LEGEND

- ROAD DIRECTION
- EXISTING TREE
- NEW STREET TREE
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- PROPOSED ZONING DISTRICT BOUNDARY
- PROPOSED SPECIAL DISTRICT BOUNDARY
- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- M2-1 ZONING DISTRICT
- EXISTING BUILDING FOOTPRINT
- ILLUSTRATIVE BUILDING FOOTPRINT
- ILLUSTRATIVE BUILDING FOOTPRINT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- HT 10'-1/2" ILLUSTRATIVE BUILDING HEIGHT

REQUIRED ACTION

1. ZONING MAP AMENDMEN TO CHANGE FROM M2-1 TO M1-4/R7A AND ESTABLISH A SPECIAL MIXED-USED DISTRICT (MX-22)

2. ZONING TEXT AMENDMENTS TO ARTICLE XII, CHAPTER 3 TO REFERENCE A NEW SPECIAL MIXED USE DISTRICT 22 AND APPENDIX F OF THE ZONING RESOLUTION TO DESIGNATE AN MIH AREA.

3. SPECIAL PERMIT PURSUANT TO ZR74-533 TO WAIVE REQUIRED ACCESSORY OFF-STREET PARKING SPACES TO FACILITATE AFFORDABLE HOUSING.

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 109S FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK NJ.

2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

3. ADDITIONAL ENTRANCE FOR GROUND FLOOR RESIDENTIAL, RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.

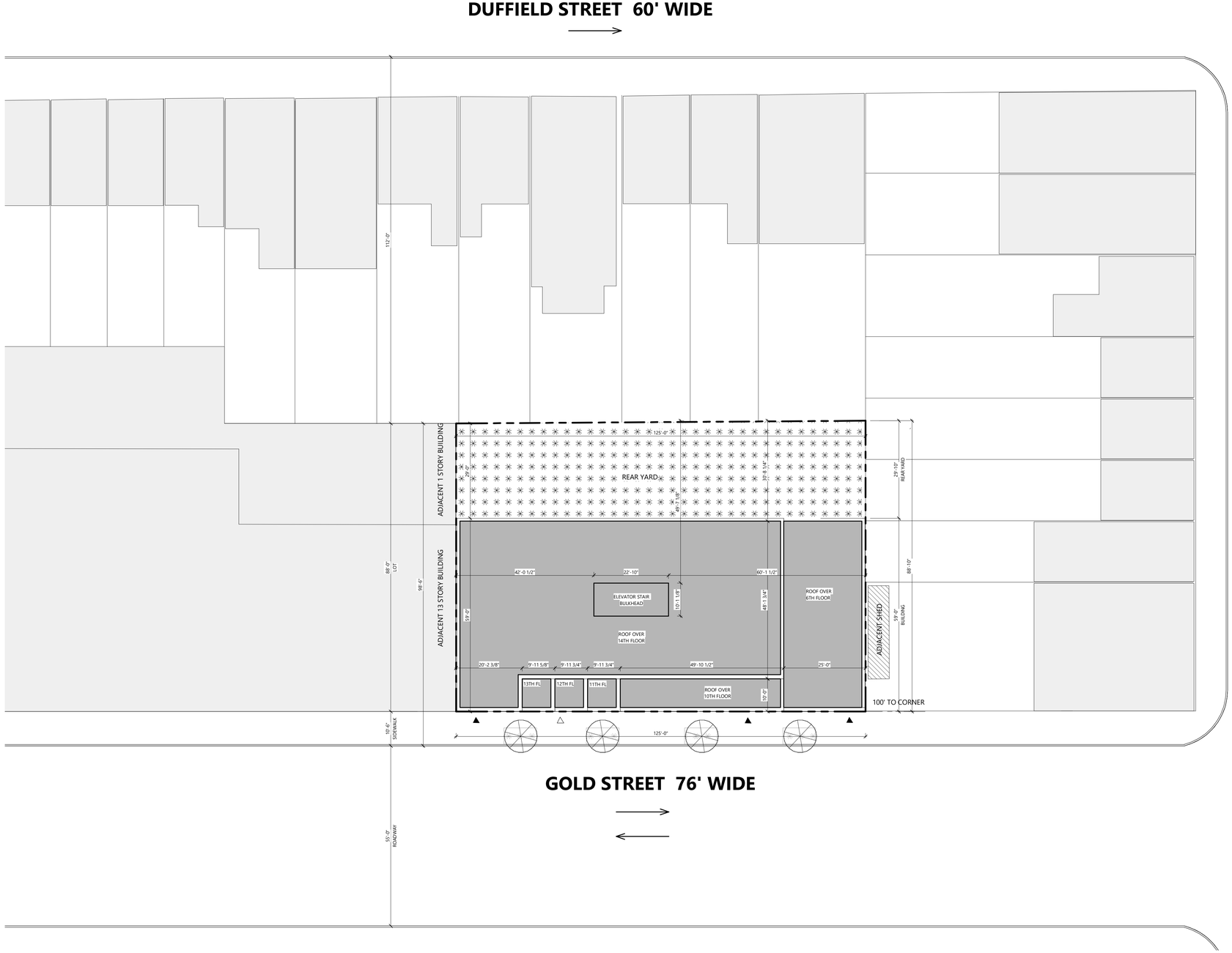
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARADING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE.

6. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF.

7. CONTEXT BUILDING LINES ARE ILLUSTRATIVE.

8. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH REQUIREMENTS OF ZR SECTION 25-631



PARKING

				PROPOSED			
ZR SECTION	**ITEM /DESCRIPTION**	**PERMITTED / REQUIRED**		**EXISTING TO REMAIN**	**PROPOSED NEW**	**TOTAL PROPOSED**	**COMPLIANCE**
25-241	PARKING REQUIRED	DWELLING UNITS (NON IRHU)	20% OF UNITS	NONE	NONE	NONE	WAIVER SOUGHT PURSUANT TO ZR 74-533
25-251	PARKING REQUIRED	DWELLING UNITS (IRHU)	NONE	NONE	NONE	NONE	COMPLIES
44-21	PARKING REQUIRED	COMMERCIAL UNDER	NONE	NONE	NONE	NONE	COMPLIES

KAO-HWA LEE
ARCHITECTS P.C.
227 CATHERINE STREET
SOUTH AMBOY, NJ 08879
(609) 216 2975

No.	Description	Date

REVISIONS:

KEY PLAN

LOCATION

GOLD PROJECT
BLOCK: 121
LOTS:33, 35, 36, 37

SHEET TITLE

SITE PLAN

DOB SCAN STICKER:

Z-002

1 OF 1

Scale:	As indicated	Drawn by	Author
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