



ZONING TABLE			
ZONE: B-3 (BUSINESS ZONE)			
USE: RESTAURANT WITH DRIVE THRU (NOT PERMITTED) (V)			
BLOCK: 158 LOT: 9			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	933 ROUTE 22 WEST, LLC		
BULK REQUIREMENTS (§22-110.2)			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN. LOT WIDTH	150'	160.1'	160.1'
MIN. FRONT YARD	50'	54.0'	50'
MIN. SIDE YARD	20'	36.7'	53.7'
MIN. REAR YARD	50'	436.5'	482.9'
MAX. BUILDING HEIGHT	35' / 2 STORIES	1 STORY	1 STORY / 21'-10"
KEY =			(V) = VARIANCE REQUIRED

PARKING REQUIREMENTS		
ITEM	PERMITTED	PROPOSED
MIN. STALL SIZE	9' X 18'	9' X 18'
MIN. AISLE WIDTH	18' (60° ANGLE PARKING)	18'
MIN. ACCESS DRIVE	12' ONE-WAY 24' TWO-WAY	18'
MIN. NUMBER OF STALLS	17 STALLS	34 STALLS
RESTAURANT WITH DRIVE-THRU (§22-117.2.b.5): RESTAURANT - ONE SPACE FOR EACH THREE SEATS DEVOTED TO SERVICES = 1 SPACE / 3 SEATS X 50 SEATS = 16.67 SPACES = 17 SPACES		
PARKING AREAS AND ACCESS DRIVES SHALL BE ENCLOSED BY CONCRETE OR BELGIAN BLOCK CURBING AND SHALL BE CONSTRUCTED WITH A CONCRETE OR A BITUMINOUS CONCRETE SURFACE AND, UNLESS OTHERWISE REQUIRED BY THIS CHAPTER, SHALL BE LOCATED FIVE FEET FROM ANY PROPERTY LINE OR STRUCTURAL WALL OF A BUILDING (§117.5.i)		
(V) = VARIANCE REQUIRED		

BUFFER REQUIREMENTS (§22-115.28)

THE BUFFER AREA SHALL BE EQUAL IN WIDTH TO 10% OF THE LOT DEPTH; PROVIDED, HOWEVER, IT SHALL NOT BE REQUIRED TO BE GREATER THAN 20 FEET IN WIDTH (§22-115.28)

BUFFER AREA = 10% X LOT DEPTH = 10% X 619.0' = 61.90' > 20'

BUFFER AREA = 20'

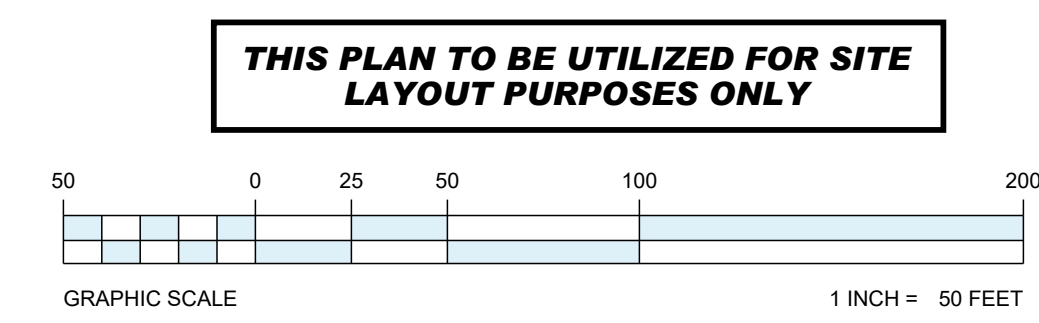
THE OFF-STREET PARKING AREA SHALL BE EFFECTIVELY SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENTIAL ZONES, BY A FENCE OR WALL NOT LESS THAN 4 FT NOR MORE THAN 6 FT IN HEIGHT, MAINTAINED IN GOOD CONDITION (§117.5.i)

(V) = VARIANCE REQUIRED

FREESTANDING SIGNS (§22.119.6)		
ITEM	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	1*	1
MAX. SIGN AREA	130 SF	54.66 SF
MIN. SIGN SETBACK	20' (ROUTE 22) 10' (SIDE OR REAR) 40' (RESIDENTIAL ZONE)	20' (ROUTE 22) 20.60' (SIDE)
MAX. HEIGHT ABOVE GROUND	30'	17'
*ONE ON-SITE OR OFF-SITE FREESTANDING SIGN SHALL BE PERMITTED ON A LOT, AT A SHOPPING CENTER OR AT A MALL, EXCEPT AS PROVIDED HEREIN		
NO FREESTANDING SIGN SHALL BE PERMITTED ON ANY LOT THAT HAS A STREET FRONTAGE OF LESS THAN 100 FEET		

WALL SIGNS (§22.119)		
ITEM	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	4*	4
MAX. SIGN AREA	150 SF**	38.75 SF (FRONT) 102.28 SF (SIDE) 7.07 SF (SIDE) 2.07 SF (SIDE) 154.97 SF (TOTAL)
*EACH BUSINESS IS PERMITTED WITH ONE ON-SITE WALL SIGN FOR EACH ENTRANCE OPEN TO THE PUBLIC, PROVIDED THAT ONLY ONE WALL SIGN PER BUSINESS IS PERMITTED ON A WALL AND FURTHER PROVIDED THAT NO MORE THAN FOUR WALL SIGNS PER BUSINESS SHALL BE PERMITTED ON A BUILDING.		
**THE DISPLAY SURFACE AREA SHALL NOT EXCEED ONE SQUARE FOOT FOR EACH LINEAR FOOT OF WALL LENGTH UPON WHICH THE SIGN IS ATTACHED, UP TO A MAXIMUM DISPLAY SURFACE AREA OF 150 SQUARE FEET; PROVIDED, HOWEVER, THAT THE AREA OF WALL SIGNS PERMITTED ON A FACADE NOT HAVING A PUBLIC ENTRANCE BY PARAGRAPH C1 ABOVE SHALL NOT BE LIMITED TO THE AREA PERMITTED BY THIS PARAGRAPH, OR TO THE AREA PERMITTED FOR A WALL SIGN ON THE SMALLEST FACADE HAVING SUCH AN ENTRANCE, WHICHEVER IS LESS.		

DIRECTIONAL SIGNS (§22.119.3.C)		
ITEM	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	2*	4 (V)
MAX. SIGN AREA	4 SF**	3.12 SF
MAX. HEIGHT ABOVE GRADE	42" **	42"
*ONE DIRECTIONAL SIGN SHALL BE PERMITTED AT EACH ENTRANCE OR EXIT ON A LOT OR PARCEL, TO IDENTIFY SAID ENTRANCE OR EXIT.		
**SUCH SIGNS SHALL NOT HAVE A DISPLAY SURFACE AREA THAT EXCEEDS FOUR SQUARE FEET AND SHALL BE LIMITED IN HEIGHT TO 42 INCHES ABOVE NORMAL GRADE.		
(V) = VARIANCE REQUIRED		



REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	08/31/2021	REV. PER SUSCD COMMENTS	AMD	TXL

FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: J201001
DRAWN BY: AMD
CHECKED BY: TXL
DATE: 08/28/2021
CAD ID: J201001-MCRP-0A

PRELIMINARY & FINAL SITE PLAN

FOR

933 ROUTE 22 WEST, LLC

PROPOSED
POPEYES RESTAURANT
WITH DRIVE-THRU
BLK: 158 | LOT: 9
933 N.J.S.H. ROUTE 22 WEST
BOROUGH OF NORTH PLAINFIELD
SOMERSET COUNTY, NEW JERSEY

T. LAM

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 029242
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:
OVERALL SITE LAYOUT PLAN RENDERING

SHEET NUMBER:
1

REVISION 1 - 08/31/2021

EXHIBIT
PREPARED BY: MAI
DATE: 10/20/2021

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