

NEW JERSEY STATE HIGHWAY ROUTE 31
(80' R.O.W.)

200.00'

N 09°00'00" W

N 81°00'00" E

TAX LOT 7.05

947.34'

S 37°02'30" E

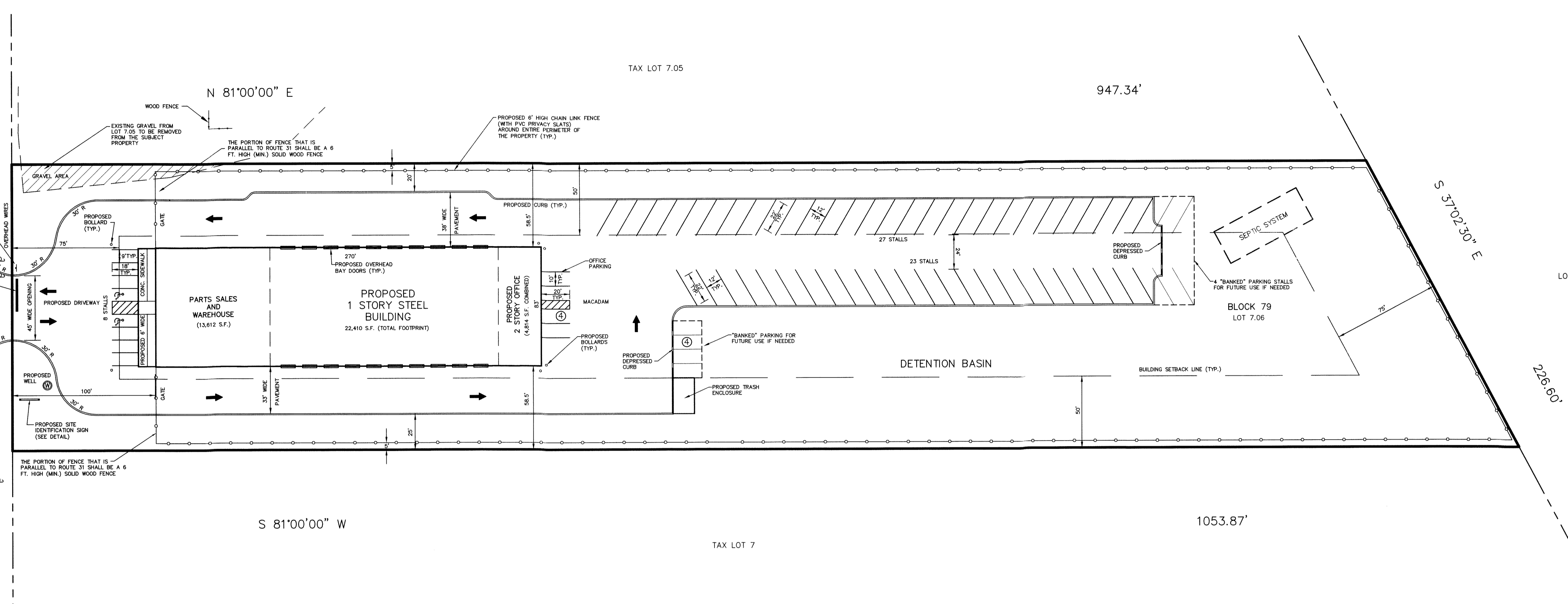
LOT 1

226.60'

S 81°00'00" W

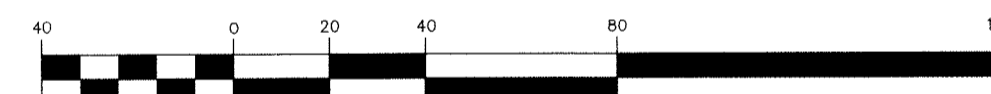
TAX LOT 7

1053.87'



LAYOUT PLAN

1 inch = 40 ft.



GRAPHIC SCALE
(IN FEET)

PARKING REQUIREMENTS:

OFFICE:
1 STALL PER 250 S.F. OF OFFICE BUILDING SPACE
4,814 S.F. (OFFICE)/250 S.F. x 1.0 STALL = 19.2 PARKING STALLS

GARAGE/SHOP:
5 PARKING STALLS PER BAY
15 (BAYS) x 5 STALLS/BAY = 75 PARKING STALLS

PROPOSED RETAIL AREA = 600 S.F.
1 STALL PER 200 S.F. OF RETAIL SPACE
600 S.F. (RETAIL)/200 S.F. x 1.0 STALL = 3 PARKING STALLS

PROPOSED WAREHOUSE AREA = 13,012 S.F.
1 STALL PER 5,000 S.F. OF GROSS FLOOR AREA
13,012 S.F. (WAREHOUSE)/5,000 S.F. x 1.0 STALL = 2.6

TOTAL PARKING STALLS REQUIRED = 19.2 + 75 + 3 + 2.6 = 99.8 PARKING STALLS
PARKING STALLS PROVIDED = 62
"BANKED" PARKING STALLS PROVIDED = 8

<p>3 02/10/21 PER BOARD</p> <p>2 01/15/21 PER BOARD</p> <p>1 07/20/20 PER TOWNSHIP REVIEW</p>			<p>ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 PHONE: (908) 725-4400 - FAX: (908) 722-4401 E MAIL ADDRESS: PARKERES@AOL.COM</p>	<p>SITE PLAN 488 ROUTE 31 SOUTH TAX MAP LOT 7.06 BLOCK 79 TOWNSHIP OF WASHINGTON WARREN COUNTY, NEW JERSEY</p> <p><i>Steph E. Parker</i> STEPHEN E. PARKER NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187</p>				
<p>NO. DATE REVISION</p> <p><i>D.E.P.</i> DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866</p>				<p>DRAWN BY PJD</p>	<p>CHECKED BY S.E.P.</p>	<p>SCALE 1"=40'</p>	<p>DATE 04-15-19</p>	<p>FILE 13211</p>