



GENERAL NOTES

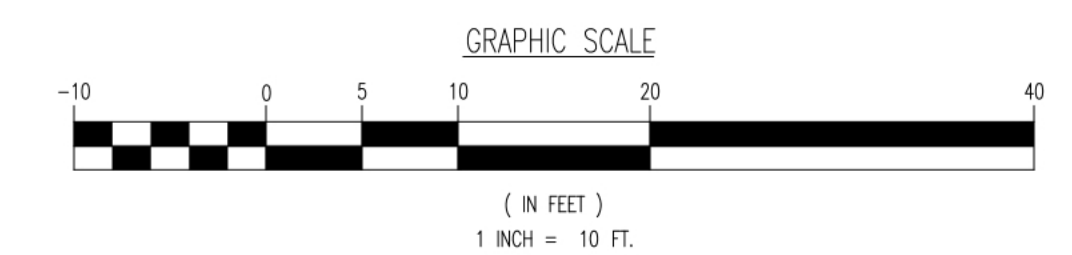
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY & TOPOGRAPHIC SURVEY BLOCK 711, LOT 2, CITY OF PLAINFIELD DYNAMIC SURVEY, LLC 1904 MAIN STREET, LAKE COMO, NJ 07719 SURVEYOR FILE NO. 3327-99-0015E DATED: 01/14/2020
- APPLICANT/OWNER: AMIN FAMILY, LLC 202 WEST 7TH STREET CITY OF PLAINFIELD, NJ 07060
- PARCEL DATA: BLOCK 711, LOT 2 202 WEST 7TH STREET (CR 601) & ARLINGTON AVENUE CITY OF PLAINFIELD UNION COUNTY, NJ
- ZONE: TRANSIT ORIENTED DEVELOPMENT DOWNTOWN DISTRICT - TRANSITION DISTRICT (TODD/TD)
- EXISTING USE: RETAIL STRIP CENTER (PERMITTED USE) (§ 17 ATTACHMENT 1) LAUNDROMAT (PERMITTED USE) (§ 17 ATTACHMENT 1)
- PROPOSED USE: RETAIL STRIP CENTER (PERMITTED USE) (§ 17 ATTACHMENT 1) LAUNDROMAT (PERMITTED USE) (§ 17 ATTACHMENT 1) RESIDENTIAL APARTMENTS (PERMITTED USE) (§ 17 ATTACHMENT 1) MIXED USE STRUCTURE (PERMITTED USE) (§ 17-9-36.1)
- SCHEDULE OF ZONING REQUIREMENTS (§ 17 ATTACHMENT 2)

ZONE REQUIREMENT	TODD/TD ZONE - MIXED USE	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	26,279 SF (0.603 AC)	26,279 SF (0.603 AC)
MAXIMUM DWELLING DENSITY	25 du/ac	0 du/ac	19.9 du/ac
MINIMUM LOT WIDTH	50 FT	143.0 FT	143.0 FT
MINIMUM LOT FRONTAGE	50 FT	317.02 FT	317.02 FT
MINIMUM LOT DEPTH	100 FT	185.0 FT	185.0 FT
MINIMUM FRONT YARD SETBACK (WEST SEVENTH STREET)	10 FT	109.9 FT	109.9 FT
MINIMUM FRONT YARD SETBACK (ARLINGTON AVENUE)	10 FT	11.3 FT	-3.9 FT (V)
MINIMUM SIDE YARD SETBACK	5 FT	21.7 FT	9.3 FT
MINIMUM COMBINED SIDE YARD SETBACK	10 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	15 FT	9.9 FT (E)	7.3 (V)
MAXIMUM FLOOR AREA RATIO	1.8	0.275 (7,229 SF)	0.314 (8,245 SF)
MAXIMUM PERCENT BUILDING COVERAGE	60%	27.5% (7,229 SF)	31.4% (8,245 SF)
MAXIMUM PERCENT TOTAL LOT COVERAGE (IMPERVIOUS)	70%	78.8% (20,729 SF) (E)	78.4% (20,603 SF) (E)
MAXIMUM NUMBER OF STORES	3	1	3
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	38.4 FT (V)
MINIMUM IMPROVEABLE AREA	2,100 SF [1]	20,397 SF	20,397 SF
MINIMUM IMPROVEABLE AREA (DIAMETER OF CIRCLE)	32 FT	128.0 FT	128.0 FT

- N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-COMFORMANCE
- THE AREA OF A LOT FOR THE PLACEMENT OF PRINCIPAL BUILDINGS, OFF-STREET PARKING LOTS, AND OFF-STREET LOADING AREAS WHICH IS LOCATED WITHIN THE ENVELOPE DELINEATED BY THE REQUIRED YARDS OR BUFFERS OF THE ZONE DISTRICT AND WHICH IS NOT ENCOMPASSED UPON BY: (A) AN EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, (B) AN AREA CLASSIFIED AS A FLOODWAY OR STREAM CORRIDOR BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY OR AS AN AREA OF SPECIAL FLOOD HAZARD OR FLOODWAY, (C) WETLANDS OR ANY REQUIRED WETLANDS TRANSITION AREA PURSUANT TO THE NEW JERSEY FRESHWATER WETLANDS PROTECTION ACT (N.J.S.A. 14:27-1, ET SEQ.), EXCEPT WHERE CONSTRUCTION, FILL, OR DISTURBANCE HAS BEEN AUTHORIZED PURSUANT TO THE FRESHWATER WETLANDS ACT, (D) SLOPE AREAS WHERE THE INCLINATION OF THE LAND'S SURFACE FROM THE HORIZONTAL IS FIFTEEN PERCENT (15%) OR GREATER FOR A TEN (10) FOOT INTERVAL, OR (E) STREAM CORRIDORS. (§ 17-9-1-6)
 - RIGHT CORNER LOT HAS TWO (2) FRONT YARDS FOR THE PURPOSES OF DETERMINING THE REAR YARD ON A CORNER LOT, THE INTERIOR LOT LINE OPPOSITE THE STREET LINE WITH THE SHORTEST FRONTAGE SHALL BE CONSIDERED TO BE THE REAR LOT LINE AND ANY REMAINING INTERIOR LOT LINES SHALL BE CONSIDERED SIDE LOT LINES FOR THE PURPOSES OF DETERMINING SIDE YARDS. (§ 17-9-36A)
 - PARKING REQUIREMENTS:
 - A PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY CAN BE MINIMIZED. PARKING LOTS SHALL BE PROHIBITED IN ANY REQUIRED SIDE YARD SETBACK AREA OR FRONT YARD AREA. (§ 17-9-42.1) (E)
 - ANY BUILDING OR SITE CONTAINING MORE THAN ONE (1) USE SHALL MEET THE COMBINED PARKING SPACE REQUIREMENTS FOR ALL USES, BASED ON THE AREA UTILIZED FOR EACH SEPARATE USE. (§ 17-9-42.1) (E)
 - PARKING LOTS OR INDIVIDUAL SPACES SHALL BE PROHIBITED WITHIN FRONT YARD AREAS. (§ 17-9-42.1) (E)
 - PARKING SPACES SHALL BE A MINIMUM OF NINE (9) FEET IN WIDTH AND EIGHTEEN (18) FEET IN LENGTH. (§ 17-9-42.1) (E)
 - IN THE TODD/TD ZONES, ON-SITE PARKING SPACES FOR RESIDENTIAL UNITS AND ANY OTHER PARKING THAT IS PROVIDED MUST BE ON SITE. (§ 17-9-42.5)(1)
 - SHARED PARKING IS ENCOURAGED IN ALL TODD ZONES AND IS REQUIRED FOR THE RESIDENTIAL COMPONENT OF ALL MIXED USE DEVELOPMENTS. THE METHODOLOGY TO CALCULATE THE NUMBER OF SHARED PARKING SPACES SHALL BE THAT FOUND IN THE MOST RECENT PUBLICATION OF THE URBAN LAND INSTITUTE SHARED PARKING OR APPROVED EQUIVALENT. (§ 17-9-42.5)(3)
 - RETAIL SALES AND SERVICE USES REQUIRE ONE (1) PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA (§ 17-9-42.1)(2) RESIDENTIAL UNITS IN ALL TODD ZONES REQUIRE ONE (1) PARKING SPACE FOR EACH DWELLING UNIT (DU). (§ 17-9-42.1)(2) LAUNDROMATS REQUIRE ONE (1) PARKING SPACE PER TWO (2) WASHER AND DRYER MACHINES. (§ 17-9-42.1)(2)

RETAIL USE: (3,530 SF)(1) PARKING SPACE/300 SF	= 12 SPACES REQUIRED
LAUNDROMAT: (25 WASHERS & DRYERS)(1) PARKING SPACE/2 WASHERS & DRYERS	= 13 SPACES REQUIRED
RESIDENTIAL UNIT: (12 DU)(1) PARKING SPACE/DU	= 12 SPACES REQUIRED
TOTAL SPACES REQUIRED	= 37 SPACES REQUIRED
TOTAL SPACES PROPOSED	= 35 SPACES PROPOSED (V)

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 01/31/20



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TITLE: **SITE PLAN RENDERING**

PROJECT: **AMIN FAMILY, LLC**
 PROPOSED MIXED USE DEVELOPMENT
 BLOCK 711, LOT 2, TAX MAP SHEET #692
 202 WEST 7TH STREET (CR 601) & ARLINGTON AVENUE
 CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY

JOB No: 3327-99-001 DATE: 05/21/2020
 DRAWN BY: LZ SCALE: (H) 1" = 10' (V)
 DESIGNED BY: LMS SHEET No:
 CHECKED BY: JEH
 CHECKED BY: -

JAMES E. HENRY **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES. IF AN UTILITY IS LOCATED WITHIN THE SITE'S SERVICE AREA, IT MUST BE MARKED AND DEPTH VERIFIED PRIOR TO ANY CONSTRUCTION. CALL 811 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. # 0