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- 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.

## **GENERAL NOTES**

1. THIS PLAN HAS BEE	N PREPARED BASED ON REFERENCES INC SURVEY, PREPARED BY MASER CONSU				
2. APPLICANT/OWNER:	SAYREVILLE SHOPPING PLAZA, LLC				
2. All LIGANY OWNER.	820 MORRIS TURNPIKE SHORT HILLS, NJ 07078				
3. PARCEL DATA:	BLOCK 368.07, LOTS 1 & 2 2909 WASHINGTON ROAD (CR 535) & NORTH ERNSTON ROAD (CR 673) BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NJ				
4. ZONE:	GENERAL BUSINESS PLANNED UNIT DEVELOPMENT (B–2 PUD) ZONE				
5. EXISTING USE:	RETAIL SALES AND SERVICE <b>(PERMITTED USE)</b> (ZONING SCHEDULE I–B) MULTIPLE USES <b>(PERMITTED USE)</b>				
6. PROPOSED USE:	RETAIL SALES AND SERVICE <b>(PERMITTED USE)</b> (ZONING SCHEDULE I–B) RESTAURANT W/ DRIVE–THRU <b>(NON–PERMITTED USE (V))</b> (ZONING SCHEDULE I–B) MULTIPLE USES <b>(PERMITTED USE)</b>				
7. SCHEDULE OF ZONIN	g requirements (zoning schedule i-e	)			
ZONE REQUIREMEN	-	B-2 ZONE [1]	EXISTING (LOTS 1 & 2)	PROPOSED (LOTS 1 & 2	
MINIMUM LOT AREA		20,000 SF (0.459 Ac)	1,032,078 SF (23.7 Ac)	1,032,078 SF (23.7 Ac)	

MINIMUM LOT AREA	20,000 SF (0.459 Ac)	1,032,078 SF (23.7 Ac)	1,032,078 SF (23.7 Ac)
MINIMUM LOT WIDTH [2]	100 FT	1,088.2 SF	1,088.2 SF
MINIMUM FRONT YARD SETBACK (NORTH ERNSTON ROAD)	50 FT [3]	75.2 FT <b>(E)</b>	75.2 FT <b>(E)</b>
MINIMUM FRONT YARD SETBACK (WASHINGTON ROAD)	50 FT	140.0 FT	140.0 FT
MINIMUM REAR YARD SETBACK	25 FT	86.1 FT	86.1 FT
MINIMUM SIDE YARD SETBACK	10 FT	73.2 FT	73.2 FT
ACCESSORY BUILDING/STRUCTURE SIDE SETBACK	10 FT	N/A	795.7 FT
ACCESSORY BUILDING/STRUCTURE REAR SETBACK	25 FT	N/A	857.2 FT
RESIDENTIAL LANDSCAPE BUFFER	50 FT	42.3 FT <b>(E)</b>	42.3 FT <b>(E)</b>
MAXIMUM BUILDING HEIGHT	50 FT (3 STORIES)	< 50 FT (3 STORIES)	< 50 FT (3 STORIES)
MAXIMUM LOT COVERAGE BY PAVEMENT AND BUILDINGS	85%	68.0% (702,436 SF)	69.2% (713,993 SF)
MAXIMUM LOT COVERAGE BY BUILDINGS	50%	18.0% (185,894 SF)	18.3% (188,438 SF)
N/S: NO STANDARD	N/A: NOT APPLICABLE (V):	VARIANCE (E): EXISTING NON-CONF	FORMANCE

- [1] PER OUR CORRESPONDENCE WITH THE BOROUGH ZONING OFFICER, THE B-2 ZONE OFFICE USE BULK REQUIREMENTS SHALL
- BE UTILIZED FOR THE PROPOSED DEVELOPMENT. [2] THE GREATER FRONTAGE OF A CORNER LOT SHALL BE THE LOT DEPTH AND THE LESSER FRONTAGE IS THE LOT WIDTH.
- (SECTION 26-6)
- YARDS ABUTTING ERNSTON ROAD SHALL BE A MINIMUM WIDTH OF 100 FT (§26–82.2.C) IN ALL OTHER ZONES ASIDE FROM THE RESIDENTIAL ZONES, RELATED COMPATIBLE BUILDINGS UNDER ONE (1) MANAGEMENT
- MAY BE ERECTED PROVIDED THAT ALL YARD, OPEN SPACE, SETBACK AND COVERAGE REQUIREMENTS ARE MET (§26-82.4) 8. OFF-STREET PARKING REQUIREMENTS A. EVERY PARKING SPACE PROVIDED SHALL MEASURE AT LEAST NINE (9) FEET IN WIDTH AND EIGHTEEN (18) FEET IN LENGTH, EXCLUSIVE OF ACCESS DRIVES AND AISLES.
- (§26–98.1.B.1) (COMPLIES) B. HAIRPIN STRIPING SHALL BE REQUIRED. (§26–98.1.B.1) (COMPLIES)
- C. NO PARKING SHALL BE LOCATED IN A MINIMUM FRONT SETBACK AREA OF WITHIN FIVE (5) FEET OF A PROPERTY LINE (\$26-98.1.B.8) (COMPLIES)
- D. FOR RETAIL USES THERE SHALL BE FIVE (5) REQUIRED SPACES FOR EVERY 1,000 SQUARE FEET OF BUILDING AREA. RETAIL USES SUCH AS DELIS, BAKERIES AND COFFEE SHOPS WITH ON-SITE SEATING SHALL ADD ONE ADDITIONAL SPACE FOR EVERY THREE (3) SEATS. (\$26-88.1.SCHEDULE 1)
- FOR RESTAURANT USES, THERE SHALL BE ONE (1) REQUIRED SPACE FOR EVERY 3 SEATS. (\$26-88.1.SCHEDULE 1)
- PARKING CALCULATION:
- EXISTING SHOPPING PLAZA RETAIL USES ONLY
- (180,294 SF GFA) \*(5 SPACES/1,000 SF GFA) = 902 SPACES REQUIRED
- EXISTING SHOPPING PLAZA RESTAURANT USES ONLY PRIMO'S PIZZA RESTAURANT:
  - = 11 SPACES REQUIRED
- COLUMBIAN RESTAURANT:

(32 SEATS) \* (1 SPACE/3 SEATS)

- (24 SEATS) \* (1 SPACE/3 SEATS)
- ROYAL INDIAN RESTAURANT: (24 SEATS) \* (1 SPACE/3 SEATS)

(13 SPACES) + (7 SPACES)

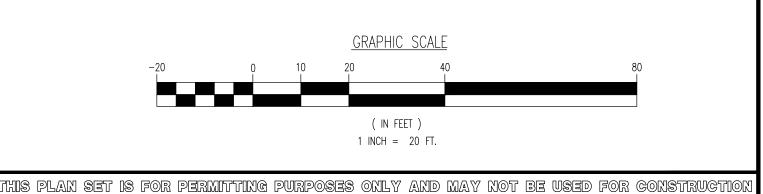
= 8 SPACES REQUIRED

= 8 SPACES REQUIRED

- = 929 SPACES REQUIRED = 952 SPACES EXISTING (COMPLIES)
- PROPOSED DUNKIN DRIVE THRU RESTAURANT: (2,544 SF)\*(5 SPACES/1,000 SF GFA) (21 SEATS)\*(1 SPACE/3 SEATS)
- = 7 SPACES = 20 SPACES REQUIRED

= 13 SPACES

- = 20 SPACES PROPOSED (COMPLIES)
- = 949 TOTAL SPACES REQUIRED = 972 TOTAL SPACES PROVIDED/PROPOSED SPACES (COMPLIES)
- 9. LOADING REQUIREMENTS
- A. THE NUMBER OF OFF-STREET LOADING BERTHS REQUIRED FOR ANY USE SHALL BE ONE (1) FOR THE FIRST 25,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA PLUS ONE (1) ADDITIONAL SPACE FOR EACH ADDITIONAL 15,000 SQUARE FEET OF GROSS BUILDING AREA. A MINIMUM OF ONE (1) SPACE SHALL BE PROVIDED PER BUILDING. (§26-88.2.A)
- B. NO OFF-STREET PARKING OR LOADING AREA SHALL BE LOCATED IN A MINIMUM REQUIRED FRONT YARD SETBACK AREA OR WITHIN FIVE (5') FEET OF A PROPERTY LINE. (§26–98.1.B(8)) **(WAIVER)**
- C. REQUIRED OFF-STREET LOADING BERTHS SHALL BE A MINIMUM OF FIFTY (50') FEET LONG, TWELVE (12') FEET WIDE AND FIFTEEN (15') FEET HIGH, AND SHALL NOT OCCUPY ANY PART OF ANY REQUIRED FRONT, SIDE OR REAR YARD SETBACK AREA, PROVIDED, HOWEVER, THAT NO LOTS ON WHICH THE REAR YARD ABUTS A LIMITED ACCESS HIGHWAY OR RAILROAD, SUCH LOADING SPACE MAY OCCUPY THE REAR YARD UP TO THE REAR PROPERTY LINE. (§26-98.2.B(1)) (E)
- D. ALL LOADING AREAS SHALL BE ON THE SAME LOT AS THE USE WHICH IS TO BE SERVED. SUCH AREAS SHALL BE LOCATED ONLY IN A SIDE OR REAR YARD. SUCH AREAS SHALL NOT ENCROACH UPON ANY REQUIRED OPEN SPACE, ACCESSWAY, OFF-STREET PARKING AREA OR PUBLIC RIGHT-OF-WAY. WHERE LOCATED ADJACENT TO ANY RESIDENTIAL DISTRICT, THEY SHALL BE SET BACK A MINIMUM OF FIVE (5') FEET FROM SUCH PROPERTY LINE. LOADING SPACES SHALL ABUT THE BUILDING BEING SERVED AND SHALL BE LOCATED TO DIRECTLY SERVE THE BUILDING FOR WHICH THE SPACE IS PROVIDED. (§26-98.2.B(2)) (COMPLIES)



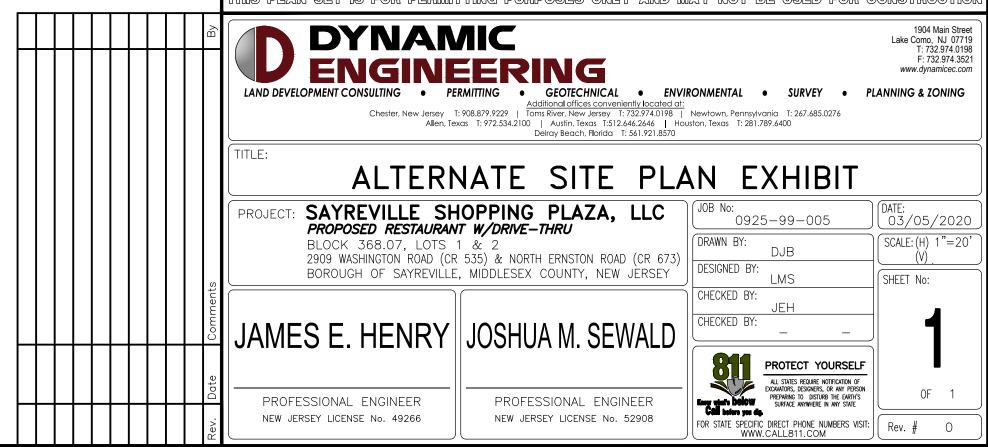


Exhibit A-7