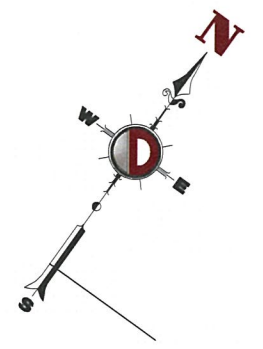
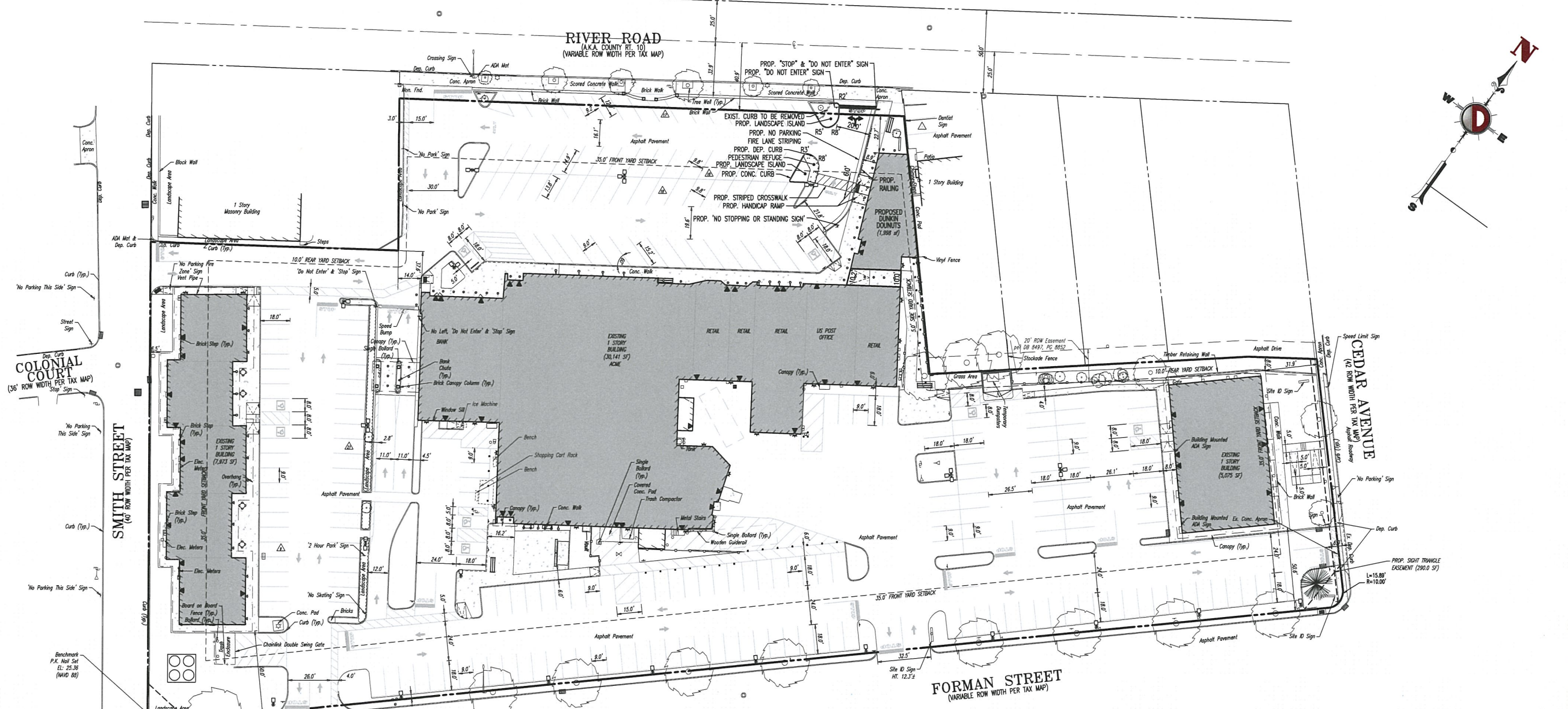
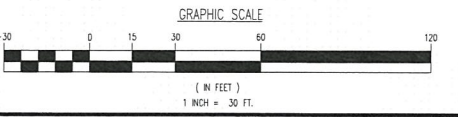


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NOTE:
EXISTING CONDITIONS SHOWN AS PER APPROVED SITE PLAN AND HAVE NOT BEEN FIELD VERIFIED



GENERAL NOTES

1. THIS PLAN REFERENCES: TOPOGRAPHIC SURVEY PREPARED BY DYNAMIC SURVEY, LLC 1524 MAIN STREET LAKE COMB, NEW JERSEY 07719 FILE # 1858-16-0015 DATED 05/27/2016, LAST REVISED 11/10/2016

2. OWNER/APPLICANT: FAIR HAVEN RETAIL, LLC 300 FELLOWSHIP ROAD, SUITE 300 MOUNT LAUREL, NJ 08054 BLOCK 32, LOT 2 560 RIVER ROAD BOROUGHS OF FAIR HAVEN MONMOUTH COUNTY, NEW JERSEY

3. PARCEL DATA: EXISTING USE: RETAIL SERVICE (PERMITTED USE) BANKS, INCLUDING DRIVE-IN FACILITIES (PERMITTED USE) PERSONAL SERVICE ESTABLISHMENT (PERMITTED USE) BUSINESS SERVICE ESTABLISHMENT (PERMITTED USE) PRODUCT SERVICE ESTABLISHMENT (PERMITTED USE)

4. ZONED: B-1 (BUSINESS) ZONING DISTRICT

5. SCHEDULE OF BULK REQUIREMENTS

ZONE REQUIREMENT	B-1 Zone	EXISTING	PROPOSED
MINIMUM LOT AREA	7000 SF (0.16 AC)	190,356.4 SF (4.36 AC)	190,356.4 SF (4.36 AC)
MINIMUM LOT WIDTH	70 FT	155.4 FT (CEDAR AVE.)	155.4 FT (CEDAR AVE.)
MINIMUM LOT FRONTAGE	70 FT	140.5 FT (CEDAR AVE.)	140.5 FT (CEDAR AVE.)
MINIMUM LOT DEPTH	100 FT	184.7 FT (FORMAN ST.)	184.7 FT (FORMAN ST.)
MINIMUM FRONT YARD SETBACK (SMITH STREET)	35 FT	6.5 FT (E)	6.5 FT (E)
MINIMUM FRONT YARD SETBACK (FORMAN STREET)	35 FT	50.0 FT	50.0 FT
MINIMUM FRONT YARD SETBACK (RIVER ROAD)	35 FT	22.7 FT (E)	22.7 FT (E)
MINIMUM FRONT YARD SETBACK (CEDAR AVENUE)	35 FT	31.9 FT (E)	31.9 FT (E)
MINIMUM REAR YARD SETBACK (PRINCIPAL BUILDING)	10 FT	8 FT (E)	8 FT (E)
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	3 FT	0 FT (E)	0 FT (E)
MINIMUM SIDE YARD SETBACK (PRINCIPAL BUILDING)	5 FT	0.0 FT (E)	0.0 FT (E)
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	3 FT	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	10 FT	14.0 FT	14.0 FT
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	35 FT / 2.5 STORES	<35 FT	<35 FT
MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING)	15 FT	<15 FT	<15 FT
MAXIMUM LOT COVERAGE	80%	96.0 % (182,929 SF) (E)	90.6% (172,377.4 SF) (V)
MAXIMUM BUILDING COVERAGE	50 %	23.9% (45,405 SF)	23.6% (44,942 SF)
MIN. LANDSCAPE COVERAGE IN PARKING LOT	5%	2.4% (4,613 SF)	5.1% (9,722 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE

6. PARKING REQUIREMENTS §30-9.2
A. SHOPPING CENTER AND RETAIL STORE, FOUR (4) SPACES PER ONE THOUSAND (1,000) SQUARE FEET GROSS FLOOR AREA.
THEREFORE:
SHOPPING CENTER
45,188 SF x (4 SPACES / 1,000 SF GFA) = 181 SPACES
REQUIRED = 181 SPACES
EXISTING = 250 SPACES
PROPOSED = 249 SPACES (INCLUDING 8 HANDICAP SPACES) (COMPLIES)

7. IF MORE THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL FLOOR AREA IS OCCUPIED BY A NONRETAIL USE WHICH HAS OFF-STREET PARKING REQUIREMENTS GREATER THAN THOSE REQUIRED FOR A SHOPPING CENTER, THEN OFF-STREET PARKING FOR THE CENTER SHALL BE THE SAME AS THE REQUIRED MINIMUM FOR THE NONRETAIL USE PLUS THE REQUIRED MINIMUM FOR THE BALANCE OF THE SHOPPING CENTER FLOOR AREA.

8. EACH OFF-STREET PARKING SPACE SHALL MEASURE AT LEAST NINE (9) FEET IN WIDTH BY EIGHTEEN (18) FEET IN LENGTH (§30-9.2(B)(2)).

9. PARKING SPACES FOR THE PHYSICALLY HANDICAPPED SHALL BE TWELVE (12) FEET WIDE AND TWENTY (20) FEET LONG (§30-9.2(B)(2)).

10. WHERE SIDEWALKS OCCUR IN PARKING AREAS, PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER THE SIDEWALK UNLESS AN ADDITIONAL TWO (2) FEET OF SIDEWALK WIDTH ARE PROVIDED IN ORDER TO ACCOMMODATE SUCH OVERHANG (§30-9.2, (B)(3)).

11. PARKING LOTS CONTAINING MORE THAN ONE HUNDRED (100) SPACES SHALL BE BROKEN DOWN INTO SECTIONS OF SMALLER LOTS OF FIFTY (50) SPACES SEPARATED FROM OTHER SECTIONS BY LANDSCAPED DRIVING STRIPS, BERMS, AND SIMILAR ELEMENTS (§30-9.2(B)(1)).

12. IN ACCORDANCE WITH N.J.A.C. 5:23-7 ET SEQ., EVERY PARKING LOT OR PARKING GARAGE WITH OVER TWO-HUNDRED (200) PARKING SPACES SHALL HAVE AT LEAST TWO (2) ACCESSIBLE PARKING SPACES FOR THE HANDICAPPED PLUS ONE (1%) PERCENT OF THE NUMBER OF SPACES OVER 200 ROUNDED TO THE NEXT HIGHER WHOLE NUMBER (§30-9.2(B)(4)).

13. PARKING AREAS FOR ALL USES OTHER THAN SINGLE-FAMILY AND TWO-FAMILY DWELLINGS SHALL BE SET BACK AT LEAST TEN (10) FEET FROM ANY FRONT LOT LINE AND SHALL BE SET BACK FROM SIDE AND REAR LOT LINES IN ACCORDANCE WITH THE MINIMUM YARD REQUIREMENTS FOR ACCESSORY BUILDINGS AND STRUCTURES (§30-9.2(B)(5) (E)).

14. OFF-STREET LOADING REQUIREMENTS
A. FOR EVERY BUILDING, STRUCTURE OR GROUP OF BUILDINGS OR STRUCTURES CONSTITUTING A COORDINATED DEVELOPMENT, HAVING OVER TEN THOUSAND (10,000) SQUARE FEET OF GROSS FLOOR AREA ERECTED AND OCCUPIED FOR ANY USE OTHER THAN RESIDENTIAL, THERE SHALL BE PROVIDED AT LEAST ONE (1) TRUCK STANDING, LOADING AND UNLOADING SPACE ON THE PREMISES NOT LESS THAN TWELVE (12) FEET IN WIDTH, THIRTY-FIVE (35) FEET IN LENGTH AND WITH A MINIMUM VERTICAL CLEARANCE OF FOURTEEN (14) FEET. BUILDINGS OR GROUPS OF BUILDINGS THAT CONTAIN IN EXCESS OF FIFTEEN THOUSAND (15,000) SQUARE FEET OF GROSS FLOOR AREA SHALL BE REQUIRED TO PROVIDE ADDITIONAL OFF-STREET LOADING SPACES AS DETERMINED BY THE MUNICIPAL AGENCY DURING SITE PLAN REVIEW (§30-9.2(C)(1)).

15. ACCESS TO TRUCK STANDING, LOADING AND UNLOADING AREAS MAY BE PROVIDED DIRECTLY FROM A PUBLIC STREET OR ALLEY OR FROM ANY RIGHT-OF-WAY THAT WILL NOT INTERFERE WITH PUBLIC CONVENIENCE AND SAFE MOVEMENT OF TRUCK VEHICLES (§30-9.2(C)(2)).

16. UNLESS OTHERWISE PERMITTED, FIRE ZONES SHALL NOT BE USED AS STANDING, LOADING OR UNLOADING AREAS (§30-9.2(C)(3)).

17. OFF-STREET LOADING AND UNLOADING AREAS SHALL CONFORM, AS APPLICABLE, TO ALL DESIGN AND LOCATION STANDARDS SET FORTH FOR OFF-STREET PARKING (§30-9.2(C)).

18. DRIVEWAY REQUIREMENTS
A. ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN ANGLES SERVING SINGLE-ROW PARKING SPACES PLACED AT AN ANGLE OTHER THAN NINETY (90) DEGREES (§30-9.2(B)(5)(C)).
B. THE WIDTH OF ALL ANGLES PROVIDING DIRECT ACCESS TO INDIVIDUAL PARKING STALLS SHALL BE IN ACCORDANCE WITH THE BELOW GUIDELINES (§30-9.2(B)(5)(C)).

19. PARKING ANGLE (DEGREES) MINIMUM ANGLE (FEET)

60	18
80	24

20. FOR ALL OTHER USES ASIDE FROM SINGLE-FAMILY AND TWO-FAMILY DWELLINGS, A DRIVEWAY EXCLUSIVE OF CURB RETURN SHALL NOT BE LESS THAN TWELVE (12) FEET IN WIDTH NOR MORE THAN THIRTY (30) FEET IN WIDTH. THE MINIMUM CURB DEPRESSION OR OPENING WIDTH AT THE STREET SHALL BE BASED UPON THE RECOMMENDATION OF THE BOROUGHS ENGINEER (§30-9.2(B)(5)(C)).

21. THE NUMBER OF DRIVEWAYS PROVIDED FROM A SITE TO ANY ONE (1) STREET FOR A SITE WITH A FRONTAGE MORE THAN 150 FEET BUT LESS THAN 800 FEET, TWO (2) DRIVEWAYS SHALL BE PROVIDED (§30-9.2(B)(5)(D)).

22. DRIVEWAYS USED IN A ONE-WAY DIRECTION OF TRAVEL (RIGHT TURN ONLY) SHALL NOT FORM ANGLES SMALLER THAN FORTY-FIVE (45) DEGREES WITH THE STREET, UNLESS CONCESSION AND DECELERATION LANES ARE PROVIDED (§30-9.2(B)(5)(E)).

23. DRIVEWAYS USED FOR TWO-WAY OPERATION WILL INTERSECT THE STREET AT AN ANGLE AS NEAR NINETY (90) DEGREES AS IS FEASIBLE, AND IN NO CASE SHALL IT BE LESS THAN SIXTY (60) DEGREES (30-9.2, (B)(5)(F)).

24. PARKING AREAS FOR TWENTY-FIVE (25) OR MORE CARS SHALL PROVIDE CURBED RETURN RADIUS OF NOT LESS THAN FIFTEEN (15) FEET ON STREET ENTRANCE AND EXIT DRIVEWAYS (§30-9.2(B)(5)(G)).

25. PARKING LOT LANDSCAPE REQUIREMENTS AND FENCING
A. NO FENCE SHALL EXCEED SIX (6) FEET IN HEIGHT (§30-7.25(b)(1)).
B. ALL FENCES MUST BE ERECTED WITHIN THE PROPERTY LINES AND NO FENCE SHALL BE ERECTED AS TO ENCRUMB UPON A PUBLIC RIGHT-OF-WAY (§30-7.25(b)(1)).
C. IN PARKING LOTS, AT LEAST FIVE (5%) PERCENT OF THE INTERIOR PARKING AREA SHALL BE LANDSCAPED WITH PLANTINGS, AND ONE (1) TREE FOR EACH TEN (10) SPACES SHALL BE INSTALLED. PARKING LOT STREET FRONTAGE SCREENING AND PERIMETER SCREENING SHALL BE A MINIMUM OF FIVE (5) FEET WIDE. PLANTING REQUIRED WITHIN THE PARKING LOT IS EXCLUSIVE OF OTHER PLANTING REQUIREMENTS, SUCH AS FOR STREET TREES (§30-8.4.1).

ISSUED FOR CONSTRUCTION

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TITLE: **SITE PLAN**

PROJECT: FAIR HAVEN RETAIL, LLC
PROPOSED SITE IMPROVEMENTS
BLOCK 32, LOT 2; TAX MAP SHEET #6
560 RIVER ROAD
BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 1858-16-001 DATE: 12/09/16
DRAWN BY: ALPH SCALE: (H) 1"=30'
DESIGNED BY: RPF (V)
CHECKED BY: ALPH SHEET No:
DJD 05/03/17
CONSTRUCTION CHECK DATE
JEFFREY D. SPALT ROBERT P. FREUD
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 40766
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938
CONSTRUCTION CHECK DATE
BGC Client Code: 1858 Rev. # 13

Product Ver: 23.0a (LMS Tech)
Product: 09/05/19 - 3:20 PM, By: emcanello
File: P:\CSPC\PRODUCTS\1858 Micro Commercial\16-501 Fair Haven\DWG\Site Plans\1858160015S1.dwg -> 05 SITE PLAN

