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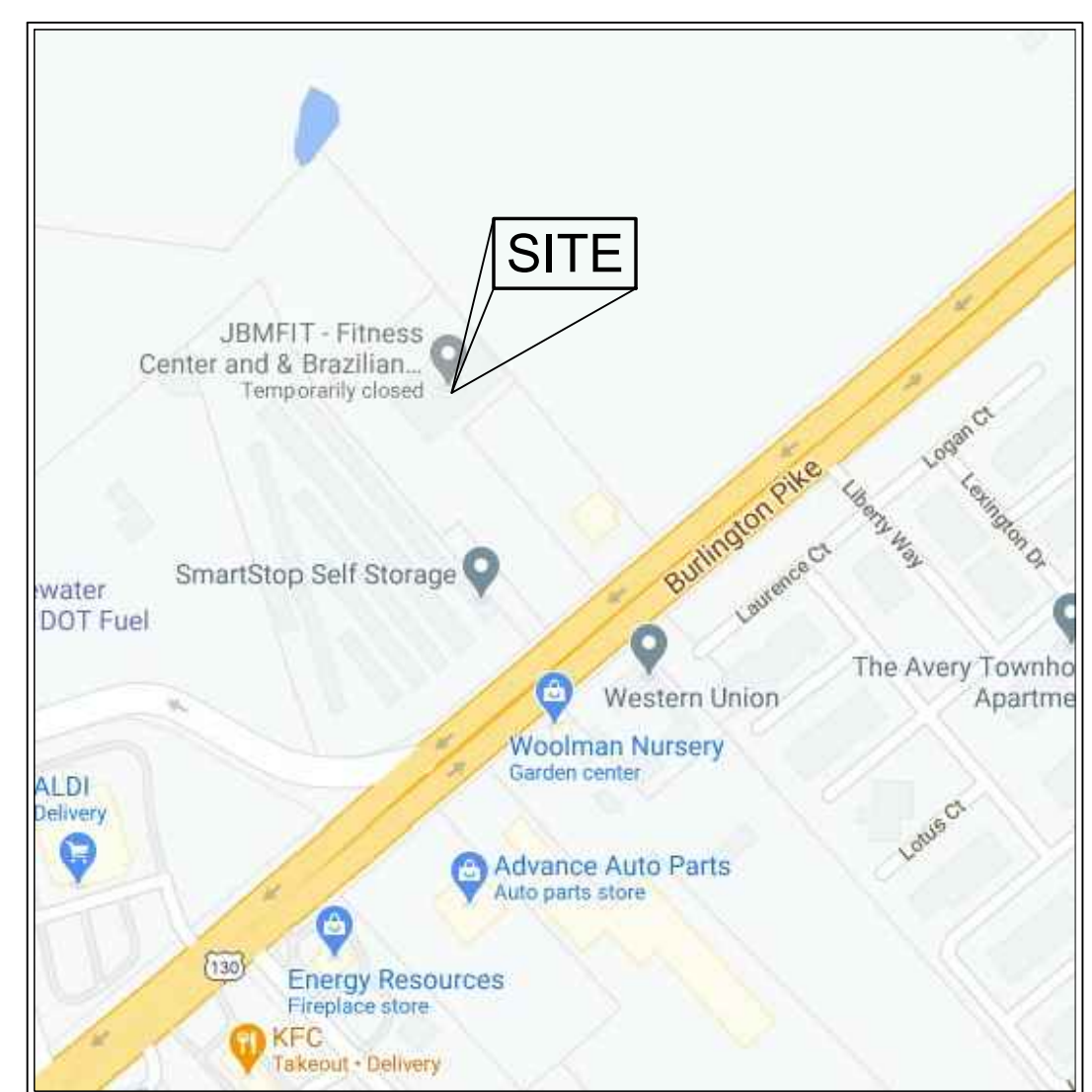
Revisions:
 12/3/2020
 ADD COLORING

LAN ASSOCIATES
 engineering • planning • architecture • surveying
 445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201)447-6400

PROPOSED SITE PLAN
 TAX MAP BLOCK 501 - LOTS 4 & 4.01
 ALSO KNOWN AS 4237 S ROUTE 130
 TOWNSHIP OD EDGEWATER PARK
 BURLINGTON COUNTY, NEW JERSEY

Job No. 2.20359.01
 File No. 2035901C1

SP.21



VICINITY MAP
 N.T.S.

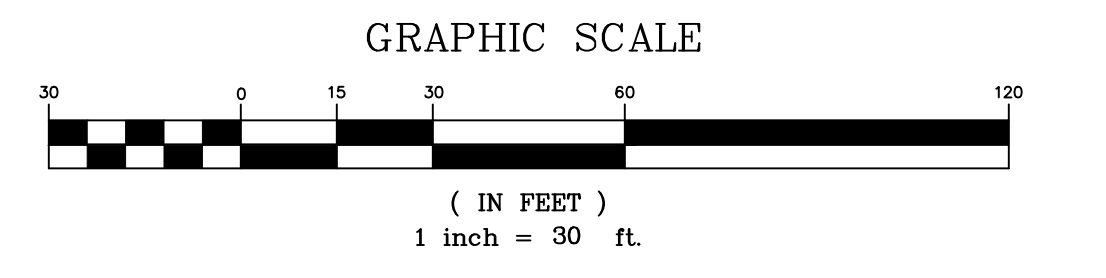
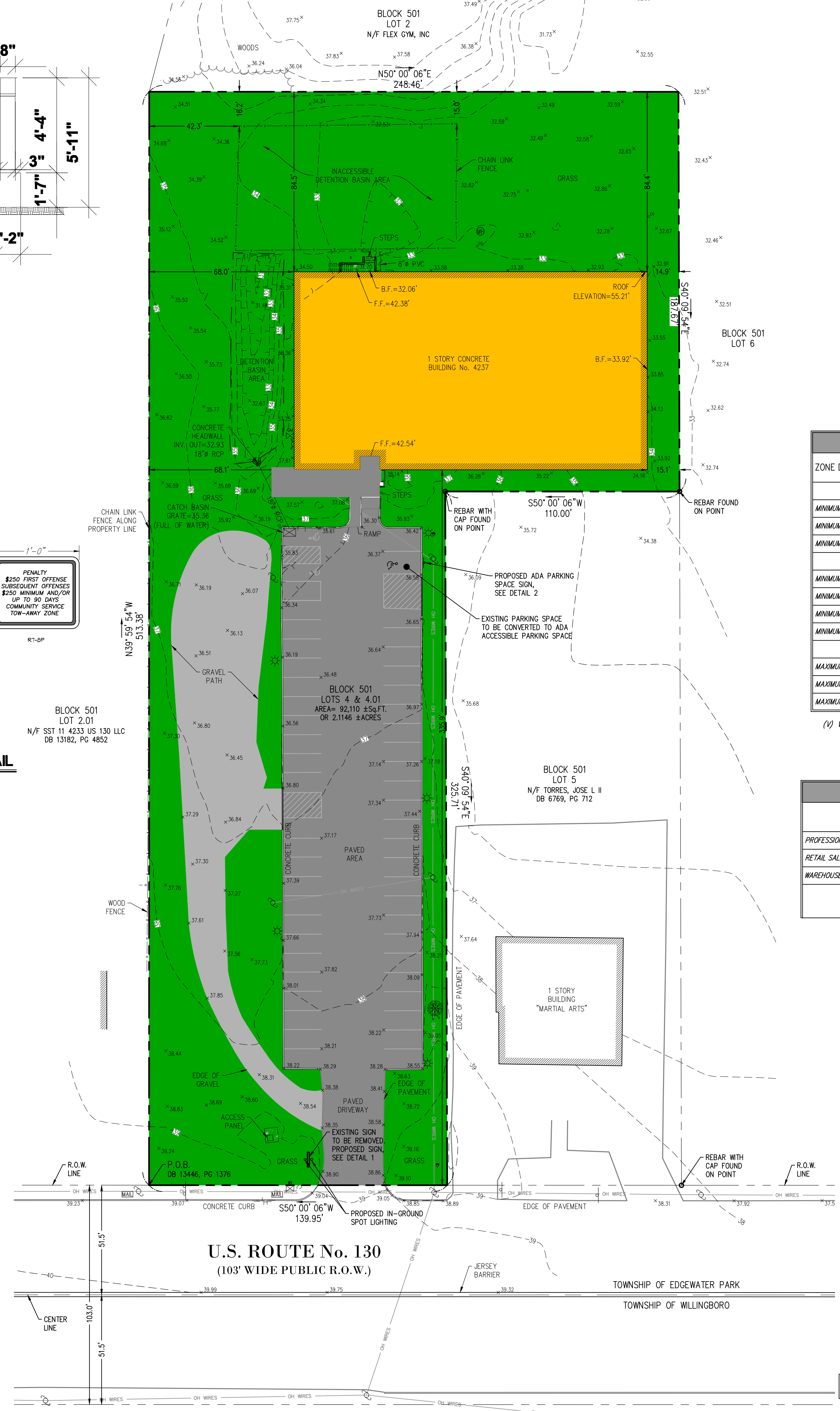
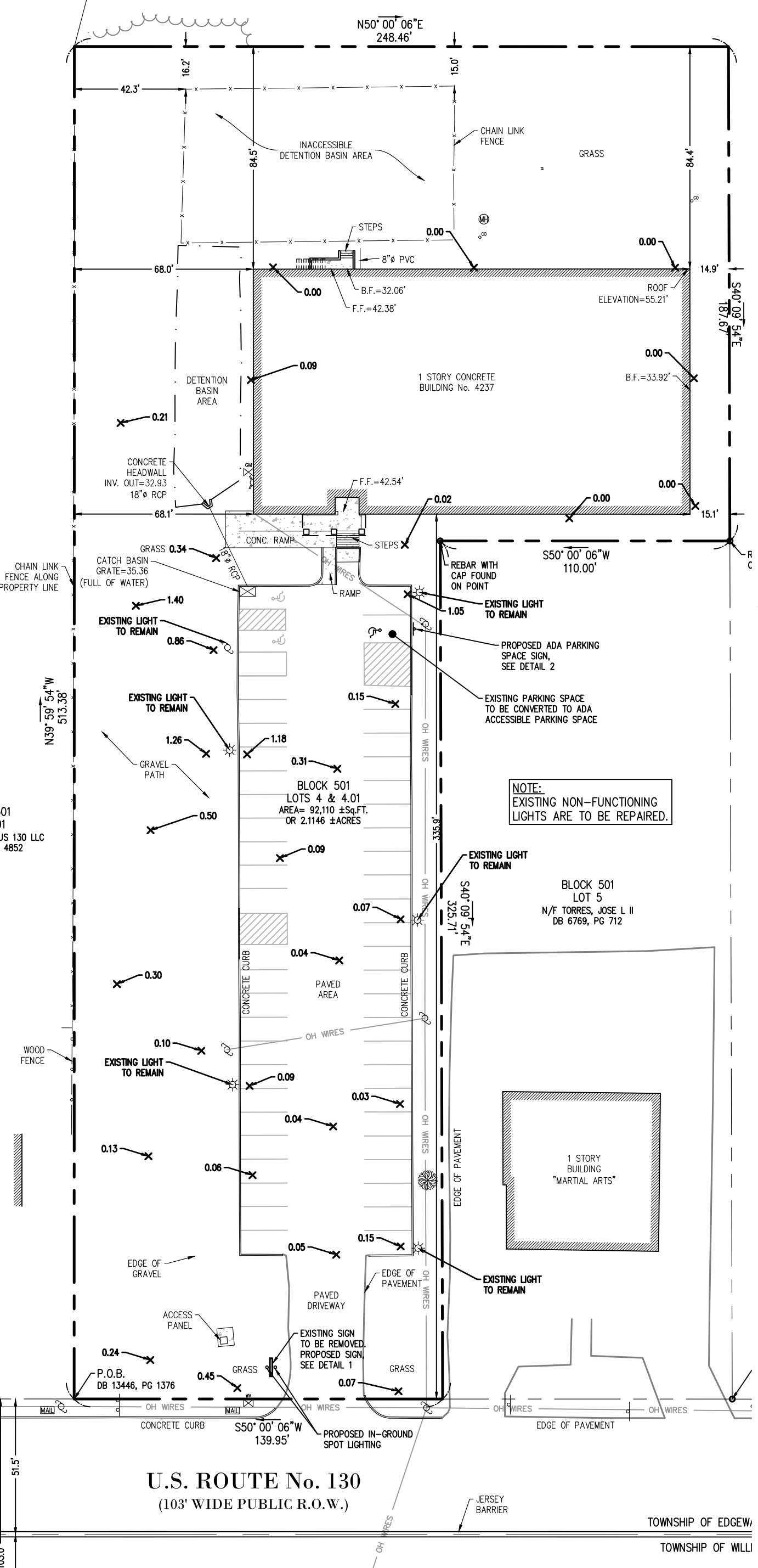
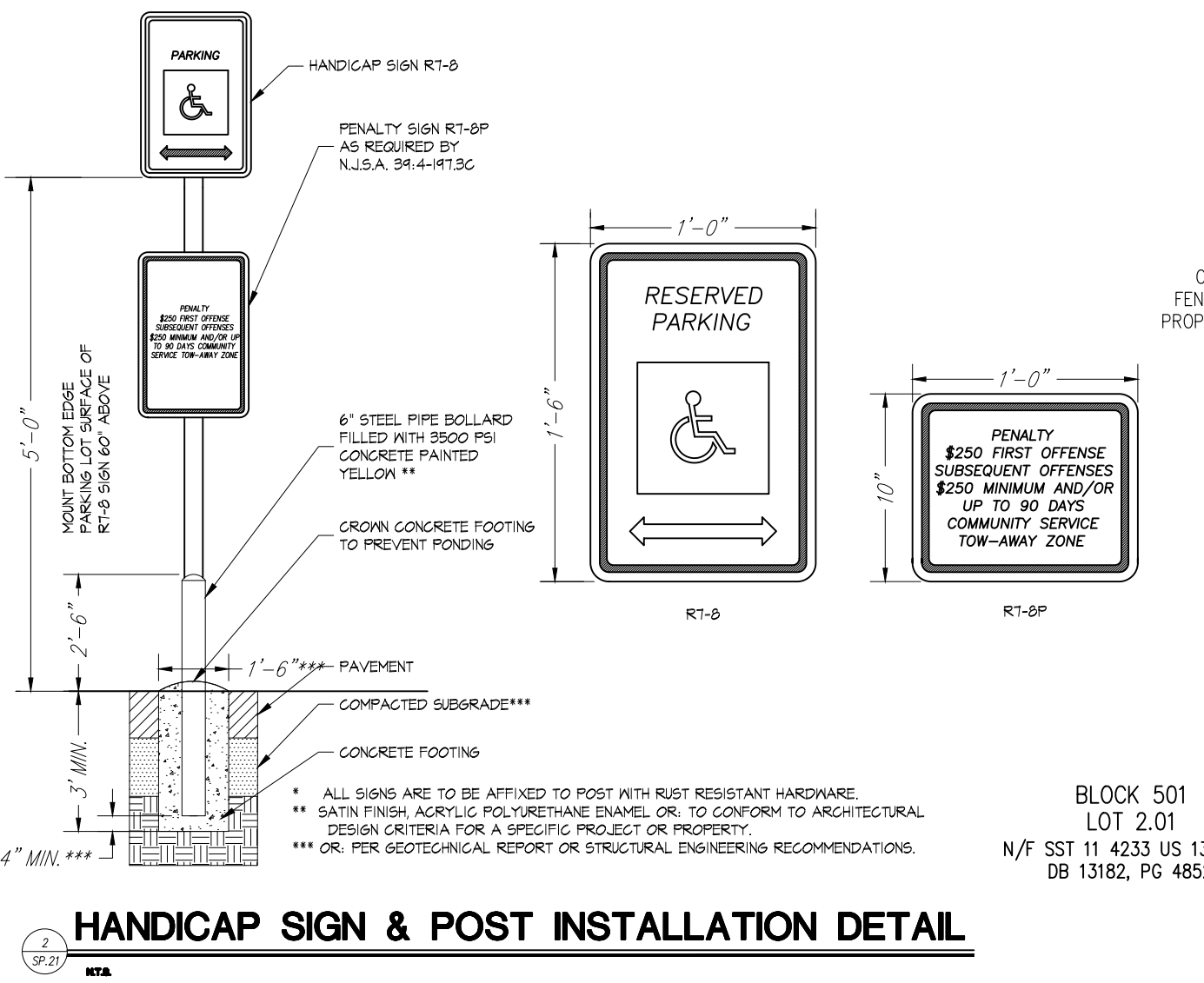
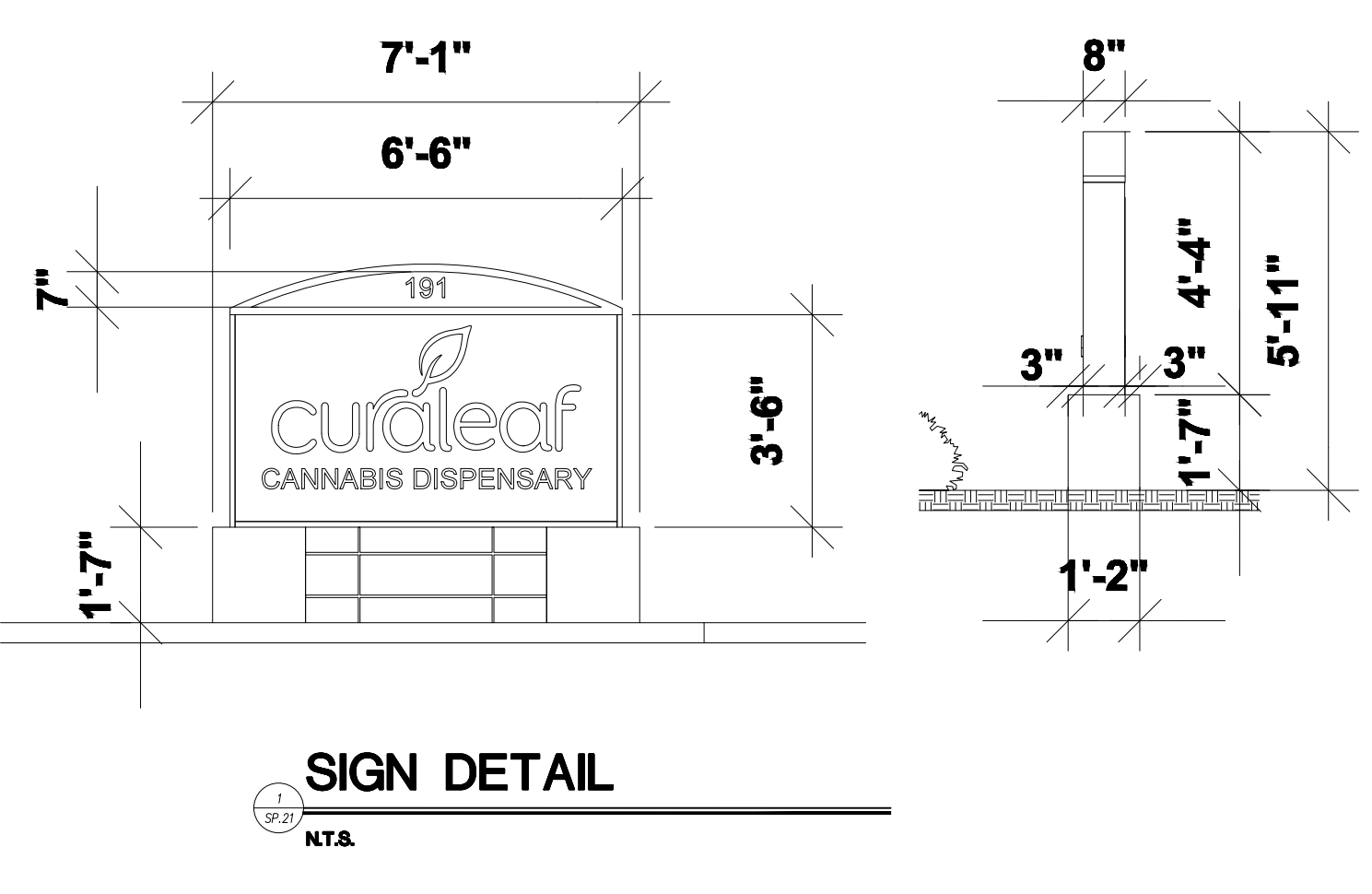
ZONING REQUIREMENTS			
ZONE DISTRICT C-L-5 (COMMERCIAL LIGHT INDUSTRY)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT REQUIREMENTS			
MINIMUM LOT AREA (ACRES)	5	2.1146 (E)	NO CHANGE
MINIMUM LOT WIDTH (FEET)	300	139.95 (E)	NO CHANGE
MINIMUM LOT DEPTH (FEET)	500	513.38	NO CHANGE
MINIMUM YARD REQUIREMENTS (PRINCIPAL BUILDING)			
MINIMUM FRONT YARD (FEET)	60	335.9	NO CHANGE
MINIMUM ONE SIDE YARD (FEET)	50	14.9 (E)	NO CHANGE
MINIMUM TWO SIDES YARD (FEET)	100	82.9 (E)	NO CHANGE
MINIMUM REAR YARD (FEET)	50	84.4	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE (PERCENT)			
	65	37.77	NO CHANGE
MAXIMUM BUILDING HEIGHT (STORIES)			
	3	1	NO CHANGE
MAXIMUM BUILDING HEIGHT (FEET)			
	45	23	NO CHANGE

(V) VARIANCE REQUESTED (E) PRE-EXISTING NON-CONFORMING

PARKING REQUIREMENT CALCULATIONS			
SITE USES	SQUARE FEET	REQUIRED PARKING	PROVIDED PARKING
PROFESSIONAL AND GENERAL OFFICE (1 SPACE PER 200 SQ.FT)	2,735	13.7	
RETAIL SALES AND SERVICE (1 SPACE PER 200 SQ.FT)	4,945	24.7	
WAREHOUSE, SHIPPING, AND RECEIVING (1 SPACE PER 5,000 SQ.FT)	14,255	2.8	
TOTAL		42	52 (INCLUDES 3 ADA ACCESSIBLE SPACES)

LEGEND

TRaverse	UNKNOWN MANHOLE	WATER VALVE
MONUMENT	ELECTRIC MANHOLE	WATER METER
IRON PIPE	SANITARY MANHOLE	FIRE HYDRANT
BOOK	CLEAN OUT	WATER SHUT OFF
PAGE	TELEPHONE MANHOLE	MONITORING WELL
RIGHT OF WAY	STORM MANHOLE	IRRIGATION CONTROL VALVE
SIGN	CATCH BASIN	GAS VALVE
FLAGPOLE	FLARED END SECTION	GAS METER
MAILBOX	LIGHT POLE	UTILITY POLE
DUMPSTER	WALL-MOUNTED LIGHT	GUY WIRE
HANDICAP SYMBOL	BOLLARD	ELECTRIC METER
	TREE	



SURVEY REFERENCES

- LAN ASSOCIATES SURVEY TITLED, 'BOUNDARY & TOPOGRAPHIC SURVEY'