

PARKING SPACES:

627 TOTAL
PARKING SPACES

IMPERVIOUS COVERAGE:

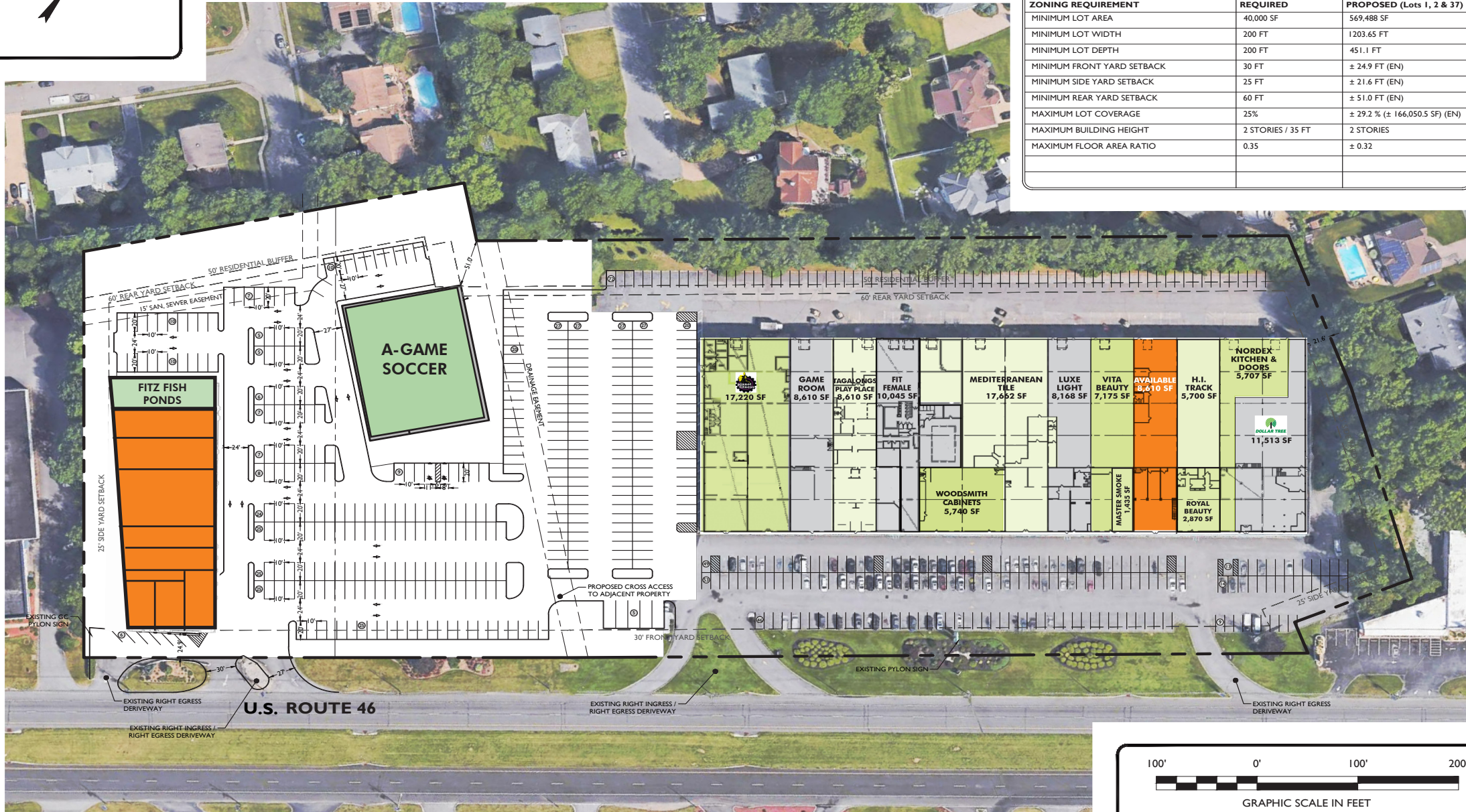
EXISTING: ± 437,449 SF (76.8%)
PROPOSED: ± 455,893 SF (80.1%)
NET IMPERVIOUS: + 18,444 SF (+ 3.3%)

TABLE OF LAND USE AND ZONING

BLOCK 3801, LOTS 1 & 2 ; BLOCK 3401, LOT 37

U.S. ROUTE 46 SPECIAL HIGHWAY DISTRICT (H-D)

PROPOSED USE		
RESTAURANT	PERMITTED USE	
INDOOR RECREATIONAL FACILITY	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED (Lots 1, 2 & 37)
MINIMUM LOT AREA	40,000 SF	569,488 SF
MINIMUM LOT WIDTH	200 FT	1203.65 FT
MINIMUM LOT DEPTH	200 FT	451.1 FT
MINIMUM FRONT YARD SETBACK	30 FT	± 24.9 FT (EN)
MINIMUM SIDE YARD SETBACK	25 FT	± 21.6 FT (EN)
MINIMUM REAR YARD SETBACK	60 FT	± 51.0 FT (EN)
MAXIMUM LOT COVERAGE	25%	± 29.2 % (± 166,050.5 SF) (EN)
MAXIMUM BUILDING HEIGHT	2 STORIES / 35 FT	2 STORIES
MAXIMUM FLOOR AREA RATIO	0.35	± 0.32



STONEFIELD
engineering & design

Rutherford, NJ • Princeton, NJ • Long Island City, NY • Royal Oak, MI
www.stonfieldeng.com

15 Spring Street, Princeton, NJ 08542
Phone 609.262.6900

CONCEPT PLAN

PROPOSED SITE IMPROVEMENTS

BLOCK 3801, LOTS 1 & 2 ; BLOCK 3401, LOT 37
445 U.S. ROUTE 46
TOWNSHIP OF FAIRFIELD
ESSEX COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE NO. 47290
LICENSED PROFESSIONAL ENGINEER

**NOT APPROVED FOR
CONSTRUCTION**

DRAWN BY: JA
CHECKED BY: SMO
DATE: 01/03/2019
SCALE: (H) 1" = 100'

PROJECT ID: Z-18063
TITLE:

CONCEPT B

SHEET:
B-1