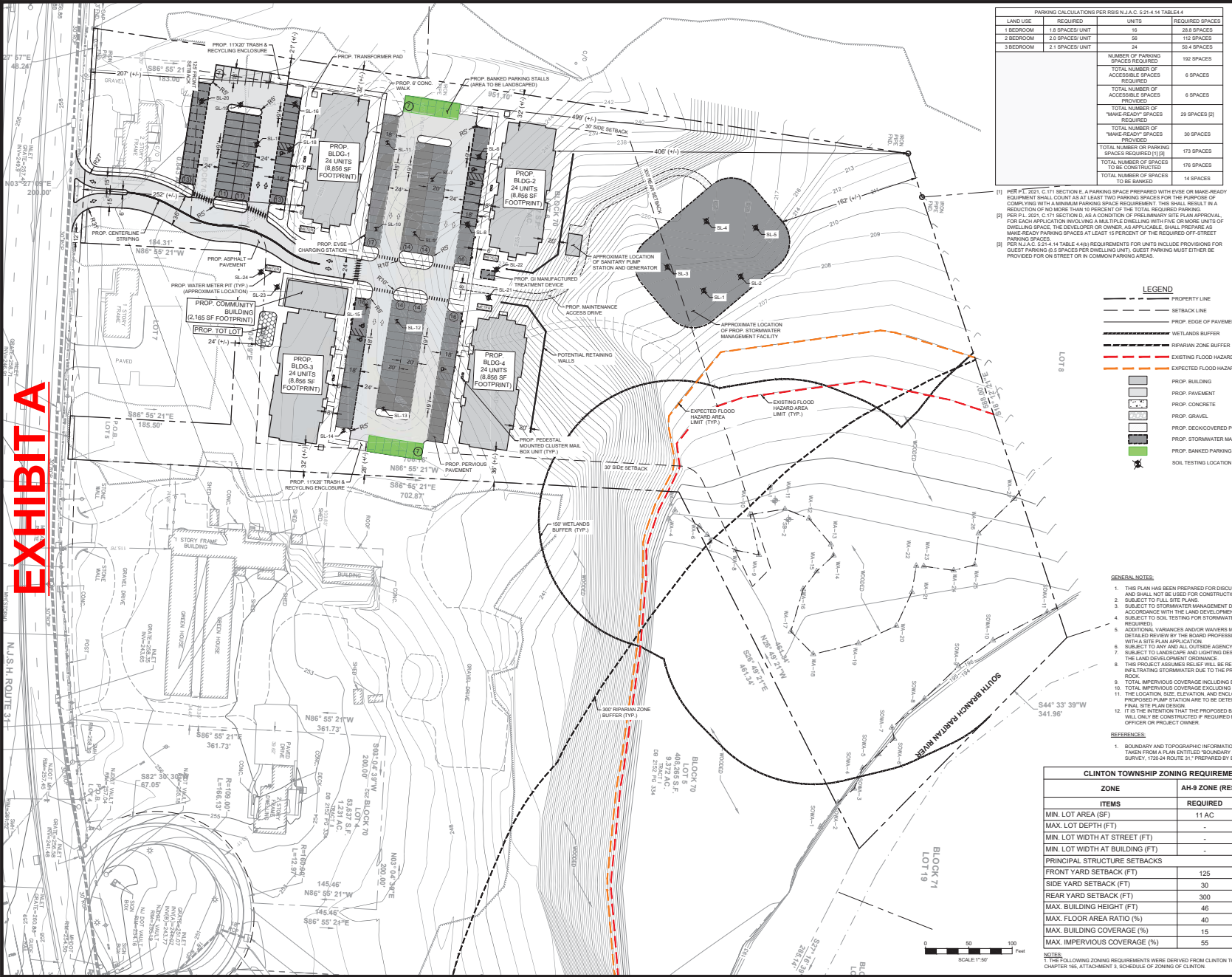


EXHIBIT A



LAND USE	REQUIRED UNITS	REQUIRED SPACES
1 BEDROOM	1.8 SPACES/UNIT	28.8 SPACES
2 BEDROOM	2.0 SPACES/UNIT	36 SPACES
3 BEDROOM	2.1 SPACES/UNIT	50.4 SPACES
TOTAL NUMBER OF SPACES REQUIRED		
192 SPACES		
TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED		
6 SPACES		
TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED		
6 SPACES		
TOTAL NUMBER OF "MAKE-READY" SPACES REQUIRED		
29 SPACES (2)		
TOTAL NUMBER OF "MAKE-READY" SPACES PROVIDED		
30 SPACES		
TOTAL NUMBER OF PARKING SPACES REQUIRED (1) [2]		
173 SPACES		
TOTAL NUMBER OF SPACES TO BE CONSTRUCTED		
176 SPACES		
TOTAL NUMBER OF SPACES TO BE BANKED		
14 SPACES		

LAND USE	REQUIRED UNITS	REQUIRED SPACES
1 BEDROOM	1.5 SPACES/UNIT	24 SPACES
2 BEDROOM	1.75 SPACES/UNIT	36 SPACES
3 BEDROOM	2.0 SPACES/UNIT	48 SPACES
TOTAL NUMBER OF SPACES REQUIRED		
108 SPACES		
TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED		
6 SPACES		
TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED		
6 SPACES		
TOTAL NUMBER OF "MAKE-READY" SPACES REQUIRED		
26 SPACES (2)		
TOTAL NUMBER OF "MAKE-READY" SPACES PROVIDED		
30 SPACES		
TOTAL NUMBER OR PARKING SPACES REQUIRED (1) [2]		
133 SPACES		
TOTAL NUMBER OF SPACES TO BE CONSTRUCTED		
176 SPACES		
TOTAL NUMBER OF SPACES TO BE BANKED		
14 SPACES		

- PER P.L. 2021, C.171 SECTION E, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.
- PER P.L. 2021, C.171 SECTION D, AS A CONDITION OF PRELIMINARY SITE PLAN APPROVAL FOR EACH APPLICATION INVOLVING A MULTIPLE DWELLING WITH FIVE OR MORE UNITS OF DWELLING SPACES, THE DEVELOPER OR OWNER, AS APPLICABLE, SHALL PREPARE AS MAKE-READY PARKING SPACES AT LEAST 15 PERCENT OF THE REQUIRED OFF-STREET PARKING SPACES.
- PER N.J.A.C. 6:27-14 TABLE 4(B) REQUIREMENTS FOR UNITS INCLUDE PROVISIONS FOR GUEST PARKING (0.5 SPACES PER DWELLING UNIT). GUEST PARKING MUST EITHER BE PROVIDED FOR ON STREET OR IN COMMON PARKING AREAS.

- PER P.L. 2021, C.171 SECTION E, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.
- PER P.L. 2021, C.171 SECTION D, AS A CONDITION OF PRELIMINARY SITE PLAN APPROVAL FOR EACH APPLICATION INVOLVING A MULTIPLE DWELLING WITH FIVE OR MORE UNITS OF DWELLING SPACES, THE DEVELOPER OR OWNER, AS APPLICABLE, SHALL PREPARE AS MAKE-READY PARKING SPACES AT LEAST 15 PERCENT OF THE REQUIRED OFF-STREET PARKING SPACES.
- PER N.J.A.C. 6:27-14 TABLE 4(B) REQUIREMENTS FOR UNITS INCLUDE PROVISIONS FOR GUEST PARKING (0.5 SPACES PER DWELLING UNIT). GUEST PARKING MUST EITHER BE PROVIDED FOR ON STREET OR IN COMMON PARKING AREAS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROP. EDGE OF PAVEMENT
- WETLANDS BUFFER
- SPRIPAN ZONE BUFFER
- EXISTING FLOOD HAZARD AREA LIMIT
- EXPECTED FLOOD HAZARD AREA LIMIT
- PROP. BUILDING
- PROP. PAVEMENT
- PROP. CONCRETE
- PROP. GRAVEL
- PROP. DECK/OVERCOVER PORCH
- PROP. STORMWATER MANAGEMENT
- PROP. BANKED PARKING STALLS
- SOIL TESTING LOCATION

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED FOR DISCUSSION PURPOSES ONLY AND SHALL BE USED FOR CONSTRUCTION.
 - SUBJECT TO FULL SITE PLAN.
 - SUBJECT TO STORMWATER MANAGEMENT DESIGN ANALYSIS IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
 - SUBJECT TO SOIL TESTING FOR STORMWATER IMPROVEMENTS IF REQUIRED. VARIANCES AND/OR WAIVERS MAY BE REQUIRED UPON DETAILED REVIEW BY THE BOARD PROFESSIONALS IN CONNECTION WITH SITE PLAN APPROVAL.
 - SUBJECT TO ANY AND ALL OUTSIDE AGENCY PERMITS REQUIRED FOR THE LAND DEVELOPMENT ORDINANCE.
 - SUBJECT TO LANDSCAPE AND LIGHTING DESIGN IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
 - THE PROJECT ASSUMES RELIEF WILL BE REQUIRED FOR NOT INFILTRATING STORMWATER DUE TO THE PRESENCE OF CARBONATE ROCK.
 - TOTAL IMPERVIOUS COVERAGE INCLUDING BANKED STALLS: 126,392 SF.
 - TOTAL IMPERVIOUS COVERAGE EXCLUDING BANKED STALLS: 123,126 SF.
 - THE LOCATION, SIZE, ELEVATION, AND ENCLOSURE DETAILS OF THE PROPOSED PUMP STATION ARE TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN DESIGN.
 - IT IS THE INTENTION THAT THE PROPOSED BANKED PARKING STALLS WILL ONLY BE CONSTRUCTED IF REQUIRED BY THE TOWNSHIP ZONING OFFICER OR PROJECT OWNER.

- REFERENCES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 1703A ROUTE 31", PREPARED BY ELP, DATED 05/01/2022.

ZONE	AH-9 ZONE (RESIDENTIAL LOT)	
	REQUIRED	PROPOSED
MIN. LOT AREA (SF)	11 AC	12.07 AC
MAX. LOT DEPTH (FT)	-	-
MIN. LOT WIDTH AT STREET (FT)	-	-
MIN. LOT WIDTH AT BUILDING (FT)	-	-
PRINCIPAL STRUCTURE SETBACKS		
FRONT YARD SETBACK (FT)	125	252 (+)
REAR YARD SETBACK (FT)	300	408 (+)
SIDE YARD SETBACK (FT)	30	32 (+)
MAX. BUILDING HEIGHT (FT)	46	46
MAX. FLOOR AREA RATIO (%)	40	20.60
MAX. BUILDING COVERAGE (%)	15	7.15
MAX. IMPERVIOUS COVERAGE (%)	55	23.59

NOTES:
THE FOLLOWING ZONING REQUIREMENTS WERE DERIVED FROM CLINTON TOWNSHIP ORDINANCE CHAPTER 165, ATTACHMENT 3, SCHEDULE OF ZONING OF CLINTON.

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH: 908-238-0564 FAX: 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO: 24628021500 EXP: 03/31/2024

NO.	REVISION	BY	DATE
1	MINOR REVISIONS PER CLIENT	AA	7/19/23

DRAFT

DATE: _____ JOHN HANSEN
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24624194500

PROJECT: SPRUCE RUN APARTMENTS
BLOCK 70, LOTS 6 & 8
CLINTON TOWNSHIP

HUNTERDON COUNTY NEW JERSEY

CONCEPTUAL LAYOUT PLAN

JOB NO.:	0122109	DRAWING NO.:	1
SCALE:	1" = 50'	CHECKED:	ADR
DESIGNED:	ADR	FILENAME:	CONCEPT.DWG
DATE:	07/14/2023		