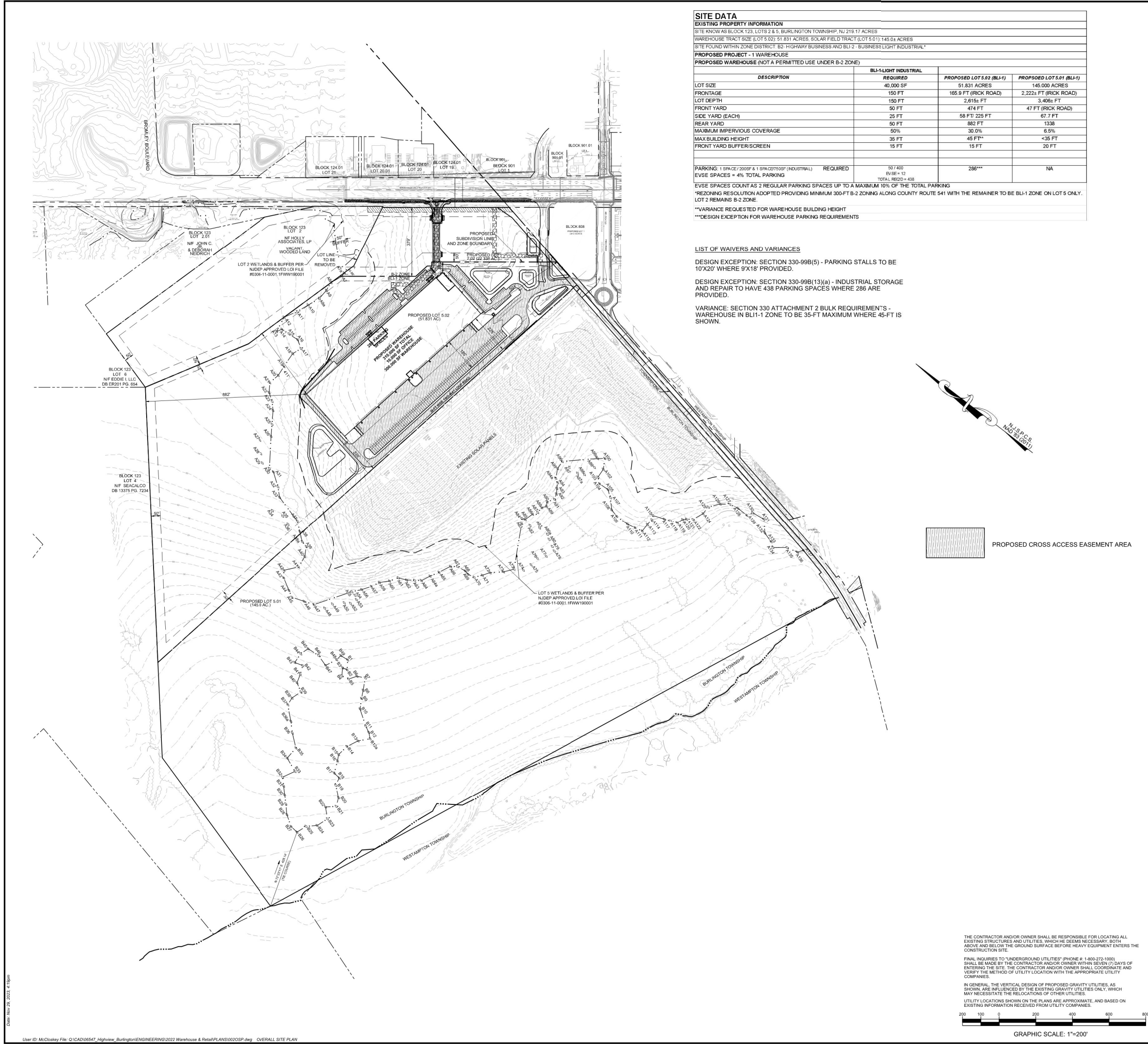




SITE DATA

EXISTING PROPERTY INFORMATION

SITE KNOWN AS BLOCK 123, LOTS 2 & 5, BURLINGTON TOWNSHIP, NJ 219.17 ACRES
WAREHOUSE TRACT SIZE (LOT 5 02) 51.831 ACRES, SOLAR FIELD TRACT (LOT 5 01) 145.0+ ACRES
SITE FOUND WITHIN ZONE DISTRICT B2-HIGHWAY BUSINESS AND BLI-2-BUSINESS LIGHT INDUSTRIAL

PROPOSED PROJECT - 1 WAREHOUSE

PROPOSED WAREHOUSE (NOT A PERMITTED USE UNDER B-2 ZONE)

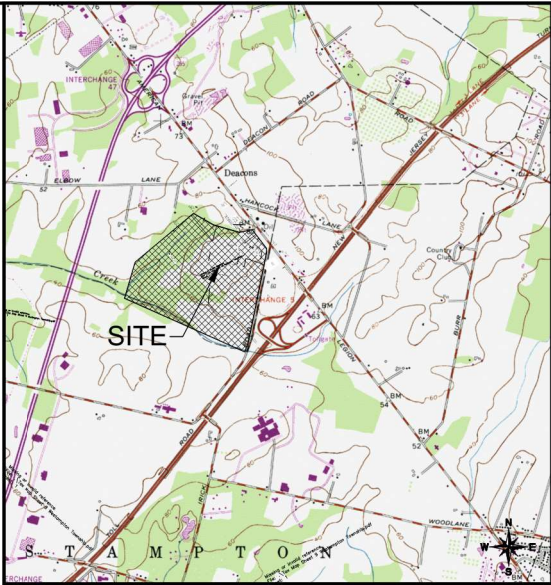
DESCRIPTION	BLI-1/LIGHT INDUSTRIAL		PROPOSED LOTS 02 (BLI-1)	PROPOSED LOTS 01 (BLI-1)
	REQUIRED	PROVIDED		
LOT SIZE	40,000 SF	51,831 ACRES	145,000 ACRES	
FRONTAGE	150 FT	165.9 FT (RICK ROAD)	2,222+ FT (RICK ROAD)	
LOT DEPTH	150 FT	2,615+ FT	3,406+ FT	
FRONT YARD	50 FT	47 FT	47 FT (RICK ROAD)	
SIDE YARD (EACH)	25 FT	58 FT/ 225 FT	67.7 FT	
REAR YARD	50 FT	882 FT	1338	
MAXIMUM IMPERVIOUS COVERAGE	50%	30.0%	6.5%	
MAX BUILDING HEIGHT	35 FT	45 FT*	<35 FT	
FRONT YARD BUFFER/SCREEN	15 FT	15 FT	20 FT	
PARKING: 1 SPACE/200SF & 1 SPACE/750SF (INDUSTRIAL)	REQUIRED	50 / 400		
EVSE SPACES = 4% TOTAL PARKING		EVSE = 12		
		TOTAL REQ'D = 438		
EVSE SPACES COUNT AS 2 REGULAR PARKING SPACES UP TO A MAXIMUM 10% OF THE TOTAL PARKING				
*REZONING RESOLUTION ADOPTED PROVIDING MINIMUM 300-FT B-2 ZONING ALONG COUNTY ROUTE 541 WITH THE REMAINDER TO BE BLI-1 ZONE ON LOT 5 ONLY. LOT 2 REMAINS B-2 ZONE.				
**VARIANCE REQUESTED FOR WAREHOUSE BUILDING HEIGHT				
***DESIGN EXCEPTION FOR WAREHOUSE PARKING REQUIREMENTS				

LIST OF WAIVERS AND VARIANCES

DESIGN EXCEPTION: SECTION 330-99B(5) - PARKING STALLS TO BE 10'X20' WHERE 9'X18' PROVIDED.

DESIGN EXCEPTION: SECTION 330-99B(13)(a) - INDUSTRIAL STORAGE AND REPAIR TO HAVE 438 PARKING SPACES WHERE 286 ARE PROVIDED.

VARIANCE: SECTION 330 ATTACHMENT 2 BULK REQUIREMENTS - WAREHOUSE IN BLI-1 ZONE TO BE 35-FT MAXIMUM WHERE 45-FT IS SHOWN.



LOCATION MAP
SOURCE: BRISTOL, NJ USGS QUADRANGLE MAP
SCALE: 1"=200'

NOTES:

- OWNER: (LOT 2)
HOLLY ASSOCIATES, L.P.
18 LINDEN DRIVE
ELKINS PARK, PA 19027
PH: 215-410-2044
- (LOT 5)
JUDITH TUCCI
2008 BURLINGTON MOUNT HOLLY ROAD LLC
4 SAINT ALBANS PLACE
HAWTHORN, NJ 07041
PH: 201-387-2533
- APPLICANT: HIGHVIEW COMMERCIAL X5, LLC
28 ROUTE 35 SOUTH, SUITE 190
RED BANK, NJ 07071
OFFICE PH: 123-830-9191
CELL PH: 973-941-2832
- TRACT IS IDENTIFIED AS BLOCK 123 LOT 2 & 5 ON TAX MAP SHEETS 19 & 20 OF BURLINGTON TOWNSHIP. TOTAL AREA OF TRACT = 219.17+ ACRES.
- BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF BURLINGTON, BURLINGTON COUNTY, NEW JERSEY, PLATE #19 & 20.
- TRACT ZONING DISTRICT: B-2 (HIGHWAY BUSINESS) & BLI-1 (BUSINESS LIGHT INDUSTRIAL)
- PLAN BASED ON N.J.S.P.C.S. NAD '83 (2011)
VERTICAL DATUM: NAVD 1988
- PLANIMETRIC FEATURES SHOWN ARE TAKEN FROM AERIAL PHOTOGRAPHY PROVIDED BY AXIS GIOSPATIAL, LLC AND SUPPLEMENTED BY AN ACTUAL FIELD SURVEY BY TAYLOR, WISEMAN & TAYLOR IN APRIL THRU AUGUST 2018, JULY 18 2019 THRU AUGUST 20 2019 AND SEPTEMBER 2022. SUPPLEMENTED WITH CONTIGUOUS TAKEN FROM LIDAR DATA OBTAINED FROM THE NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY. THE ACCURACY OF THE TOPOGRAPHIC DATA IS NOT GUARANTEED TO MEET NATIONAL MAP ACCURACY STANDARDS AND IS SUBJECT TO VERIFICATION. DATE OF PHOTOGRAPHY IS JUNE 14, 2018.
- WETLANDS INFORMATION TAKEN FROM A PLAN ENTITLED "WETLANDS LOCATION PLAN, BLOCK 123, LOT 5, NAKA 800 RICK ROAD, BURLINGTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY TAYLOR, WISEMAN & TAYLOR, DWS, NO. 2018-08547-WET, SHEET 1 OF 1, DATED 07/30/2018. WETLAND DELINEATION PERFORMED BY DUBOIS ENVIRONMENTAL CONSULTANTS, LLC ON JULY 11, 2018 AND FIELD SURVEYED BY TAYLOR, WISEMAN & TAYLOR IN JULY 2018.
- LOT 2 WETLANDS LETTER OF INTERPRETATION FILE #0306-06-004.1 FWW190001. LOT 5 WETLANDS LETTER OF INTERPRETATION FILE #0306-11-0001.1 FWW190001.
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 123 LOT 5, BURLINGTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY TAYLOR, WISEMAN & TAYLOR AS DRAWING NO. 2018-08547-BNDY, DATED 09/05/2018 LAST REVISED 09/05/2018 AND "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 123 LOT 2, BURLINGTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY TAYLOR, WISEMAN & TAYLOR AS DRAWING NO. 2018-08547-BNDY, DATED 09/05/2018 LAST REVISED 09/05/2018.
- PER THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, TOWNSHIP OF BURLINGTON, NEW JERSEY, BURLINGTON COUNTY, PANEL 137 & 138 OF 841, "COMMUNITY PANEL NUMBER 34000, MAP NUMBER 34000-137P, EFFECTIVE DATE: DEC. 21, 2017, PORTIONS OF THE PROPERTY ALONG MILL CREEK ARE IN SPECIAL FLOOD HAZARD AREA - ZONE A.
- ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION IMPROVEMENTS SHALL CONFORM TO THE REGULATIONS OF THE TOWNSHIP OF BURLINGTON, THE COUNTY OF BURLINGTON, THE STATE OF NEW JERSEY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE. IN THE EVENT OF CONTRADICTION, THE GREATER SPECIFICATION TAKES PRECEDENCE.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 2:23-2.1(h) OF THE NJ UNIFORM CONSTRUCTION CODE AND GFR 1906.326(1) (OSHA COMPETENT PERSON).
- ALL INDUSTRIAL ACTIVITIES ON-SITE SHALL OCCUR WITHIN THE COMPLETELY ENCLOSED BUILDING IMPROVEMENTS AND WILL CREATE NO POTENTIAL NUISANCE AS PER ORDINANCES 19-12-22 AND 19-7-5A TO 19-7-5.13.4.
- ALL PROPOSED TRAFFIC MARKINGS, SYMBOLS, STOP BARS, ETC. SHALL BE LONG LIFE THERMOPLASTIC AND RETRO-REFLECTIVE IN ACCORDANCE WITH N.J.D.O.T. AND BURLINGTON COUNTY UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- JOINT DESIGN AND MATERIAL FOR CIRCULAR PIPE SHALL CONFORM TO ASTM C-443. ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON STEEL U-CHANNEL POSTS. ALL CONFORMING TO N.J.D.O.T. STANDARD SPECIFICATIONS.
- ALL GRADED SLOPES SHALL NOT EXCEED THREE (3) FEET HORIZONTALLY TO ONE (1) FOOT VERTICALLY, UNLESS SPECIFICALLY NOTED WITH SPECIAL STABILIZATION METHODS.
- ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL AREAS OUTSIDE OF THE INFILTRATION BASIN NOT COVERED BY PAVEMENT, SIDEWALK OR BUILDINGS ARE TO BE COVERED WITH FOUR (4) INCHES OF COMPACTED TOPSOIL AND STABILIZED.
- PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A CERTIFICATION SHALL BE PROVIDED FROM A LICENSED NEW JERSEY PROFESSIONAL ENGINEER CONFIRMING THAT THE STORM WATER MANAGEMENT SYSTEM, INCLUDING THE INFILTRATION BASIN, WAS INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND WILL FUNCTION AS DESIGNED.
- ALL WORK WITHIN THE RICK ROAD AND BURLINGTON MOUNT HOLLY ROAD RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH BURLINGTON COUNTY REQUIREMENTS.
- POST CONSTRUCTION PERCOLATION TESTS TO BE PERFORMED ON-SITE. TESTING IS TO BE PERFORMED IN ACCORDANCE WITH CHAPTER 12 OF THE NJDEP BMP MANUAL UNDER THE DIRECTION OF A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
- PLANS SHALL BE IN COMPLIANCE WITH THE NEW JERSEY BARRIER FREE AND ADA REQUIREMENTS FOR THE SITE.
- SIDE SLOPES OF ALL ABOVE GROUND BASINS SHALL BE NO GREATER THAN ONE (1) VERTICAL TO THREE (3) HORIZONTAL.

REVISION NO. 5: REVISED LOCATION OF 14' SIDEWALK WITHIN COUNTY ROW ALONG RT 541.
REVISION NO. 4: REVISED PER BURLINGTON TOWNSHIP ENGINEER, PLANNER & TRAFFIC ENGINEER COMMENTS DATED 10/23/23, 10/27/23 & 9/20/23.
REVISION NO. 3: ADDED BASINS #11-15.
REVISION NO. 2: REVISED FOR TOWNSHIP RESOLUTION COMPLIANCE.
REVISION NO. 1: REVISED PER BURLINGTON TOWNSHIP ENGINEERING, SUBDIVISION, FIRE DEPARTMENT, HARDESTY & HANOVER, ALJAMO GROUP AND RCSD REVIEW LETTERS DATED 12/16/22, 12/14/22, 10/20/22, 11/29/22, 12/15/22 AND 11/28/22 RESPECTIVELY.

PRELIMINARY / FINAL MAJOR SITE PLANS

OVERALL SITE PLAN

THE GATEWAY WAREHOUSE & SOLAR
600 RICK ROAD
BLOCK 123, LOT 2 & 5, TAX MAP SHEETS 19 & 20
BURLINGTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



Taylor Wiseman & Taylor
ENGINEERS & SURVEYORS / SCIENTISTS
SUBSURFACE UTILITY ENGINEERING
804 EAST GATE DRIVE, SUITE 100, MOUNT LAUREL, NJ 08054
TELEPHONE: (856) 235-7200 FAX: (856) 722-8250 www.taylorwiseman.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24620832900

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 LOCATIONS 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 EMPLOY 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 BE NECESSARY TO ACHIEVE THE PROPOSED GRAVITY DESIGN.

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



GRAPHIC SCALE: 1"=200'