

**HATCH LEGEND**

- BLOCK NUMBER
- LOT NUMBER
- 2017 RDP (REALISTIC DEVELOPMENT POTENTIAL) SITE
- 2019 RDP (REALISTIC DEVELOPMENT POTENTIAL) SITE
- 2017 UNDEVELOPABLE PARCELS
- 2017 PARK PARCEL
- ENCAP PARCEL

**ZONING LEGEND**

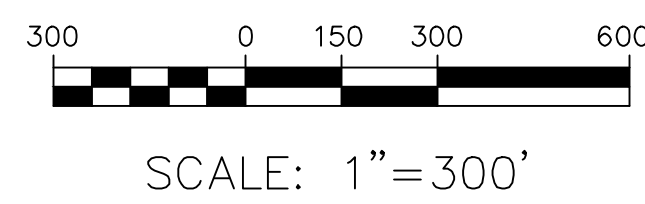
- NEW JERSEY MEADOWLANDS COMMISSION BOUNDARY
- ZONE LIMIT

**ENVIRONMENTAL CONSTRAINTS LEGEND**

- WETLANDS
- FLOOD HAZARD AREA LIMIT
- FLOOD ZONE LIMIT
- FLOOD ZONE
- ZONE AE** 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)
- ZONE X** 0.2% ANNUAL CHANCE FLOOD

**REFERENCES**

WETLAND LOCATIONS FROM NJDEP 2012 WETLAND DATA  
 FLOOD HAZARD LOCATIONS TAKEN FROM "FIRM FLOOD INSURANCE RATE MAP NUMBERS 34003C0251G, 34003C0253G, 34003C0261G. & 34003C0262G"



**RUTHERFORD ZONES**

- R-1** RESIDENTIAL 1 (SINGLE FAMILY)
- R-1A** RESIDENTIAL 1A (SINGLE FAMILY)
- UR-1A** UNIVERSITY / RESIDENTIAL 1A (SINGLE FAMILY)
- R-1B** RESIDENTIAL 1B (SINGLE FAMILY)
- R-2** RESIDENTIAL 2 (TWO FAMILY)
- R-3** RESIDENTIAL 3 (THREE STORY APARTMENTS)
- R-4** RESIDENTIAL 4 (FIVE STORY APARTMENTS)
- B-1** BUSINESS 1 (THREE STORY OFFICE)
- B-2** BUSINESS 2 (FIVE STORY OFFICE)
- B-3** BUSINESS 3 (THREE STORY OFFICE - RETAIL)
- B-3/SH** BUSINESS 3 - SENIOR HOUSING
- TSO** TEN STORY OFFICE, RESEARCH & DISTRIBUTION
- HC** HIGHWAY COMMERCIAL
- HC-LI** HIGHWAY COMMERCIAL / LIGHT INDUSTRIAL
- PC** PLANNED COMMERCIAL
- NC** NEIGHBORHOOD COMMERCIAL

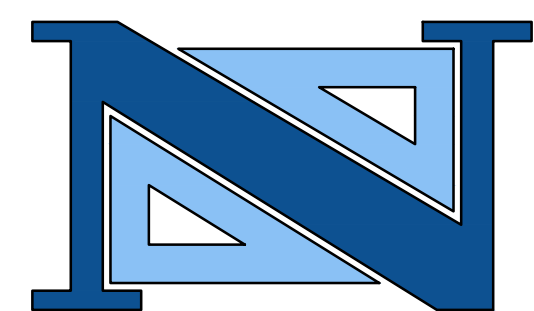
**MEADOWLANDS DISTRICT ZONES**

- EC** ENVIRONMENTAL CONSERVATION
- CP** COMMERCIAL PARK
- LIA** LIGHT INDUSTRIAL A
- PR** PLANNED RESIDENTIAL REDEVELOPMENT AREA
- RA** SPORTS & EXPANSIONS AREA
- SEA** ROADS, RAILS, RIGHT-OF-WAYS
- RRR** WATERFRONT RECREATION
- WR**

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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

REVISIONS		DRAWN	DESIGNED	CHECKED
NO.	DATE	DESCRIPTION		



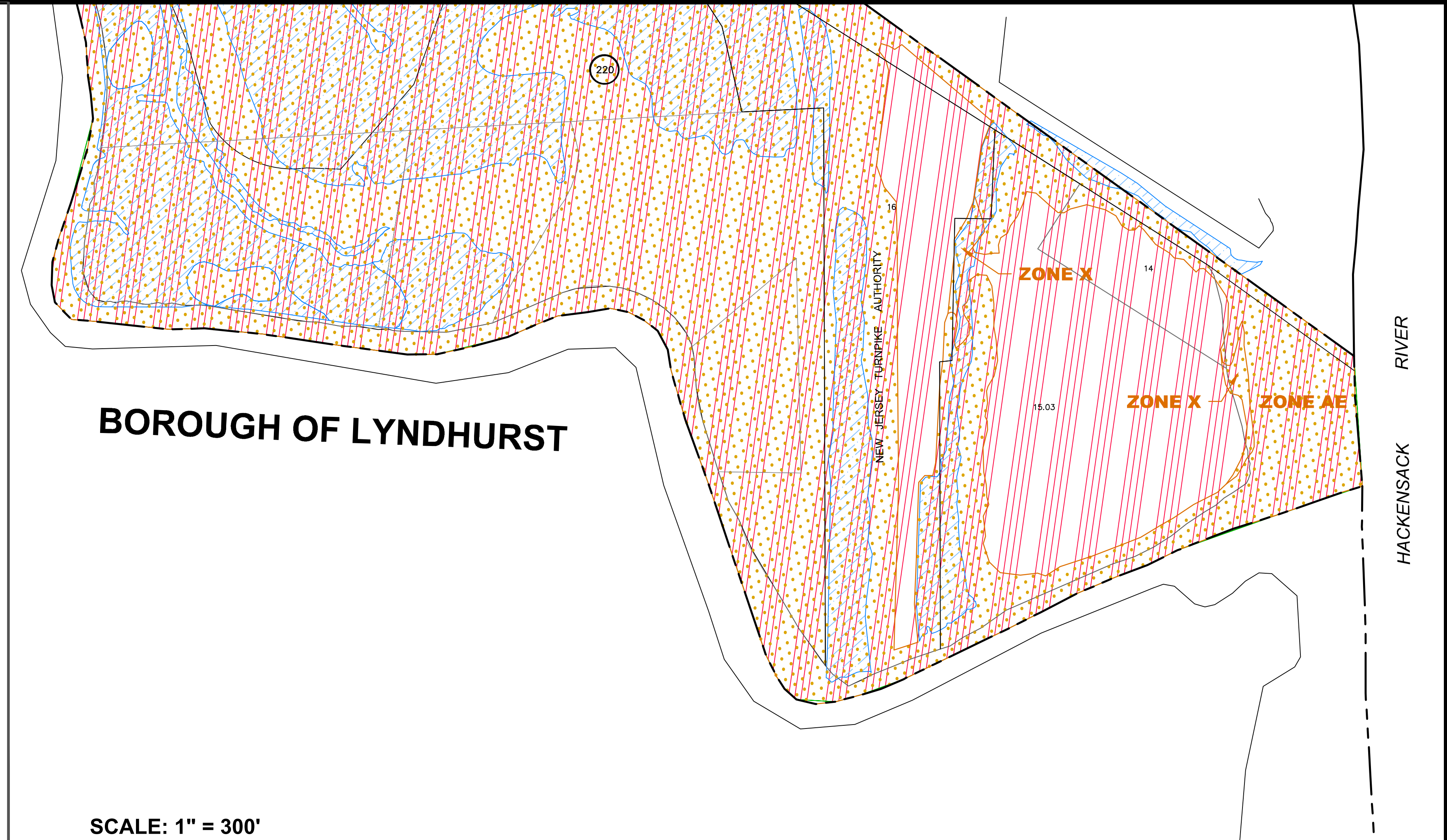
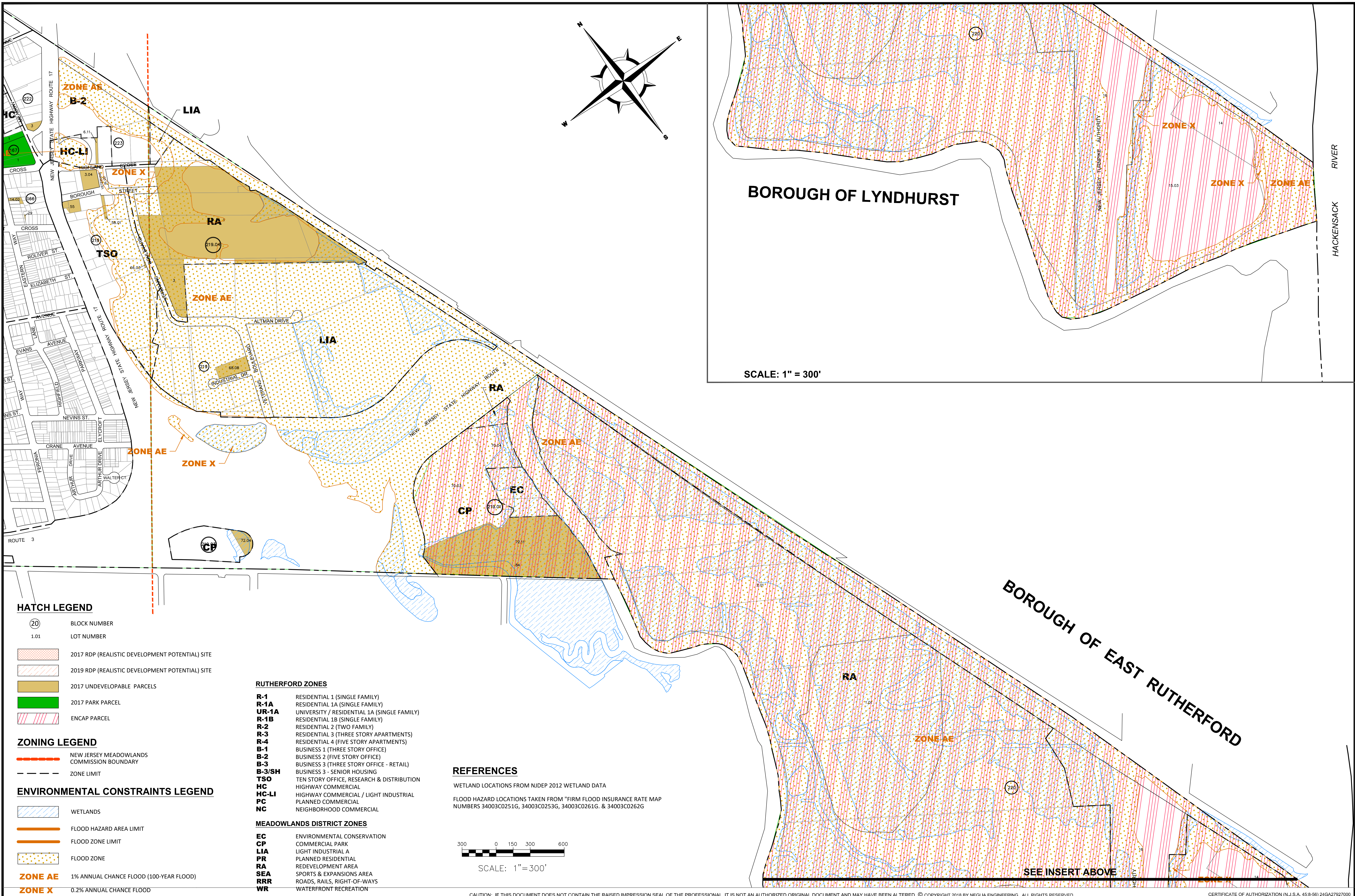
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**RDP / UNDEVELOPABLE / ENVIRONMENTAL CONSTRAINTS MAP**  
**VACANT LAND ANALYSIS**  
**BOROUGH OF RUTHERFORD**

**BERGEN COUNTY NEW JERSEY**

DRAWN BY: M.E.W. CHECKED BY: D.R.A. SHEET NO. 1 OF 2  
 DESIGNED BY: D.R.A. SCALE: 1"=300' RUTHMUN17.010  
 FILED BOOK NO. DATE: 11/15/2018



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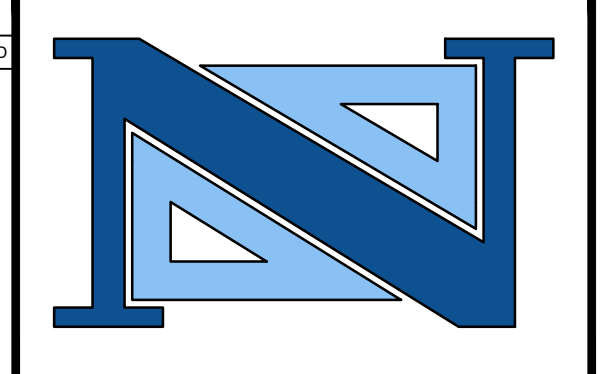
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**REVISIONS**

NO.	DATE	DESCRIPTION	DRAWN	DESIGNED	CHECKED



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DRAWN BY: M.E.W. CHECKED BY: T.H.S. PROJECT NO: RUTHMUN17.010 SHEET NO: 2 OF 2  
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 FIELD BOOK NO.: PAGE:

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