



**GENERAL NOTES**

- LOCATION: BLOCK 146, LOT 12  
1526 - 1528 W 3RD STREET  
CITY OF PLAINFIELD  
UNION COUNTY, NEW JERSEY  
TAX MAP SHEET # 141
- OWNER: 44-46 WAINWRIGL, LLC  
429 CHESTNUT STREET  
ROSELLE PARK, NJ 07204
- APPLICANT: 44-46 WAINWRIGL, LLC  
429 CHESTNUT STREET  
ROSELLE PARK, NJ 07204
- LOT AREA: 4,500 S.F. (0.103 ACRES)
- ZONE DISTRICT: R4 - MODERATE DENSITY RESIDENTIAL
- EXISTING USE: VACANT
- PROPOSED USE: TWO FAMILY RESIDENTIAL
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY ST. NO 1526 - 1528 WEST THIRD STREET TAX LOT 2 BLOCK 449 CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY", DATED OCTOBER 29, 2021, PREPARED BY WM. DIMARZO & SON, ASSOC., INC.
- PROPOSED BUILDING INFORMATION, AS SHOWN, PER ARCHITECTURAL DRAWINGS ENTITLED, "NEW TWO FAMILY DWELLING FOR 44-46 WAINWRIGL, LLC, BLOCK 146, LOT 12, 1526-1528 W 3RD ST, CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY 07063" DATED ISSUED FOR RECORD JULY 19, 2022, PREPARED BY DANTASCARRETE ARCHITECTURE.
- THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, UNION COUNTY, NEW JERSEY, MAP NUMBER 3409C0008F, EFFECTIVE DATE SEPTEMBER 20, 2006. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD)
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.
- REMOVAL OF CURBING SHALL INCLUDE CONCRETE GUTTER. REMOVAL AND REPLACEMENT OF CURBING AND GUTTERS SHALL BE DONE FROM JOINT TO JOINT. NO SAW CUTTING OF THE CURB AND/OR GUTTER IS PERMITTED.
- ALL REPLACEMENT OF CURBING AND GUTTERS SHALL BE DONE FROM JOINT TO JOINT. NO SAW CUTTING OF THE CURB AND/OR GUTTER IS PERMITTED.

**ZONING TABULATION**

ZONING DISTRICT:	R-4 (MODERATE DENSITY RESIDENTIAL) - ZONING SHOWN FOR TWO FAMILY			
	REQUIRED/ ALLOWED	EXISTING LOT 12	PROPOSED LOT 12	
MINIMUM LOT AREA	10,000 S.F.	4,500 S.F.*	4,500 S.F. *(V)	VARIANCE REQUESTED, PENC
MAXIMUM DENSITY (D.U./ACRE)	8.7	-	19.4 (V)	VARIANCE REQUESTED
MINIMUM LOT WIDTH	80 FT.	50.0 FT.*	50.0 FT. *(V)	VARIANCE REQUESTED, PENC
MINIMUM LOT FRONTAGE	80 FT.	50.0 FT.*	50.0 FT. *(V)	VARIANCE REQUESTED, PENC
MINIMUM LOT DEPTH	100 FT.	90.0 FT.*	90.0 FT. *(V)	VARIANCE REQUESTED, PENC
MINIMUM FRONT YARD SETBACK	25 FT.	-	17.1 FT. (V)	VARIANCE REQUESTED
MINIMUM SIDE YARD SETBACK	10 FT.	-	4.4 FT. (V)	VARIANCE REQUESTED
MINIMUM SIDE YARD SETBACK COMBINED	25 FT.	-	18.5 FT. (V)	VARIANCE REQUESTED
MINIMUM REAR YARD SETBACK	30 FT.	-	12.3 FT. (V)	VARIANCE REQUESTED
MAXIMUM FLOOR AREA RATIO	N/A	N/A	N/A	
MAXIMUM % BUILDING COVERAGE	25%	-	34.9% (V)	VARIANCE REQUESTED
MAXIMUM % TOTAL LOT COVER	40%	-	64.3% (V)	VARIANCE REQUESTED
MAXIMUM BUILDING HEIGHT	35 FT.	-	33.7 FT.	
MAXIMUM NUMBER OF STORIES	2.5	-	2	
MINIMUM IMPROVABLE LOT AREA	2,400 S.F.	1,050 S.F.*	1,050 S.F. *(V)	VARIANCE REQUESTED, PENC
M.I.A. - DIAMETER OF CIRCLE	34 FT.	30.0 FT.*	30.0 FT. *(V)	VARIANCE REQUESTED, PENC

\* - PRE-EXISTING NONCONFORMITY  
(V) - VARIANCE REQUESTED

**BUILDING COVERAGE TABULATION**

EXISTING BUILDING COVERAGE	PROPOSED LOT COVERAGE
NO STRUCTURES PRESENT	DWELLING - GROUND FL. 1,648 S.F. TOTAL 1,648 S.F. (1,648 S.F./4,500 S.F. = 0.366) 36.6%

**LOT COVERAGE TABULATION**

EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE
NO STRUCTURES PRESENT	DWELLING/OVERHANGS 1,780 S.F. STEPS, WALKS, PADS 130 S.F. PAVEMENT 890 S.F. TOTAL 2,800 S.F. (2,800 S.F./4,500 S.F. = 0.622) 62.2%

**VARIANCES REQUESTED**

- | SECTION  | DESCRIPTION  |
|----------|--|
| 17-9-8-D | A MINIMUM LOT AREA OF 10,000 S.F. FOR A TWO-FAMILY DWELLING IS REQUIRED; WHEREAS A LOT AREA OF 4,500 S.F. IS PROPOSED. THIS IS A PRE-EXISTING NONCONFORMING CONDITION WHICH IS NOT BE EXACERBATED.                       |
| 17-9-8-D | A DENSITY NOT TO EXCEED 8.7 DWELLING UNITS PER ACRE FOR A TWO-FAMILY DWELLING IS PERMITTED; WHEREAS A DENSITY OF 19.4 DWELLING UNITS PER ACRES IS PROPOSED.  |
| 17-9-8-D | A MINIMUM LOT WIDTH OF 80 FT. IS REQUIRED FOR A TWO-FAMILY DWELLING; WHEREAS A LOT WIDTH OF 50.0 FT. IS PROPOSED. THIS IS A PRE-EXISTING NONCONFORMING CONDITION WHICH IS NOT BE EXACERBATED.                            |
| 17-9-8-D | A MINIMUM LOT FRONTAGE OF 80 FT. IS REQUIRED FOR A TWO-FAMILY DWELLING; WHEREAS A LOT FRONTAGE OF 50.0 FT. IS PROPOSED. THIS IS A PRE-EXISTING NONCONFORMING CONDITION WHICH IS NOT BE EXACERBATED.                      |
| 17-9-8-D | A MINIMUM LOT DEPTH OF 100 FT. IS REQUIRED FOR A TWO-FAMILY DWELLING; WHEREAS A LOT AREA OF 90.0 FT. IS PROPOSED. THIS IS A PRE-EXISTING NONCONFORMING CONDITION WHICH IS NOT BE EXACERBATED.                            |
| 17-9-8-D | A MINIMUM FRONT YARD SETBACK OF 25 FEET IS REQUIRED; WHEREAS A FRONT YARD SETBACK OF 17.1 FT. IS PROPOSED.   |
| 17-9-8-D | A MINIMUM SIDE YARD SETBACK OF 10 FEET IS REQUIRED; WHEREAS A SIDE YARD SETBACK OF 4.4 FT. IS PROPOSED.  |
| 17-9-8-D | A MINIMUM COMBINED SIDE YARD SETBACK OF 25 FEET IS REQUIRED; WHEREAS A COMBINED SIDE YARD SETBACK OF 18.5 FT. IS PROPOSED.   |
| 17-9-8-D | A MINIMUM REAR YARD SETBACK OF 30 FEET IS REQUIRED; WHEREAS A REAR YARD SETBACK OF 12.3 FT. IS PROPOSED.   |
| 17-9-8-D | A MAXIMUM BUILDING COVERAGE OF 25% IS PERMITTED; WHEREAS A BUILDING COVERAGE OF 34.9% IS PROPOSED.   |
| 17-9-8-D | A MAXIMUM LOT COVERAGE OF 40% IS PERMITTED; WHEREAS A LOT COVERAGE OF 64.3% IS PROPOSED.   |
| 17-9-8-D | A MINIMUM IMPROVABLE LOT AREA OF 2,400 S.F. IS REQUIRED FOR A TWO-FAMILY DWELLING; WHEREAS AN IMPROVABLE LOT AREA OF 1,050 S.F. IS PROPOSED. THIS IS A PRE-EXISTING NONCONFORMING CONDITION WHICH IS NOT BE EXACERBATED. |
| 17-9-42  | A MINIMUM LOT CIRCLE OF 34 FT. IS REQUIRED FOR A TWO-FAMILY DWELLING; WHEREAS A LOT CIRCLE OF 30.0 FT. IS PROPOSED. THIS IS A PRE-EXISTING NONCONFORMING CONDITION WHICH IS NOT BE EXACERBATED.                          |

**PLANTING SCHEDULE**

TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
UA	1	Ulmus Americana 'Princeton'	PRINCETON ELM	2 1/2" CAL	B & B

  

SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
IOC	12	Ilex Crenata 'Compacta'	COMPACT JAPANESE HOLLY	30" TO 36"	B & B
ICS	8	Ilex Crenata 'Sky Pencil'	SKY PENCIL JAPANESE HOLLY	48" TO 60"	B & B
RP	3	Rhododendron P.J.M.	P.J.M. RHODODENDRON	30" TO 36"	B & B

