

**ZONING NOTES:**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCED INCLUDING: BOUNDARY AND TOPOGRAPHY PLAN DATED 1-5-22, BY JTS ENGINEERS AND LAND SURVEYORS PROJECT NUMBER: 22-004
- OWNER: FORTUNE BUILDERS, LLC  
21 TERRIER PLACE  
KENDALL, PARK, NJ 08824
- APPLICANT: FORTUNE BUILDERS, LLC  
21 TERRIER PLACE  
KENDALL, PARK, NJ 08824
- PROPERTY DATA: S. OLDEN AVENUE  
TOWNSHIP OF HAMILTON, MERCER COUNTY, NJ  
BLOCK 2243, LOTS 11
- ZONING: CC (COMMUNITY COMMERCIAL DISTRICTS)  
PROPOSED USE: RETAIL/RESTAURANT - PERMITTED USE
- BULK TABLE

ZONE REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA	7,500 SF	12,420.80 SF
MIN. LOT FRONTAGE	60'	90'
MIN. LOT WIDTH	60'	90'
MIN. LOT DEPTH	90'	123.72'
MIN. SIDE YARD, EACH	10'	10', 55'
MIN. FRONT YARD	30*	20'
MIN. REAR YARD	15'	24.7'
MIN. DISTANCE TO SIDE LINE (ACCESSORY)	10'	N/A
MIN. DISTANCE TO REAR LINE (ACCESSORY)	10'	N/A
MIN. DISTANCE TO OTHER BUILDING (ACCESSORY)	10'	N/A
MAX. FLOOR AREA RATIO	0.18	0.155
MAX. IMPERVIOUS SURFACE COVERAGE	60%	8,899 SF / 71.65% (V)
MAX. BUILDING HEIGHT	35'	22'-8"

- \*20' SETBACK PERMITTED IF PARKING IS LOCATED IN SIDE OR REAR YARDS AND LOCATED ON A MAJOR ARTERIAL, ARTERIAL OR MAJOR COLLECTOR ROADWAY (SOUTH OLDEN AVENUE IS CLASSIFIED AS A MAJOR COLLECTOR)
- GENERAL REQUIREMENTS
    - ANY PRINCIPAL BUILDING MAY CONTAIN MORE THAN ONE USE AND/OR ORGANIZATION, PROVIDED THAT THE TOTAL BUILDING COVERAGE OF THE COMBINED ACTIVITIES DOES NOT EXCEED THE MAXIMUM BUILDING COVERAGE SPECIFIED FOR THE DISTRICT AND, FURTHER, THAT EACH ACTIVITY OCCUPIES AND MINIMUM GROSS FLOOR AREA OF 750 SQUARE FEET EXCEPT AS NOTED.
    - AT LEAST THE FIRST 10 FEET ADJACENT TO ANY STREET LINE AND FIVE FEET ADJACENT TO ANY LOT LINE SHALL NOT BE USED FOR PARKING AND SHALL BE PLANTED AND MAINTAINED IN LAWN AREA OR GROUND COVER OR LANDSCAPED WITH EVERGREEN SHRUBBERY.
    - A MINIMUM BUFFER AREA OF 10' IN WIDTH SHALL BE PROVIDED ALONG ANY COMMON PROPERTY LINE WITH A RESIDENTIAL DISTRICT. 10' PROPOSED
    - NO ENTRANCE, OR EXIT, AT THE CURBLINE ONLY, SHALL BE CLOSER THAN 12 FEET TO A SIDE LOT LINE. 5' (V)
  - LOADING REQUIREMENTS
    - NO LOADING DOCKS, SERVICE AREAS OR DOORS OR AREAS USED FOR PARKING OR STORING OF TRUCKS SHALL BE ON ANY STREET FRONTAGE. ALL SIDE LOADING AREAS SHALL BE SCREENED.
    - WHERE OFF-STREET PARKING, LOADING OR SERVICE AREAS ARE PROPOSED TO BE LOCATED CLOSER THAN 50 FEET TO A LOT IN ANY RESIDENTIAL ZONING DISTRICT OR TO ANY LOT UPON WHERE THERE EXISTS A DWELLING AS A PERMITTED USE UNDER THIS ARTICLE, AND WHERE SUCH PARKING, LOADING AND SERVICE AREAS ARE NOT VISUALLY SCREENED FROM SUCH LOT BY AN INTERVENING BUILDING OR STRUCTURE, THERE SHALL BE PROVIDED ALONG THE LOT LINE A CONTINUOUS SCREEN. THE SCREEN SHALL CONSIST OF EVERGREENS FIVE FEET IN HEIGHT PLANTED FOUR FEET ON CENTER.
    - A LOADING BERTH SHALL BE AT LEAST 12 FEET WIDE, 48' LONG AND HAVE A 15' CLEARANCE. 12' X 45' PROPOSED.
    - ONE LOADING BERTH IS REQUIRED FOR RETAIL USES WITH A GROSS FLOOR AREA 3,000 SF AND LESS THAN 20,000 SF.
  - PARKING REQUIREMENTS:
    - MINIMUM PARKING SHALL BE 180 SF OR 9' X 20': 9' X 20' PROPOSED AT BUILDING AND 9' X 18' PROPOSED WITH 2' OVERHANG
    - OFF-STREET PARKING LOTS AND LOADING AREAS, TOGETHER WITH THEIR ACCESS AISLES, DRIVEWAYS AND FIRE LANES, SHALL NOT OCCUPY MORE THAN 45% OF THE LOT AREA. 47.6% PROPOSED (V)
    - MINIMUM PARKING WIDTHS: 90' PARKING, 25' DRIVE AISLES, 64' BAY WIDTH FOR PARKING BOTH SIDES, AND 44 BAY WIDTH FOR PARKING ONE SIDE.
    - RESTAURANT: ONE PARKING SPACE SHALL BE PROVIDED FOR EVERY 3 SEATS OR 1 SPACE FOR EVERY 3 PERSONS OF RATED BUILDING CAPACITY, WHICHEVER IS GREATER.  
REQUIRED PARKING STALLS (RESTAURANT) - ANTICIPATED RATED CAPACITY = 27; THEREFORE, 27/3 = 9 STALLS REQUIRED

**SIGNAGE TABLE**

SIGN TYPE	REQUIREMENTS	PROPOSED
FREESTANDING	NUMBER OF SIGNS:	1 PER LOT
	MAX. SIGN AREA:	30 SF
	MAX. SIGN HEIGHT:	6'
WALL SIGNS	PERMITTED NUMBER OF FACADE SIGNS	1 PER PERMITTED (FRONT AND PARKING)
	MAX. SIGN AREA:	ALLOWABLE SIGN AREA ON OLDEN AVENUE = 20 SF PARKING LOT ELEV. 2% OF WALL AREA OR 10 SF

- NOTE:** ALL CONCRETE AND CONCRETE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
- NOTE:** ALL STRUCTURES TO BE PRECAST
- NOTE:** ALL STRIPING SHALL BE LONG-LIFE THERMOPLASTIC OR AS APPROVED BY THE TOWNSHIP ENGINEER. CONTRACTOR SHALL COORDINATE WITH ENGINEER WHEN STRIPING CONCRETE SURFACES.

**COUNTY NOTE:**  
ALL CONCRETE AND CONCRETE STRUCTURES IN THE COUNTY RIGHT-OF-WAY SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI.

**COUNTY NOTE:**  
ALL SIDEWALK AND CURB WITHIN THE COUNTY RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE THAT IS DETERIORATED OR PRESENTS A TRIPPING HAZARD SHALL BE REPLACED UNDER THE DIRECTION OF THE COUNTY ENGINEER OR HIS/HER REPRESENTATIVE(S).

**COUNTY NOTE:**  
AREAS WITHIN THE SIGHT TRIANGLE AREA SHALL BE FREE OF ALL VEGETATION OR OBSTRUCTIONS 18" HIGH OR HIGHER.

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**ENGINEER:**  
MICHAEL GALANTE PE  
334 W. FRONT STREET  
MEDIA, PA 19063  
PHONE: 1-856-404-0540

**APPLICANT/OWNER:**  
FORTUNE BUILDERS, LLC  
21 TERRIER PLACE  
KENDALL PARK, NJ  
08824

DATE: 2/1/2023  
MICHAEL D. GALANTE  
NJ PROFESSIONAL ENGINEER LIC. NO. PE 48374

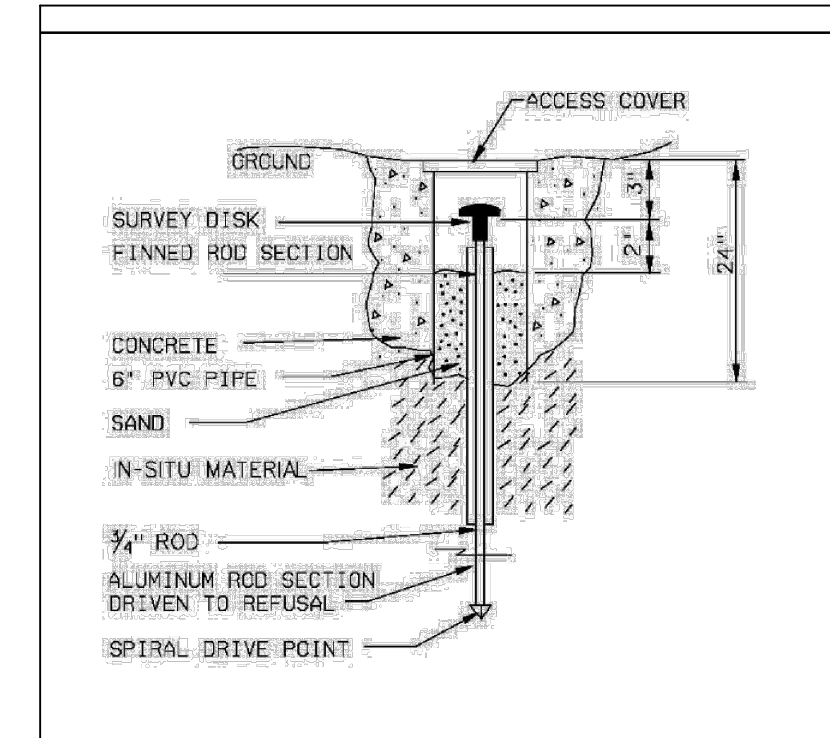
MG ENGINEERING ASSOCIATES, LLC  
334 W. FRONT STREET  
MEDIA, PA 19063  
PHONE: 1-856-404-0540  
WWW.MGASSOC.COM  
CERTIFICATE OF AUTHORIZATION # 24CA28279000

**NOT FOR CONSTRUCTION**

ALL DOCUMENTS PREPARED BY MG ENGINEERING ASSOCIATES, LLC, ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT.

ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY MG ENGINEERING ASSOCIATES, LLC, FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL RECOURSE TO MG ENGINEERING ASSOCIATES, LLC, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS MG ENGINEERING ASSOCIATES, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NO.	REVISION	DATE	BY
1	REV. PER PLANNER LETTER	3/2/24	MDG
2	REV. PER PLANNER LETTER	4/12/24	MDG
3	REV. PER ENGINEER COMMENTS	8/7/24	MDG
4	REV. PER RESOLUTION COMPLIANCE	1-31-25	MDG



**SURVEY MARKER DETAIL**

I HAVE REVIEWED THIS PLAN (OR PLAT) AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE REVIEWED THIS PLAN (OR PLAT) AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

**PROPOSED SITE PLAN**

FOR  
FORTUNE BUILDERS, LLC  
PROPOSED RETAIL/RESTAURANT  
BLOCK 2243, LOT 11  
HAMILTON TOWNSHIP, MERCER COUNTY, NEW JERSEY

PLAN PREPARATION DATE: 2/1/2023  
APPLICATION NO. 23-004-008

DATE: FEBRUARY 2023  
JOB No.: 2022-877

SCALE: 1"=10'  
SHEET No.: 4