

#### Disciplines Utilized

- Conceptual and Major Site Plans
- Boundary & Topographic Surveys
- ALTA Survey
- Utilities Survey
- Highway Survey
- Construction Stakeout
- AutoCAD Services
- Phase I Environmental
- Storm Water Design and Management
- Soil Testing and Analysis
- Wetlands Delineation with LOI
- Traffic Engineering
- Parking Lot Design
- Landscape Planning and Management
- Permitting
- Planning Board Testimony

#### Site Size

2.44 Acres

#### Building Size

30,000 SF

#### Special Permitting

NJDEP Permitting

#### Project Status

Complete and Operational

#### Project Team

Robert R. Stout, PE, CME, LS,  
Matthew Walsh, Fran Reichelt  
Ben Gindville, PWS, CPM



## DESCRIPTION

When it came time to develop a new expanded dealership, Auto Direct Cars contracted Stout & Caldwell to provide complete surveying services to include boundary, topographic, ALTA, utilities and highway surveys. In addition, the 2.44-acre site located on Route 130 South in Edgewater Park required a Phase I Environmental Assessment, storm water design, soil testing and wetlands delineation with LOI. Partners included Shropshire Traffic Engineers and Midwest Construction. Now complete and operational, the indoor showroom and outdoor lot are more than home to an inventory of over 300 vehicles with all makes and models, the dealership has brought new jobs to the area and increased business tax income for the township.

### Services provided:

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### Partners:

- Midwest Construction
- Rose Commercial Real Estate
- Shropshire Traffic Engineering

### Community impact:

- Develop underutilized site into new large-scale used car dealership
- Create new jobs in the township
- Increase taxable business income within the region

