

- NOTES:**
- APPLICANT: VCC LAWNSIDE BUSINESS PARK I URBAN RENEWAL, LLC
 228 WEST LANDIS AVENUE, SUITE 300
 P.O. BOX 1517
 VINELAND, NJ 08362
 PHONE: (856) 794-4708
 FAX: (856) 794-4721
- ZONING DISTRICT: REDEVELOPMENT PLAN - AREA 2, (B-B) BUSINESS DISTRICT & (O-P) PLANNED OFFICE PARK DISTRICT
 - TRACK IS IDENTIFIED AS PROPOSED BLOCK 601, LOT 1 & 3 CONTAINING AN AREA OF 21.413 ACRES.
 - BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY, PLATE NO. 7.01.
 - PLAN BASED ON N.J.S.P.C.S. NAD '83 (2011); PLAN SCALED TO GROUND AT POINT 1011
 GROUND SCALE FACTOR: 1.0000728748
 GROUND SCALE ORIGIN: N378167.737 E347103.224 Z43.066
 VERTICAL DATUM: NAVD 1988
 - OVERALL OUTBOUND INFORMATION TAKEN FROM PLAN ENTITLED "MAJOR SUBDIVISION PLAN, BLOCK 507 LOTS 1 & 2, BLOCK 508 LOT 1, BLOCK 509 LOTS 1-3, BLOCK 510 LOTS 1-3 & 9-16, BLOCK 601 LOTS 1 & 2, BLOCK 701 LOTS 1-9 & 15-17, BLOCK 1004 LOTS 28-33, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, DWG. NO. 2018-17854-LAWNSIDE-SUBM1 SHEETS 1-5 OF 5, DATED JUNE 14, 2018, REVISED TO APRIL 8, 2019, FILED IN THE CAMDEN COUNTY CLERKS OFFICE ON JUNE 21, 2019 IN BOOK 918, PAGE 14.
 - PROPOSED OUTBOUND INFORMATION TAKEN FROM PLAN ENTITLED "MINOR SUBDIVISION PLAN, BLOCK 601, LOT 1, 101 WALTER A. GAINES WAY, WOODCREST STATION BUSINESS PARK, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, DWG. NO. 2020-17854-B601-1-SUBD SHEETS 1-2 OF 2, DATED AUGUST 17, 2020, REVISED TO SEPTEMBER 24, 2020.
 - PLANIMETRIC FEATURES SHOWN ARE FROM PLAN REFERENCED AT NOTE 5 AS TAKEN FROM AERIAL PHOTOGRAPHY PROVIDED BY AXIS GEOSPATIAL, LLC AND SUPPLEMENTED BY AN ACTUAL FIELD SURVEY BY TAYLOR WISEMAN AND TAYLOR LAST UPDATED IN APRIL 2018. DATE OF PHOTOGRAPHY IS MARCH 29, 2018. NOTE THAT SITE IS CURRENTLY UNDER CONSTRUCTION AND NOT ACCESSIBLE AT THIS TIME TO PLOT EXISTING SITE CONDITIONS.
 - FRESHWATER WETLANDS LINE TAKEN FROM PLAN ENTITLED "WETLANDS LOCATION PLAN, BLOCK 507 LOTS 1 & 2, BLOCK 508 LOT 1, BLOCK 509 LOTS 1-3, BLOCK 510 LOTS 1-3 & 9-16, BLOCK 601 LOT 1, BLOCK 701 LOTS 1-9 & 15-17, BLOCK 1004 LOTS 28-33, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, REVISED TO 8/14/2017, DRAWING NO. 2017-17854-LAWNSIDE-WETL2.L.O.I. APPROVED BY NJDEP #0421-17-0001.1 FWW10001.
 - ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION IMPROVEMENTS SHALL CONFORM TO THE REGULATIONS OF THE BOROUGH OF LAWNSIDE, THE COUNTY OF CAMDEN, THE STATE OF NEW JERSEY, AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE. IN THE EVENT OF CONTRADICTION, THE GREATER SPECIFICATION WILL TAKE PRECEDENCE.
 - THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF

LOT REQUIREMENTS (PER ORDINANCE NO. 01-2018)	REDEVELOPMENT PLAN AREA 2 REQUIREMENTS	(B-B) BUSINESS DISTRICT REQUIREMENTS	(O-P) PLANNED OFFICE PARK DISTRICT REQUIREMENTS	PROPOSED BLOCK 601 LOT 1.01	PROPOSED BLOCK 601 LOT 1.02	PROPOSED BLOCK 601 LOT 1 & 3
MINIMUM LOT AREA	N/A	3,500 S.F.	3 AC	3,000 AC	4,391 AC	21,413 AC
MAXIMUM BUILDING HEIGHT	45 FEET (4 STORIES)	40 FEET (3 STORIES)	N/A	N/A	< 45 FEET	< 45 FEET
MINIMUM OPEN SPACE	20%	N/A	N/A	N/A	26.5%(1,162 AC)	64.5%(1,819 AC)
MAXIMUM IMPERVIOUS SURFACE COVERAGE	80%	N/A	N/A	N/A	73.5%(3,229 AC)	35.5%(7,594 AC)
MINIMUM SEPARATION BETWEEN BUILDINGS	15 FEET	N/A	N/A	N/A	175.2 FEET	175.2 FEET
MINIMUM SETBACK OF STRUCTURES FROM ANY ROADWAYS	15 FEET	N/A	N/A	N/A	35.5 FEET	N/A
MINIMUM FRONT YARD SETBACK	N/A	20 FEET	125 FEET	N/A	35.5 FEET	137.0 FEET
MINIMUM SIDE YARD SETBACK	N/A	0 FEET	75 FEET	N/A	16.4 FEET (B-B) 90.0 FEET (O-P)	40.5 FEET
MINIMUM REAR YARD SETBACK	N/A	20 FEET	75 FEET	N/A	134.7 FEET (B-B) 134.7 FEET (O-P)	372.3 FEET

FLEX BUILDING "B" (150,000 S.F.) PARKING REQUIREMENT (PER SECTION 96-84(f))

1 PARKING SPACE FOR EACH 300 S.F. FOR OFFICE SPACE
 1 PARKING SPACE FOR EACH 400 S.F. FOR INDUSTRIAL SPACE

12,000 S.F. X (1 SPACE / 300 S.F.) = 40
 138,000 S.F. X (1 SPACE / 400 S.F.) = 345
 385 REQUIRED

FLEX BUILDING "B" (150,000 S.F.) PARKING REQUIREMENT (UTILIZING 1 PARKING SPACE PER 5,000 S.F. WAREHOUSE SPACE)

1 PARKING SPACE FOR EACH 300 S.F. FOR OFFICE SPACE
 1 PARKING SPACE FOR EACH 5,000 S.F. FOR WAREHOUSE SPACE

ANTICIPATED OFFICE: 12,000 S.F. X (1 SPACE / 300 S.F.) = 40
 WAREHOUSE: 138,000 S.F. X (1 SPACE / 5,000 S.F.) = 28
 68 REQUIRED

PARKING BREAKDOWN PROVIDED FOR FLEX BUILDING "B"

98 PROPOSED SPACES (8' X 18')
 4 PROPOSED ADA SPACES (8' X 18')
 100 TOTAL CAR PARKING SPACES PROVIDED

40 TOTAL TRAILER PARKING SPACES PROVIDED

*SEE VARIANCE NOTE #1

VARIANCES PREVIOUSLY APPROVED:

- REQUEST A VARIANCE TO ALLOW ONE (1) PARKING SPACE FOR EACH 5,000 S.F. FOR WAREHOUSE SPACE WHERE ONE (1) PARKING SPACE FOR EACH 400 S.F. FOR MANUFACTURING ESTABLISHMENT OR INDUSTRIAL USE IS REQUIRED.
- REQUEST A VARIANCE TO ALLOW 37.6 FEET SIDE YARD SETBACK FOR BUILDING "B" WHERE 75 FEET IS REQUIRED PER SECTION 96-77E.(1).
- REQUEST A VARIANCE TO ALLOW 3.2 FEET REAR YARD SETBACK FOR BUILDING "B" FUTURE ADDITION WHERE 75 FEET IS REQUIRED PER SECTION 96-77E.(1).

SUBMISSION WAIVERS PREVIOUSLY APPROVED:

- ARCHITECTURAL PLAN & ELEVATION.

INDICATED PROPOSED BLOCK 601, LOT 1 & 3.
 (AREA = 932,750 S.F. OR 21,413 AC.)

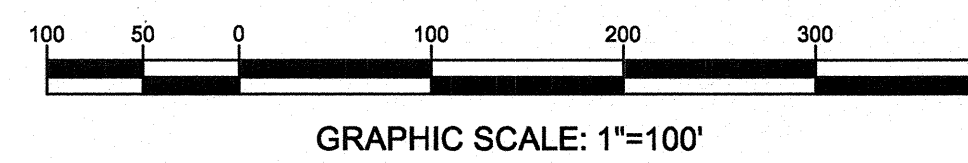
SITE SAFETY NOTE:
 THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).

THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES, WHICH HE DEEMS NECESSARY, BOTH ABOVE AND BELOW THE GROUND SURFACE BEFORE HEAVY EQUIPMENT ENTERS THE CONSTRUCTION SITE.

FINAL INQUIRIES TO "UNDERGROUND UTILITIES" (PHONE #: 1-800-272-1000) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY COMPANIES.

IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES, AS SHOWN, ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATIONS OF OTHER UTILITIES.

UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.



REVISION NO. 3: REVISED TO REFLECT BUILDING SHIFT AND UPDATE BUILDING ARCHITECTURAL.
 REVISION NO. 2: ADDED LOT 3 & STOCKPILE AREA
 REVISION NO. 1: REVISED PLANS PER REMINGTON & VERNICK ENGINEERS REVIEW LETTER DATED 9/22/20.

DATE SIGNED:	DESIGNED:	DRAWN:	CHECKED:
	DATE	DATE	DATE
SAMUEL S. PREVITERA	EDWARD P. BRADY		
	1/19/21		
	1/9/24/20		
	2/10/21		
	3/11/21		

OVERALL SITE PLAN

WOODCREST STATION BUSINESS PARK
 101 WALTER A. GAINES WAY
 PLATE 7.01, BLOCK 601, LOT 1 & 3
 BLOCK 601, LOTS 1, 1.01, & 1.02
 BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NJ

Taylor Wiseman & Taylor
 ENGINEERS / SURVEYORS / SCIENTISTS
 124 Galther Drive, Suite 150, Mt Laurel, NJ 08054
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 www.taylorwiseman.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GE02823000

SCALE: 1"=100'
 DATE: 8/17/2020
 DRAWING NO.: 2020-17854-WARSP2
 SHEET: 2 OF 13