



**US ROUTE 1**  
(134.5' WIDE R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

**ELIZABETH STREET**  
(60' WIDE UNIMPROVED R.O.W.)  
(TO BE VACATED)

**EXCELSIOR STREET**  
(100' WIDE UNIMPROVED R.O.W.)

**THALIA STREET**  
(60' WIDE R.O.W.)

**ADAMS LANE**  
(VARIABLE WIDTH ROADWAY)  
(TWO WAY TRAFFIC)

PROP. WAREHOUSE BUILDING  
191,903 SF TOTAL  
(+7,591 SF OFFICE)

PROP. ACCESS EASEMENT

ZONING TABLE				
ZONE: I-2 ZONE				
USE: WAREHOUSE (PERMITTED PRINCIPAL USE) OFF-STREET PARKING, LOADING, AND SIGNS PERMITTED ACCESSORY USES BLOCK: 148   LOT(S): 34, 35.01 & 36				
APPLICANT / OWNER INFORMATION				
APPLICANT:	180 US HWY 1, LLC C/O: KEVIN STUBBS, AIA 801 GRAND AVENUE DES MOINES, IA 50302-1370 (515) 235-1727			
PROPERTY OWNER:	180 US HWY 1, LLC C/O: KEVIN STUBBS, AIA 801 GRAND AVENUE DES MOINES, IA 50302-1370 (515) 235-1727			
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	§ SCHEDULE TABLE 2	3 AC (130,890 SF)	16,895 AC. (735,942 SF)	17.11 AC. (745,142 SF)
MIN. LOT WIDTH	§ SCHEDULE TABLE 2	350'	600.1'	625.2'
MIN. LOT DEPTH	§ SCHEDULE TABLE 2	350'	994.3'	994.3'
MIN. FRONT YARD (FROM ROUTE 1)	§ 205-75-A	100'	180.5'	139.0'
MIN. FRONT YARD (FROM ALL OTHER STREETS)	§ 205-75-A	60'	42.4' (E)	39.9' (EXCELSIOR ST.) (V)
MIN. SIDE YARD	§ SCHEDULE TABLE 2	40'	N/A	61.9'
MIN. TOTAL BOTH SIDE YARD	§ SCHEDULE TABLE 2	80'	N/A	N/A
MIN. REAR YARD	§ SCHEDULE TABLE 2	75'	379.5'	379.1'
MAX. LOT COVERAGE BY PRINCIPAL BUILDING	§ SCHEDULE TABLE 2	40%	18.17% (133,693 SF)	25.75% (191,903 SF)
MAX. BUILDING STORIES	§ SCHEDULE TABLE 2	3 STORIES	2 STORIES	1 STORY
MAX. BUILDING HEIGHT*	§ SCHEDULE TABLE 2	40'	27.5'	43.75' (V)
MAX. LOT COVERAGE BY ALL IMPERVIOUS SURFACES	§ SCHEDULE TABLE 2	80%	49.85% (366,901 SF)	53.56% (399,090 SF)

AVERAGE GRADE AT THE FRONT OF THE BUILDING =  $(122.50 + 122.50) / 2 = 122.50$   
122.50 - 122.50 = 0.00 + 41.5' = 41.50'

KEY = (E) = EXISTING NONCONFORMITY (V) = VARIANCE REQUIRED

PARKING REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
MAX. NUMBER OF DRIVEWAYS	§ 205-07-B	2 DRIVEWAYS PER 300 FEET OF FRONTAGE US ROUTE 1: 358.07' = 2 DRIVEWAYS ADAMS LANE: 276.65' = 2 DRIVEWAYS THALIA: 737.24' = 4 DRIVEWAYS	US ROUTE 1: 1 DRIVEWAY ADAMS LANE: 1 DRIVEWAY THALIA: 1 DRIVEWAY
MIN. NUMBER OF LOADING SPACES	§ 205-07-H	1 MINIMUM*	29 SPACES
MIN. LOADING SIZE	§ 205-07-H	12' W X 35' L X 14' H	12' W X 60' L X 14' H
MIN. PARKING SIZE	§ 205-08-A	NON-PARALLEL SPACES: 9' X 16' PARALLEL SPACES: 9' X 23'	NON-PARALLEL SPACES: 9' X 16' PARALLEL SPACES: 9' X 23'
MIN. DRIVEWAY SETBACK FROM NEAREST R.O.W. OF AN INTERSECTING STREET	§ 205-08-B(3)	100' (PER ZONING OFFICER)	138.9'
MIN. PARKING FRONT YARD SETBACK (ROUTE 1)	§ 205-06-E	100'	19.2' (V)
MIN. PARKING FRONT YARD SETBACK (ADAMS LANE)	§ 205-06-E	60'	20' (V)
MIN. DRIVEWAY WIDTH	§ 205-08-B(4)	ONE WAY: 12' TWO-WAY: 25'	ONE-WAY: 16' TWO-WAY: 25'
MIN. AISLE WIDTH	§ 205-08-B(5)	25'	25'
MIN. PARKING STALLS	§ 205-100-A	105 SPACES**	105 SPACES**
MIN. ADA PARKING	2010 ADA STANDARDS	6 ADA SPACES (1 VAN)	6 ADA SPACES (2 VAN)
ELECTRIC VEHICLE CHARGING STATIONS	§ 205-32	5 EV SPACES & 7 BANKED EV SPACES	8 EV SPACES & 4 BANKED EV SPACES

\* 1 FOR EVERY BUILDING HAVING THEREOF OVER 6,000 SF OF GFA

\*\* REQUIRED PARKING CALCULATION:  
WAREHOUSE = 1 SPACE PER 2,500 SF OF GFA  
(184,312 SF) / (1 SPACE/2,500 SF) = 73.72 OR 74 PARKING STALLS  
OFFICE = 1 SPACE PER 250 SF OF GFA  
(7,591 SF) / (1 SPACE/250 SF) = 30.36 OR 31 PARKING STALLS  
TOTAL REQUIRED PARKING = 74 SPACES (WAREHOUSE) + 31 SPACES (OFFICE) = 105 PARKING STALLS  
156 SPACES + (5 EV SPACES x 2) = 166 SPACES

3% OF TOTAL PROPOSED SPACES ARE TO BE FOR EV RECHARGE (161% = 4.83 REQUIRED; 8 PROPOSED)  
PLUS AN ADDITIONAL 4% OF TOTAL PROPOSED SPACES ARE TO BE BANKED FOR EV RECHARGE  
(161% + 6.44 REQUIRED; 4 PROPOSED. ADDITIONAL SPACES ARE PROPOSED TO BE CONSTRUCTED RATHER THAN BANKED AT THIS TIME) FOR A TOTAL OF 7% EV RECHARGE PARKING.

\*\*\* EACH EVCS SPACE SHALL COUNT AS TWO REQUIRED PARKING SPACES FOR PURPOSES OF ZONING COMPLIANCE.

SIGNAGE REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
MAX. NUMBER OF FACADE SIGN	§ 205-105-G	EACH INDUSTRY NOT EXCEEDING TWO STORIES IN HEIGHT MAY HAVE ONE OR MORE EXTERIOR SIGNS IDENTIFYING THE NAMES OF TENANTS OR USES OCCUPYING THE BUILDING.	2 FACADE SIGNS
MAX. FACADE SIGN AREA	§ 205-105-G	2,261 SF TOTAL	600 SF TOTAL (2 x 300 SF SIGNS)
MAX. FACADE SIGN PROJECTION FROM BUILDING FACE	§ 205-102-K	12"	<12"
MAX. FACADE SIGN HEIGHT	§ 205-102-C	MUST NOT EXTEND ABOVE THE HEIGHT OF THE VERTICAL WALL OR CORNICE	SIGN DOES NOT EXTEND ABOVE THE VERTICAL WALL OR CORNICE
MAX. NUMBER OF FREESTANDING SIGNS	§ 205-105-H	2 FREESTANDING SIGNS	2 FREESTANDING SIGNS
MAX. FREESTANDING SIGN AREA**	§ 205-105-H	150 SF TOTAL (75 SF PER SIGN)	150 SF TOTAL (75 SF PER SIGN)
MAX. FREESTAND SIGN SETBACK FROM ANY PROPERTY LINE	§ 205-102-C	20'	20'
MAX. FREESTANDING SIGN HEIGHT***	§ 205-102-C	20'	20'

\* FACADE SIGNS MUST NOT EXCEED 10% OF THE FRONT FACADE AREA OF THE BUILDING.  
22,618 SF FRONT FACADE AREA X 10% = 2,261 SF ALLOWABLE SIGN AREA

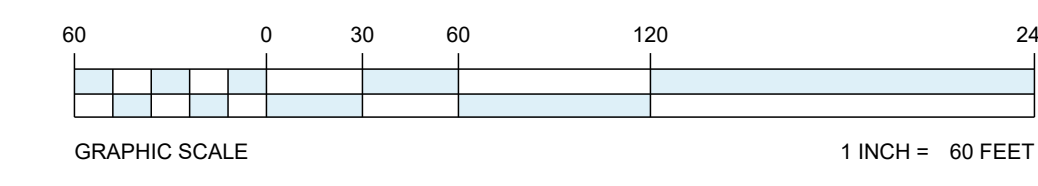
\*\* SIGN AREA SHALL INCLUDE EVERY PART OF THE SIGN, INCLUDING MOLDINGS, FAMES, POST, PYLONS, OR OTHER SUPPORTING MEMBERS, WHERE THE FACE OF A SIGN HAS OPENINGS OR IS OF IRREGULAR SHAPE, THE AREA OF THE SIGN EXCLUSIVE OF SUPPORTING MEMBERS, SHALL BE CONSIDERED AS THE TOTAL AREA OF THE SMALLEST RECTANGLE THAT CAN ENCLOSE THE SIGN.

\*\*\* NO SIGN IN EXCESS OF 3' IN HEIGHT IS PERMITTED WITHIN THE SIGHT TRIANGLE

\*\*\*\* FACADE SIGNS & FREESTANDING SIGNS PERMITTED FOR INDUSTRIAL BUILDINGS MAY BE INTERNALLY ILLUMINATED.

ZONING NOTES	
§ 205-18 SOLID WASTE; IF STORED OUTDOORS, SHALL BE PLACED IN METAL OR PLASTIC RECEPTACLES WITH TIGHT-FITTING COVERS. SUCH RECEPTACLES SHALL NOT BE STORED OR PLACED WITHIN ANY FRONT YARD AREA. SUCH RECEPTACLES MAY BE STORED IN EITHER THE REAR OR THE SIDE YARD AREA. THEY SHALL BE COMPLETELY SCREENED FROM VIEW OF ADJOINING PROPERTY AND STREET AREAS WITH PLANTING OR FENCING. COMPLIES, TRASH ENCLOSURE WITHIN THE REAR YARD AND SCREENED WITH LANDSCAPE.	
§ 205-23 FOR THE PURPOSES OF CALCULATING THE AVERAGE SETBACK OF A BUILDING, OVERHANG EAVES AND CORNICES SHALL ALWAYS BE EXCLUDED, BUT PORCHES AND CLOSED PORCHES SHALL BE INCLUDED AS PART OF THE BUILDING. BUT STEPS ON THE SIDE OF THE BUILDING SHALL ALWAYS BE INCLUDED AS PART OF THE BUILDING. STEPS ON THE SIDE OF THE BUILDING INCLUDED IN BUILDING SETBACK CALCULATIONS.	
§ 205-28 ALL UTILITY LINES AND ACCESSORY APPURTENANCES, INCLUDING BUT NOT LIMITED TO ELECTRIC DISTRIBUTION, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, SHALL BE INSTALLED UNDERGROUND WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHTS-OF-WAY. COMPLIES, ALL PROPOSED UTILITY LINES ARE UNDERGROUND AND WITHIN EASEMENTS.	

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



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REVISIONS				
REV	DATE	COMMENT	REV. PER TWP. COMPLETENESS	CHECKED BY
1	08/25/2021			APR AS



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PROJECT No.: J200616  
DRAWN BY: APR  
CHECKED BY: AS/BAB  
DATE: 08/11/2021  
CAD ID: J200616-MCR-0A

PROJECT:

**PRELIMINARY & FINAL SITE PLAN**  
FOR

**180 US HWY 1, LLC**

**PROPOSED WAREHOUSE FACILITY**  
180 US HIGHWAY ROUTE 1  
BLOCK 148; LOTS 34, 35.01 & 36  
TOWNSHIP OF NORTH BRUNSWICK  
MIDDLESEX COUNTY, NEW JERSEY  
I-2 ZONE; TAX MAP SHEET #32

**BOHLER**  
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DELAWARE LICENSE NO. 17111  
OHIO LICENSE NO. 78297

SHEET TITLE:

**OVERALL SITE LAYOUT PLAN**

SHEET NUMBER:

**C-300**

REVISION 1 - 08/25/2021

**EXHIBIT**  
PREPARED BY: DD  
DATED: 10/12/2021

C:\02012\2006 REDRAWINGS\CURRENT EXHIBITS\M-COLOR\200616-MCR-0A---LAYOUT\_C-300 SITE