



COURTYARD VIEW

RAIN GARDEN SIZING CALCULATION:

IMPERVIOUS SURFACES:
 BUILDING + PARKING LOT = 7,609 SF

PERVIOUS SURFACE AREA
 LOT AREA 28,248 SF
 IMPERVIOUS AREA 7,609 SF
 PERVIOUS AREA 20,639 SF
 PROXIMITY FACTOR = .5 x 20,639 = 10,320

CALCULATION FOR 7% RUNOFF
 IMPERVIOUS 7,609 x 7% x 0.9 RUNOFF VALUE = 479.4 SF
 PERVIOUS 10,320 x 7% x .25 RUNOFF VALUE = 180.6 SF
 TOTAL RAIN GARDEN = 479.4 + 180.6 = 660.0 SF

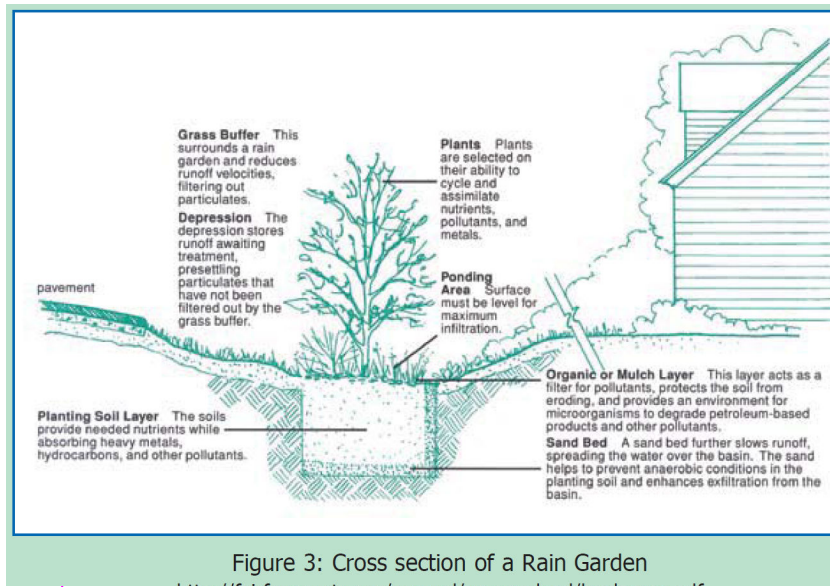
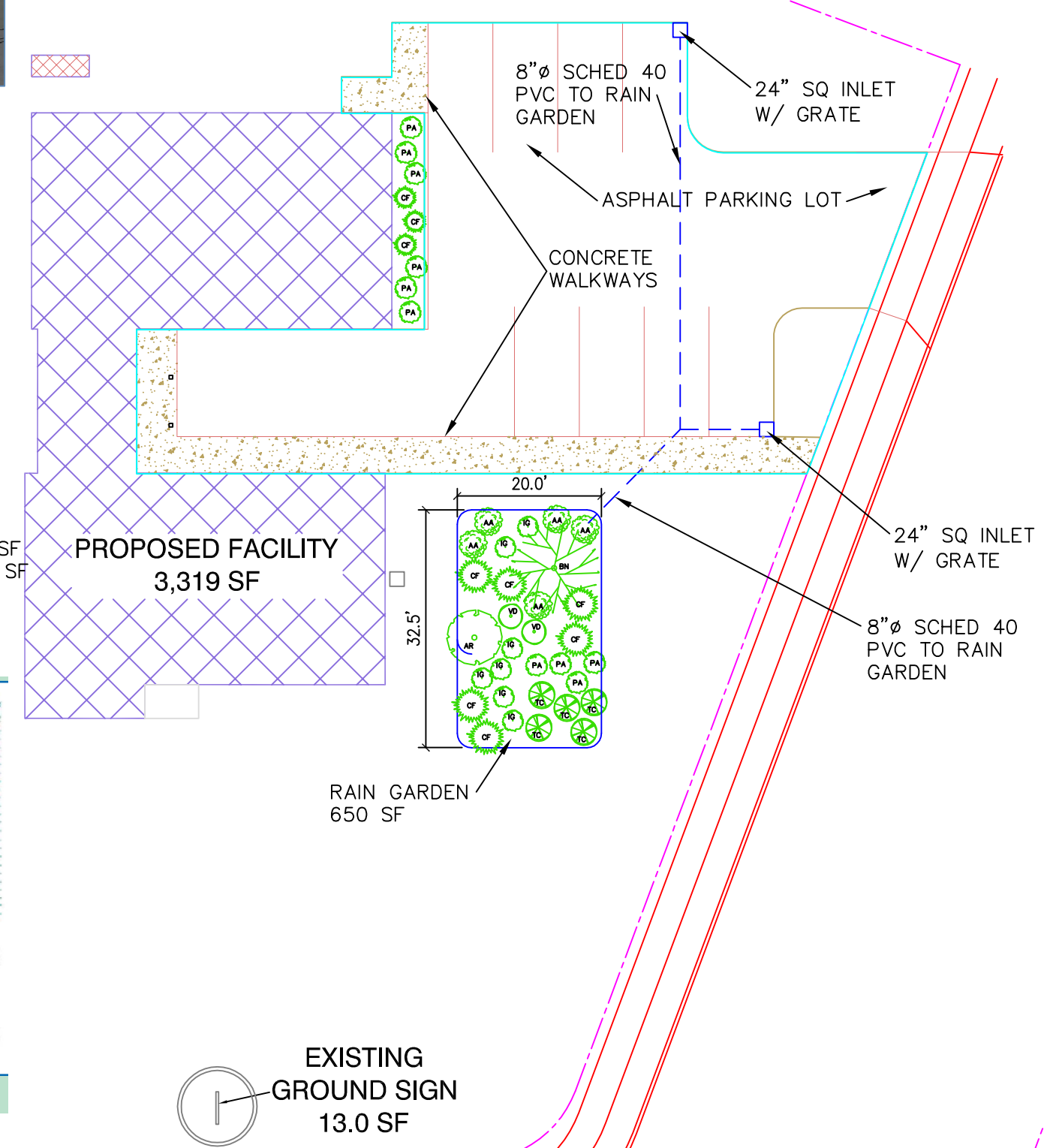


Figure 3: Cross section of a Rain Garden

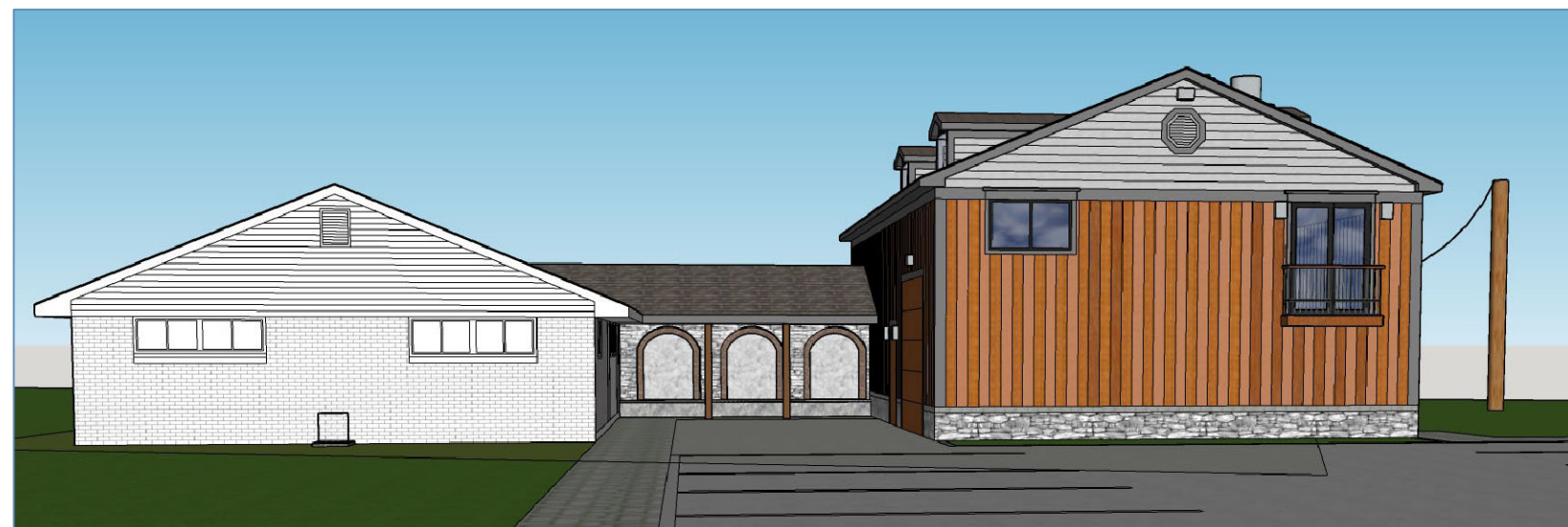
RAIN GARDEN CONCEPTUAL PLANT SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	B&B
Ar	Acer rubrum	Red Maple	3"	3"	B&B
Bn	Btula nigra	River Birch	2.5"	2.5"	B&B
Hv	Hamamelis virginiana	Witch Hazel	3"	3"	B&B
Aa	Aronia arbutifolia	Chokeberry	4 ft	4 ft	B&B
Bs	Buxus sempervirens	Common Boxwood	3 ft	3 ft	B&B
Cf	Calycanthus floridus	Sweetshrub	4 ft	4 ft	B&B
Ig	Ilex glabra	Inkberry	2 ft	2 ft	B&B
Jw	Juniperus virginiana	Eastern Red Cedar	4 ft	4 ft	B&B
Vd	Viburnum dentatum	Arrowwood	4 ft	4 ft	B&B
Pa	Polystichum aritichoides	Christmas Fern	#1	#1	B&B
Tc	Tiarella cordifolia	Foam Flower	#1	#1	B&B



PENNINGTON ROAD
 (R.O.W. VARIES)

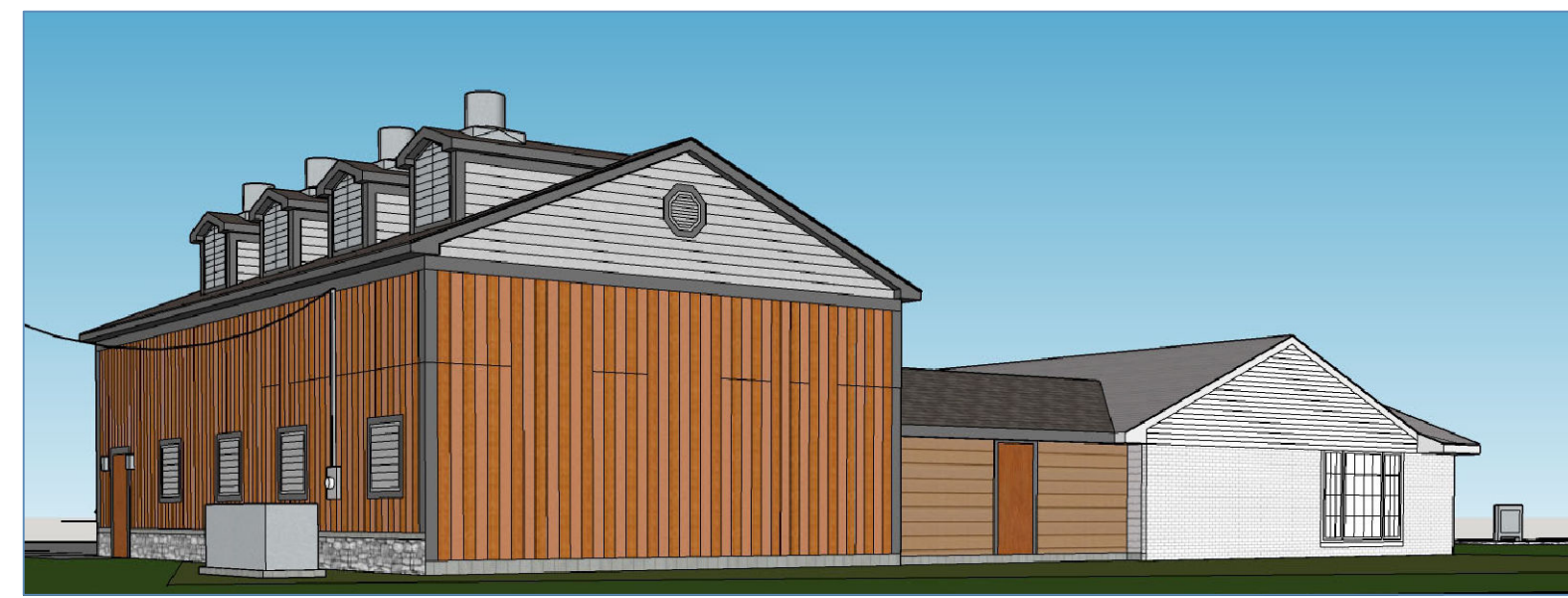
SWP STORMWATER MITIGATION PLAN
 1" = 20'-0"



COURTYARD PERSPECTIVE



SIDE PERSPECTIVE



REAR PERSPECTIVE

AA AREA ANALYSIS
 1" = 20'-0"

EXISTING PRINCIPAL BUILDING
 1,544 + 96 SF = 1,640 SF
 1,640/28,148 = 5.8%

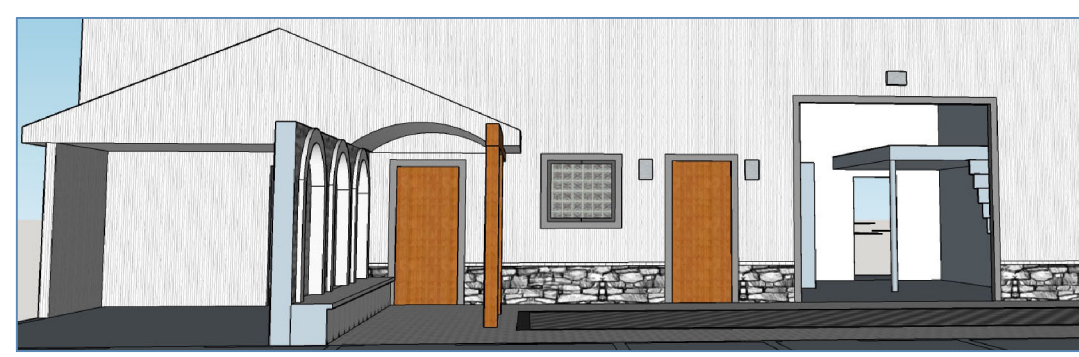
EXISTING ACCESSORY BUILDING
 600 SF
 600/1,640 = 36.6%

EXISTING IMPERVIOUS COVERAGE
 1,640 + 600 + 13 + 4 + 28 + 5,154.2 = 7,439.2 SF
 7,439.2/28,148 = 26.43%

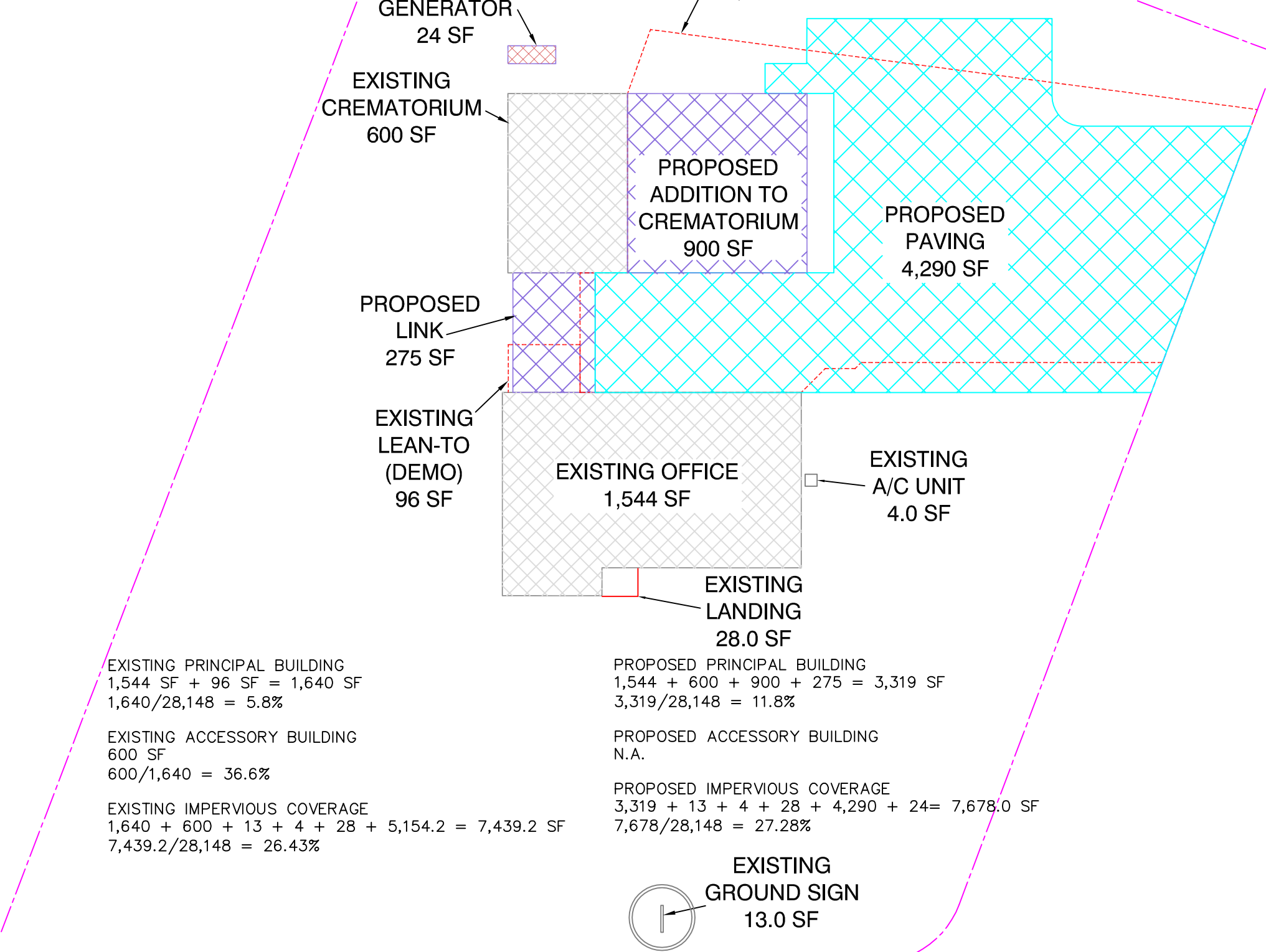
PROPOSED PRINCIPAL BUILDING
 1,544 + 600 + 900 + 275 = 3,319 SF
 3,319/28,148 = 11.8%

PROPOSED ACCESSORY BUILDING
 N.A.

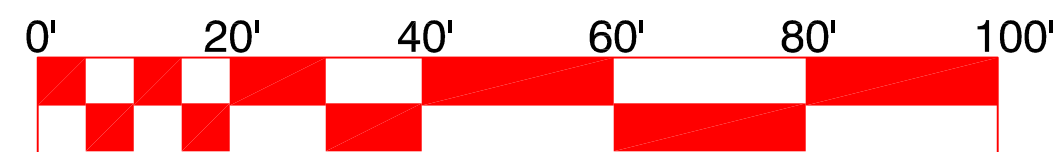
PROPOSED IMPERVIOUS COVERAGE
 3,319 + 13 + 4 + 28 + 4,290 + 24 = 7,678.0 SF
 7,678/28,148 = 27.28%



CUT-AWAY VIEW

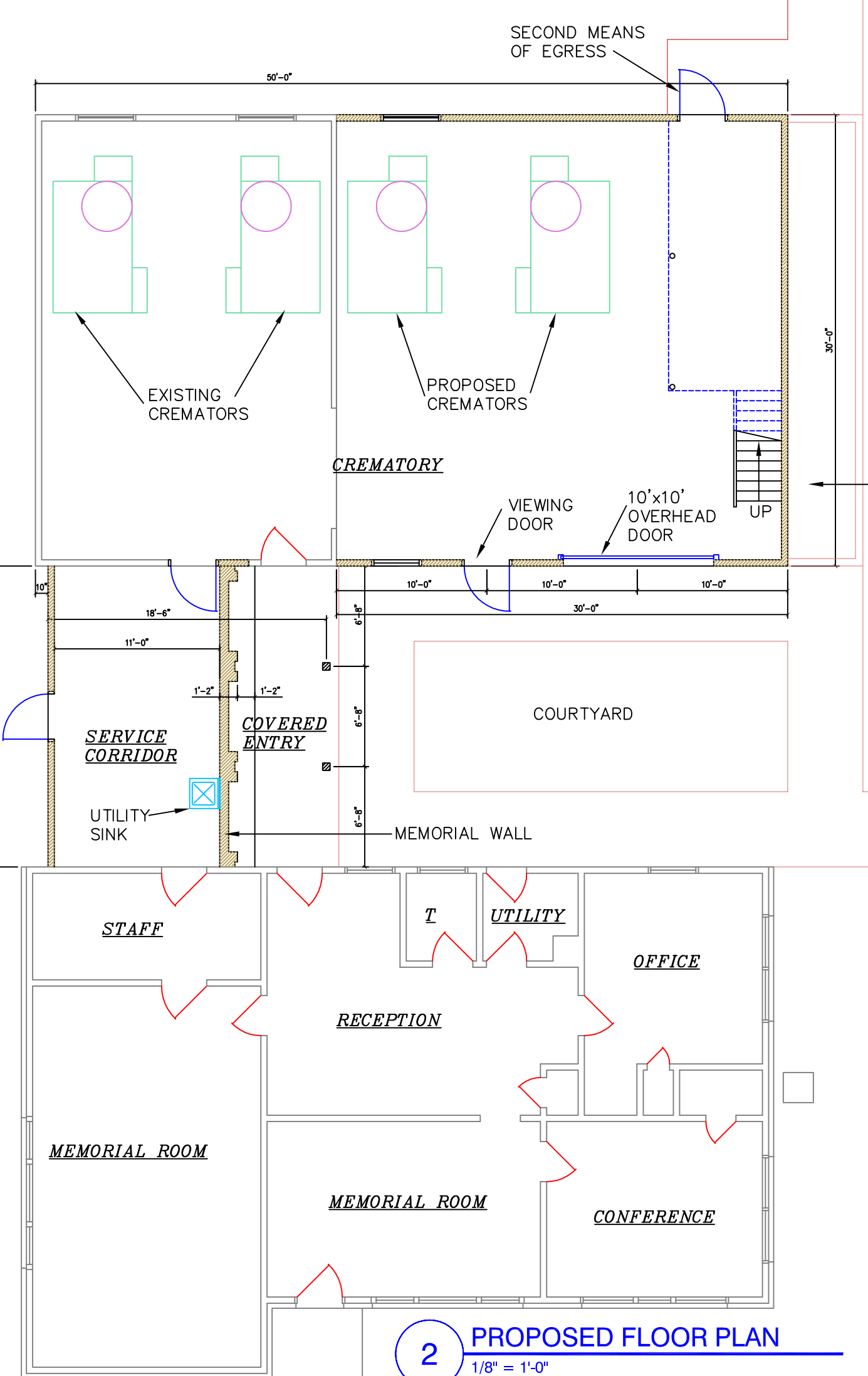


PENNINGTON ROAD
 (R.O.W. VARIES)

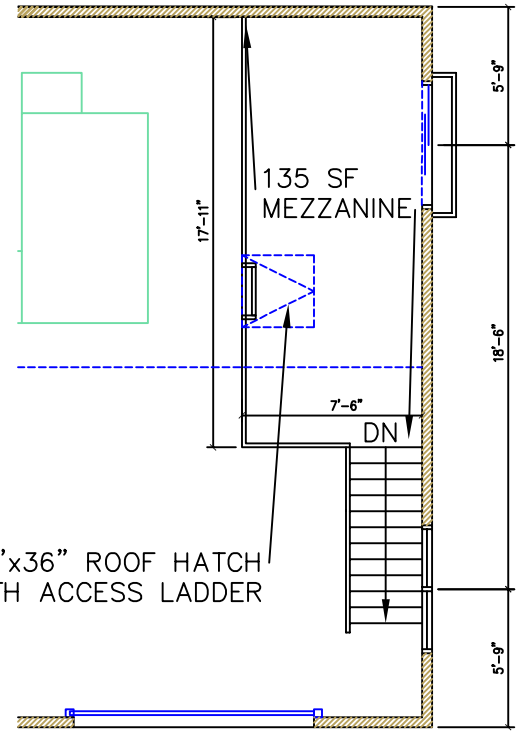


1 SITE INFORMATION PLAN
 1" = 20'-0"

ZONE: R-1 EXISTING USE: CEMETERY (CREMATORY FOR PETS) CONSTRUCTION TYPE: V-B					
ZONING DATA	ADDRESS	OWNER			
BLOCK: LOT	1879 PENNINGTON AVENUE	SPIKE REALTY LIMITED			
496 1					
ITEM REGULATED	PER CODE (215-14)	EXISTING LOT 1	PROPOSED LOT 1	LEVEL OF CONFORMANCE	
PRINCIPAL BUILDING					
(a) Lot area, corner lot:	22,500 square feet, min.	18,750 SF	N.A.	NO CHANGE	CONFORMS
(b) Lot area, interior lot:	18,750 square feet, min.	N.A.	N.A.	NO CHANGE	CONFORMS
(c) Lot frontage:	125 feet, minimum.	145.46 FT	N.A.	NO CHANGE	CONFORMS
(d) Lot width, corner lot:	150 feet, minimum.	154.85 FT	N.A.	NO CHANGE	CONFORMS
(e) Lot width, interior lot:	125 feet, minimum.	N.A.	N.A.	NO CHANGE	CONFORMS
(f) Lot depth:	125 feet, minimum.	147.07	N.A.	NO CHANGE	CONFORMS
(g) Front yard:	50 feet, minimum.	61.4 FT	N.A.	NO CHANGE	CONFORMS
(h) Side yard, each:	20 feet, minimum.	44.3 FT	29.1 FT	NO CHANGE	CONFORMS
(i) Rear yard:	40 feet, minimum.	84.3 FT	36.7 FT	VARIANCE REQUIRED	CONFORMS
(j) Height:	2 1/2 stories, 35 feet, max	1 ST, 15 FT	1.5 ST, 22.5 FT	NO CHANGE	CONFORMS
ACCESSORY BUILDING					
ATTACHING EXISTING ACCESSORY BUILDING					
(a) Distance to principal bldg:	20 feet, minimum.	20 FT	N.A.	N.A.	N.A.
(b) Side yard, each:	10 feet, minimum.	29.1 FT	N.A.	N.A.	N.A.
(c) Rear yard:	10 feet, minimum.	46.7 FT	N.A.	N.A.	N.A.
(d) Height:	1 story, 15 feet, max	1 ST 15 FT	N.A.	N.A.	N.A.
COVERAGE					
(a) PRINCIPAL BUILDING	15%	5.8%	11.8%	CONFORMS	CONFORMS
(b) TOTAL IMPERVIOUS	22% (24% + mitigation)	26.43%	26.46%	VARIANCE REQUIRED	CONFORMS
(c) ACCESSORY BUILDING	25-30% of Principal Building	36.6%	N.A.	CONFORMS	CONFORMS
FLOOR AREA RATIO					
Column 1	> 25,000 sf Break Point		3,320 < 3,400	CONFORMS	CONFORMS
Column 2	25,000 sf Starting Point				
Column 3	0.00 Ad'l Area Multiplier				
Column 4	3,400 Base Floor Area				
DRIVEWAY					
	10' SIDE YARD SETBACK		12.95 FT	CONFORMS	CONFORMS



2 PROPOSED FLOOR PLAN
 1/8" = 1'-0"



3 PROPOSED MEZZANINE PLAN
 1/8" = 1'-0"



AERIAL PERSPECTIVE

PLANNING BOARD REVIEW; NOT FOR CONSTRUCTION: 09.16.24

REVISIONS	PRINT ISSUES	DATE	REVISIONS	DATE
1	02/08/24	6	05/29/24	6
2	05/04/24	8	06/18/24	7
3	05/12/24	9	09/04/24	10
4	05/26/24	10	09/16/24	10
5	05/28/24			

DAVID B. SINGER, A.I.A.	PROPOSED ADDITION TO EXISTING COMMERCIAL BUILDING	SCALE: AS NOTED	SIGNATURE & SEAL	DRAWING NO.
ARCHITECT	1879 PENNINGTON ROAD	DRAWN BY: DBS	[Signature]	Z-1
P.O. BOX 374, STOCKTON, NJ 08559	BLOCK 496, LOT 1, EWING TOWNSHIP	CHECKED BY: DBS		
609-773-0167 dbsingerai@hotmail.com	MERCER COUNTY, NEW JERSEY	COMMISSION NO.: 24-0115		
NJ LICENSE NO. AI 11045 PA LICENSE NO. RA-011530-X	OWNER: SPIKE REALTY LIMITED	DATE: 09/16/24	NJ LICENSE NO. AI 11045	