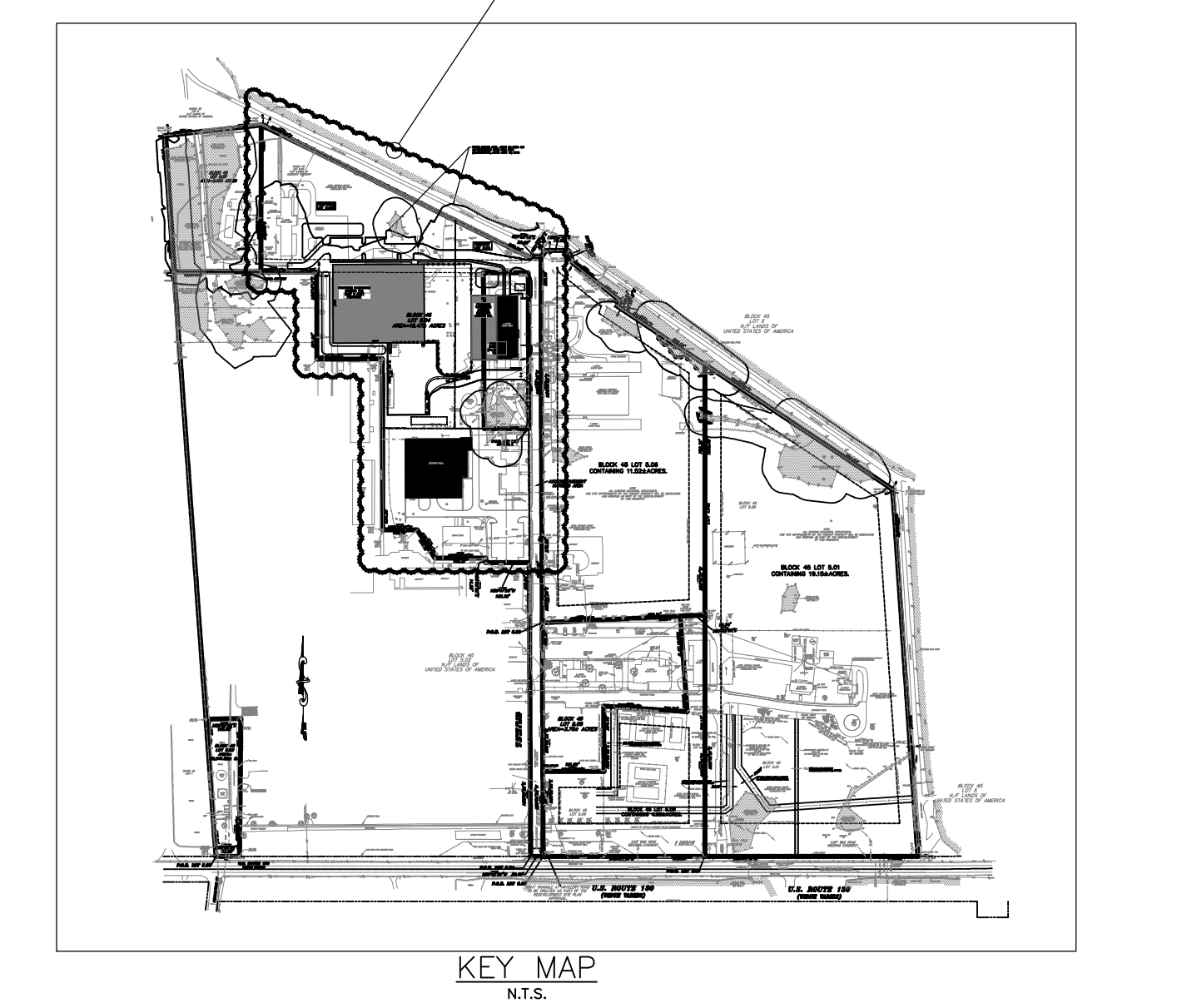


| SITE DATA | | OWNER/APPLICANT | | |
|---|--|--|---------------------------|-------------------|
| SITE ADDRESS: U.S. ROUTE 130 & ARTILLERY AVENUE, OLDMANS TOWNSHIP, SALEM CO., NJ | | APPLICANT: PARAMOUNT TPL, LLC, 212 N. VIRGINIA AVENUE, CARNEY'S POINT, NJ 08069 | | |
| TAX MAP DATA: BLOCK 45, LOTS 5.04 | | OWNER: PLECO REDEVELOPMENT AGENCY, LLC, 212 N. VIRGINIA AVENUE, CARNEY'S POINT, NJ 08069 | | |
| ZONING: INDUSTRIAL PARK REDEVELOPMENT AREA | | TRACT AREA: LOT 5.04 = 15.47± AC | | |
| ZONING ANALYSIS (SECTION 110-20.1A): | | | | |
| USE | DEVELOPMENT | EXISTING WAREHOUSE | PROPOSED WAREHOUSE | |
| BULK REQUIREMENTS (SECTION 110-20.1B): | | | | |
| ITEM | REQUIRED | EXISTING | PROPOSED 5.04 (REMAINING) | PROPOSED 5.04C |
| MAX. BLDG. HEIGHT | 75 FT./3 STORES | N/A | N/C | N/C |
| MIN. LOT AREA | 15,474 S.F. | 4,884 S.F. | 4,884 S.F. | 4,884 S.F. |
| MIN. LOT FRONTAGE | 2 AC. | 38.88 FT. (ENC'Y) | 38.88 FT. (ENC'Y) | 38.88 FT. (ENC'Y) |
| MIN. LOT WIDTH | 150 FT. | 38.88 FT. (ENC'Y) | 38.88 FT. (ENC'Y) | 38.88 FT. (ENC'Y) |
| MIN. LOT DEPTH | 250 FT. | 868.91 FT. | 1,583.44 FT. | 457.43 FT. |
| MIN. FRONT YARD SETBACK | 75 FT. | 13,484 FT. | 13,484 FT. | 173.33 FT. |
| MIN. SIDE YARD SETBACK | 50 FT. EACH SIDE | 46.34 FT. (ENC'Y) | 50 FT. | 29.42 FT. (V) |
| MIN. REAR YARD SETBACK | 50 FT. | 17.74 FT. (ENC'Y) | 124 FT. | 71.05 FT. |
| MAX. BLDG. COVERAGE (PRINCIPAL) | 10 % | 10.6% | 14.1% | 18.5% |
| MAX. BLDG. COVERAGE (ACCESSORY) | 10 % | N/A | 12.8% | 18.5% |
| MAX. LOT COVERAGE | 80 % | 41.1% | 54.88% | 51.2% |
| ACCESSORY BUILDING USE YARD SETBACK | 50 FT. | N/A | N/A | N/A |
| ACCESSORY BUILDING REAR YARD SETBACK | 50 FT. | N/A | N/A | N/A |
| ACCESSORY DRIVEWAY TO OTHER BLDG. | 50 FT. | N/A | N/A | N/A |
| (ENC)-DENOTES EXISTING NON-COMPLYING CONDITION | | | | |
| (V)-DENOTES VARIANCE REQUIRED | | | | |
| N/A- DENOTES "NOT APPLICABLE" | | | | |
| N/C- DENOTES "NO CHANGE" | | | | |
| (*)-VARIANCES FOR WERE GRANTED BY TOWNSHIP PLANNING BOARD AT MARCH 15, 2020 BOARD MEETING AS PART OF MINOR SUBDIVISION APPLICATION CREATING SUBJECT LOTS. | | | | |
| (**)-REFERENCES SETBACK TO SETBACK TO PROPOSED LOT LINE PARALLEL TO ARTILLERY AVENUE | | | | |
| PARKING ANALYSIS (SECTION 110-20.1D(1)): | | | | |
| REQUIREMENTS: | | PARKING SIZE: 10' x 20' (PROPOSED) | | |
| CRITERIA: | WAREHOUSE: 1 SPACE/2,000 S.F. OFFICE: 1 SPACE/1,000 S.F. (SECT. 110-19.0(1)) | | | |
| LOT 5.04C REQUIRED: | WAREHOUSE: 69,825 S.F. x 1 STALL/2,000 S.F. = 34.9 | OFFICE: 2,000 S.F. x 5 STALL/1,000 S.F. = 10 | TOTAL: 44.9 STALLS | |
| LOT 5.08 REQUIRED: | WAREHOUSE: 30,198 S.F. x 1 STALL/2,000 S.F. = 15.1 | OFFICE: 1,000 S.F. x 5 STALL/1,000 S.F. = 5 | TOTAL: 20.1 STALLS | |
| EXISTING PARKING QUANTITY = 0 STALLS | | PROPOSED PARKING QUANTITY = 14 STALLS (COMPLES) | | |
| PROPOSED PARKING QUANTITY = 39 STALLS (PEDESTRIAN VEHICLES) | | | | |
| LOADING SPACE ANALYSIS: | | | | |
| LOADING SPACE SIZE = 15' x 40' | | | | |
| MINIMUM QUANTITY REQUIRED = 1 | | | | |
| EXISTING LOADING SPACES = 0 | | | | |
| PROPOSED LOADING SPACES = 7 (13' x 60') (LOT 5.04C); 2 (LOT 5.08) | | | | |

- GENERAL PLAN NOTES:
- SURVEY INFORMATION REFERENCED FROM "PLAN OF SURVEY" PREPARED BY PENNELL LAND SURVEYING, INC. DATED FEBRUARY 16, 2022. REFERENCE TO THE NOTES AND QUALIFICATIONS ON SAID PLANS IS MADE HEREIN.
 - THIS PLAN SERVES AS A CONCEPTUAL SKETCH OF POTENTIAL SITE IMPROVEMENTS AND IS SUBJECT TO MODIFICATIONS DUE TO FORMAL DESIGN AND REGULATORY AGENCY REVIEW AND APPROVAL. ACCORDINGLY, THIS PLAN SHALL BE CONSIDERED FOR ILLUSTRATIVE CONCEPT PURPOSES ONLY AND DOES NOT GUARANTEE OR INTEND TO GUARANTEE THE FEASIBILITY OF CONSTRUCTION AND/OR ACQUISITION OF LAND USE APPROVALS AND PERMITS.
 - PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPAL PLANNING/ZONING BOARD AND OTHER REGULATORY AGENCIES AS MAY BE WARRANTED.
 - FRESHWATER WETLANDS HAVE BEEN DELINEATED ON THE PARCEL AND ARE SUBJECT TO VERIFICATION AND ASSIGNMENT OF RESPECTIVE TRANSITION AREA REQUIREMENTS THROUGH ACQUISITION OF A LETTER OF INTERPRETATION ISSUED BY THE NJDEP. THE PROPOSED DISTURBANCE OF WETLAND AND TRANSITION AREAS REQUIRES AND IS SUBJECT TO ACQUISITION OF THE APPROPRIATE GENERAL PERMIT FROM THE NJDEP.
 - PROPOSED IMPROVEMENTS ARE ANTICIPATED TO BE SERVICED VIA ONSITE INDIVIDUAL SEPTIC DISPOSAL SYSTEMS WHICH IS SUBJECT TO APPROVAL AND PERMITTING THROUGH THE APPROPRIATE ADMINISTRATIVE AUTHORITY (COUNTY HEALTH DEPARTMENT AND POTENTIALLY NJDEP).
 - PROPOSED IMPROVEMENTS ARE ANTICIPATED TO BE SERVICED THROUGH A SEPARATE CONNECTION TO THE REGIONAL WATER DISTRIBUTION SYSTEM (OPERATED BY NEW JERSEY AMERICAN WATER) AND NOT VIA THE EXISTING WATER TANK & DISTRIBUTION SYSTEM THAT PREVIOUSLY SERVICED THE FORMER GOVERNMENT FACILITY.
 - PROPOSED DRIVEWAYS ARE SUBJECT TO APPROVAL BY MUNICIPALITY AND POTENTIALLY A NJDOT ACCESS PERMIT.
 - PROPOSED IMPROVEMENTS MAYBE SUBJECT TO ACQUISITION OF FLOOD HAZARD VERIFICATION AND INDIVIDUAL PERMIT FROM THE NJDEP FOR WORK WITHIN THE FLOOD PLAIN.



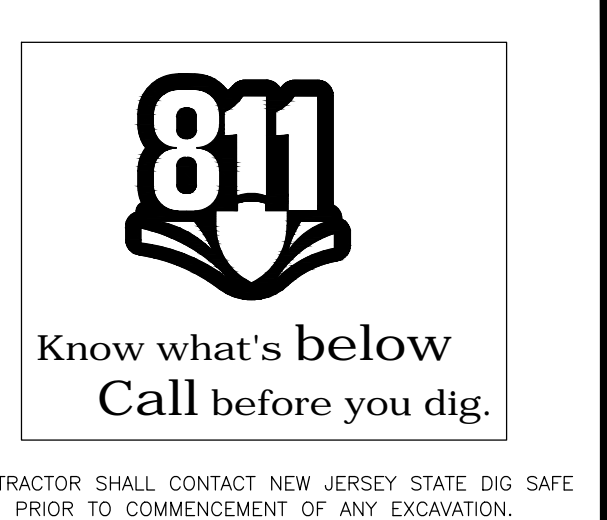
LEGEND:

- MW-50-R DENOTES MONITORING WELLS TO REMAIN AND NOT TO BE DISTURBED
- MW-50-R DENOTES MONITORING WELLS TO BE LOCATED UNDER A NEW IMPERVIOUS SURFACE
- MW-07S DENOTES MONITORING WELLS TO REMAIN AND BE LOCATED BELOW A NEW STRUCTURE
- AS-6R DENOTES AIR SPARGING SYSTEM WELL THAT WILL REMAIN UNDISTURBED
- AS-4R DENOTES AIR SPARGING SYSTEM WELL THAT WILL BE LOCATED UNDER NEW IMPERVIOUS SURFACE

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.



CONTRACTOR SHALL CONTACT NEW JERSEY STATE DIG SAFE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

| REVISION | | DATE |
|----------|---|------------|
| 5 | REVISION LAYOUT PER CLIENT | 09/08/2023 |
| 4 | REVISION LAYOUT PER CLIENT | 09/01/2023 |
| 3 | ADDED DIMENSIONS AND SURVEYING WELL INFORMATION | 02/28/2023 |
| 2 | REVISION LAYOUT PER CLIENT | 08/17/2022 |
| 1 | REVISION LAYOUT PER CLIENT | 08/17/2022 |
| 0 | INITIAL ISSUE FOR CLIENT REVIEW | 02/28/2023 |

PANPAC LOGISTICS PARK REDEVELOPMENT
LOT 5.04
PARAMOUNT TPL, LLC.
 U.S. ROUTE 130 & ARTILLERY AVENUE
 BLOCK 45, LOT 5.04
 TOWNSHIP OF OLDMANS, SALEM COUNTY, N.J.

JEFFERIS ENGINEERING ASSOCIATES, LLC
 801 ORCHARD AVENUE
 RUNNEMED, N.J. 08078
 PHONE: 856.933.2005
 FAX: 856.933.2016
 WWW.JEPPERISENGINEERING.COM
 N.J. CERTIFICATE OF AUTHORIZATION #246A28925900

TEAL S. JEFFERIS, P.E., CME, CDT
 NJ PROFESSIONAL ENGINEER LIC. # GE42699
 PA PROFESSIONAL ENGINEER LIC. # PE0767654
 DE PROFESSIONAL ENGINEER LIC. # 11181

JEFA FILE No. 21-PTPL-002 DRAWN BY: RAH
 DATE: 01-17-22 CHECKED: TSJ
 DRAWING NO.

CP-4.2
CONCEPTUAL SUBDIVISION & SITE DEVELOPMENT PLAN (ENLARGED)
 SCALE: 1" = 60' 1 OF 1