PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- POROUS CONCRETE PAVEMENT
- POROUS PAVEMENT
- CONCRETE SIDEWALK

LEGEND

EXISTING / PROPOSED

- BUILDING
- CANOPY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW LINE
- EASEMENT LINE
- SAWCUT LINE
- CURB
- FLUSH CURB
- CURB WALL
- RETAINING WALL
- ACCESSIBLE SYMBOL
- AREA LIGHT
- UTILITY POLE
- LIGHT POLE
- SIGN / BOLLARD SIGN
- FLOW ARROW
- RIDGE LINE
- SWALE / BIOSWALE
- CONTOUR
- FINISHED FLOOR ELEVATION
- PREFORMED SCOUR HOLE
- DRAINAGE INLET
- OUTLET STRUCTURE
- EDGE OF BASIN
- STORM PIPE
- SOIL PROFILE PIT
- TEST PIT
- BORING

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	RDP	9' X 18'	9' X 18'
MIN. AISLE WIDTH	RDP	24'	24'
LOADING REQUIREMENTS	§317-27 /RDP	29	40
MIN. LOADING SIZE	N/A	N/A	12' X 55'
MIN. NUMBER OF STALLS	(§317-26)	296	276

OFF-STREET PARKING:
1 FOR EACH 4 EMPLOYEES ON THE 2 WORKING SHIFTS WITH THE GREATEST NUMBER OF EMPLOYEES, BUT NO LESS THAN 1 FOR EACH 1,000 SQUARE FEET OF FLOOR AREA (§317-26)

OFF-STREET LOADING STALLS:
1 PER 10,000 SF IN EXCESS OF FIRST 10,000 SF (§ 317-27 AND REDEVELOPMENT PLAN)
295,428 SF - 10,000 SF = 285,428 SF / 10,000 SF = 28.5 (29) SPACES REQUIRED

VARIANCE REQUIRED

CITY OF PASSAIC LAND USE NOTES

APPLICANT :	STONEMONT FINANCIAL GROUP 3280 PEACHTREE ROAD NE, SUITE 2770 ATLANTA, GA 30305
PROPERTY OWNER:	PASSAIC EQUITIES, LLC 90 DAYTON AVE PASSAIC, NEW JERSEY 07055
ZONE:	ZONE: EASTSIDE REDEVELOPMENT AREA (ERA) - INDUSTRIAL GENERAL INDUSTRIAL (M-2) PROPOSED USE: WAREHOUSE PERMITTED

BULK REQUIREMENTS

ITEM	REQUIRED (ERA)	REQUIRED (M-2)	PROPOSED
MINIMUM LOT AREA	10,000 SF	5,000 SF	769,031 SF (17.65 AC)
MINIMUM LOT WIDTH	100 FT	50 FT	1,042 FT
MINIMUM LOT DEPTH	100 FT	100 FT	745.5 FT
MINIMUM FRONT YARD SETBACK	15 FT	10 FT, EXCEPT 15 FT WHERE OPPOSITE A R DISTRICT	87 FT
MINIMUM SIDE YARD SETBACK	10 FT	10 FT, EXCEPT 15 FT WHERE ABUTS A R DISTRICT	46 FT
MINIMUM REAR YARD SETBACK	15 FT	5 FT, EXCEPT 15 FT WHERE ABUTS A R DISTRICT	199.8 FT
MAXIMUM BUILDING HEIGHT	50 FT	75 FT OR 6 STORIES	≤ 50 FT
MAXIMUM BUILDING COVERAGE	60%	N/A	38.4 % (±295,427 SF)
MAXIMUM LOT COVERAGE	90%	N/A	70.0% (±539,262 SF)
MAXIMUM FLOOR AREA RATIO	N/A	3	0.37

(EN) - EXISTING NON-CONFORMITY
(V) - VARIANCE

60 0 30 60 120 240
GRAPHIC SCALE
1 INCH = 60 FEET

EXHIBIT

PREPARED BY: MPH
DATED: 10/27/2022

BOHLER//
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811
Know what's below. Call before you dig.
NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj1-call.org

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	J210999
DRAWN BY:	CPR
CHECKED BY:	TXL
DATE:	08/17/2022
CAD I.D.:	J210999-MCRP-4

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

SFG PASSAIC URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

BLK: 1024 | LOTS: 17 & 54.01
74-120 & 122-152 8TH STREET
CITY OF PASSAIC
PASSAIC COUNTY, NEW JERSEY

BOHLER//
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

T. LAM
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 08/17/2022