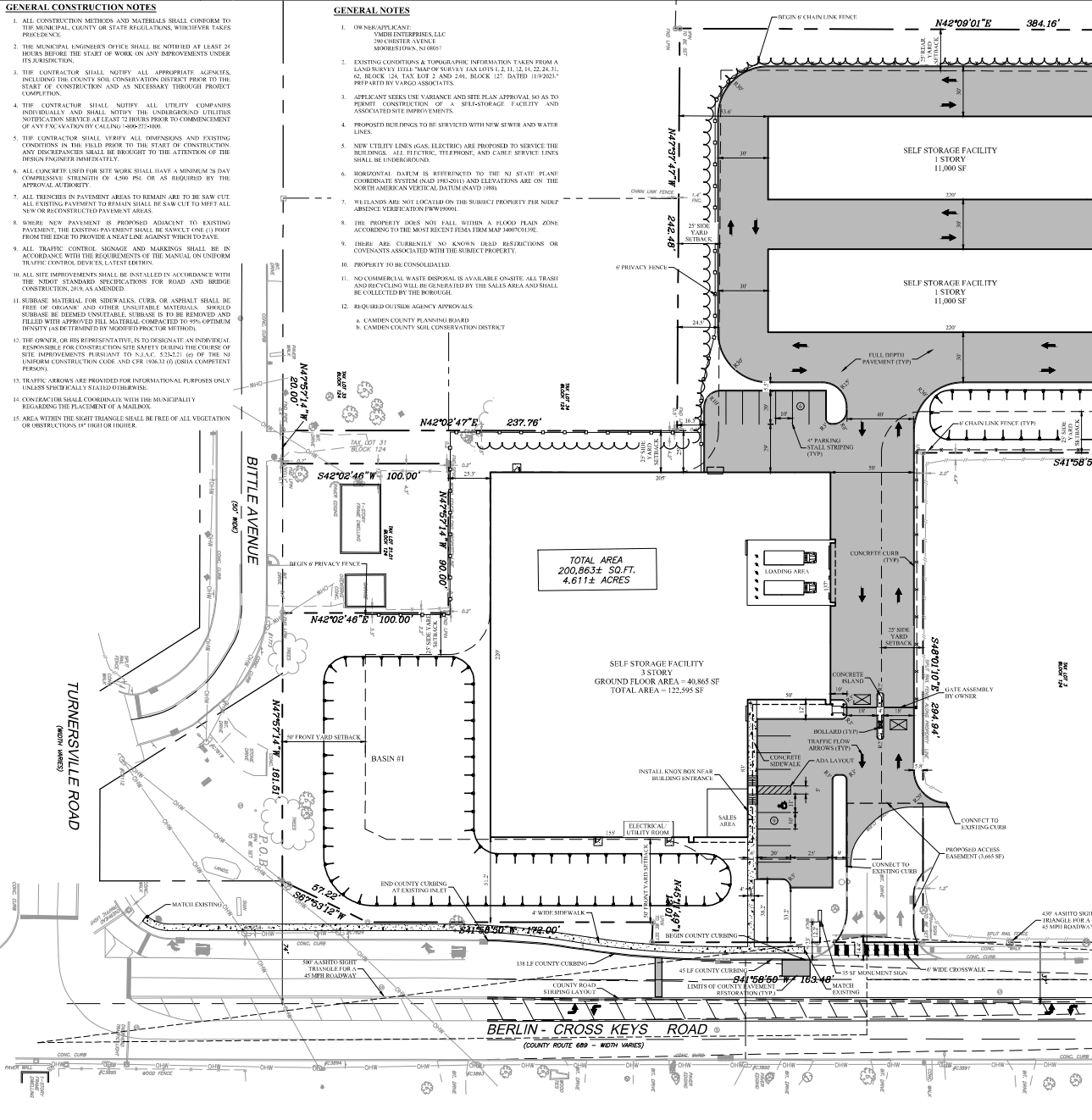


GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 7 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-775-4800.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI OR AS REQUIRED BY THE APPROVAL AGENCY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT, ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW PAVEMENT CONSTRUCTION PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT (1") FROM THE EDGE TO THE NEW PAVEMENT TO A NEAT LINE AGAINST WHICH TO FAVE.
9. ALL TRAFFIC CONTROL SIGNALS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010, AS AMENDED.
11. SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 25:27.2 (6) OF THE NJ UNIFORM CONSTRUCTION CODE, AND C.R. 106.32 (1) (G) (A) COMPETENT PERSON.
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
14. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY REGARDING THE PLACEMENT OF A MAILBOX.
15. AREA WITHIN THE RIGHT TRIANGLE SHALL BE FREE OF ALL VEGETATION OR OBSTRUCTIONS 1" HIGH OR HIGHER.

GENERAL NOTES

1. OWNER/PLACANT: VMH ENTERPRISES, LLC 260 CHESTER AVENUE MOORESTOWN, NJ 08057
2. EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY TELL MAP OF SURVEY TAX LOTS 1, 2, 11, 12, 13, 22, 23, 31, 62, BLOCK 124, TAX LOT 2 AND 246, BLOCK 127, DATED 11/20/2017, PREPARED BY VARGO ASSOCIATES.
3. APPLICANT SITES THE VARIANCE AND SITE PLAN APPROVAL SO AS TO PERMIT CONSTRUCTION OF A SELF-STORAGE FACILITY AND ASSOCIATED SITE IMPROVEMENTS.
4. PROPOSED BUILDINGS TO BE SERVICED WITH NEW SEWER AND WATER LINES.
5. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
6. HORIZONTAL DATUM IS REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM (NAD 1983-2011) AND ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM (NAV D 1988).
7. WETLANDS ARE NOT LOCATED ON THE SUBJECT PROPERTY PER NDOT ABSURCE VERIFICATION FWM 19004.
8. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP #40070109E.
9. THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
10. PROPERTY TO BE CONSOLIDATED.
11. NO COMMERCIAL WASTE DISPOSAL IS AVAILABLE ON-SITE. ALL TRASH AND RECYCLING WILL BE GENERATED BY THE SALES AREA AND SHALL BE COLLECTED BY THE BOROUGH.
12. REQUIRED OUTSIDE AGENCY APPROVALS:
 - a. CAMDEN COUNTY PLANNING BOARD
 - b. CAMDEN COUNTY SOIL CONSERVATION DISTRICT



WAIVERS & VARIANCES

1. DIMENSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
 - a. SECTION 254-700.1 - FROM PROVIDING AN ENVIRONMENTAL IMPACT STATEMENT.
 - b. SECTION 254-700.1.1 - FROM PROVIDING A RECYCLING REPORT. SEE GENERAL NOTES FOR MORE INFORMATION.
 - c. SECTION 254-700.2.0.1.1 - FROM PROVIDING THE LOCATIONS OF ALL EXISTING STRUCTURES AND THEIR USES WITHIN 200'.
 - d. SECTION 254-700.2.0.1.2 - FROM PROVIDING THE LOCATIONS OF ALL EXISTING STRUCTURES AND THEIR USES WITHIN 200'.
 - e. SECTION 254-700.3.0.1 - FROM PROVIDING PROFILES OF WATER AND SEWER SYSTEMS.
2. DESIGN WAIVERS ARE REQUESTED FROM THE FOLLOWING:
 - a. SECTION 254-500 - TO ALLOW A SHADE TREE SPACING OF 100' ALONG THE PROPERTY FRONTAGE WHERE 50' IS REQUIRED.
 - b. SECTION 254-9.4.5 - TO ALLOW A 12" TREE WHERE THE MINIMUM 300' PERMITTED IS 15'.
 - c. SECTION 254-9.4.5 - TO ALLOW A 12" TREE WHERE THE MINIMUM 300' PERMITTED IS 15'.
 - d. SECTION 254-9.4.5 - TO ALLOW A 12" TREE WHERE THE MINIMUM 300' PERMITTED IS 15'.
 - e. SECTION 254-9.4.5 - TO ALLOW A 12" TREE WHERE THE MINIMUM 300' PERMITTED IS 15'.
3. VARIANCES ARE REQUESTED FROM THE FOLLOWING:
 - a. SECTION 254-102.3 - THE VARIANCE TO PERMIT A SELF-STORAGE FACILITY.
 - b. SECTION 254-102.3 - MINIMUM NUMBER OF PARKING SPACES REQUIRED: 15 PROPOSED.
 - c. SECTION 254-102.3 - MINIMUM NUMBER OF LOADING SPACES REQUIRED: 3 PROPOSED.
 - d. SECTION 254-102.3 - TO PERMIT ONE (1) FREESTANDING SUN AND THREE (3) ATTACHED SUNS.

PINE HILL ZONING SCHEDULE

ZONE L-1B LIMITED BUSINESS DISTRICT
SELF-STORAGE IS NOT A PERMITTED USE

ITEM	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS			
MIN. LOT AREA (SQ)	20,000	200,863 (4.61 AC)	(2)-7.1
MIN. LOT WIDTH (FT)	100	284.2	(2)-7.1
BUILDING SETBACKS & HEIGHT			
MIN. FRONT YARD (FT)	20	51.2	(2)-7.1
MIN. SIDE YARD (FT)	10	25	(2)-7.1
MIN. REAR YARD TO COMMERCIAL (FT)	10	N/A	(2)-7.1
MIN. REAR YARD TO RESIDENTIAL (FT)	25	52.2	(2)-7.1
MAX. BUILDING HEIGHT (FT)	15	10' 12"	(2)-7.1
MAX. BUILDING COVERAGE (%)	40	25.4 (11.66 SQ)	(2)-7.1
MAX. IMPERVIOUS COVERAGE (%)	75	51.3 (10,929 SQ)	(2)-7.1
PARKING REQUIREMENTS			
MIN. FRONT YARD (FT)	5	51.2	(2)-10.19.2
MIN. SIDE YARD (FT)	5	5.8	(2)-10.19.2
MIN. REAR YARD (FT)	5	22.2	(2)-10.19.2

FREE-STANDING SUNS			
MAX. NUMBER OF SUNS	0	1*	(2)-10.6.4.100.4 (5)
MAX. SUN AREA (SQ)	15	15	(2)-10.6.4.100.4 (5)
MAX. HEIGHT (FT)	10	10	(2)-10.6.4.100.4 (5)
MIN. SETBACK FROM PROPERTY LINE (FT)	10	10	(2)-10.6.4.100.4 (5)

ATTACHED MONOTONIC SUNS			
MAX. NUMBER OF SUNS	3	3	(2)-10.6.4.100.4 (5)
MAX. SUN AREA (SQ)	10%	0.9, 1.2 & 1.7	(2)-10.6.4.100.4 (5)

PARKING & LOADING REQUIREMENTS

PARKING			
MIN. SETBACK SPACE (FT)	10 x 20	10 x 20	(2)-10.19.4.100.4 (5)
MIN. SETBACK SPACE (FT)	10 x 18	10 x 18	(2)-10.19.4.100.4 (5)
MIN. DRIVE AISLE WIDTH (ON DRIVE) PARKING (FT)	15'	25'	(2)-10.19.4.100.4 (5)
MIN. NUMBER OF SPACES FOR WAREHOUSE	1 PER 1,500 SQ	144,870 SQ	(2)-10.19.4.100.4 (5)
TOTAL NUMBER OF SPACES	96	18**	(2)-10.19.4.100.4 (5)

LOADING			
NUMBER OF SPACES FOR WAREHOUSE > 100,000 SQ	4	2 (ONSD) **	(2)-10.20.5

** DENOTES PROPOSED NON-CONFORMANCE

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
407 Canal Street • Sewell, NJ 08080
Tel: 856-464-9000 • Fax: 856-464-9006
Certificate of Authorization No. 26A02811400

REVISIONS		DATE
NO.	DESCRIPTION	DATE
1	FOR CONSTRUCTION	08/20/24
2	FOR CONSTRUCTION	08/20/24

FOR APPROVAL PURPOSES ONLY

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER OR ARCHITECT FOR THE STATE OF NEW JERSEY. THE REVIEWER SHALL SIGN AND SEAL THE DOCUMENT. THE PETTIT GROUP, LLC, FOR THE SIGNATURE PURPOSES, IS A PROFESSIONAL ENGINEERING FIRM. THE REVIEWER SHALL SIGN AND SEAL THE DOCUMENT. THE PETTIT GROUP, LLC, FOR THE SIGNATURE PURPOSES, IS A PROFESSIONAL ENGINEERING FIRM. THE REVIEWER SHALL SIGN AND SEAL THE DOCUMENT. THE PETTIT GROUP, LLC, FOR THE SIGNATURE PURPOSES, IS A PROFESSIONAL ENGINEERING FIRM.

DESIGNED BY: ASB/NO
DRAWN BY: NO
CHECKED BY: BWC
SCALE: 1" = 30'

PRELIMINARY/FINAL
MAJOR SITE PLAN
BERLIN-CROSS KEYS ROAD
(CR 689)
BLOCK 124, LOTS 1, 2, 11, 12, 14,
22, 23, 31, 62 & BLOCK 127,
LOTS 2, 2BL, PLATE 27
BOROUGH OF PINE HILL
CAMDEN COUNTY
NEW JERSEY

FOR
VMH ENTERPRISES, LLC
260 CHESTER AVENUE
MOORESTOWN, NJ 08057

BRIAN W. CLEARY, PE
Professional Engineer
New Jersey • License #CE 17148

SITE PLAN

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