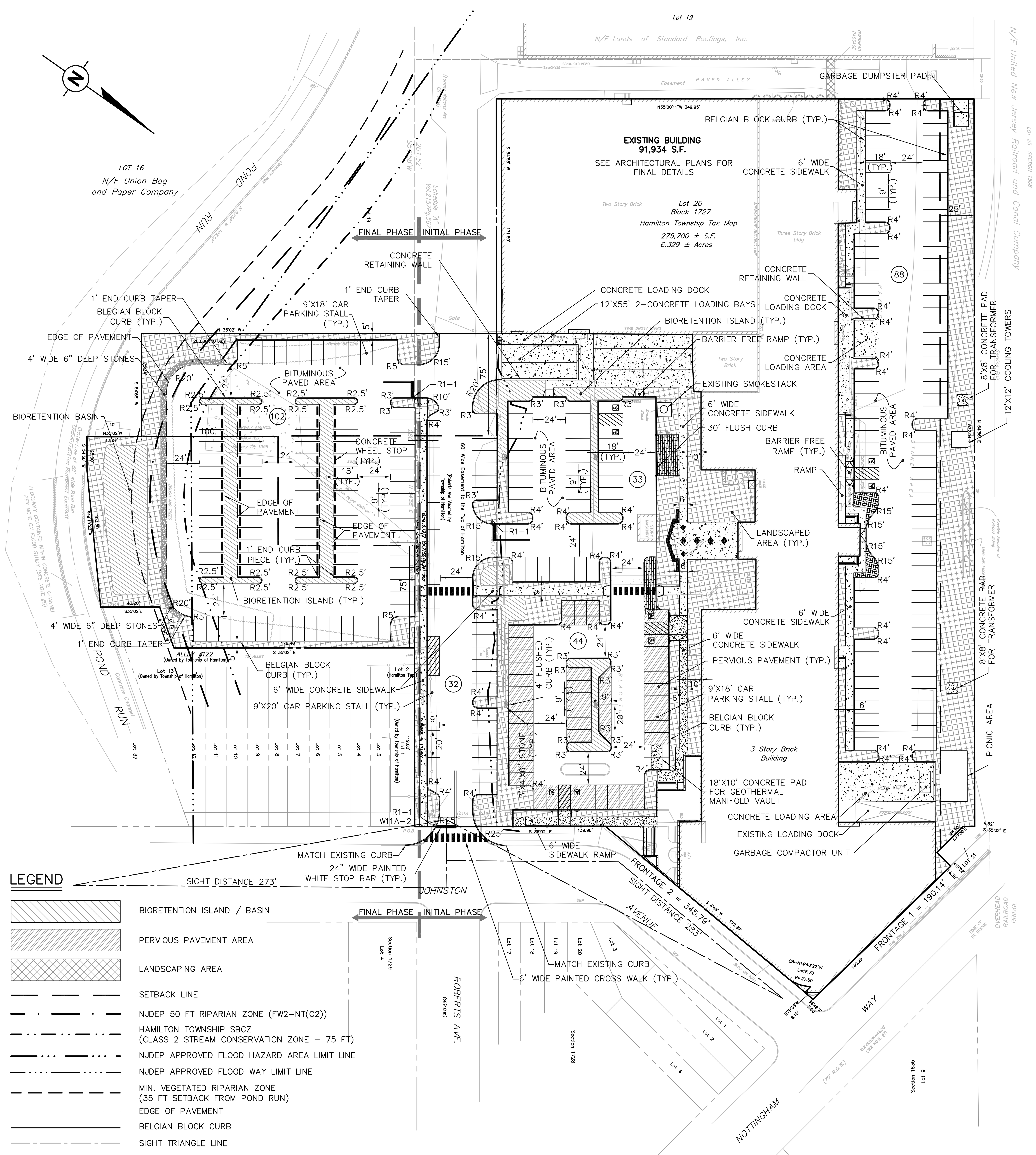

LEGEND

BIORETENTION ISLAND / BASIN
PERVIOUS PAVEMENT AREA
LANDSCAPING AREA
SETBACK LINE
NJDEP 50 FT RIPARIAN ZONE (FW2-NT(C2))
HAMILTON TOWNSHIP SBCZ (CLASS 2 STREAM CONSERVATION ZONE – 75 FT)
NJDEP APPROVED FLOOD HAZARD AREA LIMIT LINE
NJDEP APPROVED FLOOD WAY LIMIT LINE
MIN. VEGETATED RIPARIAN ZONE (35 FT SETBACK FROM POND RUN)
EDGE OF PAVEMENT
BELGIAN BLOCK CURB
SIGHT TRIANGLE LINE

SURVEY NOTE

1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM PLAN OF TOPOGRAPHIC SURVEY OF NO. 1 JOHNSTON AVENUE FOR HANA ASSOCIATES, LLC & ISLES, INC. IN HAMILTON TOWNSHIP, MERCER COUNTY, NEW JERSEY, PREPARED BY TRENTON ENGINEERING CO., INC., DATED 3/30/06.
2. NJDEP APPROVED FLOOD HAZARD AREA AND FLOODWAY LIMIT LINE REFERENCED FROM "DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA OF POND RUN", MERCER COUNTY, NEW JERSEY, PLATE 1, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, LAST REVISED MAY 1, 1989.

ZONING SCHEDULE

ZONE INDUSTRIAL	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
USE	SEE NOTE *1	WAREHOUSE / MANUFACTURING / OFFICE	SEE NOTE *1	CONFORMS
MINIMUM LOT AREA	6 ACRES	6.33 ACRES	6.33 ACRES	CONFORMS
MINIMUM FRONTAGE	190 FT	345.79 FT / 190.14 FT	345.79 FT/ 190.14 FT	CONFORMS
MINIMUM LOT WIDTH	190 FT	190.14 FT	190.14 FT	CONFORMS
MINIMUM SETBACK FROM EACH STREET	0 FT	0 FT	0 FT	CONFORMS
MINIMUM FRONT YARD	0 FT	0 FT	0 FT	CONFORMS
MINIMUM SIDE YARD	25 FT	25 FT	25 FT	CONFORMS
MINIMUM REAR YARD	0 FT	0 FT	0 FT	CONFORMS
MAXIMUM BUILDING HEIGHT	62 FT	62 FT	62 FT	CONFORMS
MAXIMUM IMPERVIOUS COVERAGE	85%	60%	82%	CONFORMS
MAXIMUM F.A.R.	.90	.88	.88	CONFORMS
PARKING SETBACK	5 FT	12 FT	5 FT	CONFORMS
LOADING BERTHS	4 *2		4 *2	CONFORMS

ZONING NOTES

PROJECT SITE IS PART OF THE HAMILTON TOWNSHIP REDEVELOPMENT PLAN AREA.

*1 INFORMATION WAS OBTAINED FROM "THE MILL ONE REDEVELOPMENT PLAN – A SUSTAINABLE VILLAGE", PREPARED BY COFONE CONSULTING GROUP, LLC., DATED NOVEMBER 12, 2009.

BUILDING USE	PERMITTED	PROPOSED
ARTS & CULTURE	MIN. 10,000 S.F.	50,600 S.F.
VOCATIONAL/PUBLIC INTEREST	MIN. 21,000 S.F.	21,114 S.F.
MIXED COMMERCIAL	NO LIMIT EXCEPT RETAIL USES NOT ASSOCIATED WITH AND DIRECTLY RELATED TO, ANOTHER USE WITHIN STRUCTURE SHALL BE LIMITED TO 10,000 S.F.	93,481 S.F.
MULTI-FAMILY RESIDENTIAL/LIVE-WORK	MAX. 55,000 S.F.	50,557 S.F.
TOTAL BUILDING AREA	215,752± S.F.	215,752± S.F.

*2 SEE LOADING ANALYSIS BELOW.

LOADING ANALYSIS

BUILDING USE	AREA	REQUIREMENT	MIN. REQ'D SPACE
ARTS & CULTURE, MIXED COMMERCIAL	144,081 S.F.	3 SPACES PER 100,000 S.F. TO 160,000 S.F.	3
VOCATIONAL/PUBLIC INTEREST, MULTI-FAMILY RESIDENTIAL/LIVE-WORK	71,671 S.F.	1 SPACE PER 100,000 S.F.	1
TOTAL	215,752 S.F.	–	4

BARRY J. SUTHERLAND, P.E.
NJ PROFESSIONAL ENGINEER LIc. No. 29135

Date

NO.	REVISION	DATE

- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF TRC ENGINEERS, INC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
- THIS PLAN IS ISSUED FOR REGULATORY REVIEW PURPOSES ONLY.
- THIS PLAN IS NOT VALID UNLESS A RAISED SEAL IS AFFIXED HERETO.

40 0 40 80
GRAPHIC SCALE

I HAVE REVIEWED THIS PLAN (OR PLAT) AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER DATE

TOWNSHIP PLANNER DATE

Surveyor: TRENTON ENGINEERING CO. INC.
2193 SPRUCE STREET
TRENTON, NEW JERSEY 08638
PHONE NO. (609) 882-0616
FAX NO. (609) 882-6004

Owner / Applicant : ARCHIPELAGO CONDOMINIUM ASSOCIATION, INC.
340 SCOTCH ROAD, SUITE 1
EWING, NEW JERSEY 08628

TRC Engineers Inc.
57 E. WILLOW STREET
MILLBURN, NEW JERSEY 07041
PHONE NO. (973) 564-6006
FAX NO. (973) 564-6131
Certificate of Authorization #24GA28047100

ONE JOHNSTON AVENUE REDEVELOPMENT

BLOCK 1727, LOTS 20.01 THRU 20.07
HAMILTON TOWNSHIP,
MERCER COUNTY, NEW JERSEY

TITLE:

SITE PLAN

Project No.: 160377	Scale: 1" = 40'
Drawn By: MKC	Date: 2009 / 12 / 31
Checked By: BJS	Drawing No.: C - 100
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