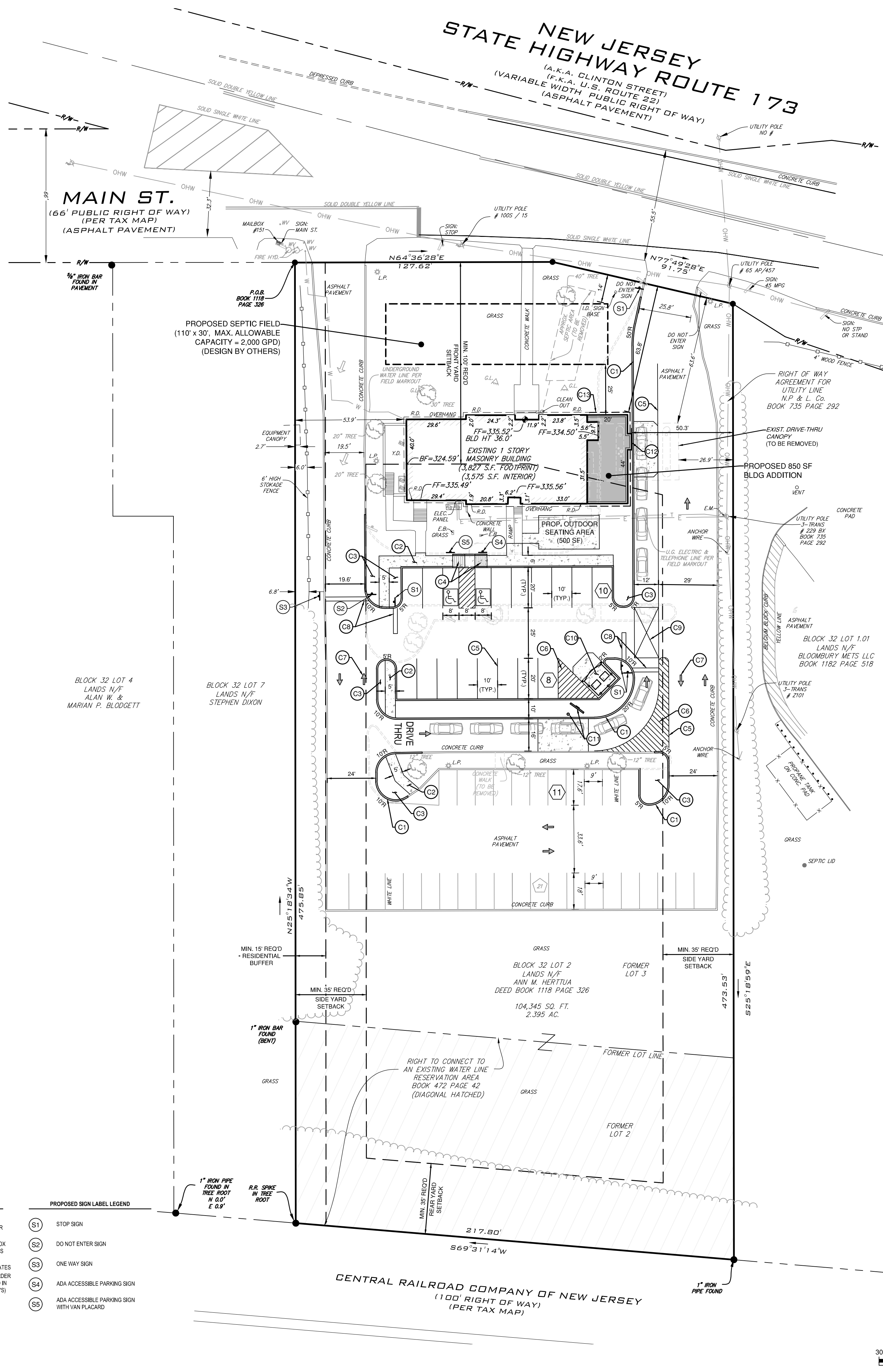
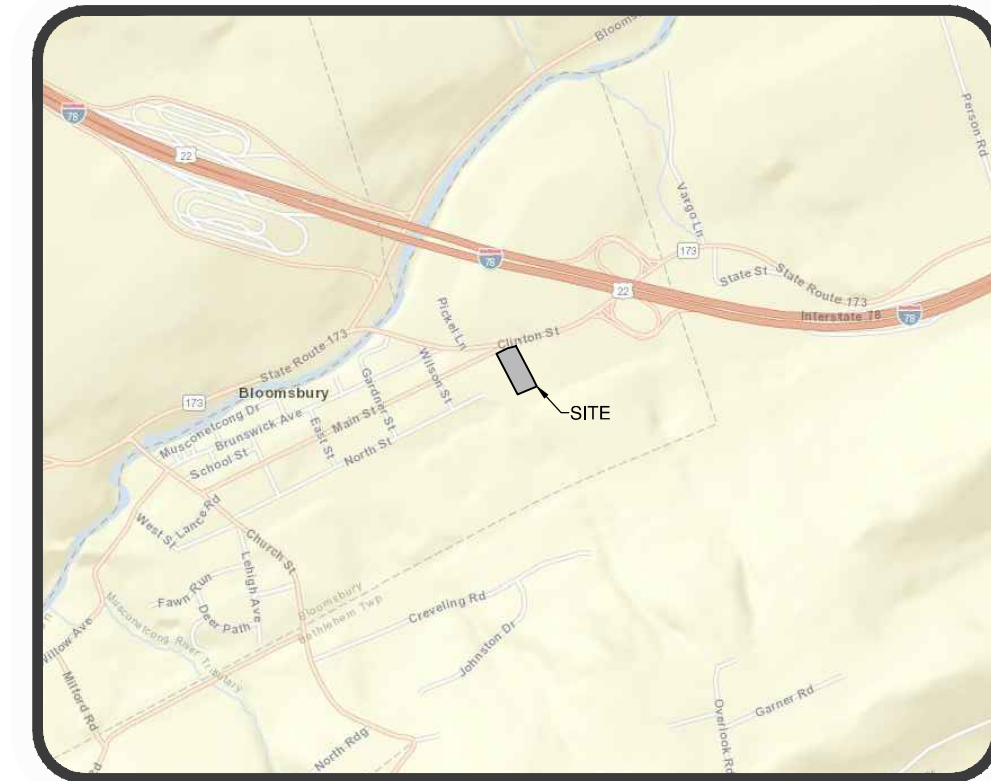


LINE/SYMBOL LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	ROADWAY CENTERLINE
	ADJACENT PROPERTY BOUNDARY/INTERNAL LOT LINE
	REQUIRED SETBACK LINE
	EXIST. CURB LINE
	EXIST. CURB LINE TO BE REMOVED
	PROP. CURB LINE
	EXIST. EDGE OF PAVEMENT/CONC. TO BE REMOVED
	EXIST. TREELINE
	EXIST. OVERHEAD ELEC. & COMM. WIRES

PROPOSED SITE FEATURE LABEL LEGEND	
C1	PLAIN LINEAR CONCRETE CURB (P.L.C.) (TYP.)
C2	CONCRETE SIDEWALK
C3	GRASS AND/OR MULCHED LANDSCAPED AREA
C4	ADA ACCESSIBLE CURB RAMP
C5	PAVEMENT MARKING, PAINTED 4" SINGLE WHITE LINE (TYP.)
C6	PAVEMENT MARKING, DIAGONAL 4" WHITE LINE @ 24" O.C.
C7	PAVEMENT MARKING, DIRECTIONAL ARROW (TYP.)
C8	PAVEMENT MARKING, 24" WIDE WHITE PAINTED STOP BAR
C9	PAVEMENT MARKING, "NO NOT BLOCK INTERSECTION" BOX WITH 6" WIDE WHITE PAINTED LINES
C10	TRASH ENCLOSURE, 6" HT. WHITE VINYL FENCE WITH GATES
C11	DRIVE-THRU MENU BOARD AND ORDER POINT SPEAKER (TO BE INSTALLED IN ACCORDANCE WITH TENANT SPECS)
C12	DRIVE-THRU ORDER WINDOW
C13	BUILDING OVERHANG TO MATCH EXISTING



PROPOSED SIGN LABEL LEGEND	
S1	STOP SIGN
S2	DO NOT ENTER SIGN
S3	ONE WAY SIGN
S4	ADA ACCESSIBLE PARKING SIGN
S5	ADA ACCESSIBLE PARKING SIGN WITH VAN PLACARD



ZONING DISTRICT REQUIREMENTS:

ZONING REQUIREMENTS PER BOROUGH OF BLOOMSBURY, HUNTERDON COUNTY ZONING ORDINANCE (CHAPTER 270)

ZONING DISTRICT: B-2 HIGHWAY BUSINESS

EXISTING USE: PERSONAL SERVICE (BANK WITH DRIVE-THRU)
(PRINCIPAL USE PERMITTED PER SECTION 270-162.A(3))

PROPOSED USE: PERSONAL SERVICE/PROFESSIONAL OFFICE TO REMAIN
AND CAFE WITH DRIVE-THRU (USE VARIANCE REQUIRED FOR DRIVE-THRU)

DIMENSIONAL REQUIREMENTS NOTED BELOW AS PER SECTION 270 ATTACHMENT 1 FOR COMMERCIAL/RETAIL USES WITHIN THE B-2 ZONING DISTRICT

DIMENSIONAL/BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	0.92 AC. (40,000 SF)	2.395 AC. (104,345 SF)	NO CHANGE
MINIMUM LOT WIDTH:	200 FT	217 FT	NO CHANGE
MINIMUM LOT DEPTH:	200 FT	> 200 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT:	39 FT / 3 STORIES	36 FT	NO CHANGE
MINIMUM BUILDING SETBACKS/YARDS			
FRONT YARD:	100 FT	63.6 FT. (ENC)	63.8 FT. (ENC-R)
SIDE YARD (EAST):	35 FT	26.9 FT. (ENC)	50.3 FT
SIDE YARD (WEST):	35 FT	53.9 FT	NO CHANGE
REAR YARD:	35 FT	> 35 FT	NO CHANGE
ADJ. RESIDENTIAL BUFFER (WEST):	15 FT	15 FT	NO CHANGE
MAXIMUM COVERAGE REQUIREMENTS			
BUILDING COVERAGE:	25 %	4.9% (INC. D.T. CANOPY)	4.5%
IMPERVIOUS COVERAGE:	60 %	45.4% (47,424 SF)	44.5% (46,382 SF)

(ENC) = EXISTING NON-CONFORMITY
(ENC-R) = EXISTING NON-CONFORMITY TO REMAIN

BUILDING AREAS:

TOTAL FOOTPRINT
EXISTING = 5,062 SF (3,827 SF EXIST. FOOTPRINT + 1,235 SF DRIVE-THRU CANOPY)
PROPOSED = 4,677 SF (3,827 SF EXIST. FOOTPRINT + 850 SF ADDITION)

INTERIOR AREAS
TOTAL EXISTING = 3,575 SF (1,209 SF OFFICE + 2,367 SF BANK)
TOTAL PROPOSED = 4,425 SF (2,000 SF OFFICE + 2,425 SF CAFE)

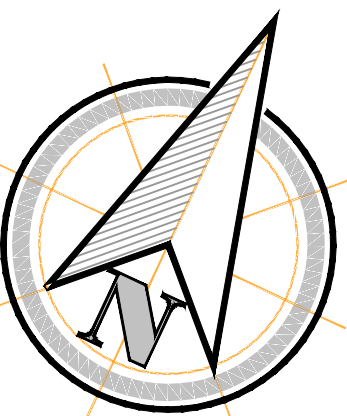
CAFE FLOOR AREA INTENDED FOR PATRON USE = 1,800 SF (75% GFA)

PARKING REQUIREMENTS:

PROFESSIONAL SERVICE/OFFICE
REQUIRED = ONE (1) SPACE PER 200 SF OF BUILDING GFA
REQUIRED = 2,000 SF x 1 SPACE/200 SF = 10 SPACES

CAFE WITH DRIVE-THRU (BASED ON RESTAURANT)
REQUIRED = ONE (1) SPACE PER 50 SF OF BUILDING GFA INTENDED FOR PATRON USE
REQUIRED = 1,800 SF x 1 SPACE/50 SF = 36 SPACES

TOTAL
REQUIRED = 10 + 36 = 46 SPACES
EXISTING = 57 SPACES
PROPOSED = 50 SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES)



THE STATE OF NEW JERSEY REQUIRES THAT THE LOCATION OF UNDERGROUND INSTALLATIONS BE IDENTIFIED AND MARKED OUT PRIOR TO WORK THAT INVOLVES ANY DIGGING OPERATION.

NEW JERSEY ONE-CALL MUST BE CONTACTED AT 1-800-272-1000 AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN TEN (10) DAYS, PRIOR TO THE PLANNED START DATE OF THE DIGGING OPERATIONS.

GENERAL NOTES

PLAN REFERENCES:
THIS PLAN WAS PREPARED IN ACCORDANCE WITH INFORMATION PROVIDED ON THE BELOW NOTED REFERENCES:

A) BOUNDARY & TOPOGRAPHIC SURVEY
FORTIFIED SERVICES, LLC
5484 COLONY DRIVE
BETHLEHEM, PA 18017
PROJECT NO. S-20004
DATED: MARCH 2020

B) SEPTIC PERMIT PLAN
PREPARED BY: GEORGE A. MERLO, PE
PREPARED FOR: CITIZENS BANK, NA
DATED: DECEMBER 8, 1977
(AS "INSTALLATION APPROVED")

PROPERTY/OWNER INFORMATION:
TAX MAP INFORMATION - BLOCK 32, LOT 2 (TRACTS NO. 1 & 2) (FORMERLY LOTS 2 & 3)
DEED REFERENCE - DBV 1118 PG 326
OWNER - BLOOMSBURY ASSOC
C/O CNO REALTY SER

NO.	REVISION DESC.	DATE

civil byDESIGN

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70 FLAGLER STREET
EASTON, PA 18042
INFO@CIVILBYDESIGN.COM
PH: (484) 546-2515
FAX: (484) 546-2515

APPLICANT:

StemBrothers
Naturally. Your Fuel & Home Energy Experts.

STEM BROTHERS, INC.
c/o H. CRAIG STEM
760 FRENCHTOWN ROAD
MILFORD NJ 08848

PROJECT:

BUILDING RENOVATION & SITE IMPROVEMENTS
- AT -
155 MAIN STREET
(AT NJ STATE HIGHWAY 173)
BLOCK 32, LOT 2
BOROUGH OF BLOOMSBURY
HUNTERDON COUNTY, NJ

LICENSE:

STEVE WALSH

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05326300

PROJECT NO.: SR 173, BLOOMSBURY

DATE: 4/24/2020

SCALE: AS NOTED

SHEET: PRELIMINARY SITE PLAN C-1 OF 1