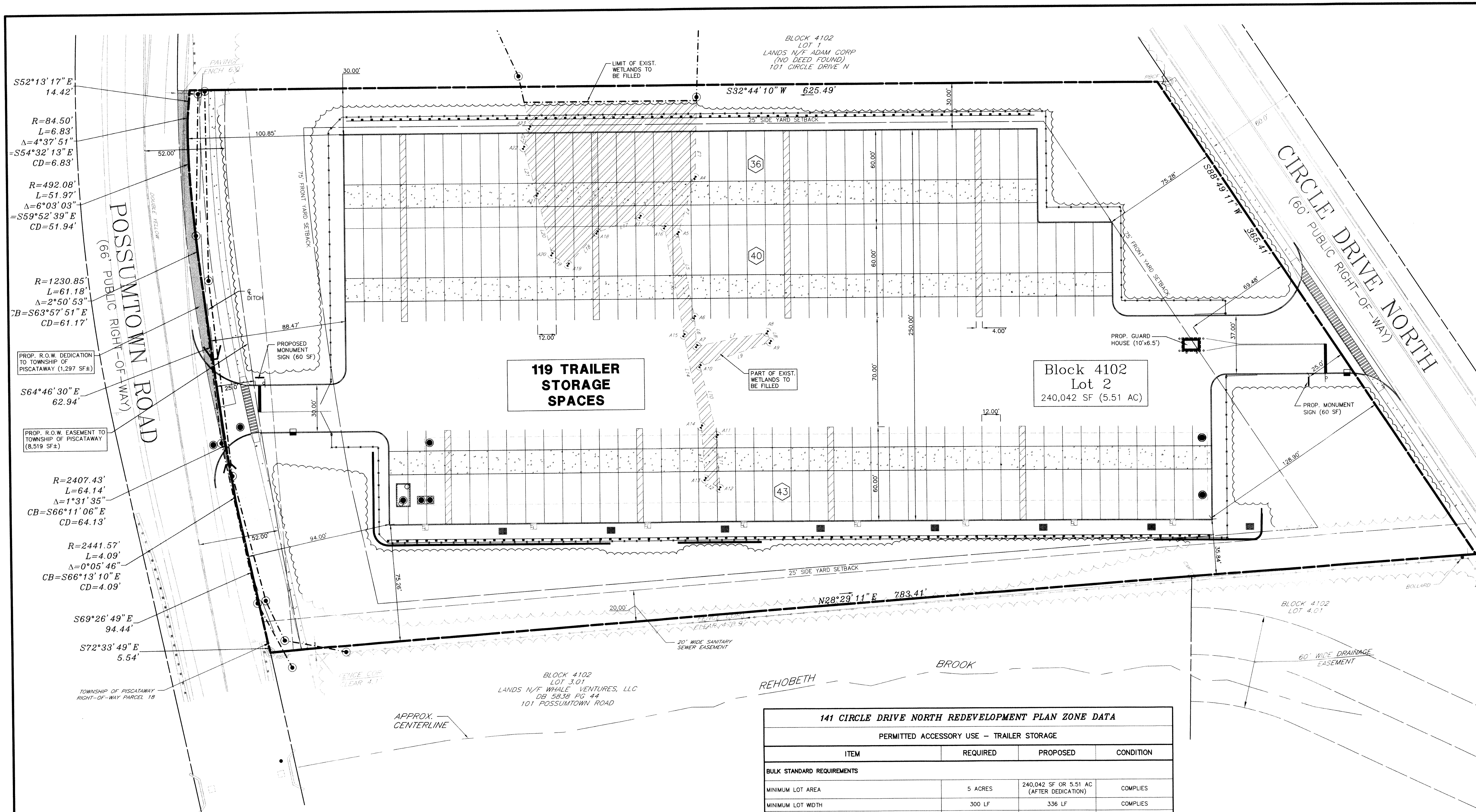




- REFERENCES:
- 1. PLAN ENTITLED "ALTA/NSPA (2016) LAND TITLE SURVEY BLOCK 4102 LOT 2" PREPARED BY TAYLOR WISEMAN & TAYLOR, DRAWING NO. 2019-06732-6001-SUR, DATED OCTOBER 15, 2019 AND REVISED THROUGH 11/13/19.
 - 2. TOWNSHIP OF PISCATAWAY TAX MAP SHEET #41.

141 CIRCLE DRIVE NORTH REDEVELOPMENT PLAN ZONE DATA			
PERMITTED ACCESSORY USE - TRAILER STORAGE			
ITEM	REQUIRED	PROPOSED	CONDITION
BULK STANDARD REQUIREMENTS			
MINIMUM LOT AREA	5 ACRES	240,042 SF OR 5.51 AC (AFTER DEDICATION)	COMPLIES
MINIMUM LOT WIDTH	300 LF	336 LF	COMPLIES
MINIMUM LOT DEPTH	400 LF	703 LF	COMPLIES
MINIMUM FRONT YARD SETBACK (CIRCLE DRIVE NORTH)	75 FT	75.28 FT	COMPLIES
MINIMUM FRONT YARD SETBACK (POSSUMTOWN ROAD)	75 FT	88.47 FT	COMPLIES
MINIMUM REAR YARD SETBACK	N/A	N/A	COMPLIES
MINIMUM SIDE YARD SETBACK ONE/BOTH	25 FT/50 FT	30 FT/64.65 SF	COMPLIES
MAXIMUM BUILDING COVERAGE	50%	0.03% (65 SF)	COMPLIES
MAXIMUM IMPERVIOUS COVERAGE	60%	57% (136,950 SF)	COMPLIES
MINIMUM PERVIOUS COVERAGE	40%	43% (103,092 SF)	COMPLIES
OFF-STREET PARKING AND LOADING REQUIREMENTS			
PARKING AISLE WIDTH	30 FT	30 FT	COMPLIES
MINIMUM OFF STREET PARKING WITHIN FRONT YARD	40 FT	75.28 FT	COMPLIES
MINIMUM OFF STREET PARKING WITHIN SIDE YARD	30 FT	30 FT	COMPLIES
MINIMUM SIZE OF LOADING SPACE	12 FT x 50 FT	12 FT x 60 FT	COMPLIES
SIGNS			
FREESTANDING:			
NUMBER OF SIGNS PERMITTED	1 PER STREET FRONTAGE	2	COMPLIES
MAXIMUM SIGN HEIGHT	10 FT	10 FT	COMPLIES
MAXIMUM SIGN AREA	100 SF	60 SF	COMPLIES
MINIMUM SETBACK FROM PROPERTY LINE	25 FT	25 FT	COMPLIES

- 1) FOR THE TRAILER STORAGE USE, DOUBLE PARKING OF TRAILERS IS PERMITTED.
- 2) ONE (1) MONUMENT SIGN IS PERMITTED PER STREET FRONTAGE. THIS SIGN CAN BE INTERNALLY OR EXTERNALLY ILLUMINATED AND SHALL BE NO MORE THAN 10 FEET IN HEIGHT, 100 SF IN SIZE, AND SETBACK A MINIMUM OF 25 FEET FROM ANY PROPERTY LINE.
- 3) FENCES MAY BE NO MORE THAN 6 FEET IN HEIGHT. POWDER COATED CHAIN LINK FENCES AND CHAIN LINK FENCES WITH SLATS ARE PROHIBITED. NO BARBED WIRE OR RAZOR WIRE IS PERMITTED.

HORIZONTAL DATUM : SURVEY

GRAPHIC SCALE

0 30 60

15 45

SCALE: 1"=30'

REVISIONS

1) OWNER'S REVS.	02/19/21
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THIS DRAWING IS FOR PERMIT PURPOSES ONLY. NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED.

☐ CHKD BY: _____ DATE: _____

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141 CIRCLE DRIVE

TOWNSHIP OF PISCATAWAY
MIDDLESEX COUNTY
NEW JERSEY

BLOCK 4102, LOT 2
TAX MAP SHEET 41
5.59 ACRES

OVERALL SITE PLAN

DRAWN BY: SK
DESIGNED BY: SK
APPROVED BY: GSO

THIS WORK PREPARED UNDER MY PROFESSIONAL SUPERVISION...

GREGORY S. OMAN
PROFESSIONAL ENGINEER
NJPE# 43441

PROJECT NUMBER	2020.021	OP-1
DATE OF ISSUE	JANUARY 29, 2021	
REVISION	FEBRUARY 19, 2021	3