

(14,823 SF)\*(1 LOADING SPACES/23,999 SF) = 1 SPACE (REQUIRED)

A. NO NON-RESIDENTIAL DRIVEWAY SHALL BE LOCATED WITHIN TEN (10) FEET OF AN EXISTING ADJACENT RESIDENTIAL PROPERTY NOR WITHIN FIVE (5) FEET OF ANY OTHER PROPERTY LINE, UNLESS OTHERWISE REGULATED WITHIN THIS CHAPTER. (§17:9-42.A) (V) B. NO AREA FOR TWENTY-FIVE OR MORE VEHICLES SHALL HAVE AN ENTRANCE OR EXIT FOR VEHICLES WITHIN 1,000 FEET ALONG THE SAME SIDE OF A STREET UPON WHICH IS LOCATED A SCHOOL PUBLIC PLAYGROUND, HOUSE OF WORSHIP, HOSPITAL, PUBLIC LIBRARY OR INSTITUTION FOR DEPENDENTS OR CHILDREN, EXCEPT WHERE SUCH PROPERTY IS IN ANOTHER BLOCK OR ON ANOTHER STREET ON WHICH THE ZONE LINE DOES NOT ABUT. SUCH ACCESS SHALL NOT BE CLOSER TO THE INTERSECTIONS OF ANY TWO (2) STREETS THAN FIFTY (50) FEET. (§17:9-43.N) (COMPLIES)

RESIDENTIAL USE OR DISTRICT, SUCH BUFFERING SHÀLL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT. (§ 17:9-24.B) (V) B. SCREENING SHALL CONSIST OF A MINIMUM FOUR (4) FOOT HIGH VISUALLY IMPERVIOUS SCREEN TO BE LOCATED WITHIN THE BUFFERING AREA. WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT SUCH SCREENING SHALL CONSIST OF A MINIMUM SIX (6) FOOT—HIGH VISUALLY IMPERVIOUS SCREEN. THE HEIGHT OF ANY REQUIRED SCREEN SHALL DECREASE TO A MAXIMUM OF THREE (3) FEET IN HEIGHT WHERE DRIVENINGS APPROACH SIDEWALKS OR WALKWAYS, IN ORDER TO PROVIDE ADEQUATE VISIBILITY OF PEDESTRIANS FROM MOTOR

C. BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A LOADING AREA. WHERE SUCH LOADING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT, SUCH BUFFERING SHALL CONSIST OF A MINIMUM OF TWENTY-FIVE (25) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT.(§17:9-24.D.1) (V) D. SCREENING SHALL CONSIST OF A MINIMUM TEN (10) FOOT HIGH VISUALLY IMPERVIOUS SCREEN. IF SUCH SCREEN CONSISTS OF A WALL OR FENCE, THE BUFFER AREA BETWEEN THE WALL OR FENCE AND THE LOT LINE SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH AND SHALL ALSO BE EXTENSIVELY PLANTED WITH BOTH DECIDUOUS AND EVERGREEN TREES. (§17:9-24.D.2) (V) E. IN ADDITION TO THESE EXISTING BUFFERING AND SCREENING STANDARDS, LOADING DOCKS, SOLID WASTE AND RECYCLING FACILITIES AND OTHER SERVICE AREAS SHALL BE TO THE REAR OR SIDE OF BUILDINGS IN VISUALLY OFFICIALITY LOCATIONS. SUCH FACILITIES AND AREA SHALL ALSO BE SCREENED WITH VEGETATION, DECORATIVE WALL OR OTHER MATERIALS. (\$PAGRP:4.3.BUFFERING/SCREENING.b) (W)

F. A SIX (6) FOOT BOARD ON BOARD FENCE SHALL BE CONSTRUCTED ALONG THE REAR YARD PROPERTY ABUTTING RESIDENTIAL PROPERTIES. (\$PAGRP:4.3.BUFFERING/SCREENING.C) (COMPLIES)

C. NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE ROW OF PARKING WITHOUT AN INTERVENING LANDSCAPE ISLAND. (§17:9-43.B.2) (V) D. THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS. (§17:9-44.B.4) (COMPLIES) :. PLANTING SIZES. DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES AT TIME OF PLANTING. EVERGREEN TREES SHALL BE À MINIMUM OF SIX (6) FÉET IN HEIGHT AT A TIME

i. Parking Lots shall maintain an average illumination level of 1.0–2.5 fc. **(complies)** ii. LOADING AREAS SHALL MAINTAIN AN AVERAGE ILLUMINATION LEVEL OF 3.0-5.0 fc. (COMPLIES)

APPLICABLE PROVISIONS FOR PROJECTING SIGNS SET FORTH IN THIS ARTICLE. AN AWNING SHALL NOT BE CONSTRUED IN ANY WAY TO BE A WALL SIGN. (\$17:9-51.J.5) (COMPLIES)

16. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS. 18. ALL DRIVEWAYS TO BE CONSTRUCTED OF ASPHALT OR CONCRETE (\$17:9-42.1)

PROPOSED HEAVY DUTY PAVEMENT

MAXIMUM PROJECTION:

MAXIMUM VERTICAL DIMENSION:

MAXIMUM MOUNTING HEIGHT:

PAVEMENT LEGEND

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

MINIMUM SIGN SETBACK:

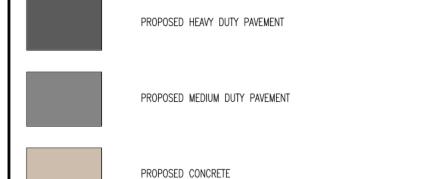
NUMBER OF FACADE SIGNS:

MAXIMUM FACADE SIGN AREA:

MAXIMUM SIGN AREA:

CANOPY SIGN

WALL SIGN



<u>GRAPHIC SCALE</u>

25' SIGHT DISTANCE AT INTERSECTION

30% OF FACE OF CANOPY = 12.44 SF

RANDOLPH ROAD - 96' X 24.6' X 0.1 = 236.1 SF

PARK AVENUE - 136.6' X 23.3' X 0.1 = 318.2 SF

10% OF THE FAÇADE AREA

TWO (2)

9 INCHES

BUILDING HEIGHT FOR USES WITH 2 FLOORS

INTERNALLY ILLUMINATED

MINIMUM SIGN SETBACK:

NUMBER OF FAÇADE SIGNS

FAÇADE SIGN AREA:

RANDOLPH ROAD NORTH FACADE:

PARK AVENUE

EAST FACADE:

MAXIMUM PROJECTION:

MOUNTING HEIGHT:

ILLUMINATION:

MAXIMUM VERTICAL DIMENSION

SIGN AREA: ONE (1) 'DRIVE-THRU PHARMACY'

ONE (1) 'CVS PHARMACY'

ONE (1) 'CVS PHARMACY'

'CVS PHARMACY' SIGNS

ONE (1) 'DRIVE-THRU PHARMACY'

ONE (1) 'RECEVING ENTRANCE'

ONE (1) 'STORE HOURS PLAQUE

( IN FEET ) 1 INCH = 30 FT.

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE OR STATE SPECIFIC DIRECT PHONE NUMBERS VIS

WWW CALL811 COM

pharmacy

13K CORNER ENTRY, BUMP-OUT DRIVE-THRU (RIGHT) MEZZANINE STORE NUMBER:

BLOCK 729, LOT 1 PARK AVENUE (CR 531) & RANDOLPH ROAD

CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY CS PROJECT NUMBER:12232



**ENGINEERING** 

North NJ Office 45 Main Street - Suite Ti Chester, NJ 07930 T: 908.879.9229 F: 908.879.0222 Lake Como, NJ 0771 T: 732.974.0198 F: 732.974.3521 PA Office 790 Newtown Yardley Road - Suite 4: Newtown, PA 18940 T: 267.685.0276 F: 267.685.0361 Toms River, NJ 08753 T: 732.974.0198 F: 732.974.3521

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Texas Registered Engineering Firm No

KYLE C. KAVINSKI

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985

ROBERT P. FREUD

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938

30.90 SF **(V)** 

17 INCHES

COMPLIES

17.65 SF (V)

74.43 SF

1.87 SF

74.43 SF

31.07 SF

3.0 SF

5 INCHES

2.81 FT **(V)** 

INTERNALLY ILLUMINATED

TOTAL 108.5 SF

TOTAL 76.3 SF

INTERNALLY ILLUMINATED (V)

THREE (3) BUILDING SIGNS (V)

-EXCLUDES STORE PLAQUE &

RECEIVING ENTRANCE SIGNS

1204 PARK AVENUE ASSOCIATES LLC

BLOOMFIELD, NJ 07003 TEL: (973)-429-7900 EXT. 218

PROJECT CONTACT: GLENN DOMENICK

ev.	Date	Comments	Ву

CALE:	(H) 1"=30' (V)	
RAWN BY:	LZ	
SIGNED BY:	JMV	
HECKED BY:	RPF	

05/21/2020

2340-99-008

SITE PLAN RENDERING

OMMENTS this plan is for approval process only and MAY NOT BE USED FOR CONSTRUCTION

PARKING REQUIREMENTS A. ANY SURFACE PARKING MUST BE SCREENED FROM STREET VIEW THROUGH THE USE OF LANDSCAPING, DECORATIVE FENCING, OR CONSTRUCTION OF WALLS. (\$PAGRP: 4.3.PARKING AREA LANDSCAPING/DESIGN STANDARD.g) (COMPLIES) B. WALKWAYS AND SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET WIDE AND SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). (\$PAGRP:

PAGRP

100'

2.75

43,560 SF

4.3.MISCELLANEOUS/DESIGN STANDARDS.b) (COMPLIES) C. THE MINIMUM SETBACKS FOR BUILDINGS FROM DRIVEWAYS AND PARKING AREAS WITHIN THE SITE SHALL BE FIVE (5) FEET. (§17:9-43.D) (COMPLIES) D. SURFACE PARKING IN THE FRONT YARD SHALL ONLY BE PERMITTED TO MEET THE MINIMUM REQUIRED PARKING FOR NON-RESIDENTIAL USES. (\$PAGRP: 4.3.PARKING AREA LANDSCAPING/DESIGN

EXISTING

397.6

1.6' **(E)** 

N/A

N/A

<55'

85.8%

14.2%

2.908 Ac (126,673 SF)

PROPOSED LOT A

53.5

99.6'

N/A

82.2

27.7

N/A

22.7%

80.0%

20.0%

0.227

28'

1.497 AC (65,228 SF)

PROPOSED LOT B

78.0

29.6' **(V)** 

1.6' **(V)** 

N/A

<55'

4.4%

83.7%

16.3%

0.044

1.411 AC (61,445 SF)

STANDARDS.c) (COMPLIES) E. PARKING SPÁCÈS ARE TO BE A MINIMUM OF NINE (9) FEET BY EIGHTEEN (18) FEET. (§17:9-43.Q) (COMPLIES) F. FOR NON-RESIDENTIAL USES, PARKING AREAS WITH MORE THAN TWENTY-FIVE (25) SPACES SHALL HAVE ENTRANCES AND EXITS SEPARATED BY A LANDSCAPED TRAFFIC ISLAND, WHERE POSSIBLE.

G. WHERE PARKING IS PROVIDED, PARKING LOT AISLES SHALL MEASURE AS FOLLOWS (§17:11-15.B) (COMPLIES): i. ANGLE OF PARKING STALL AT 60 DEGREES:

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

1. WIDTH OF ONE-WAY TRAFFIC AISLE: 18 FEET 2. WIDTH OF TWO-WAY TRAFFIC AISLE: NOT PERMITTED ii. ANGLE OF PARKING STALL AT 90 DEGREES: 1. WIDTH OF ONE-WAY TRAFFIC AISLE: 24 FEET 2. WIDTH OF TWO-WAY TRAFFIC AISLE: 24 FEET

BLOCK 729, LOT 1 CITY OF PLAINFIELD

MINIMUM FRONT YARD SETBACK (PARK AVENUE)

MINIMUM FRONT YARD SETBACK (RANDOLPH ROAD)

MINIMUM FRONT YARD SETBACK (LARAMIE ROAD)

PARK AVENUE GATEWAY REDEVELOPMENT PLAN (PAGRP)

PROPOSED USE: CVS PHARMACY WITH DRIVE-THRU (PERMITTED USE) (PAGRP§2.3)

EXISTING USE: PARKING LOT (PRE-EXISTING NON-CONFORMING USE)

SCHEDULE OF ZONING REQUIREMENTS (§ SCHEDULE B) (PAGRP§4.3)

PARCEL DATA:

ZONE REQUIREMENT

MINIMUM LOT AREA

MINIMUM LOT WIDTH

MINIMUM REAR YARD SETBACK

MINIMUM SIDE YARD SETBACK

MAXIMUM BUILDING HEIGHT

MINIMUM COMBINED SIDE YARD SETBACK

MAXIMUM PERCENT BUILDING COVERAGE

MAXIMUM PERCENT TOTAL LOT COVER

MINIMUM COMMON OPEN SPACE

MAXIMUM FAR (FLOOR AREA RATIO)

ZONE:

H. WHERE SIDEWALKS ABUT THE ENDS OF PARKING SPACES, WHEEL STOPS SHALL BE PROVIDED SO THAT PARKED VEHICLES DO NOT OVERHANG OR EXTEND OVER THE SIDEWALK, UNLESS AN ADDITIONAL TWO (2) FEET OF SIDEWALK WIDTH IS PROVIDED IN ORDER TO ACCOMMODATE SUCH OVERHANG. WHERE WHEEL STOPS ARE INSTALLED, THE LENGTH OF THE PARKING SPACE SHALL BE MEASURED FROM THE CURB LINE TO THE END OF THE PARKING SPACE. (§17:11-15.C) (COMPLIES) I. RETAIL SALES AND SERVICES: ONE (1) PARKING SPACE PER THREE-HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA. (§17:9-43.J)

B. COMMERCIAL BUSINESS LOADING SPACES SHALL MEASURE AT LEAST TEN (10) FEET WIDE BY FORTY-FIVE (45) FEET LONG, WITH A HEIGHT CLEARANCE OF NOT LESS THAN FIFTEEN (15) FEET. (§17:11-13.C) (COMPLIES) C. A COMMERCIAL BUSINESS OF 10,001 TO 23,999 TOTAL FLOOR AREA (SQUARE FEET) REQUIRES ONE (1) LOADING BERTH. (§17:11-13.B) (COMPLIES)

PROPOSED = 1 SPACE (COMPLIES)

 DRIVEWAY REQUIREMENTS C. CURB CUTS FOR 20 FOOT WIDE DRIVEWAYS SHALL BE A MAXIMUM OF 26 FEET WIDE (§17:9-42.H) (V)

SCREENING AND BUFFER REQUIREMENTS A. BUFFERING SHALL CONSIST OF A MINIMUM OF FIVE (5) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT. WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A VEHICLES AND POLICE VISIBILITY INTO THE LOT. (§ 17:9-24.B.2) (COMPLIES)

A. FOR PARKING LOTS WITH ELEVEN (11) OR MORE SPACES, A MINIMUM OF FIVE PERCENT (5%) OF THE INTERIOR AREA OF THE PARKING LOT SHALL BE PROVIDED WITH PLANTING ISLANDS CONTAINING A MINIMUM OF ONE DECIDUOUS TREE PLANTED FOR EVERY FIVE (5) PARKING SPACES ABUTTING SUCH ISLAND. (\$17:9-44.B) (COMPLIES)

B. THE MINIMUM WIDTH OF THE PLANTING ISLANDS SHALL BE FIVE (5) FEET ON THE SIDE OF THE PARKING SPACES, TEN (10) FEET BETWEEN PARKING BAYS. (§17:9-44.B.1) (COMPLIES) OF PLANTING. LOW GROWING EVERGREEN SHRUBS SHALL BE A MINIMUM OF TWO AND ONE-HALF (2-1/2) FEET IN HEIGHT AT THE TIME OF PLANTING. SIZE OF OTHER PLANTINGS SHALL DEPEND ON SETTING AND TYPE OF PLANT MATERIAL. (§17:11-11.D) (COMPLIES)

LIGHTING REQUIREMENTS A. SITES WITH GREATER THAN ONE HUNDRED (100) FEET OF STREET FRONTAGE SHALL PROVIDE DECORATIVE LAMPPOSTS APPROXIMATELY TEN (10) FEET TO TWELVE (12) FEET HIGH, SPACED AT INTERVALS OF APPROXIMATELY FORTY (40) FEET TO SIXTY (60) FEET ALONG OR NEAR ALL STREET LINES AND DRIVEWAYS. WALKWAYS IN THE INTERIOR OF A SITE SHALL HAVE DECORATIVE LAMPPOSTS APPROXIMATELY TEN (10) FEET TO TWELVE (12) FEET HIGH, SPACED AT INTERVALS OF APPROXIMATELY THIRTY (30) FEET TO FORTY (40) FEET. THE STYLE, SIZE, COLOR AND TYPE OF LIGHT SOURCE OF SUCH LAMPPOSTS SHALL BE DETERMINED IN ACCORDANCE WITH THIS ARTICLE. LIGHTING LEVELS FROM SUCH FIXTURES SHALL BE PROVIDED PURSUANT TO THIS ARTICLE. (§17:11-12.E) (W) B. THE FOLLOWING AVERAGE ILLUMINATION LEVELS SHALL BE MAINTAINED THROUGHOUT THE FOLLOWING USE AREAS (§17:11-12.F):

iii. PEDESTRIAN WALKWAYS SHALL MAINTAIN AN AVERAGE ILLUMINATION LEVEL OF 0.5-1.0 fc. **(COMPLIES)** C. IN NONRESIDENTIAL ZONE DISTRICTS, LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN TWENTY—FIVE (25) FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE. (§17:11—12.G) (COMPLIES)

A. NO ILLUMINATED SIGN LOCATED ON A LOT ADJACENT TO OR ACROSS THE STREET FROM ANY RESIDENTIAL DISTRICT AND VISIBLE FROM SUCH RESIDENTIAL DISTRICT SHALL BE ILLUMINATED BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M., UNLESS THE USE TO WHICH THE SIGN PERTAINS IS OPEN FOR BUSINESS DURING THOSE HOURS. (§17:9-51.1.5) (WILL COMPLY) B. NO WALL SIGN MAY PROJECT MORE THAN NINE (9) INCHES FROM THE OUTER FACE OF A WALL AND SHALL NOT EXTEND OVER ANY PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE PROVIDED FOR IN THIS ARTICLE. ANY DESIRED WALL SIGN WHICH PROJECTS MORE THAN NINE (9) INCHES FROM THE OUTER WALL FACE SHALL BE CONSIDERED A PROJECTING SIGN AND MUST CONFORM TO ALL

17. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

19. PARK AVENUE IS A COUNTY ROAD. APPROVAL FROM THE COUNTY IS NEEDED PRIOR TO CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS WITH THE RIGHT-OF-WAY.