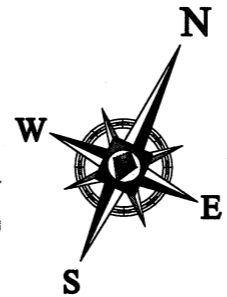


30' WIDE WATER COMPANY EASEMENT PER REF. #4



**GENERAL NOTES:**

- THIS DRAWING REFERENCE A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES INC. 35 TECHNOLOGY DRIVE, 1ST FLOOR WARREN, NEW JERSEY 07059 FILE: 050718 DATED: 2-2-2006 SURVEY PREPARED FOR: LAGLAND ASSOCIATES, INC.
- APPLICANT: DAVECO INDUSTRIAL, LLC. 100 MOUNT BETHEL ROAD WARREN, NJ 07059 (FORM 4-02-06)
- OWNER: BLOCK 44 LOTS 33-36 DAVECO INDUSTRIAL, LLC. BLOCK 44 LOT 32 PAUL KEVER. BLOCK 44 LOT 37 JAMES & HELEN C. MESTER.
- PARCEL: 964-978 U.S. HIGHWAY 202 SOUTH LOTS 32-37, BLOCK 44 TOWNSHIP OF BRANCHBURG, SOMERSET COUNTY, NEW JERSEY
- ZONING DATA: R/S-2 ZONE (RETAIL SERVICE 2) TAKE-OUT RESTAURANT; PERMITTED USE HOTEL; PERMITTED USE ONLY ONE PRINCIPAL BUILDING MAY BE ERRECTED ON A LOT EXCEPT FOR RELATED COMPATIBLE BUILDINGS CONSTITUTING ONE AND SO USE OR OPERATION UNDER ONE MANAGEMENT LIMITED TO USES IN ORDINANCE SECTION 3-2.5A (C)

BULK REQUIREMENTS:	R/S-2 ZONE	PROPOSED LOT A	PROPOSED LOT B
MIN. LOT AREA	4,000 SF (0.09 AC)	94,532 SF (2.17 AC)	125,193 SF (2.87 AC)
MIN. LOT WIDTH	100'	236.6'	313.4'
MIN. LOT DEPTH	NS	399.5'	399.5'
MIN. FRONT YARD	50'	100'	96.3'
MAX. FRONT YARD	100'	100'	96.3'
MIN. SIDE YARD	25'	93.1'	33'
MIN. REAR YARD	25'	214.3'	118'
MAX. BLDG. HT.	35'	25'-4"	35'-10" (1)
MAX. IMPERV. COVERAGE	60%	37.7% (26,638 SF)	53.9% (66,858 SF)
MAX. BUILDING COVERAGE	NS	2.6% (2,430 SF)	15.3% (19,115 SF)
MAX. FAR	NS	0.03 (2,430 SF)	0.01 (7,460 SF)

- PARKING/LOADING REQUIREMENTS:
  - PARKING REQUIREMENTS: 9' x 18' SPACE REQUIRED; 7' x 18' PROPOSED (C)
  - LOT A: TAKE-OUT RESTAURANT: 1 SPACE PER 50 SF = 2,430 SF/50SF = 48.6 ≈ 49 SPACES. TOTAL = 49 SPACES REQUIRED; 49 SPACES PROPOSED
  - LOT B: HOTEL: 1.2 SPACES PER GUEST ROOM PLUS ADDITIONAL SPACES REQUIRED FOR OTHER USES ON THE PROPERTY SUCH AS RESTAURANTS AND MEETING ROOMS = 104 ROOMS x 1.2 SPACES/ROOM = 124.8 SPACES ≈ 125 SPACES. TOTAL = 125 SPACES REQUIRED; 131 SPACES PROPOSED
- PARKING LOTS (INCLUDING OF DRIVEWAY ISLES) SHALL BE SETBACK A MINIMUM OF 20' FROM ALL LOT LINES; 20' PROPOSED. (C)
- NO PARKING LOT SHALL BE PERMITTED WITHIN ANY BUFFER ZONE. (H)
- NO PARKING LOTS WITH MORE THAN 100 SPACES, 5% OF OFF-ROAD PARKING AREA SHALL BE LANDSCAPED. (C)
- CURBED LANDSCAPED ISLANDS 8' IN WIDTH REQUIRED AT THE END OF EACH PARKING ROW ALONG AN INTERIOR DRIVE ARBLE. (C)
- PARKING LOTS IN EXCESS OF 100 VEHICLES SHALL BE SUBDIVIDED INTO MODULES UTILIZING CONTINUOUS CURBED PLANTING ISLANDS OF A MINIMUM OF 12' IN WIDTH LOCATED PERPENDICULAR TO THE PARKING STALLS. (C)
- ALL NONRESIDENTIAL PARKING SHALL BE LOCATED IN THE SIDE/REAR YARD; PARKING PROPOSED IN FRONT YARD (H)
- LOADING REQUIREMENTS:
  - ONE (1) SPACE REQUIRED FOR BUILDINGS UP TO 30,000 SF. OF FLOOR AREA - 15' x 60' SPACE REQUIRED
  - TWO (2) SPACES REQUIRED FOR BUILDINGS 30,000 - 50,000 SF. OF FLOOR AREA
  - ONE (1) ADDITIONAL FOR EACH ADDITIONAL 50,000 SF PORTION THEREOF
- LOT A: NO SPACE REQUIRED; NO SPACE PROPOSED.
- LOT B: THREE (3) SPACES REQUIRED; NO SPACE PROPOSED. (V)
- LOADING SHALL BE PERMITTED IN SIDE/REAR YARD BUT NO CLOSER THAN 20' TO PROPERTY LINE.
- SOLID WASTERECYCLABLES REQUIREMENTS:
  - SOLID WASTERECYCLING ENCLOSURE SHALL NOT EXCEED 8' IN HEIGHT; IF HIGH TRASH/RECYCLING ENCLOSURE PROPOSED (C)
  - SHALL BE SETBACK A MINIMUM OF 10' FROM ANY PROPERTY LINE; 60' PROPOSED (C)
- FENCE REQUIREMENTS:
  - FENCES UP TO 6' HIGH PERMITTED IN SIDE/REAR YARDS. (C)
- DRIVE ARBLE REQUIREMENTS:
  - A MINIMUM OF 24' ARBLE WIDTH REQUIRED FOR PERPENDICULAR (90°) PARKING; 24' MINIMUM PROPOSED (C)
- SIDEWALK REQUIREMENTS:
  - A MINIMUM OF 8' SIDEWALK WIDTH REQUIRED WHERE PARKED VEHICLES OVERHEAD OR EXTEND OVER THE SIDEWALK. (C)
  - CURBED PEDESTRIAN SIDEWALKS, NOT LESS THAN 6' WIDE SHALL BE PROVIDED ALONG THE LENGTH OF ANY RETAIL OR OFFICE BUILDING WALL WHICH CONTAINS PUBLIC ENTRANCE OR EXIT WALKS. (C)
- OUTDOOR STORAGE REQUIREMENTS:
  - OUTDOOR STORAGE SHALL BE RESTRICTED TO NOT MORE THAN 40 PERCENT OF THE REAR YARD. (C)
  - NO OUTDOOR STORAGE SHALL BE PERMITTED WITHIN 20' OF ANY LOT LINE NOT CLOSER THAN 20' TO ANY BUILDING; 60' PROPOSED TO PROPERTY LINE. (C)
- BUFFER REQUIREMENTS:
  - FRONTAGE BUFFER: ANY NONRESIDENTIAL USE IN R/S ZONE ABUTTING A SINGLE FAMILY RESIDENTIAL ZONE/USE SHALL HAVE A FRONTAGE BUFFER WHICH IS 10% OF LOT DEPTH BUT NOT LESS THAN 30' OR MORE THAN 50' (ORD. SECTION 4-5.4B) (1.10) x (663.7) = 73.01' BUFFER REQUIRED; 67.3' PROPOSED (C)
  - FRONTAGE BUFFERS SHALL BE PROVIDED FOR ALL NONRESIDENTIAL USES, S/D BUFFER SHALL BE 30' (ORD SECTION 4-5.2A); 57.2' BUFFER PROPOSED (C)
  - TRANSITION BUFFER: ANY NONRESIDENTIAL USE IN R/S ZONE ABUTTING A SINGLE FAMILY RESIDENTIAL ZONE SHALL HAVE A TRANSITION BUFFER WHICH IS 10% OF LOT WIDTH BUT NOT LESS THAN 30' OR MORE THAN 50' (ORD. SECTION 4-5.4B) (1.10) x (550') = 60.5' THEREFORE 50' BUFFER REQUIRED; 50' PROPOSED (C)
  - TRANSITION BUFFERS SHALL BE REQUIRED WITH ANY NONRESIDENTIAL USE ABUTS A RESIDENTIAL USE/ZONE; 50' BUFFER PROPOSED (C)

**NOTE LEGEND:**

(C) - COMPLIES	NS - NOT SPECIFIED
(V) - VARIANCE	

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CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**REVISIONS:**

REV.	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: J050271.01  
DRAWN BY: VJZ  
CHECKED BY: JAM  
DATE: 01/22/2009  
SCALE: AS NOTED  
CAD I.D.: J050271.01(CAM)

PROJECT: **CONCEPTUAL SITE PLAN**

FOR: **DAVECO INDUSTRIAL, LLC.**

**PROPOSED FAST FOOD RESTAURANT AND 4-STORY HOTEL**

BLOCK 44, LOTS 32-37  
964-978 U.S. HIGHWAY 202 SOUTH  
TOWNSHIP OF BRANCHBURG  
SOMERSET COUNTY, NEW JERSEY

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**J.A. MARTELL**

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NEW JERSEY LICENSE No. 47290

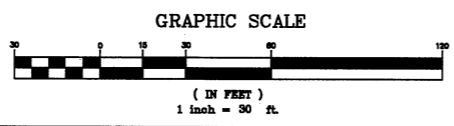
SHEET TITLE: **CONCEPT A**

SHEET NUMBER: **1**  
OF 1

REVISION 0 - 01/22/2009

**NEW JERSEY STATE HIGHWAY U.S. ROUTE 202**

(A.K.A. N.J.S.H. ROUTE NO. 29.)  
(120' WIDE R.O.W.)



© GENERAL LAYOUT, 05/02/07, (A) CONCEPTUAL, (B) SITE PLAN, (C) LAYOUT