# SITE PLAN

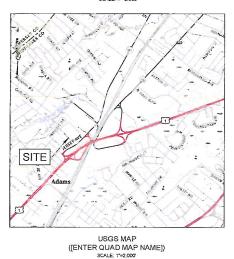
## **FOR** 1735 JERSEY AVENUE PROPERTY, LLC

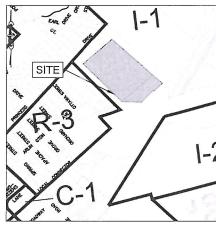
1735 JERSEY AVENUE, NORTH BRUNSWICK, NJ 08902

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Sheel Number	Sheet Title				
C-000	COVER SHEET				
C-050	EXISTING CONDITIONS AND DEMOLITION PLAN				
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L-100	LANDSCAPE PLAN				

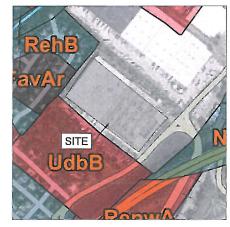
	ZONING TA	ABLE	
LOT#	BLOCK 17 LOT #98.01		
ZONE	I1 - INDUSTRIAL		
	REQUIRED	PROVIDED	
LOT AREA	2 ACRES	16.57 ACRES (721,827 SF)	
LOT DEPTH	300 FT	998.85 FT	
LOT WIDTH	250 FT	739,47 FT	
PARKING	195 SPACES REQUIRED: 343,749 SF WAREHOUSE: 1 SPACE EVERY 2,500 FT = 138 SPACES 17,000 SF OFFICE: 3.3 SPACES EVERY 1,000 FT = 57 SPACES	161 SPACES (A PARKING VARIANCE WILL BE REQUIRED)	
TOTAL LOADING	7 SPACES	7 SPACES	
% TOTAL IMPERVIOUS	80.00%	72.81%	
% TOTAL BUILDING COVERAGE	40.00%	49.98% (EXISTING NONCONFORMITY)	
TOTAL BOTH SIDE YARDS	60 FT	259.1 FT	
FRONT YARD	60 FT	87.8 FT	
REAR YARD	60 FT	64.7 FT	
MAX BUILDING HEIGHT	40 FT	30 FT	







([MUNICIPALITY])



SOILS MAP (USGS SOILS MAP AERIAL IMAGERY)

#### PLAN REFERENCES

ALTA/NSPS LAND TITLE SURVEY PREPARED BY FIRST ORDER . LLC (DATED : 09/21/2022)

#### APPLICANT | OWNER | ENGINEER OF RECORD

1735 JERSEY AVENUE SUGEIDY@TFXNY.COM CONTACT: SUGEIDY PAULINO

1735 JERSEY AVE SUGEIDY@TFXNY.COM

KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH STREET, SUITE 3010 PHILADELPHIA, PA 19102 CONTACT: SUGEIDY PAULINO CONTACT: ANTHONY CAPCNIGRO , P.E.



Know what's below.

Call before you dig. CALL
NEW JERSEY ONE CALL CENTER
STATE OF NEW JERSEY
DIAL 811 OR 1-800-272-1000
FOR LOCATION OF UNDERGROUND UTILITIES

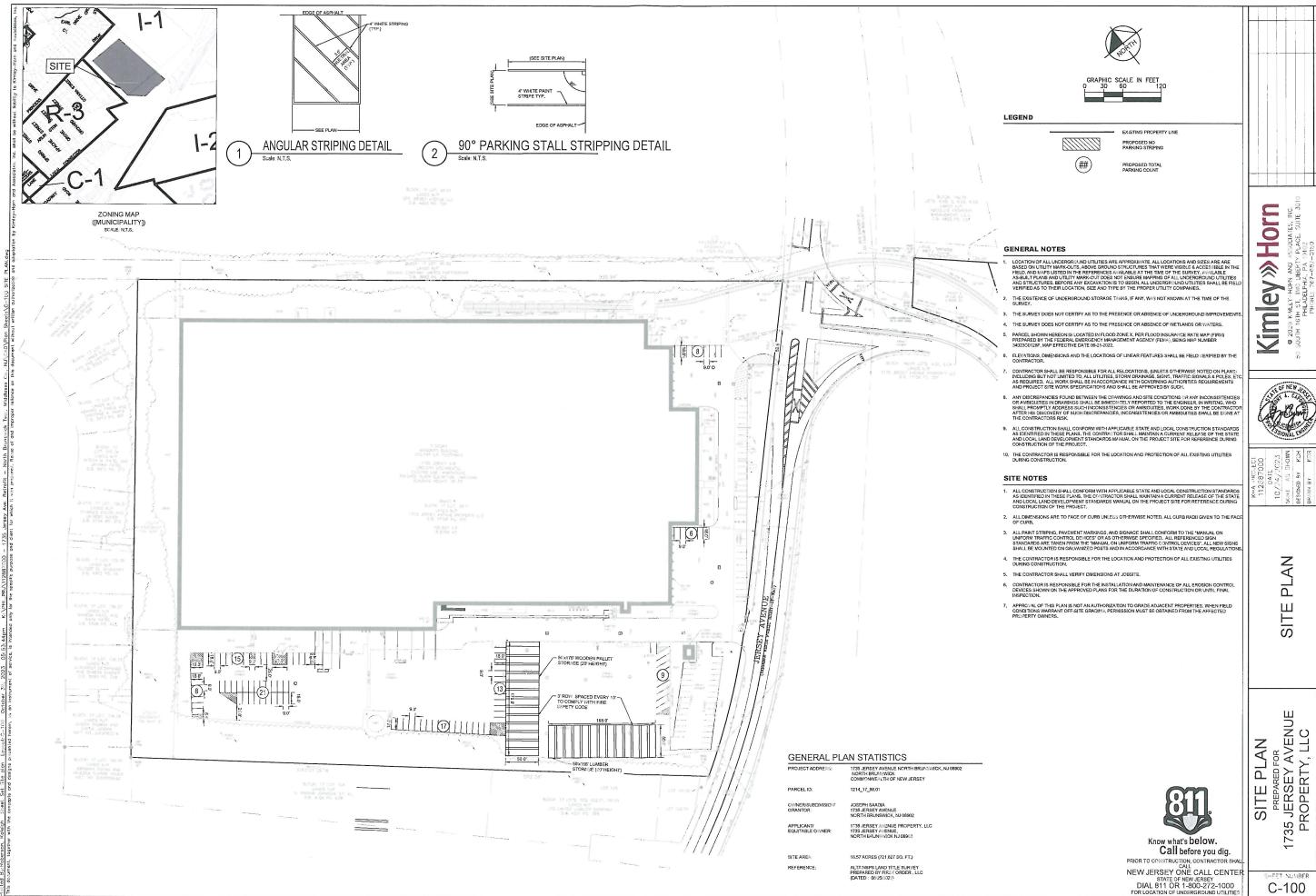
C-000

Horn

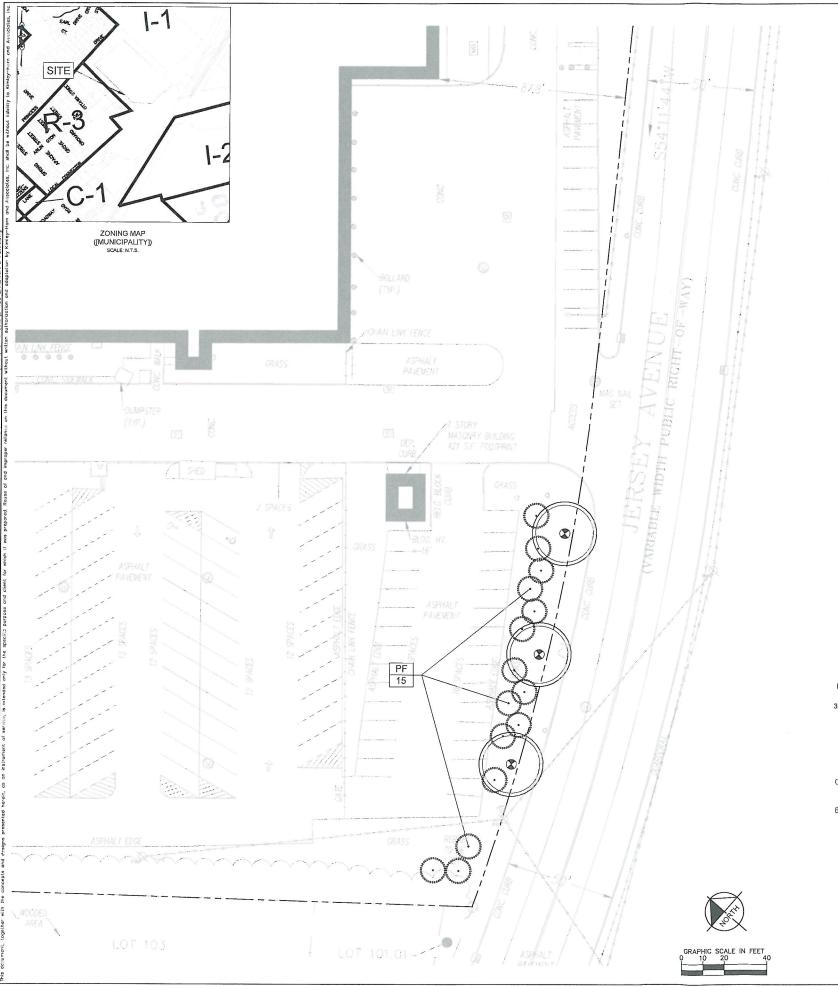


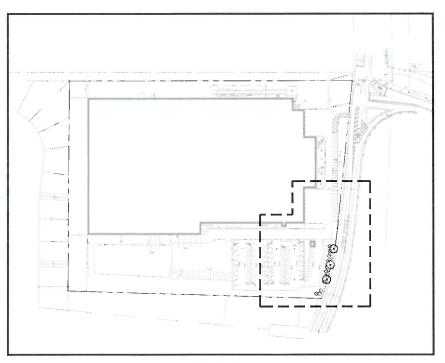
**COVER SHEET** 

PREPARED FOR 1735 JERSEY AVENUE PROPERTY, LLC SITE



C-100

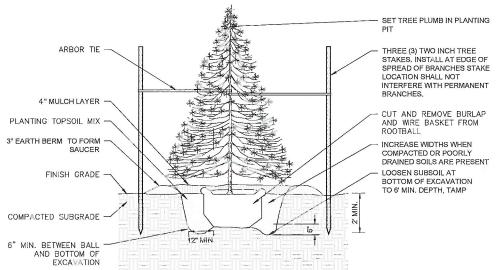




### **KEY MAP**

#### **GENERAL NOTES**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE AT PLANTING	<u>R00T</u>
	-XX-	3	 Existing Tree to Remain		_
60000000000000000000000000000000000000	PF	15	Pinus strobus `Fastigiata` Pyramidal White Pine	6` Ht.	B&B





**EVERGREEN TREE PLANTING** 



Know what's below. Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
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SITE PLAN PREPARED FOR 1735 JERSEY AVENUE PROPERTY, LLC

L-100

LANDSCAPE PLAN

Kimley » Horn