILITY AND PIPELINE INSTALLATION, AND WALL CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY ALL OTHER AGENCIES HAVING JURISDICTION (E.G. SIX, OBSERVATION DISTRICT, NJDEP, ETC.) AS PER THEIR NOTIFICATION REQUIREMENTS.
3. CONSTRUCTION WORK TO MEET THE REQUIREMENTS OF THE RESIDENTIAL SITE IMPROVEMENT STANDARDS, THE ROAD STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS WELL AS ALL OTHER APPLICABLE STATE AND LOCAL CODES.
4. CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY TRAFFIC CONTROL (BARRIERS, TRAFFIC CONES, SIGNS, ETC.) INCLUDING FLAG PERSONS AS MAY BE REQUIRED. SIGNAGE AND BARRIERS TO BE AS DESCRIBED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TEMPORARY PEDESTRIAN WALKWAY AND TRAFFIC SAFETY NOTES.
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND UNDER MUNICIPAL SUPERVISION.
6. ALL SPECIFICATIONS, WHETHER NOTED OR NOT, TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AS THE SAME SHALL EXIST AT THE TIME OF CONSTRUCTION.
7. CONSTRUCTION GRADE SHEETS (CUT SHEETS) MUST BE IN ACCORDANCE WITH THE APPROVED PLANS AND BE SUBMITTED TO THE TOWNSHIP ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
8. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE TOWNSHIP ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ISSUING A "CERTIFICATE OF OCCUPANCY". ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS OR AS MODIFIED AT THE DIRECTIONS OF THE MUNICIPAL ENGINEER IN WRITING.

SITE CONSTRUCTION NOTES—SUB-BASE AND WALKWAYS

1. **SPECIAL NOTE:** THE INTENT OF THE PROPOSED PROJECT IS TO REMOVE EXISTING SITE FEATURES AND TO BUILD NEW FACILITIES FOR RESIDENTIAL AND/OR COMMERCIAL PROJECTS AND RELATED USES. THE PROPOSED WALKWAYS ARE TO BE CONSTRUCTED FOR THE USE OF THE PUBLIC ALONG PUBLIC STREETS, PARKING AREAS, DRIVEWAYS AND FOR THE RESIDENTS AND/OR CLIENTS THROUGHOUT THE INTERIOR AND/OR BORDERS OF THE PROJECT SITE. THE SITE WORK IS TO PROVIDE A LEVEL AND CONSISTENT WALKWAY SURFACE. OTHER WORK MAY INCLUDE NEW RETAINING WALLS, HANDICAPPED PARKING FACILITIES, AND RELATED SITE FEATURES.
2. AFTER THE EXISTING SIDEWALK, PAVER BLOCK AREAS, LAWNS AND OTHER VEGETATION, STRUCTURES, AND OTHER AREAS ARE REMOVED, THE UNDERLYING SUB-BASE SHALL BE EXAMINED FOR SOFT AREAS, DEBRIS, ORGANIC MATERIAL, AND OTHER POTENTIAL PROBLEMS. ALL SUCH AREAS SHALL BE REPLACED WITH A COMPACTABLE, GRANULAR SUB-BASE.
3. ALL SUB-BASE AREAS UNDER THE PROPOSED SIDEWALK AND PAVER STONE AREAS ARE TO BE COMPACTED TO A DENSITY OF 98% STANDARD PROCTER DENSITY AS PER ASTM D698. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PROVIDING TESTS OF COMPACTION APPROXIMATELY EVERY 200 FEET AND AT RANDOM LOCATIONS CHOSEN BY THE OWNER OR OWNER'S REPRESENTATIVE. STRUCTURAL BUILDING AREAS ARE TO BE COMPACTED AND PREPARED AS PER ARCHITECTURAL REQUIREMENTS. AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER AND/OR INSPECTOR A GEOTEXTILE FILTER FABRIC OR EQUIVALENT SHALL BE INSTALLED. CONCRETE SIDEWALK IS TO BE A MINIMUM OF 4,000 PSI, FOUR (4) INCHES THICK THROUGHOUT, EXCEPT AT DRIVEWAYS WHERE IT SHALL BE A MINIMUM OF SIX (6) INCHES WITH 6x6-W2.9xW2.9 WELDED WIRE REINFORCEMENT OR APPROVED EQUIVALENT. (REFER TO THE SITE PLANS AND DETAILS FOR VARIATIONS TO THESE GENERAL REQUIREMENTS.)
4. ALL WALKWAYS ARE TO HAVE A CROSS-SLOPE OF 1/4 INCH PER FOOT TOWARD THE CURBSIDE UNLESS GRADING INFORMATION ON THE PLANS OR THE CONTRACTOR IS DIRECTED TO DO OTHERWISE.
5. CONCRETE AND PAVER STONE WALKWAYS ARE TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS. DISCOLORED WALKWAYS OR CRACKING OR CHIPPED AND BROKEN PAVER STONES AND SO FORTH SHALL BE REMOVED AND REPLACED WITH UNBLEMISHED, SOUND CONCRETE AND/OR PAVER STONES. PATTERNED, STAMPED CONCRETE AND RETAINING WALLS ARE LIKEWISE TO BE OF NEW, UNBLENDED MATERIAL.

ZONING TABLE					
RMF-AH : RESIDENTIAL MULTI-FAMILY AFFORDABLE HOUSING					
EXISTING USE: AUTOMOTIVE REPAIR, OFFICE					
PERMITTED USES: RESIDENTIAL APARTMENTS, MEDICAL OFFICES					
PROPOSED USES: RESIDENTIAL APARTMENTS AND MEDICAL OFFICES					
MINIMUMS:	REQUIRED	EXISTING	PROPOSED		
	1.5 ACRES	1.54 ACRES (66,963 SF)	C	NC	C
MIN. YARD SETBACKS					
FRONT (CHATHAM ROAD)	2 FT 1"		2.63 FT	C	
FRONT (CHATHAM ROAD)	7 FT 1"		9.01 FT	C	
FRONT (WOODLAND ROAD)	3 FT 2"		4.35 FT	C	
FRONT (WOODLAND ROAD)	8 FT 2"		8.08 FT	C	
SIDE (LOT 76, BLOCK 1904)	1 FT		1.07 FT	C	
SIDE (LOT 107, BLOCK 1904)	5 FT		5.55 FT	C	
SIDE (LOT 77, BLOCK 1904)	7 FT		7.74 FT	C	
MAXIMUMS:					
MULTI-FAMILY RESIDENTIAL UNITS	62 UNITS		62 UNITS	C	
MEDICAL OFFICE (GROSS FLOOR AREA)	10,000 SF		10,000 SF	C	
BUILDING HEIGHT			TO BE DETERMINED		
BUILDING COVERAGE	NR	11,808 SF	50,456 SF		
LOT COVERAGE	NR	61,911 SF	56,612 SF		
PARKING CALCULATIONS PER R.S.I.S.					
	1 BR 10 @ 1.8 SPACES/UNIT = 18				
	2 BR 49 @ 2.1 SPACES/UNIT = 98				
	3 BR 3 @ 2.1 SPACES/UNIT = 7				
	RESIDENTIAL PARKING REQUIRED = 123				
	5 SP./1,000 SF x 10,000 SF = 50				
	OFFICE PARKING REQUIRED = 173 SPACES				

- C: COMPLIANT
 NC: NO CHANGE
 ENC: EXISTING NON-COMFORMANCE
 NR: NO REQUIREMENT
- (1) ALONG CHATHAM ROAD, THE MINIMUM SETBACK SHALL BE SEVEN (7) FEET, EXCEPT FOR A PERMITTED AREA OF ENCRoACHMENT OF UP TO ONE HUNDRED-SEVENTY-FIVE (125) FEET IN LENGTH, AS MEASURED PARALLEL TO CHATHAM ROAD, FROM THE WESTERN MOST PROPERTY LINE. WITHIN THIS AREA OF ENCRoACHMENT, THE BUILDING MAY BE SET BACK TWO (2) FEET FROM THE PROPERTY LINE.
 - (2) ALONG WOODLAND ROAD, THE MINIMUM SETBACK SHALL BE MEASURED BE EIGHT (8) FEET, EXCEPT FOR A PERMITTED AREA OF ENCRoACHMENT UP TO FIFTY (50) FEET IN LENGTH, AS MEASURED PARALLEL TO WOODLAND ROAD, FROM THE SOUTHERN MOST PROPERTY LINE. WITHIN THIS AREA OF ENCRoACHMENT, THE BUILDING MAY BE SET BACK THREE (3) FEET FROM THE PROPERTY LINE.



7 FT TO 2 FT SETBACK TRANSITION (125 FEET FROM WESTERLY LOT LINE)

- NOTES**
1. PO BEING LOT 72, 73, 74 & 75, IN BLOCK 1904, AS SHOWN ON TOWNSHIP OF MILLBURN TAX MAPS.
 2. LOT AREA = 66,963.4 SF. OR 1.54 AC.
 3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.

SITE PLAN

CHATHAM ROAD & WOODLAND ROAD
 TAX LOTS 72, 73, 74, & 75, BLOCK 1904

TOWNSHIP OF MILLBURN
 ESSEX COUNTY, NJ

CASEY &

KELLER INCORPORATED

258 Main Street, PO Box 191
 Millburn, New Jersey 07041
 973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

DATE 06-01-2020
 30094

REFERENCE	MTL CHK. BY	BSC DRAWN BY
578	CAD	DWG. NO.
1161112	FIELD BOOK	4
JOB NO.	SCALE	

REVISIONS

NO.	DESCRIPTION