



NJ STATE HIGHWAY ROUTE I-95

HOPEWELL TOWNSHIP

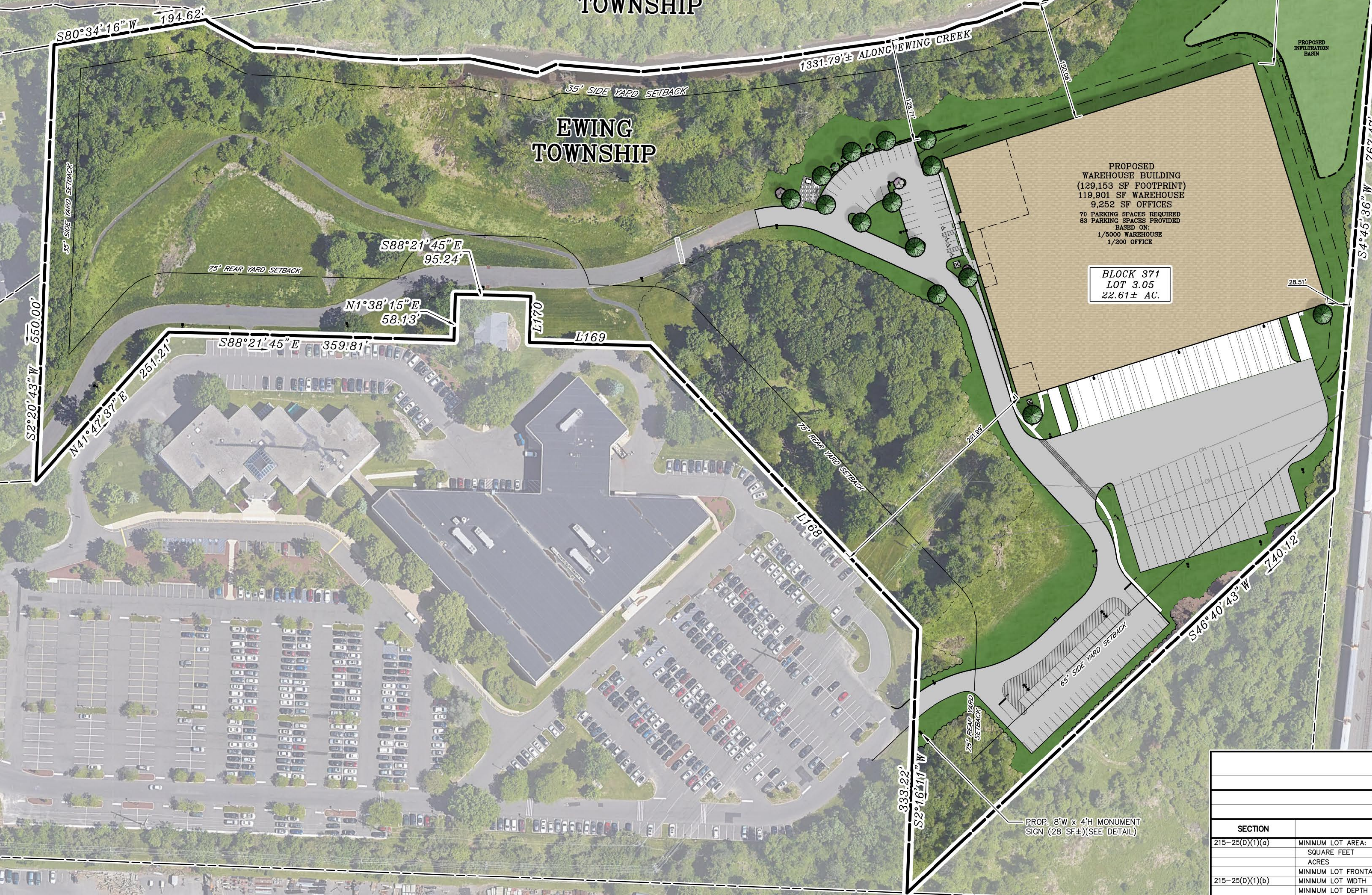
EWING TOWNSHIP

CONSOLIDATED RAIL CORPORATION

SAM WEINROTH ROAD

SCOTCH ROAD

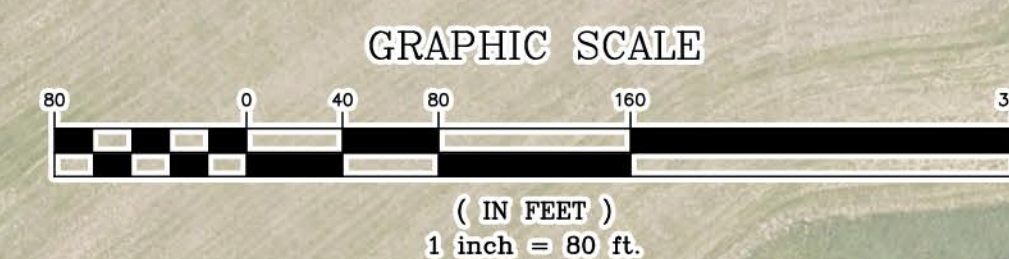
REF: AERIAL MAP - GOOGLE (2019-05-19)



PROPOSED WAREHOUSE BUILDING (129,153 SF FOOTPRINT) 119,901 SF WAREHOUSE 9,252 SF OFFICES 70 PARKING SPACES REQUIRED BY PARKING SPACES PROVIDED: 1,500 WAREHOUSE 1,200 OFFICE

BLOCK 371 LOT 3.05 22.61± AC.

IP-1 ZONE DATA				
INDUSTRIAL PARK DISTRICT				
PROPOSED USE: WAREHOUSING - PERMITTED PRINCIPAL USE.				
TAX MAP INFORMATION: BLOCK 371, LOT 3.05				
SECTION	ITEM	REQUIRED	PROPOSED	CONDITION
215-25(0)(1)(a)	MINIMUM LOT AREA: SQUARE FEET	130,880 SF	984,905 SF	COMPLIES
	ACRES	3 ACRES	22.610 ACRES	COMPLIES
	MINIMUM LOT FRONTAGE	N/A	249 FT	N/A
215-25(0)(1)(b)	MINIMUM LOT WIDTH	250 FT	315 FT	COMPLIES
	MINIMUM LOT DEPTH	-	1,017 FT	N/A
	MINIMUM SETBACKS:			
215-25(0)(1)(c)	FRONT YARD	75 FT	235.9 FT	COMPLIES
215-25(0)(1)(d)	SIDE YARD	35 FT	150 FT	COMPLIES
215-25(0)(1)(e)	SIDE YARD (TOTAL OF TWO)	100 FT	178.5 FT	COMPLIES
215-25(0)(1)(f)	REAR YARD	75 FT	291.9 FT	COMPLIES
215-25(0)(1)(g)	RAILROAD R.O.W.	0 FT	28.5 FT	COMPLIES
215-25(0)(1)(g)(1)	MAXIMUM BUILDING HEIGHT: STORIES	3 STORIES	1 STORY	COMPLIES
	FEET	40 FT	44 FT	NON-COMFORMITY
215-25(0)(3)	MAXIMUM BUILDING COVERAGE: BUILDING AREA	344,712 SF	129,153 SF	COMPLIES
	MAXIMUM BUILDING COVERAGE	35%	13.10%	COMPLIES
215-25(0)(3)	MAXIMUM IMPERVIOUS LOT COVERAGE: IMPERVIOUS AREA	689,424 SF	325,374 SF	COMPLIES
	MAXIMUM IMPERVIOUS COVERAGE	70%	33.04%	COMPLIES
215-25(0)(4)	MINIMUM OPEN SPACE: OPEN SPACE AREA	295,468 SF	659,531 SF	COMPLIES
	MINIMUM OPEN SPACE RATIO	0.30	0.67	COMPLIES
215-35(0)(1)(d)	MINIMUM PARKING SETBACKS: FRONT YARD	NOT PERMITTED	N/A	COMPLIES
	SIDE YARD	20 FT	10 FT	NON-COMFORMITY
215-29(0)(6)(c)(2)	PARKING REQUIREMENTS: MINIMUM STALL SIZE (IN PLANNED DEVELOPMENTS)	9 FT x 18 FT	9 FT x 18 FT	COMPLIES
	MINIMUM TWO-WAY DRIVE AISLE WIDTH	24 FT	24 FT	COMPLIES
215-36(4)	NUMBER OF SPACES: WAREHOUSE OFFICE SPACE (1 PER 200)	9,252 SF / 200 SF = 46 SPACES		
	WAREHOUSE STORAGE SPACE (1 PER 5,000)	119,901 SF / 5,000 SF = 24 SPACES		
	TOTAL NUMBER OF SPACES:	70 SPACES	83 SPACES	COMPLIES
215-36(0)(5)	ADA ACCESSIBLE SPACES:	4 SPACES	4 SPACES	COMPLIES
215-37(0)(6)(c)	NUMBER OF PERMITTED SIGNS:	1 PER LOT FRONTAGE	1 NEW SIGN (LOT 3.05) 2 EXISTING SIGNS (LOT 3.04 PREVIOUSLY APPROVED SIGNS)	COMPLIES
215-37(0)(6)(e)	GROUND (MONUMENT) SIGN:	25 FT	N/A	COMPLIES
	MINIMUM SETBACK FROM RIGHT-OF-WAY	50 SF	28 SF	COMPLIES
215-37(0)(6)(4)	FACADE (BUILDING) SIGN:			
	MAXIMUM SQUARE FOOTAGE:	17,908 SF WALL AREA = 1,791 SF	323 SF	COMPLIES
	10% OF THE FRONT WALL AREA (OR)	40 SF	540 SF	NON-COMFORMITY
	MAXIMUM 40 SQUARE FEET	10 FT	28 FT	COMPLIES
	MINIMUM GROUND CLEARANCE	10 FT	3 FT	NON-COMFORMITY
	MAXIMUM VERTICAL DIMENSION	3 FT	10 FT	NON-COMFORMITY



AIRPORT CORPORATE PARK WAREHOUSE

BLOCK 371 LOT 3.05 22.61± ACRES

OVERALL PLAN EXHIBIT

9/2/20

creative solutions for the public and private land development communities



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