

SIGNAGE TABLE: PLAINFIELD SIGNAGE DESIGN STANDARDS

Sign	Requirements	Proposed
WALL		
MAXIMUM NUMBER OF SIGNS:	0	2 (W)
MAXIMUM SIGN AREA:	10% OF BUILDING FAÇADE	60 SF EACH (120 SF TOTAL)
	136 LF x 56 LF x 0.10 = 761.6 SF	
MAXIMUM SIGN PROJECTION:	9"	≤ 5"
MAXIMUM VERTICAL DIMENSION:	2'	30' (W)
MAXIMUM MOUNTING HEIGHT:	HEIGHT OF GROUND FLOOR OR 14', WHICHEVER IS LESS	21' (W)

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

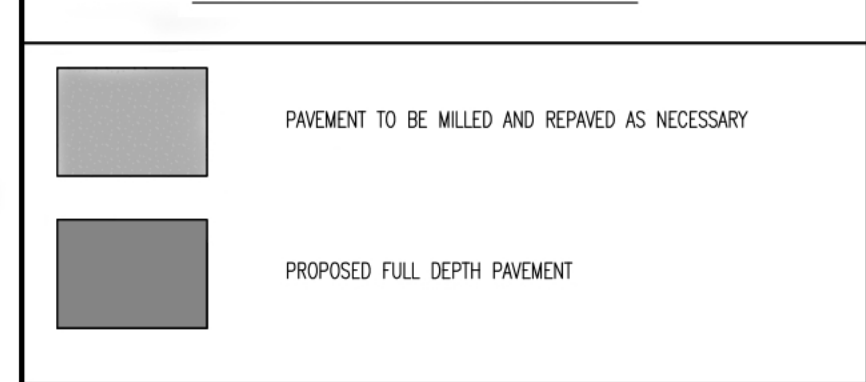
NOTES: SIGNS SHALL BE INDIRECTLY ILLUMINATED (W)

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 05/12/2022, LAST REVISED 06/15/2022

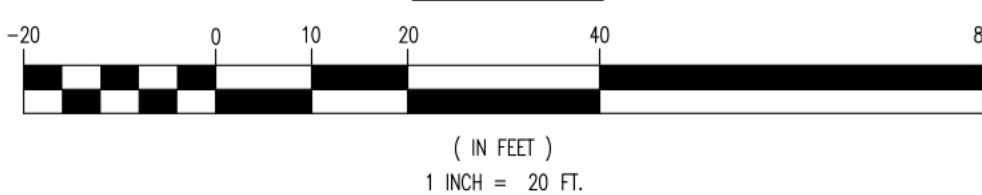
CITY NOTES:

- ALL DIRECTIONAL, TRAFFIC SAFETY, AND ADA SIGNS SHALL BE TITLE 39 COMPLIANT.
- BENCHES SHALL FACE THE STREET WHEN USED IN CONJUNCTION WITH A BUS STOP AND FACE THE SIDEWALK/BUILDING IN OTHER SITUATIONS.
- TRASH SHALL BE STORED WITHIN THE BUILDING AT ALL TIMES WITHIN THE DESIGNATED STORAGE AREAS. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS. A PRIVATE REFUSE PICKUP SERVICE WILL HAVE ACCESS TO THE STORAGE AREAS AND WILL BRING OUT THE TRASH ON THE DAY OF PICKUP.

PAVEMENT LEGEND



GRAPHIC SCALE



GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY & TOPOGRAPHIC SURVEY: TAYLOR ARCHITECTURE & DESIGN, LLC, 1904 MAIN STREET, LAKE COMO, NEW JERSEY 07719, PROJECT # 0404-99-045, DATED: 05/06/2021, REVISED: 12/15/21
BUILDING PLANS: TAYLOR ARCHITECTURE & DESIGN, 95 WATCHUNG AVENUE, NORTH PLAINFIELD, NEW JERSEY 07060, DATED: 06/13/2022
CITY OF PLAINFIELD: SANITARY SEWERS MAP
CITY OF PLAINFIELD: STORM SEWERS MAP
- OWNER/APPLICANT: 1112 NORTH AVENUE, LLC, 1112 NORTH AVENUE, PLAINFIELD, NJ 07060
- PARCEL DATA: BLOCK: 402, LOT: 5, 1112-1118 NORTH AVENUE, UNION COUNTY, NJ
ZONE: TDN - NORTH AVENUE REDEVELOPMENT PLAN
USE: RESIDENTIAL APARTMENTS (PERMITTED USE), GROUND FLOOR PARKING (PERMITTED ACCESSORY USE)
- SCHEDULE OF ZONING REQUIREMENTS: §4.3

ZONE REQUIREMENT	ZONE TSC (WITHIN 400' OF TSA)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	31,248 SF (0.72 Ac)	31,248 SF (0.72 Ac)
MINIMUM FRONT YARD SETBACK (NORTH AVENUE)	0'	0'	3.7'
MINIMUM FRONT YARD SETBACK (NORTH AVENUE)	0'	0'	3.7'
MINIMUM SIDE YARD SETBACK	5'	0.9 (E)	5'
MINIMUM COMBINED SIDE YARD SETBACK	20'	60'	20'
MINIMUM REAR YARD SETBACK	10'	5.8' (E)	10'
MAXIMUM BUILDING COVERAGE	90%	59.1% (18,476 SF)	82.5% (25,777 SF)
MAXIMUM IMPERVIOUS COVERAGE	90%	98.6% (30,804 SF) (E)	88.3% (27,584 SF)
DENSITY	100 UNITS/ACRE	N/A	76.4 UNITS/ACRE
FLOOR AREA RATIO	3.85	0.59	3.12
MAXIMUM BUILDING HEIGHT	70'/6 STORIES	22' / 1 STORY	<70' / 5 STORIES
STORIES WITHIN FIRST 20' FROM PROPERTY LINE	4	1	5 (W)
MINIMUM FIRST FLOOR HEIGHT	12'	18.4'	>12'
MINIMUM OPEN SPACE	5%	0% (E)	34.3% (10,728 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE (W): WAIVER
- REDEVELOPMENT PLAN USE REQUIREMENTS: §4.3
THERE SHALL BE NO MORE THAN (300) FEET OF CONTINUOUS BUILDING FAÇADE ON A SINGLE PROPERTY (COMPLIES)
STUDIO, ONE-BEDROOM AND TWO-BEDROOM UNITS SHALL BE A MINIMUM OF 500 SF, 750 SF AND 1,000 SF RESPECTIVELY;
STUDIO: 590 SF, ONE-BEDROOM: 817 SF, AND TWO-BEDROOM: 1,175 SF PROPOSED (COMPLIES)
- OFF-STREET PARKING REQUIREMENTS: §4.3, APPENDIX C, APPENDIX D, §17-11-15B
ALL PARKING SHALL BE LOCATED IN THE REAR AND/OR SIDE YARD OF THE PROPERTY OR ON THE GROUND FLOOR UNDER THE BUILDING. (COMPLIES)
FIRST FLOOR PARKING AREAS SHALL BE APPROPRIATELY SCREENED WITH A FAUX WALL. (COMPLIES)
NO NONRESIDENTIAL 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 IN THIS CHAPTER. (N/A)
NO RESIDENTIAL DRIVEWAY SHALL BE LOCATED CLOSER THAN TWO (2) FEET FROM A PROPERTY LINE; 17.4' PROPOSED (COMPLIES)
MAXIMUM CURB CUT WIDTH OF (26) FEET FOR (20) FOOT WIDE DRIVEWAY PERMITTED; 24' WIDE DRIVEWAY WITH 34.5' WIDE CURB CUT PROPOSED (W)
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 (1) DECIDUOUS TREE PLANTED FOR EVERY FIVE (5) PARKING SPACES ADJUTING SUCH ISLAND. FOR PARKING LOTS LOCATED UNDER A BUILDING, THE CITY LAND USE BOARDS MAY, INSTEAD OF REQUIRING PLANTING ISLANDS, REQUIRE A CONTRIBUTION TO THE PLAINFIELD SHADE TREE FUND IN ACCORDANCE WITH SECTION 17.9-49C OF THE CITY LAND USE ORDINANCE.
MIN. PARKING SPACE SIZE: 9'X18' REQUIRED; 9'X18' PROPOSED (COMPLIES)
MIN. ONE-WAY PARKING AISLE WIDTH WITH 90° SPACES: 24' REQUIRED; 24' PROPOSED [§17-11-15B] (COMPLIES)
MIN. TWO-WAY AISLE WIDTH WITH NO PARKING: 22' REQUIRED; 24.5' PROPOSED [§17-11-15B] (COMPLIES)
MIN. NUMBER OF SPACES: RESIDENTIAL: 1 SPACE / UNIT
THEREFORE:
STUDIO: 5 UNITS X 1.0 SPACE / UNIT = 5 SPACES REQUIRED
1 BEDROOM: 41 UNITS X 1.0 SPACE / UNIT = 41 SPACES REQUIRED
2 BEDROOM: 9 UNITS X 1.0 SPACE / UNIT = 9 SPACES REQUIRED
TOTAL REQUIRED: 55 SPACES
TOTAL PROPOSED: 54 PROPOSED
ELECTRIC VEHICLE CHARGING STATION SPACES:
RESIDENTIAL - 15% OF THE REQUIRED OFF-STREET PARKING SPACES
THEREFORE:
55 PARKING SPACES REQUIRED * 15% = 9 EVSE SPACES REQUIRED; 9 EVSE SPACES PROPOSED (COMPLIES)
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 ACCOUNT FOR NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.
THEREFORE:
55 PARKING SPACES REQUIRED * 10% = 6 PARKING SPACES MAX. CREDIT
THEREFORE:
54 PROPOSED SPACES + 6 EVSE SPACE CREDIT = 60 SPACES PROPOSED (COMPLIES)
- BICYCLE PARKING REQUIREMENTS: §17-11-22
MINIMUM 1 SPACE PER EVERY 10 AUTOMOBILE PARKING SPACES REQUIRED;
56 AUTOMOBILE PARKING SPACES PROPOSED / 10 = 6 SPACES REQUIRED; 6 PROPOSED (COMPLIES)
BICYCLE PARKING MAY BE PROVIDED WITHIN A BUILDING, BUT THE LOCATION MUST BE READILY ACCESSIBLE. CENTRAL INDOOR BICYCLE STORAGE OR LOCKERS FOR RESIDENTS ARE ACCEPTABLE. (COMPLIES)
- STREETSCAPE/LANDSCAPING/BUFFER REQUIREMENTS: §5.2; APPENDIX A; PLAINFIELD STREETSCAPE DESIGN MANUAL §5.17:11-25
SIDEWALKS SHALL COMPRISE OF A (4) FOOT WIDE AMENITIES ZONE, (4) FOOT WIDE WALKWAY ZONE, AND (5) FOOT WIDE STORE FRONT ZONE (COMPLIES)
INCLUDED IN THE AMENITY ZONE, THERE SHALL BE A CONTINUOUS LANDSCAPED BUFFER OF (4) FEET BETWEEN THE PARKING LANE AND THE SIDE WALK, EXCEPT WHERE PARKING METERS, STREET LIGHTS, PEDESTRIAN CONNECTION BETWEEN PARKING LANE AND THE WALKWAY ZONE AND TRANSIT STOPS ARE REQUIRED. (COMPLIES)
BENCHES SHALL FACE THE STREET WHEN USED IN CONJUNCTION WITH A BUS STOP AND FACE THE SIDEWALK/BUILDING IN OTHER SITUATIONS (COMPLIES)
MINIMUM RESIDENTIAL BUFFER WIDTH: 5' REQUIRED; 5' PROPOSED (COMPLIES)
MINIMUM REAR PEDESTRIAN/BICYCLE WALKWAY: 8' REQUIRED; NO REAR WALKWAY PROPOSED (W)
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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH NAC 5.23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSSED WITH RESPECT TO CORRECT AND ALL COMPENSATION FOR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
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- CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH NAC 5.23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

DYNAMIC
ENGINEERING
CONSULTANTS, P.C.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: US/ADW
CHECKED BY: RJC
DESIGNED BY: SDP
PROJECT: 1112 NORTH AVENUE, LLC
PROPOSED MULTI-FAMILY BUILDING
BLOCK 402, LOT 5
1112-1118 NORTH AVENUE
CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY

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TITLE: **SITE PLAN RENDERING**

SCALE: (H) 1" = 20'
(V)
DATE: 07/07/2022

PROJECT NO: 0404-99-045

SHEET NO: **1** OF 1

Rev. #: