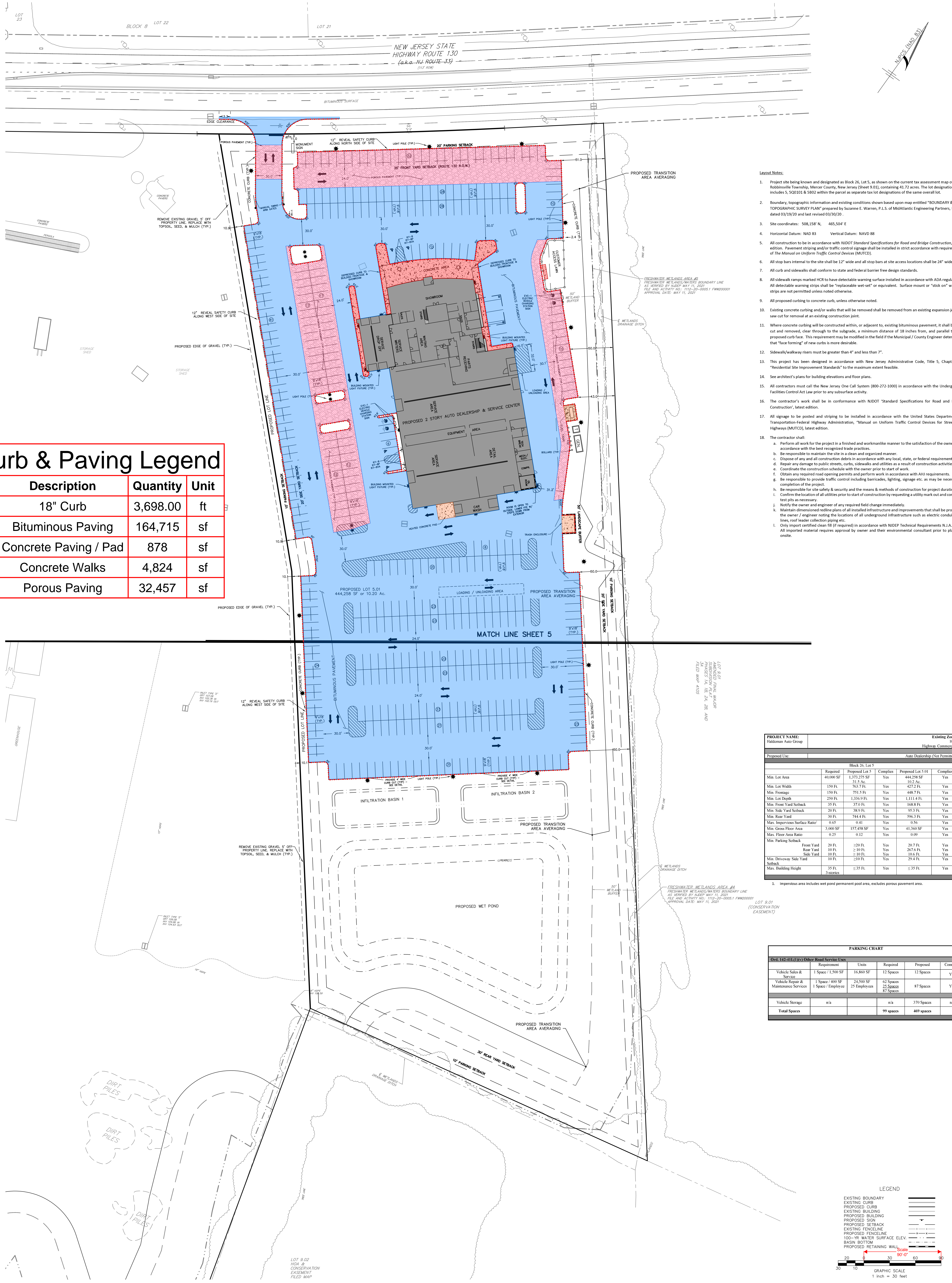


Curb & Paving Legend

Description	Quantity	Unit
18" Curb	3,698.00	ft
Bituminous Paving	164,715	sf
Concrete Paving / Pad	878	sf
Concrete Walks	4,824	sf
Porous Paving	32,457	sf

Layout Notes:

- Project site being known and designated as Block 26, Lot 5, as shown on the current tax assessment map of Robbinsville Township, Mercer County, New Jersey (Sheet 9.01), containing 41.72 acres. The lot designation includes S, S02101 & S02102 within the parcel as separate tax lot designations of the same overall lot.
- Boundary, topographic information and existing conditions shown based upon map entitled "BOUNDARY & TOPOGRAPHIC SURVEY PLAN" prepared by Suzanne E. Warren, P.L.S. of Midatlantic Engineering Partners, LLC, dated 03/19/20 and last revised 03/30/20.
- Site coordinates: 508,158' N, 465,504' E
- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
- All construction to be in accordance with NJDOT Standard Specifications for Road and Bridge Construction, latest edition. Pavement striping and/or traffic control signage shall be installed in strict accordance with requirements of the Manual on Uniform Traffic Control Devices (MUTCD).
- All stop bars internal to the site shall be 12" wide and all stop bars at the site locations shall be 24" wide.
- All curb and sidewalks shall conform to state and federal barrier free design standards.
- All sidewalk ramps marked HCR to have detectable warning surface installed in accordance with ADA regulations. All detectable warning strips shall be "replaceable wet-set" or equivalent. Surface mount or "stick on" warning strips are not permitted unless noted otherwise.
- All proposed curbing to concrete curbs, unless otherwise noted.
- Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
- Where concrete curbing will be constructed within, or adjacent to, existing bituminous pavement, it shall be saw cut and removed, clear through to the subgrade, a minimum distance of 18 inches from, and parallel to, the proposed curb face. This requirement may be modified in the field if the Municipal / County Engineer determines that "face forming" of new curbs is more desirable.
- Sidewalk/walkway risers must be greater than 4" and less than 7".
- This project has been designed in accordance with New Jersey Administrative Code, Title 5, Chapter 21, "Residential Site Improvement Standards" to the maximum extent feasible.
- All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
- The contractor's work shall be in conformance with NJDOT Standard Specifications for Road and Bridge Construction, latest edition.
- All signage to be posted and striping to be installed in accordance with the United States Department of Transportation Federal Highway Administration, "Manual on Uniform Traffic Control Devices for Street and Highways (MUTCD)", latest edition.
- The contractor shall:
 - Perform all work for the project in a finished and workmanlike manner to the satisfaction of the owner and in accordance with the best recognized trade practices.
 - Be responsible to maintain the site in a clean and organized manner.
 - Dispose of any and all construction debris in accordance with any local, state, or federal requirements.
 - Repair any damage to public streets, curbs, sidewalks and utilities as a result of construction activities.
 - Coordinate the construction schedule with the owner prior to start of work.
 - Obtain any required road opening permits and perform work in accordance with AHI requirements.
 - Be responsible to provide traffic control including barricades, lighting, signage etc. as may be necessary for completion of the project.
 - Be responsible for site safety & security and the means & methods of construction for project duration.
 - Confirm the location of all utilities prior to start of construction by requesting a utility mark out and completing test pits as necessary.
 - Notify the owner and engineer of any required field change immediately.
 - Maintain dimensioned redline plans of all installed infrastructure and improvements that shall be provided to the owner / engineer noting the locations of all underground infrastructure such as electric conduct, water lines, road leader collection piping etc.
 - Only import certified clean fill (if required) in accordance with NJDEP Technical Requirements N.J.A.C. 7.26E. All imported material requires approval by owner and their environmental consultant prior to placement onsite.



PROJECT NAME:	Existing Zone:						
Haldeman Auto Group	Highway Commercial						
Proposed Use:	Auto Dealership (Use Permitted)						
	Block 26, Lot 5						
Min. Lot Area	40,000 SF	Required	1,373,275 SF	Complies	Proposed Lot 5.01	444,258 SF	Complies
Min. Lot Width	150 Ft.	Required	763.7 Ft.	Yes	Proposed Lot 5.01	112.2 Ft.	Yes
Min. Frontage	150 Ft.	Required	793.9 Ft.	Yes	Proposed Lot 5.01	448.7 Ft.	Yes
Min. Lot Depth	250 Ft.	Required	1,336.9 Ft.	Yes	Proposed Lot 5.01	1,111.4 Ft.	Yes
Min. Front Yard Setback	35 Ft.	Required	37.0 Ft.	Yes	Proposed Lot 5.01	168.8 Ft.	Yes
Min. Side Yard Setback	20 Ft.	Required	38.9 Ft.	Yes	Proposed Lot 5.01	93.3 Ft.	Yes
Min. Rear Yard Setback	50 Ft.	Required	344.4 Ft.	Yes	Proposed Lot 5.01	596.3 Ft.	Yes
Max. Impervious Surface Ratio	0.65	Required	0.41	Yes	Proposed Lot 5.01	0.56	Yes
Min. Gross Floor Area	3,000 SF	Required	157,458 SF	Yes	Proposed Lot 5.01	41,360 SF	Yes
Max. Floor Area Ratio	0.25	Required	0.12	Yes	Proposed Lot 5.01	0.09	Yes
Min. Parking Setback	Front Yard	20 Ft.	≥ 20 Ft.	Yes	Proposed Lot 5.01	20.7 Ft.	Yes
	Rear Yard	10 Ft.	≥ 10 Ft.	Yes	Proposed Lot 5.01	20.7 Ft.	Yes
	Side Yard	10 Ft.	≥ 10 Ft.	Yes	Proposed Lot 5.01	10.6 Ft.	Yes
Min. Driveway Side Yard Setback	10 Ft.	Required	≥ 10 Ft.	Yes	Proposed Lot 5.01	29.4 Ft.	Yes
Max. Building Height	35 Ft.	Required	≤ 35 Ft.	Yes	Proposed Lot 5.01	≤ 35 Ft.	Yes

PARKING CHART					
Dist. 142-411(1)(3) Other Road Service Uses	Equipment	Units	Required	Proposed	Complies
Vehicle Sales & Service	1 Space / 1,500 SF	16,800 SF	12 Spaces	12 Spaces	Yes
Vehicle Repair & Maintenance Services	1 Space / 400 SF	24,500 SF	62 Spaces	25 Spaces	Yes
	1 Space / Employee	25 Employees	25 Spaces	87 Spaces	Yes
Vehicle Storage	n/a	n/a	n/a	370 Spaces	n/a
Total Spaces			99 spaces	469 spaces	

