

TOTAL SITE IMPROVEMENTS

PRELIMINARY AND FINAL MAJOR SITE PLAN

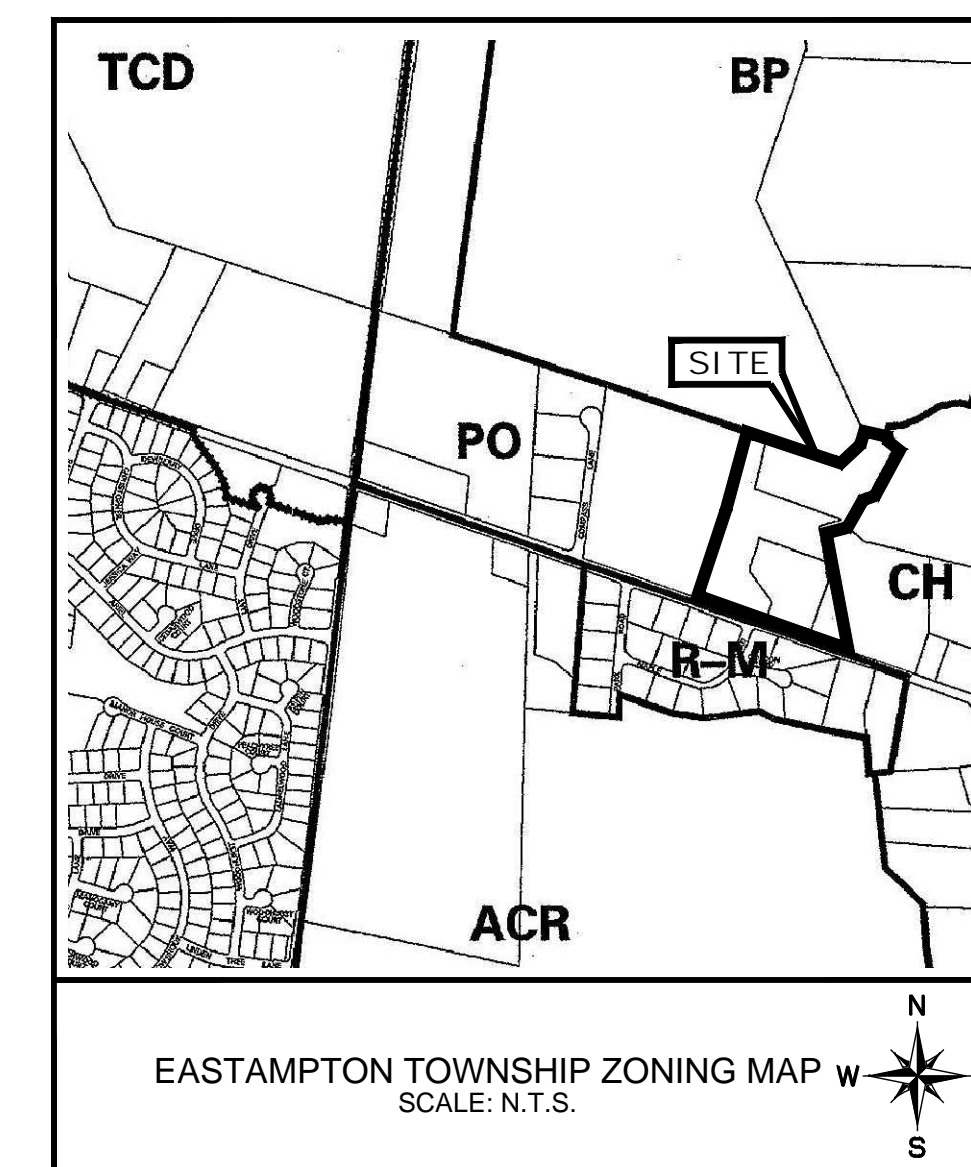
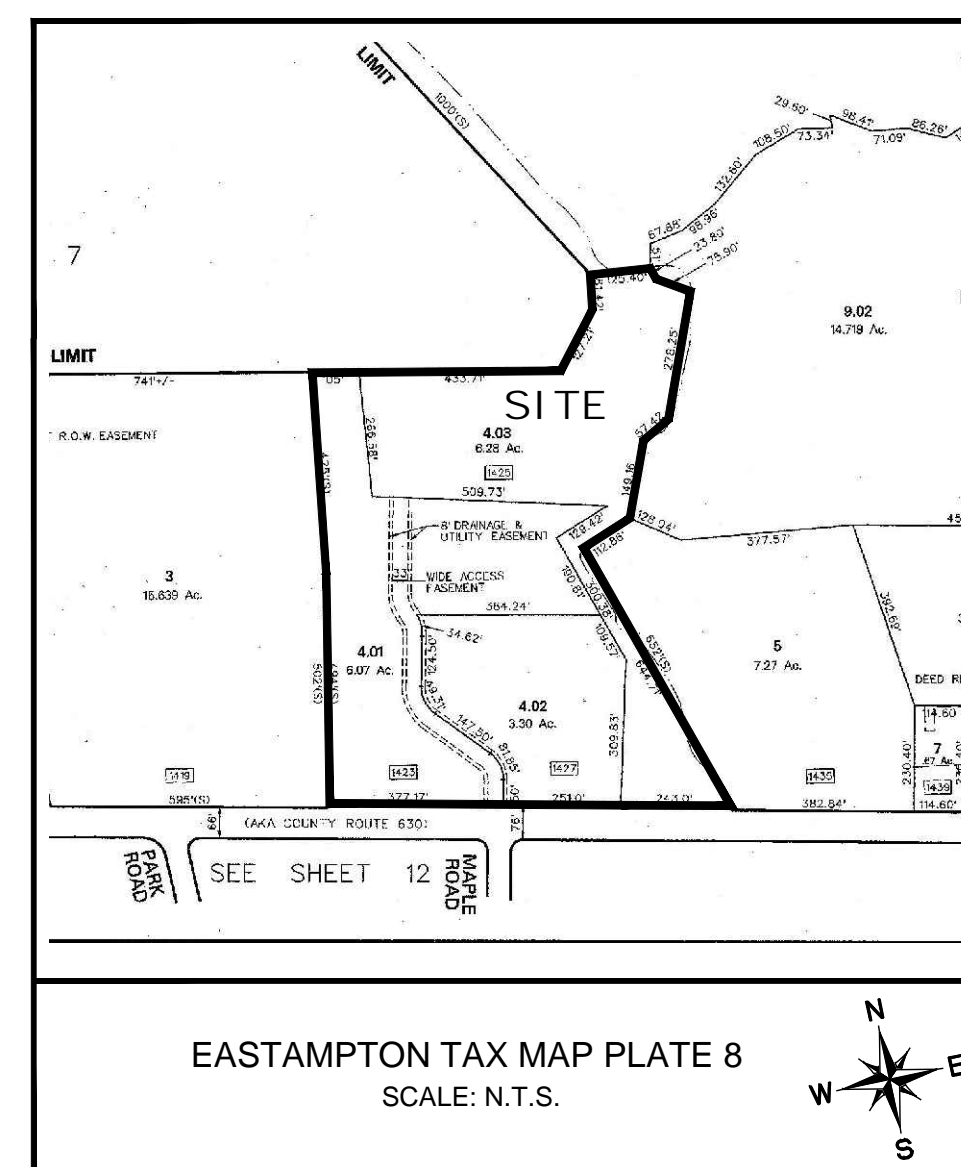
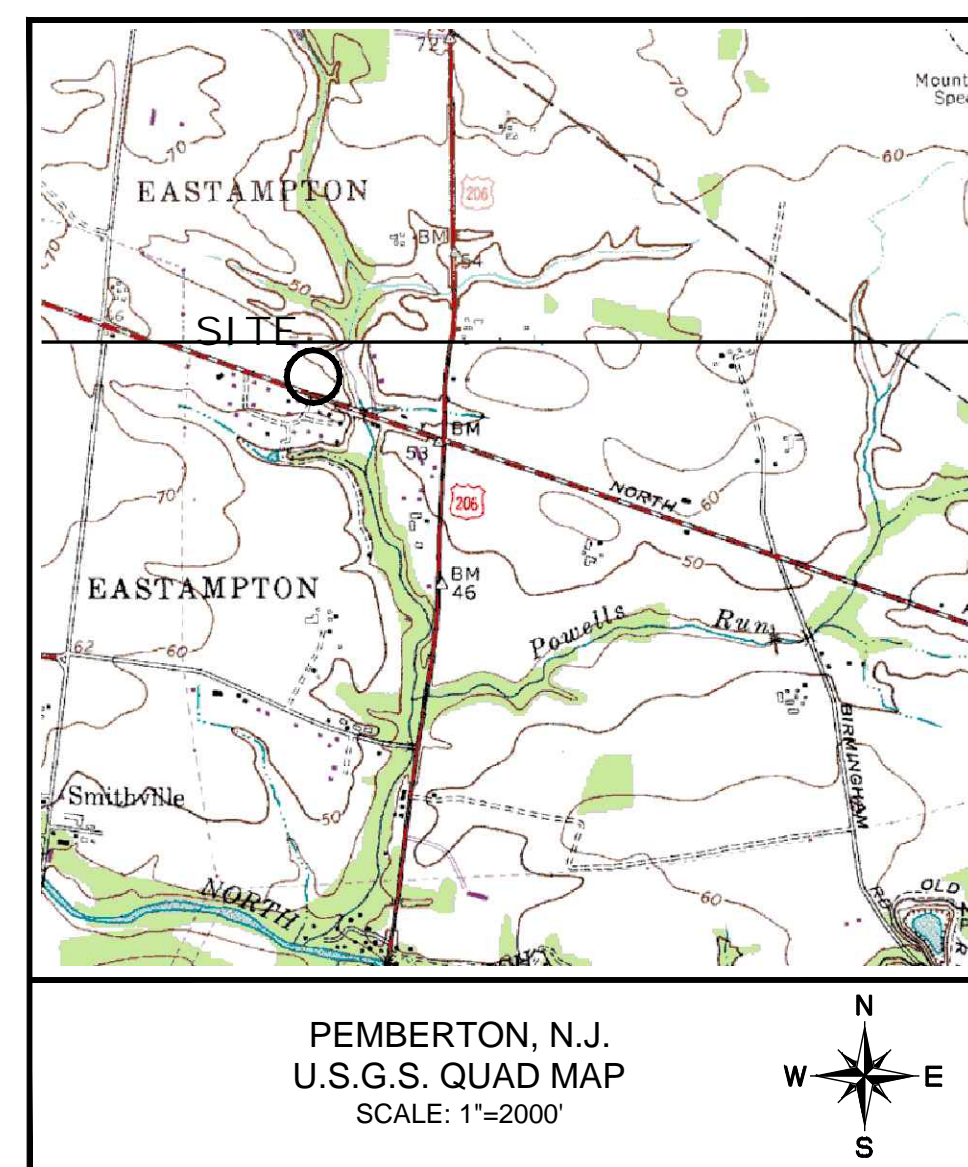
1423 WOODLANE ROAD
BLOCK 800 LOT 4.01, 4.02, 4.03
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

PROPERTY OWNERS LIST WITHIN 200 FEET OF BLOCK 800, LOTS 4.01, 4.02 AND 4.03

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
700	9		4A	US HOME CORPORATION 2465 KUSER RD HAMILTON, NJ 08640	1020 SMITHVILLE RD	
800	3	QFARM	3B	SCHLETZ HERMAN J 365 HEATHER AVE CINWAHNSKY, NJ 08077	1419 WOODLANE RD	
800	5		4A	MICHAEL RISODDI'S AUTO REPAIR, INC 1435 WOODLANE RD EASTAMPTON, NJ 08060	1435 WOODLANE RD	
800	9		4A	GROWMARK FS, LLC 209 N E PRYAT ST MILLFORD, DE 19963	2545 ROUTE 206	
800	9.02		4A	AMERICAN RENEWABLES TRUST, LLC %SYMC 240 WEST 57TH ST STE 701 NEW YORK, NY 10107	2537 ROUTE 206	
1200	16		2	LOSSE ELAINE 3 GORDON RD EASTAMPTON, NJ 08060	3 GORDON RD	
1200	17		2	LAYMAN, MARYLOU 1 GORDON RD EASTAMPTON, NJ 08060	1 GORDON RD	
1200	18		2	VADINO, SCOTT J & MARYANN L 12 MAPLE RD EASTAMPTON, NJ 08060	12 MAPLE RD	
1200	19		2	HELLEN, STEPHEN J & SHARON A 1435 WOODLANE RD EASTAMPTON, NJ 08060	1435 WOODLANE RD	
1201	1		2	QIEBEL, VIOLA 1 PARK RD EASTAMPTON, NJ 08060	1 PARK RD	
1201	2		2	ZERRE, DOMER D & LINDA 1422 WOODLANE RD EASTAMPTON, NJ 08060	1422 WOODLANE RD	
1201	3		15F	WEBB, JAMES W III 1424 WOODLANE RD EASTAMPTON, NJ 08060	1424 WOODLANE RD	
1201	4		2	SANDOR JOAN ANN & JAMES 7 MAPLE RD EASTAMPTON, NJ 08060	7 MAPLE RD	

UTILITY LIST WITHIN 200 FEET OF BLOCK 800, LOTS 4.01, 4.02 AND 4.03

UTILITY AND CABLE COMPANIES SERVICING EASTAMPTON TOWNSHIP	
Verizon - New Jersey Administrative Offices 540 Broad Street Newark, NJ 07101	Garden State Cable Company Administrative Offices 1259 Berlin Road Cherry Hill, NJ 08034
Mt. Holly Sewerage Authority 37 Washington Street P. O. Box 486 Mt. Holly, NJ 08060	New Jersey American Water Company, Inc. Dorina Short, GIS Supervisor 1075 Laurel Oak Road Voorhees, NJ 08043
Public Service Electric and Gas Company Manager - Corporate Properties 89 Park Plaza, T6B Newark, NJ 07102	



APPROVAL CERTIFICATION

BURLINGTON COUNTY PLANNING BOARD

"THIS PLAN IS HEREBY APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE BURLINGTON COUNTY PLANNING BOARD".

CHAIRMAN _____ DATE _____
EASTAMPTON TOWNSHIP JOINT LAND USE BOARD

THIS PLAN IS HEREBY APPROVED BY THE JOINT LAND USE BOARD OF EASTAMPTON TOWNSHIP.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

CLERK _____ DATE _____

EASTAMPTON TOWNSHIP ENGINEER CERTIFICATION
I HAVE CAREFULLY EXAMINED THIS PLAN & FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES & REQUIREMENTS THERETO.

ENGINEER _____ DATE _____

OWNER CERTIFICATION

I HAVE CAREFULLY EXAMINED AND CONSENT TO THE DEVELOPMENT AS SHOWN ON THIS PLAN BY THE APPLICANT.

M&M LAND DEVELOPMENT, INC. - OWNER _____ DATE _____
C/O JOHN MURABITO

OUTSIDE AGENCY APPROVALS REQUIRED

- EASTAMPTON TOWNSHIP JOINT LAND USE BOARD: PENDING
- EASTAMPTON TOWNSHIP FIRE OFFICIAL: PENDING
- BURLINGTON COUNTY SOIL CONSERVATION DISTRICT: PENDING
- BURLINGTON COUNTY PLANNING BOARD: PENDING

NEW VARIANCES SOUGHT

- THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCES FOR LOT FRONTAGE AND FOR WIDTH FOR LOT 4.01.
- THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCE FOR SIDE SETBACK FOR PARKING FOR LOT 4.02.

SUBMISSION WAIVERS SOUGHT

- TRAFFIC STUDY
- PHASE 1 ENVIRONMENTAL IMPACT REPORT
- ENVIRONMENTAL ASSESSMENT

PLANS PREPARED BY:

AVILA ENGINEERING

228 WEST WHITE HORSE PIKE - SUITE B
BERLIN, NJ 08009

Certificate of Authorization 24GA28116600

- ◆ FEASIBILITY ANALYSIS
- ◆ LAND DEVELOPMENT
- ◆ SITE PLANNING

PHONE: 856-809-2572
FAX: 856-809-2580

E-MAIL: CORP@AVILA-ENG.COM



APPLICANT

TOTAL SITE IMPROVEMENTS, LLC
C/O TOM CHAMBERLAIN
1423 WOODLANE ROAD
EASTAMPTON, NJ 08060
(609) 556-9525

OWNER

M&M LAND DEVELOPMENT, LLC
2 EYRESTOWN ROAD
SOUTHAMPTON, NJ 08088
(609) 929-3471

NOTE:
BEFORE PERFORMING ANY WORK, THE CONTRACTOR SHALL CALL 1(800) 272-1000 FOR A MARK OUT OF ALL UNDERGROUND UTILITIES.

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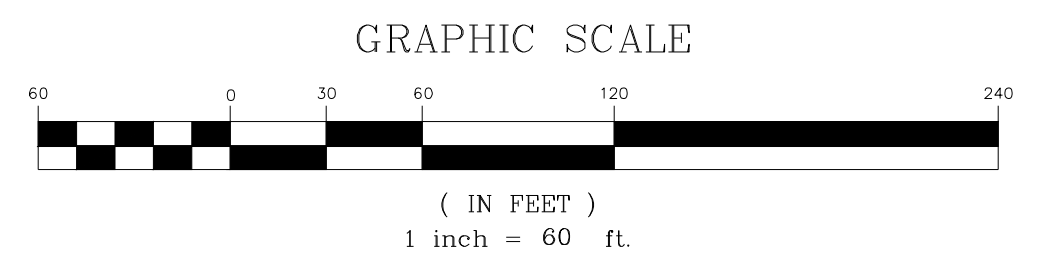
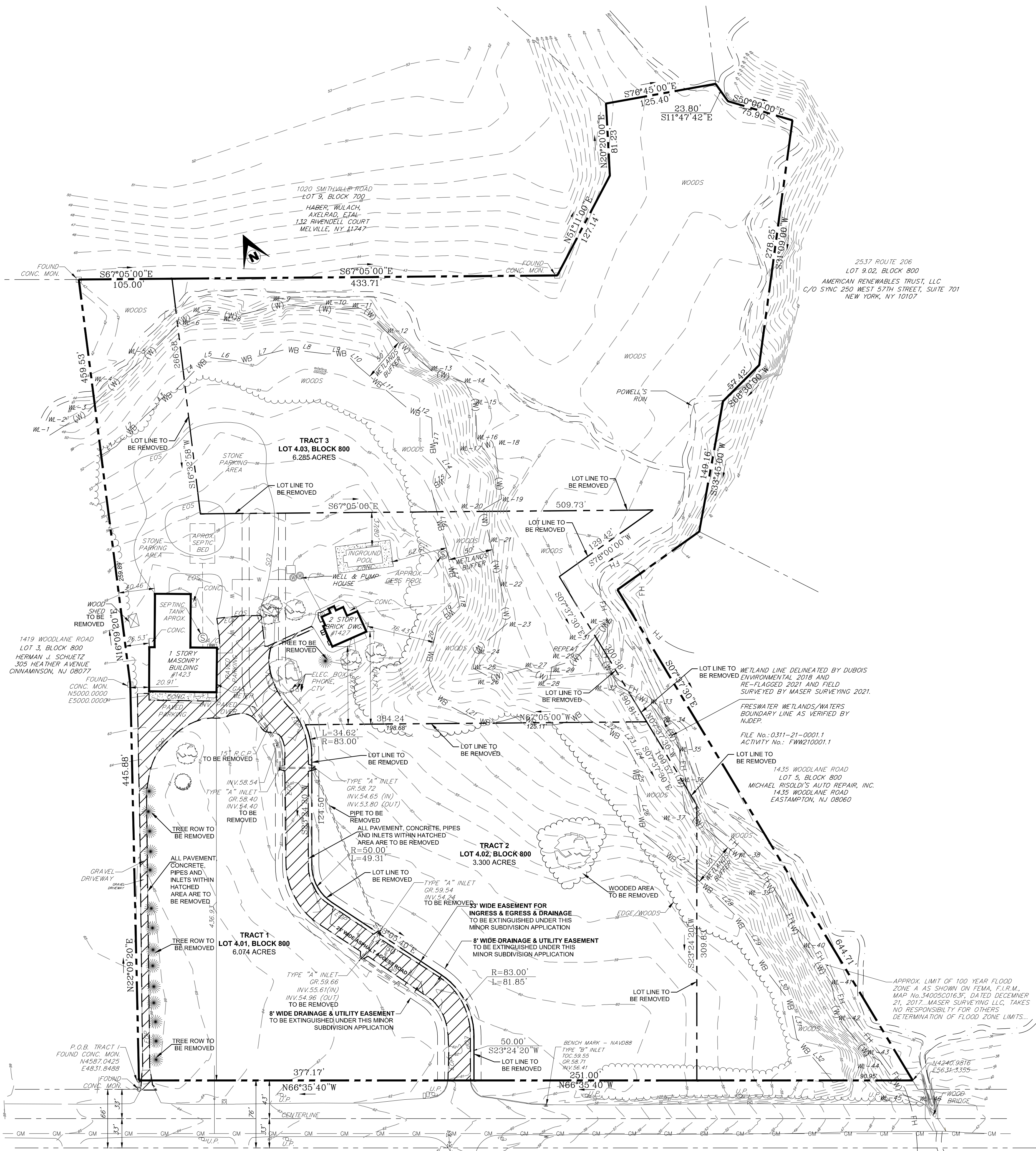
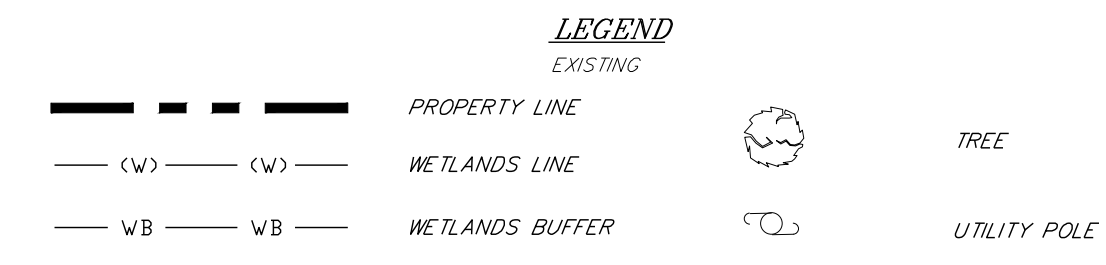
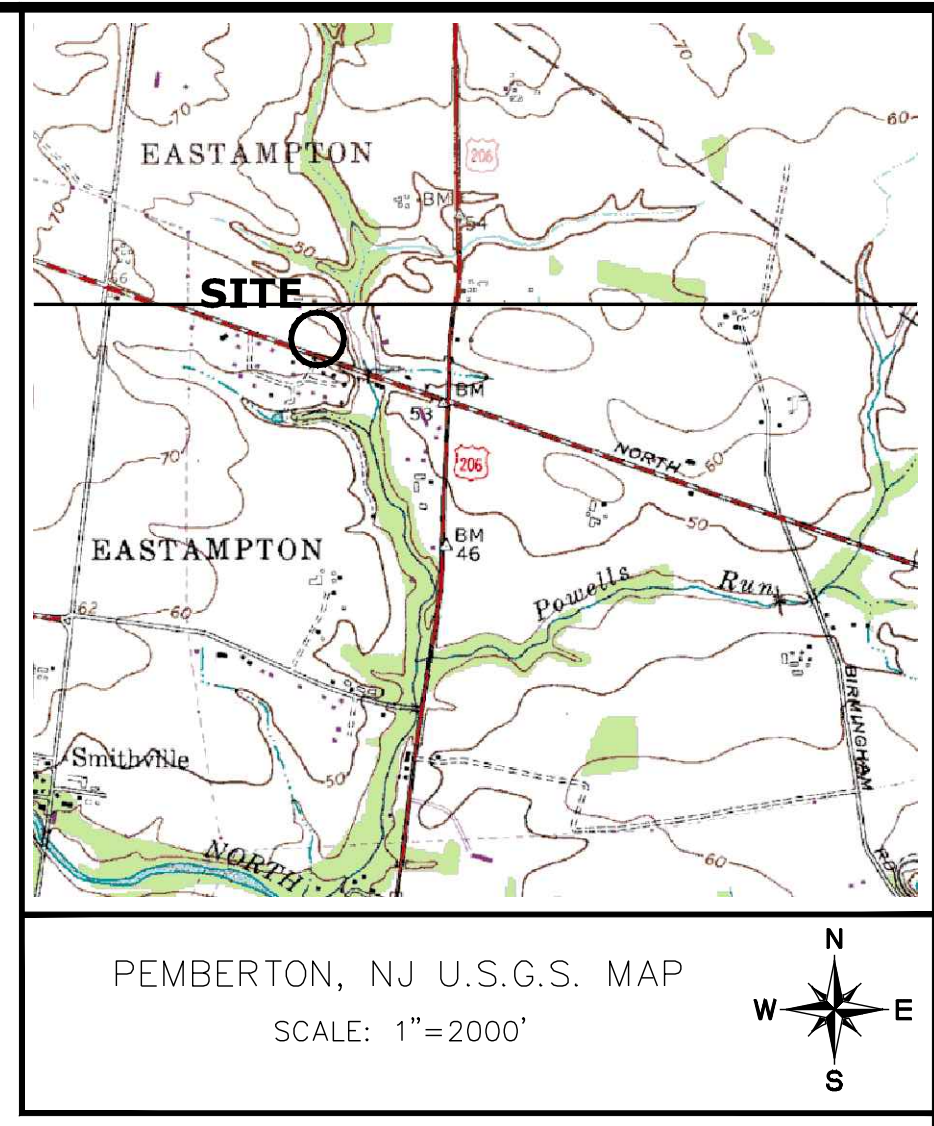
TOTAL SITE IMPROVEMENTS PRELIMINARY AND FINAL MAJOR SITE PLAN

1423 WOODLANE ROAD
BLOCK 800 LOT 4.01, 4.02, 4.03
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1.	COVER SHEET
2.	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
3.	LOT LAYOUT PLAN
4.	SITE LAYOUT PLAN
5.	GRADING AND DRAINAGE PLAN
6.	STORMWATER UTILITY PLAN
7.	SOIL EROSION AND SEDIMENT CONTROL PLAN
8.	SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS
9.	LIGHTING PLAN
10.	LANDSCAPING PLAN
11.	ROADWAY IMPROVEMENT AND SIGHT TRIANGLE PLAN
12.	VEHICLE ACCESS PLAN
13.	STORMWATER PIPE PROFILES - 1
14.	STORMWATER PIPE PROFILES - 2
15.	CONSTRUCTION DETAILS PLAN

NO.	DATE	DESCRIPTION	BY
REVISIONS			
2	03/17/2022	REVISED PER TOWNSHIP LETTER DATED 03/02/2022	PPB
1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB
CADD File Number 01-COVER Sheet No.			
AE Project Number 20-0884			
Original Submission Date 01/12/2022			
Drawing Title: COVER SHEET			



- GENERAL NOTES**
- OWNER: M&M LAND DEVELOPMENT, LLC.
2 EYRESTOWN ROAD
SOUTHAMPTON, NJ
BURLINGTON COUNTY
PH. (609) 929-3471
 - APPLICANT: TOTAL SITE IMPROVEMENTS, LLC.
C/O TOM CHAMBERLAIN
1423 WOODLANE ROAD
EASTAMPTON, NJ
BURLINGTON COUNTY
PH. (609) 556-9525
 - THE SITE IS KNOWN AS BLOCK 800, LOT 4.01, LOT 4.02, AND LOT 4.03 AS PER THE EASTAMPTON TOWNSHIP TAX MAP PLATE 8.
 - THE SITE IS LOCATED WITHIN THE PO (PLANNED OFFICE) ZONING DISTRICT AND IS 15.66 ACRES IN SIZE MORE OR LESS.
 - THE OUTBOUND, SITE FEATURES, WETLANDS LINE AND BUFFERS TAKEN FROM "PLAN OF SURVEY" PREPARED BY MASER SURVEYING LAST REVISED 01/20/2022 AND FROM "MINOR SUBDIVISION PLAN" PREPARED BY MASER SURVEYING DATED 01/20/2022.
 - THE EXISTING RESIDENTIAL DWELLING IS CURRENTLY SERVICED BY SEPTIC AND WELL.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE PER FEMA, F.I.R.M., CP1340095 0005 B, EFFECTIVE DATE SEPTEMBER 14, 1979.
 - PRIOR APPROVALS
THE APPLICANT WAS GRANTED TWO VARIANCE APPROVAL UNDER RESOLUTION 8-2018 TO PERMIT A CONTRACTOR'S OFFICE AND YARD AND A STORAGE FACILITY ON BLOCK 800, LOTS 4.01, 4.02, AND 4.03 DATED DECEMBER 4, 2017.
THE APPLICANT WAS GRANTED USE VARIANCE APPROVAL UNDER RESOLUTION 16-2017 TO PERMIT A CONTRACTOR'S OFFICE AND YARD AND A STORAGE FACILITY ON BLOCK 800, LOTS 4.01, 4.02, AND 4.03 DATED APRIL 18, 2018.
 - THE SITE RECEIVED A FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION (FILE NUMBER 0311-21-0001.1) FROM THE NJDEP DATED DECEMBER 1, 2021
 - SITE PROPOSAL
THE APPLICANT IS SEEKING THE FOLLOWING:
- THE APPLICANT SEEKS SITE PLAN APPROVAL FOR SELF-STORAGE FACILITY ON PROPOSED LOT 4.02.
- ALSO, A PORTION OF THE EXISTING DWELLING IS TO BE CONVERTED FOR OFFICE USE RELATED TO THE SELF-STORAGE FACILITY.
- THE APPLICANT SEEKS A SITE PLAN APPROVAL FOR A CONSTRUCTION YARD WITH OFFICE ON LOT 4.01.
- THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCES FOR LOT FRONTAGE AND FOR WIDTH FOR LOT 4.01.
- THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCE FOR SIDE SETBACK FOR PARKING FOR LOT 4.02.
- THE APPLICANT IS SEEKING TO CONSOLIDATE BLOCK 800, LOT 4.01, LOT 4.02, AND LOT 4.03 INTO TWO LOTS. PROPOSED LOT 4.02 WILL BE USED FOR A SELF SERVICE STORAGE FACILITY AND PROPOSED LOT 4.01 WILL BE USED FOR A CONSTRUCTION YARD.
- THE PROPOSED LOTS WILL SHARE ACCESS FROM WOODLANE ROAD VIA AN ACCESS EASEMENT.
- THE SELF STORAGE FACILITY WILL ALSO HAVE AN EXIT ONLY DRIVEWAY ONTO WOODLANE ROAD.
 - SELF STORAGE FACILITY OPERATIONS (PROPOSED LOT 4.02):
- DAYS OF OPERATION: MONDAY - SUNDAY
- OFFICE HOURS: 7 A.M TO 7 P.M
- NUMBER OF EMPLOYEES: 2 (OFFICE)
- ACCESS TO STORAGE UNITS IS AVAILABLE AFTER OFFICE HOURS.
 - CONSTRUCTION YARD OPERATIONS (PROPOSED LOT 4.01):
- DAYS OF OPERATION: MONDAY - FRIDAY
- OFFICE HOURS: 7 A.M TO 5 P.M
- NUMBER OF EMPLOYEES: 7 (OFFICE), 12 (CONSTRUCTION PERSONNEL OFFSITE)
- ON AN EXCEPTIONAL BASIS, LIMITED OR EMERGENCY WORK, MAY BE REQUIRED ON WEEKENDS.
 - ALL PROPOSED BUILDINGS WILL CONTINUE TO BE USE SEPTIC AND WELL.
 - SUBMISSION WAIVERS:
THE FOLLOWING SUBMISSION WAIVERS ARE SOUGHT
- TRAFFIC STUDY
- PHASE 1 ENVIRONMENTAL IMPACT REPORT
- ENVIRONMENTAL ASSESSMENT

NO.	DATE	DESCRIPTION	BY
2	03/17/2022	REVISED PER TOWNSHIP LETTER DATED 03/02/2022	PPB
1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

**TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN**
BLOCK 800 LOTS 4.01, 4.02, 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING ♦ ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT

228 WEST WHITE HORSE PIKE - SUITE B PHONE: 856-809-2572
BERLIN, NJ 08009 FAX: 856-809-2580
Certificate of Authorization 24GA28116600 E-MAIL: CORP@AVILA-ENG.COM

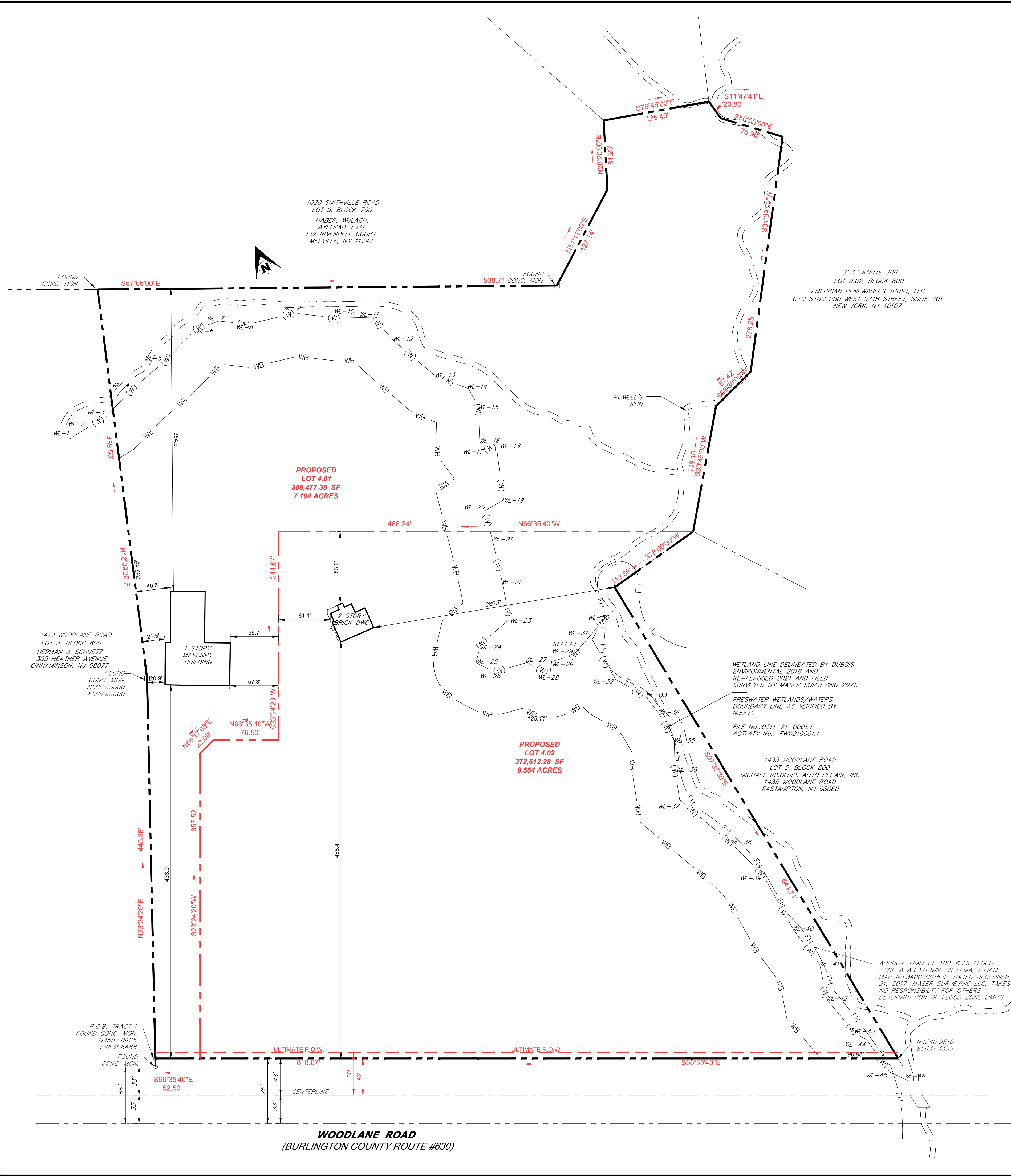
AE

Designed By: MEA
Drawn By: PPB
Checked By: MEA
Date: 01/12/2022
Scale: 1"=60'
CADD File: 02-DEMO
Project No. 20-0884
Sheet No.

MICHAEL E. AVILA
New Jersey Professional Engineer License: No. 45507

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

REPRODUCTION OR USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.



ZONING DATA

ZONE: PLANNED OFFICE DISTRICT (PO)
PROPOSED LOT 4.02 - SELF-STORAGE

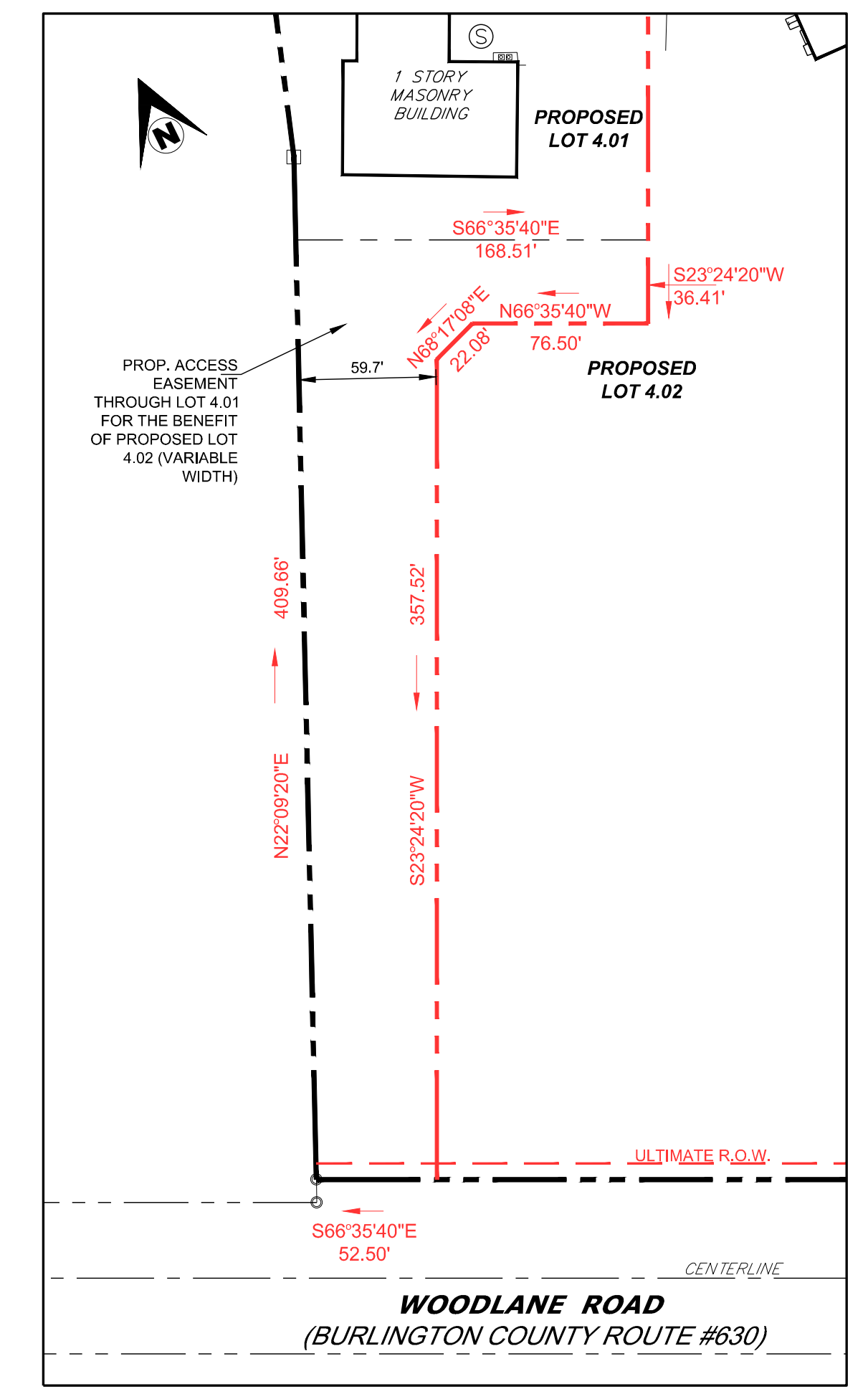
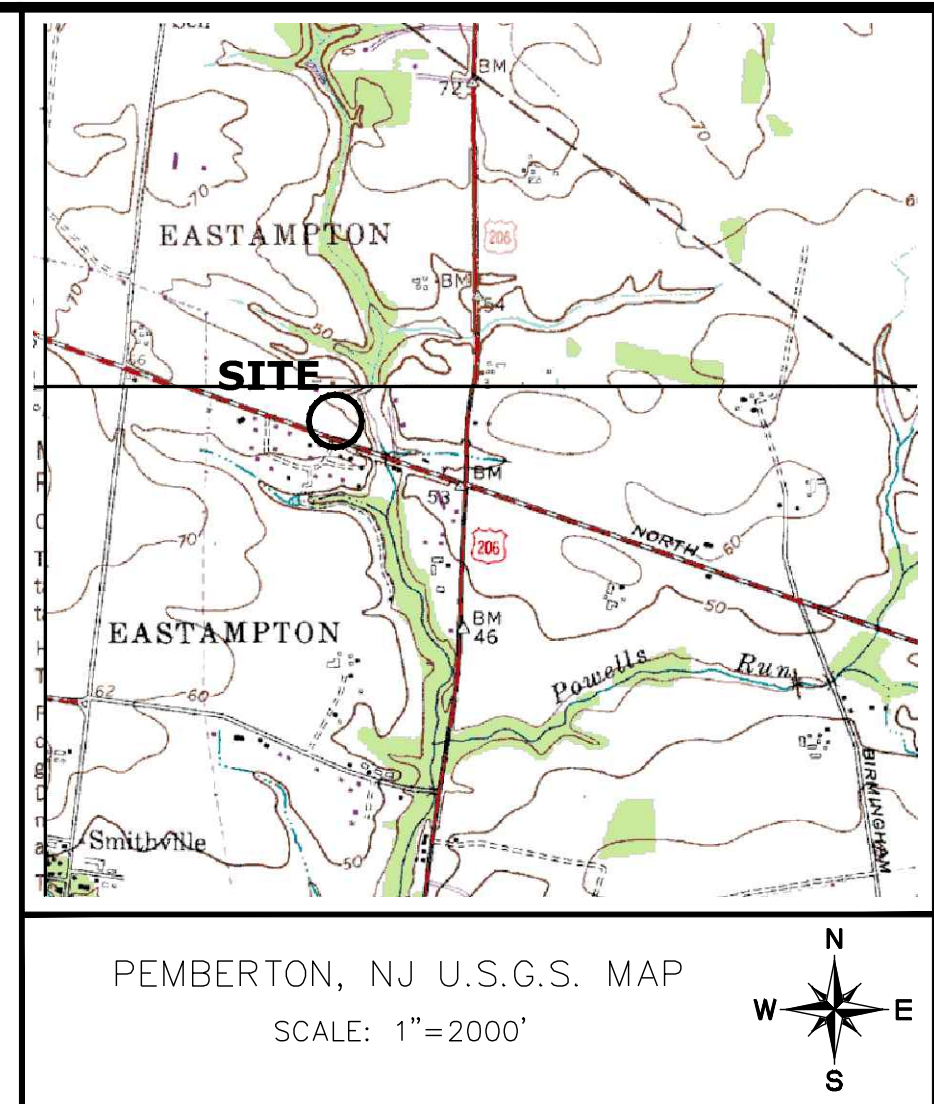
BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	80,000 FEET	372,612.28 FEET	Y
MIN. LOT FRONTAGE	200 FEET	818.67 FEET	Y
MIN. LOT WIDTH	200 FEET	≥200 FEET	Y
MIN. LOT DEPTH	400 FEET	≥400 FEET	Y
MIN. FRONT YARD	50 FEET	≥50 FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	≥25 FEET	Y
MIN. REAR YARD	30 FEET	≥30 FEET	Y
MAX. HEIGHT	45 FEET	≤ 45 FEET	Y
MAX. BUILDING COVERAGE	25%	≤ 25%	Y
MAX. LOT COVERAGE	65%	≤ 65%	Y

ZONING DATA

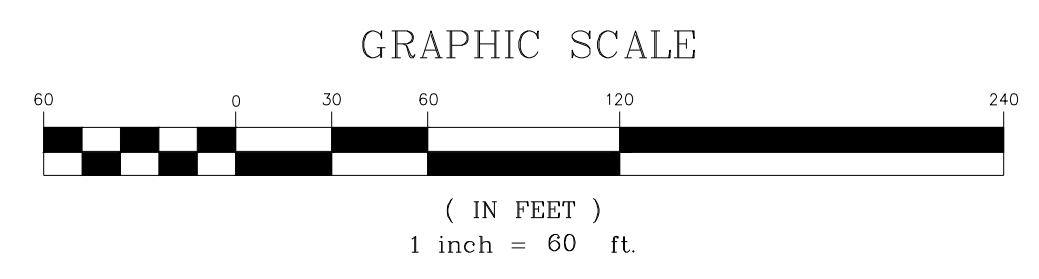
ZONE: PLANNED OFFICE DISTRICT (PO)
PROPOSED LOT 4.01 - CONSTRUCTION YARD

BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	80,000 FEET	309,477.38 FEET	Y
MIN. LOT FRONTAGE	200 FEET	52.50 FEET	V*
MIN. LOT WIDTH	200 FEET	52.50 FEET	V*
MIN. LOT DEPTH	400 FEET	≥400 FEET	Y
MIN. FRONT YARD	50 FEET	≥50 FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	≥25 FEET	Y
MIN. REAR YARD	30 FEET	≥30 FEET	Y
MAX. HEIGHT	45 FEET	≤ 45 FEET	Y
MAX. BUILDING COVERAGE	25%	≤ 25%	Y
MAX. LOT COVERAGE	65%	≤ 65%	Y

V* - VARIANCE REQUESTED



ACCESS EASEMENT FOR PROPOSED LOT 4.02
SCALE: 1"=60'



- GENERAL NOTES
- OWNER: M&M LAND DEVELOPMENT, LLC.
2 EAYRESTOWN ROAD
SOUTHAMPTON, NJ
BURLINGTON COUNTY
PH: (609) 929-3471
 - APPLICANT: TOTAL SITE IMPROVEMENTS, LLC.
C/O TOM CHAMBERLAIN
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- THE APPLICANT IS SEEKING THE FOLLOWING:
 - THE APPLICANT SEEKS SITE PLAN APPROVAL FOR SELF-STORAGE FACILITY ON PROPOSED LOT 4.02. ALSO, A PORTION OF THE EXISTING DWELLING IS TO BE CONVERTED FOR OFFICE USE RELATED TO THE SELF-STORAGE FACILITY.
 - THE APPLICANT SEEKS A SITE PLAN APPROVAL FOR A CONSTRUCTION YARD WITH OFFICE ON LOT 4.01.
 - THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCES FOR LOT FRONTAGE AND FOR WIDTH FOR LOT 4.01.
 - THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCE FOR SIDE SETBACK FOR PARKING FOR LOT 4.02.
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 - THE PROPOSED LOTS WILL SHARE ACCESS FROM WOODLANE ROAD VIA AN ACCESS EASEMENT.
 - THE SELF STORAGE FACILITY WILL ALSO HAVE AN EXIT ONLY DRIVEWAY ONTO WOODLANE ROAD.
 - SELF STORAGE FACILITY OPERATIONS (PROPOSED LOT 4.02):
 - DAYS OF OPERATION: MONDAY - SUNDAY
 - OFFICE HOURS: 7 A.M TO 7 P.M.
 - NUMBER OF EMPLOYEES: 2 (OFFICE)
 - ACCESS TO STORAGE UNITS IS AVAILABLE AFTER OFFICE HOURS.
 - CONSTRUCTION YARD OPERATIONS (PROPOSED LOT 4.01):
 - DAYS OF OPERATION: MONDAY - FRIDAY
 - OFFICE HOURS: 7 A.M TO 5 P.M.
 - NUMBER OF EMPLOYEES: 7 (OFFICE), 12 (CONSTRUCTION PERSONNEL OFFSITE)
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 - ALL PROPOSED BUILDINGS WILL CONTINUE TO BE USE SEPTIC AND WELL.
- SUBMISSION WAIVERS:
- THE FOLLOWING SUBMISSION WAIVERS ARE SOUGHT:
 - TRAFFIC STUDY
 - PHASE 1 ENVIRONMENTAL IMPACT REPORT
 - ENVIRONMENTAL ASSESSMENT

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1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN
BLOCK 800 LOTS 4.01, 4.02, 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING

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BERLIN, NJ 08009
Certificate of Authorization 24GA28116600

ENGINEERING
SURVEYING
LAND DEVELOPMENT

PHONE: 856-809-2572
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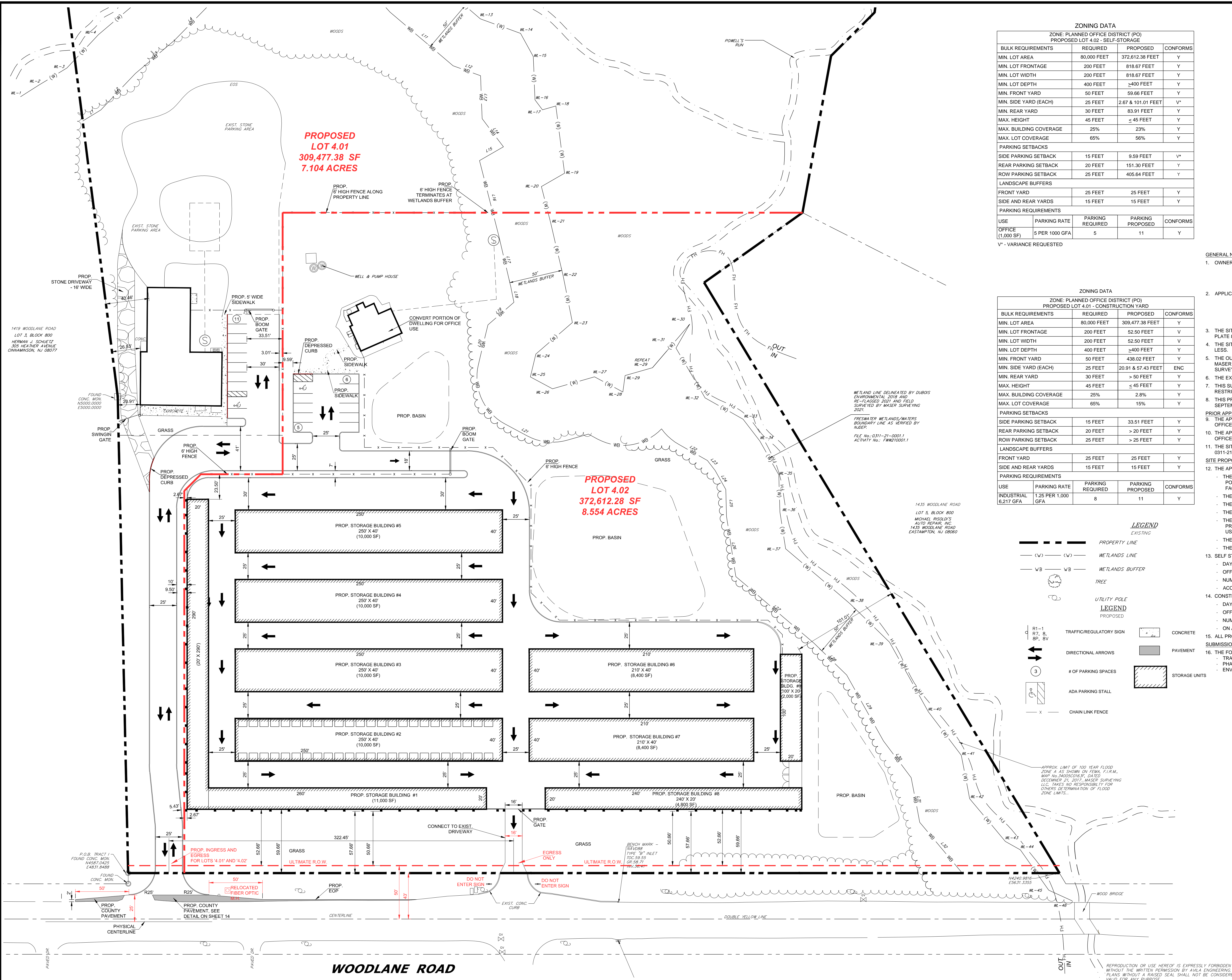
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Date: 01/12/2022
Scale: 1"=60'
CADD File: 03-LOT
Project No: 20-0884
Sheet No.

MICHAEL E. AVILA
New Jersey Professional Engineer License: No. 45507

SITELAYOUT PLAN

3 OF 15

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PROPOSED LOT 4.01
309,477.38 SF
7.104 ACRES

PROPOSED LOT 4.02
372,612.28 SF
8.554 ACRES

ZONING DATA
ZONE: PLANNED OFFICE DISTRICT (PO)
PROPOSED LOT 4.02 - SELF-STORAGE

BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	80,000 FEET	372,612.38 FEET	Y
MIN. LOT FRONTAGE	200 FEET	818.67 FEET	Y
MIN. LOT WIDTH	200 FEET	818.67 FEET	Y
MIN. LOT DEPTH	400 FEET	>400 FEET	Y
MIN. FRONT YARD	50 FEET	59.66 FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	2.67 & 101.01 FEET	V*
MIN. REAR YARD	30 FEET	83.91 FEET	Y
MAX. HEIGHT	45 FEET	< 45 FEET	Y
MAX. BUILDING COVERAGE	25%	23%	Y
MAX. LOT COVERAGE	65%	56%	Y

PARKING SETBACKS

SETBACK	REQUIRED	PROPOSED	CONFORMS
SIDE PARKING SETBACK	15 FEET	9.59 FEET	V*
REAR PARKING SETBACK	20 FEET	151.30 FEET	Y
ROW PARKING SETBACK	25 FEET	405.64 FEET	Y

LANDSCAPE BUFFERS

SETBACK	REQUIRED	PROPOSED	CONFORMS
FRONT YARD	25 FEET	25 FEET	Y
SIDE AND REAR YARDS	15 FEET	15 FEET	Y

PARKING REQUIREMENTS

USE	PARKING RATE	PARKING REQUIRED	PARKING PROPOSED	CONFORMS
OFFICE (1,000 SF)	5 PER 1000 GFA	5	11	Y

V* - VARIANCE REQUESTED

ZONING DATA
ZONE: PLANNED OFFICE DISTRICT (PO)
PROPOSED LOT 4.01 - CONSTRUCTION YARD

BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	80,000 FEET	309,477.38 FEET	Y
MIN. LOT FRONTAGE	200 FEET	52.50 FEET	V
MIN. LOT WIDTH	200 FEET	52.50 FEET	V
MIN. LOT DEPTH	400 FEET	>400 FEET	Y
MIN. FRONT YARD	50 FEET	438.02 FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	20.91 & 57.43 FEET	ENC
MIN. REAR YARD	30 FEET	> 50 FEET	Y
MAX. HEIGHT	45 FEET	< 45 FEET	Y
MAX. BUILDING COVERAGE	25%	2.8%	Y
MAX. LOT COVERAGE	65%	15%	Y

PARKING SETBACKS

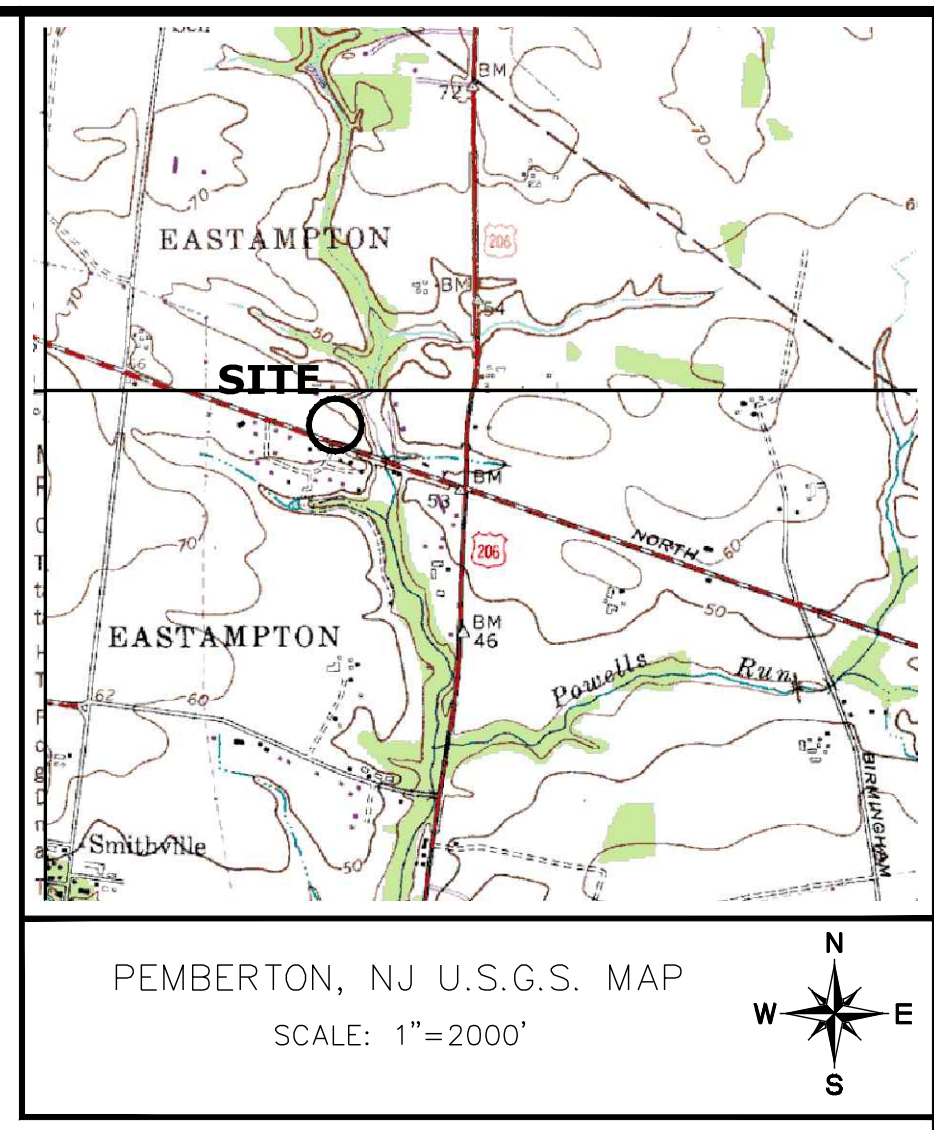
SETBACK	REQUIRED	PROPOSED	CONFORMS
SIDE PARKING SETBACK	15 FEET	33.51 FEET	Y
REAR PARKING SETBACK	20 FEET	> 20 FEET	Y
ROW PARKING SETBACK	25 FEET	> 25 FEET	Y

LANDSCAPE BUFFERS

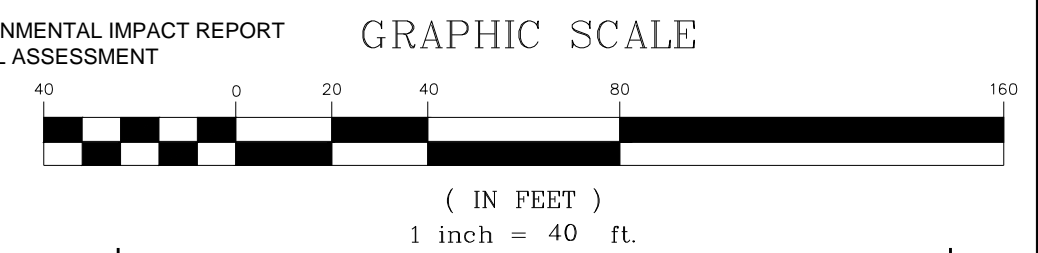
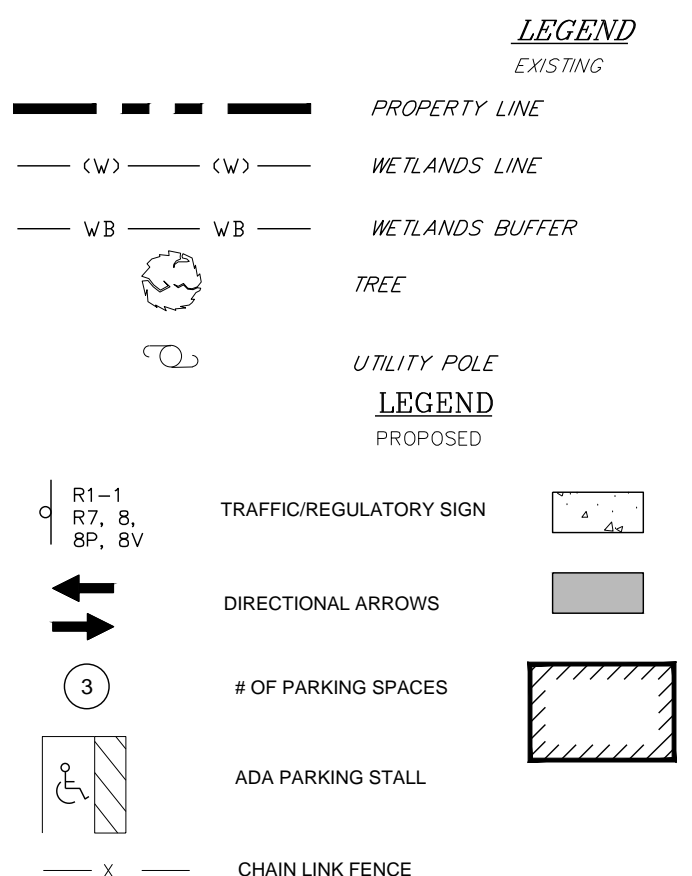
SETBACK	REQUIRED	PROPOSED	CONFORMS
FRONT YARD	25 FEET	25 FEET	Y
SIDE AND REAR YARDS	15 FEET	15 FEET	Y

PARKING REQUIREMENTS

USE	PARKING RATE	PARKING REQUIRED	PARKING PROPOSED	CONFORMS
INDUSTRIAL (6,217 GFA)	1.25 PER 1,000 GFA	8	11	Y



- GENERAL NOTES**
- OWNER: M&M LAND DEVELOPMENT, LLC. 2 FAIRESTOWN ROAD SOUTHAMPTON, NJ BURLINGTON COUNTY PH. (609) 929-3471
 - APPLICANT: TOTAL SITE IMPROVEMENTS, LLC. C/O TOM CHAMBERLAIN 1423 WOODLANE ROAD EASTAMPTON, NJ BURLINGTON COUNTY PH. (609) 556-9525
 - THE SITE IS KNOWN AS BLOCK 800, LOT 4.01, LOT 4.02, AND LOT 4.03 AS PER THE EASTAMPTON TOWNSHIP TAX MAP PLATE 8.
 - THE SITE IS LOCATED WITHIN THE PO (PLANNED OFFICE) ZONING DISTRICT AND IS 15.66 ACRES IN SIZE MORE OR LESS.
 - THE OUTBOUND, SITE FEATURES, WETLAND LINES AND BUFFERS TAKEN FROM "PLAN OF SURVEY" PREPARED BY MASER SURVEYING LAST REVISED 01/20/2022 AND FROM "MINOR SUBDIVISION PLAN" PREPARED BY MASER SURVEYING DATED 01/20/2022.
 - THE EXISTING RESIDENTIAL DWELLING IS CURRENTLY BEING SEPTIC AND WELL.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE PER FEMA, F.I.R.M., CP934005 0005 B, EFFECTIVE DATE SEPTEMBER 14, 1979.
 - PRIOR APPROVALS: THE APPLICANT WAS GRANTED TWO VARIANCE APPROVAL UNDER RESOLUTION 8-2018 TO PERMIT A CONTRACTOR'S OFFICE AND YARD AND A STORAGE FACILITY ON BLOCK 800, LOTS 4.01, 4.02, AND 4.03 DATED DECEMBER 4, 2017.
 - THE APPLICANT WAS GRANTED USE VARIANCE APPROVAL UNDER RESOLUTION 16-2017 TO PERMIT A CONTRACTOR'S OFFICE AND YARD AND A STORAGE FACILITY ON BLOCK 800, LOTS 4.01, 4.02, AND 4.03 DATED APRIL 18, 2018.
 - THE SITE RECEIVED A FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION (FILE NUMBER 0311-21-0001-1) FROM THE NJDEP DATED DECEMBER 1, 2021
 - SITE PROPOSAL: THE APPLICANT IS SEEKING THE FOLLOWING:
 - THE APPLICANT SEEKS SITE PLAN APPROVAL FOR SELF-STORAGE FACILITY ON PROPOSED LOT 4.02. ALSO, A PORTION OF THE EXISTING DWELLING IS TO BE CONVERTED FOR OFFICE USE RELATED TO THE SELF-STORAGE FACILITY.
 - THE APPLICANT SEEKS A SITE PLAN APPROVAL FOR A CONSTRUCTION YARD WITH OFFICE ON LOT 4.01.
 - THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCES FOR LOT FRONTAGE AND FOR WIDTH FOR LOT 4.01.
 - THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCE FOR SIDE SETBACK FOR PARKING FOR LOT 4.02.
 - THE APPLICANT IS SEEKING TO CONSOLIDATE BLOCK 800, LOT 4.01, LOT 4.02, AND LOT 4.03 INTO TWO LOTS. PROPOSED LOT 4.02 WILL BE USED FOR A SELF SERVICE STORAGE FACILITY AND PROPOSED LOT 4.01 WILL BE USED FOR A CONSTRUCTION YARD.
 - THE PROPOSED LOTS WILL SHARE ACCESS FROM WOODLANE ROAD VIA AN ACCESS EASEMENT.
 - THE SELF STORAGE FACILITY WILL ALSO HAVE AN EXIT ONLY DRIVEWAY ONTO WOODLANE ROAD.
 - SELF STORAGE FACILITY OPERATIONS (PROPOSED LOT 4.02):
 - DAYS OF OPERATION: MONDAY - SUNDAY
 - OFFICE HOURS: 7 A.M TO 7 P.M.
 - NUMBER OF EMPLOYEES: 2 (OFFICE)
 - ACCESS TO STORAGE UNITS IS AVAILABLE AFTER OFFICE HOURS.
 - CONSTRUCTION YARD OPERATIONS (PROPOSED LOT 4.01):
 - DAYS OF OPERATION: MONDAY - FRIDAY
 - OFFICE HOURS: 7 A.M TO 5 P.M.
 - NUMBER OF EMPLOYEES: 7 (OFFICE), 12 (CONSTRUCTION PERSONNEL OFFSITE)
 - ON AN EXCEPTIONAL BASIS, LIMITED OR EMERGENCY WORK, MAY BE REQUIRED ON WEEKENDS.
 - ALL PROPOSED BUILDINGS WILL CONTINUE TO BE USED SEPTIC AND WELL.
 - SUBMISSION WAIVERS: THE FOLLOWING SUBMISSION WAIVERS ARE SOUGHT:
 - TRAFFIC STUDY
 - PHASE 1 ENVIRONMENTAL IMPACT REPORT
 - ENVIRONMENTAL ASSESSMENT



NO.	DATE	DESCRIPTION	BY
2	03/17/2022	REVISED PER TOWNSHIP LETTER DATED 03/02/2022	PPB
1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN
 BLOCK 800 LOTS 4.01, 4.02, 4.03
 1423 WOODLANE ROAD
 EASTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING

228 WEST WHITE HORSE PIKE - SUITE B BERLIN, NJ 08009
 Certificate of Authorization 24GA28116600

ENGINEERING
 SURVEYING
 LAND DEVELOPMENT

PHONE: 856-809-2572
 FAX: 856-809-2580
 E-MAIL: CORP@AVILA-ENG.COM

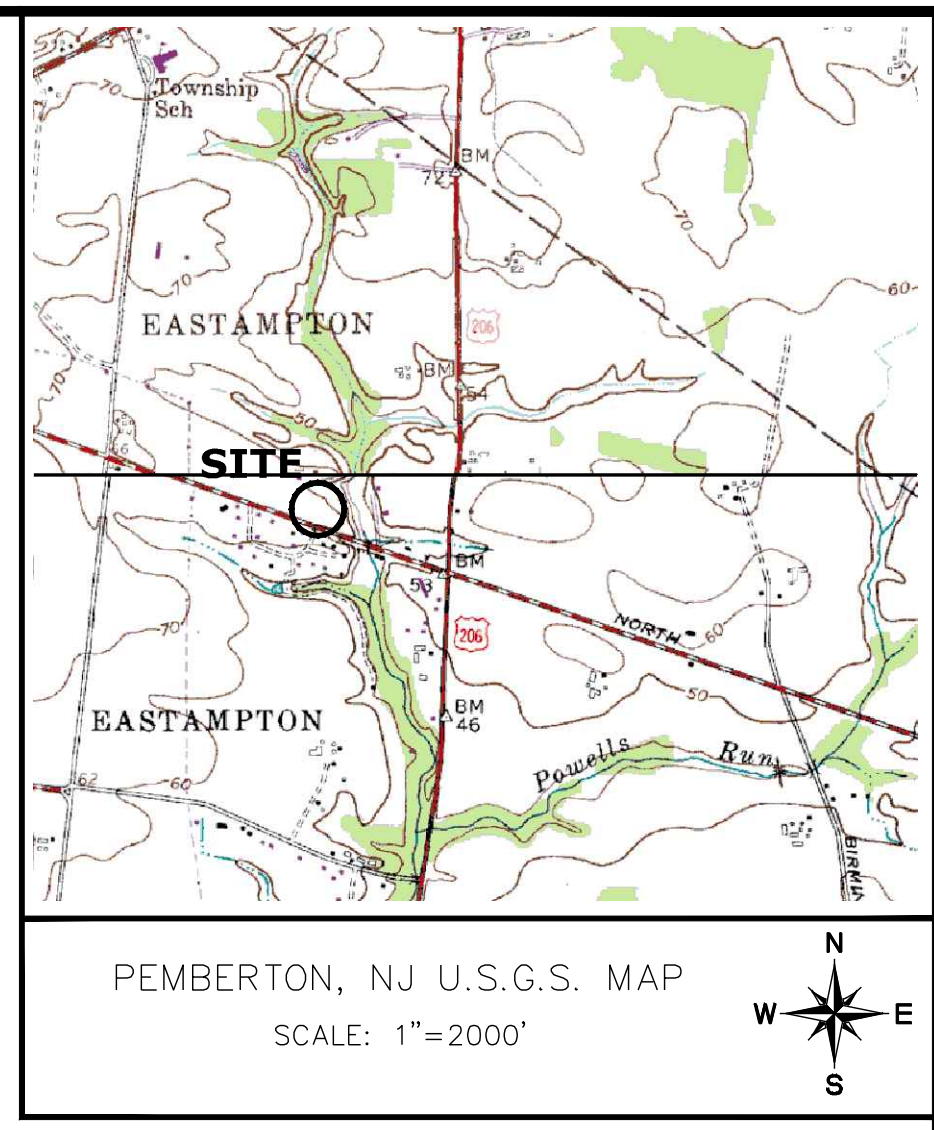
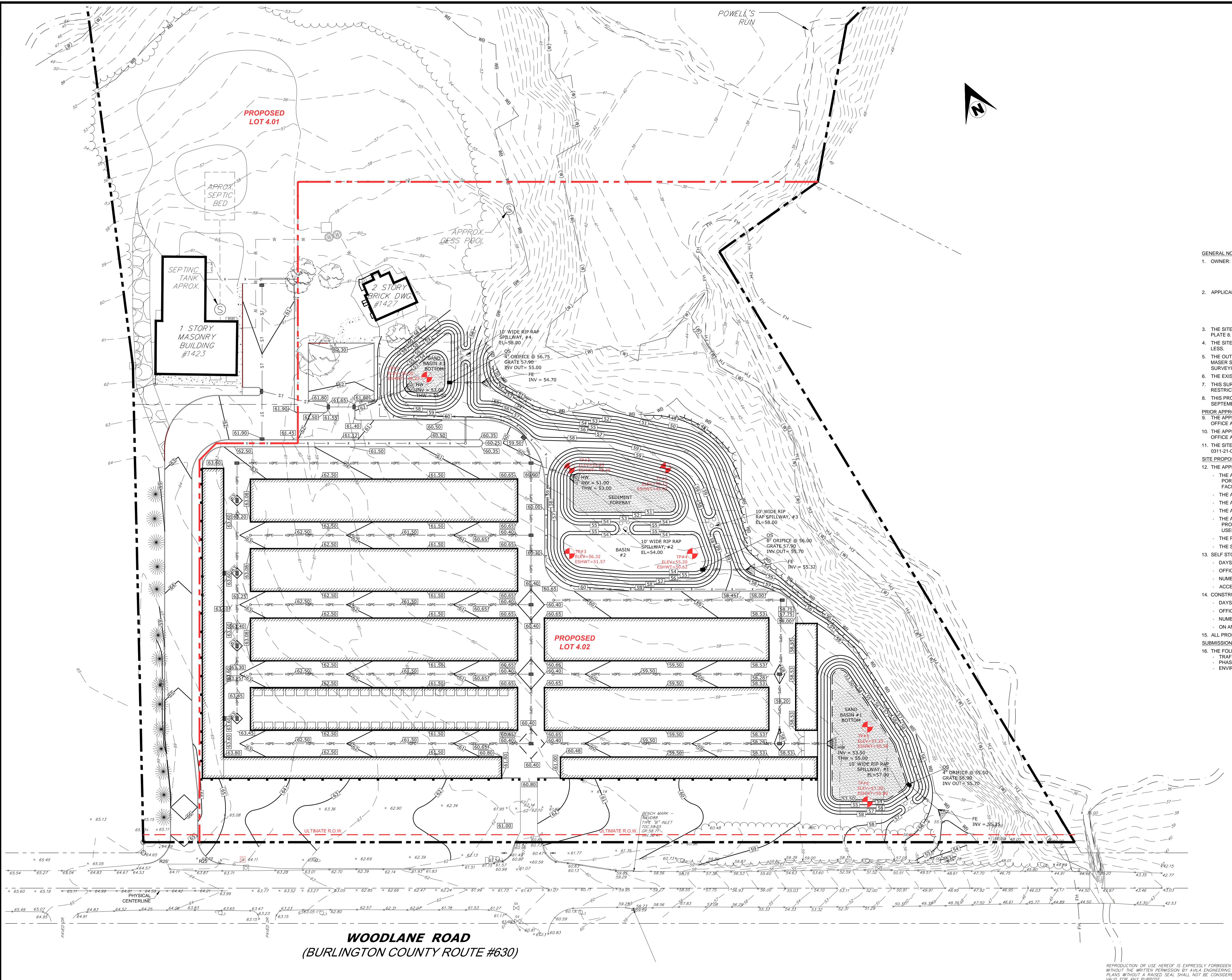
AE

Designed By: MEA
 Drawn By: PPB
 Checked By: MEA
 Date: 01/12/2022
 Scale: 1"=40'
 CADD File: 04-SITE
 Project No: 20-0884
 Sheet No.

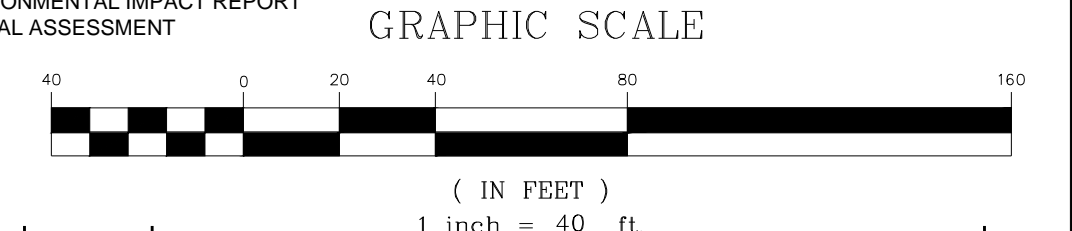
MICHAEL E. AVILA
 New Jersey Professional Engineer License: No. 45507

Title: **SITELAYOUT PLAN**

REPRODUCTION OR USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.



- GENERAL NOTES**
- OWNER: M&M LAND DEVELOPMENT, LLC.
2 EAYRESTOWN ROAD
SOUTHAMPTON, NJ
BURLINGTON COUNTY
PH. (609) 929-3471
 - APPLICANT: TOTAL SITE IMPROVEMENTS, LLC.
1423 WOODLANE ROAD
EASTAMPTON, NJ
BURLINGTON COUNTY
PH. (609) 556-9525
 - THE SITE IS KNOWN AS BLOCK 800, LOT 4.01, LOT 4.02, AND LOT 4.03 AS PER THE EASTAMPTON TOWNSHIP TAX MAP PLATE 8.
 - THE SITE IS LOCATED WITHIN THE PO (PLANNED OFFICE) ZONING DISTRICT AND IS 15.66 ACRES IN SIZE MORE OR LESS.
 - THE OUTBOUND, SITE FEATURES, WETLAND LINES AND BUFFERS TAKEN FROM "PLAN OF SURVEY" PREPARED BY MASER SURVEYING LAST REVISED 01/20/2022 AND FROM "MINOR SUBDIVISION PLAN" PREPARED BY MASER SURVEYING DATED 01/20/2022.
 - THE EXISTING RESIDENTIAL DWELLING IS CURRENTLY SERVICED BY SEPTIC AND WELL.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE PER FEMA, F.I.R.M., CP#340095 0005 B, EFFECTIVE DATE SEPTEMBER 14, 1979.
 - PRIOR APPROVALS**
 - THE APPLICANT WAS GRANTED TWO VARIANCE APPROVAL UNDER RESOLUTION 8-2018 TO PERMIT A CONTRACTOR'S OFFICE AND YARD AND A STORAGE FACILITY ON BLOCK 800, LOTS 4.01, 4.02, AND 4.03 DATED DECEMBER 4, 2017.
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 - THE SITE RECEIVED A FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION (FILE NUMBER 0311-21-0001.1) FROM THE NJDEP DATED DECEMBER 1, 2021
 - SITE PROPOSAL**
 - THE APPLICANT IS SEEKING THE FOLLOWING:
 - THE APPLICANT SEEKS SITE PLAN APPROVAL FOR SELF-STORAGE FACILITY ON PROPOSED LOT 4.02. ALSO, A PORTION OF THE EXISTING DWELLING IS TO BE CONVERTED FOR OFFICE USE RELATED TO THE SELF-STORAGE FACILITY.
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 - THE APPLICANT SEEKS AT A MINIMUM BULK VARIANCE FOR SIDE SETBACK FOR PARKING FOR LOT 4.02.
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 - THE PROPOSED LOTS WILL SHARE ACCESS FROM WOODLANE ROAD VIA AN ACCESS EASEMENT.
 - THE SELF STORAGE FACILITY WILL ALSO HAVE AN EXIT ONLY DRIVEWAY ONTO WOODLANE ROAD.
 - SELF STORAGE FACILITY OPERATIONS (PROPOSED LOT 4.02):
 - DAYS OF OPERATION: MONDAY - SUNDAY
 - OFFICE HOURS: 7 AM TO 7 P.M
 - NUMBER OF EMPLOYEES: 2 (OFFICE)
 - ACCESS TO STORAGE UNITS IS AVAILABLE AFTER OFFICE HOURS.
 - CONSTRUCTION YARD OPERATIONS (PROPOSED LOT 4.01):
 - DAYS OF OPERATION: MONDAY - FRIDAY
 - OFFICE HOURS: 7 AM TO 5 P.M
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 - ALL PROPOSED BUILDINGS WILL CONTINUE TO BE USE SEPTIC AND WELL.
 - SUBMISSION WAIVERS:**
 - TRAFFIC STUDY
 - PHASE 1 ENVIRONMENTAL IMPACT REPORT
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REVISIONS

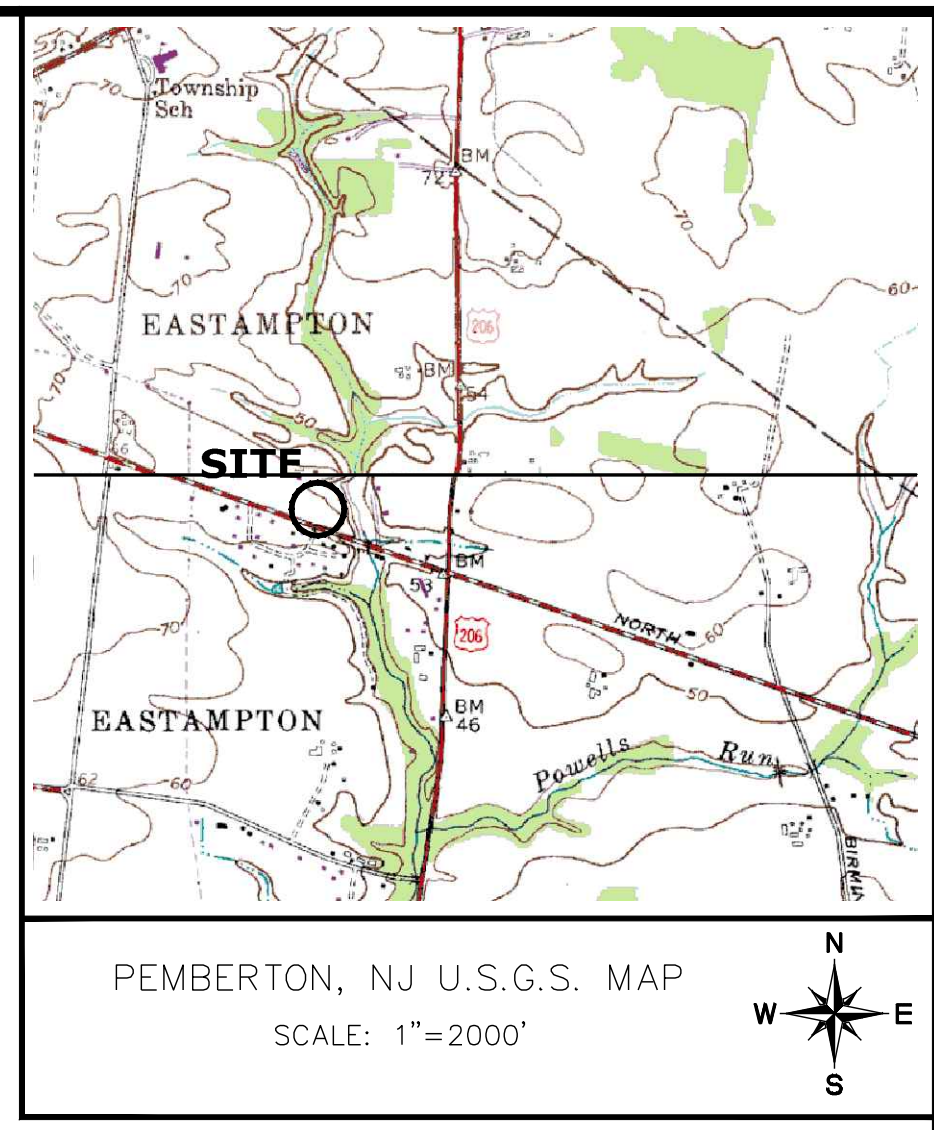
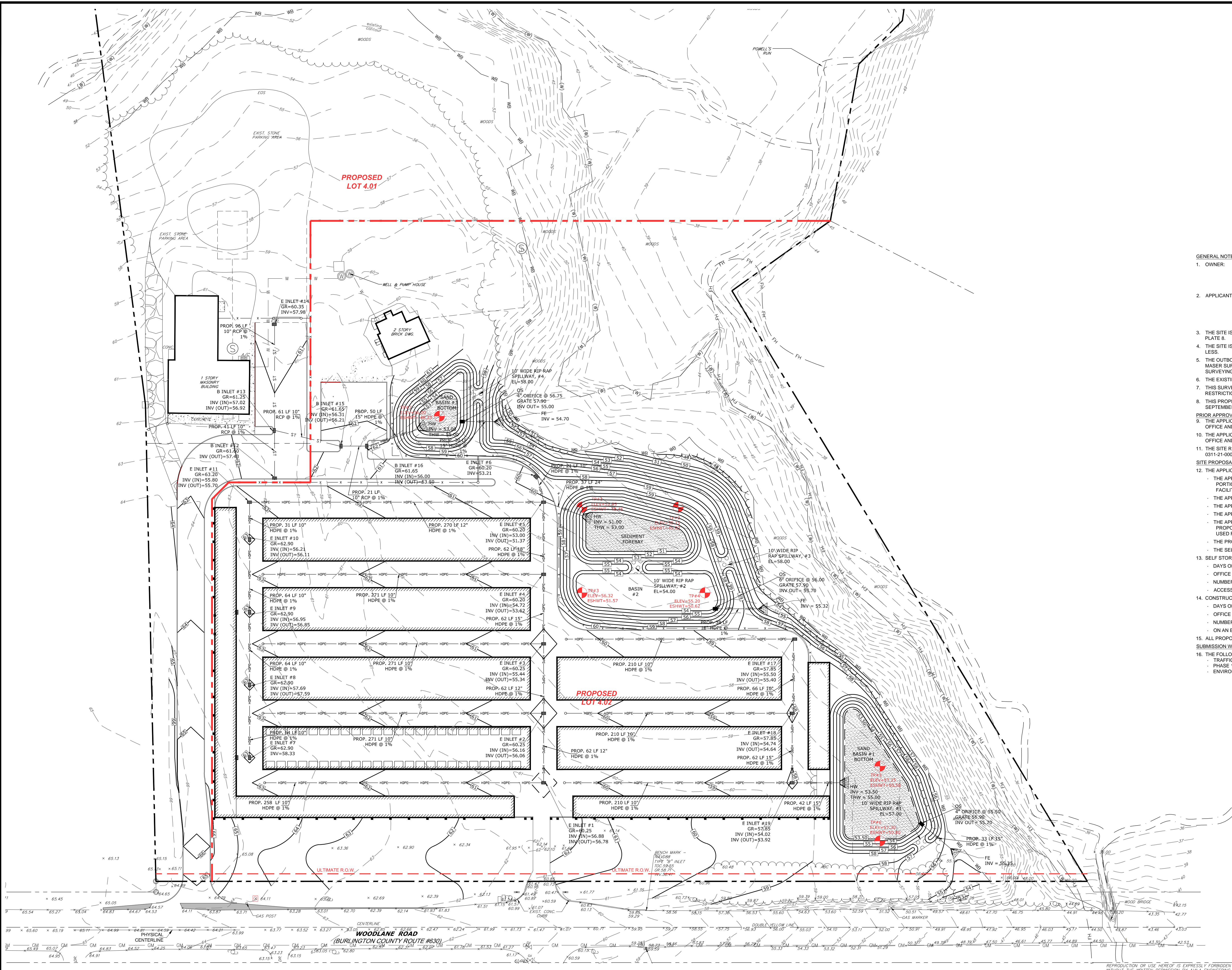
**TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN**
BLOCK 800 LOTS 4.01, 4.02, 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING ♦ ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT
228 WEST WHITE HORSE PIKE - SUITE B BERLIN, NJ 08009
PHONE: 856-809-2572 FAX: 856-809-2580
Certificate of Authorization 24GA28116600 E-MAIL: CORP@AVILA-ENG.COM

Designed By: MEA
Drawn By: PPB
Checked By: MEA
Date: 01/12/2022
Scale: 1"=40'
CADD File: 05-GRADE
Project No. 20-0884
Sheet No.

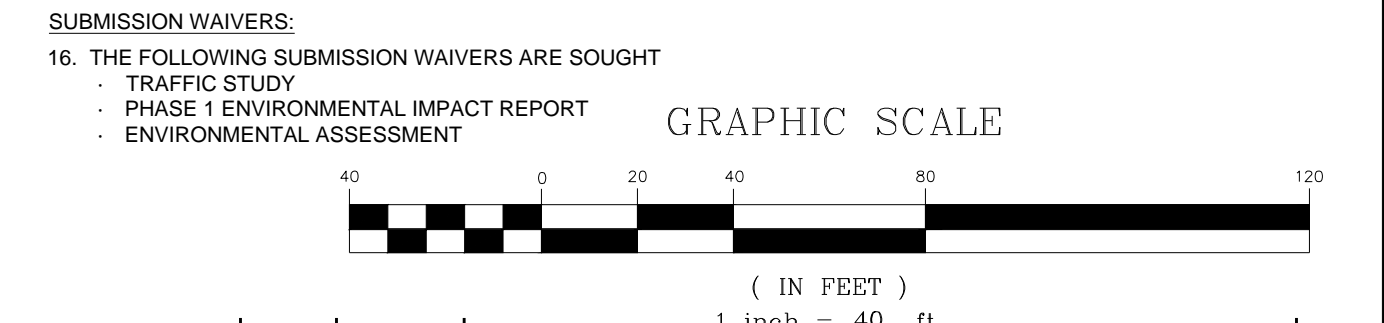
MICHAEL E. AVILA
New Jersey Professional Engineer License: No. 45507

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2 EYRESTOWN ROAD
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 - THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE PER FEMA, F.I.R.M., CP#340095 0005 B, EFFECTIVE DATE SEPTEMBER 14, 1979.

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 - SELF STORAGE FACILITY OPERATIONS (PROPOSED LOT 4.02):
 - DAYS OF OPERATION: MONDAY- SUNDAY
 - OFFICE HOURS: 7 AM TO 7 PM
 - NUMBER OF EMPLOYEES: 2 (OFFICE)
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 - CONSTRUCTION YARD OPERATIONS (PROPOSED LOT 4.01):
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1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

**TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN**
BLOCK 800 LOTS 4.01, 4.02, 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING • ENGINEERING • SURVEYING • LAND DEVELOPMENT

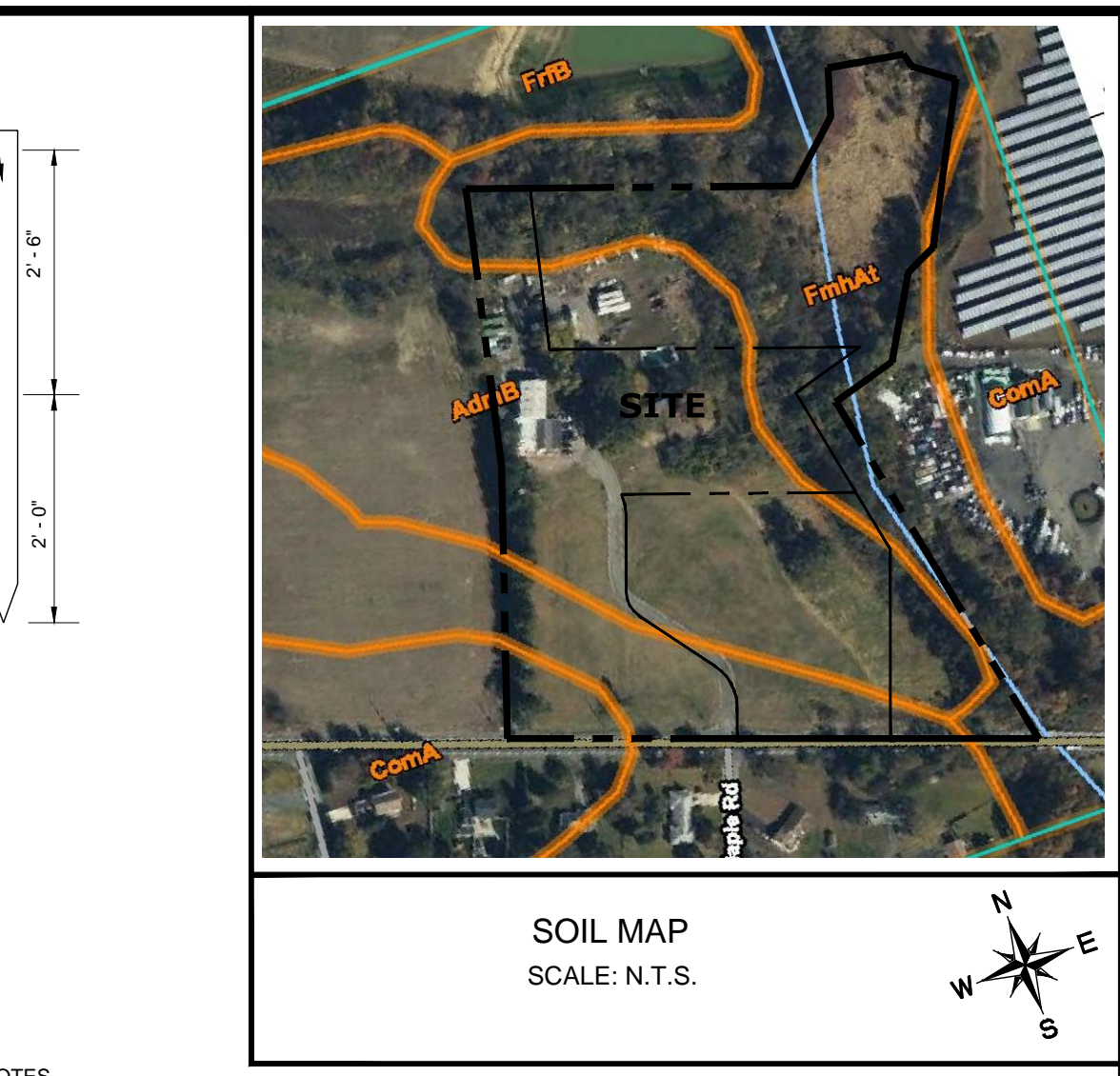
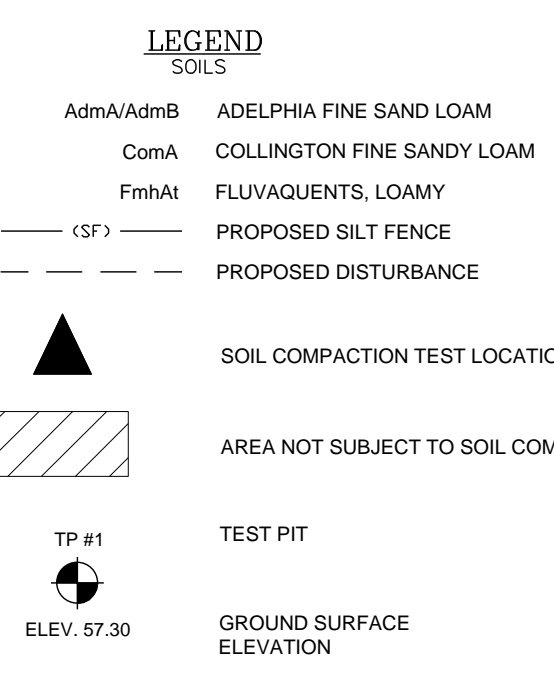
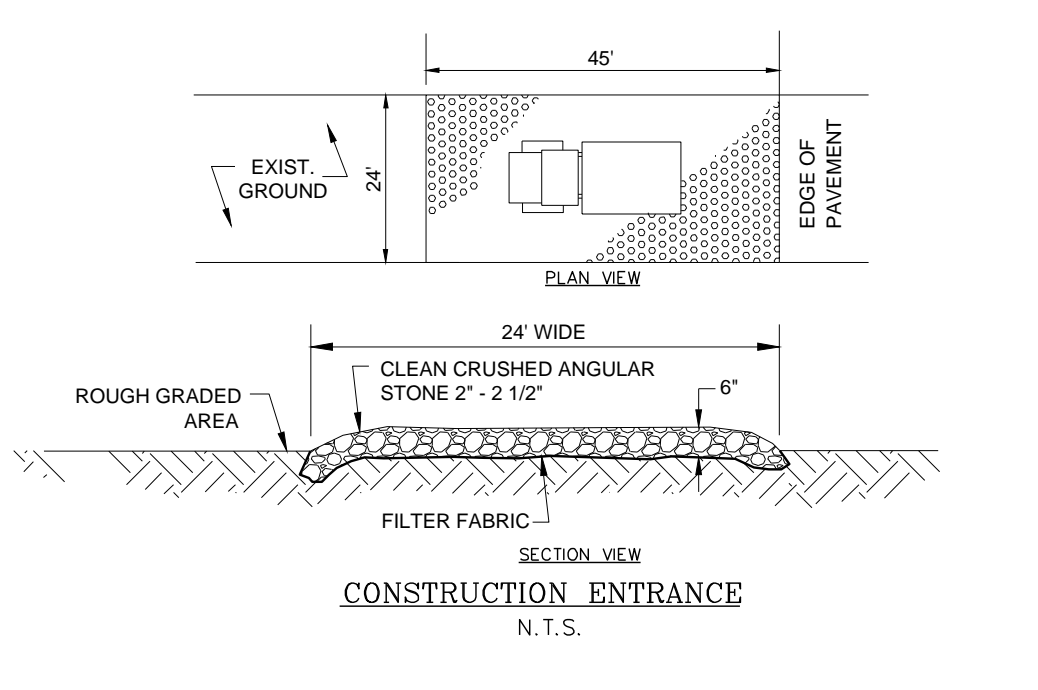
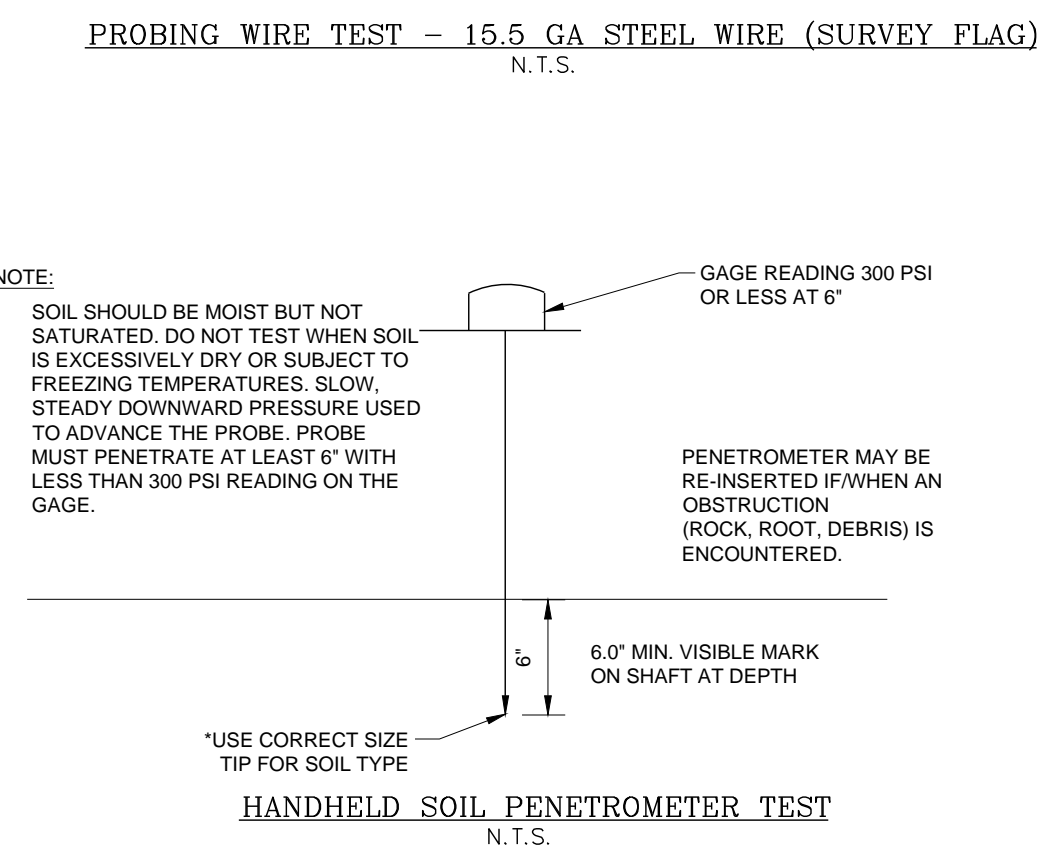
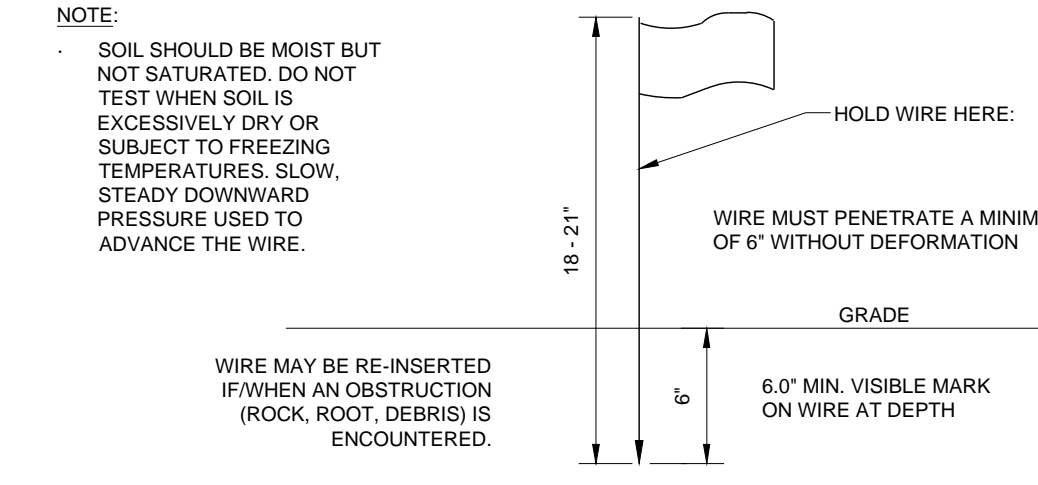
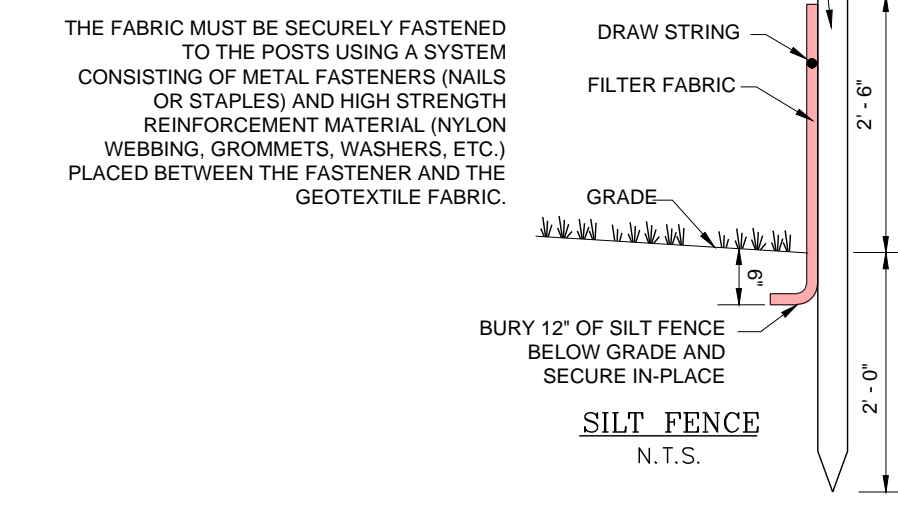
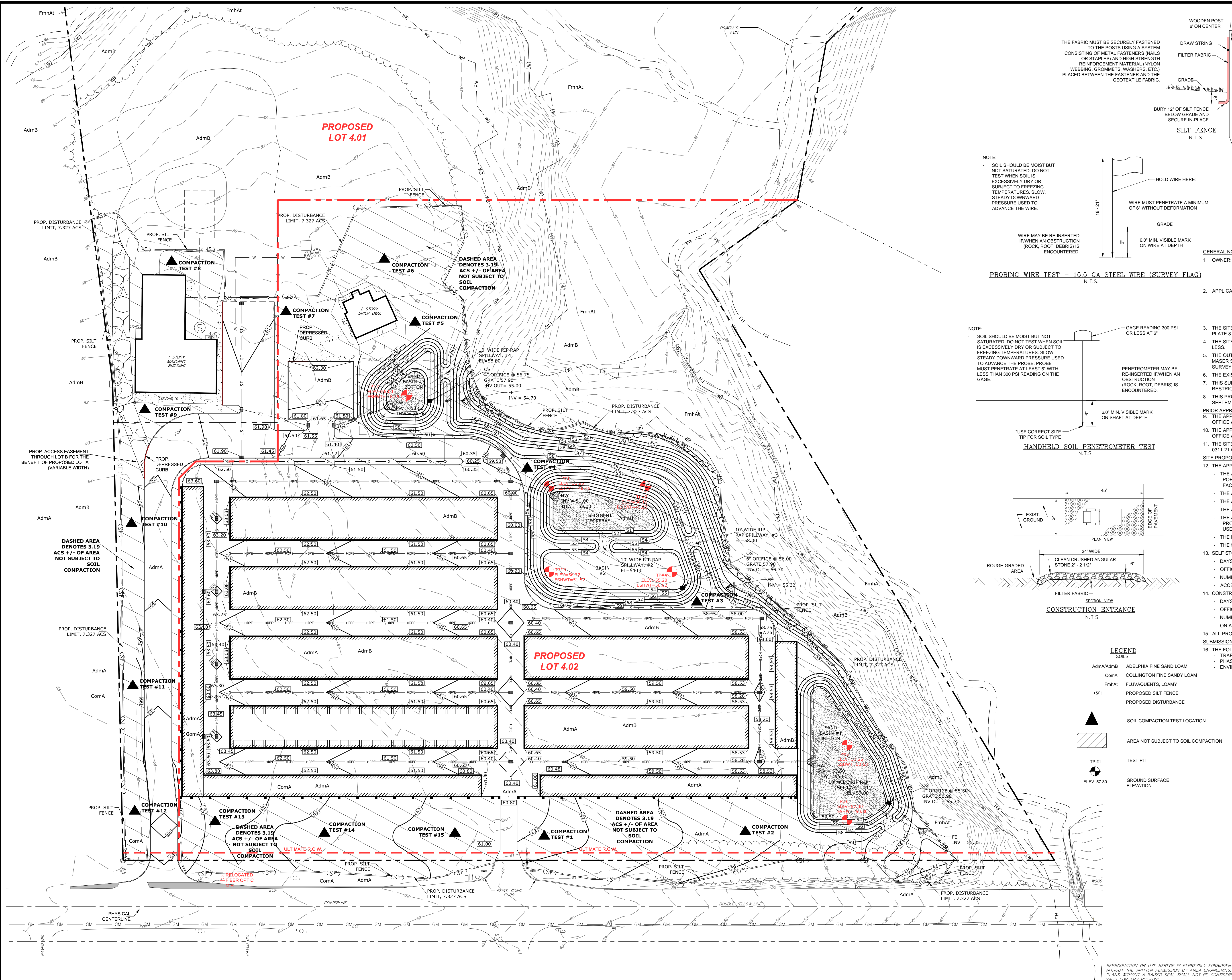
228 WEST WHITE HORSE PIKE - SUITE B BERLIN, NJ 08009 PHONE: 856-809-2572 FAX: 856-809-2580 E-MAIL: CORP@AVILA-ENG.COM

Certificate of Authorization 24GA28116600

Designed By: MEA
Drawn By: PPB
Checked By: MEA
Date: 01/12/2022
Scale: 1"=40'
CAD File: 06-STORM
Project No: 20-0884
Sheet No.

MICHAEL E. AVILA
New Jersey Professional Engineer License No. 45507

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- GENERAL NOTES
1. OWNER: M&M LAND DEVELOPMENT, LLC. 2 EYRESTOWN ROAD SOUTHAMPTON, NJ BURLINGTON COUNTY PH. (609) 928-3471
2. APPLICANT: TOTAL SITE IMPROVEMENTS, LLC. C/O TOM CHAMBERLAIN 1423 WOOLDALE ROAD EASTAMPTON, NJ BURLINGTON COUNTY PH. (609) 556-9525
3. THE SITE IS KNOWN AS BLOCK 800, LOT 4.01, LOT 4.02, AND LOT 4.03 AS PER THE EASTAMPTON TOWNSHIP TAX MAP PLATE 8.
4. THE SITE IS LOCATED WITHIN THE PO (PLANNED OFFICE) ZONING DISTRICT AND IS 15.66 ACRES IN SIZE MORE OR LESS.
5. THE OUTBOUND, SITE FEATURES, WETLAND LINES AND BUFFERS TAKEN FROM "PLAN OF SURVEY" PREPARED BY MASER SURVEYING LAST REVISED 01/20/2022 AND FROM "MINOR SUBDIVISION PLAN" PREPARED BY MASER SURVEYING DATED 01/20/2022.
6. THE EXISTING RESIDENTIAL DWELLING IS CURRENTLY SERVICED BY SEPTIC AND WELL.
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8. THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE PER FEMA, F.I.R.M., CP#340095 0005 B, EFFECTIVE DATE SEPTEMBER 14, 1979.
PRIOR APPROVALS
9. THE APPLICANT WAS GRANTED TWO VARIANCE APPROVAL UNDER RESOLUTION 8-2018 TO PERMIT A CONTRACTOR'S OFFICE AND YARD AND A STORAGE FACILITY ON BLOCK 800, LOTS 4.01, 4.02, AND 4.03 DATED DECEMBER 4, 2017.
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SITE PROPOSAL
12. THE APPLICANT IS SEEKING THE FOLLOWING:
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- THE PROPOSED LOTS WILL SHARE ACCESS FROM WOOLDALE ROAD VIA AN ACCESS EASEMENT.
- THE SELF STORAGE FACILITY WILL ALSO HAVE AN EXIT ONLY DRIVEWAY ONTO WOOLDALE ROAD.
13. SELF STORAGE FACILITY OPERATIONS (PROPOSED LOT 4.02):
- DAYS OF OPERATION: MONDAY- SUNDAY
- OFFICE HOURS: 7 A.M TO 7 P.M
- NUMBER OF EMPLOYEES: 2 (OFFICE)
- ACCESS TO STORAGE UNITS IS AVAILABLE AFTER OFFICE HOURS.
14. CONSTRUCTION YARD OPERATIONS (PROPOSED LOT 4.01):
- DAYS OF OPERATION: MONDAY - FRIDAY
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15. ALL PROPOSED BUILDINGS WILL CONTINUE TO BE USED SEPTIC AND WELL.
SUBMISSION WAIVERS:
16. THE FOLLOWING SUBMISSION WAIVERS ARE SOUGHT
- TRAFFIC STUDY
- PHASE 1 ENVIRONMENTAL IMPACT REPORT
- ENVIRONMENTAL ASSESSMENT
- GRAPHIC SCALE
0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
2	03/17/2022	REVISED PER TOWNSHIP LETTER DATED 03/02/2022	PPB
1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

**TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN**
BLOCK 800 LOTS 4.01, 4.02, 4.03
1423 WOOLDALE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING ♦ ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT
228 WEST WHITE HORSE PIKE - SUITE B BERLIN, NJ 08009 PHONE: 856-809-2572 FAX: 856-809-2580
Certificate of Authorization 24GA28116600 E-MAIL: CORP@AVILA-ENG.COM

MICHAEL E. AVILA
New Jersey Professional Engineer License: No. 45507

Designed By: MEA
Drawn By: PPB
Checked By: MEA
Date: 01/12/2022
Scale: 1"=40'
CADD File: 07_SCD
Project No: 20-0884
Sheet No.

TEMPORARY VEGETATIVE COVER

PERMANENT VEGETATIVE COVER MEANS ESTABLISHING 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE LISTED BELOW FOR THE SEEDED AREA AND MOVED ONCE.

- 1. SITE PREPARATION
A. GRADE AS NECESSARY TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING AND MULCH APPLICATION...
B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION...
C. INSTALL NEEDED EROSION PRACTICES OR FACILITIES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

Table with 4 columns: SEED MIXTURE, RATE PER 1000 SQ. FT., OPTIMUM SEEDING DATES, ACCEPTABLE DATES. Lists various grasses and legumes with their respective rates and seeding windows.

STANDARDS FOR MULCHING

- 1. MULCHING IS REQUIRED ON ALL SEEDING.
2. UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 2 TONS PER ACRE (90 POUNDS PER SQ. FT.)
3. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED.

PERMANENT VEGETATIVE COVER

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- 1. SITE PREPARATION
A. GRADE AS NECESSARY TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING AND MULCH APPLICATION...
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C. INSTALL NEEDED EROSION PRACTICES OR FACILITIES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

STANDARDS FOR TOPSOIL

- 1. TOPSOIL SHALL HAVE A MINIMUM OF 2.7% ORGANIC MATTER CONTENT.
2. TOPSOIL SHOULD BE FRAGILE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH.
3. TOPSOIL SHOULD ONLY BE HANDLED WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.

SOIL RESTORATION MEASURES

- 1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/LAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

- 4. BASIN MUST BE PROPERLY CONSTRUCTED AND PERMANENTLY STABILIZED, AND CONDUIT OUTLET PROTECTION INSTALLED, PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
5. THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL HAVE SPECIFIC REQUIREMENTS FOR TOPSOILING, THE INSTALLATION OF SOIL TEMPORARY AND/OR PERMANENT VEGETATIVE COVER AND LAND GRADING.

- 11. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAIL NOTES), THE CONTRACTOR SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION.

- 12. A. PROBE WIRE TEST
13. B. HAND-HELD PENETROMETER TEST
14. C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
15. D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
16. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOTTED SUBJECT TO DISTRICT APPROVAL.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

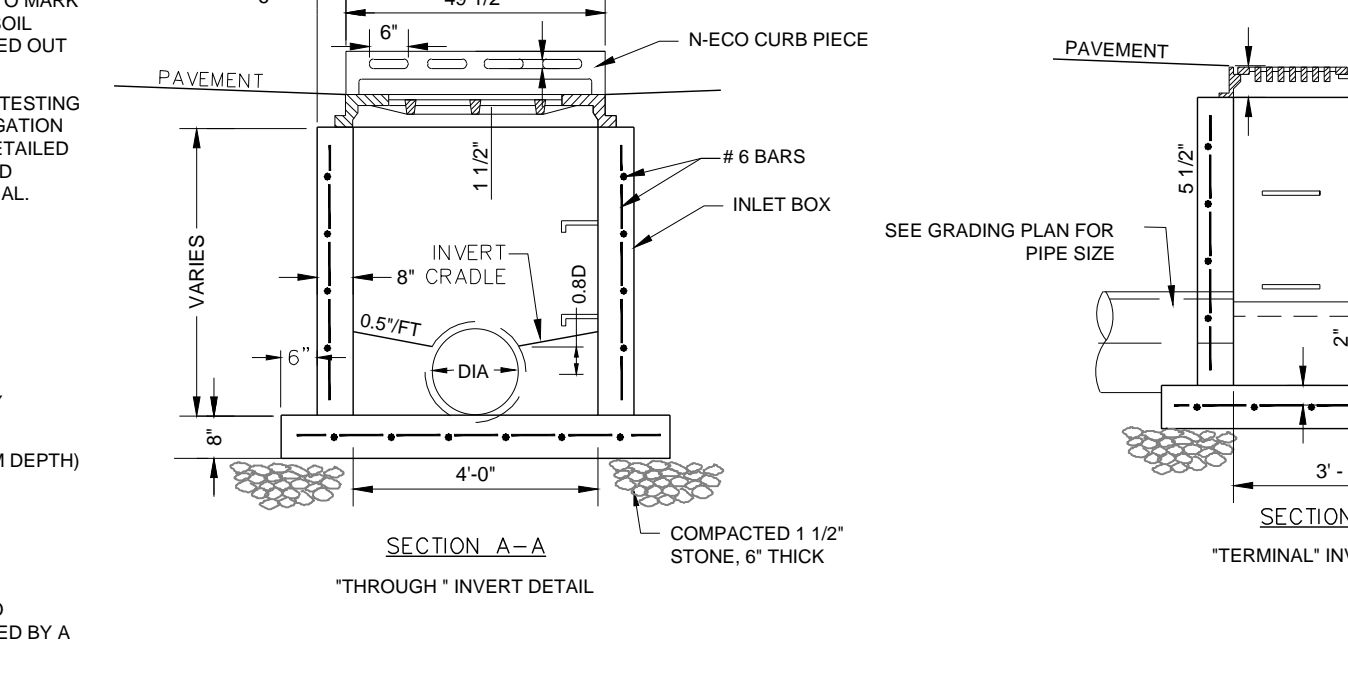
- 1. THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITIES.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AS ADOPTED IN JULY, 1999, SIXTH EDITION OR MOST RECENT EDITION.
3. THE CONSERVATION DISTRICT'S INSPECTOR SHALL BE PRESENT AT THE PROJECT'S PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, SITE CONTRACTOR, ETC. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRE-CONSTRUCTION MEETING IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO SCHEDULE A MEETING PRIOR TO ANY LAND DISTURBANCE.

CONSTRUCTION SEQUENCE

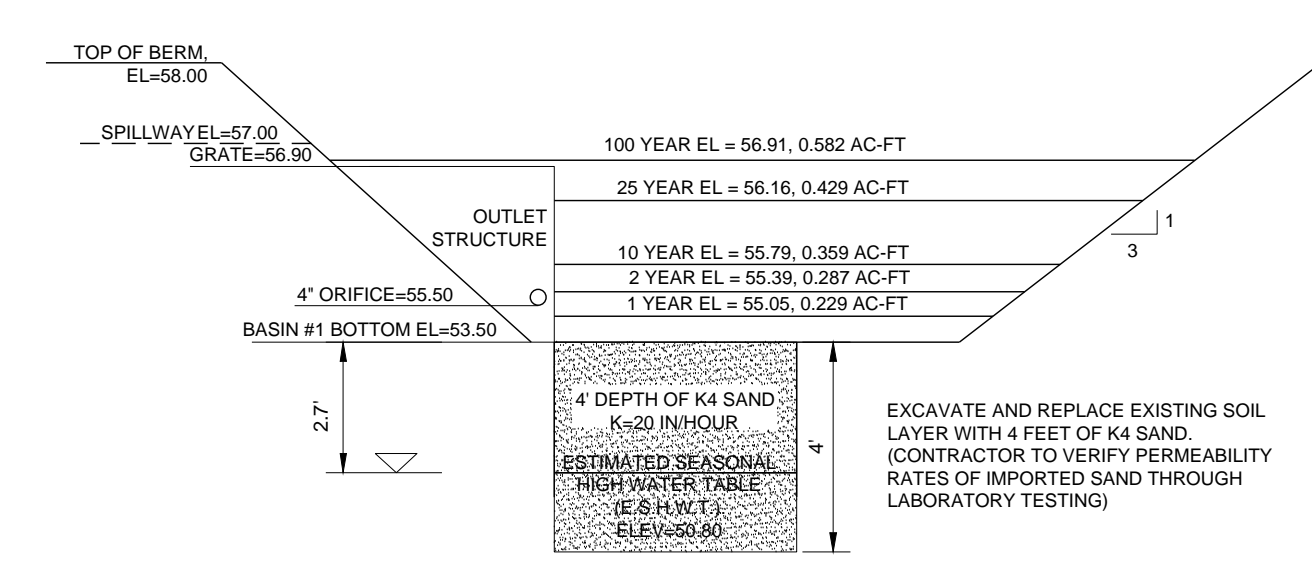
- 1. INSTALL SILT FENCE AS SHOWN ON THIS PLAN. REPLACE SEGMENTS OF THE SILT FENCE DAMAGED OR DESTROYED DURING THE COURSE OF CONSTRUCTION ACTIVITIES.
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE ALONG WITH ANY CONSTRUCTION SIGNS WARNING MOTORISTS AS THEY APPROACH A WORK ZONE AS NECESSARY.
3. CLEAR THE SITE AND REMOVE AND DISPOSE OF ANY DEBRIS CONTAINED WITHIN THE SITE.

- 4. STRIP AND STOCKPILE THE TOPSOIL AND APPLY TEMPORARY SEEDING.
5. STABILIZE BASIN AND SOD BASIN SLOPES.
6. ATTACH FLOATING SKIMMER TO EACH OUTLET STRUCTURE.
7. ROUGH GRADE THE SITE FOR BUILDING PAD.
8. INSTALL ALL UNDERGROUND UTILITIES AND CONSTRUCT THE BUILDING FOUNDATION.

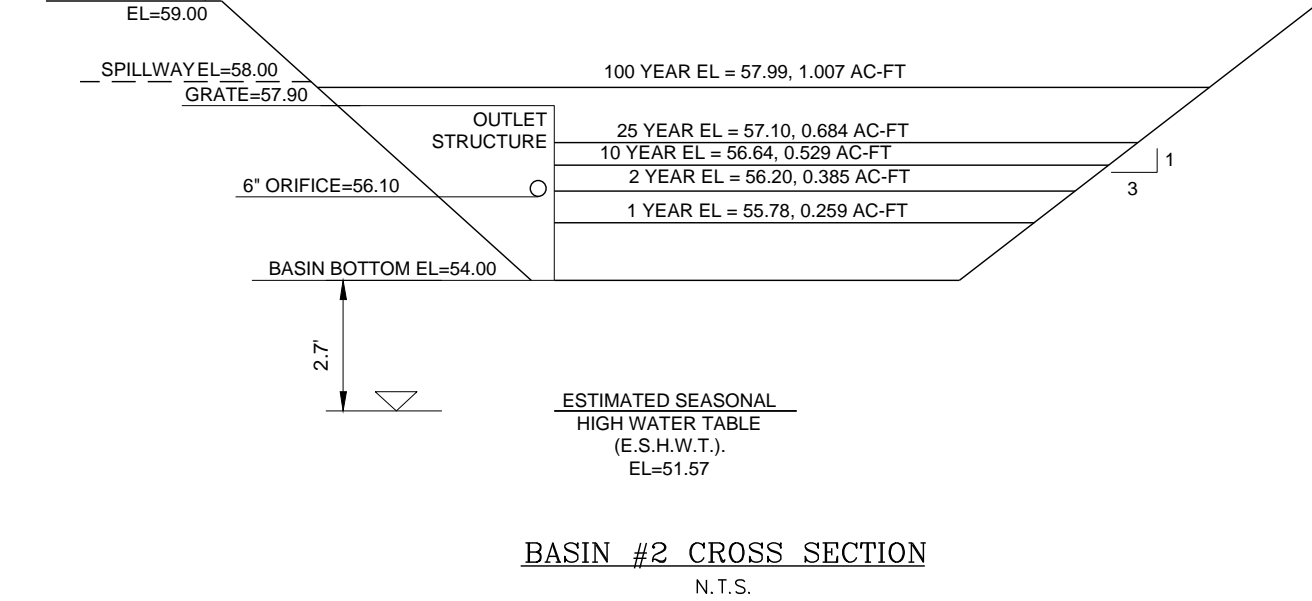
- 11. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAIL NOTES), THE CONTRACTOR SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION.



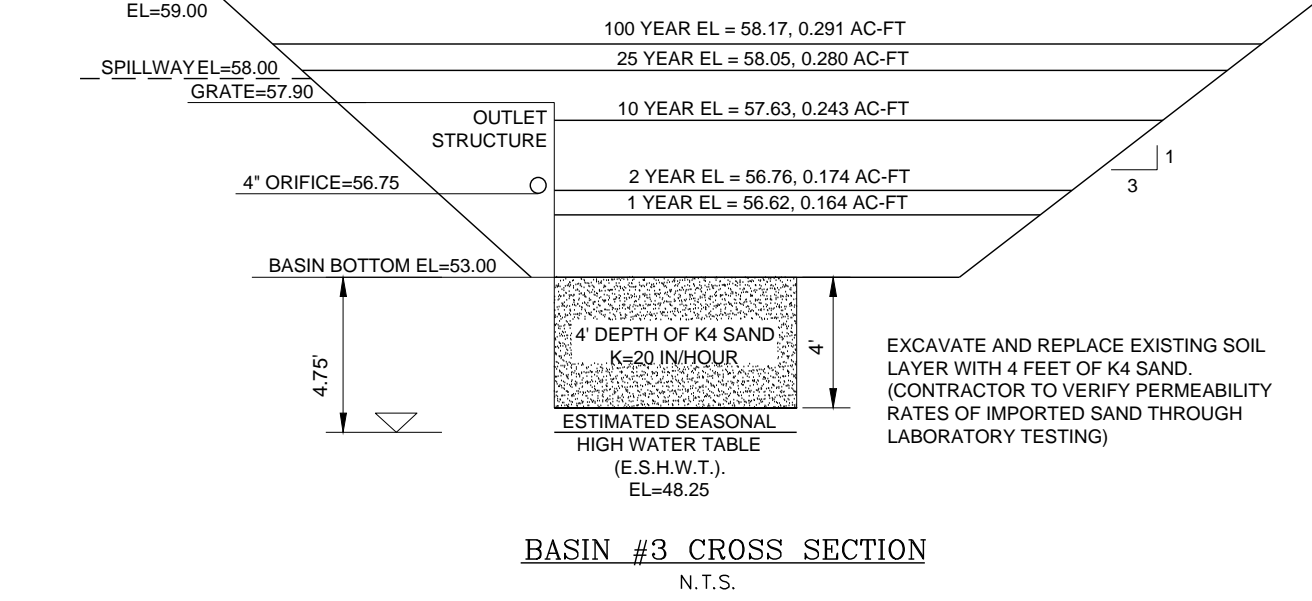
TYPE "B" INLET WITH TYPE M BICYCLE SAFE GRATE N.T.S.



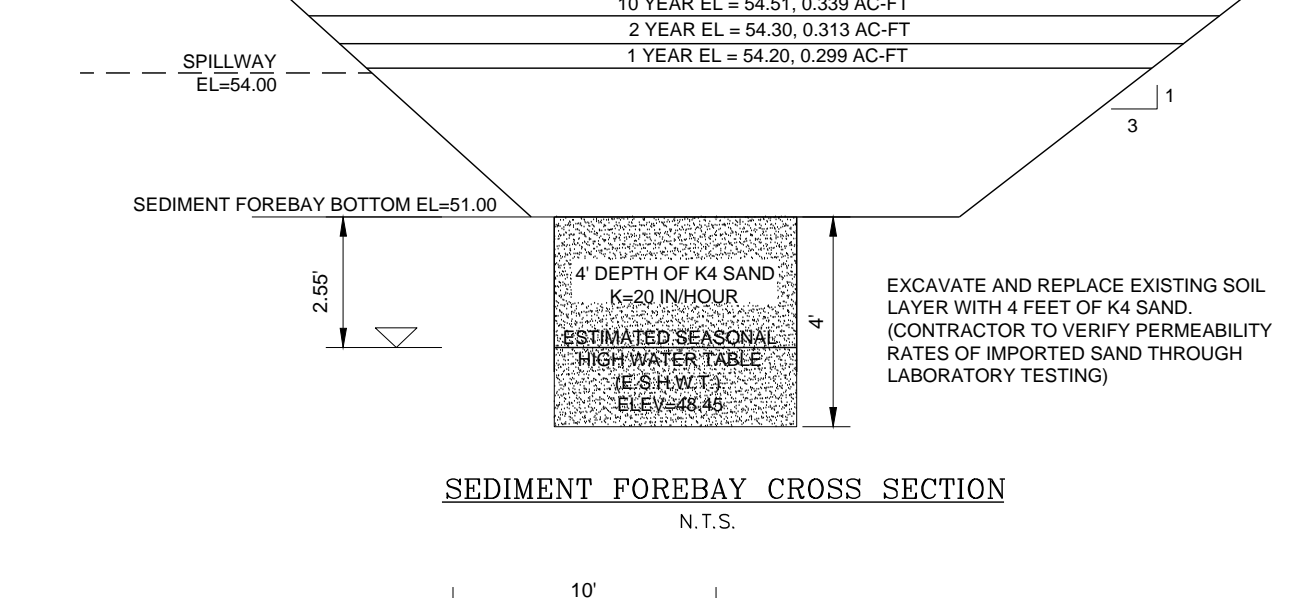
BASIN #1 CROSS SECTION N.T.S.



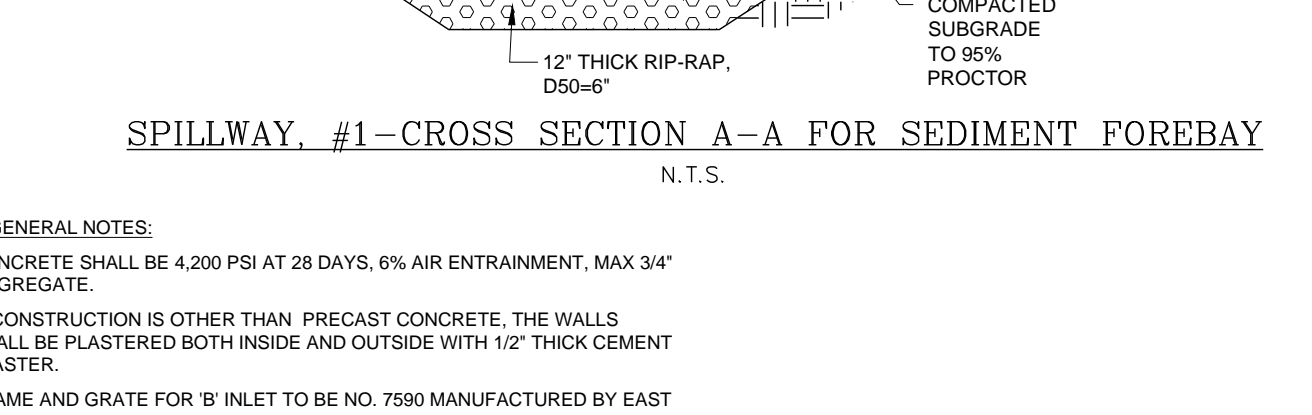
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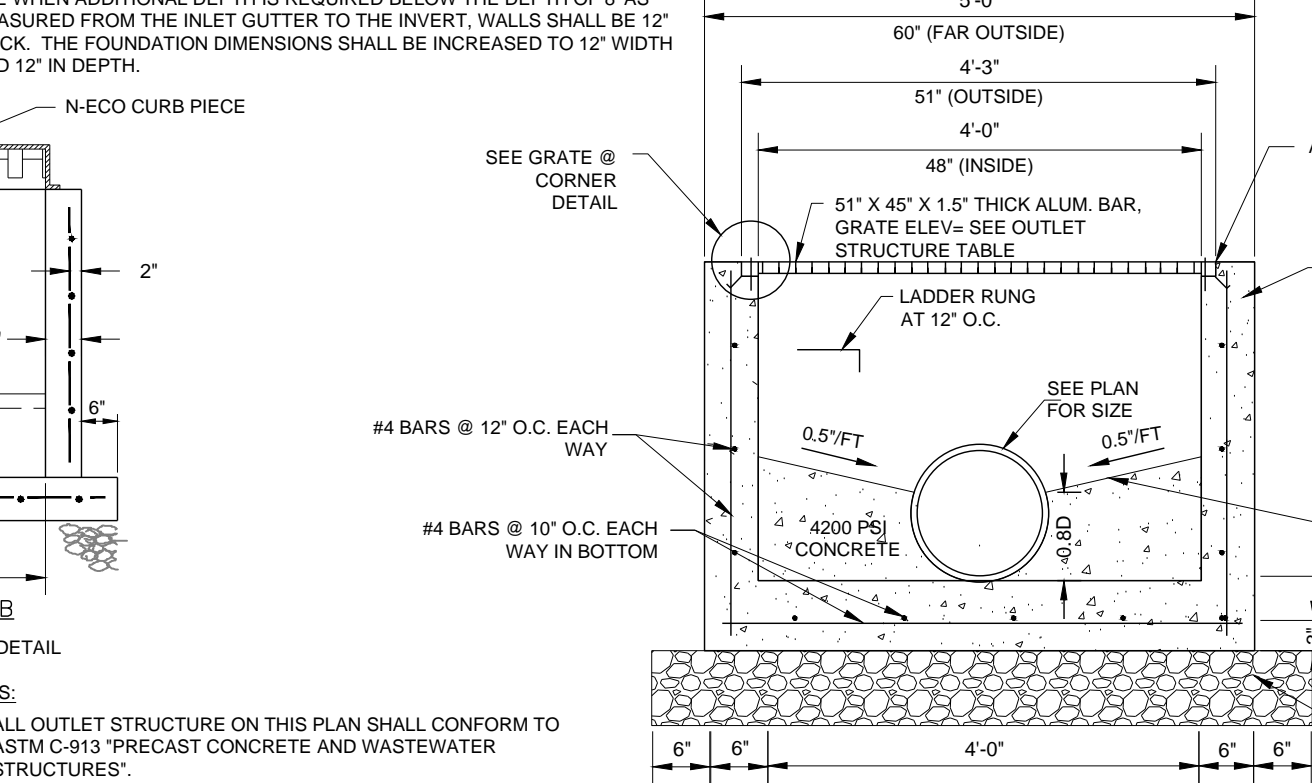
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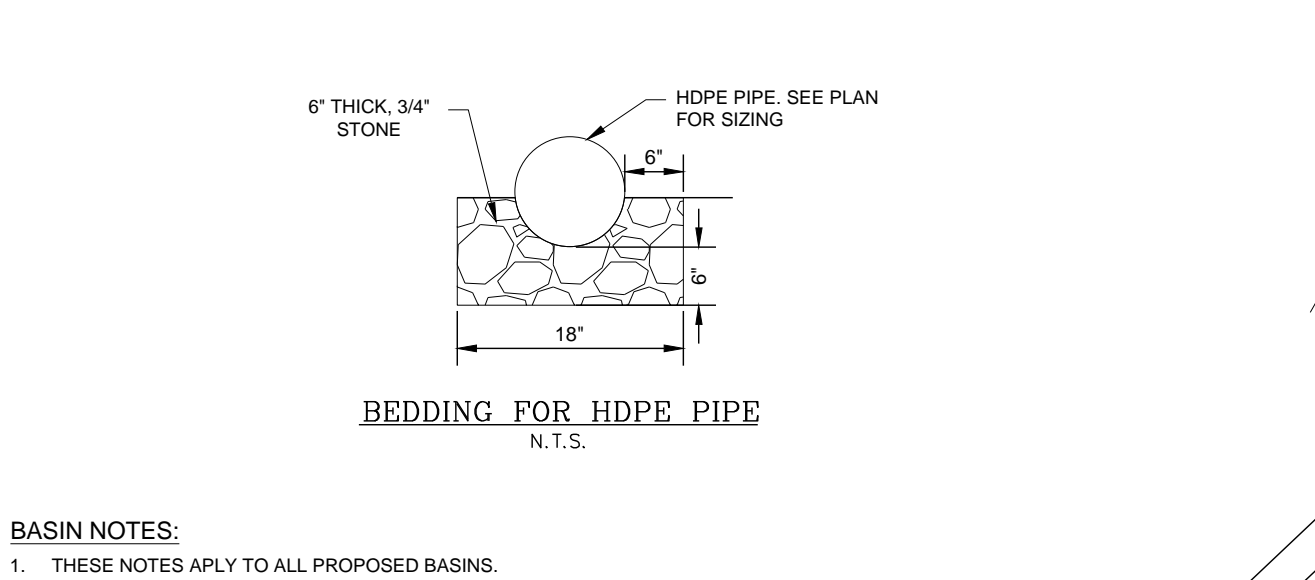
SEDIMENT FOREBAY CROSS SECTION N.T.S.



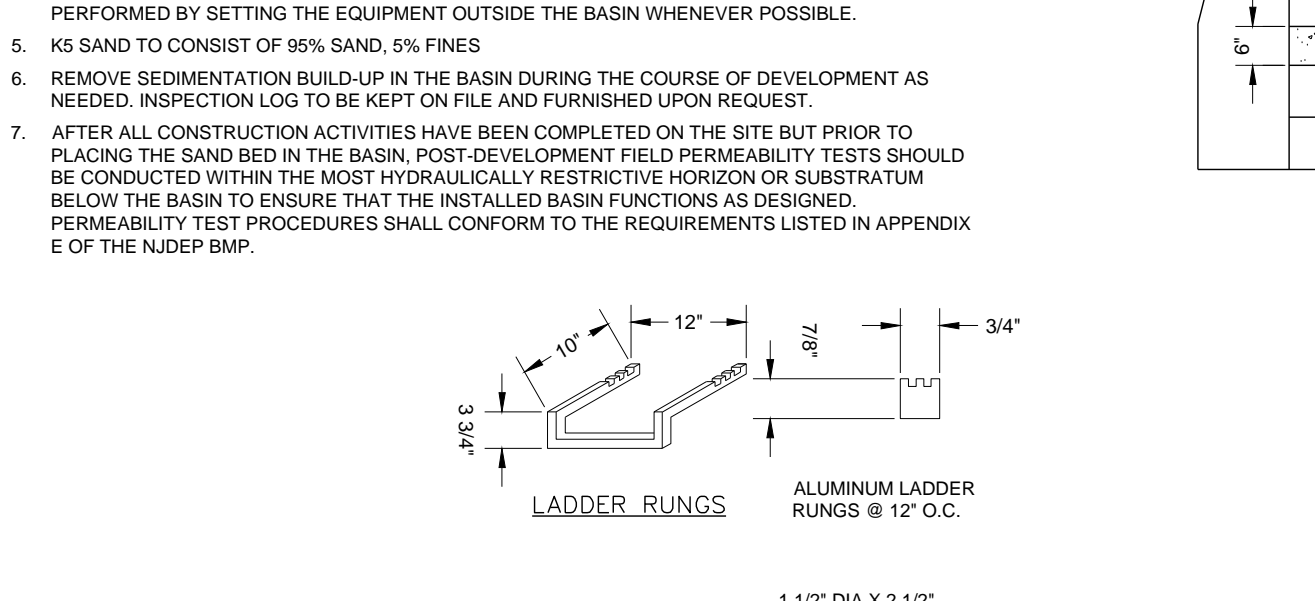
SPILLWAY #1-CROSS SECTION A-A FOR SEDIMENT FOREBAY N.T.S.



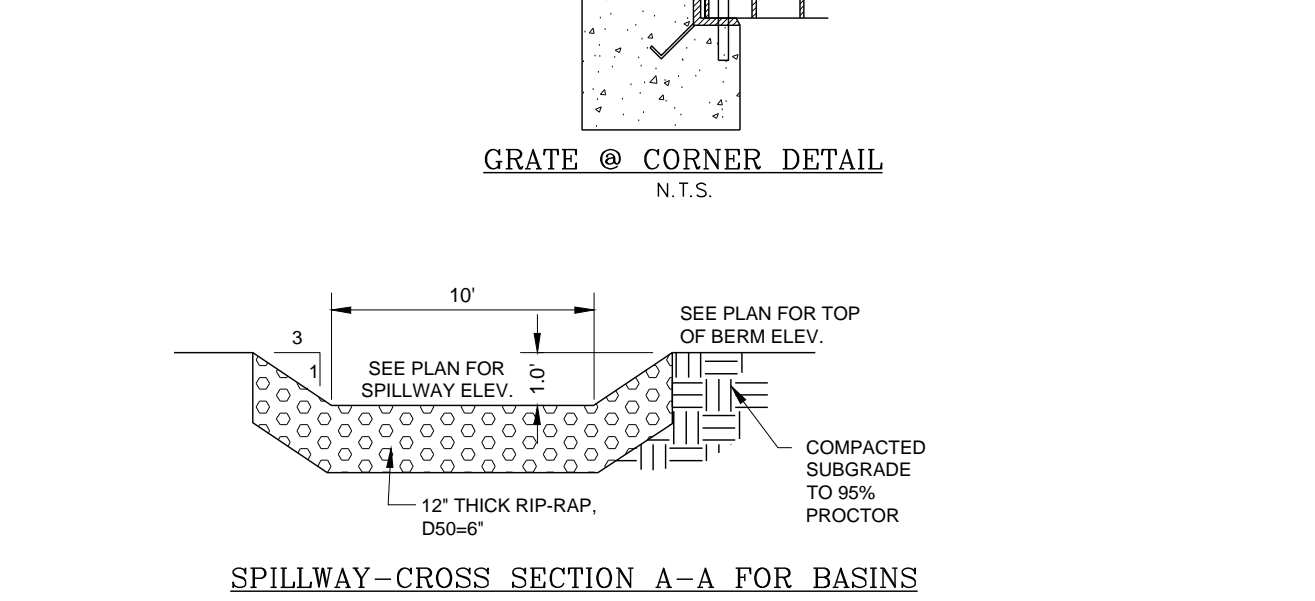
OUTLET STRUCTURE DETAIL N.T.S.



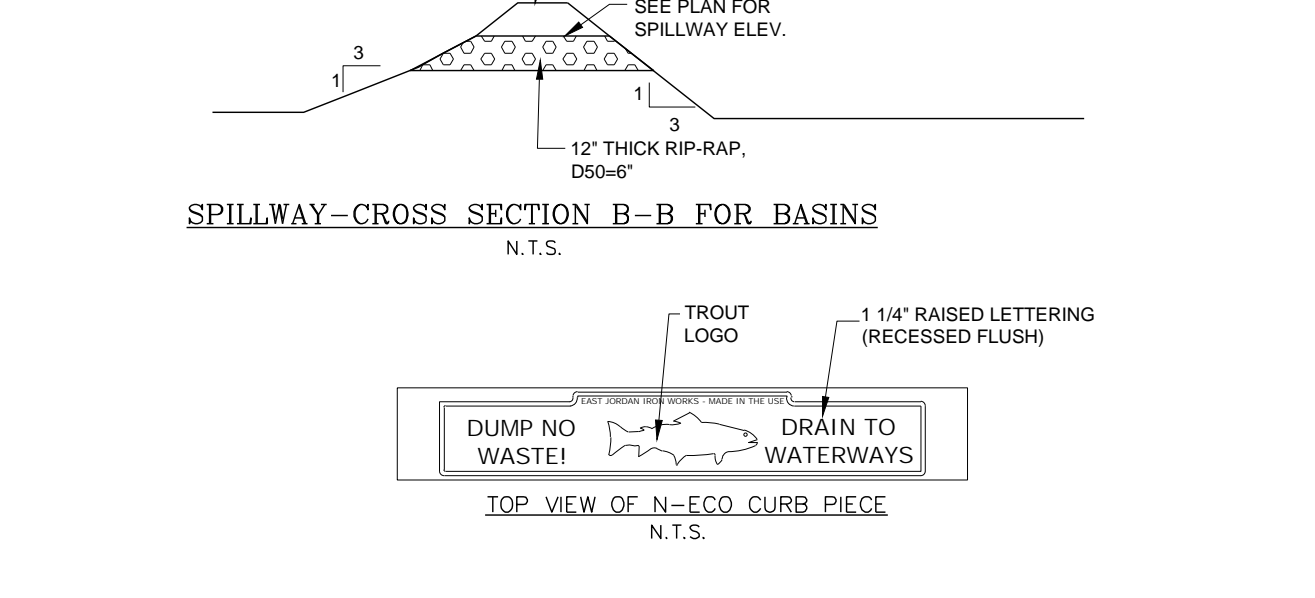
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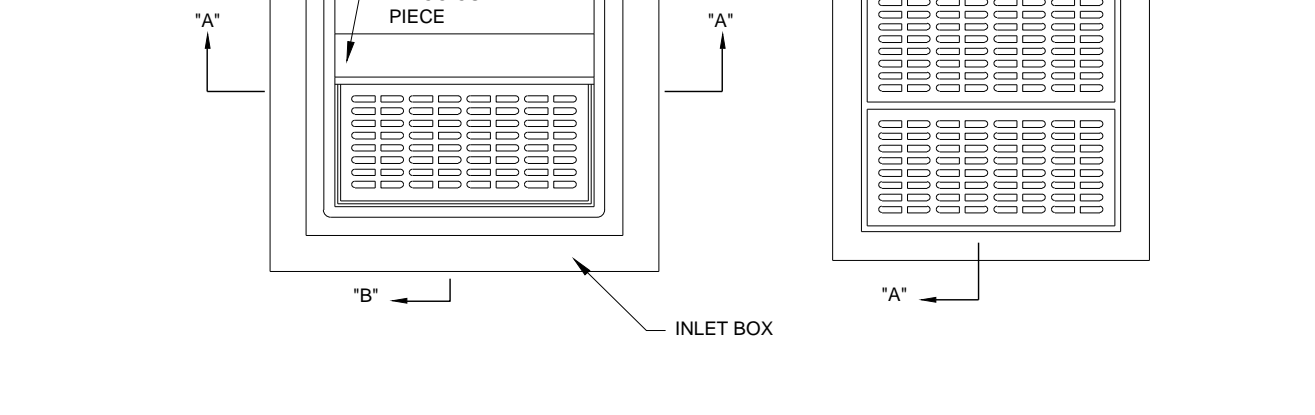
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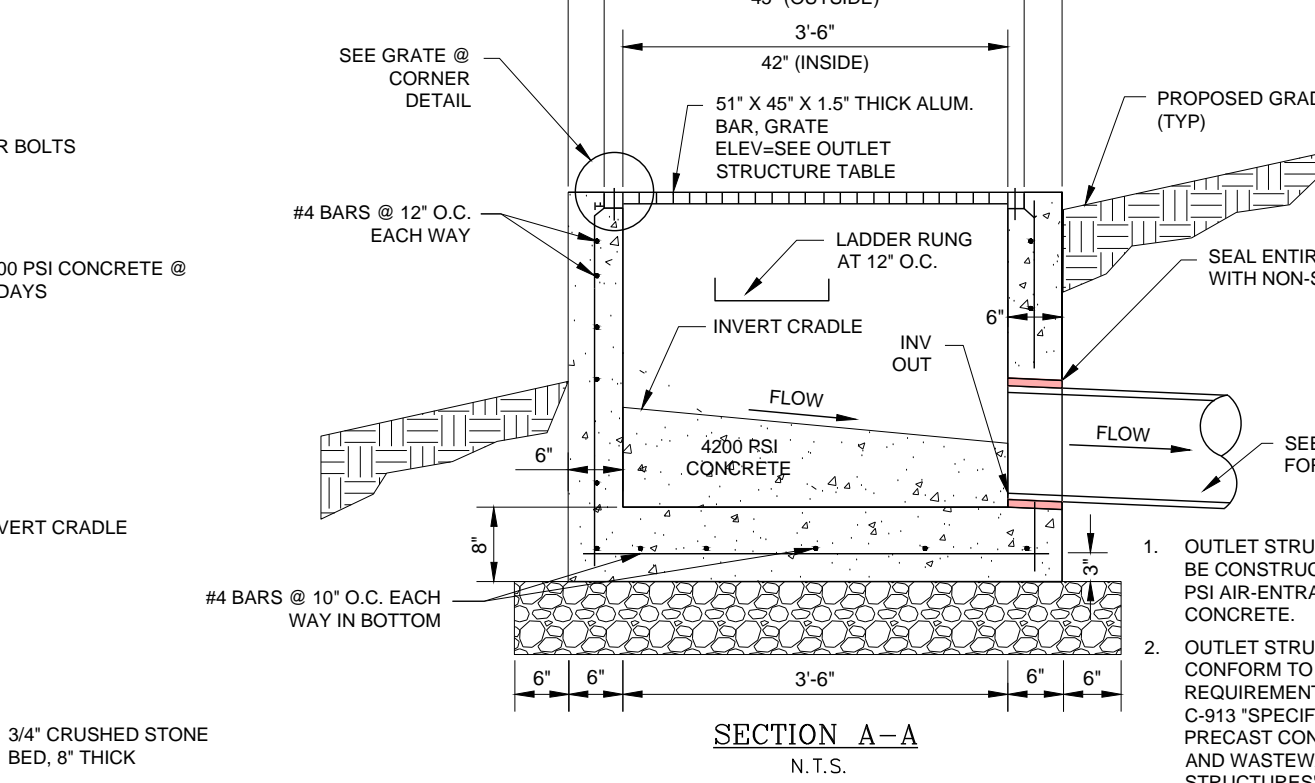
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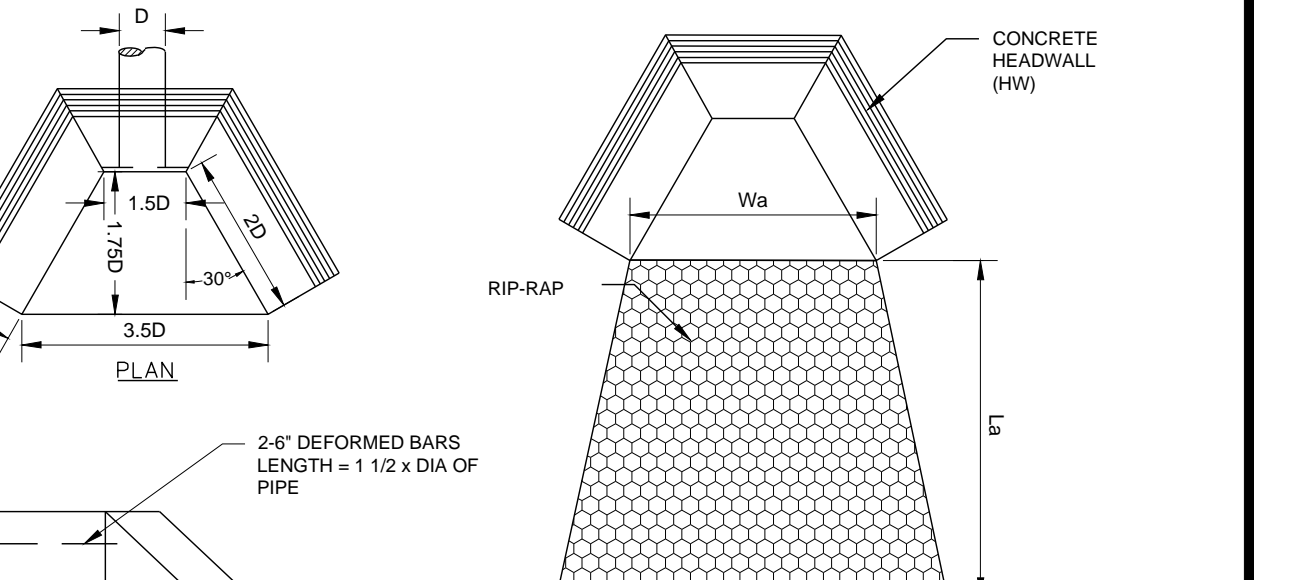
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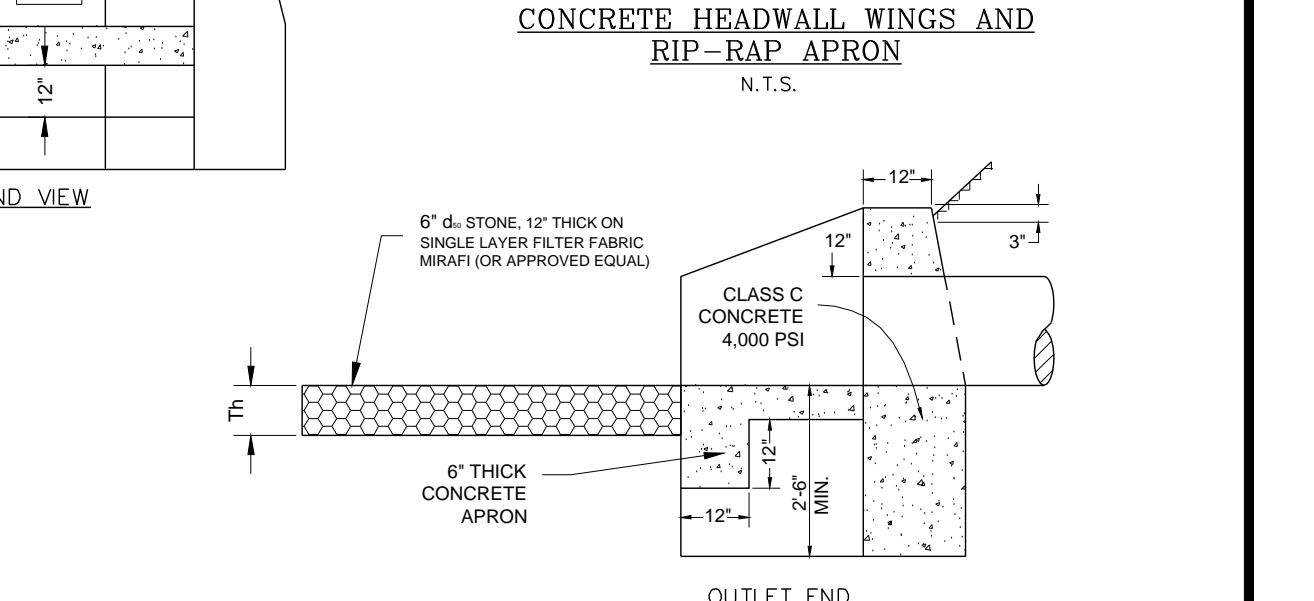
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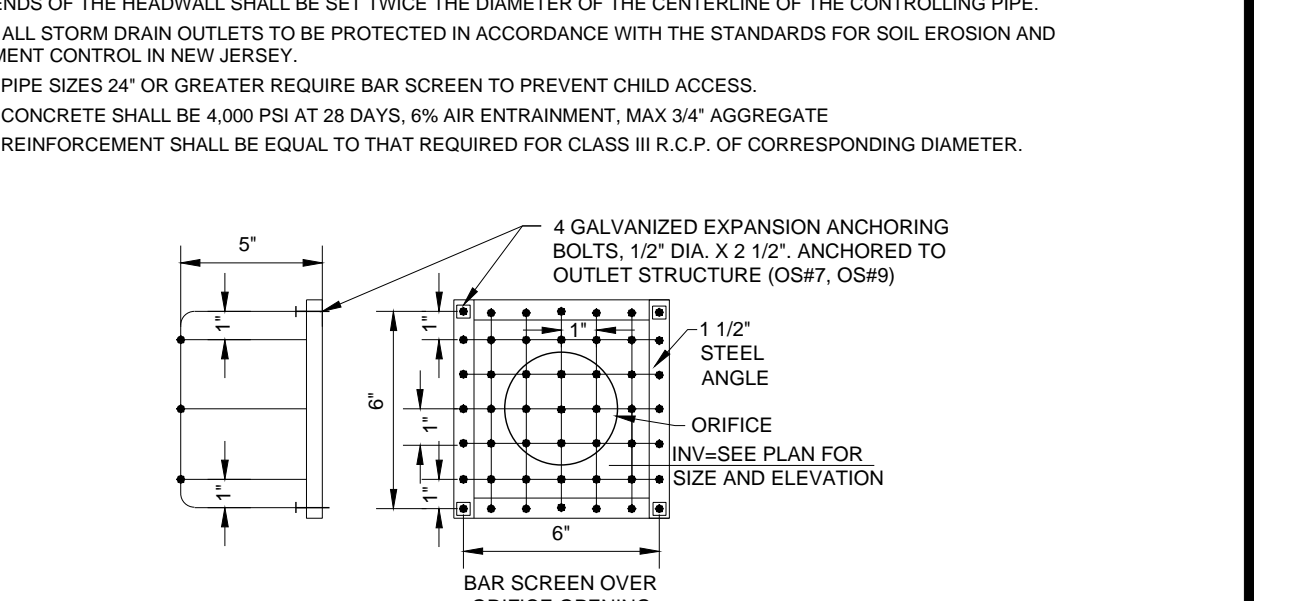
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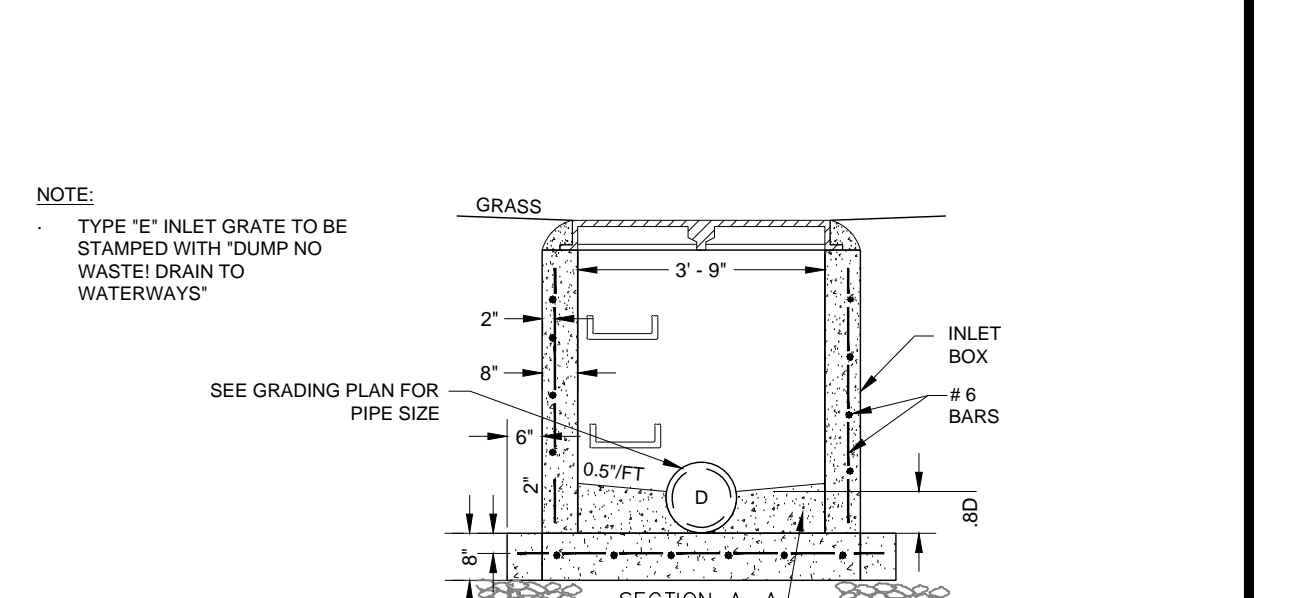
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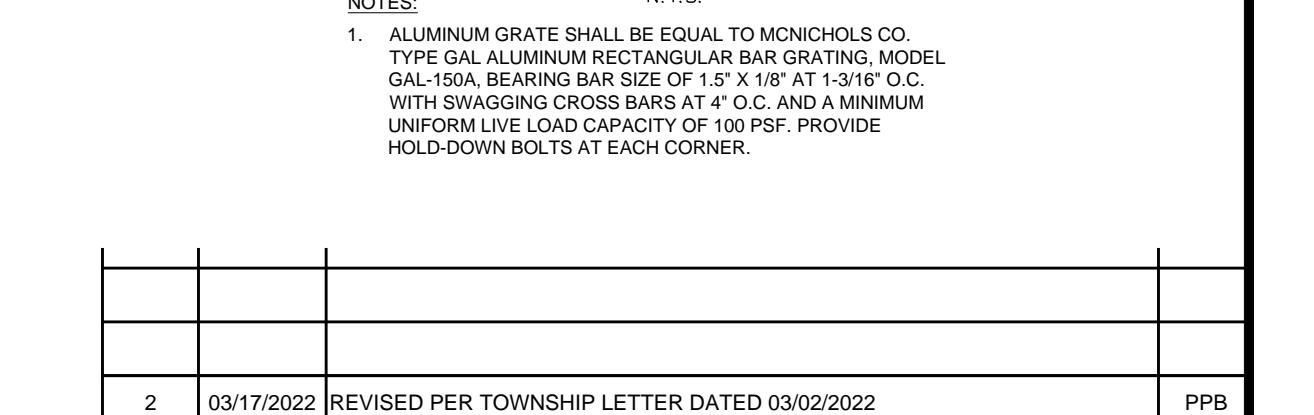
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BASIN #3 CROSS SECTION N.T.S.



SEDIMENT FOREBAY CROSS SECTION N.T.S.



SPILLWAY #1-CROSS SECTION A-A FOR SEDIMENT FOREBAY N.T.S.



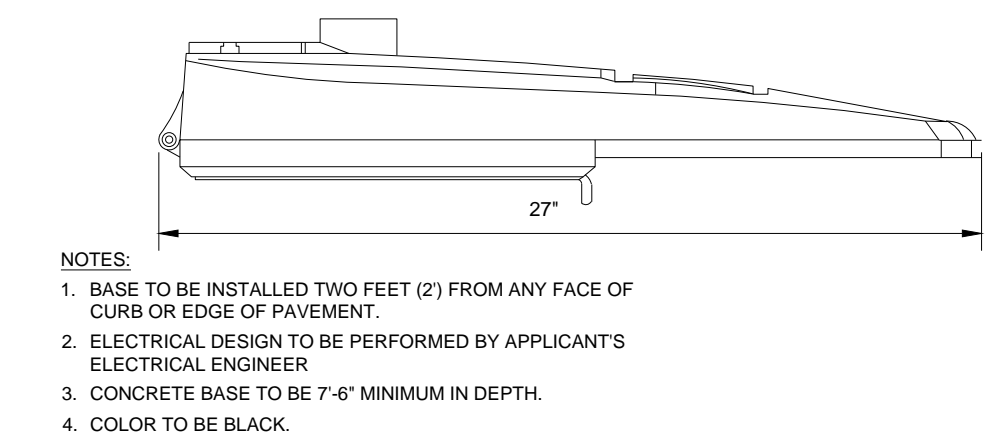
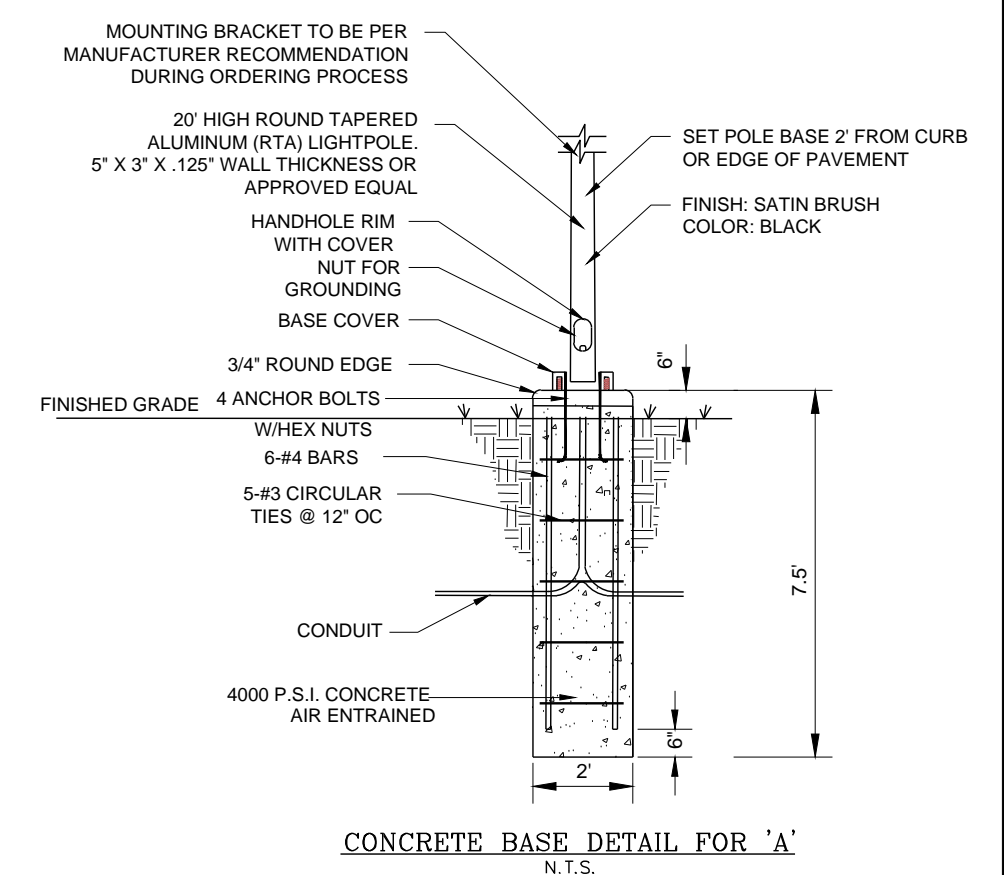
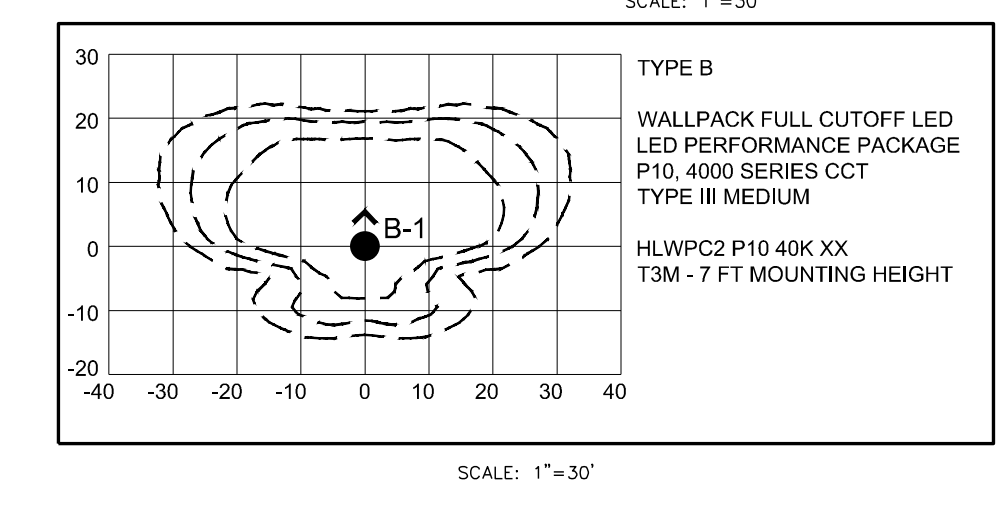
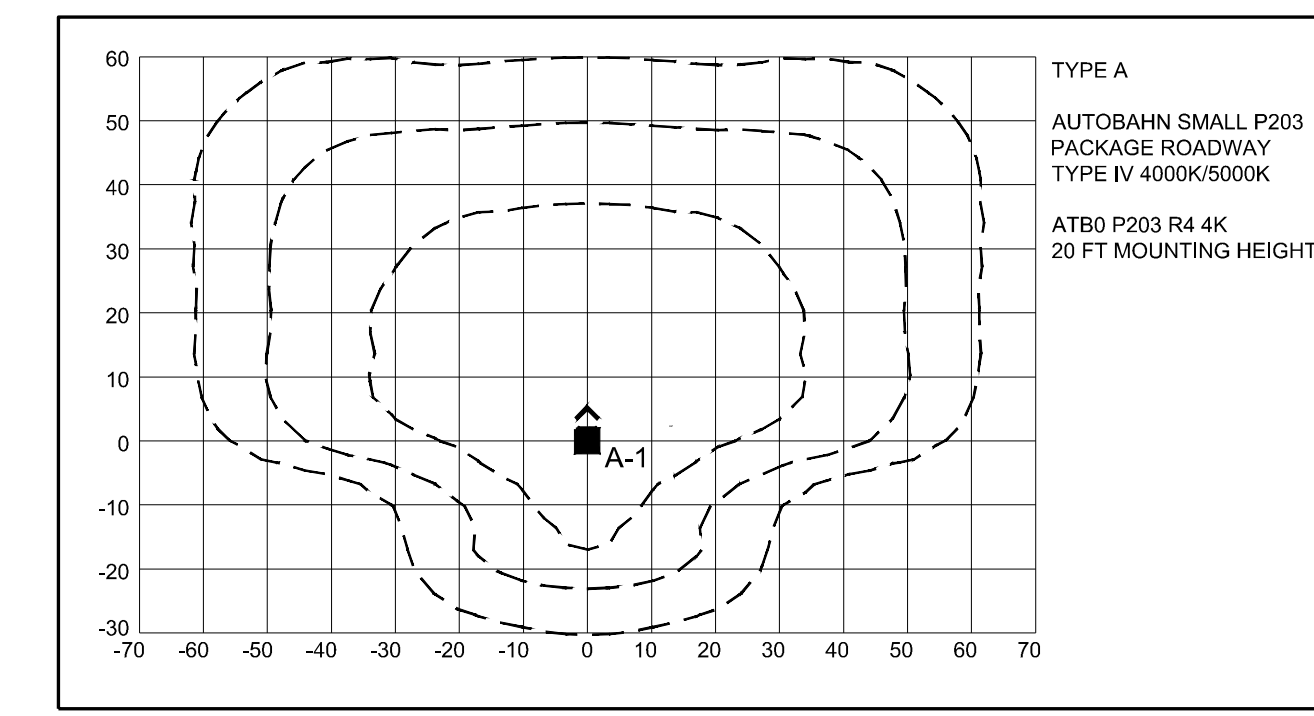
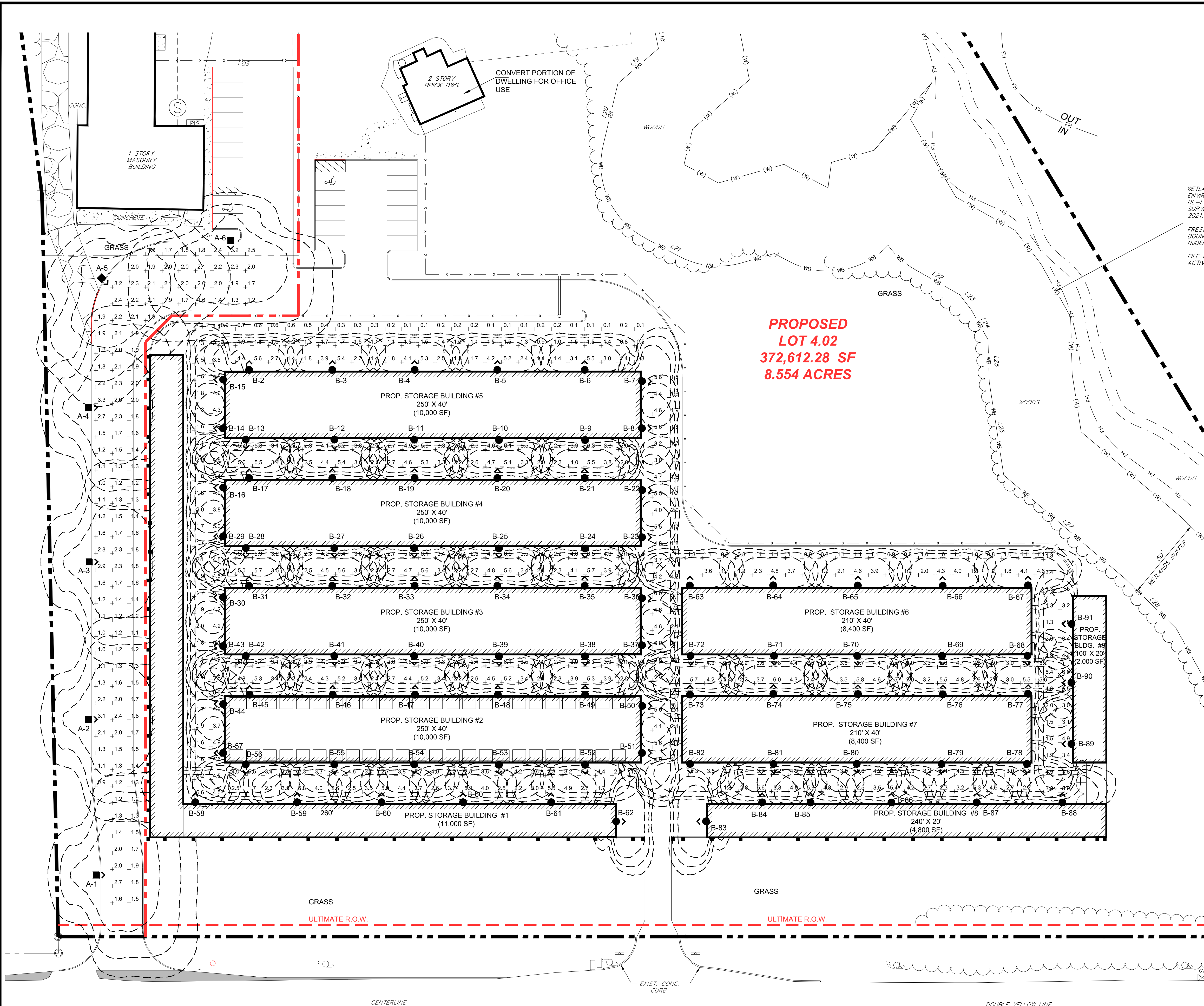
OUTLET STRUCTURE DETAIL N.T.S.

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Contains revision history for the plan.

TOTAL SITE IMPROVEMENTS PRELIMINARY AND FINAL MAJOR SITE PLAN BLOCK 800, LOTS 4.01, 4.02, 4.03 1423 WOOLAND ROAD EASTAMPTON TOWNSHIP BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING & SURVEYING LAND DEVELOPMENT
228 WEST WHITE HORSE PIKE - SUITE B BERLIN, NJ 08009
PHONE: 856-809-2572 FAX: 856-809-2580
Certificate of Authorization 24GA28116600 E-MAIL: CORP@AVILA-ENG.COM

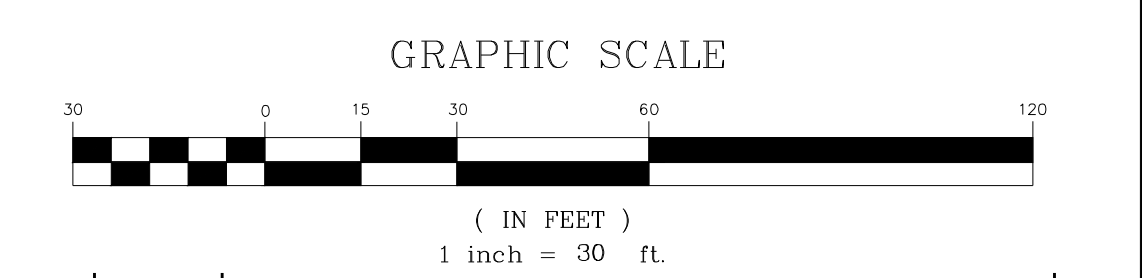
Designed By: MEA
Drawn By: PPB
Checked By: MEA
Date: 01/12/2022
Scale: N.T.S.
CADD File: 08-SC3-DIST
Project No: 20-0884
Sheet No. 8 OF 15



- NOTES:
- BASE TO BE INSTALLED TWO FEET (2) FROM ANY FACE OF CURB OR EDGE OF PAVEMENT.
 - ELECTRICAL DESIGN TO BE PERFORMED BY APPLICANT'S ELECTRICAL ENGINEER.
 - CONCRETE BASE TO BE 7'-6" MINIMUM IN DEPTH.
 - COLOR TO BE BLACK.
 - ANCHORING PER MANUFACTURER'S GUIDELINE.
 - PRODUCTS PURCHASED THROUGH HOLOPHANE OR APPROVED EQUAL.

- LIGHTPOLE GENERAL NOTES:
- AUTOBahn SERIES ATB0 LUMINAIRE BY AMERICAN ELECTRIC LIGHTING (WWW.AMERICANELECTRICLIGHTING.COM) OR APPROVED EQUAL.
 - SEE LUMINAIRE SCHEDULE UNDER CATALOG AND DESCRIPTION FOR FURTHER DETAILS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive above Stor Bldg 6	+	1.9 fcd	4.8 fcd	0.8 fcd	6.0:1	2.4:1
Drive above Storage BLDG 5	+	1.5 fcd	5.6 fcd	0.1 fcd	56.0:1	15.0:1
Drive between Stor 1 & 2	+	3.6 fcd	5.9 fcd	1.5 fcd	3.9:1	2.4:1
Drive between Stor 2 & 3	+	3.6 fcd	6.3 fcd	1.4 fcd	4.5:1	2.6:1
Drive between Stor 3 & 4	+	3.7 fcd	6.5 fcd	1.3 fcd	5.0:1	2.8:1
Drive between Stor 4 & 5	+	3.6 fcd	6.3 fcd	1.1 fcd	5.7:1	3.3:1
Drive between Stor 6 & 7	+	3.8 fcd	6.0 fcd	2.0 fcd	3.0:1	1.9:1
Drive between Stor 7 & 8	+	3.8 fcd	6.2 fcd	1.8 fcd	3.4:1	2.1:1
Drive Left of Stor Bldg 9	+	3.3 fcd	6.6 fcd	1.3 fcd	5.1:1	2.5:1
Drive Left side of storage BLDG	+	3.2 fcd	6.6 fcd	1.1 fcd	6.0:1	2.9:1
Drive Right side of storage	+	3.6 fcd	6.0 fcd	1.5 fcd	4.0:1	2.4:1
Driveway- Light Poles	+	1.8 fcd	3.3 fcd	0.9 fcd	3.7:1	2.0:1



NO.	DATE	DESCRIPTION	BY
2	03/17/2022	REVISED PER TOWNSHIP LETTER DATED 03/02/2022	PPB
1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

**TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN**
BLOCK 800 LOTS 4.01, 4.02, 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING • ENGINEERING • SURVEYING • LAND DEVELOPMENT

228 WEST WHITE HORSE PIKE - SUITE B
BERLIN, NJ 08009
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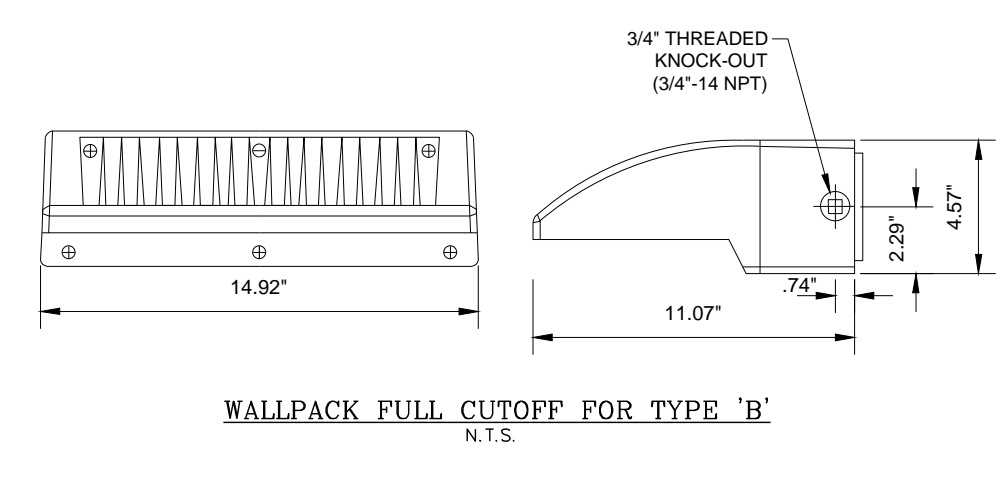
Certificate of Authorization 24GA28116600

Designed By: MEA
Drawn By: PPB
Checked By: PPB
Date: 01/12/2022
Scale: 1"=30'
CADD File: 09-LIGHT
Project No. 20-0884
Sheet No.

MICHAEL E. AVILA
New Jersey Professional Engineer License: No. 45507

LIGHTING PLAN

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	6	American Electric Lighting	ATB0 P203 R4 4K-20 FT PDLE	Autobahn Small P203 Package Roadway Type IV 4000K/5000K	10059	0.9	70
□	B	91	Holophane	HLWPC2 P10 40K XX T3M- 7 FT MOUNTING HEIGHT	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium	3017	0.9	28



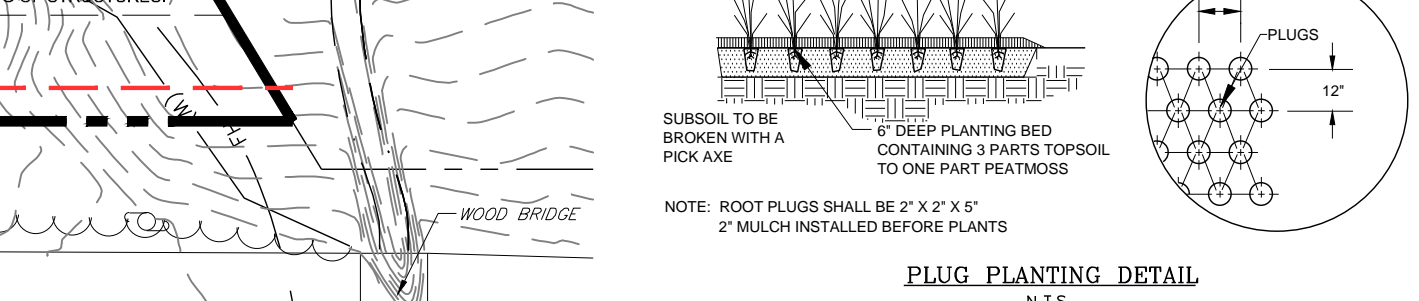
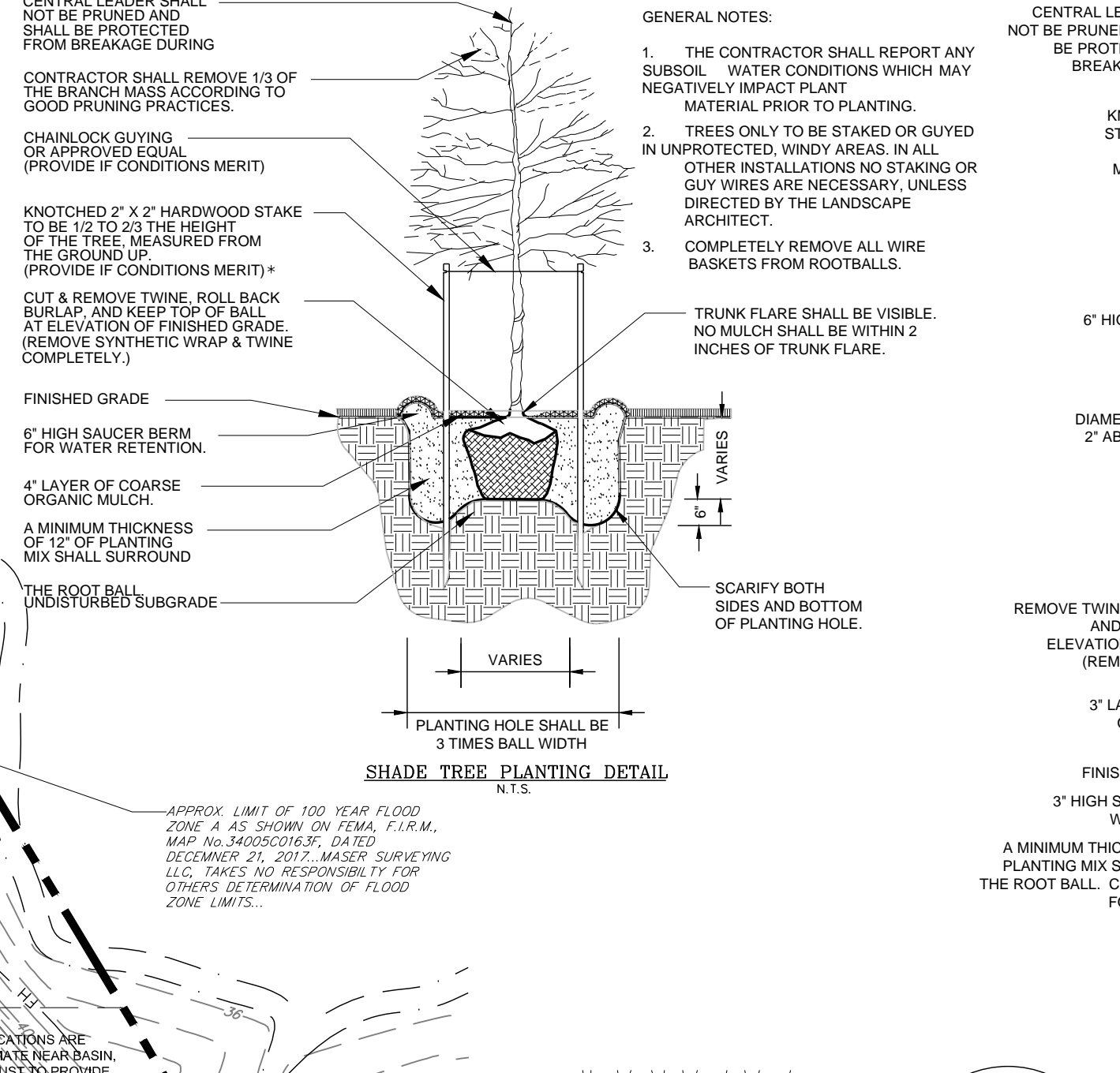
REPRODUCTION OR USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.

GENERAL NOTES - LANDSCAPING

- 1. ALL PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION AGAINST INJURY AND DEHYDRATION. EACH SHIPMENT SHALL BE CERTIFIED AGAINST DISEASE AND INFESTATION. ANY INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR BILL OF LADING AND UPON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE BOARD PLANNER.
2. NO PLANT MATERIAL SHALL BE INSTALLED WITHIN 10' OF EXISTING OR PROPOSED UTILITIES.
3. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT AS SHOWN ON THE LANDSCAPE PLAN.
5. ALL VEGETATION SHOULD BE PLANTED AT THE SAME FINISHED GRADE LEVEL IN WHICH THEY WERE GROWING IN THE NURSERY. A RING OF PACKED SOIL SHALL BE PLACED AROUND THE FINISHED PLANTING HOLE OF EACH TREE.
6. THE CONTRACTOR SHALL REPORT TO THE BOARD PLANNER ANY SOIL, DRAINAGE, OR GRADING CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
7. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD CONDITIONS SHALL BE RESOLVED SUBJECT TO THE APPROVAL OF THE BOARD PLANNER IN THE FIELD. CONTRACTOR SHALL NOT PROCEED UNTIL RESOLVED. IF CONTRACTOR PROCEEDS, THE CORRECTION COSTS WILL BE ASSUMED BY THE CONTRACTOR, AND AT NO ADDITIONAL COST TO THE OWNER, DESIGN ENGINEER OR BOARD PLANNER.
8. ANY CHANGE IN PLANT MATERIAL, SIZES OR VARIETY NECESSITATED BY THE AVAILABILITY OR SEASON MUST BE APPROVED SUBJECT TO THE APPROVAL OF THE BOARD PLANNER PRIOR TO PURCHASE.
9. PRIOR TO PLANTING, FINAL LOCATION OF PLANT MATERIAL TO BE VERIFIED (ON-SITE) AND APPROVED SUBJECT TO THE APPROVAL OF THE BOARD PLANNER. NO PLANT MATERIAL SHALL BE PLACED BY THE CONTRACTOR UNTIL IT IS INSPECTED AND APPROVED BY THE BOARD PLANNER.
10. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES AND VARIETY. THEY ARE TO HAVE NORMAL RIGOROUS ROOT SYSTEMS AND WELL DEVELOPED BRANCHES. THEY SHALL BE CERTIFIED FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, INSECT INFESTATION, DISEASE AND MECHANICAL INJURY PRIOR TO INSTALLATION. ALL PLANT MATERIAL SHALL BE THOROUGHLY WETTED WITH AN ANTI-TRANSPARENT URON DELIVERY TO THE SITE. ALL EVERGREEN MATERIAL SHALL BE RE-SPRAYED PRIOR TO THE FIRST WINTER BY THE OWNER.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A VIGOROUS GROWING CONDITION.
12. PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE ON WHICH OWNER ASSUMES THE MAINTENANCE WORK. PLANTS THAT ARE DEAD, UNHEALTHY OR DYING DURING THE CONSTRUCTION PERIOD SHALL BE REPLACED BY THE CONTRACTOR. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEYOND THE GUARANTEE PERIOD, COMMENCING WITH THE DATE OF THE INITIAL ACCEPTANCE.
13. ALL PROPOSED PLANTINGS SHALL BE INSTALLED PER STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN WITH REGARD TO PLANTING, FIT SIZE, BACKFILL MIXTURE, STAKING, GUYING, ETC.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
15. INsofar AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF THE DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT ALL STOCK NOT PLANTED TO PREVENT DESICCATION. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN TWO (2) DAY PERIOD AFTER DELIVERY.
16. PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARK AND THE BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
17. EACH PLANT SHALL BE PRUNED IN ACCORDANCE WITH THE STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. SHEARS ARE TO BE STERILIZED BEFORE PRUNING EACH TREE (SEE DETAIL).
18. ALL INJURED ROOTS SHALL BE PRUNED PRIOR TO PLANTING. IT IS ADVISABLE TO PRUNE THE BRANCHES WHICH CROSS EACH OTHER. THE CENTRAL LEADER OF THE TREE SHOULD NOT BE CUT. LONG SIDE BRANCHES SHALL BE SHORTENED (SEE DETAIL).
19. BACKFILL MIX FOR PLANTING SHALL CONSIST OF 60% TOPSOIL, 30% PEAT MOSS, AND 10% SAND.
20. ALL PLANTING BEDS TO BE THOROUGHLY ROTO-TILLED TO A DEPTH OF 10" PRIOR TO ANY PLANTING WITHIN IT. ALL STONES, WIRE, CONCRETE, OR ANY UNSUITABLE MATERIALS SHALL BE REMOVED.
21. IF THERE IS NOT SUFFICIENT TOPSOIL ON-SITE, THE LANDSCAPE CONTRACTOR WILL SUPPLY AND INSTALL CLEAN AERATED TOPSOIL FOR ALL LANDSCAPE BEDS. CONTRACTOR SHALL TAMP ALL SOIL PRIOR TO INSTALLATION OF PLANTS.
22. IN AREAS DESIGNATED FOR MULCH, INSTALLATION SHALL BE SUCH THAT NO WEED BARRIER IS VISIBLE WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS. IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE OF 24 INCHES FROM THE CURB. ALL STONE SHALL BE WASHED PRIOR TO INSTALLATION.
23. ALL PLANTING BEDS SHALL BE MULCHED WITH HARDWOOD BARK. LOCATIONS AS SPECIFIED ON PLAN INSTALLED AT A MINIMUM OF 1/2" INCHES THICKER AROUND THE TRUNKS. "NEW" WOOD CHIPS ARE NOT PERMITTED.
24. SAUCERS PLACED ON BLOBS SHALL BE LEVEL AT THE TOP AND PERPENDICULAR TO THE TREE TRUNK. SAUCERS ARE TO BE DESIGNED TO CATCH AND HOLD THE MAXIMUM AMOUNT OF WATER EITHER FROM NATURAL PRECIPITATION OR IRRIGATION.
25. SOIL AND SEED ARE TO BE THE RED FESCUE VARIETY OR OTHER SPECIE PERMITTED BY THE TOWNSHIP LAND DEVELOPMENT ORDINANCE. SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SOODING AND SEEDING ARE CONTAINED WITHIN THIS PLAN. ALL SEED BAG LABELS MUST BE PRESENTED TO THE BOARD PLANNER, AS WELL AS THE COUNTY CONSERVATION DISTRICT INSPECTOR.
26. ALL SEEDING AREAS THAT DO NOT SHOW PROMPT UNIFORM GERMINATION SHALL BE RE-SEED BY THE CONTRACTOR AT INTERVALS OF 60-90 DAYS UNTIL A GOOD GROWTH IS ESTABLISHED OVER THE ENTIRE LAWN AREA.
27. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS SHOWN, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN UP.
28. ALL INDIVIDUALLY PLANTED TREES SHALL HAVE A 4" DIAMETER MULCHING RING. ALL GROUPS OF PLANTINGS TO BE MULCHED AS A GROUP OR PLANTING BED. ALL MULCH TO BE INSTALLED AT 4 INCHES THICK BUT FEATHERED AT THE TRUNK (STONE OR WOOD SPECIFIED ON THE PLAN).
29. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEYOND THE GUARANTEE PERIOD COMMENCING WITH THE DATE OF THE INITIAL ACCEPTANCE.
30. ALL PLANT SYMBOLS APPROXIMATELY DEPICT PLANT SIZES AT MATURITY.
31. A SUBSURFACE DRIP IRRIGATION SYSTEM IS TO BE USED, ALONG WITH A WATER RAIN SENSOR TO PREVENT OVERWATERING.

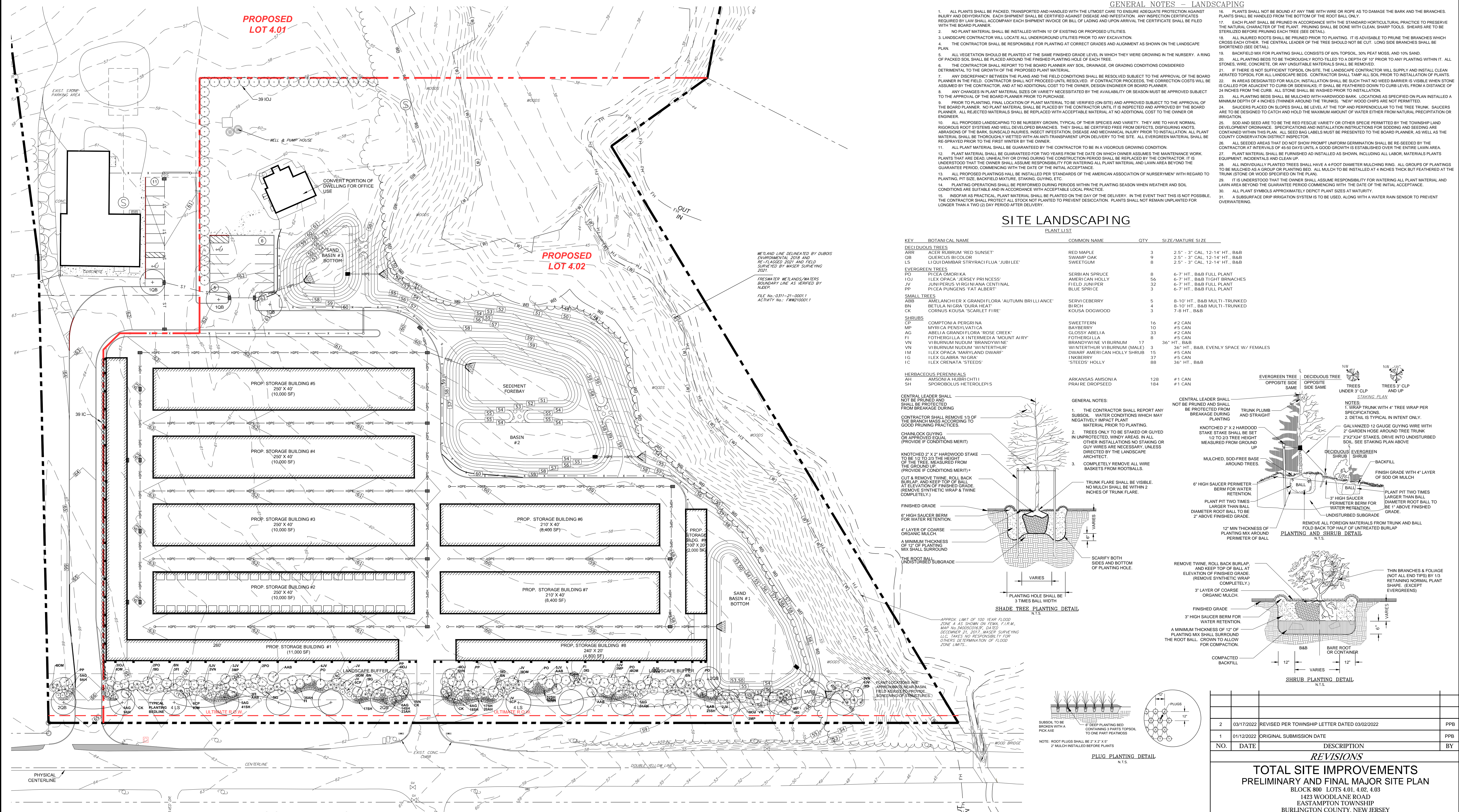
SITE LANDSCAPING

PLANT LIST table with columns: KEY, BOTANICAL NAME, COMMON NAME, QTY, SIZE/MATURE SIZE. Lists various trees like Acer Rubrum, Quercus bicolor, and shrubs like Cornus kousa.



PROPOSED LOT 4.01

PROPOSED LOT 4.02

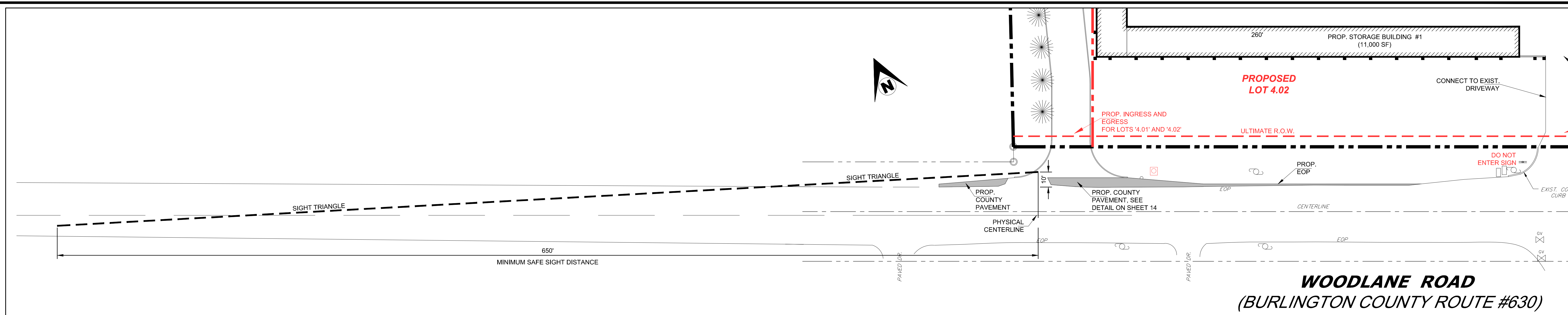


WOODLANE ROAD (BURLINGTON COUNTY ROUTE #630) section including Landscape Legend, Landscape Buffer Model, and Township Landscape Buffer Requirements.

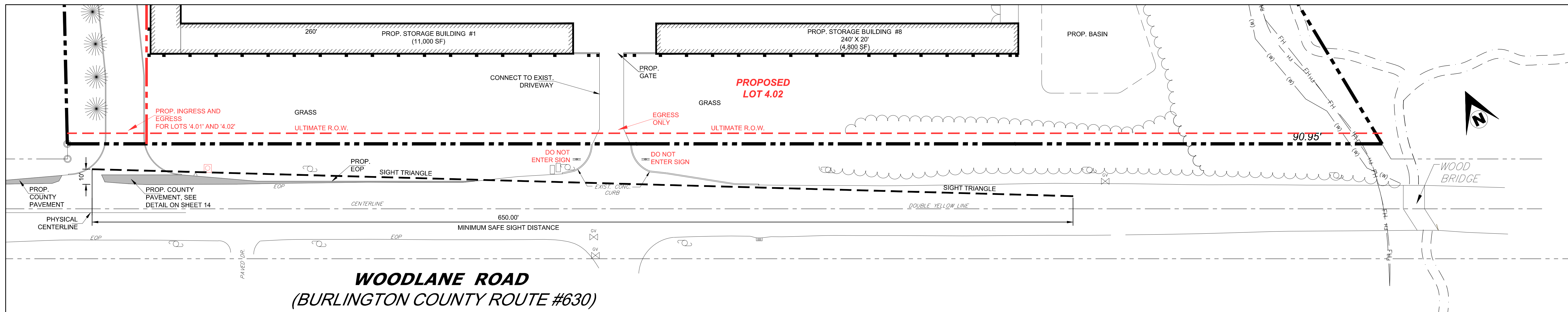
GRAPHIC SCALE (1 inch = 40 ft) and Maintenance Recommendations section detailing watering and fertilization schedules.

CECILIA BYRNE-SCHMIDT section including her title as New Jersey Licensed Landscape Architect No. 21AS0058800 and contact information.

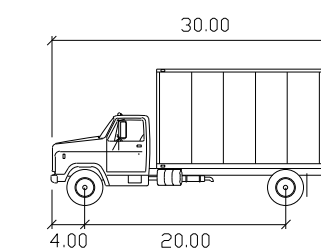
Revision table and project information section including 'TOTAL SITE IMPROVEMENTS PRELIMINARY AND FINAL MAJOR SITE PLAN', 'AVILA ENGINEERING', and 'MICHAEL E. AVILA'.



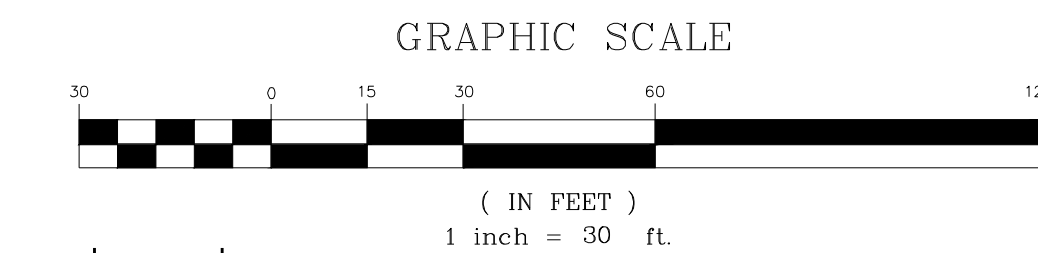
SIGHT TRIANGLE - RIGHT
SCALE: 1" = 30'



SIGHT TRIANGLE - LEFT
SCALE: 1" = 30'



THE MINIMUM SAFE SIGHT DISTANCE OF 650 FEET FOR SINGLE UNIT TRUCKS (SU) EXITING DRIVEWAY WITH OPERATING SPEED OF 50 MPH FOR 2 LANE ROAD WAS TAKEN FROM TABLE 7 OF THE LAND DEVELOPMENT REVIEW RESOLUTION, 2001 AMENDMENT



NO.	DATE	DESCRIPTION	BY
2	03/17/2022	REVISED PER TOWNSHIP LETTER DATED 03/02/2022	PPB
1	01/12/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

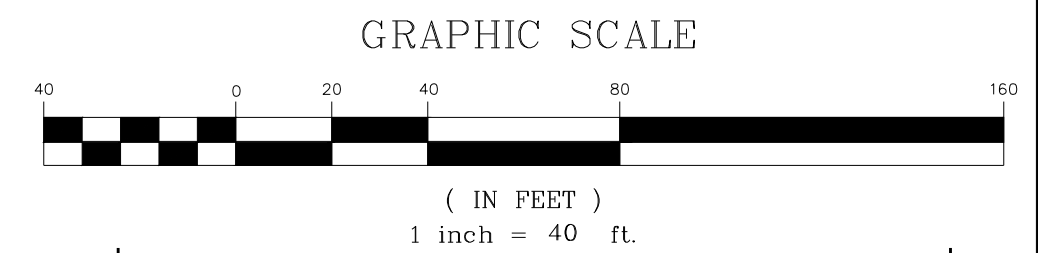
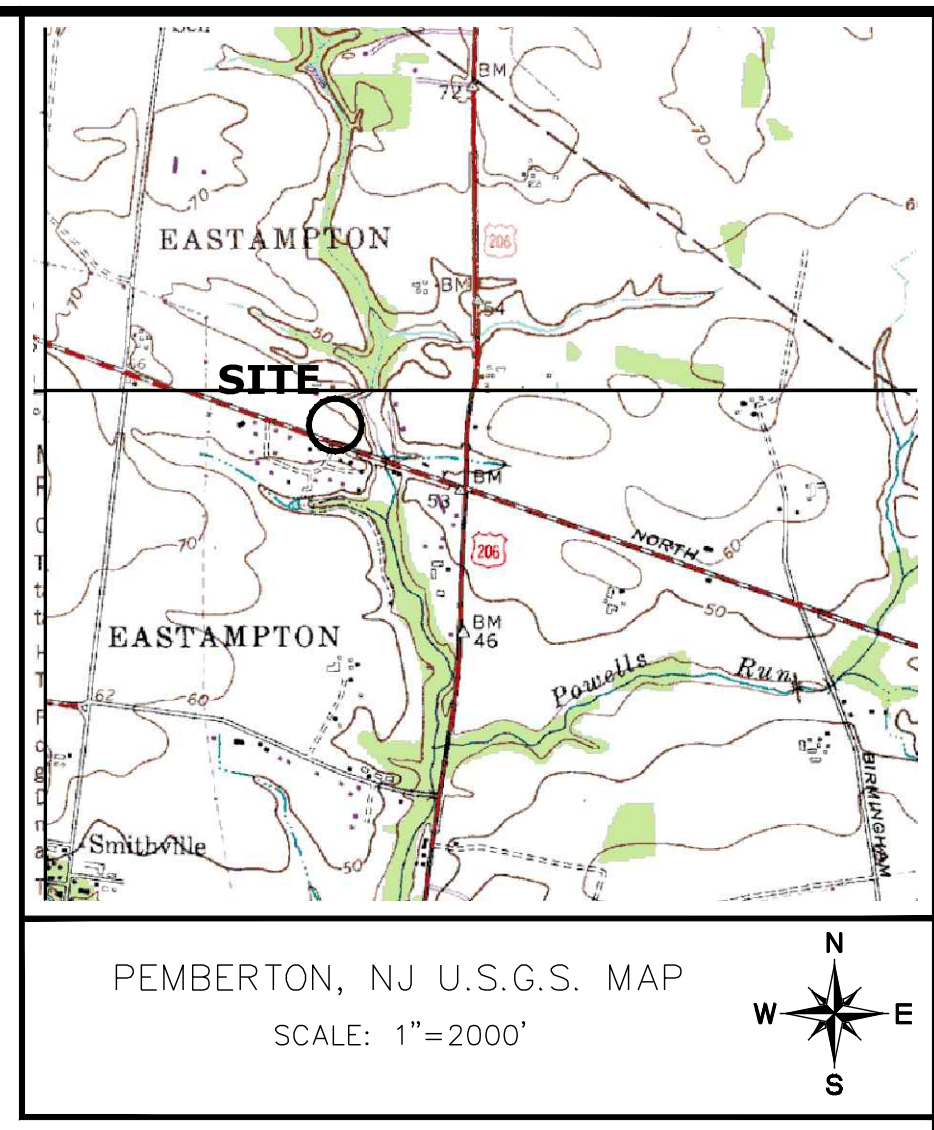
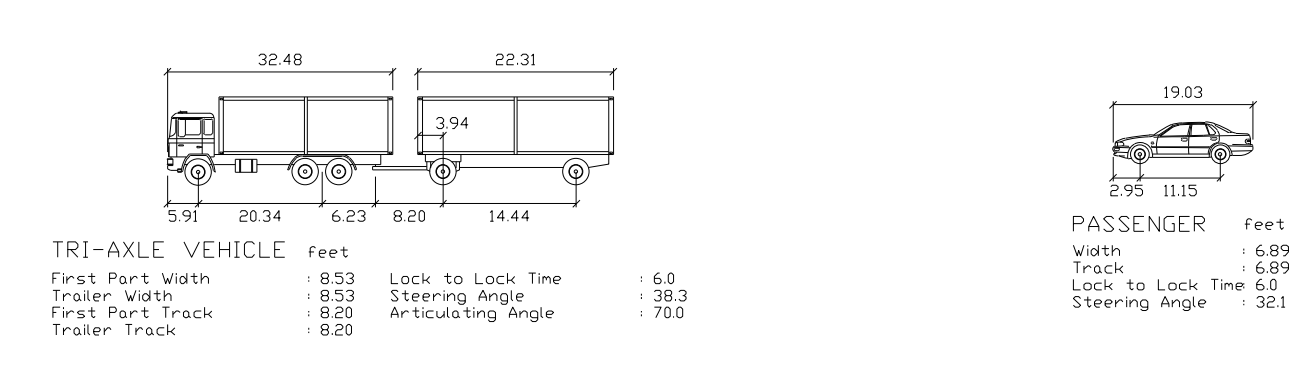
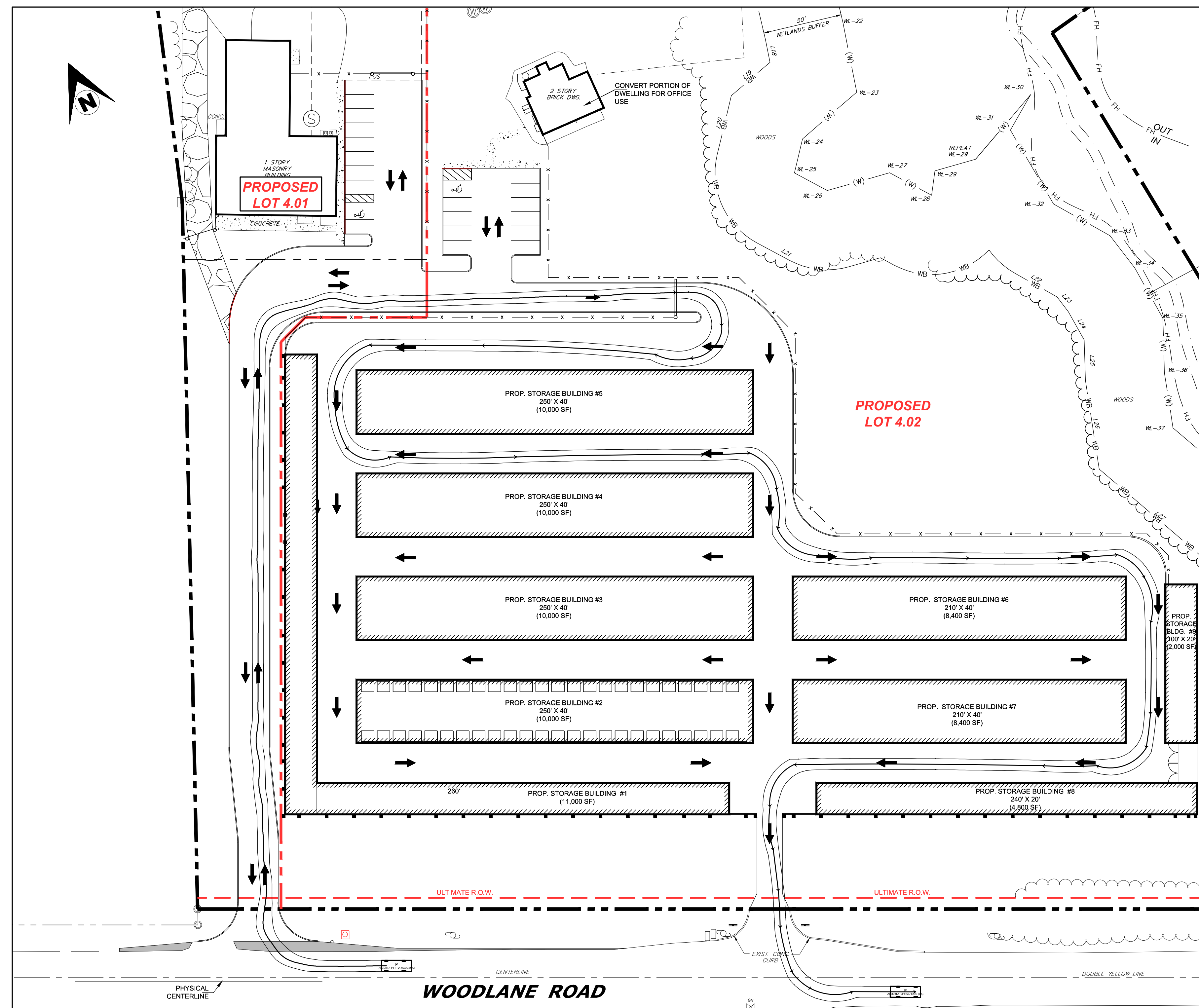
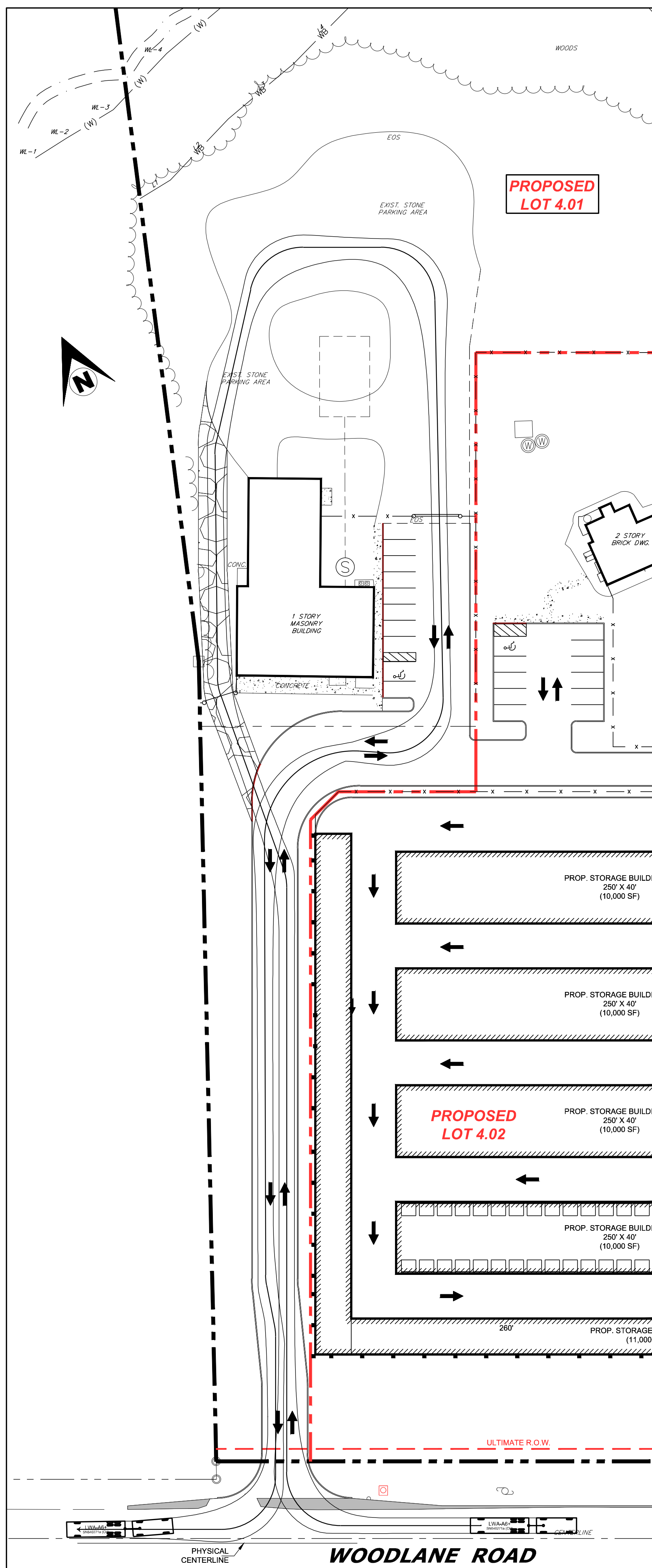
**TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN**
BLOCK 800 LOTS 4.01, 4.02, 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING ♦ ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT
228 WEST WHITE HORSE PIKE - SUITE B PHONE: 856-809-2572
BERLIN, NJ 08009 FAX: 856-809-2580
Certificate of Authorization 24GA28116600 E-MAIL: CORP@AVILA-ENG.COM

Designed By: MEA
Drawn By: PPB
Checked By: PPB
Date: 01/12/2022
Scale: 1"=30'
CADD File: 11-SIGHT
Project No. 20-0884
Sheet No.

MICHAEL E. AVILA
New Jersey Professional Engineer License: No. 45507
Title: ROADWAY IMPROVEMENT PLAN

REPRODUCTION OR USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.



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AVILA ENGINEERING

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BERLIN, NJ 08009

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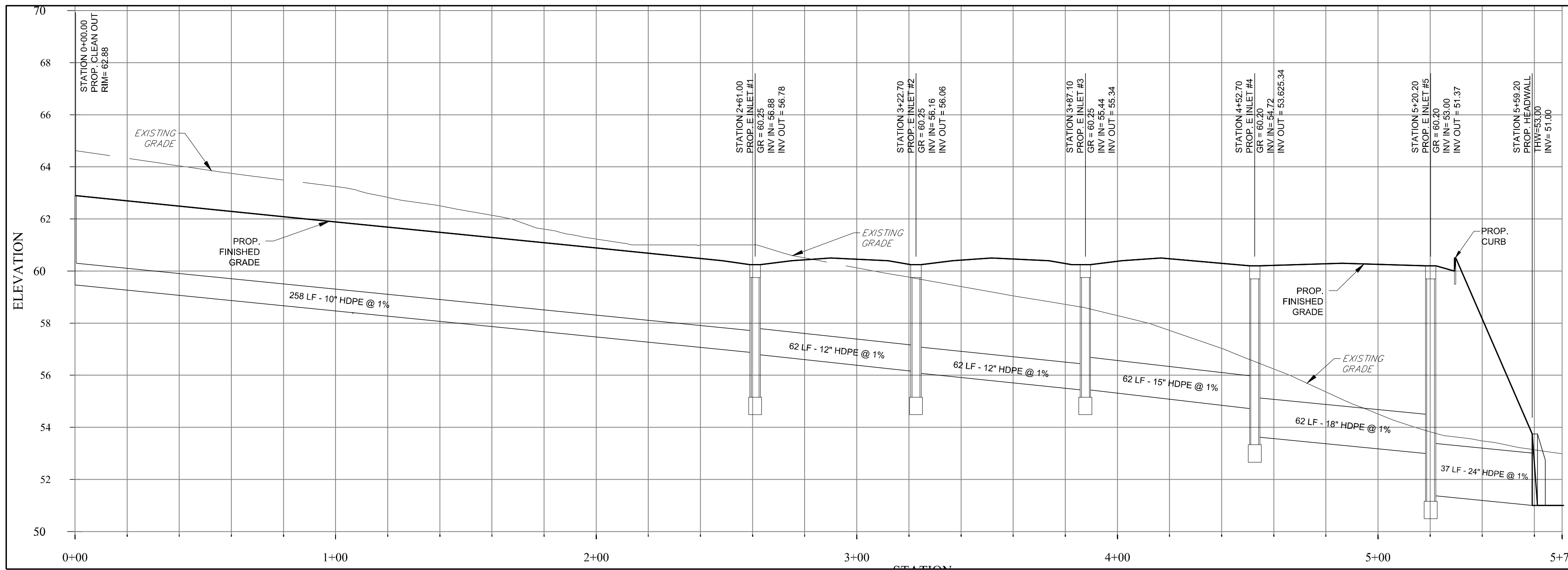


Designed By: MEA
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Project No: 20-0884
Sheet No.

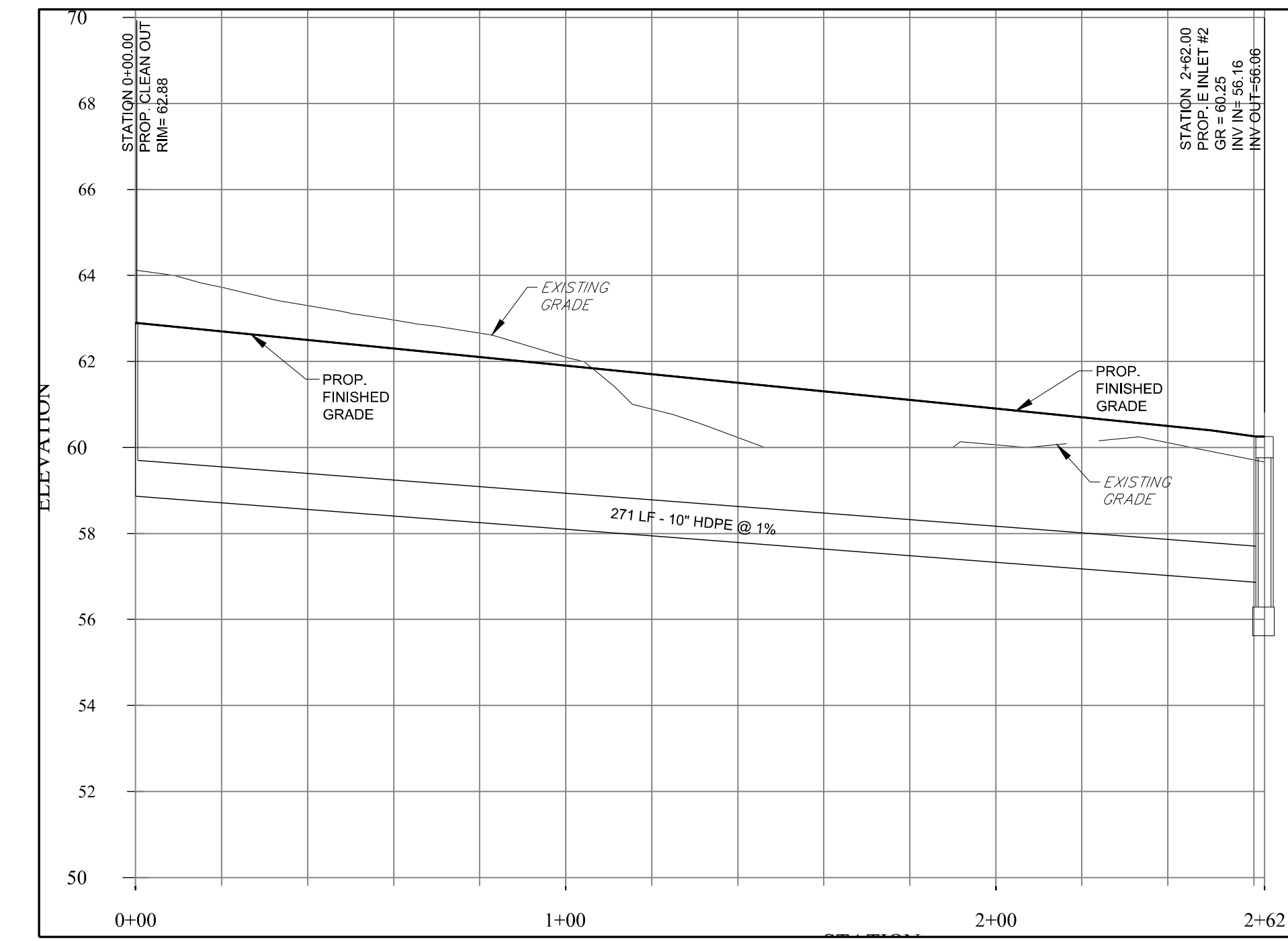
MICHAEL E. AVILA
New Jersey Professional Engineer License: No. 45507

Vehicle Access Plan

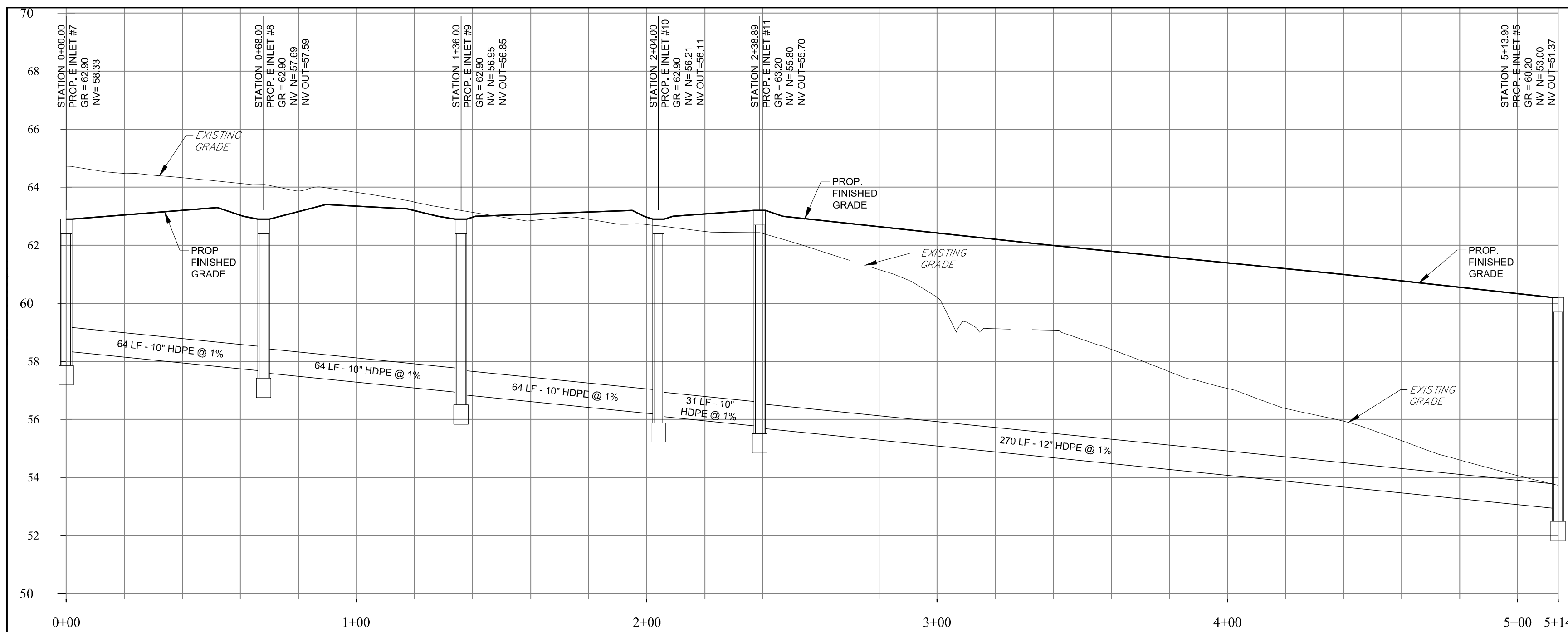
REPRODUCTION OR USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.



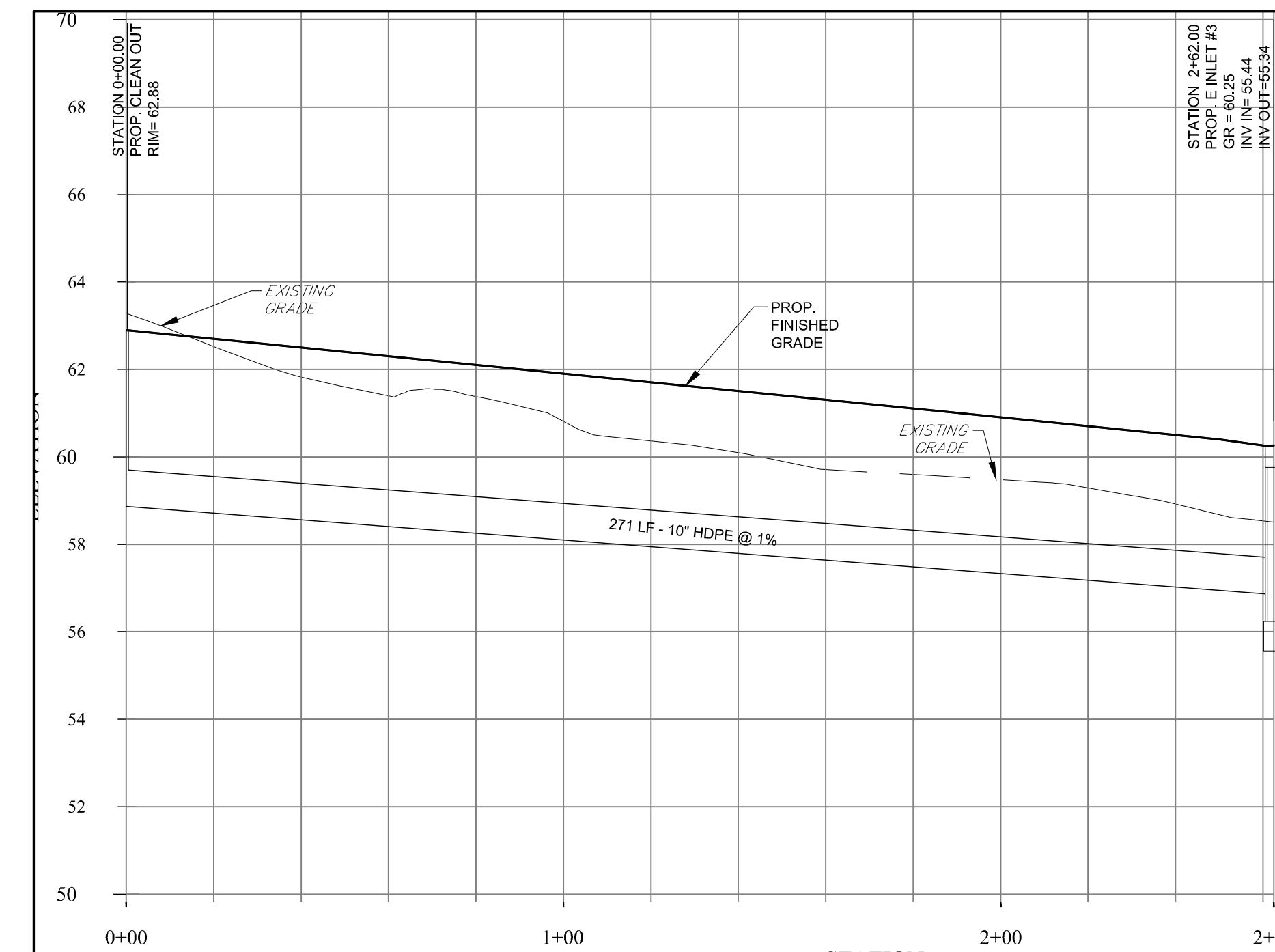
STORMWATER PROFILE - INLET #1 TO BASIN #2
SCALE: 1"=30'



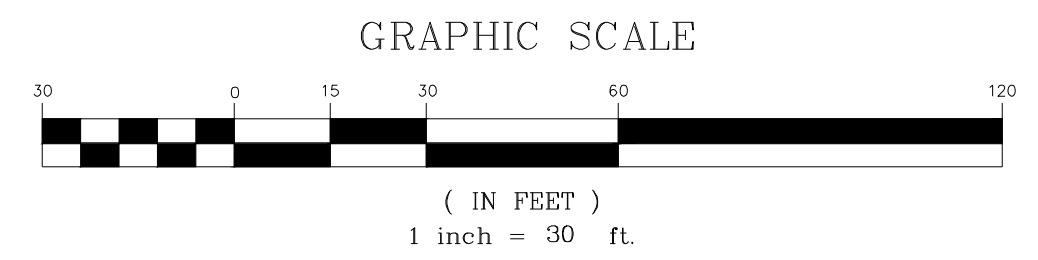
STORMWATER PROFILE - TO INLET #2
SCALE: 1"=30'



STORMWATER PROFILE - INLET #7 TO INLET #5
SCALE: 1"=30'



STORMWATER PROFILE - TO INLET #3
SCALE: 1"=30'



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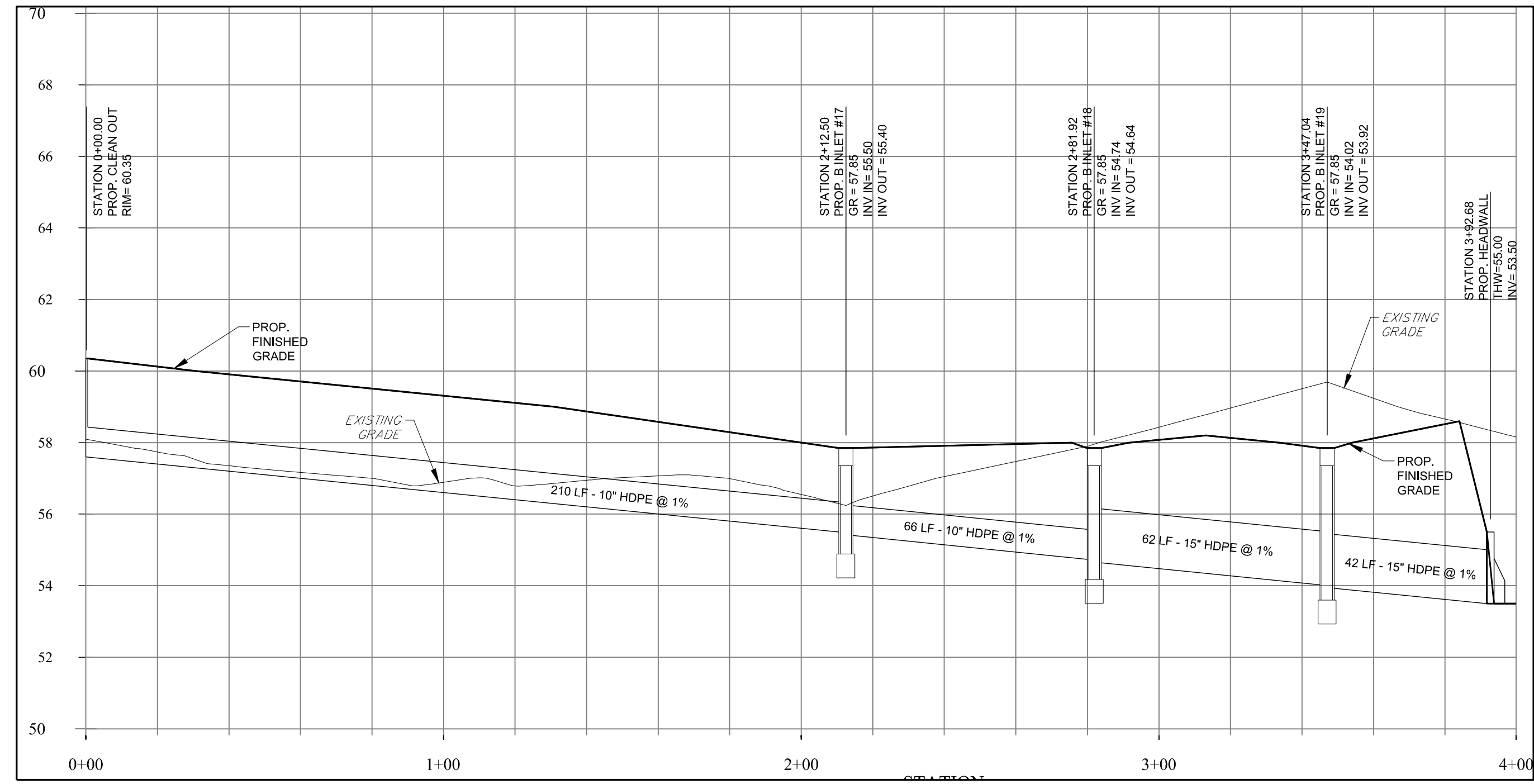
TOTAL SITE IMPROVEMENTS
PRELIMINARY AND FINAL MAJOR SITE PLAN
 BLOCK 800 LOTS 4.01, 4.02, 4.03
 1423 WOODLANE ROAD
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AVILA ENGINEERING ♦ ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT
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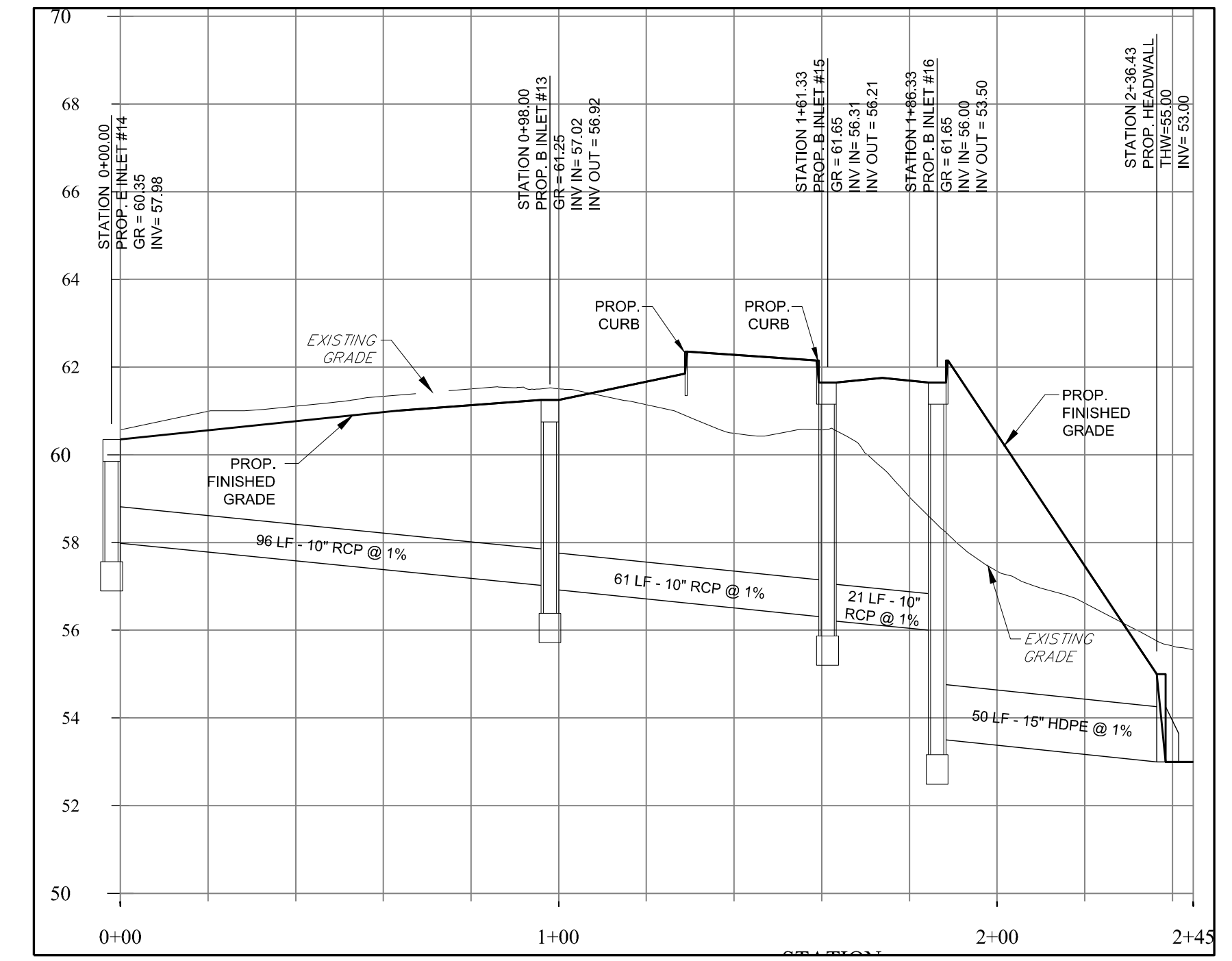
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 Drawn By: PPB
 Checked By:
 Date: 03/17/2022
 Scale: 1"=40'
 CADD File: 13-PROFILE
 Project No. 20-0884
 Sheet No.

MICHAEL E. AVILA
 New Jersey Professional Engineer License: No. 45507
 Title: STORMWATER PIPE PROFILES - 1

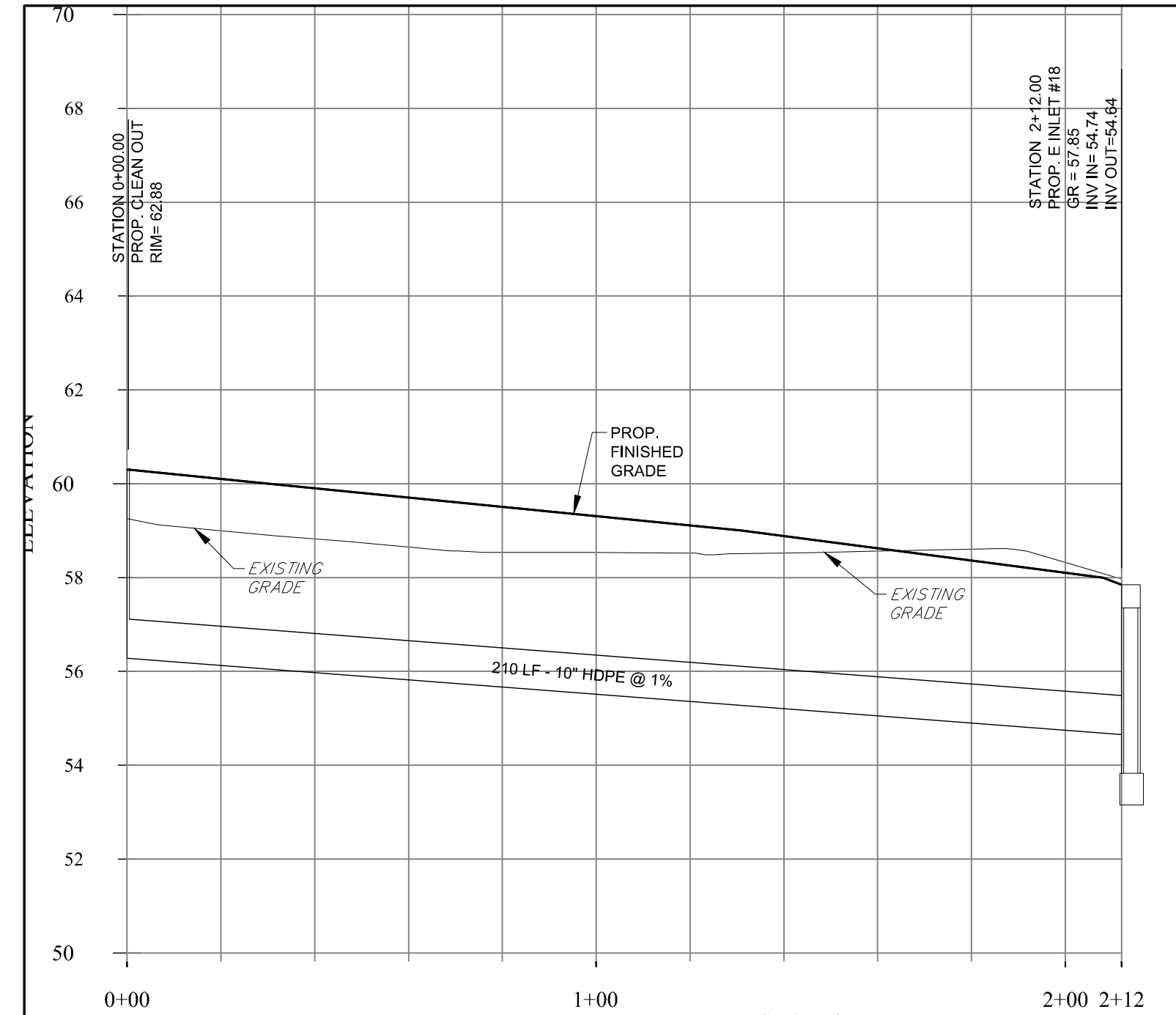
REPRODUCTION OR USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.



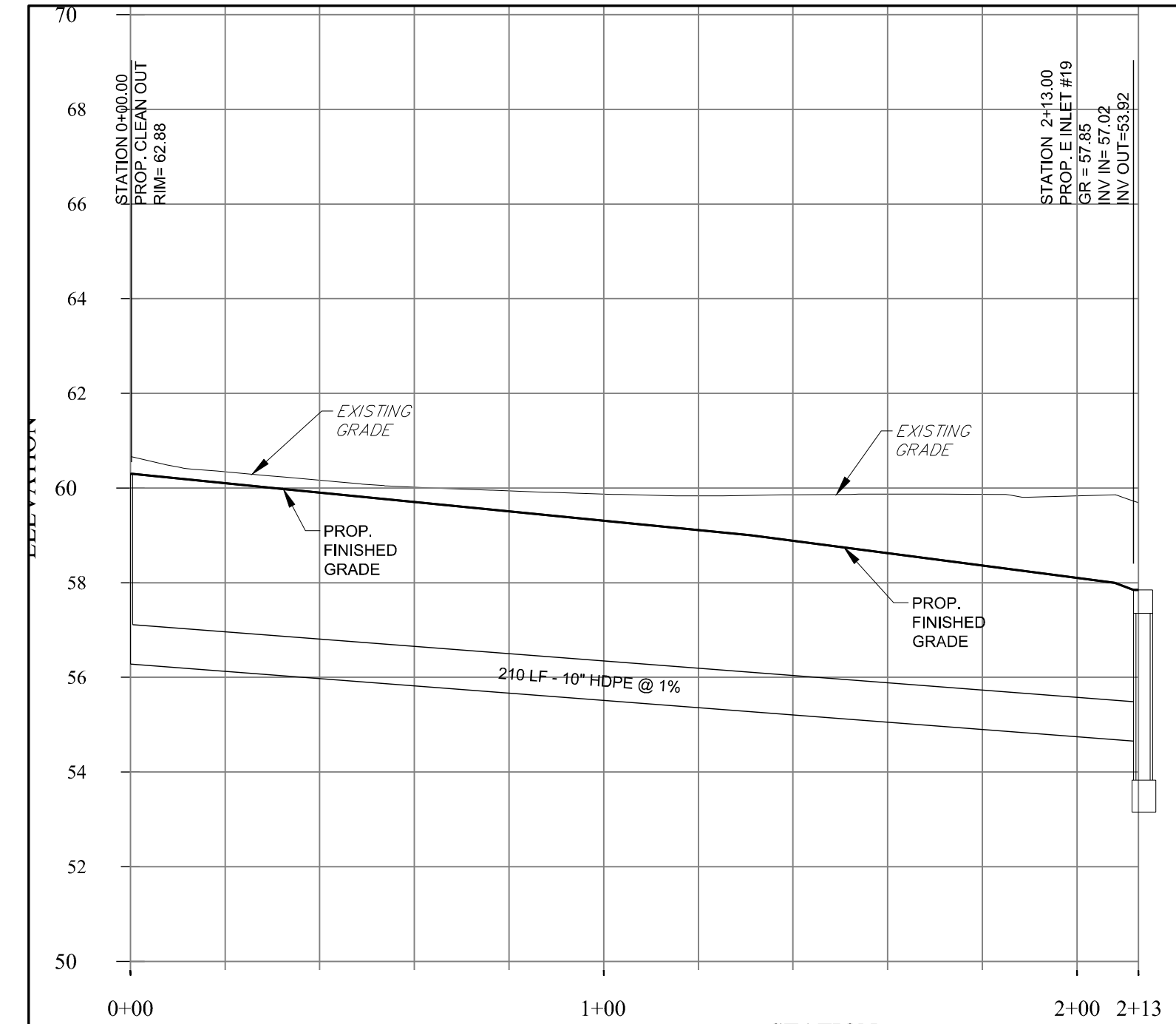
STORMWATER PROFILE - INLET #17 TO BASIN #1
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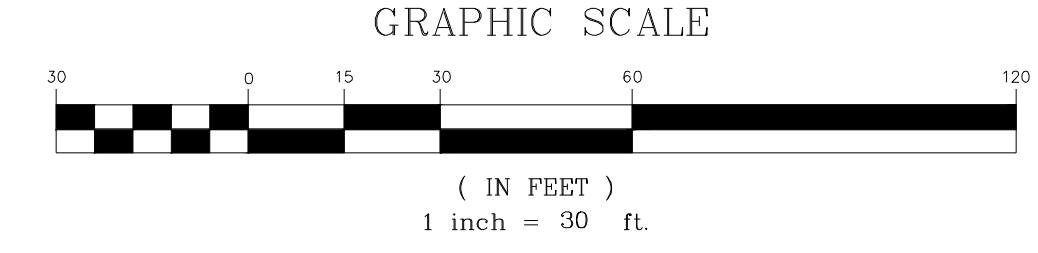
STORMWATER PROFILE - INLET #14 TO BASIN #3
SCALE: 1"=30'



STORMWATER PROFILE - TO INLET #18
SCALE: 1"=30'



STORMWATER PROFILE - TO INLET #19
SCALE: 1"=30'



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 EASTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY

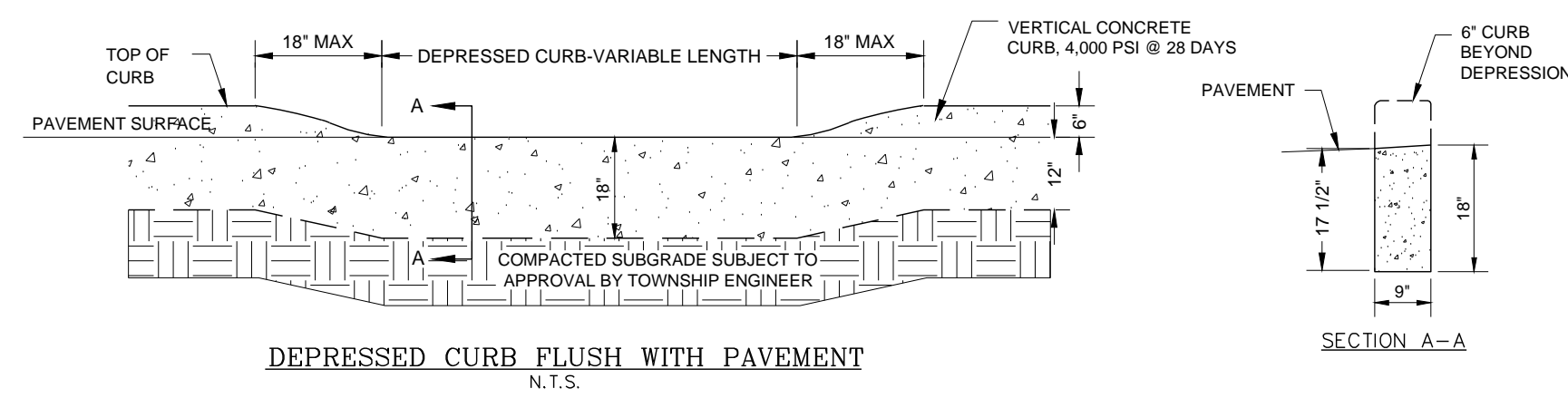
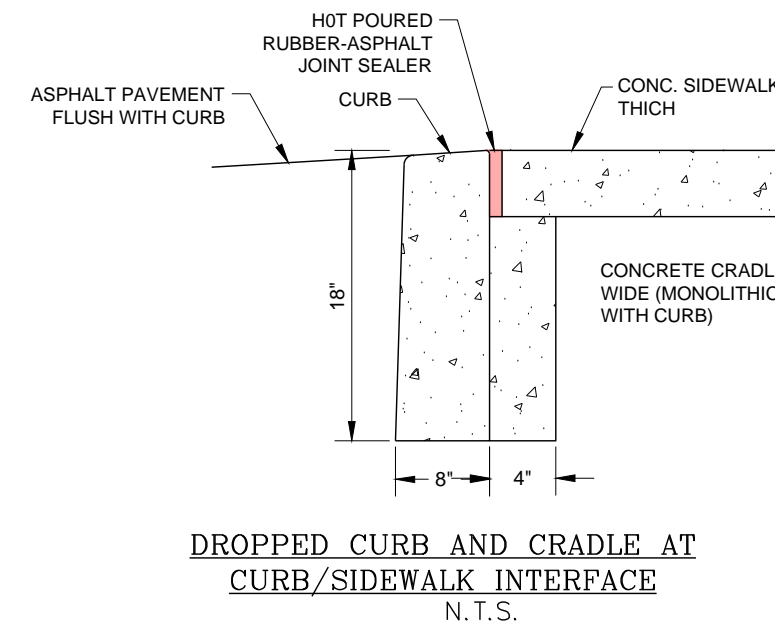
AVILA ENGINEERING ♦ ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT
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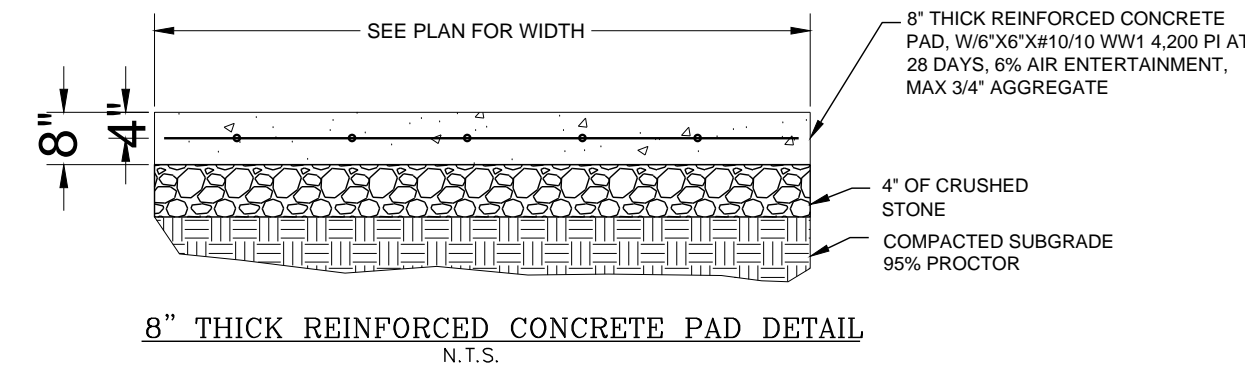
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 Drawn By: PPB
 Checked By: [Signature]
 Date: 03/17/2022
 Scale: 1"=40'
 CADD File: 14-PROFILE
 Project No: 20-0884
 Sheet No.

NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 45507
 TITLE: STORMWATER PIPE PROFILES - 2

REPRODUCTION OR USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.

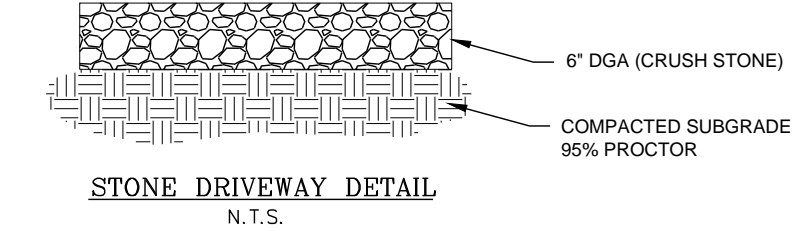


DEPRESSED CURB FLUSH WITH PAVEMENT
N.T.S.

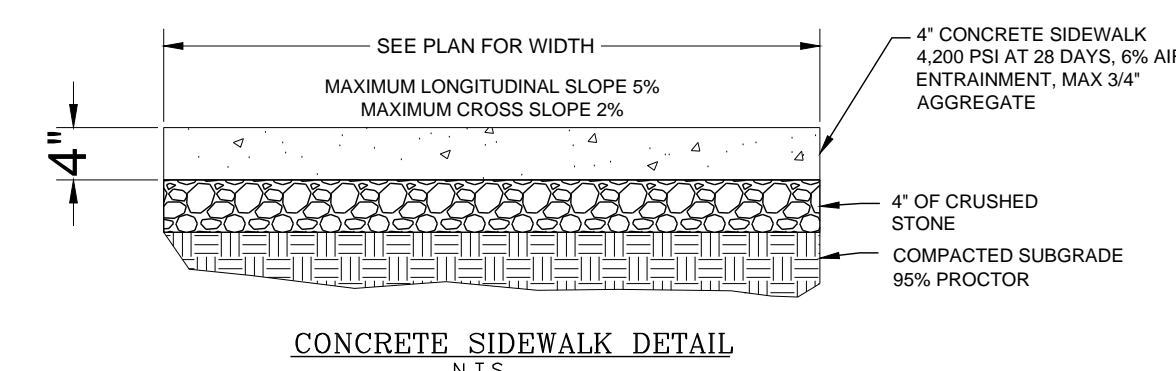


8\"/>

- 8\"/>
 - 4,200 PSI CONCRETE, AIR ENTRAINED WITH TOOL FINISH EXPANSION JOINTS 1/2\"/>
 - 8\"/>

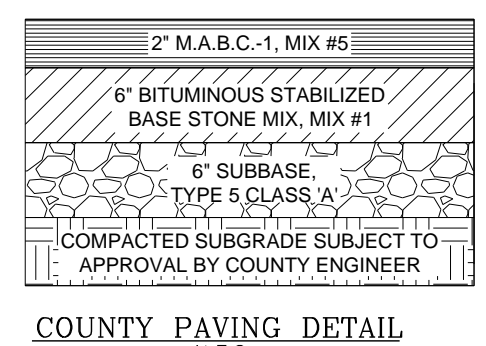


STONE DRIVEWAY DETAIL
N.T.S.

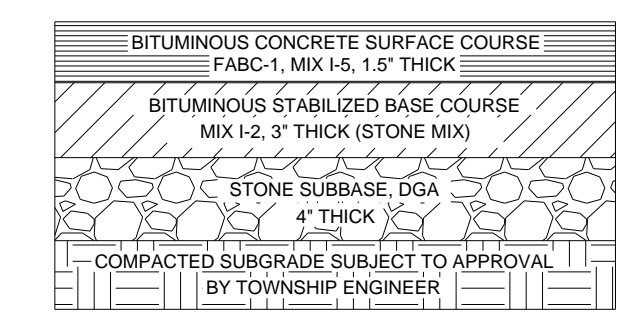


CONCRETE SIDEWALK DETAIL
N.T.S.

- SIDEWALK
- 4,200 PSI CONCRETE, AIR ENTRAINED WITH TOOL FINISH EXPANSION JOINTS 1/2\"/>

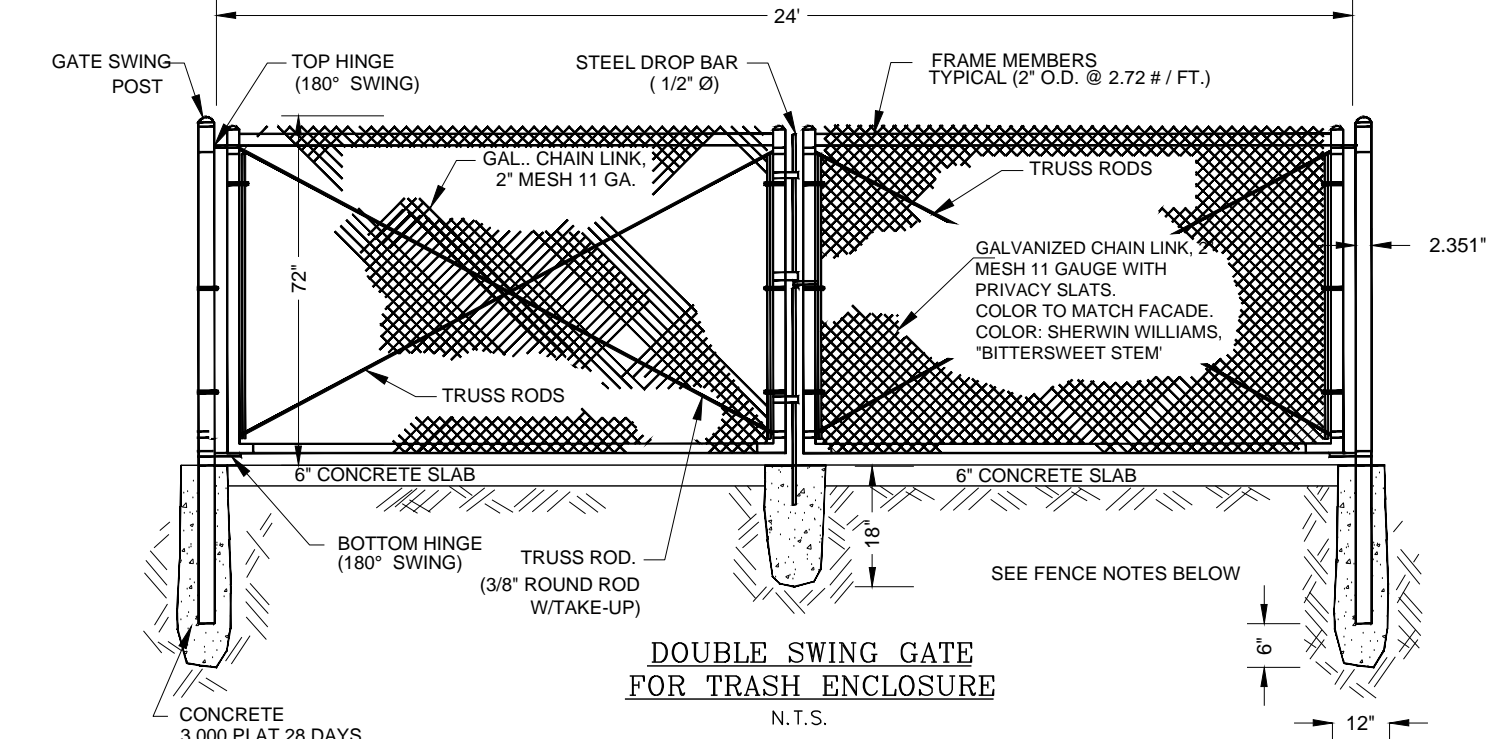


COUNTY PAVING DETAIL
N.T.S.



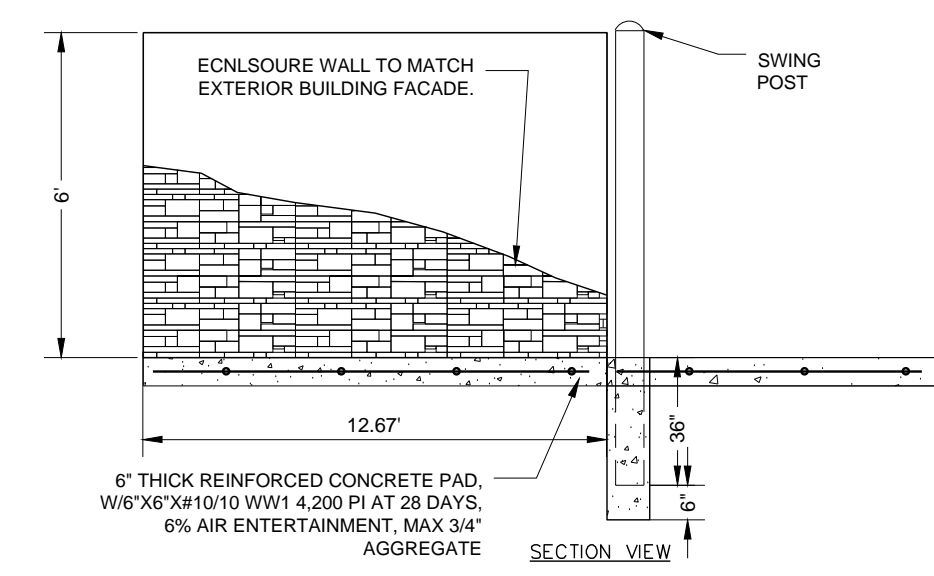
STANDARD PAVEMENT DETAIL - WITHIN SITE
N.T.S.

- NOTES:
- PAVING SECTION BASED ON CBR OF 10 OR HIGHER. (INDIVIDUAL DESIGN REQUIRED IF CBR <10)
 - PRIME COAT TO BE APPLIED AT A RATE OF 0.25 GAL/SY.
 - TACK COAT TO BE APPLIED AT A RATE OF 0.10 GAL/SY.
 - STONE SUBBASE SHALL CONTAIN NO RECLAIMED PAVEMENT, CRUSHED CONCRETE, OR ANY OTHER CRUSHED BUILDING MATERIALS SUCH AS BRICK OR CINDER BLOCK.

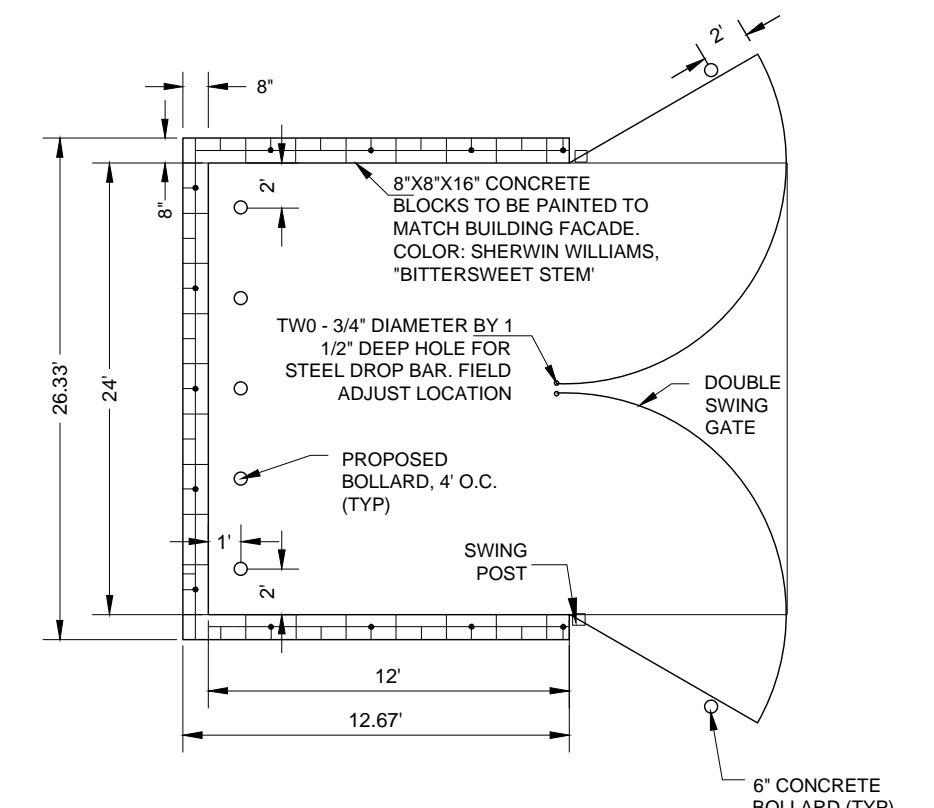


DOUBLE SWING GATE FOR TRASH ENCLOSURE
N.T.S.

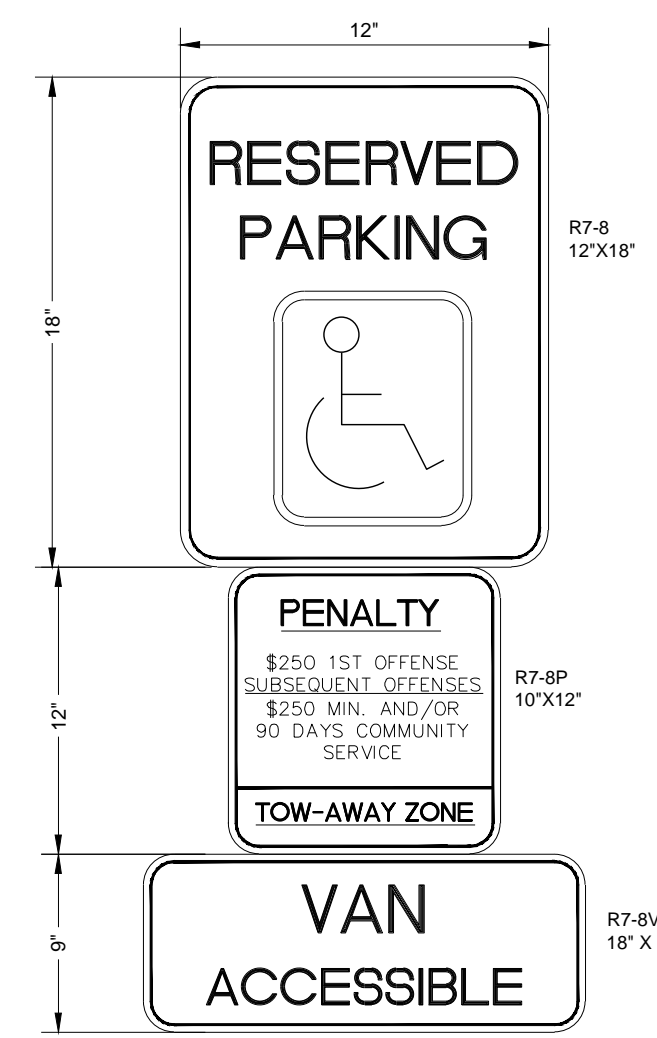
- FENCE NOTES:
- FENCING SHALL BE CHAIN LINK AND SHALL CONSIST OF GALVANIZED CHAIN LINK FABRIC AND STEEL POSTS.
 - (A) ALL POST TOPS SHALL BE FITTED WITH SUITABLE FINIALS
 - (B) BRACES SHALL BE SPACED APPROXIMATELY 12\"/>
 - (C) ALL FITTINGS SHALL BE HOT-DIPPED GALVANIZED MALLEABLE, CAST IRON, OR PRESSED STEEL.
 - (D) TOP AND BOTTOM SELVAGES OF THE FENCE SHALL HAVE A TWISTED FINISH.
- | LOCATION | MIN. SIZE | MIN WEIGHT. |
|-------------------------|------------|-------------|
| END, CORNER & PULL LINE | 2.351 O.D. | 3.10 |
| BRACES | 2.00 O.D. | 2.72 |
| TOP RAIL | 1.630 O.D. | 2.27 |



SECTION VIEW

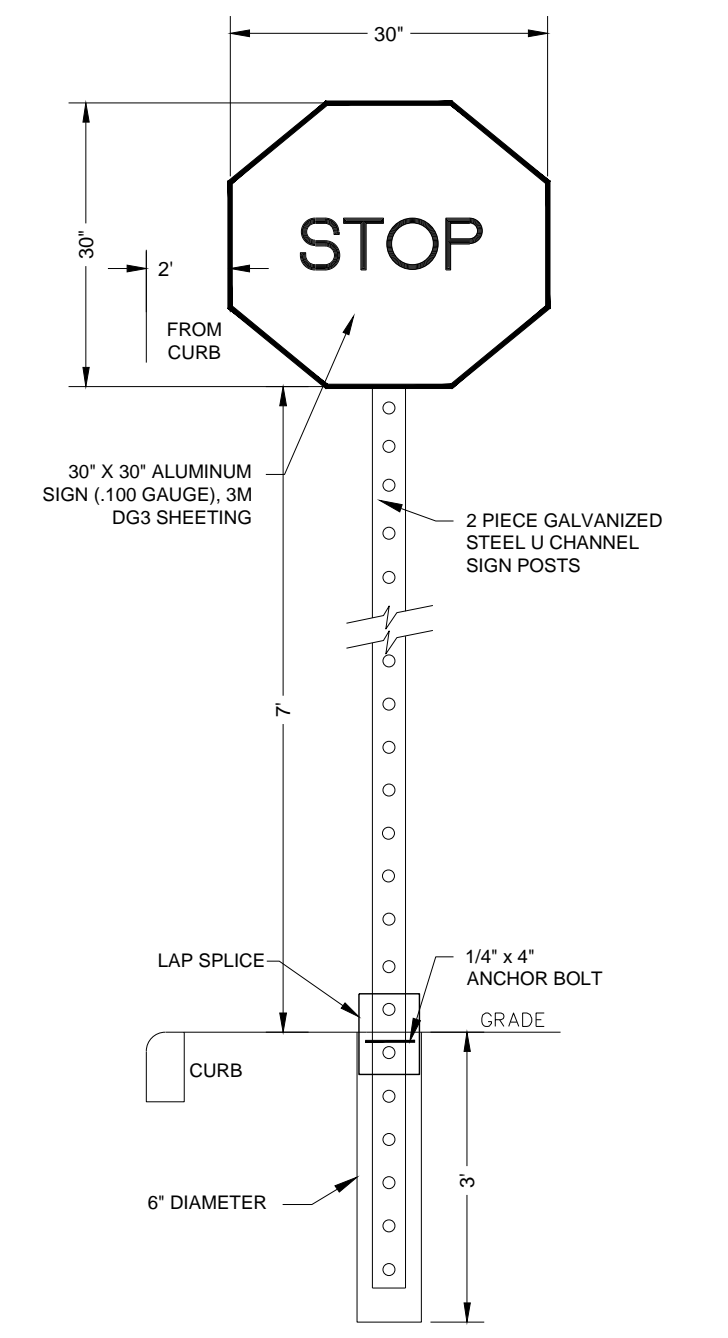


TRASH ENCLOSURE
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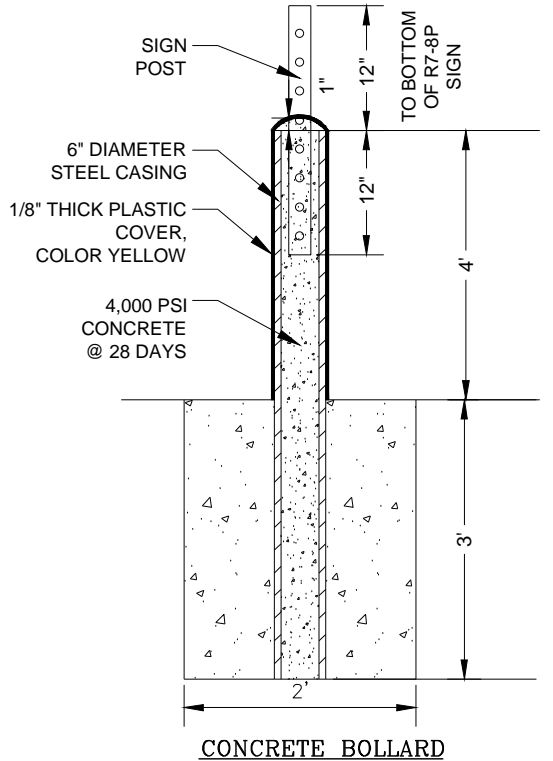


HANDICAP PARKING SIGNS
N.T.S.

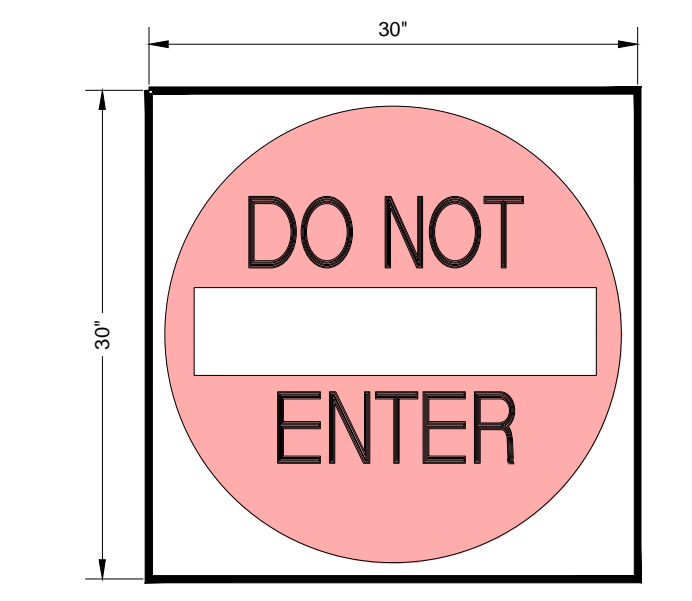
- NOTE:
1. BOTTOM EDGE OF R7-8V SIGN TO BE 5\"/>



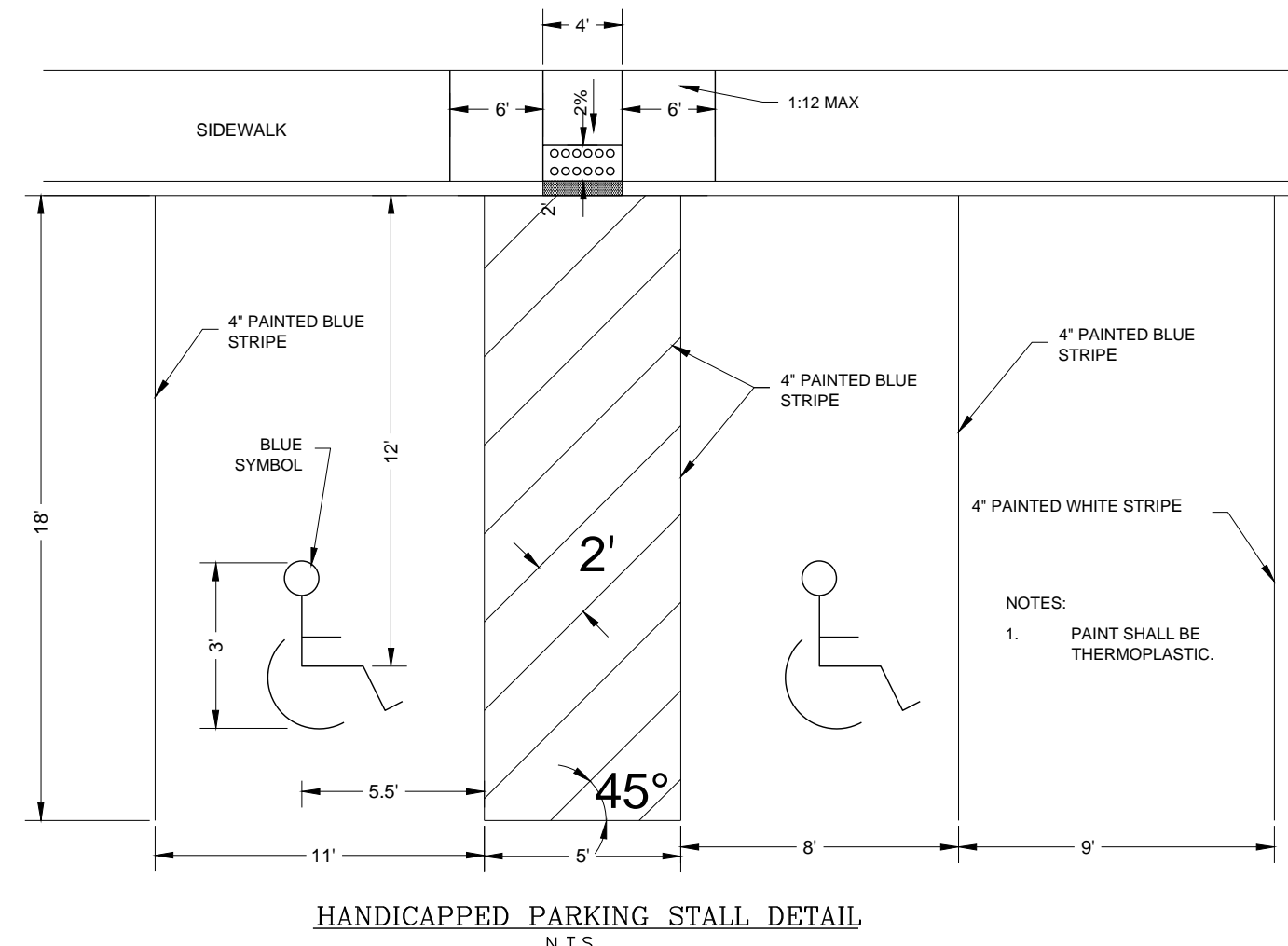
COUNTY AND SITE STOP SIGN (R1-1) AND POST DETAIL
N.T.S.



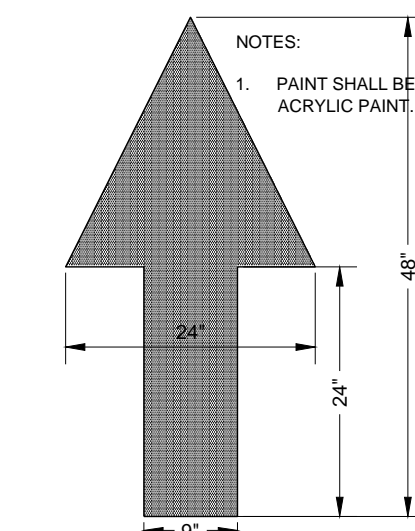
CONCRETE BOLLARD
N.T.S.



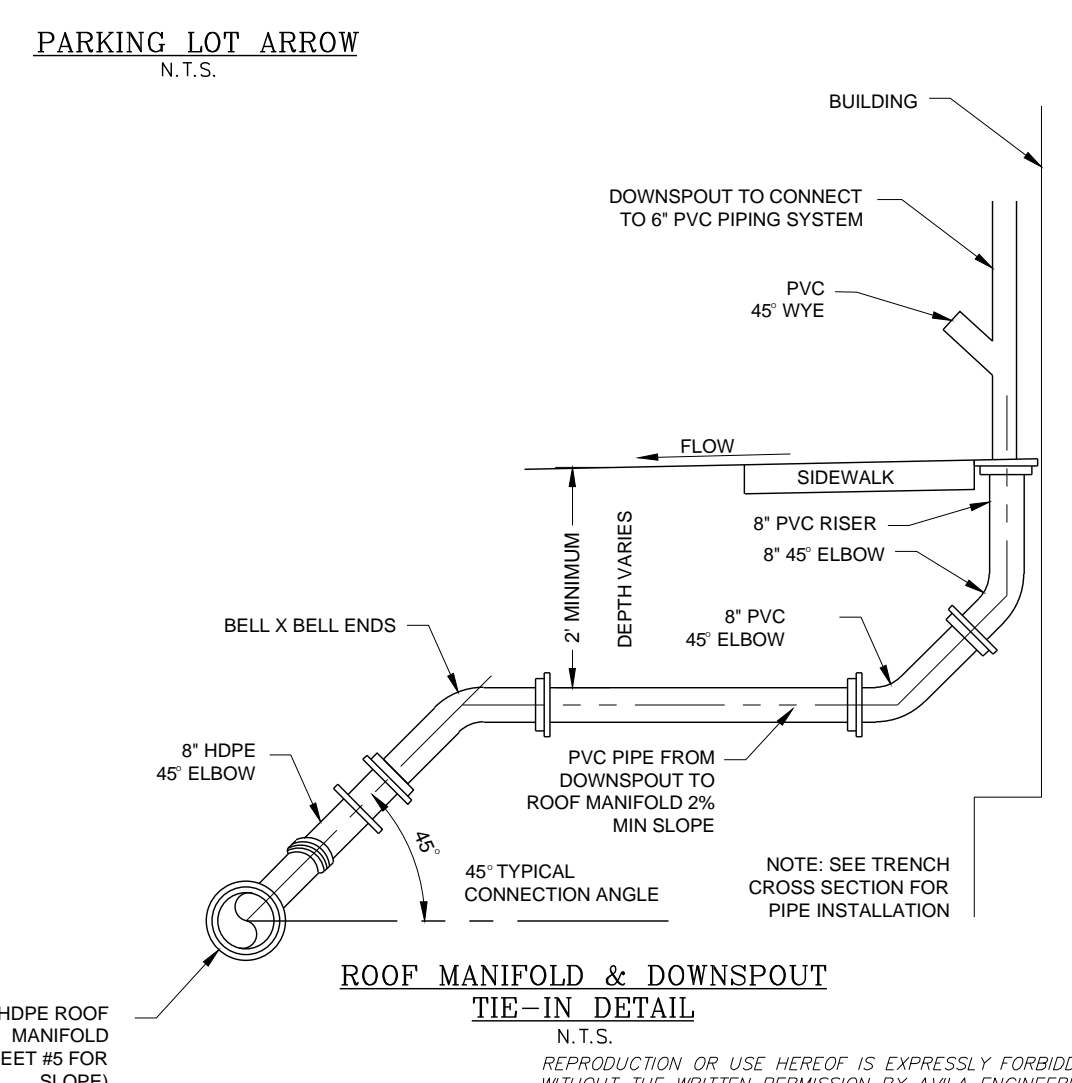
DO NOT ENTER SIGN (R5-1)
N.T.S.



HANDICAPPED PARKING STALL DETAIL
N.T.S.



PARKING LOT ARROW
N.T.S.



ROOF MANIFOLD & DOWNSPOUT TIE-IN DETAIL
N.T.S.

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EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

AVILA ENGINEERING ♦ ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT
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Designed By: MEA
Drawn By: PPB
Checked By: N.T.S.
Date: 01/12/2022
Scale: N.T.S.
CADD File: 15-DETAILS
Project No. 20-0884
Sheet No.