

PRELIMINARY & FINAL SITE PLANS

FOR

NORTH CLINTON CHURCH OF CHRIST

PLATE 215, BLOCK 21501, LOT 31 & BLOCK 21503, LOTS 9, 10 & 11

SITUATED IN THE:

CITY OF TRENTON, MERCER COUNTY, NEW JERSEY

SITE DATA

- 1. PROPERTY--IN QUESTION KNOWN AS PLATE 215, BLOCK 21503, LOTS 9, 10, 11 AND BLOCK 21501, LOT 31 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF TRENTON, MERCER COUNTY, NEW JERSEY.
- 2. PROPERTY--IN QUESTION CONTAINS: 1.47 ACRES TOTAL
 - BLOCK 21501, LOT 31: 0.31 ACRES
 - BLOCK 21503, LOT 9: 0.16 ACRES
 - BLOCK 21503, LOT 10: 0.16 ACRES
 - BLOCK 21503, LOT 11: 0.84 ACRES
 - TOTAL: 1.47 ACRES
- 3. PROPERTY--IN QUESTION IS ZONED : IA - INDUSTRIAL DISTRICT (BLOCK 21503, LOTS 9, 10 & 11)
IB - BUSINESS DISTRICT (BLOCK 21501, LOT 31)
- 4. OWNER/APPLICANT: NORTH CLINTON CHURCH OF CHRIST
434 NORTH CLINTON AVENUE
TRENTON, NJ 08638
(609) 393-1907
- 5. PREPARED BY: SITE CIVIL ENGINEERING
213 CHERRY TREE COURT
FRANKLINVILLE, NJ 08322
(856) 885-8679
- 6. PRESENT LAND USE: CHURCH AND ASSOCIATED PARKING LOT
- 7. PROPOSED LAND USE: CHURCH AND ASSOCIATED PARKING LOT
- 8. EXISTING LOTS : 4
- 9. PROPOSED LOTS : 4
- 10. OUTBOUND AND TOPOGRAPHY IS BASED UPON PLAN ENTITLED, "PLAN OF SURVEY AND TOPOGRAPHY" FOR BLOCK 21501, LOT 31 AND BLOCK 21503 LOTS 9-11 CITY OF TRENTON, MERCER COUNTY, NEW JERSEY, PREPARED BY USA, DATED SEPTEMBER 15, 2009.
- 11. HORIZONTAL DATUM IS NGVD 29.
- 12. TRASH REMOVAL AND RECYCLING OPERATIONS FOR THIS SITE MUST ADHERE TO THE CITY OF TRENTON ORDINANCE.
- 13. THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
- 14. SITE LIES WITHIN THE MAPPED LIMITS OF FLOOD ZONE C, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY--PANEL NO. 345325 0001 B, DATED OCTOBER 15, 1981 FOR THE CITY OF TRENTON, MERCER COUNTY, NEW JERSEY.
- 15. SOIL INFORMATION TAKEN FROM THE WEBSOL SURVEY FOR MERCER COUNTY, NEW JERSEY.

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 SF	1.47 ACRES, 64,033 SF
MINIMUM FRONT YARD	20 FT (1)	21 FT
MINIMUM REAR YARD	10 FT (2)	N/A
MINIMUM SIDE YARD (ONE/BOTH)	0 FT (3) / 0 FT (3)	7.8 FT / 7.8 FT
MINIMUM FLOOR AREA RATIO	1.5	0.4
MINIMUM OPEN SPACE	N/A (4)	N/A (4)
MAXIMUM BUILDING HEIGHT, STORIES/FT	5/90	< 5/90

- NOTES:
- (1) WHEN ONLY ONE BUILDING EXISTS ON THE SAME SIDE OF THE STREET WITH A BUILDING TO BE ERECTED, AND WITHIN 100 FEET THEREOF, THE BUILDING SETBACK SHALL BE THE AVERAGE BETWEEN THE SETBACK OF THE EXISTING BUILDING AND 20 FEET. IN THE CASE OF A CORNER LOT, ANY BUILDING, OTHER THAN A DETACHED GARAGE OR OTHER OUTBUILDING, MAY BE PLACED TO WITHIN 14 FEET OF THE SIDE STREET PROPERTY LINE. BUILDING SETBACK LINES SPECIFICALLY ESTABLISHED OTHERWISE FOR CERTAIN STREETS IN § 315-203 OR BY SPECIAL ACT OF THE CITY COUNCIL, OR BY THE PLANNING BOARD DURING SITE PLAN APPROVAL, SHALL HAVE PRECEDENCE OVER THE ABOVE.
 - (2) NO REAR YARDS SHALL BE REQUIRED ON A CORNER LOT NEARER TO A SIDE LINE THAN 50 FEET, AND NO REAR YARD SHALL BE REQUIRED IN RELATION TO A BUILDING THAT EXTENDS FROM STREET TO STREET, WHEN AN INDUSTRIAL A DISTRICT ADJOINS A RESIDENCE OR BUSINESS DISTRICT AT THE REAR, THE SAME REAR YARD SHALL BE REQUIRED AS FOR THE MOST RESTRICTIVE STANDARD IN THE ADJOINING RESIDENCE OR BUSINESS DISTRICT.
 - (3) WHEN AN INDUSTRIAL A DISTRICT ADJOINS A RESIDENCE OR BUSINESS DISTRICT AT THE SIDE, THE SAME SIDE YARD SHALL BE REQUIRED AS FOR THE MOST RESTRICTIVE STANDARD IN THE ADJOINING RESIDENCE OR BUSINESS DISTRICT.
 - (4) NONE REQUIRED.

16. PARKING REQUIREMENTS:
CHURCHES OR OTHER HOUSE OF WORSHIP: 1 FOR EACH 4 SEATS.
392 SEATS PROPOSED / 4 = 98 REQUIRED PARKING STALLS.
89 PARKING STALLS PROPOSED INCLUDING 10 HANDICAP STALLS.
17. THE CONTRACTOR SHALL VERIFY THE LOCATION AND THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND PROPOSED FACILITIES AND SHALL UTILIZE THE MANDATORY NOTIFICATION SYSTEM PER LAWS, RULES AND REGULATIONS AT 1-800-272-1000.
18. VARIANCES:
SECTION 315-122 - USE VARIANCE REQUESTED TO PERMIT A CHURCH WITHIN THE IA - INDUSTRIAL ZONE.
SECTION 315-142 - RELIEF REQUESTED TO PERMIT 89 PARKING SPACES WHERE 98 PARKING SPACES ARE REQUIRED.

LIST OF PERMITS & APPROVALS

AGENCY	STATUS
CITY OF TRENTON PLANNING BOARD	SUBMITTED
MERCER COUNTY PLANNING BOARD	APPROVED
MERCER COUNTY SOIL CONSERVATION DISTRICT	TO BE SUBMITTED

PLANNING BOARD CHAIRMAN _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

APPLICATION # _____

PROPERTY OWNERS WITHIN 200 FEET

MERCER COUNTY TRENTON CITY

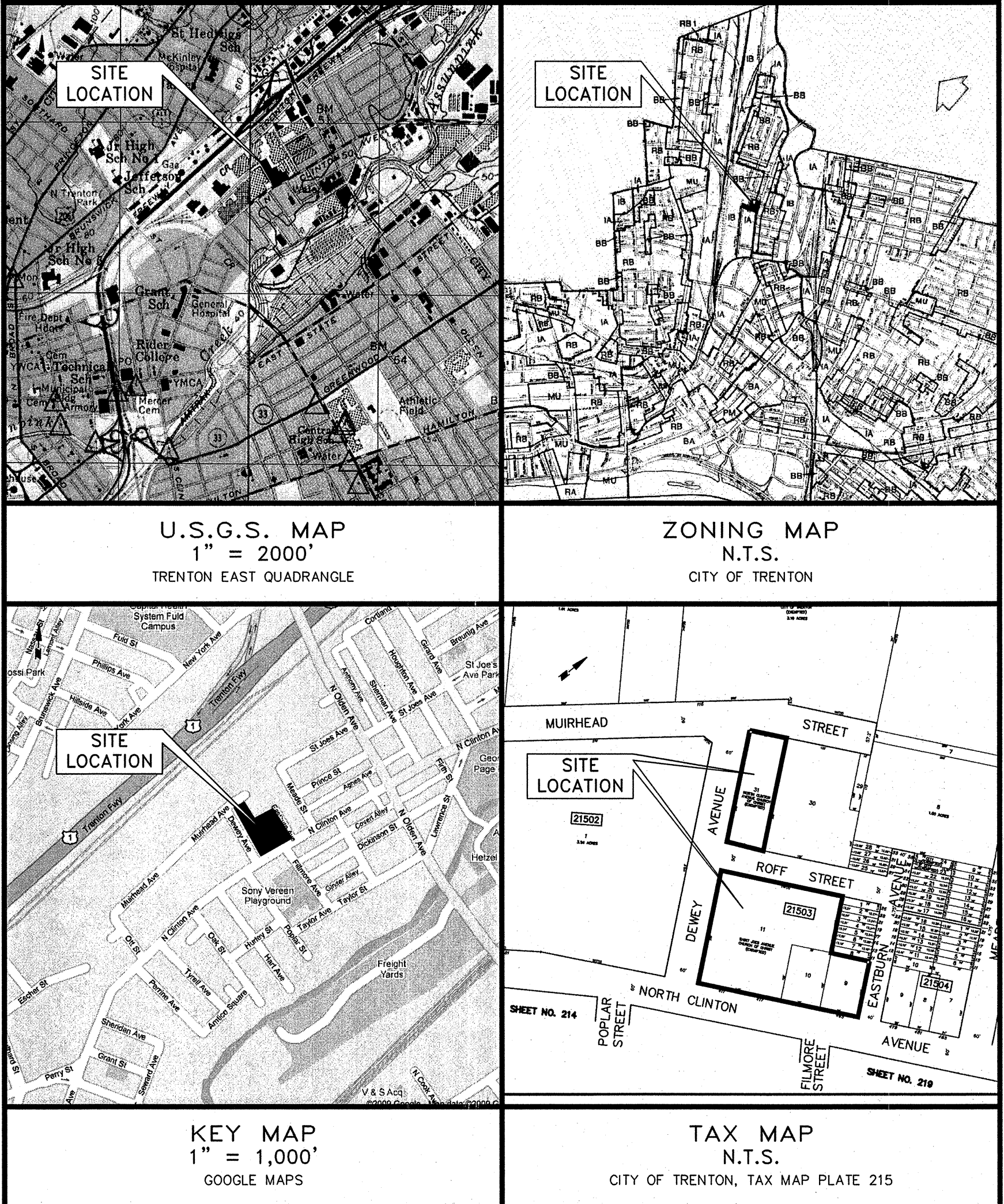
This table is a listing of adjoining property owners within 200 feet of Block 21501/21503/21505 (See 15.3108).

Block	Lot	Owner Name	Address	City/Town	Zip
21501	27	PILLMORE	PAUL RUTLEDGE III	34 FILLMORE ST.	TRENTON, NJ 08638
21501	28	PILLMORE	PAUL RUTLEDGE III	34 FILLMORE ST.	TRENTON, NJ 08638
21501	29	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21501	30	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21501	31	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21501	32	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21501	33	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21501	34	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21501	35	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21501	36	PILLMORE	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638

21493	31	POPULAR ST	ROSEBERRY TILING	889 PRINCETON AVE	LAWRENCEVILLE, NJ
21493	32	POPULAR ST	JORDAN, DANIEL & MARCO	8 WESTWOOD DRIVE	TRENTON, NJ 08620
21493	33	POPULAR ST	CITY OF TRENTON	318 E STATE ST.	TRENTON, NJ 08638
21493	34	POPULAR ST	POPPELL, JAMES R	24 POPULAR ST	TRENTON, NJ 08638
21493	35	POPULAR ST	BIRBA ALICE	84 N CLINTON AVE	TRENTON, NJ 08638
21493	36	POPULAR ST	BLAKE, MARGARET	97 FILLMORE ST	TRENTON, NJ 08638
21493	37	POPULAR ST	ADAM, ALICE	141 N CLINTON AVE	TRENTON, NJ 08638
21493	38	POPULAR ST	JENNIFER LYONS	312 BENTON ST	TRENTON, NJ 08638
21493	39	POPULAR ST	WILLIAMS, JAMIE M	39 SOUTHARD ST	TRENTON, NJ 08638
21493	40	POPULAR ST	BIRBA, DANIEL & MARCO	8 WESTWOOD DRIVE	TRENTON, NJ 08620
21493	41	POPULAR ST	BIRBA, DANIEL & MARCO	8 WESTWOOD DRIVE	TRENTON, NJ 08620
21493	42	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	43	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	44	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	45	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	46	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	47	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	48	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	49	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	50	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	51	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	52	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	53	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	54	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	55	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	56	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	57	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	58	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	59	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
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21493	61	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	62	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	63	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	64	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	65	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	66	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	67	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	68	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	69	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	70	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	71	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	72	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	73	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	74	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	75	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	76	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	77	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	78	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	79	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	80	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638

21493	81	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	82	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	83	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
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21493	86	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	87	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
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21493	89	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	90	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	91	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
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21493	93	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	94	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	95	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	96	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	97	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	98	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	99	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638
21493	100	POPULAR ST	MERICK, KAYWYND	8 DANFORTH ST	TRENTON, NJ 08638



INDEX OF SHEETS

SHEET NO.	DESCRIPTION	ORIGINAL DATE	REVISION DATE
1	COVER SHEET	OCT. 19, 2009	
2	PLAN OF SURVEY AND TOPOGRAPHY	OCT. 19, 2009	
3	DEMOLITION PLAN	OCT. 19, 2009	
4	SITE PLAN	OCT. 19, 2009	
5	GRADING AND DRAINAGE PLAN	OCT. 19, 2009	
6	UTILITY PLAN	OCT. 19, 2009	
7	LANDSCAPING PLAN	OCT. 19, 2009	
8	LIGHTING PLAN	OCT. 19, 2009	
9	SOIL EROSION & SEDIMENT CONTROL PLAN	OCT. 19, 2009	
10	SOIL EROSION & SEDIMENT CONTROL DETAIL PLAN	OCT. 19, 2009	
11	SITE DETAILS	OCT. 19, 2009	
12	STORMWATER DETAILS	OCT. 19, 2009	
13	LANDSCAPING AND LIGHTING DETAILS	OCT. 19, 2009	

PREPARED BY:

SITE CIVIL ENGINEERING
 213 CHERRY TREE COURT
 FRANKLINVILLE, NEW JERSEY 08322
 (856) 885 - 8679
 FAX (856) 513 - 6594

UTILITY COMPANIES

SANITARY SEWER ATTN: R. PETER LUPINACCI SANITARY SEWER UTILITY LAMBERTON ROAD TRENTON, NJ 08661 609-989-3170	ELECTRIC PUBLIC SERVICE ELECTRIC & GAS 4140 QUACKERBERRY ROAD LAWRENCE TOWNSHIP, NJ 08648 609-799-6918	TRENTON DISTRICT ENERGY COMPANY TRIGEN 650 SOUTH CLINTON AVENUE TRENTON, NJ 08638 609-396-7651
FIRE ALARM FACILITIES CITY OF TRENTON FIRE ALARM FACILITIES BUREAU OF COMMUNICATION PERRY STREET TRENTON, NJ 08618 609-989-4038	GAS PUBLIC SERVICE ELECTRIC & GAS 4140 QUACKERBERRY ROAD LAWRENCE TOWNSHIP, NJ 08648 609-421-8022	CABLE ATTN: DAVID BRINDENGER/DOUG COOPER 340 PROSPECT STREET TRENTON, NJ 08638 609-394-2288
WATER FACILITIES TRENTON WATER WORKS P.O. BOX 528 333 CORTLAND STREET TRENTON, NJ 08604 609-989-3222	TELEPHONE ATTN: MIKE BORDECKI ENGINEERING DEPARTMENT 777 PARKWAY AVENUE TRENTON, NJ 08618	

OWNER/APPLICANT NAME _____ DATE _____

"I HEREBY CERTIFY THAT I AM THE OWNER AND APPLICANT OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN".