

JOSEPH PRIMIANO
 LIC. NO. 21A01765500

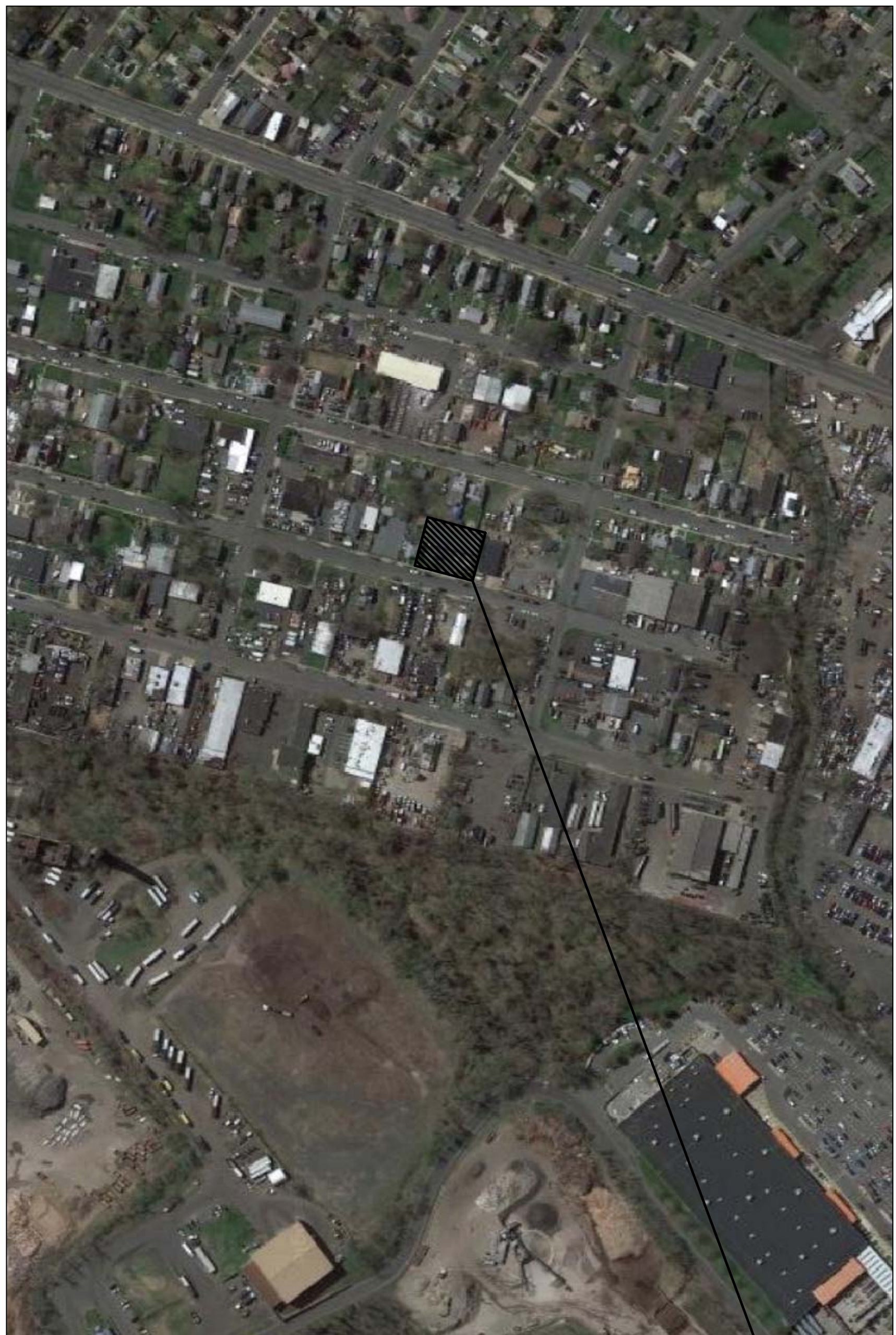
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NO.	DESCRIPTION	DATE
1	UPDATE PER TECHNICAL	21/08/2023
	REVIEW	

PROJECT	OWNER
BLOCK: 34 LOT: 483 331 ROBBINS AVENUE EWING MERCER COUNTY NEW JERSEY	FORTI EWING PROPERTIES 110 UNIVERSITY WAY WEST WINDSOR, NJ 08550

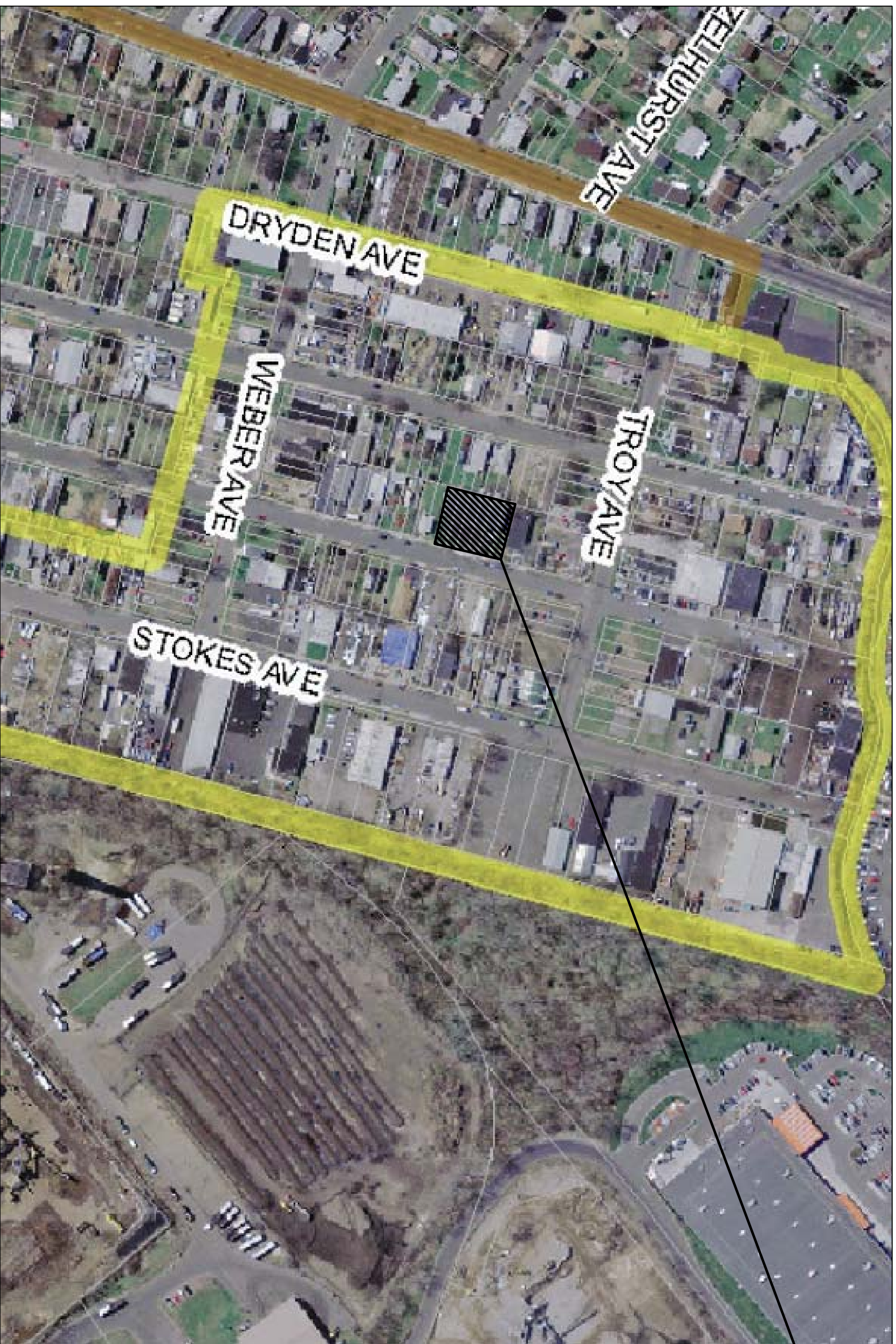
PROPOSED ALTERATIONS

THREE-HUNDRED THIRTY-ONE ROBBINS AVENUE
 EWING, NEW JERSEY



APPLICANT'S PROPERTY
 (LOT 1.01)

AERIAL MAP
 SCALE: 1" = 400'



APPLICANT'S PROPERTY
 (LOT 1.01)

TAX MAP
 SCALE: 1" = 500'

WORK SCOPE

- ALTERATIONS TO CONVERT EXISTING WAREHOUSE INTO NEW CANNIBS FACILITY
- INSTALL NEW LIGHTS AROUND EXTERIOR OF EXISTING BUILDING.
- INSTALL NEW LIGHT POLES IN EXISTING PARKING LOT.
- CONSTRUCT NEW CONCRETE WALKWAY ON SIDE OF EXISTING BUILDING.
- CONSTRUCT NEW CONCRETE PADS FOR ADDITIONAL CONDENSER UNITS.
- PROVIDE NEW LANDSCAPING ALONG STREET.
- CONSTRUCT NEW FENCE AROUND PROPERTY WITH GATE AT STREET ENTRANCE

AREA CALCULATIONS

EXISTING BUILDING	4,748 SF
AREA OF EXISTING FIRST FLOOR	673 SF
AREA OF EXISTING SECOND FLOOR	5,421 SF
TOTAL AREA OF EXISTING BUILDING	6,220 SF
FOOTPRINT OF EXISTING BUILDING	1,748 SF
AREA OF EXISTING PARKING LOT	3,668 SF
AREA OF MISC. SITE ELEMENTS	132 SF
AREA OF PROPOSED WALKWAYS	280 SF
TOTAL AREA OF HARD SURFACES	6,220 SF

GENERAL INFORMATION

- PROPERTY KNOWN AS BLOCK 34, LOT 483, TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY, AS SHOWN ON THE TOWNSHIP OF EWING TAX MAP.
- THE PROPERTY IS LOCATED IN THE SA-7/A (SUBAREA #7/A) ZONE CONTAINING .28 ACRES, 172,000 SF.
- OWNER: FORTI EWING PROPERTIES
 FORTI EWING PROPERTIES
 WEST WINDSOR, NJ 08550
 110 UNIVERSITY WAY
 WEST WINDSOR, NJ 08550
- APPLICANT: FORTI EWING PROPERTIES
 110 UNIVERSITY WAY
 WEST WINDSOR, NJ 08550

SCHEDULE OF DRAWINGS

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ZONING REQUIREMENTS

PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	8,000.00 SF	12,000.00 SF	NO CHANGE
MINIMUM LOT WIDTH	60.00 FT	120.00 FT	NO CHANGE
MINIMUM SIDE YARD	10.00 FT	5.95 FT	NO CHANGE
MINIMUM REAR YARD	10.00 FT	6.01 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	40.00 FT	40.00 FT	NO CHANGE
MINIMUM SIDEWALK COVERAGE	75.00 %	71.54 %	NO CHANGE
MINIMUM PARKING COVERAGE	25.00 %	45.72 %	NO CHANGE
MAXIMUM PARKING	50.00 %	45.72 %	NO CHANGE

ADJACENT PROPERTY OWNERS

BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME
35	511	322-24 ROBBINS AVE	RKCO LLC
34	461	327 ROBBINS AVE	HARRIS, ELWOOD
35	514	328 ROBBINS AVE	325 STOKES, LLC
35	516	332 ROBBINS AVE	FAJGE PROPERTIES
34	489	335 ROBBINS AVE	DEREK CONSTRUCTION CORP
35	520	336 ROBBINS AVE	EWING TOWNSHIP REDEVELOPMENT AGENCY
34	454	328 HAZEL AVE	JOLLY, WILLIS & JOHANNA
34	456	332 HAZEL AVE	GOODWIN, DAVIDE & TANAKA, RISA
34	458	330 HAZEL AVE	BTH REAL ESTATE, LLC

OCCUPANCY

MODERATE-HAZARD FACTORY INDUSTRIAL (F-1)	FLOOR AREA PER OCCUPANT	OCCUPANTS
INDUSTRIAL AREAS	OCCUPANCY BY DESIGN	- 7

PARKING REQUIREMENTS

INDUSTRIAL OR MANUFACTURING ESTABLISHMENT	REQUIRED	PROVIDED
1 SPACE PER 400 SQ FT ON MAXIMUM SITE, PLUS 1 VEHICLE SPACE PER 1,000 SQ FT OF GROSS PERSONNEL, PLUS 1 SPACE FOR EACH VEHICLE USED DIRECTLY IN THE CONDUCT OF THE ENTERPRISE	7	7

HOURS OF OPERATION

DAY	TIME
SUNDAY	6:00 AM - 4:00 PM
MONDAY	6:00 AM - 4:00 PM
TUESDAY	6:00 AM - 4:00 PM
WEDNESDAY	6:00 AM - 4:00 PM
THURSDAY	6:00 AM - 4:00 PM
FRIDAY	6:00 AM - 4:00 PM
SATURDAY	6:00 AM - 4:00 PM

APPROVALS

APPROVED BY THE TOWNSHIP OF EWING

CHAIRPERSON OF THE BOARD _____

SECRETARY OF THE BOARD _____

TOWNSHIP ENGINEER _____

DATE APPROVED _____

SHEET DESCRIPTION
 TITLE SHEET, CODE NOTES, AERIAL MAP, ZONING MAP, AND CALCULATIONS

SCALE: AS NOTED
 CHECKED BY: JP
 DRAWN BY: TS
 DATE: 11/29/2022

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