

38 Porcupine Road

Pedricktown, NJ

Building Specifications

SITE DATA & COVERAGE:

| | | |
|----------------------|-------|--------------|
| GROSS: | | 47.39 AC |
| | | 2,064,264 SF |
| BUILDING 01: | | 129,600 SF |
| BUILDING 02: | | 124,800 SF |
| PAVED: | @ 16% | 330,911 SF |
| TOTAL IMPERVIOUS: | | 585,311 SF |
| | | |
| BUILDING COVERAGE: | | 12.32% |
| LANDSCAPE COVERAGE: | | 71.65% |
| IMPERVIOUS COVERAGE: | | 28.35% |

PARKING PROVIDED:

| | | |
|--------------|--|-----------|
| BUILDING 01: | | |
| AUTO: | | 90 STALLS |
| TRAILER: | | 60 STALLS |
| BUILDING 02: | | |
| AUTO: | | 70 STALLS |
| TRAILER: | | 30 STALLS |

TRUCK DOCKS:

| | | |
|---------------------|--|----|
| BUILDING 01: | | |
| ▲ DOCK-HIGH DOORS | | 18 |
| ○ GRADE-LEVEL DOORS | | 2 |
| BUILDING 02: | | |
| ▲ DOCK-HIGH DOORS | | 20 |
| ○ GRADE-LEVEL DOORS | | 2 |

ZONING ORDINANCE:

| | |
|------------------------|----------------------|
| ZONED: | DISTRICT TYPE & NAME |
| FRONT YARD SETBACK: | 125 FT |
| SIDE YARD SETBACK: | 75 FT |
| REAR YARD SETBACK: | 75 FT |
| MAX BUILDING COVERAGE: | 30% |



The Site

Zoning:

The property is located in the I (Industrial) Zone, with the following examples of uses permitted by right to:

- Create wholesale distribution centers, establishments, and warehouses.
- Exclude IOS and maintenance yards are not listed in the permitted or accessory uses section of the I Zone ordinance.
- State that no building shall exceed 45 feet and three stories.
- Include a 40' residential buffer (district or zone).
- Conduct a potential noise study and erect a wall at loading dock adjacent to Porcupine Road.
- Include railroad, trucking, busing, and other transit facilities including storage, repair, and transfer operations.

Specific Oldmans, NJ Township Codes include principal permitted uses on the land and in buildings shall be as follows:

- (1) Offices and office buildings.
- (2) Industrial plants of a type which carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products.
- (3) Wholesale distribution centers and warehouses.
- (4) Industrial parks on tracts of land at least 25 acres in area comprised of any combination of the uses listed hereinabove.
- (5) Public utility uses as conditional uses under N.J.S.A. 40:55D-67.
- (6) Wind energy conservation systems (WECS) in the I Industrial District only as conditional uses under N.J.S.A.

Click below for additional information and for specific sections mentioned above:

<https://ecode360.com/12560367>

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Easement:

- The improvements located with the Atlantic City Electric (ACE) easement adjacent to Porcupine Road appear to have been removed. We recommend reaching out to ACE to determine if the easement could be partially or entirely vacated to increase yield.
- The Sunolin Chemical Company and ACE easement traversing the middle of the site should be reviewed to determine what improvements may be placed within that area. There may be restrictions for a maximum grade change, proximity to pole improvements, utility clearances, etc.

Earthwork:

Based upon limited information available at this time, we've provided below assumptions to establish elevations for the proposed improvements for order of magnitude consideration only.

- Assumed Groundwater Elevation: 8' and bottom of Stormwater Management (2' separation): 10'
- Roof drain elevation at the loading dock (2' of rise from basin): 12'
- Loading Dock (4' of cover from invert of pipe/ allowance for basin storage): 16'
- Warehouse Finished Floor Elevation (4' dock): 20'

Utilities:

Water

- 8" in Pennsgrove-Pedricktown Road, no service identified within Porcupine Road along the site frontage, if required, an extension could be $\pm 1,500'$ to loop the system.
- NJAW needs demand calculations to confirm capacity.
- Stream crossing or main extension up Porcupine required to service the building on Porcupine Road.

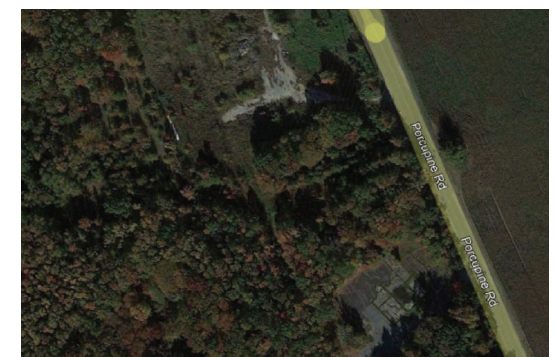
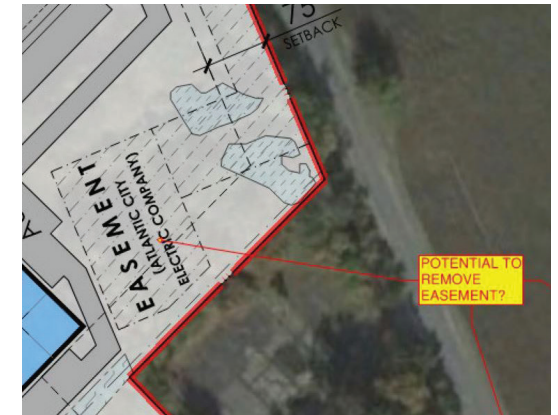
Electric: Available

Sewer: Septic Required

Gas: Located within Pennsgrove-Pedricktown Road & Porcupine Road

Traffic:

- Based on our experience with the County, we expect widening to be required on both our frontages to provide full width shoulders and curbing at a minimum.
- Right turn acceleration/deceleration lanes are not anticipated.
- Left turn warrant calculations need to be run once we have traffic counts to determine if any left turn lanes are required.



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