

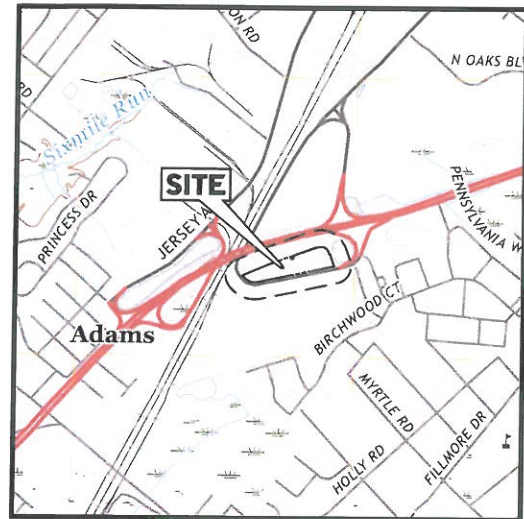
AMENDED SITE PLAN

FOR
CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER, LLC



SITE IMPROVEMENTS

MAP: 31 | BLOCK: 143.13 | LOT: 1
1601 LIVINGSTON AVENUE (NJSH 26)
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE



USGS MAP
SCALE: 1" = 1,000'
SOURCE: U.S. GEOLOGICAL SURVEY



KEY MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
ARCHITECTURE
LANDSCAPE ARCHITECTURE
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REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT: **AMENDED SITE PLAN**
FOR
CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER, LLC
SITEX GROUP PROPOSED SITE IMPROVEMENTS
MAP: 31 | BLOCK: 143.13 | LOT: 1
1601 LIVINGSTON AVENUE (NJSH 26)
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE

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BOHLER ENGINEERING, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 658-4330
Fax: (908) 754-4401
www.BohlerEngineering.com

B.S. CROWDER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52283
PENNSYLVANIA LICENSE No. 086784
NEW YORK LICENSE No. 100602

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-01
ORG. DATE - 11/14/2022

SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-01
SITE PLAN	C-02
SPRINTER VAN TURNING PLAN	C-03
FIRE TRUCK TURNING PLAN	C-04
ALTA/NRPS LAND TITLE SURVEY (BY CONTROL POINT ASSOCIATES, INC.)	1 OF 1

APPROVAL BLOCK
TOWNSHIP OF NORTH BRUNSWICK ZONING BOARD APPROVAL
APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY.
BOARD CHAIRPERSON: _____ DATE: _____

OWNER CERTIFICATION
I CERTIFY THAT I AM THE OWNER OF BLOCK 143.13 LOT 1 AND CONSENT TO THE FILING OF THE APPLICATION.
4/29/2022
OWNER: _____ DATE: _____

APPLICANT/OWNER INFO
CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER, LLC
10 W FOREST AVENUE
ENGLEWOOD, NJ 07631

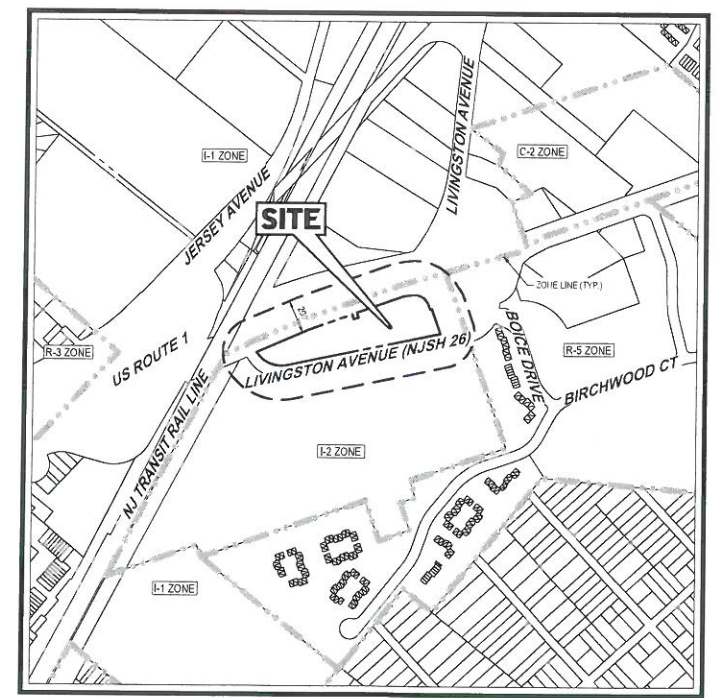
PROPERTY OWNERS LIST
WITHIN 200' RADIUS
CERTIFIED BY ANDREW ALECKEV, ADMINISTRATIVE OFFICER,
TOWNSHIP OF NORTH BRUNSWICK, DATED APRIL 25, 2022

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
143.01	7.01	AMTRAK 1438 MARKET STREET PHILADELPHIA, PA 19103	143	13.13	ROUTE 1 HOLDINGS C/O BOYD ASSOCIATION 53 20th AVENUE BRIDGEVIEW, NJ 11215
143	17.01	CONSOLIDATED RAIL CORP PO BOX 4188 PHILADELPHIA, PA 19101	143	18.1301	ROUTE 1 HOLDINGS C/O BOYD ASSOCIATION 53 20th AVENUE BRIDGEVIEW, NJ 11215
143	18.11	HEARTWOOD @ NJ BRUNSWICK CROSSING BIRCHWOOD COURT NORTH BRUNSWICK, NJ 08901			

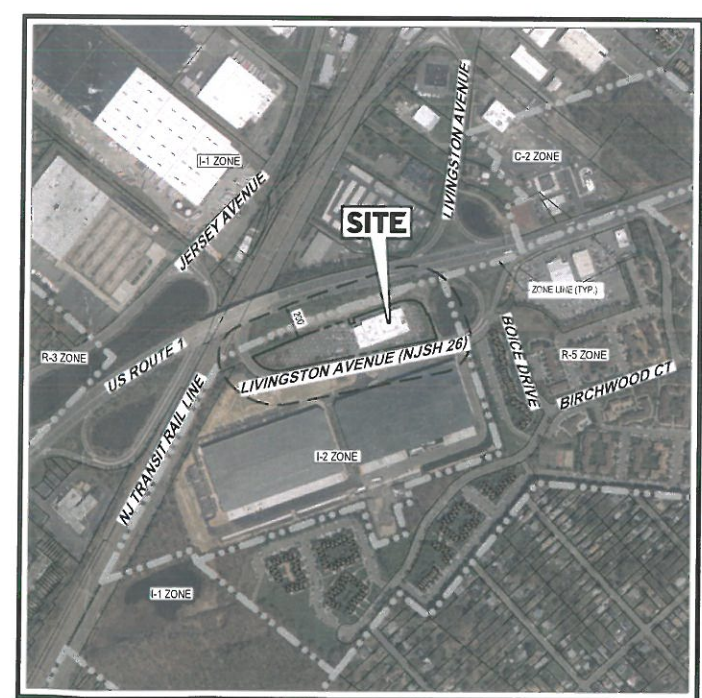
ALSO TO BE NOTIFIED:

MIDDLESEX COUNTY PLANNING BOARD COUNTY ADMINISTRATION BUILDING 5TH FLOOR 75 BAYARD STREET NEW BRUNSWICK, NJ 08901	NORTH BRUNSWICK TOWNSHIP 718 HERMAN ROAD NORTH BRUNSWICK, NJ 08902 ATTN: TOWNSHIP CLERK
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER-CORPORATE PROPERTIES 88 PARK PLACE, 708 NEWARK, NJ 07102	NEWARK NJ STATE TAX ADMINISTRATION RADIO STREET - ROOM 302 NEWARK, NJ 07102
CHRYSLER GROUP FINANCIAL VALLEY 275 CONTINENTAL AVENUE 2A 8605 PRINCETON, NJ 08542-6425 ATTN: ANDREW PRINDLER	ESSEX COUNTY TRANSITATION STATE OF NEW JERSEY 100 PARKWAY
CONSTRUCTION DEPARTMENT MR. TIM ALLEN 723-2 BOSTON TOWNSHIP CORP. 591 COLLEGE STREET YOUTH PLAINFIELD, NJ 07068	BUNGO PIPELINE L.P. RIGHT OF WAY NOTIFIED CONTACT P.O. BOX 1000 BRIDGEVIEW, PA 19004

APPLICANT/OWNER INFO
CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER, LLC
10 W FOREST AVENUE
ENGLEWOOD, NJ 07631



TAX MAP
SCALE: 1" = 500'
SOURCE: GIS PARCEL DATA MAPS



AERIAL MAP
SCALE: 1" = 500'
SOURCE: NJGIN INFORMATION NETWORK

PREPARED BY
BOHLER



ZONING TABLE				
USE: MAINTENANCE AND STORAGE OF VEHICLES USED IN CONNECTION WITH AN OFF-SITE LOGISTICS FACILITY (NOT PERMITTED)				
ZONE: S1				
BLOCK 143.13 LOT 1				
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	S 205-6.1	3 AC	1,174.5 AC (266,667 SF)	NO CHANGE
MIN. LOT WIDTH	S 205-6.1	350'	±1,158 SF	NO CHANGE
MIN. LOT DEPTH	S 205-6.1	150'	±1,130 SF	NO CHANGE
MIN. FRONT YARD	S 205-6.1	50' (LIVINGSTON AVE) 100' (US ROUTE 1)	±52.3' (LIVINGSTON AVE) (E) ±74.9' (US ROUTE 1) (E)	NO CHANGE (E)
MIN. SIDE YARD	S 205-6.1	30' (ONE) 40' (327H)	±138.7'	NO CHANGE
MIN. REAR YARD	S 159-6.1	75'	N/A	NO CHANGE
MAX. BUILDING HEIGHT	S 205-6.1	3 STOREYS 40'	2 STOREYS ±31.23'	NO CHANGE
MAX. BUILDING COVERAGE	S 205-6.1	40%	±20.1%	NO CHANGE
MAX. IMPERVIOUS COVERAGE	S 205-6.1	80%	±72.0%	NO CHANGE

KEY: E = EXISTING N = NONCONFORMITY (E) W = VARIANCE (W) (E) (W) (E) (W) (E)

PARKING REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. STALL SIZE	9' X 18'	15' X 15' (E) 15' X 18' (E) 15' X 18'	11' X 22' (E) 15' X 12' (E) PROPOSED
MIN. AISLE WIDTH	25'	25'	±26.8'
LOADING REQUIREMENTS	1	31	NO CHANGE
MIN. LOADING SIZE	12' W X 35' L X 14' H	12' W X 26' L	NO CHANGE
MIN. NUMBER OF STALLS	77 SPACES	184 COMPACT DOUBLE STACKED SPACES 29 REGULAR SPACES	148 COMPACT SPACES 229 REGULAR SPACES 198 SPRINTER VAN SPACES

(REQUIRED PARKING FOR MOTOR VEHICLE SERVICE STATION (SIMILAR USE) = 1 SPACE PER SERVICE BAY + 1 SPACE PER EMPLOYEE WITH A MINIMUM OF 7 SPACES PER EMPLOYEE)

- ### SITE LAYOUT NOTES
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN SPECIFIC NOTES.
 - PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES AS NECESSARY, AS INDICATED ON THIS APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT EROSION AND LOGS DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
 - ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARD OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
 - THE LOCATION OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD STRIPING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
 - ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSIONED TO A PROPERTY LINE. TAKE OUT LOCATIONS OF UTILITY LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
 - WHEN APPLICABLE, OWNER OPERATOR MUST FILE THE 40 FOR SPCC PERMITS AT AN APPROPRIATE AND/OR REQUIRED APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES INCLUDING STORMWATER POLLUTION PREVENTION PLAN PER N.J.A.C. REQUIREMENTS. THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
 - ALL VIGORATED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
 - THE CONTRACTOR MUST REPAIR OR REPLACE AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES, WHETHER SPECIFIED ON THIS PLAN OR NOT.

SITE IMPROVEMENT NOTE

THE PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN ARE LIMITED TO THE PARKING LOT STRIPING IMPROVEMENTS ONLY. ALL OTHER EXISTING CONDITIONS ARE TO REMAIN UNCHANGED. THESE CONDITIONS ARE NOT PART OF THE ENGINEER OF RECORD'S SCOPE OF WORK AND ARE NOT PART OF THE SITE DESIGN.

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PROJECT NO.: J211087
DRAWN BY: AWS / AT
CHECKED BY: NHA / BC
DATE: 10/29/2022
CAD I.D.: J211087-SITE-02

PRELIMINARY AND FINAL SITE PLAN
FOR
CRP/SG 1601
LIVINGSTON
INDUSTRIAL OWNER, LLC

SITEX GROUP
PROPOSED
SITE IMPROVEMENTS

MAP: 31 | BLOCK: 143.13 | LOT: 1
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TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE

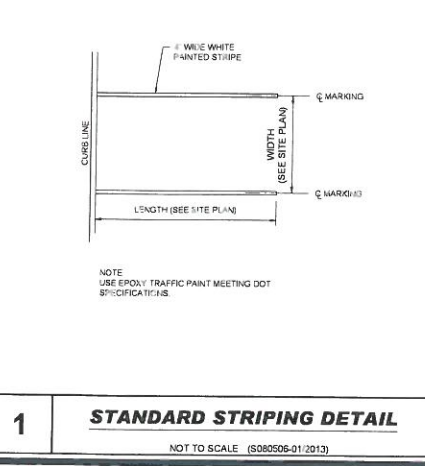
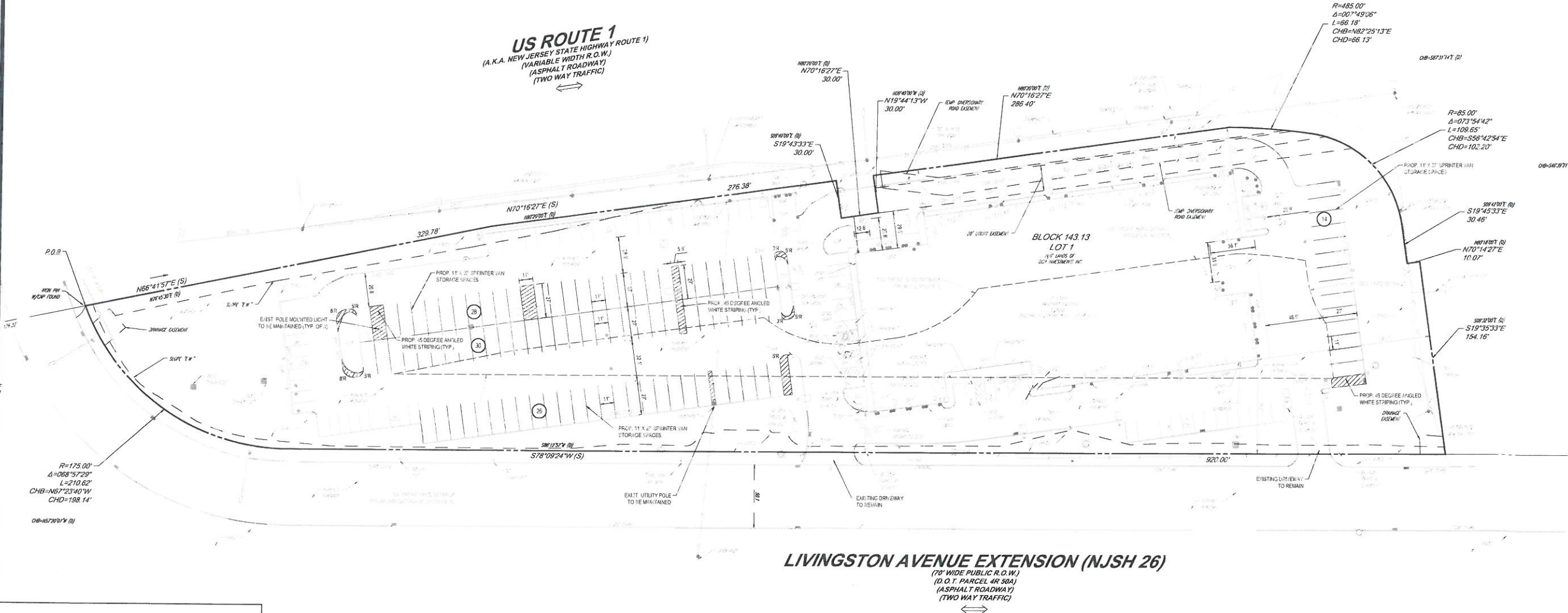
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BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
PHONE: (908) 658-5330
FAX: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24G3318170 & M0801-2

B.S. CROWDER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52283
PENNSYLVANIA LICENSE NO. 098764
NEW YORK LICENSE NO. 110992

SHEET TITLE:
SITE PLAN

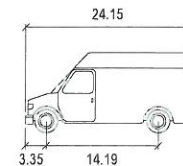
SHEET NUMBER:
C-02

ORG. DATE - 10/29/2022

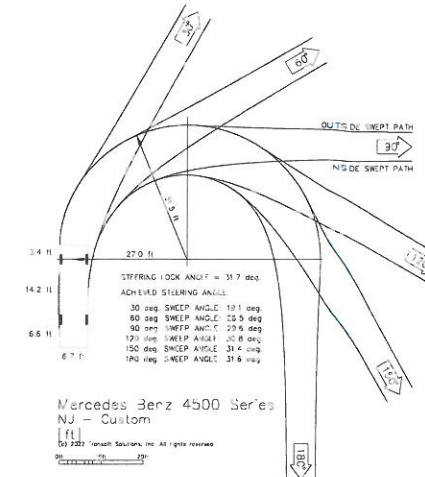


THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

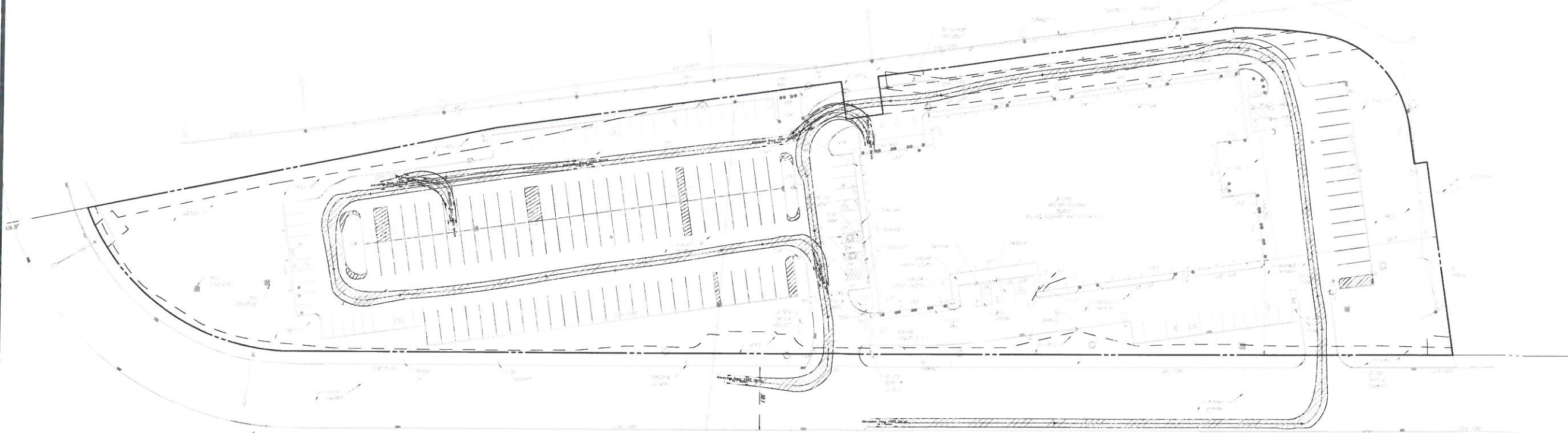




Mercedes Benz 4500 Series
feet
Width : 6.67
Track : 6.67
Lock to Lock Time : 6.0
Steering Angle : 31.7



US ROUTE 1
(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 1)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



LIVINGSTON AVENUE EXTENSION (NJSH 26)
(70' WIDE PUBLIC R.O.W.)
(D.O.T. PARCEL 4R 50A)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

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PROJECT No.: J211097
DRAWN BY: AWS / AT
CHECKED BY: NWA / BC
DATE: 10/28/2022
CAD L.D.: J211097-TRUCK-02

PRELIMINARY AND FINAL SITE PLAN
FOR
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LIVINGSTON
INDUSTRIAL OWNER, LLC
SITEX GROUP
PROPOSED
SITE IMPROVEMENTS
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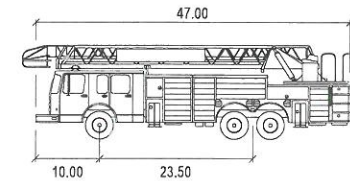
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Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24503281700 & 9602012

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52263
PENNSYLVANIA LICENSE No. 088764
NEW YORK LICENSE No. 109692

SHEET TITLE:
SPRINTER VAN TURNING PLAN
SHEET NUMBER:
C-03
ORG. DATE - 10/28/2022

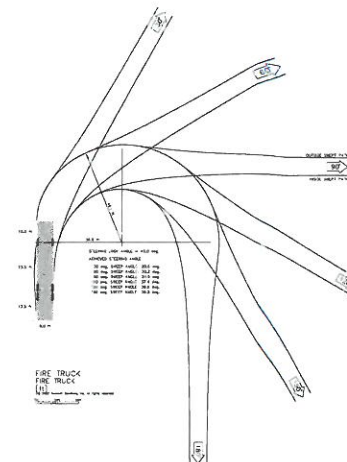


DATE PLOTTED: 11/01/2022 10:58:11 AM BY: JAW/AT



FIRE TRUCK

- Width : 8.00
- Track : 8.00
- Lock to Lock Time : 6.0
- Steering Angle : 40.0



US ROUTE 1
 (A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 1)
 (VARIABLE WIDTH R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)

LIVINGSTON AVENUE EXTENSION (NJSH 26)
 (70' WIDE PUBLIC R.O.W.)
 (D.O.T. PARCEL 4R 50A)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)

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 CHECKED BY: NHA / BC
 DATE: 10/28/2022
 CAD L.D.: J211097-TRUCK-02

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LIVINGSTON
INDUSTRIAL OWNER, LLC

SITEX GROUP
 PROPOSED
 SITE IMPROVEMENTS

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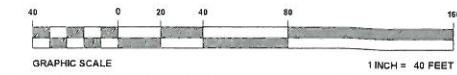
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NJ CERT. OF AUTHORIZATION: NCE-141416-1700 & WH020122

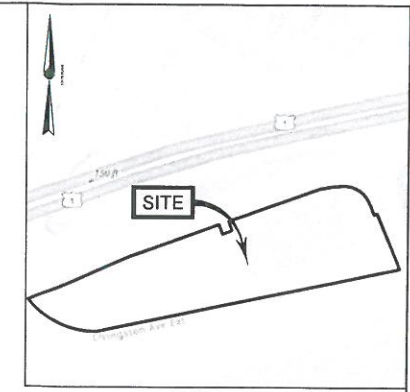
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SHEET TITLE:
FIRE TRUCK TURNING PLAN

SHEET NUMBER:
C-04

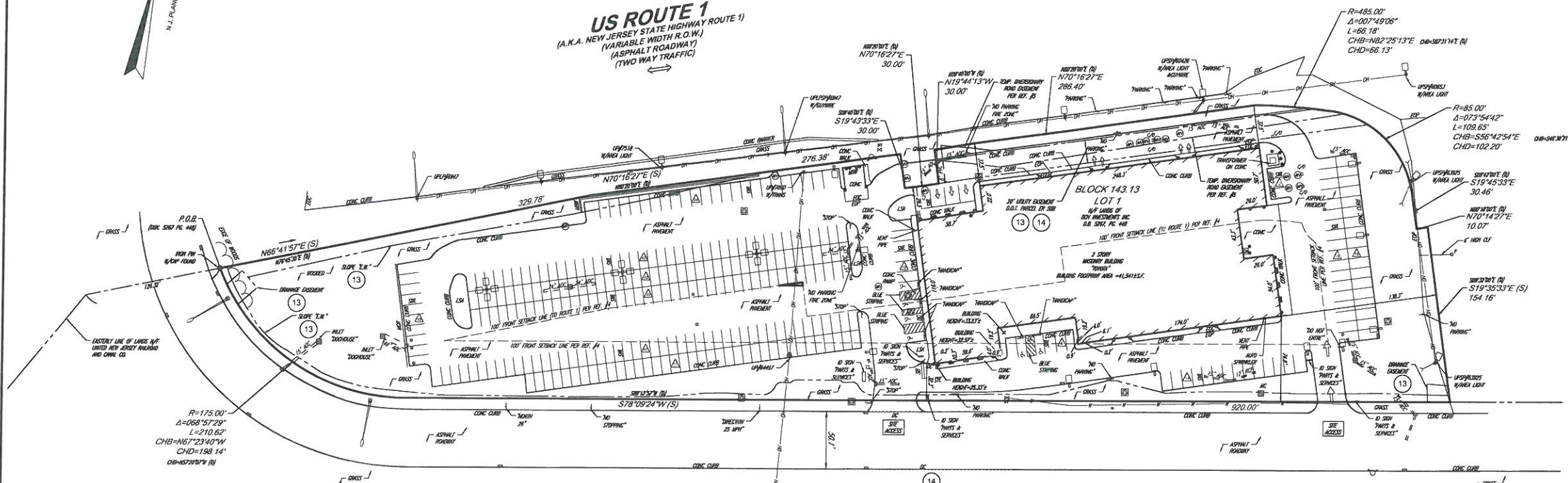
ORG. DATE - 10/28/2022





US ROUTE 1
(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 1)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

LIVINGSTON AVENUE EXTENSION
(70' WIDE PUBLIC R.O.W.)
(D.I.T. PARCELS 4R 50A)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



LEGEND

—○—	OVERHEAD WIRES	△	PARKING SPACE COUNT
—#—	APPROX. LOC. UNDERGROUND WATER LINE	○	CHAIN LINK FENCE
W	WATER VALVE	OC	DEPRESSED CURB
—	DEPRESSED CURB	EC	EDGE OF CONC.
⊕	HYDRANT	EP	EDGE OF PAVEMENT
⊕	GAS METER	LP	LANDSCAPED AREA
⊕	SPRINKLER	MP	MASONRY BLOCK WALL
⊕	UNKNOWN MANHOLE	MC	METAL COVER
⊕	CATCH BASINS	SW	SOLID WHITE LINE
⊕	CLEAN OUT	SY	SOLID YELLOW LINE
⊕	UTILITY POLE	HT	HEIGHT
⊕	UTILITY POLE/LIGHT POLE/PANEL	SB	STOP BAR
⊕	GUY WIRE	AC	HANDICAP
⊕	STREET LIGHT	BC	BUILDING
⊕	PAINTED ARROWS	BF	BUILDING FOOTPRINT AREA
⊕	METAL GUIDE RAIL	BN	MONUMENT
⊕	BOLLARD	ND	UNKNOWN TERMINUS
⊕	AREA LIGHT	NS	SIGN
⊕	METAL COVERS	(S)	SURVEY DIMENSION
		(D)	DEED DIMENSION

- NOTES:**
- PROPERTY KNOWN AS LOT 1, BLOCK 143.13, AS SHOWN ON THE OFFICIAL TAX MAP OF TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY.
 - AREA = 208.887 SQUARE FEET OR 4.748 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGON, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL, AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A COVENANT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NC5-1071888-0R1, WITH AN EFFECTIVE DATE OF 10-05-2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - RIGHTS GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 1677, PAGE 248 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS, DEED BOOK 1818, PAGE 334 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS AND DEED BOOK 3581, PAGE 218 - NOT ON SUBJECT PROPERTY
 - RIGHT OF WAY AND EASEMENT AGREEMENT AS CONTAINED IN DEED BOOK 2461, PAGE 871 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS, DEED BOOK 2480, PAGE 51, DEED BOOK 2532, PAGE 1148 - NOT ON SUBJECT PROPERTY, AND DEED BOOK 2731, PAGE 224 - NOT ON SUBJECT PROPERTY
 - COVENANTS AS CONTAINED IN DEED BOOK 4308, PAGE 160 - IT IS NOT ON, DOES NOT TOUCH, THE SURVEYED PROPERTY
 - SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF MIDDLESEX COUNTY, NEW JERSEY IN FILED MAP NO. 772 FILE 1601, SHOWN HEREON
 - SLOPE RIGHTS, DRAINAGE RIGHTS AND RESERVATIONS AS CONTAINED IN DEED BOOK 958, PAGE 34 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT, REFERENCE MAP NOT PROVIDED, DEED BOOK 948, PAGE 148 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT, REFERENCE MAP NOT PROVIDED, DEED BOOK 244 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT, REFERENCE MAP NOT PROVIDED, DEED BOOK 4204, PAGE 488 - PARCELS 4R 50A & 4R 50B, SHOWN HEREON, AND DEED BOOK 4204, PAGE 827 - PARCELS 4R 50A & 4R 50B SHOWN HEREON
 - NURSE ADMINISTRATIVE CONSENT ORDER AS CONTAINED IN DEED BOOK 3876, PAGE 838 - BLANKET ENVIRONMENTAL RESTRICTIONS
 - NURSE REMEDIATION DEED NOTICES AS CONTAINED IN DEED BOOK 4883, PAGE 352 AND DEED BOOK 5029, PAGE 52 - ENVIRONMENTAL RESTRICTIONS ADDRESS LOT 11.13, BLOCK 143
 - STORMWATER MAINTENANCE AGREEMENT AS CONTAINED IN DEED BOOK 5732, PAGE 52 - BLANKET IN NATURE
 - CONSERVATION AND MAINTENANCE AGREEMENT AS CONTAINED IN DEED BOOK 5759, PAGE 883 - BLANKET IN NATURE
 - EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE (BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.)
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
 - PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY THE SURVEYOR THAT MEETS THE AMOUNT REQUIRED BY CLIENT.
 - A WRITTEN WARNING AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2020, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13-10-4.1 (g)
 - ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR AT THIS TIME.

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1 THERE DISTANT EASTERLY 126.32 FEET FROM THE INTERSECTION OF THE SAME WITH THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE UNITED NEW JERSEY RAILROAD AND CANAL COMPANY; THENCE

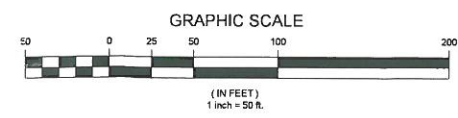
- ALONG SAID LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1 NORTH 75 DEGREES 45 MINUTES 30 SECONDS EAST 329.74 FEET TO AN ANGLE IN THE SAME, THENCE
- STILL ALONG THE SAME NORTH 80 DEGREES 20 MINUTES EAST 276.38 FEET TO LANDS NOW OR FORMERLY OF THE TOWNSHIP OF NORTH BRUNSWICK, THENCE
- ALONG SAID LANDS SOUTH 9 DEGREES 40 MINUTES EAST 30 FEET TO AN ANGLE IN THE SAME, THENCE
- STILL ALONG THE SAME NORTH 80 DEGREES 20 MINUTES EAST 30.00 FEET TO AN ANGLE IN THE SAME, THENCE
- STILL ALONG THE SAME NORTH 9 DEGREES 40 MINUTES WEST 30.00 FEET TO THE AFOREMENTIONED LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1, THENCE
- ALONG SAID LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1 NORTH 80 DEGREES 20 MINUTES EAST 286.40 FEET TO A POINT OF CURVE IN THE SAME, THENCE
- STILL ALONG THE SAME EASTERLY ON THE ARC OF A CURVE, CURVING TO THE RIGHT WITH A RADIUS OF 485.00 FEET FOR AN ARC DISTANCE OF 88.18 FEET TO A POINT OF COMPOUND CURVE IN THE SAME, THENCE
- STILL ALONG THE SAME SOUTHEASTERLY ON THE ARC OF A CURVE, CURVING TO THE RIGHT WITH A RADIUS OF 85.00 FEET FOR AN ARC DISTANCE OF 109.85 FEET TO A POINT OF TANGENCY IN THE SAME, THENCE
- STILL ALONG THE SAME SOUTH 9 DEGREES 42 MINUTES EAST 30.46 FEET TO AN ANGLE IN THE SAME, THENCE
- STILL ALONG THE SAME NORTH 80 DEGREES 18 MINUTES EAST 10.07 FEET, THENCE
- SOUTH 9 DEGREES 32 MINUTES EAST 153.91 FEET TO THE NORTHERLY SIDE OF LIVINGSTON AVENUE EXTENSION, THENCE
- ALONG SAID LINE OF LIVINGSTON AVENUE EXTENSION NORTH 88 DEGREES 11 MINUTES 42 SECONDS WEST 919.59 FEET TO A POINT OF CURVE IN THE SAME, THENCE
- STILL ALONG THE SAME NORTHWESTERLY ON THE ARC OF A CURVE, CURVING TO THE RIGHT WITH A RADIUS OF 175.00 FEET FOR AN ARC DISTANCE OF 219.80 FEET TO THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1 AND THE POINT OF BEGINNING.

NOTE: FOR INFORMATION ONLY BEING LOTS 1, BLOCK 143.13, TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NC5-1071888-0R1, WITH AN EFFECTIVE DATE OF OCTOBER 6, 2021.

PARKING SPACE COUNT

REGULAR SPACES	307
HANDICAP SPACES	6
TOTAL SPACES	313



- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, SHEET #01.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 128 OF 288", MAP NUMBER 34023C128P, EFFECTIVE DATE JULY 6, 2010.
 - MAP ENTITLED "AS-BUILT SURVEY, W/ TOPOGRAPHY, TOYOTA DEALER, LOT 1, BLOCK 143.13, LIVINGSTON AVENUE AND ROUTE 1 SOUTH, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY DPK CONSULTING, L.L.C., DATED 10-11-2007.
 - MAP ENTITLED "PRELIMINARY AND FINAL SITE PLANS, SITE PLAN FOR DCH AUTO GROUP, TAX MAP LOT 1, BLOCK 143.13, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY K2 ASSOCIATES, KENDERIAN ZILINSKI, DATED 08-16-04 AND LAST REVISED 04-08-05 AS REVISION #4.
 - FILED MAP "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE U.S.A. (1953) SECTION 5, OSANS ROAD TO ROUTE 26, PARCELS 4R50A & 4R50B, TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, DATED MARCH 11, 1994, RECORDED IN BK 4204 PG 887 DECEMBER 16, 1994 AS MAP #772-1801.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/TIPPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA ENGINEERS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17 & 19 - OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-03-2021.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH A GABER IMPRESSION SEAL

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #240504322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #240427936600

01-24-2022
DATE

FIELD DATE	11-03-2021	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	148	BLOCK 143.13, LOT 1
FIELD BOOK PG.	21-38	1601 LIVINGSTON AVENUE
FIELD CREW	K.R.J.B.	NORTH BRUNSWICK TOWNSHIP,
DRAWN	PRV	MIDDLESEX COUNTY, STATE OF NEW JERSEY
REVIEWED	K.V.G.	
APPROVED	J.D.S.	
DATE	01-24-2022	
SCALE	1" = 50'	
FILE NO.	01-210464-00	
DWG. NO.	1 OF 1	

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THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCALATORS DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.