GENERAL NOTES

1. THE PROPERTY IS KNOWN AS LOTS 1 AND 11.03 IN BLOCK 137.02 AS SHOWN ON SHEETS 27 AND 28, OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BORDENTOWN, BURLINGTON COUNTY, NEW JERSEY, DATED NOVEMBER 8, 1989, AND REVISED THROUGH JULY 3, 1997.
2. THE PROPERTY IS LOCATED IN THE RED – RESEARCH, ENGINEERING AND OFFICE – ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 37.249 ACRES, (W/SHOUT R.O.W.)
   ACREAGE OF PROPERTY WITH R.O.W. 58.657 ± Ac.
   ACREAGE OF PROPERTY TO BE DISTURBED 41.833 ± Ac.
3. OWNER: VISVALDIS DZENIS
   100 HAWTHORNE AVE.
   BLOOMFIELD, NJ 07003
   (973) 338-4179

   APPLICANT: HK1 L.L.C.
   1720 ROUTE 34
   P.O. BOX 1520
   WALL, NJ 07719
   (732) 280-5200
4. THE APPLICANT PROPOSES TO CONSTUCT TWO (2) WAREHOUSES ON THE EXISTING LOTS. OLD YORK ROAD (BURLINGTON COUNTY RT 660), WILL BE WIDENED IN ACCORDANCE WITH BURLINGTON COUNTY REQUIREMENTS.
5. RED ZONE REQUIREMENTS:

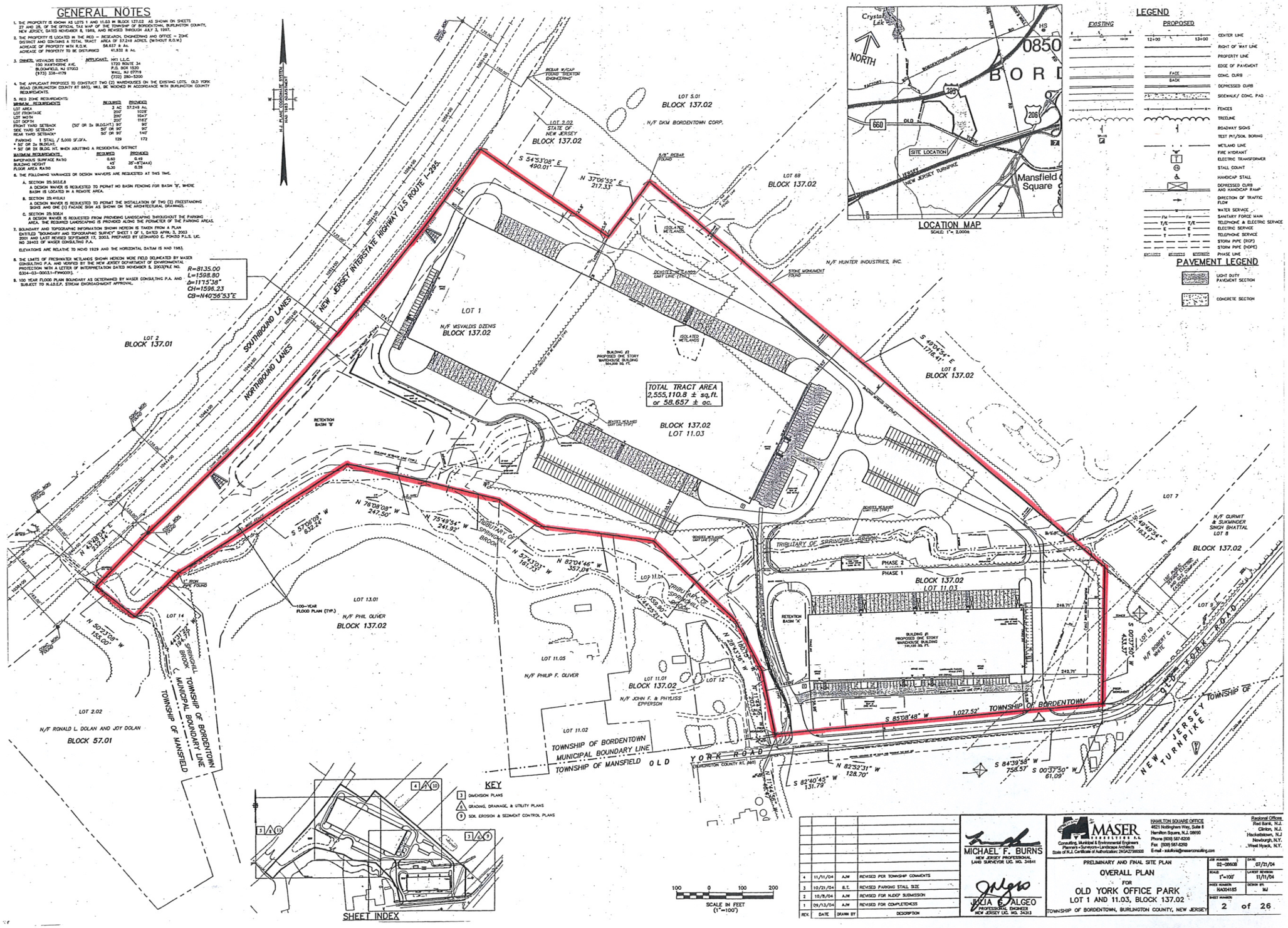
MINIMUM REQUIREMENTS		REQUIRED	PROVIDED
LOT AREA		3 AC	37.249 Ac.
LOT FRONTAGE		200'	1028'
LOT WIDTH		200'	1047'
LOT DEPTH		200'	1162'
FRONT YARD SETBACK	(50' OR 2x BLDG.HT.)	97'	97'
SIDE YARD SETBACK*		50' OR 97'	97'
REAR YARD SETBACK*		50' OR 97'	140'
PARKING	1 STALL / 5,000 SF.GFA.	129	172

* 50' OR 2x BLDGS. HT. WHEN ABUTTING A RESIDENTIAL DISTRICT

MAXIMUM REQUIREMENTS	REQUIRED	PROVIDED
IMPERVIOUS SURFACE RATIO	0.60	0.49
BUILDING HEIGHT	45'	35'-8"(MAX)
FLOOR AREA RATIO	0.30	0.28

6. THE FOLLOWING VARIANCES OR DESIGN WAIVERS ARE REQUESTED AT THIS TIME.
   A. SECTION 25:501.E.8
   A DESIGN WAIVER IS REQUESTED TO PERMIT NO BASIN FENCING FOR BASIN 'B', WHERE BASIN IS LOCATED IN A REMOTE AREA.
   B. SECTION 25:410.K1
   A DESIGN WAIVER IS REQUESTED TO PERMIT THE INSTALLATION OF TWO (2) FREESTANDING SIGNS AND ONE (1) FACADE SIGN AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
   C. SECTION 25:508.H
   A DESIGN WAIVER IS REQUESTED FROM PROVIDING LANDSCAPING THROUGHOUT THE PARKING AREA. THE REQUIRED LANDSCAPING IS PROVIDED ALONG THE PERIMETER OF THE PARKING AREAS.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" SHEET 1 OF 1, DATED APRIL 3, 2003 2001 AND LAST REVISED SEPTEMBER 17, 2003. PREPARED BY LEONARDO E. PONZIO P.L.S. LIC. NO. 34403 OF MASER CONSULTING P.A.

   ELEVATIONS ARE RELATIVE TO NGVD 1929 AND THE HORIZONTAL DATUM IS NAD 1983.
8. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY MASER CONSULTING P.A. AND VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A LETTER OF INTERPRETATION DATED NOVEMBER 5, 2003(FILE NO. 0304-03-0003.1-FW9009).
9. 100 YEAR FLOOD PLAIN BOUNDARY AS DETERMINED BY MASER CONSULTING P.A. AND SUBJECT TO N.J.D.E.P. STREAM ENCROACHMENT APPROVAL.


NEW JERSEY INTERSTATE HIGHWAY U.S ROUTE I-295
SOUTHBOUND LANES
NORTHBOUND LANES
R=8135.00
L=1598.80
Δ=11°15'38"
CH=1596.23
CB=N40°56'53"E
LOT 1
N/F VISVALDIS DZENIS
BLOCK 137.02
TOTAL TRACT AREA
2,555,110.8 ± sq.ft.
or 58.657 ± ac.
BLOCK 137.02
LOT 11.03
LOT 5.01
BLOCK 137.02
N/F DKM BORDENTOWN CORP.
LOT 2.02
STATE OF NEW JERSEY
BLOCK 137.02
LOT 6B
BLOCK 137.02
N/F HUNTER INDUSTRIES, INC.
LOT 6
BLOCK 137.02
LOT 7
N/F GURMIT & SUKHMINDER SINGH BHATTAL
LOT 8
BLOCK 137.02
LOT 9
LOT 10
N/F ROBERT C. WIKE
LOT 2
BLOCK 137.01
LOT 13.01
N/F PHIL OLIVER
BLOCK 137.02
LOT 14
N/F RONALD L. DOLAN AND JOY DOLAN
BLOCK 57.01
LOT 11.05
N/F PHILIP F. OLIVER
LOT 11.01
BLOCK 137.02
N/F JOHN F. & PHYLISS EPPERSON
LOT 12
LOT 11.02
TOWNSHIP OF BORDENTOWN
MUNICIPAL BOUNDARY LINE
TOWNSHIP OF MANSFIELD
TRIBUTARY OF SPRINGHILL BROOK
PHASE 1
PHASE 2
BLOCK 137.02
LOT 11.03
RETENTION BASIN 'A'
RETENTION BASIN 'B'
BUILDING #1
PROPOSED ONE STORY WAREHOUSE BUILDING
141,128 SQ. FT.
BUILDING #2
PROPOSED ONE STORY WAREHOUSE BUILDING
50,208 SQ. FT.
ISOLATED WETLANDS
WETLANDS BUFFER LINE (TYP.)
100-YEAR FLOOD PLAIN (TYP.)
TOWNSHIP OF BORDENTOWN
OLD YORK ROAD
BURLINGTON COUNTY RT. (660)
NEW JERSEY TURNPIKE
S 54°53'08" E 490.01'
N 37°06'52" E 217.33'
S 49°04'54" E 1718.41'
N 76°08'08" W 247.50'
N 75°49'54" W 241.92'
N 82°04'46" W 357.04'
S 57°06'09" W 632.24'
N 50°23'08" W 155.00'
S 85°08'48" W 1,027.52'
N 82°32'31" W 128.70'
S 82°40'45" W 131.79'
S 84°39'58" W 758.57'
S 00°37'50" W 61.09'
S 00°17'50" W 433.47'
N 49°49'54" E 183.17'
N 43°07'54" E 232.34'
N 44°23'20" W 159.80'
N 20°43'36" W 284.36'
N 11°46'35" W 1,025.52'
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