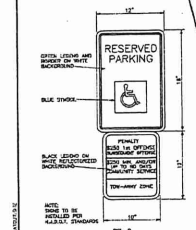
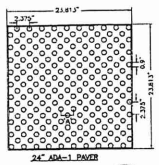
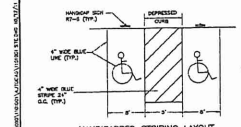


HANDICAP SIGN DETAIL
N.T.S.

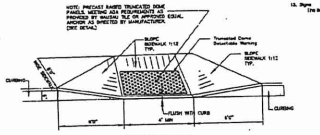


24" ADA-1 PAVER

DETAIL 'A'
WARNING DOME DETAIL
N.T.S.



HANDICAPPED STRIPING LAYOUT
N.T.S.



HANDICAPPED RAMP
N.T.S.

Site Plan Subject to the Following Model Conditions of Approval:

8. FINAL PLANS
   a. The full and all of the conditions of this approval shall be set out on the final plans which shall be submitted to the Construction Office, the Township Engineer and the Board Secretary prior to the issuance of any Township permit in respect to demolition, preparation of the Site or construction of any improvement.
   b. Such final plans shall also include all changes agreed to in the course of the hearing, and shall have been reviewed by the Board Secretary or the Planning Board's Consultant for determination of whether the plans conform to the Board's approvals.
9. GUARANTEES
   a. The approval of this Application is subject to the posting of any and all required performance guarantees, soil erosion and sediment control approvals, and any other requirements of Township ordinances prior to the commencement of Site preparation or construction.
   b. This approval is also conditioned upon the Applicant providing, prior to issuance of the final certificate of occupancy, a performance guarantee for any aspects of the approved landscaping or fencing that has not been completed by the time of issuance of such certificate.
11. OTHER GOVERNMENTAL APPROVALS
   The Applicant shall comply with all applicable Federal, State and local laws and regulations and obtain any other government approvals required for implementation of the application as approved. If any other government agency or authority grants a waiver of or exemption from any law, rule or regulation, or imposes any condition or requirement, which affects the approval or any of the conditions contained herein, then this Board shall have the right to review such action as it relates to the Grants approval or conditions and to modify, amend or revoke its approval under conditions.
   b. No Township permit in reward of preconstruction, site improvement or any improvement shall be issued until proof of request for such applicants, and any sister Permission, shall have been presented to the Construction Office.
12. Signs
   The Board shall retain jurisdiction over any and all signs until the final certificate of occupancy has been issued.

ZONING DATA

ZONING DATA B-2 HIGHWAY BUSINESS

PROPOSED USE: RETAIL

MINIMUM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NR	208,418 SF.	NO CHANGE
LEASE AREA	—	20,059 SF.	NO CHANGE
FRONT YARD SETBACK	123 FT.	26.89 FT. (1)	NO CHANGE
SIDE YARD SETBACK (EACH)	13 FT.	2.44 FT./78.28 FT. (1)	NO CHANGE
REAR YARD SETBACK	100 FT.	40.0 FT.	NO CHANGE
PARKING	216 CARS	372 CARS	357 CARS
BUILDING SIZE	5,000 SF.	60,716 SF.	NO CHANGE
MAXIMUM			
FLOOR AREA RATIO	30% LOT AREA	34.33% (2)	NO CHANGE
BUILDING HEIGHT	35 FT.	25 FT	NO CHANGE
LOT COVERAGE	50% LOT AREA	65,325 (1) (3)	NO CHANGE

PARKING CALCULATIONS: 1 CAR/200SQ.

Dance	STAPLES:	23,216 SQ.FT. GROSS
	DANCE:	4,224 SQ.FT. GROSS
Cabinets Direct	BLINDS TO GO:	4,624 SQ.FT. GROSS
	FURNITURE/RAIL:	3,356 SQ.FT. GROSS
	FORTUNOFF:	15,663 SQ.FT. GROSS
	TOTAL	50,777 GROSS
	LESS EQUIP. STORAGE & LOADING	= 7,182 SQ.FT.
	NET FLOOR AREA	= 43,595 SQ.FT. / 300 SQ.FT. = 218 CARS REQUIRED.

ZONING NOTES:

(1) EXISTING NONCONFORMING CONDITION.
(2) F.A.R. CALCULATION BASED UPON LOT AREA ONLY. 30,110SQ.FT./996,414SQ.FT. = 0.3433 (34.33%)
(3) LOT COVERAGE CALCULATION BASED UPON COMBINED LOT AND LEASE AREAS. 176,162SQ.FT./996,414SQ.FT. = 0.6532 (65.32%)

OWNER/APPLICANT

PRINCE DEVELOPMENT CO., INC.
301 SO. LIVINGSTON AVENUE
LIVINGSTON, NJ 07932
TEL: 973-994-2100

LEGEND

EXISTING		PROPOSED
173.25	Spot Elevation	173.25
	Manhole	
	Inlet	
	Light Pole	
	Curb	
	Walk	
	Fence	
	Edge of Pavement	
	Bar Pavement	
	Sign	
	Hydrant	
	Tree To Be Removed	

NOTES

1. LOT AREA = 208,418 SF. OR4.786 AC. LEASE AREA = 52,059 SF. OR 1.195 AC.
2. COMBINED LOT AREA = 396,476 SF. OR 9.640 AC.
3. ELEVATIONS BASED UPON N.G.V.D. 1929 SURVEY DATUM.
4. 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 SUPERVISOR AND EXPRESS PRIOR TO CONSTRUCTION.
5. INFORMATION SHOWN HEREON IS BASED UPON AN UNDATED SITE PLAN DATED 7/16/10 PREPARED BY G.C. STEWART ASSOCIATES INC. SURVEY INFORMATION WAS UPDATED AND SUPPLEMENT BY FIELD SURVEY PERFORMED BY CASEY & KELLER INC. ON OCT. 3, 2010

PLANNING BOARD APPROVALS

THIS SITE PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF LIVINGSTON, ESSEX COUNTY, NEW JERSEY.

4/18/13 DATE SECRETARY

4/16/13 DATE CHAIRMAN

THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.

4/5/13 DATE TOWNSHIP ENGINEER

RECEIVED
OCT 14 2011
Township of Livingston
Planning Department

REVISIONS

1	Revised per Client	10-28-10	
2	Add Model Conditions of Approval	10-13-11	

SITE PLAN

518 W. MT. PLEASANT AVE
TAX LOT 19, BLOCK 100

TOWNSHIP OF LIVINGSTON
ESSEX COUNTY, NJ

CASEY &

KELLER
INCORPORATED

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7693

MICHAEL T. LANZAFAMA

DESC.	CAD	MTL. CHK. BY	LIC. CHKD BY
JOB NO. 1101001	FIELD BOOK 1130	SCALE	DWG NO. 1