

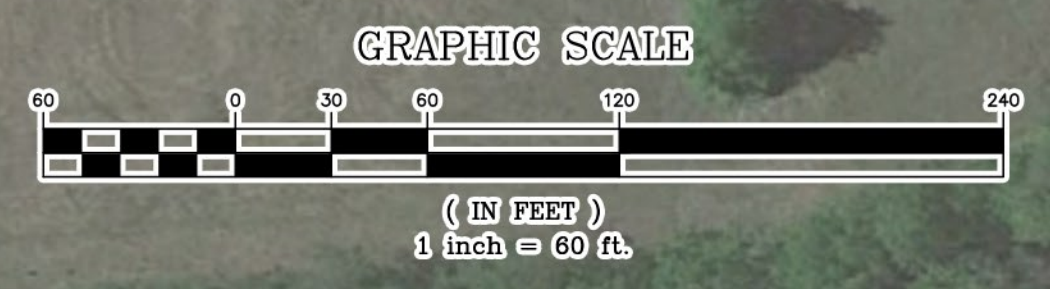


BP ZONE DATA				
BP BUSINESS PARK ZONE				
PROPOSED USE: WAREHOUSING WITH ACCESSORY USES; OFFICE, TRUCK TRAILER PARKING—PERMITTED	REQUIRED	PROPOSED	CONDITION	
SECTION 540.27(3)	OUTDOOR STORAGE (TRAILERS)	NOT PERMITTED	NONE PROPOSED	COMPLIES
<b>BULK STANDARDS</b>				
SECTION 540.27(2)(1)	MINIMUM TRACT SIZE	20 ACRES	27.64 ACRES (1,204,120 SF)	COMPLIES
SECTION 540.27(2)(2)	MINIMUM LOT FRONTAGE	500 FT.	705.33 FT.	COMPLIES
SECTION 540.27(2)(3)(a)	MINIMUM FRONT YARD	50 FT.	127.9 FT.	COMPLIES
SECTION 540.27(2)(3)(b)	MINIMUM SIDE YARD	50 FT.(EACH)	228.5 FT./127 FT.	COMPLIES
SECTION 540.27(2)(3)(c)	MINIMUM REAR YARD	50 FT.	231 FT.	COMPLIES
SECTION 540.27(2)(4)(a)	MAXIMUM LOT COVERAGE - BUILDINGS	50% (602,054 SF)	28.7% (345,600 SF)	COMPLIES
SECTION 540.27(2)(4)(b)	MAXIMUM LOT COVERAGE - ALL IMPERVIOUS	65% (782,670 SF)	57.5% (692,481 SF)	COMPLIES
SECTION 540.27(2)(5)	MAXIMUM BUILDING HEIGHT	50 FT.	50 FT.	COMPLIES
SECTION 540.27(7)	MINIMUM DISTANCE BETWEEN BUILDINGS	50 FT.	N/A	N/A
<b>OFF STREET PARKING / LOADING REQUIREMENTS</b>				
SECTION 540.27(1)	MINIMUM PARKING SETBACK—FRONT (SEE RESIDENTIAL BUFFER BELOW)	50 FT. - ROUTE 206	50 FT. - ROUTE 206	COMPLIES
SECTION 540.27(2)	MINIMUM PARKING SETBACK—REAR (SEE RESIDENTIAL BUFFER BELOW)	50 FT. - REAR PL.	150.5 FT. - REAR PL.	COMPLIES
SECTION 540.27(3)	MINIMUM PARKING SETBACK - SIDE (SEE LANDSCAPE BUFFER BELOW)	25 FT. - EXCEPT WHERE CROSS STREET PERMITTED	50.0 FT. - SIDE/SOUTH 43.0 FT. - SIDE/NORTH	COMPLIES
SECTION 540.57(7)	MAXIMUM 2 DRIVEWAYS FOR PER 200 FT. FRONT.	2 PER 200 FT. FRONT.	2 DRIVEWAYS/705.33'	COMPLIES
SECTION 540.58(5)	REQUIRED NO. OF PARKING SPACES (INDUSTRIAL USE) - 1.25 SPACES / 1000 SF	345,600 SF / 1000 SF X 1.25 SPACES = 432 SPACES REQUIRED	(284) INSTALLED + (250) ALTERNATE = 432 SPACES PROVIDED*	VARIANCE
	PARKING SPACE SIZE		9 FT. X 18 FT.	COMPLIES
	PARKING AISLE - 90' PARKING		24 FT.	COMPLIES
SECTION 540.54(9)	OFF STREET PARKING LANDSCAPE REQUIRED	1 TREE/EVERY 10 SP. OR 9 FT ISLAND MINIMUM	1 TREE /10 SPACES	COMPLIES
SECTION 540.58(A)	LOADING BERTHS - ONE BERTH/20,000 SF	17 BERTHS	54 BERTHS	COMPLIES
SECTION 540.59(A)	LOADING BERTH SIZE	12 FT. X 35 FT.	13 FT. X 60 FT.	COMPLIES
SECTION 540.59(E)	LOADING NEXT TO RESIDENTIAL BUFFERED PER SECTION 540.54		PROVIDED	COMPLIES
<b>LANDSCAPE / BUFFER REQUIREMENTS / SIGNAGE</b>				
SECTION 540.73(A)(3)	RESIDENTIAL LANDSCAPE BUFFER	3 X'S HT. OF BUILDING	150 FT.	COMPLIES
SECTION 540.13(A)	PRESERVATION OF NATURAL FEATURES - STREAM CORRIDOR (LOCAL) BUFFER	50 FT. TO STREAM BED	GREATER THAN 50 FT.	COMPLIES
SECTION 540.27(4)	STREET TREES ALONG FRONTAGE BEHIND R.O.W.	1 EVERY 50 L.F.	15 TREE/705 L.F. (1 EVERY 47 L.F.)	COMPLIES
SECTION 540.27(4)(2)	FRONT YARD LANDSCAPE PLANTED - TO INCLUDE BIKE AND PEDESTRIAN PATHWAY	25 FT. MINIMUM DEPTH	25 FT. PLANTED	COMPLIES
SECTION 540.27(4)(3)(4)	SIDE AND REAR YARD LANDSCAPE BUFFER	60% 25 FT. OR 18' LOT WIDTH-OR 35 FT. MAX REAR 35 FT. MINIMUM	43.5 FT. NORTHSIDE 25.0 FT. SOUTHSIDE (PLANTING WIDTH Varies 4'10" - 150 FT. REAR/NEST**	COMPLIES
SECTION 540.27(4)(4)	LANDSCAPE BUFFER TO RESIDENTIAL PLANTED	RESIDENTIAL-50 FT (25 FT PLANTED TO CONCEAL USE IN BP)	35 FT. PLANTED/ LOADING VERTICATION REMAINS	COMPLIES
SECTION 540.57(7)	OFF STREET PARKING LOT SHADE TREES	1 TREE/10 PKG. SP.	45 TREES/445 SP.	COMPLIES
SECTION 540.52(E)(3)	FREESTANDING SIGN SETBACK	10 FT. FROM R.O.W.	15 FT. FROM R.O.W.	COMPLIES
SECTION 540.52(E)(4)	FREESTANDING SIGN MAXIMUM HEIGHT	8 FT. MAXIMUM HEIGHT	8 FT. HEIGHT	COMPLIES
SECTION 540.52(E)(6)	FREESTANDING SIGN MAXIMUM DISPLAY AREA	50 S.F. DISPLAY AREA	48 S.F. DISPLAY AREA	COMPLIES
SECTION 540.56(2)	FENCES FOR INDUSTRIAL USES	8 FT. HT. MAXIMUM	8 FT. HEIGHT SOLID WOOD FENCE	COMPLIES

\* (A) APPLICANT (SEEKS) RELIEF FOR NOT PROVIDING (50) CAR (PARKING) SPACES (SEE GEOMETRY PLAN FOR DETAILS).  
 \*\* (A) (5) FEET WIDE WATER EASEMENT (5) BEEN PROPOSED ON THE SOUTHSIDE.



REF: AERIAL MAP - GOOGLE (2019-05-09)



# ROCKEFELLER GROUP LOGISTICS at EASTAMPTON

BLOCK 800 LOT 9.03 27.8 ACRES  
 OVERALL PLAN EXHIBIT  
 5/17/21

creative solutions for the public and private land development communities

menlo engineering associates

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