

GENERAL NOTES

- PROPERTY SHOWN AND ESTIMATED AS LOTS 3 & 4 IN BLOCK 19 AS SHOWN ON THE CURRENT TAX MAP SHEET NO. 7 OF EDISON TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY.
- AREA OF SITE:
 - LOT 3 10,190 SQ. FT. (2,800 ACRES)
 - LOT 4 6,870 SQ. FT. (0.158 ACRES)
 - TOTAL 17,060 SQ. FT. (0.388 ACRES)
- THE PROPERTY IS SITUATED IN ZONE "L-1" LIGHT INDUSTRIAL DISTRICT.
- THE SITE CURRENTLY HAS AN EX. 2 STY. 62,700 SF OFFICE WAREHOUSE BLDG. ON SITE WHICH SHALL REMAIN. THE EX. 102 STY. BLDG. SHALL BE DEMOLISHED.
- THE OUTSTANDING SURVEY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A MAP ENTITLED, "TOPOGRAPHIC SURVEY OF BRUNSWICK AVENUE TOWNSHIP OF EDISON COUNTY OF MIDDLESEX, NEW JERSEY, BLOCK 19 LOTS 3 & 4," DATED 12-20-74, PREPARED BY MORGAN ENGINEERING & SURVEYING, TOWNSHIP OF EDISON, NEW JERSEY.
- UNDER THIS APPLICATION, THE APPLICANT PROPOSES TO CONSTRUCT A 17,000 SF ADDITION TO THE EX. WAREHOUSE & OFFICE BLDG. EX. 62,700 SF + 17,000 SF = 79,700 SF.
- OWNER/ARCHITECT:
 - BRUNSWICK REALTY INVESTMENT, L.P.
 - 410 BRUNSWICK AVENUE
 - EDISON, N.J. 08817
 - TEL: (732) 261-4600

OFF-STREET PARKING REQUIREMENTS

OFFICE BUILDING, PROFESSIONAL BUILDING OR SIMILAR, AT LEAST ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.

WAREHOUSE, ONE (1) SPACE FOR EACH THREE THOUSAND (3,000) SQUARE FEET OF GROSS FLOOR AREA.

EXISTING BUILDING:
OFFICE: 62,700 SF OF 1 SPACE/PER 300 SF = 102 SPACES REQUIRED
WAREHOUSE: 32,400 SF OF 1 SPACE/PER 3,000 SF = 11 SPACES REQUIRED

PROPOSED BUILDING:
WAREHOUSE: 17,000 SF OF 1 SPACE/PER 3,000 SF = 6 SPACES REQUIRED

TOTAL REQUIRED PARKING 119 SPACES (INCL. 8 H/C SPACES)
TOTAL PROVIDED PARKING 119 SPACES (INCL. 8 H/C SPACES)

SUBSTITUTION REQUIREMENTS

(NON-RESIDENTIAL USE ADJACENT TO RESIDENTIAL USE)
SECTION 20-4.4 REQUIRES AN 8 FEET BOARD ON BOARD FENCE (EXISTING)

SECTION 20-12.8A (21-12.8A) REQUIRES A 20 FEET SIDE LANDSCAPE BUFFER, VARIABLE 18.5 FT TO 20.5 FT EXITS AND WILL BE SUPPLEMENTED WITH ADDITIONAL LANDSCAPE TREES AS APPROPRIATE.

MILK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	62,000 SF	170,000 SF	170,000 SF
MINIMUM LOT DEPTH	100 FT	206.12 FT	206.12 FT
MINIMUM LOT WIDTH	100 FT	274.3 FT	274.3 FT
MINIMUM FRONT YARD SETBACK	30 FT	36.8 FT	36.8 FT
MINIMUM ONE SIDE YARD SETBACK	40 FT	35.3 FT	35.3 FT
MINIMUM BACK YARD SETBACK	40 FT	35.3 FT	35.3 FT
MINIMUM REAR YARD SETBACK	40 FT	35.3 FT	35.3 FT
MINIMUM SIDE YARD SETBACK	40 FT	147.3 FT	N/A
MINIMUM REAR YARD SETBACK	30 FT	31.25 FT	N/A
MINIMUM LOT COVERAGE (MAXIMUM)	40%	16.64% (37,480 SQUARE FT.)	37.50% (70,500 SQUARE FT.)
MINIMUM BUILDING HEIGHT	2 STORIES	2 STORIES	2 STORIES
MINIMUM LOT COVERAGE (BUILDINGS & DRIVEWAYS)	60%	12.14% (24,930)	13.24% (26,500)
MINIMUM GROUND FLOOR AREA	2,500 SF	62,700 SF	62,700 SF
MINIMUM FLOOR AREA RATIO	0.50	0.50	0.50

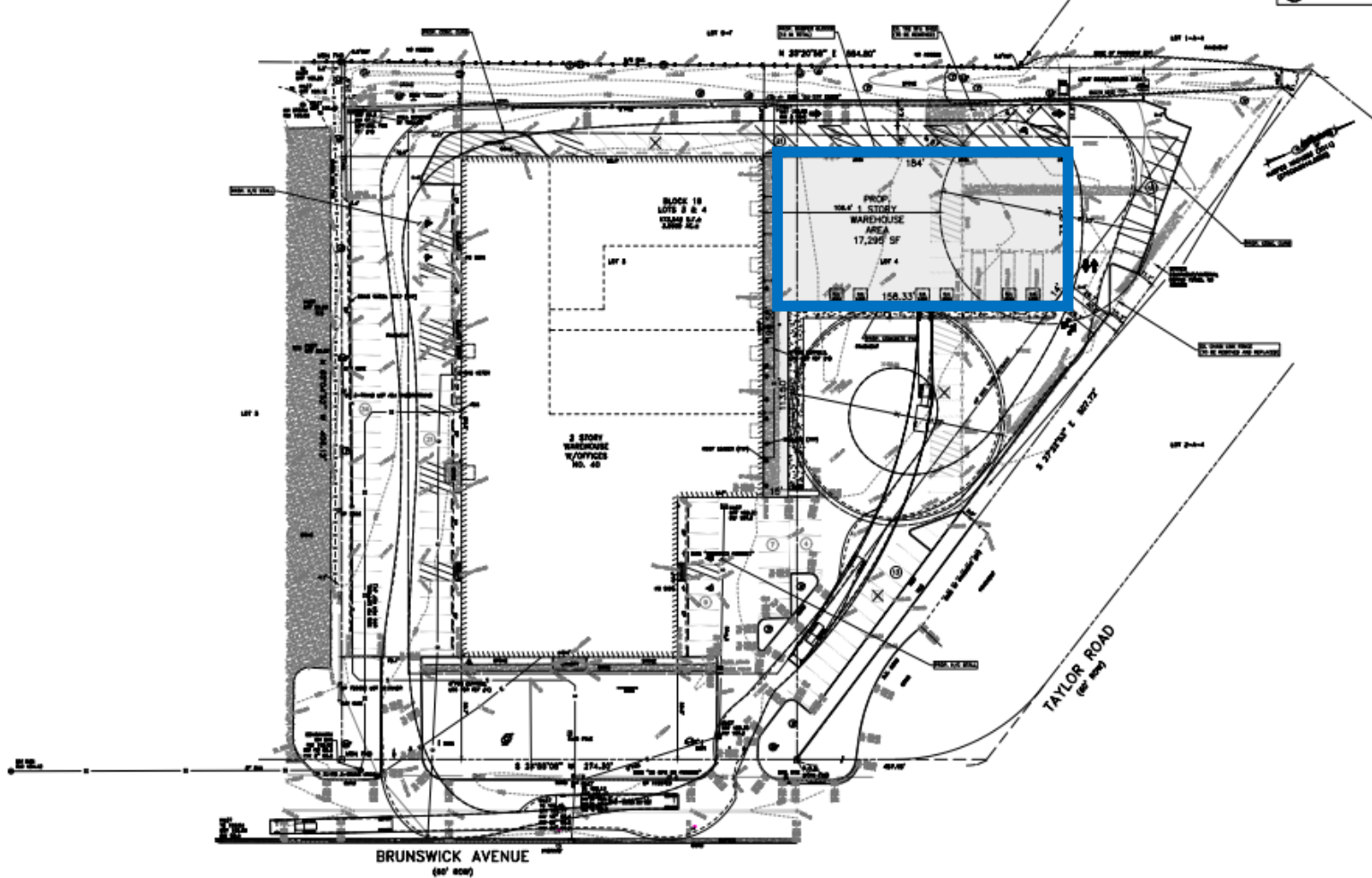
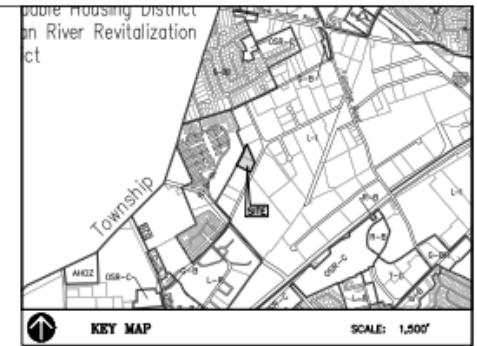
(C) DENOTES EXISTING NON-COMPLIANT
N/A DENOTES NOT APPLICABLE

OFF-STREET LOADING REQUIREMENTS

NEUTRAL, NEW BUILDINGS OPERATIONS SHALL DEMONSTRATE THAT THE FOLLOWING REQUIREMENTS CAN BE SATISFIED: 40,000 SF - 10,000 SF = 3 SPACES REQUIRED

REQUIRED LOADING = 3 LOADING SPACE
(27'6" X 19'11" MIN.)

PROVIDED LOADING = 3 LOADING SPACE



CONCEPTUAL LAYOUT

GRAPHIC SCALE 1" = 20'

0 20 40 60

COPYRIGHT 2023 MORGAN ENGINEERING GROUP, INC. ALL RIGHTS RESERVED. NO REPRODUCTION OR USE OF THIS DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PERSONS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MORGAN ENGINEERING GROUP, INC.

MORGAN ENGINEERING GROUP, INC.
ENGINEERING GROUP, INC.
CENTERS OF AUTHORITY IN VARIOUS DISCIPLINES

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING • LANDSCAPE ARCHITECTURE
HYDROLOGIC & HYDROLOGICAL ENGINEERING
ENVIRONMENTAL & EMISSION CONTROL ENGINEERING

1100 BRUNSWICK AVENUE, SUITE 10
EDISON, NEW JERSEY 08817
PHONE: (732) 261-4600 • FAX: (732) 719-7288
www.morganeng.com • info@morganeng.com

PREPARED FOR:
**LOTS 3 & 4
IN BLOCK 19
40 BRUNSWICK AVENUE**
SITUATED IN
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

DATE: 10-09-24 BY: [Signature] SCALE: 1"=20'
P.L.D. [Signature] DRAWN: [Signature] SHEET 1 OF 1

LESLIE A. WALKER III, PE DATE: [Signature]
PROFESSIONAL ARCHITECT
NEW JERSEY LICENSE NUMBER: 230240270