

PARKING REQUIREMENTS PARCEL 'A'

ITEM	REQUIRED	PROPOSED
COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT	1 SPACE PER 200 SF OF GROSS FLOOR AREA 23,313 SF / 200 = 118 REQUIRED SPACES	127 SPACES

PARKING REQUIREMENTS PARCEL 'B'

ITEM	REQUIRED	PROPOSED
RESTAURANT, BAR, OR SIMILAR ESTABLISHMENT SERVING FOOD OR BEVERAGES	1 FOR EACH 2 SEATS PROVIDED, PLUS 1 FOR EACH EMPLOYEE	61 SPACES

PARKING REQUIREMENTS PARCEL 'C'

ITEM	REQUIRED	PROPOSED
COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT	1 SPACE PER 200 SF OF GROSS FLOOR AREA 57,460 SF / 200 = 288 REQUIRED SPACES	307 SPACES

PARKING REQUIREMENTS PARCEL 'D'

ITEM	REQUIRED	PROPOSED
COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT	1 SPACE PER 200 SF OF GROSS FLOOR AREA 6,379 SF / 200 = 42 REQUIRED SPACES	156 SPACES

OVERALL PARKING REQUIREMENTS

ITEM	REQUIRED	PROPOSED
SHOPPING CENTER (COMMUNITY)	5.5 FOR EACH 1000 SF OF GROSS LEASABLE AREA 91,161 SF / 1000 = 91.161 * [62 SPACES]	651 SPACES

ZONING TABLE PARCEL 'D'

ZONE: TC - TOWN CENTER DISTRICT
USE: COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	87,294 SF (2.0 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	210.20'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	57.00'
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	11.70' (ENC)
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	285.10'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	1 STORY
MIN PERMITTED HEIGHT	§ 215-31	1 1/2 STORIES OR 20.0'	1 STORY
MAX LOT COVERAGE	§ 215-31	75.0%	92.41% (80,672 SF) (ENC)

KEY = (V) VARIANCE REQUIRED
(ENC) EXISTING NON CONFORMITY

- REQUESTED VARIANCES:**
- A VARIANCE FROM SECTION § 215-31 TO ALLOW A SIDE YARD SETBACK OF 0.0' IN LIEU OF THE REQUIRED 12.0'.
 - A VARIANCE FROM SECTION § 215-37(2)(C) TO ALLOW 5 FACADE SIGNS IN LIEU OF THE MAXIMUM OF 1 SIGN, AND TO ALLOW FACADE SIGNS ON SIDES OF THE BUILDING NOT FRONTING A STREET.

ZONING TABLE PARCEL 'A'

ZONE: TC - TOWN CENTER DISTRICT
USE: COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	103,414 SF (2.37 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	165.5'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	136.30' (ENC)
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	0.0' (V)
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	96.00'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	2 STORY
MIN PERMITTED HEIGHT	§ 215-31	1 1/2 STORIES OR 20.0'	2 STORY
MAX LOT COVERAGE	§ 215-31	75.0%	89.67% (92,731 SF) (ENC)

KEY = (V) VARIANCE REQUIRED
(ENC) EXISTING NON CONFORMITY

ZONING TABLE PARCEL 'B'

ZONE: TC - TOWN CENTER DISTRICT
USE: RESTAURANT, BAR, OR SIMILAR ESTABLISHMENT SERVING FOOD OR BEVERAGES. (NEW DRIVE-THROUGH SERVICES MAY BE CONSIDERED UPON STRICT CONDITION)

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	46,923 SF (1.07 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	294.6'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	43.0'
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	50.7'
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	74.7'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	41.23'
MIN PERMITTED HEIGHT	§ 215-31	1 1/2 STORIES OR 20.0'	41.23'
MAX LOT COVERAGE	§ 215-31	75.0%	81.67% (38,324 SF) (ENC)
MIN DRIVEWAY WIDTH (45 DEGREE STALLS)	§ 215-38(C)(4)(C)	14.0'	16.0'

KEY = (V) VARIANCE REQUIRED
(ENC) EXISTING NON CONFORMITY

ZONING TABLE PARCEL 'C'

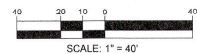
ZONE: TC - TOWN CENTER DISTRICT
USE: COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	239,676 SF (5.50 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	356.80'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	SCOTCH ROAD: 223.20' (ENC) PARKWAY AVENUE: 63.37'
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	0.0' (V)
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	35.40'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	2 STORY
MIN PERMITTED HEIGHT	§ 215-31	1 1/2 STORIES OR 20.0'	2 STORY
MAX LOT COVERAGE	§ 215-31	75.0%	92.69% (222,150 SF) (ENC)

KEY = (V) VARIANCE REQUIRED
(ENC) EXISTING NON CONFORMITY

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



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PROJECT No.: PAA230254-00-0A
DRAWN BY: MAM/EL
CHECKED BY: MEL
DATE: 09/04/2024
CAD D: P.C.M./PROP

PRELIMINARY / FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

FOR

SUBURBAN SQUARE ASSOCIATES, LP

PROPOSED STARBUCKS

MAP 58 | BLK:365 | LOT:11,12,13, & 20
SCOTCH ROAD AND PARKWAY AVE
EWING TOWNSHIP
MERCER COUNTY
NEW JERSEY, 08628

BOHLER

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M. LANDRO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 58734

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 09/04/2024

BOHLER ENGINEERING PROJECT: 230254-PAA230254-00-0A-CADD/ANNO/SUBDIVISION SET/CIVIL SITE PLAN/PROP PAA230254-00-0A-14/OUT - C-301 SITE (0A)