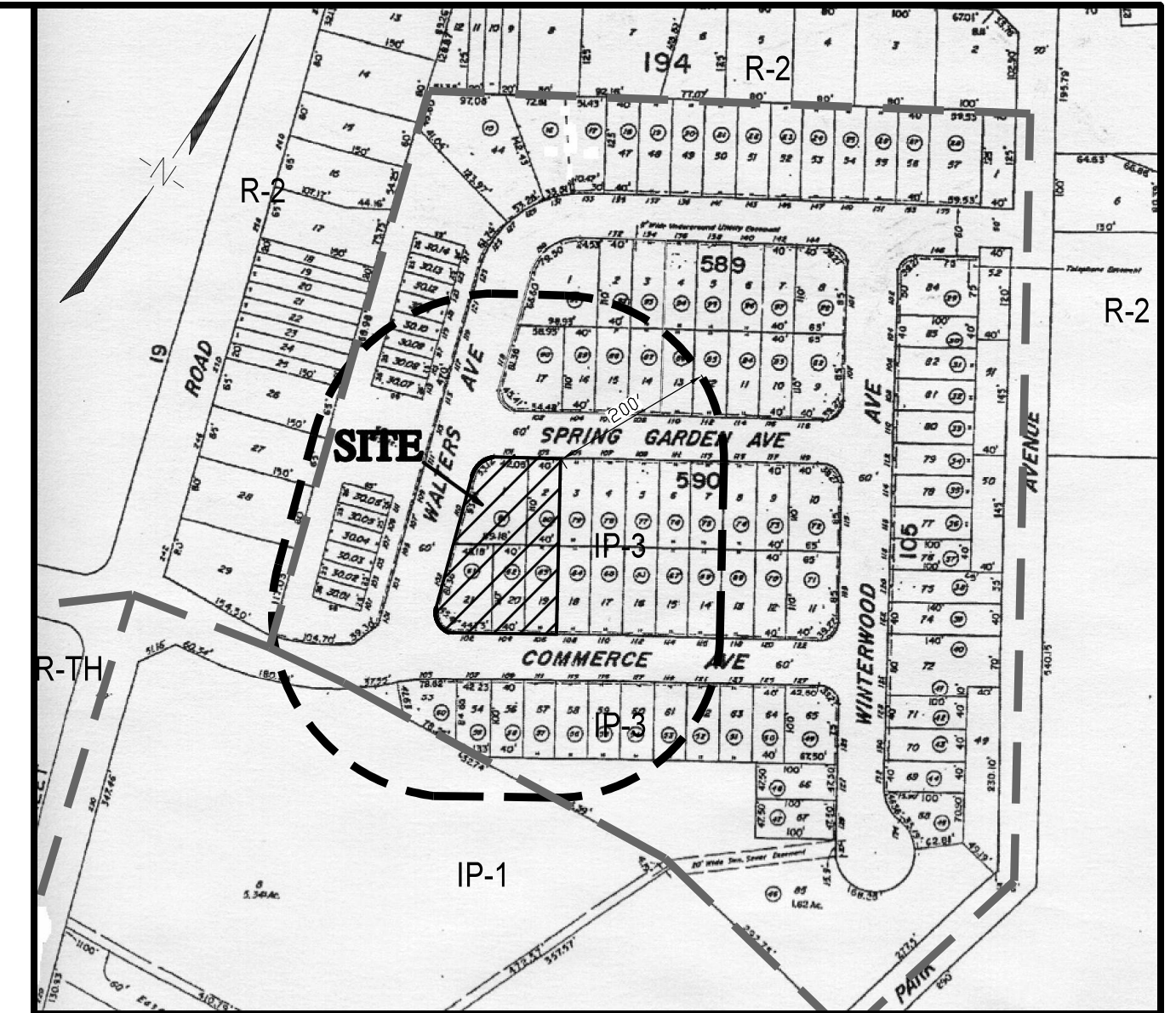
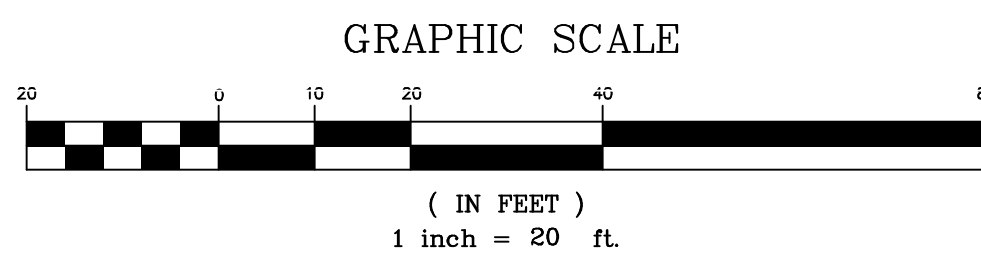
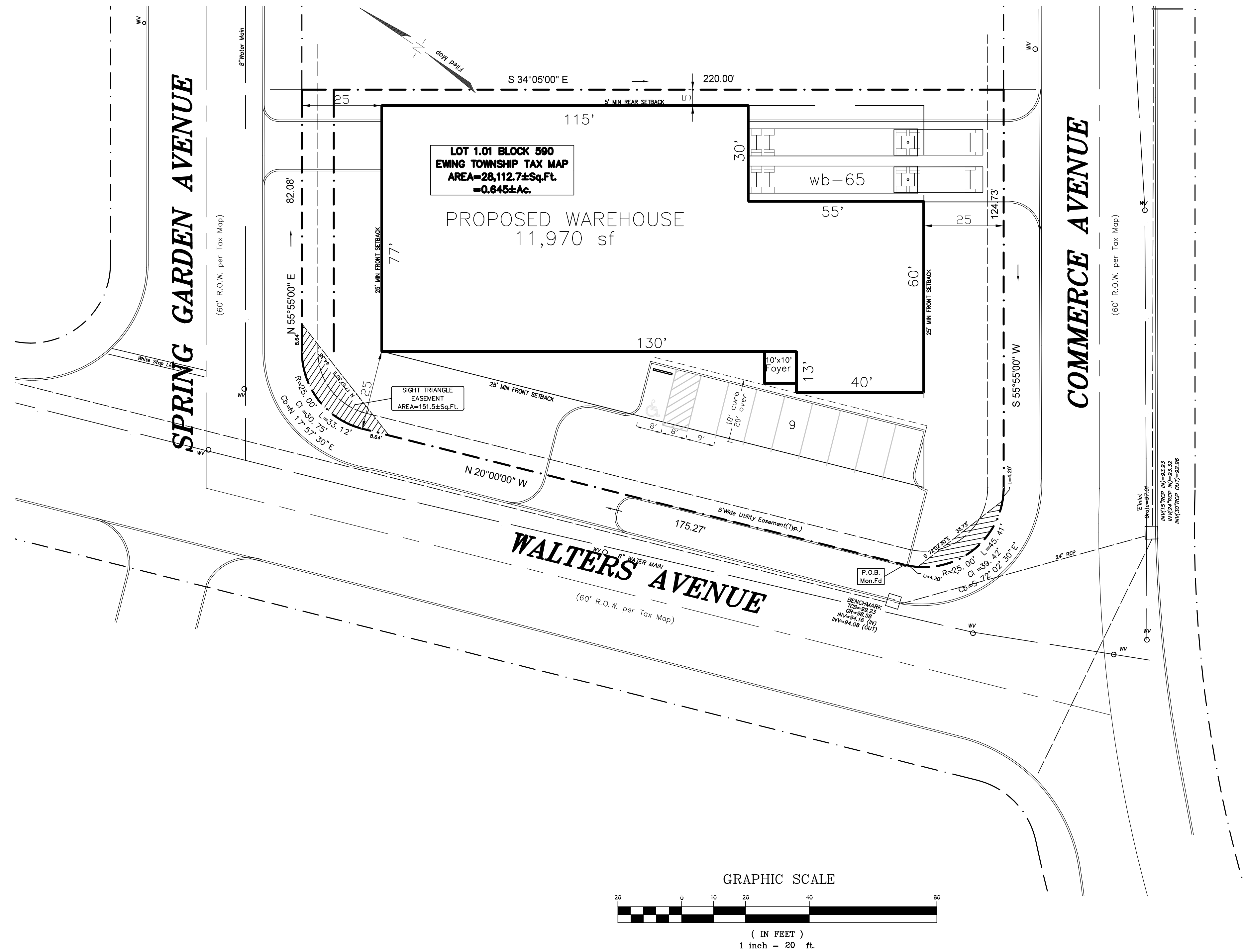


OWNERSHIP OF DOCUMENTS
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INFORMATION TAKEN FROM
 TOWNSHIP OF EWING
 TAX MAP #20 &
 ZONING MAP DATE: OCT 11, 2016
KEY MAP, w/ TAX & ZONING MAP DATA
 SCALE : 1 IN. = 200 FT.

- NOTES:
- THE PURPOSE OF THIS PLAN IS FOR THE PROPOSED CONSTRUCTION OF A 11,970 SF WAREHOUSE. A 1,500 SF OFFICE WILL BE PART OF THE WAREHOUSE BUILDING. PAVED PARKING FOR 8 STANDARD VEHICLES & 1 HANDICAP ACCESSIBLE.
 - THE SITE HAS 3 FRONTAGES. THE MAIN ENTRANCE IS TO BE ADJACENT TO WALTERS AVE. A REAR LOADING DOCK WILL SERVICE 2 TRACTOR TRAILER VEHICLES FROM COMMERCE AVE. A DRIVE UP LOADING AREA WILL BE LOCATED OFF SPRING GARDEN AVE.
 - THIS CONCEPT PLAN IS BASED ON A "PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY DAVID F. STRATTON, LS OF TRENTON ENGINEERING CO., INC. DATED 11/16/2020.
 - THE PROPERTY BEING KNOWN AS LOT 1.01 OF BLOCK 590 AS SHOWN ON THE OFFICIAL TAX MAP SHEET No. 2 OF THE TOWNSHIP OF EWING. (FORMERLY LOTS 1, 2, 19, 20 & 21) BEACH, COUNTY OF OCEAN AND STATE OF NEW JERSEY.
 - THE PREMISES ARE COMMONLY KNOWN AS 102 WALTERS AVENUE, EWING TOWNSHIP, NEW JERSEY.
 - UNDERGROUND UTILITIES APPROXIMATELY LOCATED ARE SHOWN BASED ON LOCATIONS OF SURFACE MARKS. ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN THE FIELD IS "NEW JERSEY ONE CALL" 1-800-272-1000.

BULK REQUIREMENTS

ZONING SCHEDULE IP-3 INDUSTRIAL PARK ZONE			
PARAMETER	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA CORNER	6,000 SF	28,112.7 SF	28,112.7 SF
MIN. LOT WIDTH CORNER	60 FT	220.00 FT	220.00 FT
MIN. LOT FRONTAGE	N/A	220.00 FT	220.00 FT
MIN. LOT DEPTH	N/A	127.65 FT	127.65 FT
PRINCIPAL BUILDING REQUIREMENTS:			
MIN. FRONT SETBACKS:	25 FT	N/A	25.00 FT
MIN. REAR SETBACKS:	5 FT	N/A	5.00 FT
MIN. SIDE SETBACKS:	5 FT	N/A	N/A
MAX. BUILDING HEIGHT	2 ST/25 FT	N/A	25 FT
ACCESSORY BUILDING REQUIREMENTS:			
MIN. REAR SETBACKS:	5 FT	N/A	N/A
MIN. SIDE SETBACKS:	5 FT	N/A	N/A
MAX. BUILDING HEIGHT	1 ST/15 FT	N/A	N/A
MAX. LOT COVERAGE BUILDINGS	50 %	N/A	42.9 %
MAX. IMPERVIOUS COVERAGE	80 %	N/A	67.6 %
PARKING REQUIREMENTS:			
OFFICE PARKING 1 PS/250 SF	1,500 SF=6 PS	N/A	6 PS
WAREHOUSE PARKING 1 PS/EMPLOYEE	1 EMP=1 PS	N/A	3 PS
TOTAL PARKING			9 PS

e - VARIANCE CONDITION EXISTING - NONE
 v - VARIANCE CONDITION PROPOSED - NONE

No.	DATE:	REVISION:	INITIALS:
MINOR SITE PLAN FOR PROPERTY KNOWN AS: BLOCK 590, TAX LOT 1.01 fka Lots 1, 2, 19, 20 & 21 TRACT CONTAINING 0.645 Ac. 28,112.7 SF 102 WALTERS AVE. TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY TAX MAP SHEET # 20			
OWNER: BREGENZER PROPERTIES, LLC 1390 ARMOUR ROAD GREENSBORO, GEORGIA 30642	APPLICANT: LANDMARK REALTY GROUP NJ, LLC 21 GRAYSON DRIVE BELLE MEAD, NJ 08502 (c) 908-577-2142	ATTORNEY: PETER U. LANFRIT, ESQ BORRUS, GOLDIN, FOLEY VIGNOLO/HYMAN & STAHL 2875 US HIGHWAY #1 NORTH BRUNSWICK, NJ 08902 (P) 732-422-1000	
CONCEPT PLAN LOCATION MAPS			
CERTIFICATE OF AUTHORIZATION # 24 GA 28038200			
● Planning ● Consulting Civil Engineering ● Site Plan and Subdivision Design ● Property Development ●			
JOB NO:	I-003		
SHEET:	1 OF 1		
SCALE:	1"=20' OR 6.096 m		
DATE:	NOV 2020		
CAD:	I-003 Warehouse Plots 1 Site Utility		
DRAWN BY:	KFXS	CHECK BY:	
		Kenneth F.X. Schlatmann PROFESSIONAL ENGINEER N.J. Lic.#24 GE 02781700 PROFESSIONAL PLANNER N.J. Lic.#33 LI 00279600 1233 Fifth Avenue, Toms River, N.J. 08757 Phone # (732) 341-4646 Fax # (732) 341-5218	
		DATE: 12/04/20	