PROPOSED SITE PLAN

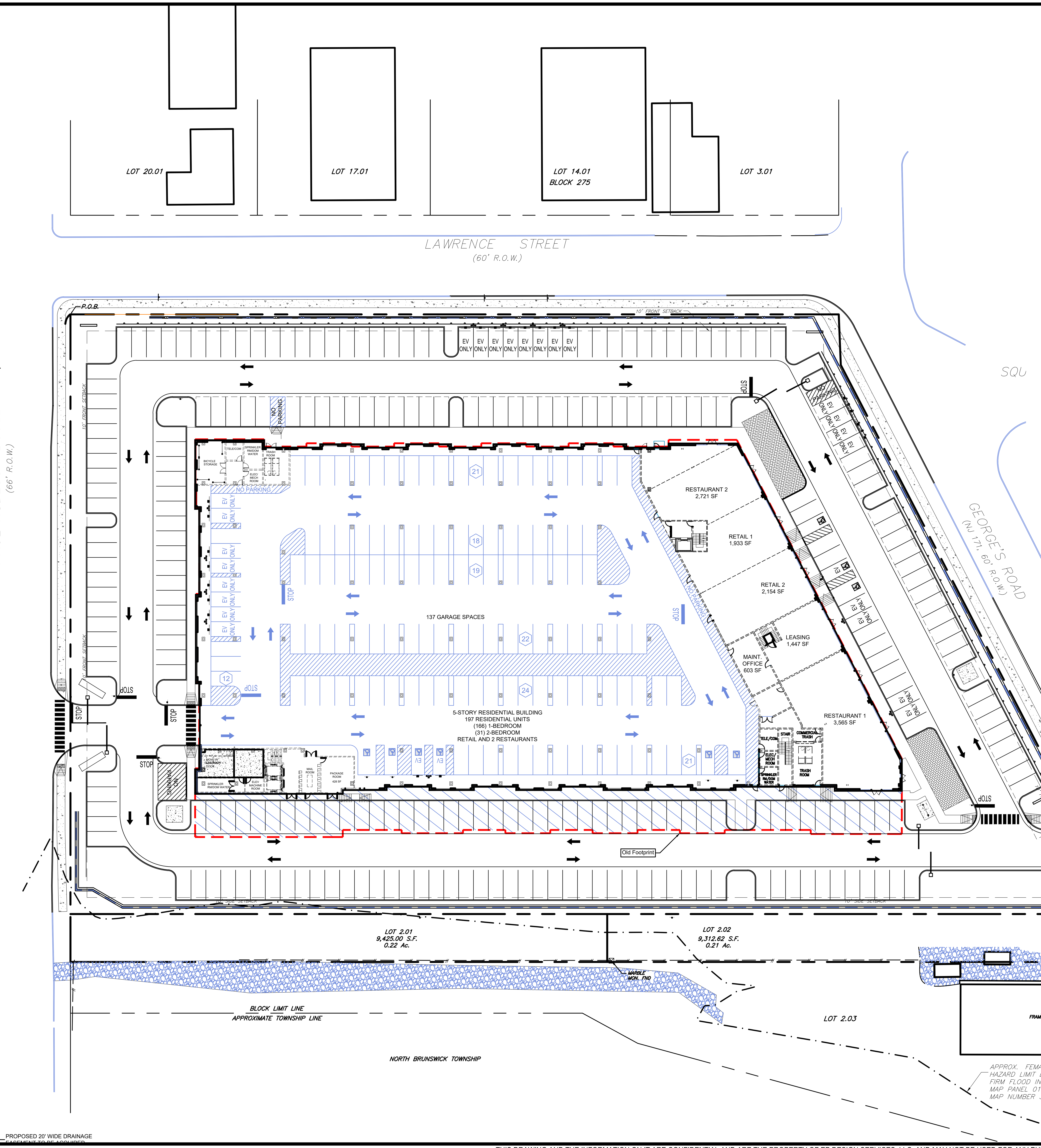
DEVELOPMENT SUMMARY

Overall Site Area:	4.973 Ac.
Proposed Commercial	
Restaurant 1:	2,721 SF
Restaurant 2:	3,565 SF
Retail:	4,087 SF
Office:	2,050 SF
Proposed Residential Above Retail (4-Story)	197 Total Units
1-BR	166 Du
2-BR	31 Du

PARKING & LOADING

Residential Parking Required (R.S.I.S.)	
1-BR (1.8 Sp/Du)	299 Spaces
2-BR (2.0 Sp/Du)	62 Spaces
Commercial Parking Required (Ord.):	
Restaurant (1/400 SF)	16 Spaces
Retail (1/400 SF)	10 Spaces
Office (1/400 SF)	5 Spaces
Total Parking Required:	***392 Spaces***
Outdoor Parking Provided	264 Spaces
Gated (Res. Only)	215
Shared/Commercial	44
Covered Parking Provided (Res. Only)	137 Spaces
Total Parking Provided:	**396 Spaces (+4)**

CONCEPT NOTES:
1) The loss of lots 2.01 & 2.02 shifted the southwestern most drive aisle towards the building, causing a loss of 66 parking spaces.
2) This concept proposes making the building narrower. As a result, one retail tenant was lost and the amenity courtyard was reduced to 50' wide.
3) The bedroom mix was approximated by adjusting the existing architectural plans to the new footprint. It should not be considered final.



PREVIOUS FOOTPRINT
PROPOSED FOOTPRINT

PREVIOUSLY DESIGNED FOOTPRINT

COMMERCIAL SUMMARY

RETAIL	7,491 SF
RESTAURANT	6,309 SF
Total	13,800 SF

UNIT MIX SUMMARY MARKET RATE UNITS

Plan Level	L2	L3	L4	L5	Total	%
1-BR UNIT	39	39	39	39	156	74%
2-BR UNIT	13	14	14	14	55	26%
Total	52	53	53	53	211	100%

PROPOSED REDUCED FOOTPRINT

COMMERCIAL SUMMARY

RETAIL	6,286 SF
RESTAURANT	4,087 SF
Total	10,373 SF

UNIT MIX SUMMARY MARKET RATE UNITS

Plan Level	L2	L3	L4	L5	Total	%
1-BR UNIT	40	42	42	42	166	84%
2-BR UNIT	7	8	8	8	31	16%
Total	47	50	50	50	**197**	100%

NO.	REVISIONS	DATE	BY

0 15 30 60
SCALE: 1" = 30'

DRAWN BY: TM	SCALE: AS NOTED
CHECKED BY: RCA	ACAD NO.:
APPROVED BY: ---	DATE: 10/10/2024

NOT APPROVED FOR CONSTRUCTION UNLESS INDICATED OTHERWISE

FINAL FOR SEWER DESIGN

EP DESIGN SERVICES
2901 Hamilton Boulevard
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New Jersey Certificate of Authorization #: 24GA28126500

THE EDGE AT FULTON SQUARE
CONCEPTUAL SITE PLAN
FOR
330 COMMERCIAL AVE, LLC
BLOCK 292.01 - LOTS 1.04 & 1.05
CITY OF NEW BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES STAVRIDIS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE 05767700 DATE:

TITLE: CONCEPT PLAN

DRAWING: C-01

SHEET: 1 OF 1 REVISION: --

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