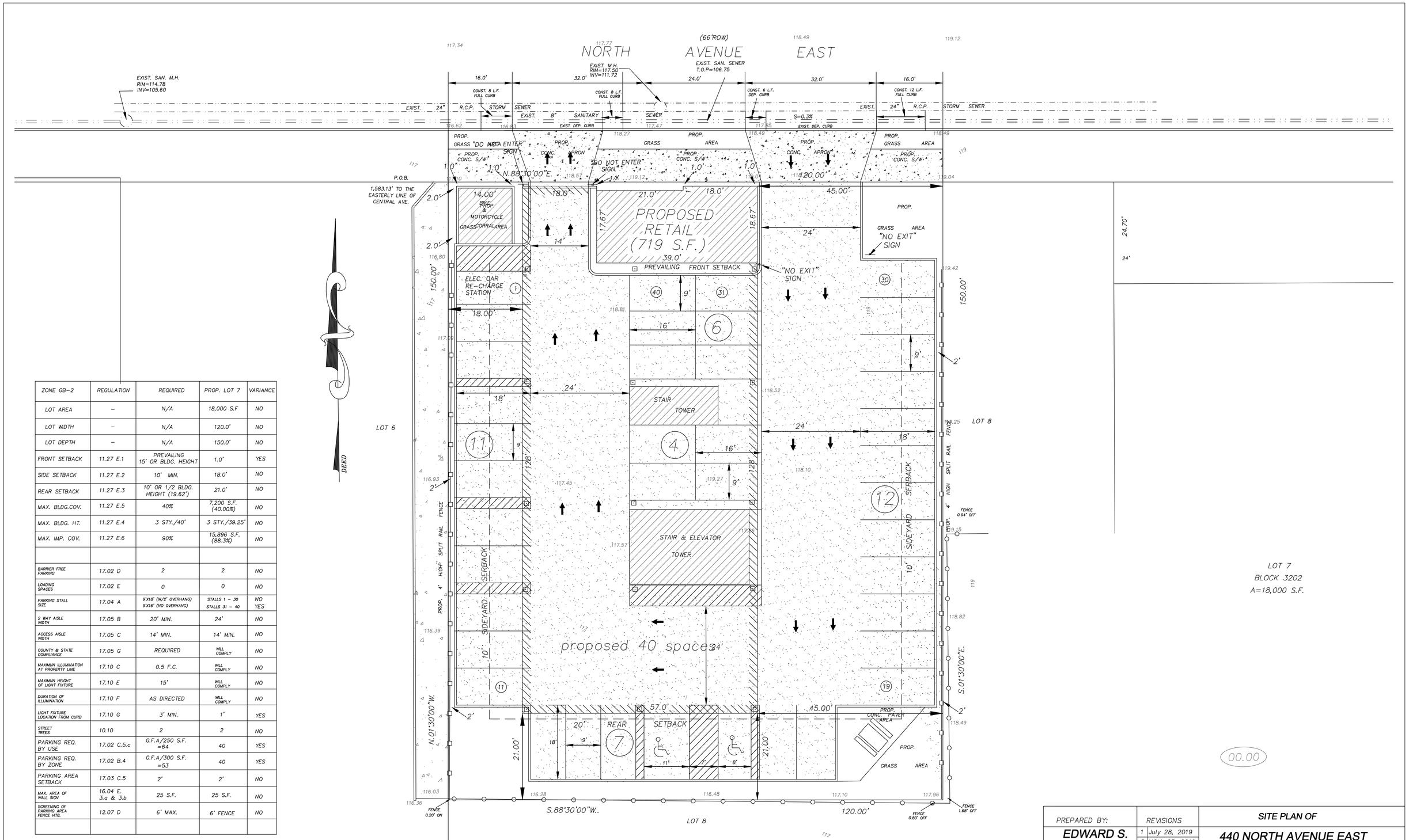

ZONE GB-2	REGULATION	REQUIRED	PROP. LOT 7	VARIANCE
LOT AREA	–	N/A	18,000 S.F	NO
LOT WIDTH	–	N/A	120.0'	NO
LOT DEPTH	–	N/A	150.0'	NO
FRONT SETBACK	11.27 E.1	PREVAILING 15' OR BLDG. HEIGHT	1.0'	YES
SIDE SETBACK	11.27 E.2	10' MIN.	18.0'	NO
REAR SETBACK	11.27 E.3	10' OR 1/2 BLDG. HEIGHT (19.62')	21.0'	NO
MAX. BLDG.COV.	11.27 E.5	40%	7,200 S.F. (40.00%)	NO
MAX. BLDG. HT.	11.27 E.4	3 STY./40'	3 STY./39.25'	NO
MAX. IMP. COV.	11.27 E.6	90%	15,896 S.F. (88.3%)	NO
BARRIER FREE PARKING	17.02 D	2	2	NO
LOADING SPACES	17.02 E	0	0	NO
PARKING STALL SIZE	17.04 A	9'X18' (W/2' OVERHANG) 9'X16' (NO OVERHANG)	STALLS 1 – 30 STALLS 31 – 40	NO YES
2 WAY AISLE WIDTH	17.05 B	20' MIN.	24'	NO
ACCESS AISLE WIDTH	17.05 C	14' MIN.	14' MIN.	NO
COUNTY & STATE COMPLIANCE	17.05 G	REQUIRED	WILL COMPLY	NO
MAXIMUN ILLUMINATION AT PROPERTY LINE	17.10 C	0.5 F.C.	WILL COMPLY	NO
MAXIMUN HEIGHT OF LIGHT FIXTURE	17.10 E	15'	WILL COMPLY	NO
DURATION OF ILLUMINATION	17.10 F	AS DIRECTED	WILL COMPLY	NO
LIGHT FIXTURE LOCATION FROM CURB	17.10 G	3' MIN.	1'	YES
STREET TREES	10.10	2	2	NO
PARKING REQ. BY USE	17.02 C.5.c	G.F.A/250 S.F. =64	40	YES
PARKING REQ. BY ZONE	17.02 B.4	G.F.A/300 S.F. =53	40	YES
PARKING AREA SETBACK	17.03 C.5	2'	2'	NO
MAX. AREA OF WALL SIGN	16.04 E. 3.a & 3.b	25 S.F.	25 S.F.	NO
SCREENING OF PARKING AREA FENCE HTG.	12.07 D	6' MAX.	6' FENCE	NO

RETAIL AREA : 719 S.F. 719 S.F.
GROUND FLOOR : 701 S.F. – 701 S.F. (BUILD. CORE) = 0.0 S.F.
FIRST FLOOR : 7,204 S.F. – 1,584 S.F. (BUILD. CORE) = 5,620 S.F.
SECOND FLOOR : 7,204 S.F. – 1,584S.F. (BUILD. CORE) = 5,620 S.F.
15,828 S.F. 11,959 S.F.

PARKING: 15,828/250=63 STALLS BY USE
PARKING: 15,828/300=53 STALLS BY ZONE
PARKING: 11,959/250=48 STALLS BY USE
PARKING: 11,959/300=40 STALLS BY ZONE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PREPARED BY:
EDWARD S. DEC
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR
LIC. # 24GB03897400
CERT. OF AUTH # 24GA28048500

REVISIONS	
1	July 28, 2019
2	NOV. 25, 2019
3	JAN. 15, 2020

SITE PLAN OF
440 NORTH AVENUE EAST
TOWN OF WESTFIELD, UNION COUNTY, N.J.
ALSO KNOWN AS LOT 7, BLOCK 3202 AS SHOWN ON THE TAX MAP OF THE TOWN OF WESTFIELD, UNION CO. N.J.

GUARRIELLO & DEC ASSOC. LLC
CIVIL ENGINEERS AND LAND SURVEYORS
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KENILWORTH, N.J. 07033
TEL-908-620-1139 FAX-908-620-1102

SCALE	DATE	JOB #	SHEET #
1" = 10'	MAY 28, 2019	B32-141	3 OF 6