


Date Time: 7/25/2021 9:35:10 AM
 Plotted by: Jann Anderson
 Drawing File: P:\Projects\2019\19-0333\Zoning\Rev-3\01_Site Plan.dwg

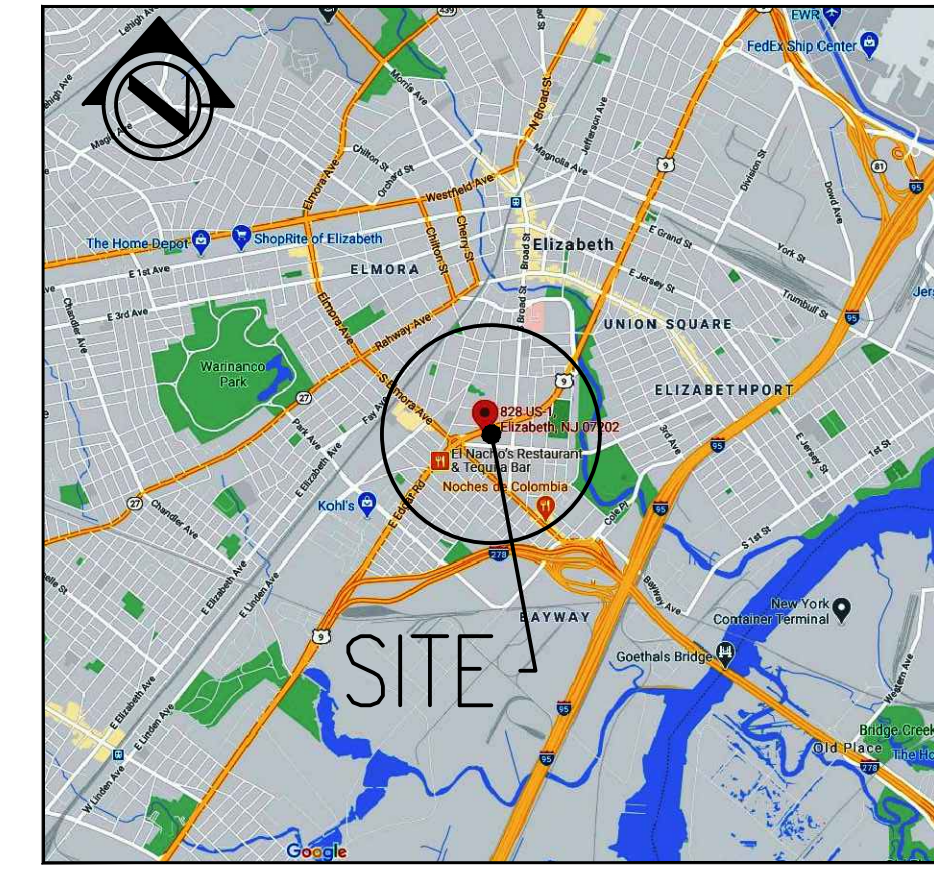
GENERAL NOTES

- THIS PLAN REFERENCE A PLAN BY: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC.
 1176 N. IRVING STREET, ALLENTOWN, PA 18109
 PLAN ENTITLED: "EXISTING FEATURES PLAN"
 DATE OF PLAN: JANUARY 5, 2021. LAST REVISED JANUARY 25, 2021
 - OWNER / APPLICANT: 828 LLC
 P.O. BOX 1824, PARAMUS, NJ
 07653-1824
 - PROJECT LOCATION INFORMATION: 828 US-1
 CITY OF ELIZABETH, UNION COUNTY
 NEW JERSEY, 07202
 - ZONING BULK AND AREA REQUIREMENTS: ZONING DISTRICT: HC, HIGHWAY COMMERCIAL
 EXISTING USES: CONVENIENCE STORE AND AUTOMOBILE SERVICE STATION
 PROPOSED USES: CONVENIENCE STORE, AUTOMOBILE SERVICE STATION AND QUICK SERVICE EATING AND DRINKING ESTABLISHMENT
 ACCESSORY: 1ST FLOOR QUICK-SERVICE EATING & DRINKING ESTABLISHMENT; 2ND FLOOR STORAGE
- | MINIMUM LOT REQUIREMENTS: | HC REQUIRED | HC EXISTING |
|---------------------------|-------------|----------------|
| MIN. LOT AREA: | 10,000 SF | 30,276 SF |
| MIN. FRONT YARD: | 3.3' | 3.7' |
| MIN. SIDE YARD: | 2.5' | 5.8' |
| MIN. REAR YARD: | 20' | 3.2' |
| MIN. LOT DEPTH: | 100' | 129.9' |
| MIN. LOT WIDTH: | 100' | 368.5' |
| MAX. BUILDING HEIGHT: | 35' | 32.3' |
| MIN. OPEN SPACE: | 20% | 28,934 (95.6%) |
| MAX. IMPERVIOUS COVERAGE: | 80% | 30,017 (99.1%) |
- OFF-STREET PARKING REQUIREMENTS:
 REQUIRED BY USE:
 CONVENIENCE STORE (RETAIL SHOPS): 1 SPACE FOR EACH 300 SF OF FLOOR AREA WHERE THE FLOOR AREA SHALL EXCEED 1,000 SF.
 (1,500 SF (BUILDING AREA DEVOTED TO RETAIL) = 1,000) / 300 SF = 3 SPACES
 AUTOMOBILE SERVICE STATION: 1 SPACE FOR EACH EMPLOYEE. 1 SPACE * 1 EMPLOYEE = 1 SPACE
 QUICK-SERVICE EATING & DRINKING ESTABLISHMENTS: 10 SPACES PLUS ONE FOR EVERY 2 EMPLOYEES ON THE MAX SHIFT, PLUS 1 FOR EVERY SEAT
 10 SPACES + (4 EMPLOYEES/2) + 6 SEATS = 18 SPACES
 TOTAL REQUIRED SPACES: 22 SPACES
 EXISTING:
 27 TOTAL (17 REG + 1 ADA + 9 FUELING POSITIONS)
 PROPOSED:
 30 TOTAL (20 REG + 1 ADA + 9 FUELING POSITIONS)
 - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
 - LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEG, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

NEW JERSEY
 ONE CALL SYSTEM, INC.
 1 Corporate Plaza South, Suite 150
 Piscataway, New Jersey 08854



BEFORE YOU DIG ANYWHERE IN NEW JERSEY CALL 1-800-272-1000
 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 NJ LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE - CALL BEFORE YOU DIG -

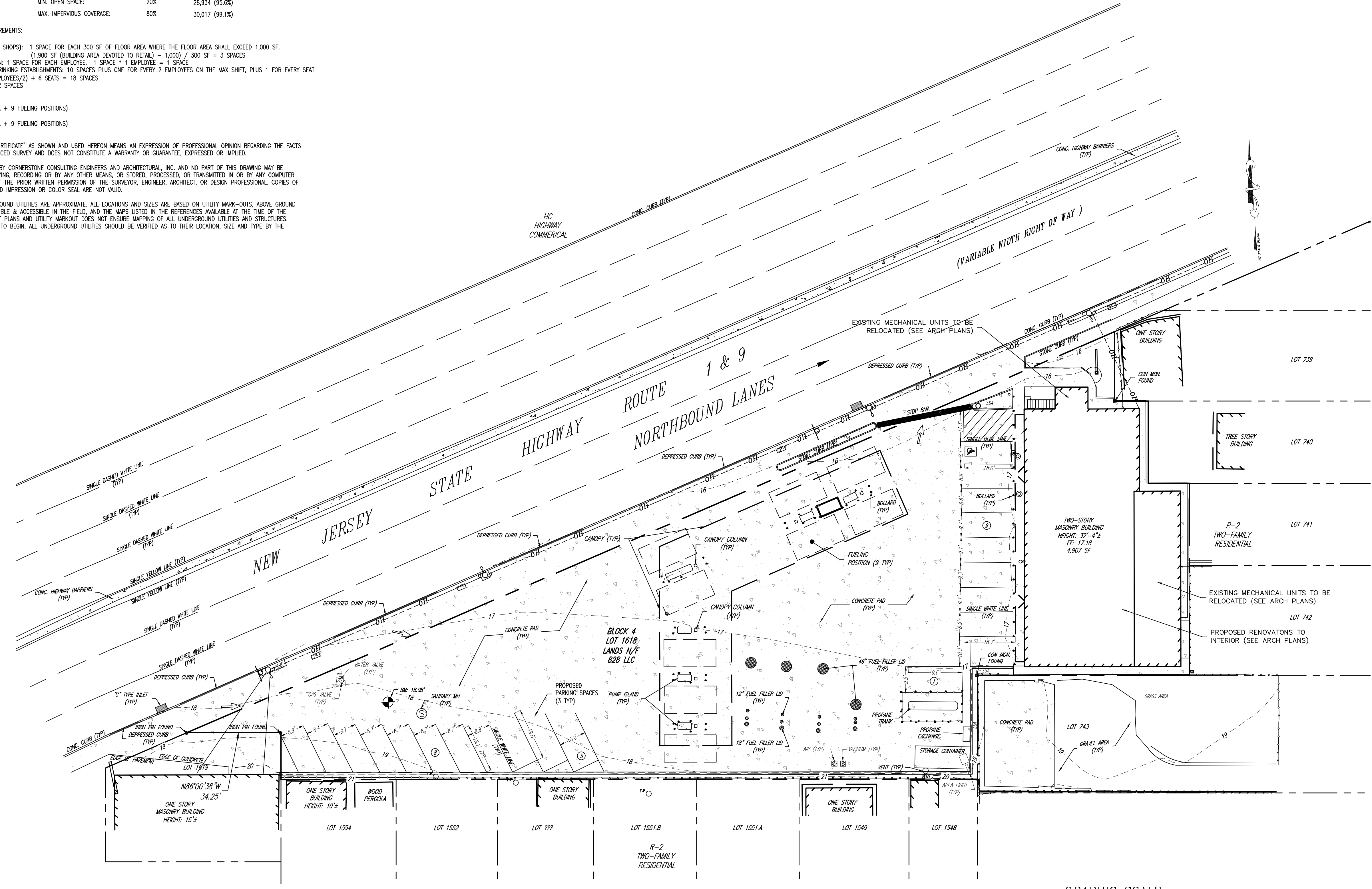


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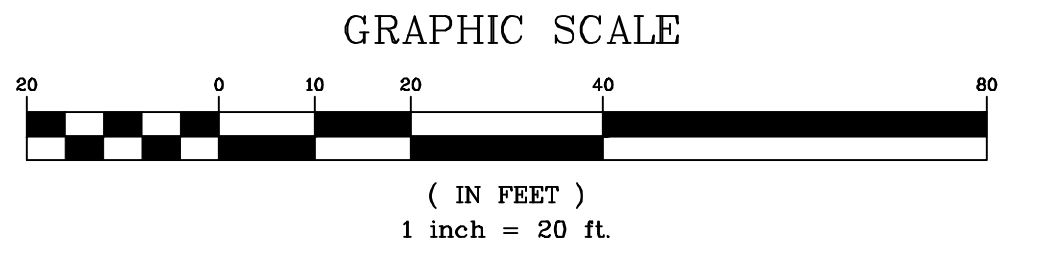
Bolla
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 Phone: 610-820-8200 . Fax: 610-820-3706
 WWW.CORNERSTONEINC.COM

Dallas, TX Leesburg, VA Orlando, FL Philadelphia, PA



LEGEND & ABBREVIATIONS

	CENTERLINE OF ROAD
	PROPERTY BOUNDARY
	ADJOINER BOUNDARY
	RIGHT OF WAY LINE
	EXISTING FENCE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING OVERHEAD WIRE
	EXISTING CURB
	EXISTING DEPRESSED CURB (DC)
	LANDSCAPE AREA
	EXISTING SIGN
	EXISTING ROAD LIGHT AND UTILITY POLE (ULP)
	HYDRANT
	LANDSCAPE AREA
	LAMP POST
	STORM MANHOLE
	SANITARY MANHOLE
	STORM INLET
	GAS VALVE
	WATER VALVE
	CLEAN OUT
	CONCRETE MONUMENT FOUND
	IRON PIN FOUND



REVISIONS

NO	BY	DESCRIPTION	DATE
1	EMR	REVISIONS PER CITY ENGINEER COMMENTS	04/13/2021
2	GTM	REVISIONS PER CITY ENGINEER COMMENTS	04/28/2021
3	GTM	REVISIONS PER CITY ENGINEER COMMENTS	06/28/2021

J.B. ANDERSON
 PROFESSIONAL ENGINEER
 DELAWARE LICENSE No. PE 14438
 PENNSYLVANIA LICENSE No. PE 055336
 MARYLAND LICENSE No. 29113
 NEW JERSEY LICENSE No. 24G04530400
 VIRGINIA LICENSE No. 6402 048725
 FLORIDA LICENSE No. 95384
 NEW YORK LICENSE No. 093607-1

PROJECT LOCATION

BOLLA MARKET CONVENIENCE STORE
 828 US HIGHWAY ROUTE 1
 ELIZABETH, NJ 07202
 NICOA: 24GA28215700

TITLE

SITE PLAN

PROJ. #	19-0333	DATE	2/15/2021
CAD ID.	P:\PROJECTS\DRN BY	EMR	
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 2
 REVISION 3