



REV.	DATE	COMMENTS
1	02/14/18	ISSUED PER TOWNSHIP COMMENTS

STATE BOARD OF PROFESSIONAL ENGINEERS GREAT HART ROAD ONE UNITED DRIVE GEDDERTON NJ CONSTRUCTION CHECK: _____ DATE: _____ CONSTRUCTION CHECK: _____ DATE: _____	HD SUMMERHILL, LLC PROPOSED MIXED-USE DEVELOPMENT SUMMERHILL ROAD (CR-613) & OLD STAGE ROAD TOWNSHIP OF EAST BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY
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PATT W. SKAPINETZ
 ENGINEER
 No. 41985
STEPHEN...
 PROFESSIONAL ENGINEER
 No. 42897 LICENSE NO. 417

TITLE: CONCEPTUAL SITE PLAN
 SCALE: 1"=30'
 DATE: 09/14/2018
 DRAWN BY: SL5
 CHECKED BY: BWS
 SHEET NO: 5 OF 26



REFER TO COUNTY SIGNAGE & STRIPING PLAN (SHEET 25)

FROST WOODS PARKING
LANDSCAPING AREA

TOWNSHIP OF EAST BRUNSWICK PARKING CALCULATION (228-118.78(6))

TYPE	DATE REQUIRED	RATE PROPOSED	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL				
48 DWELLING UNITS	1.75	2.0	81	82
40 DWELLING UNITS	1.25	2.0	88	130
		SUBTOTAL	167	192
COMMERCIAL				
CHASE BANK	1 SPACE / 300 SF	3.2	12	25
CVS PHARMACY	1 SPACE / 200 SF	4.5	86	39
		SUBTOTAL	78	64
		TOTAL	245	228

* INCLUDES 3 FROST WOODS PARKING SPACES AND 1 ELECTRIC CHARGING SPACE.

RSIS PARKING CALCULATION (N.J.A.C. 16:27-4.16 TABLE 4.4)

TYPE	UNITS	RATE REQUIRED	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM DWELLING UNIT	41	1.8	74	
2 BEDROOM DWELLING UNIT	50	2.0	100	200
3 BEDROOM DWELLING UNIT	6	2.1	13	
		TOTAL	187	200

ADA PARKING REQUIREMENTS
 CVS: 3 REQUIRED; 4 PROPOSED
 CHASE: 1 REQUIRED; 2 PROPOSED
 RESIDENTIAL: 1 SPACE REQUIRED PER BUILDING (4 TOTAL 4 PROPOSED)
 4 SPACES REQUIRED PER 100 CARPARK SPACES; 5 PROPOSED
 TOTAL REQUIRED = 14 SPACES
 TOTAL PROVIDED = 15 SPACES (COMPLIANT)
 *EXCLUDES DRIVEWAY & GARAGE SPACES

MIDDLESEX COUNTY NOTES:
 1. CONTRACTOR TO PROVIDE BICYCLE-SHED RACKS PER ASHD DESIGN STANDARDS FOR ALL ALLEYS FRONTING SUMMERHILL ROAD (CR-613)

TOWNSHIP OF EAST BRUNSWICK SITE NOTES:
 1. TRASH PAD SHALL BE SCHEDULED BETWEEN TWP AND TOWNSHIP.
 2. IN THE EVENT FULL MATERIAL IS IMPORTED TO THE SITE, DOCUMENTATION SHALL BE PROVIDED FOR THE REVIEW OF THE TOWNSHIP'S PROFESSIONAL CIVIL ENGINEER THAT THE MATERIAL IS CLEAN FILL.
 3. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC.
 4. FIRM AND-BUILD PLANS AND CONSTRUCTION SHALL BE SUBMITTED TO THE TOWNSHIP OF EAST BRUNSWICK FOR APPROVAL UPON COMPLETION OF CONSTRUCTION.
 5. ALL ROAD MARKED PAVEMENT UNITS AND OTHER EQUIPMENT AND GRADE LEVEL SIGNAGE AND EQUIPMENT AREAS SHALL BE ADEQUATELY SIGNED.
 6. ANY CLEARING OF EXISTING LANDSCAPING TO PROVIDE ADEQUATE SIGHT DISTANCE AT THE PROPOSED DRIVEWAY SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS. ANY PLANT MATERIAL REMOVED SHALL BE REPLACED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
 7. ALL RETIRED CONTAINERS SHALL BE STORED WITHIN THE ASSOCIATED WASHING ENCLOSURE.

