

**DELAWARE GAP NATIONAL PARK
ROUTE 80 HIGH-WAY REST STOP - DRIVE THROUGH OPPORTUNITY
15 Simpson Road, Columbia, New Jersey 07832**

EXERA ASSET MANAGEMENT

RUSS BRAG

917-318-0155

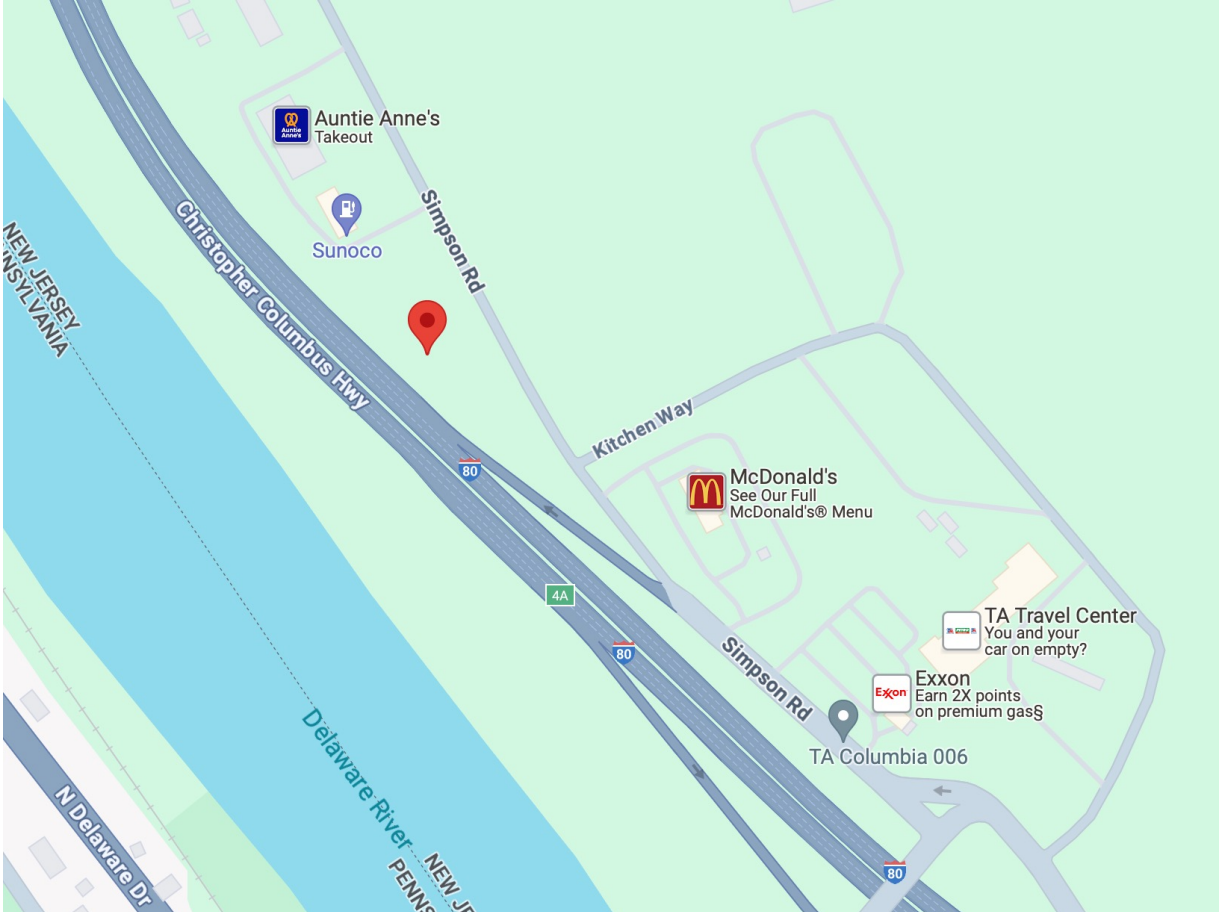
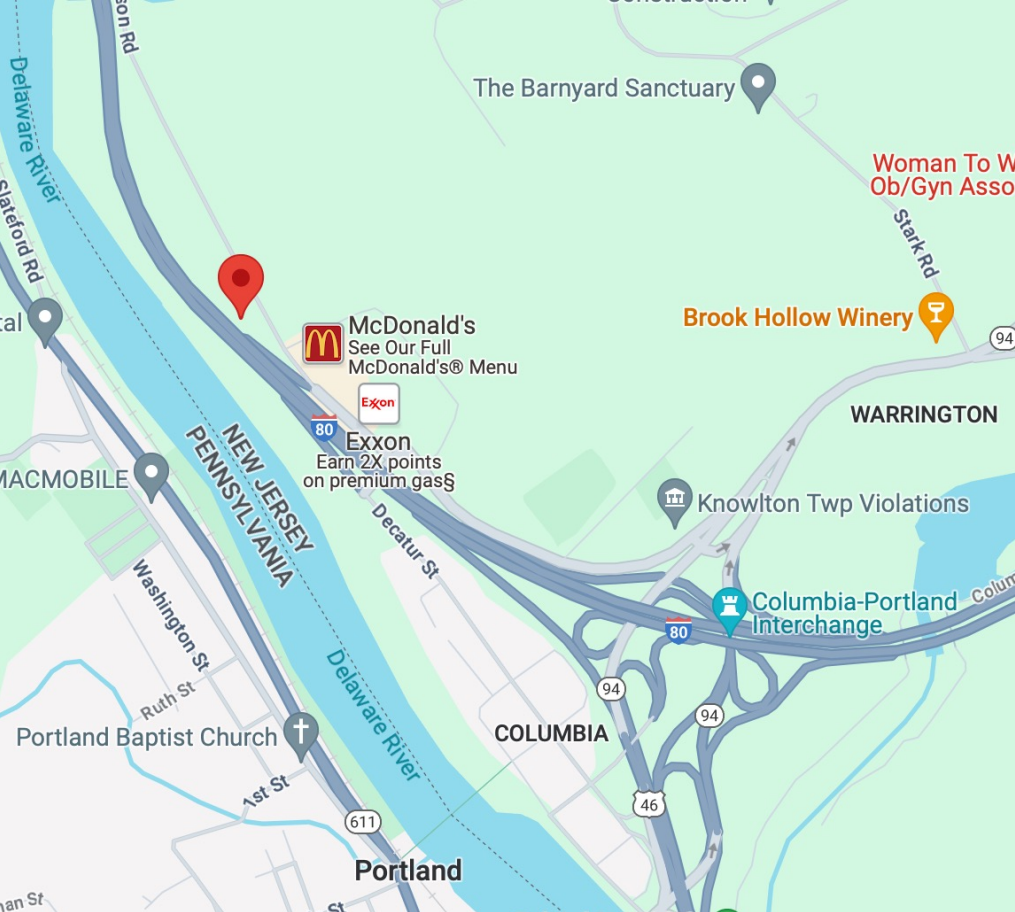
EXERA ASSET
MANAGEMENT

Location Details

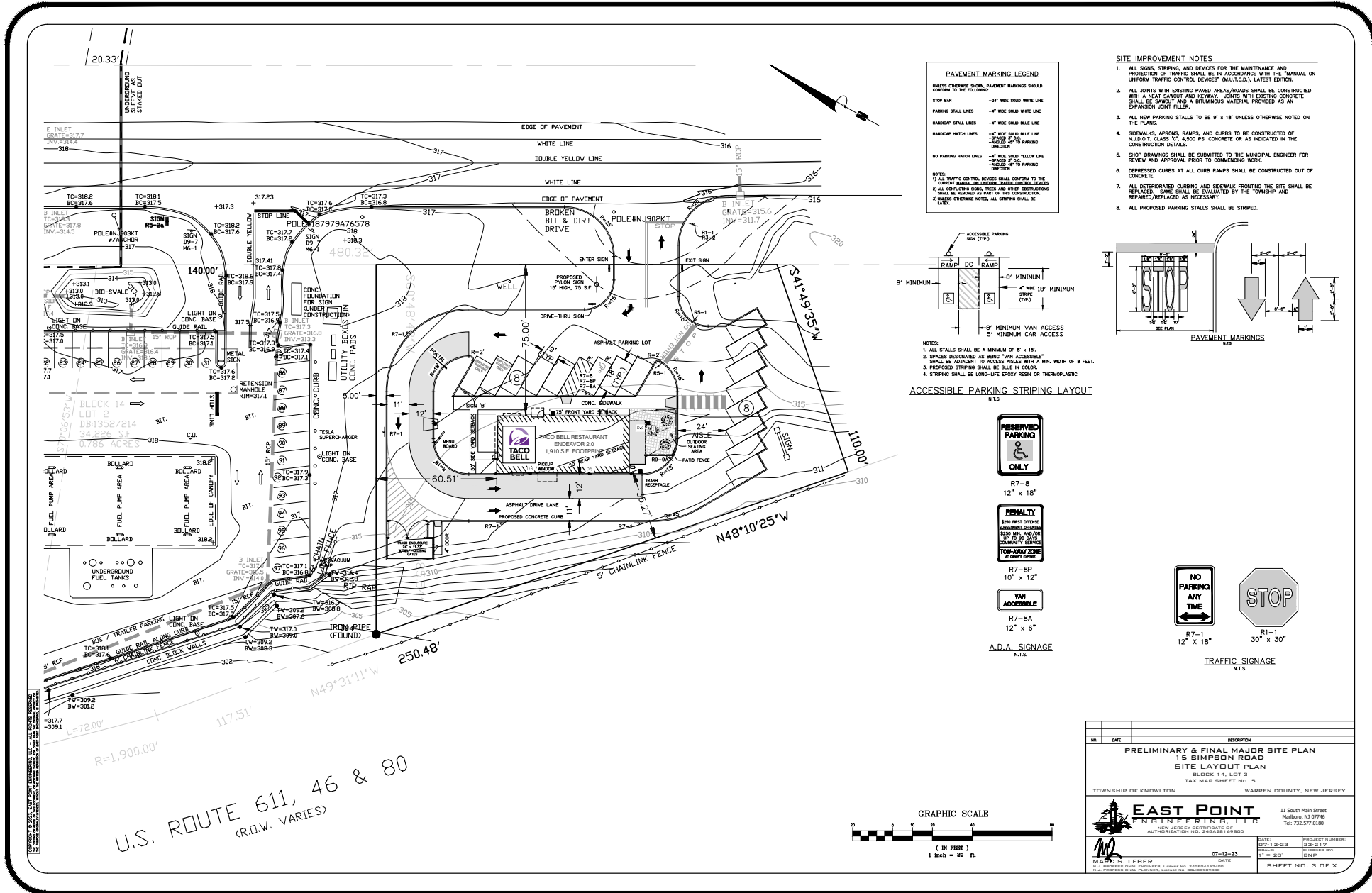
- Route 80, Route 46, Route 94 - High Traffic Highway Rest Stop with Access from local roads.
- Adjacent to Chic-Fil-A Drive Through / McDonalds Drive Through / Starbucks / Two Gas Stations.
- The Only Rest Stop on Route 80 From 100 miles (Approx)
- Main Rest Stop next to the Delaware Gap National Park & Recreation Area.
- 4.38 million visitors to the Delaware Gap National Park in 2022.
- 57,000 Cars Daily



Location



Preliminary Plan



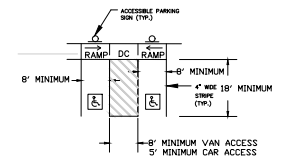
U.S. ROUTE 611, 46 & 80
(R.O.W. VARIES)

PAVEMENT MARKING LEGEND

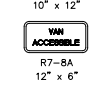
UNLESS OTHERWISE SPECIFIED, PAVEMENT MARKINGS SHOULD CONFORM TO THE FOLLOWING:

STOP BAR	-24" WIDE SOLID WHITE LINE
PARKING STALL LINES	-4" WIDE SOLID WHITE LINE
PARKING STALL LINES	-4" WIDE SOLID BLUE LINE
HANDCAP HATCH LINES	-4" WIDE SOLID BLUE LINE -SPACED 8" TO 15' PARKING DIRECTION
NO PARKING HATCH LINES	-4" WIDE SOLID YELLOW LINE -SPACED 8" TO 15' PARKING DIRECTION

NOTES:
1) ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. UNLESS OTHERWISE NOTED. ALL STOPPING SHALL BE LATER.



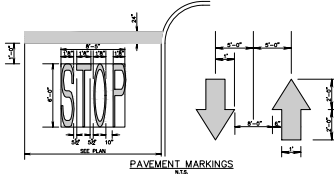
- NOTES:
1. ALL STALLS SHALL BE A MINIMUM OF 8' x 18'.
2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESSIBLE WITH A MIN. WIDTH OF 8 FEET.
3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.
4. STRIPING SHALL BE LONG-LIFE EPOXY RESIN OR THERMOPLASTIC.



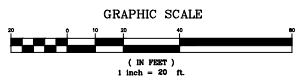
A.D.A. SIGNAGE
N.T.S.

SITE IMPROVEMENT NOTES

1. ALL SIGNS, STRIPING, AND DEVICES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION.
2. ALL JOINTS WITH EXISTING PAVED AREAS/ROADS SHALL BE CONSTRUCTED WITH A NEAT SAWCUT AND KEYWAY. JOINTS WITH EXISTING CONCRETE SHALL BE SAWCUT AND A BITUMINOUS MATERIAL PROVIDED AS AN EXPANSION JOINT FILLER.
3. ALL NEW PARKING STALLS TO BE 8' x 18' UNLESS OTHERWISE NOTED ON THE PLANS.
4. SIDEWALKS, APPROX. RAMP, AND CURBS TO BE CONSTRUCTED OF N.A.S.P. CLASS 'C' 4,500 PSI CONCRETE OR AS INDICATED IN THE CONSTRUCTION DETAILS.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
6. DEPRESSED CURBS AT ALL CURB RAMPS SHALL BE CONSTRUCTED OUT OF CONCRETE.
7. ALL DETERIORATED CURBING AND SIDEWALK FRONTING THE SITE SHALL BE REPLACED. SAME SHALL BE EVALUATED BY THE TOWNSHIP AND REPAIRED/REPLACED AS NECESSARY.
8. ALL PROPOSED PARKING STALLS SHALL BE STRIPED.



TRAFFIC SIGNAGE
N.T.S.



NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SITE PLAN
15 SIMPSON ROAD
SITE LAYOUT PLAN
BLOCK 14, LOT 3
TAX MAP SHEET NO. 5

TOWNSHIP OF KNOWLTON WARREN COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 448000010000

11 South Main Street
Haddonfield, NJ 07746
Tel: 732-577-0100

MARC S. LEBER
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 448000010000

DATE: 07-12-23
PROJECT NUMBER: 23-28-17
SCALE: AS SHOWN
DRAWN BY: BML
CHECKED BY: BML

SHEET NO. 3 OF X

Lease/Building Details

- Ownership is willing to build-to-suite exterior and interior if necessary.
- Food Vendors Only.
- Preliminary - 2,000 SF Ground Floor, 16 Parking Spaces, Drive Through, 12 -16 foot ceilings & Full Basement. Building to match the adjacent structure.
- Tenant Build-out 3 months (After hand-off from ownership)
- Ownership maintains snow plowing during the winter months.



Exclusive Contact

Russ Brag

Rbrag@exerasset.com

www.ExerAsset.com

917-318-0155

212-993-6274

EXERA ASSET
MANAGEMENT

