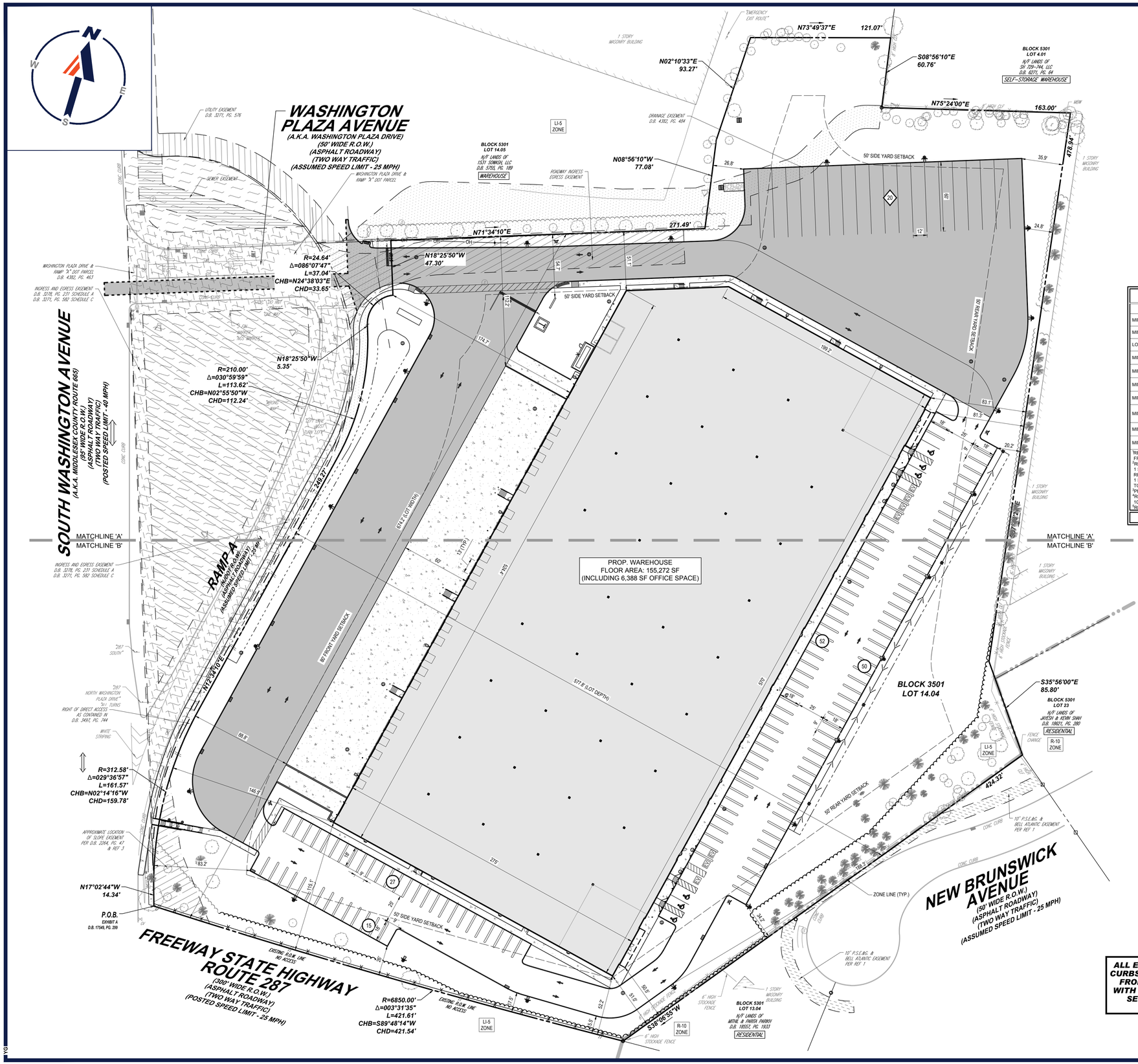

ZONING TABLE

ZONE: 1551 SOUTH WASHINGTON AVENUE REDEVELOPMENT AREA (LI-5 (LIGHT INDUSTRIAL) ZONE)
USE: WAREHOUSE (PERMITTED)
BLOCK: 5301 LOT: 14.04

APPLICANT/ OWNER INFORMATION

APPLICANT:	IDIL 1551 SOUTH WASHINGTON, LLC 1197 PEACHTREE ST NE #600 ATLANTA, GA 30361
PROPERTY OWNER:	IDIL 1551 SOUTH WASHINGTON, LLC 1197 PEACHTREE ST NE #600 ATLANTA, GA 30361

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	REDEVELOPMENT PLAN	200,000 SF	436,536 SF (10.021 AC.)	NO CHANGE
MIN. LOT WIDTH	REDEVELOPMENT PLAN	300'	674.2'	NO CHANGE
MIN. LOT DEPTH	REDEVELOPMENT PLAN	300'	577.8'	NO CHANGE
MIN. FRONT YARD	REDEVELOPMENT PLAN	80'	115.7'	146.5'
MIN. SIDE YARD	REDEVELOPMENT PLAN	50'	87.7'	51.1'
MIN. REAR YARD	REDEVELOPMENT PLAN	50'	250.2'	51.0' (BUILDING) 50.5' (CANOPY)
MAX. STRUCTURE HEIGHT	REDEVELOPMENT PLAN	55'	49.9'	51.1'[1]
MAX. IMPERVIOUS COVERAGE	REDEVELOPMENT PLAN	80% (349,229 SF)	78.6% (343,296 SF) (E)	75.0% (327,602 SF)
MAX. BUILDING COVERAGE	§ 21-501.1 ATTACHMENT 1	50% (218,268 SF)	11.4% (49,616 SF)	35.6% (155,272 SF)
MIN. FLOOR AREA	REDEVELOPMENT PLAN	100,000 SF	49,616 SF (E)	155,272 SF

KEY = (E) EXISTING NON-CONFORMITY | (V) VARIANCE REQUIRED

[1]BUILDING HEIGHT SHALL MEAN THE VERTICAL DIMENSION MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE AT THE POINT OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING.THE MEAN ELEVATION IN THE PROPOSED CONDITION IS CALCULATED TO BE 89.69'. 91.50 (FINISHED FLOOR ELEVATION) + 49.33' (HIGHEST POINT OF BUILDING) - 89.69 (MEAN ELEVATION) = 51.1'

PARKING REQUIREMENTS

ITEM	*CODE*	*PERMITTED*	*EXISTING*	*PROPOSED*
MIN. STALL SIZE	REDEVELOPMENT PLAN	9' X 18'	9' X 15.5' (E)	9' X 18'
MIN. AISLE WIDTH	REDEVELOPMENT PLAN	25'	21.9' (E)	25'
LOADING REQUIREMENTS	§ 24-702.6b.	8 SPACES[1]	1 SPACE (E)	24 SPACES
MIN. LOADING SIZE	REDEVELOPMENT PLAN	12'W X 60'L	13.8'W X 36.5'L (E) (OPEN ABOVE)	13'W X 60'L (OPEN ABOVE)
MIN. FRONT YARD SETBACK	REDEVELOPMENT PLAN	25' (PARKING) 25' (LOADING)	24.4' (PARKING) (E) 301.2' (LOADING)	83.2' (PARKING) 88.8' (LOADING)
MIN. SIDE YARD SETBACK	REDEVELOPMENT PLAN	5' (PARKING) 5' (LOADING)	3.5' (PARKING) (E) 238.8' (LOADING)	20.2' (PARKING) 112.2' (LOADING)
MIN. REAR YARD SETBACK	REDEVELOPMENT PLAN	20' (PARKING) 20' (LOADING)	NOT APPLICABLE	NOT APPLICABLE
MIN. NUMBER OF STALLS	REDEVELOPMENT PLAN	113 SPACES[2]	720 SPACES	144 SPACES EFFECTIVE SPACES: 151 SPACES[3]
MIN. NUMBER OF ADA STALLS	2010 ADA STANDARDS	6 SPACES[4]	21 SPACES	6 SPACES (INCLUDING 2 VAN SPACES)
MIN. ELECTRIC VEHICLE PARKING	MLUL S3223	4 SPACES[5]	0 SPACES	7 SPACES

[1]REQUIRED LOADING FOR WAREHOUSE USES:
FROM 50,000 TO 75,000 SF: 4 SPACES + 1 SPACE PER EACH ADDITIONAL 25,000 SF = 4 + 4 = 8 SPACES REQUIRED
[2]REQUIRED PARKING FOR WAREHOUSE USES:
1 SPACE PER 1,500 SF OF FLOOR AREA: 148,884 SF / 1,500 SF = 99.3 SPACES = 100 SPACES REQUIRED
REQUIRED PARKING FOR OFFICE USES:
1 SPACE PER 500 SF OF FLOOR AREA: 6,388 SF / 500 SF = 12.8 SPACES = 13 SPACES REQUIRED
TOTAL REQUIRED PARKING: 100 SPACES + 13 SPACES = 113 SPACES
[3]PER MLUL53223, ONE MAKE-READY EV SPACE MAY COUNT AS 2 PARKING SPACES FOR THE PURPOSE OF PARKING REQUIREMENTS.
[4]REQUIRED ADA STALLS:
101 TO 150 PROVIDED PARKING SPACES = 5 ADA SPACES REQUIRED (INCLUDING 1 VAN ACCESSIBLE SPACE)
[5]REQUIRED EV PARKING SPACES - 4 MAKE READY SPACES FOR 101-150 OFF-STREET SPACES PROVIDED

KEY = (E) EXISTING NON-CONFORMITY | (V) VARIANCE REQUIRED

ZONING NOTES

(Rev. 3/2022)

1. § 24-702.6b. LOADING SPACES SHALL NOT OCCUPY ANY PART OF ANY REQUIRED FRONT, SIDE, OR REAR YARD. **COMPLIES.**
2. § 24-702.2e.3. NO OFF-STREET PARKING SHALL BE LOCATED IN A MINIMUM REQUIRED FRONT YARD. **COMPLIES**
3. § 21-611. ALL YARDS FACING ON A PUBLIC STREET, EXCEPT FRONTAGE ON INTERSTATE 287, SHALL BE CONSIDERED FRONT YARDS AND SHALL CONFORM TO THE MINIMUM FRONT SETBACK REQUIREMENTS FOR THE ZONE IN WHICH LOCATED, NOTWITHSTANDING LOT FRONTAGE DEFINITION. **COMPLIES**
4. § 21-619.2. IN ANY INDUSTRIAL DISTRICT, NO WALL OR FENCE SHALL BE OVER SIX FEET IN HEIGHT, EXCEPT THAT A WALL OR FENCE BEHIND THE FRONT YARD SETBACK LINE SHALL BE PERMITTED UP TO EIGHT FEET IN HEIGHT. **COMPLIES, 6' HIGH FENCE PROVIDED**
5. § 21-606 AT THE INTERSECTION OF TWO OR MORE STREETS, NO HEDGE, FENCE OR WALL SHALL BE HIGHER THAN 2.5 FEET ABOVE CURB LEVEL, NOR ANY OBSTRUCTION TO VISION ABOVE THE HEIGHT OF 2.5 FEET ABOVE CURB LEVEL. **COMPLIES**
6. REDEVELOPMENT PLAN - FENCES MAY BE NO MORE THAN SIX FEET IN HEIGHT. POWDER COATED CHAIN LINK FENCES AND CHAIN LINK FENCES WITH SLATS ARE PROHIBITED. NO BARBED WIRE OR RAZOR WIRE IS PERMITTED. **COMPLIES, 6' HIGH FENCE PROVIDED**

MONUMENT SIGNS

ITEM	*CODE*	*PERMITTED*	*PROPOSED*
MAX. NUMBER OF SIGNS	REDEVELOPMENT PLAN	1 SIGN	1 SIGN
MAX. SIGN AREA	REDEVELOPMENT PLAN	75 SF	54.75 SF
MIN. SIGN SETBACK	REDEVELOPMENT PLAN	10'	54.7'
MAX. SIGN HEIGHT	REDEVELOPMENT PLAN	10'	7.9'

WALL SIGNS

ITEM	*CODE*	*PERMITTED*	*PROPOSED*
MAX. NUMBER OF SIGNS	REDEVELOPMENT PLAN	3 SIGNS	3 SIGNS
MAX. SIGN AREA	REDEVELOPMENT PLAN	150 SF EACH	17.7 SF EACH TOTAL: 53.2 SF

LAND COVERAGE (PROPOSED CONDITIONS)

COVERAGE TYPE	AREA	PERCENTAGE
BUILDINGS	155,272 SF	35.6%
PARKING	119,750 SF	27.4%
LOADING (INCLUDING TRAILER STORAGE SPACES)	52,521 SF	12.0%
LANDSCAPING	108,993 SF	25.0%

THE FINAL LOCATION OF ELECTRIC VEHICLE CHARGING SPACES ARE SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP'S FIRE DEPARTMENT

ALL EXISTING UNEVEN OR DAMAGED CURBS ALONG THE PROPERTY'S ROAD FRONTAGES, SHALL BE REVIEWED WITH THE TOWNSHIP TO DETERMINE SECTIONS TO BE REPAIRED OR REPLACED

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

40 0 20 40 80 160
GRAPHIC SCALE 1 INCH = 40 FEET

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	12/21/2023	REV. PER RESO. COMP. & CONS. CHECK	RND AS

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PROJECT No.:	J211213
DRAWN BY:	RND/AP
CHECKED BY:	AS
DATE:	08/02/2023
CAD I.D.:	J211213-SPPD-1A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

IDIL 1551 SOUTH WASHINGTON, LLC

PROPOSED WAREHOUSE
1551 SOUTH WASHINGTON AVENUE
MAP: 53 | BLOCK: 5301 | LOT: 14.04
TOWNSHIP OF PISCATAWAY
MIDDLESEX COUNTY, NJ
1551 SOUTH WASHINGTON AVENUE REDEVELOPMENT PLAN
LI-5 ZONE

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SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 1 - 12/21/2023

G:\2021\J211213\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J211213-SPPD-1A.----LAYOUT C-301 SITE