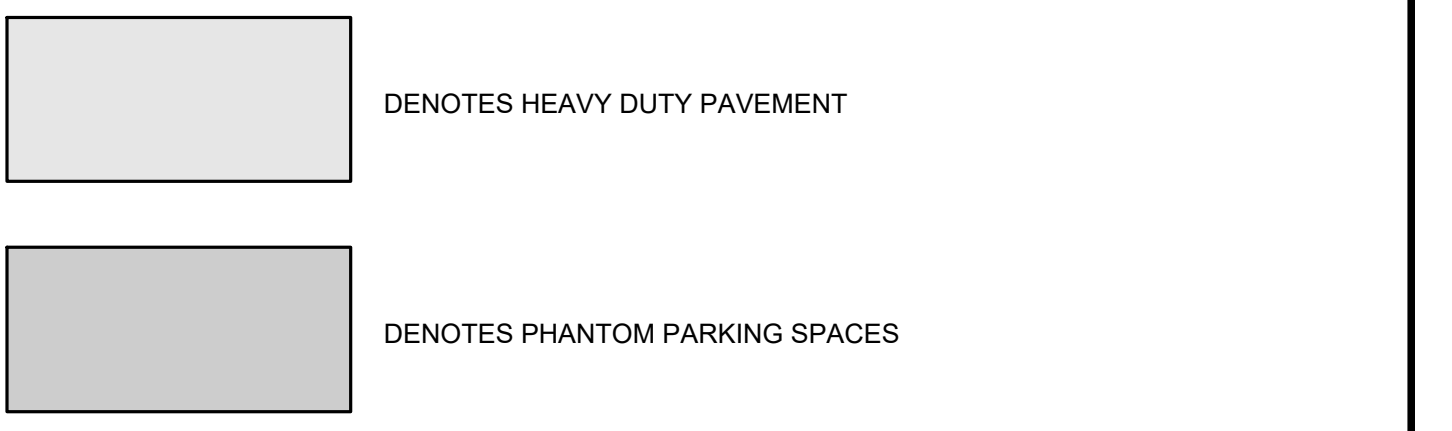


- NOTES:**
- OWNER: PETER TUCCI, JR. MEMBER 2055 BURLINGTON MOUNT HOLLY ROAD LLC 4 SAINT ALBANS PLACE HAWTHORN, NJ 07041 PH: 201-387-2533
 - APPLICANT: NFI REAL ESTATE, LLC 2 COOPER STREET CAMDEN, NJ 08102 PH: 302-545-8028
 - TRACT IS IDENTIFIED AS BLOCK 807 LOT 1 ON TAX MAP SHEET 8 OF WESTAMPTON TOWNSHIP. TOTAL AREA OF TRACT = 21.197 ACRES.
 - OUTBOUND INFORMATION TAKEN FROM PLAN ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 807 LOT 1, WESTAMPTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY," PREPARED BY TAYLOR, WISEMAN & TAYLOR, DRAWING NO. 2018-0622-RNDY, DATED 02/20/18.
 - TRACT ZONING DISTRICT: B-1 (BUSINESS).
 - HORIZONTAL DATUM BASED ON N.J.P.C.S. NAD 83 (2011) VERTICAL DATUM BASED ON NAVD 88
 - TOPOGRAPHIC & PLANIMETRIC FEATURES SHOWN ARE TAKEN FROM AERIAL PHOTOGRAPHY PROVIDED BY AVIS GEOSPATIAL, LLC AND SUPPLEMENTED BY AN ACTUAL FIELD SURVEY BY TAYLOR & WISEMAN AND TAYLOR IN JUNE & JULY 2018. 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.
 - PER THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWNSHIP OF BURLINGTON, NEW JERSEY, BURLINGTON COUNTY, PANEL 137 & 138 OF 641, COMMUNITY PANEL NUMBER 34000, MAP NUMBERS 34005C0137 & 34005C0138, EFFECTIVE DATE: DEC. 21, 2017. PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
 - ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION IMPROVEMENTS SHALL CONFORM TO THE REGULATIONS OF THE TOWNSHIP OF WESTAMPTON, THE MOUNT HOLLY TOWNSHIP M.U.A., THE COUNTY OF BURLINGTON, THE STATE OF NEW JERSEY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE. IN THE EVENT OF CONFLICT, 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 5:23-2.1(a) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32(i) (OSHA COMPETENT PERSON).
 - AN AUTHORIZED WILLIAMS REPRESENTATIVE MUST BE ON SITE PRIOR TO AND DURING ANY SIGNATURE-DISTURBING WORK OR EQUIPMENT CROSSINGS PERFORMED WITHIN THE PIPELINE RIGHT-OF-WAY. WILLIAMS REPRESENTATIVE WILL ASSIST IN DETERMINING THE LOCATION OF THE PIPELINE, THE RIGHT-OF-WAY WIDTH AND EXISTING COVER OVER THE PIPELINE AND WILL REMAIN ON SITE TO MONITOR ALL ACTIVITIES WITHIN THE RIGHT-OF-WAY.
 - JOINT DESIGN AND MATERIAL FOR CIRCULAR PIPE SHALL CONFORM TO ASTM C-443. ALL CONCRETE SHALL BE 4000 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-CHEMEL 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 DETENTION BASIN NOT COVERED BY PAVEMENT, SIDEWALK OR BUILDINGS ARE TO BE COVERED WITH FOUR (4) INCHES OF COMPACTED TOPSOIL AND STABILIZED.
 - THE PROPERTY OWNER WILL REIMBURSE THE COUNTY TIME AND MATERIALS IF THE COUNTY IS CONTACTED TO MAINTAIN THE STOP SIGNS AND STRIPING AT THE SITE ENTRANCE.

- LOCATION MAP**
SOURCE: BRISTOL, NJ USGS QUADRANGLE MAP
SCALE: 1"=200'
- VARIANCES:**
- SECTION 250-22(A) ACCESSORY STRUCTURES - ACCESSORY STRUCTURES ARE NOT PERMITTED WITHIN A FRONT YARD AREA, WHERE A GENERATOR IS PROPOSED IN THE FRONT YARD OF THE NJ TURNPIKE FRONTAGE. (VARIANCE GRANTED AT 2/7/24 PLANNING BOARD HEARING)
 - SECTION 250-22(B) & (6) LOADING - LOADING AREAS ARE REQUIRED TO BE LOCATED IN THE SIDE OR REAR OF THE BUILDING, WHERE LOADING AREAS ARE PROPOSED ALONG THE BUILDING FRONTAGE ALONG THE NJ TURNPIKE SIDE. (VARIANCE GRANTED AT 2/7/24 PLANNING BOARD HEARING)
 - SECTION 250-25(A) BERRING - LANDSCAPE BUFFERS ARE REQUIRED TO INCORPORATE A BERM OF AT LEAST 8 FEET IN HEIGHT, WHERE A BERM OF APPROXIMATELY 6 FEET IN HEIGHT IS PROPOSED ALONG THE NJ TURNPIKE FRONTAGE. (VARIANCE GRANTED AT 2/7/24 PLANNING BOARD HEARING)
- WAIVERS:**
- SECTION 196-40(1) - LOADING SPACES SHALL BE LOCATED IN A SIDE OR REAR YARD AREA, AND SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT OF WAY BY A COMBINATION OF FENCING AND LANDSCAPING TO THE GREATEST EXTENT FEASIBLE. (TRAILER PARKING SPACES ARE LOCATED WITHIN THE FRONT YARD SETBACK OF THE NJ TURNPIKE) (WAIVER GRANTED AT 2/7/24 PLANNING BOARD HEARING)
 - 196-8. D (9) (LIGHTING) - THE MAXIMUM PERMITTED ILLUMINATION AT A PROPERTY LINE OTHER THAN AT AN ENTRANCE DRIVEWAY SHALL BE 0.1 FOOT CANDLES. LIGHTING LEVELS OF 0.2 FOOT CANDLES ARE INDICATED AT THE NJ TURNPIKE BOW IN THE SOUTHERN END OF THE SITE. (WAIVER GRANTED AT 2/7/24 PLANNING BOARD HEARING)



SITE DATA

DESCRIPTION	REQUIRED	PROPOSED	PROPOSED BLOCK 807 LOT 1
TOTAL AREA	21.197 ACRES	21.197 ACRES	21.197 ACRES
PROPOSED ADA SPACES	7	7	7
PROPOSED VAN SPACES	2	2	2
PROPOSED TRAILER SPACES	2	2	2
PROPOSED TRUCK LOADING SPACES	21	21	21
PROPOSED TRUCK LOADING SPACES PER 10,000 SF	21	21	21
PROPOSED TRUCK LOADING SPACES PER 10,000 SF (EV)	21	21	21

ADA PARKING REQUIREMENTS

REQUIRED ADA SPACES	PROPOSED ADA SPACES
7	7
REQUIRED VAN SPACES	2
PROPOSED VAN SPACES	2

TRUCK LOADING REQUIREMENTS

REQUIRED LOADING SPACES: 1 SPACE PER 10,000 SF	PROPOSED LOADING SPACES	PROPOSED TRAILER SPACES
21	21	2
PROPOSED LOADING SPACES	21	2
PROPOSED TRAILER SPACES	2	2

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 5:23-2.1 (a) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (i) (OSHA COMPETENT PERSON).

ALL DEMOLITION MATERIALS AND TRASH MUST BE SORTED AND DISPOSED OF AT AN APPROVED RECYCLING FACILITY ISSUING THE REQUIRED LEED PAPERWORK.

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 # 1-800-372-1000) 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. 5: REVISED PER CME ASSOCIATES PLANNER & ENGINEER REVIEW LETTERS BOTH DATED 5/9/24, TPD & BOPB REVIEWS DATED 5/7/24 & 5/8/24 RESPECTIVELY AND BCSCD REVIEW LETTER DATED 4/10/24.
 REVISION NO. 4: REVISED PER MHAJIA REVIEW LETTER DATED 3/12/24.
 REVISION NO. 3: REVISED PER BCSCD, CME PLANNING AND WESTAMPTON FIRE MARSHAL REVIEW LETTERS DATED 12/13/23, 2/22/24 AND 12/13/23 RESPECTIVELY.
 REVISION NO. 2: REVISED PER CME ASSOCIATES PLANNER AND ENGINEER REVIEW LETTERS BOTH DATED 11/20/23.
 REVISION NO. 1: REVISED PER CME REVIEW LETTER DATED 11/20/23 & 11/29/23.

OVERALL SITE PLAN

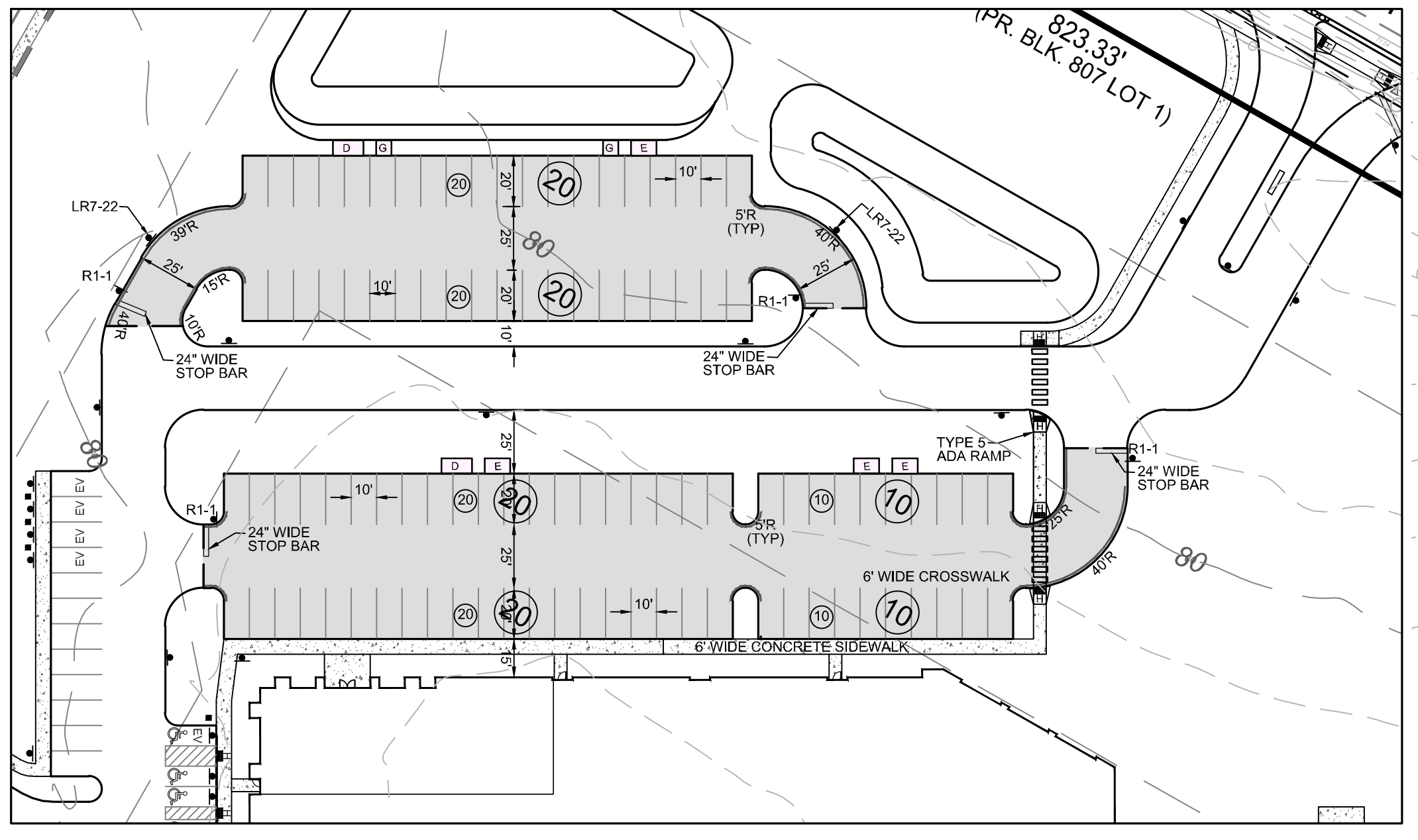
NFI WESTAMPTON WAREHOUSE
 BURLINGTON-MT. HOLLY ROAD (C.R. 541)
 BLOCK 807, LOT 1, TAX MAP SHEET 8
 WESTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY

RYAN P. HAVEY
 ENGINEERS & SURVEYORS / SCIENTISTS

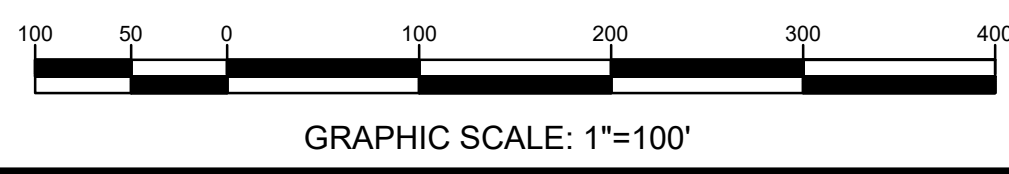
Taylor Wiseman & Taylor
 ENGINEERS & SURVEYORS / SCIENTISTS
 SUBSURFACE UTILITY ENGINEERING
 804 EAST GATE DRIVE, SUITE 100, MOUNT LAUREL, NJ 08054
 TELEPHONE: (856) 235-7200 FAX: (856) 722-9250 www.taylorwiseman.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 246CA0002900

TWT

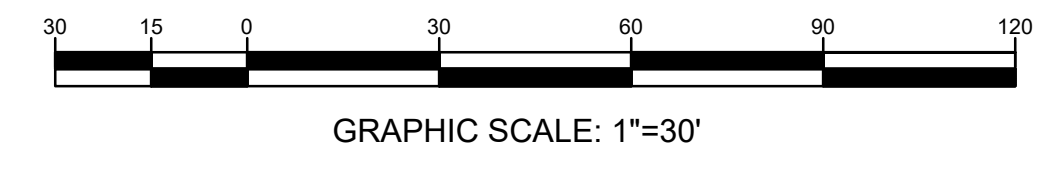
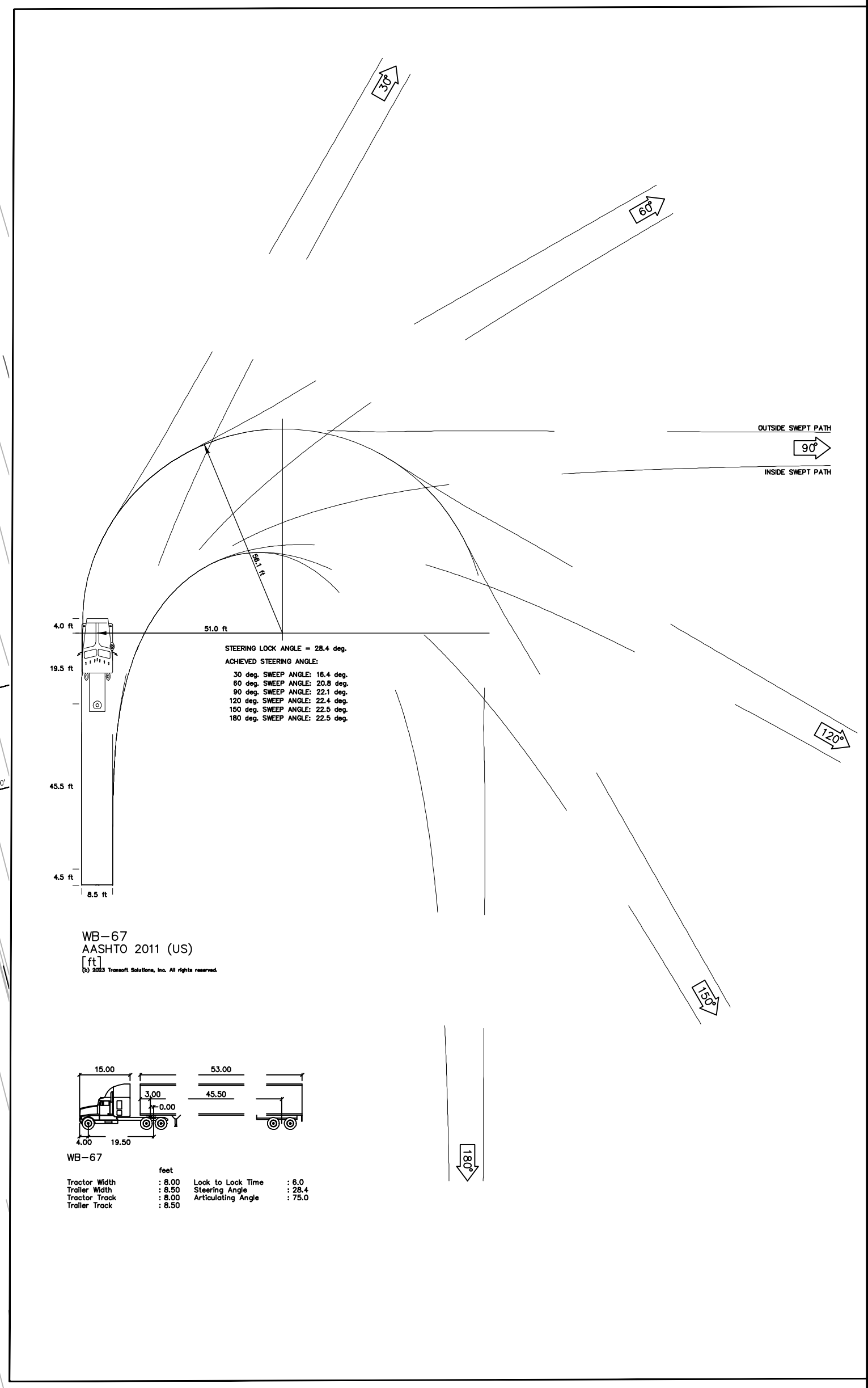
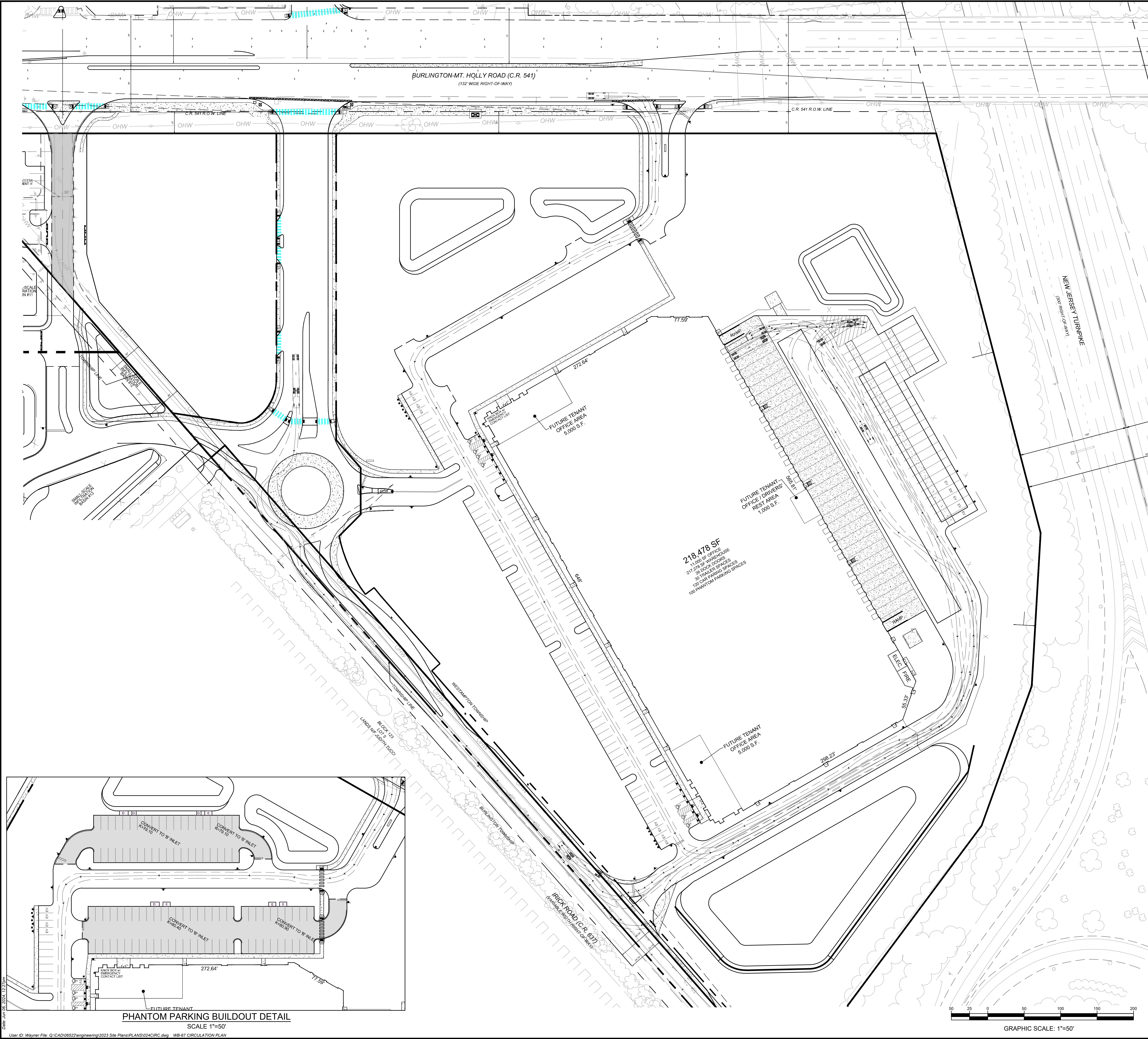
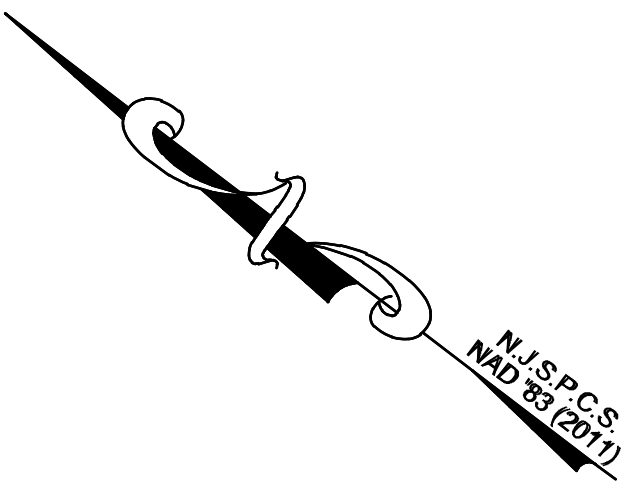
DATE: 6/3/24
 SHEET: 3 OF 26



PHANTOM PARKING BUILDOUT DETAIL
SCALE 1"=50'



GRAPHIC SCALE: 1"=100'



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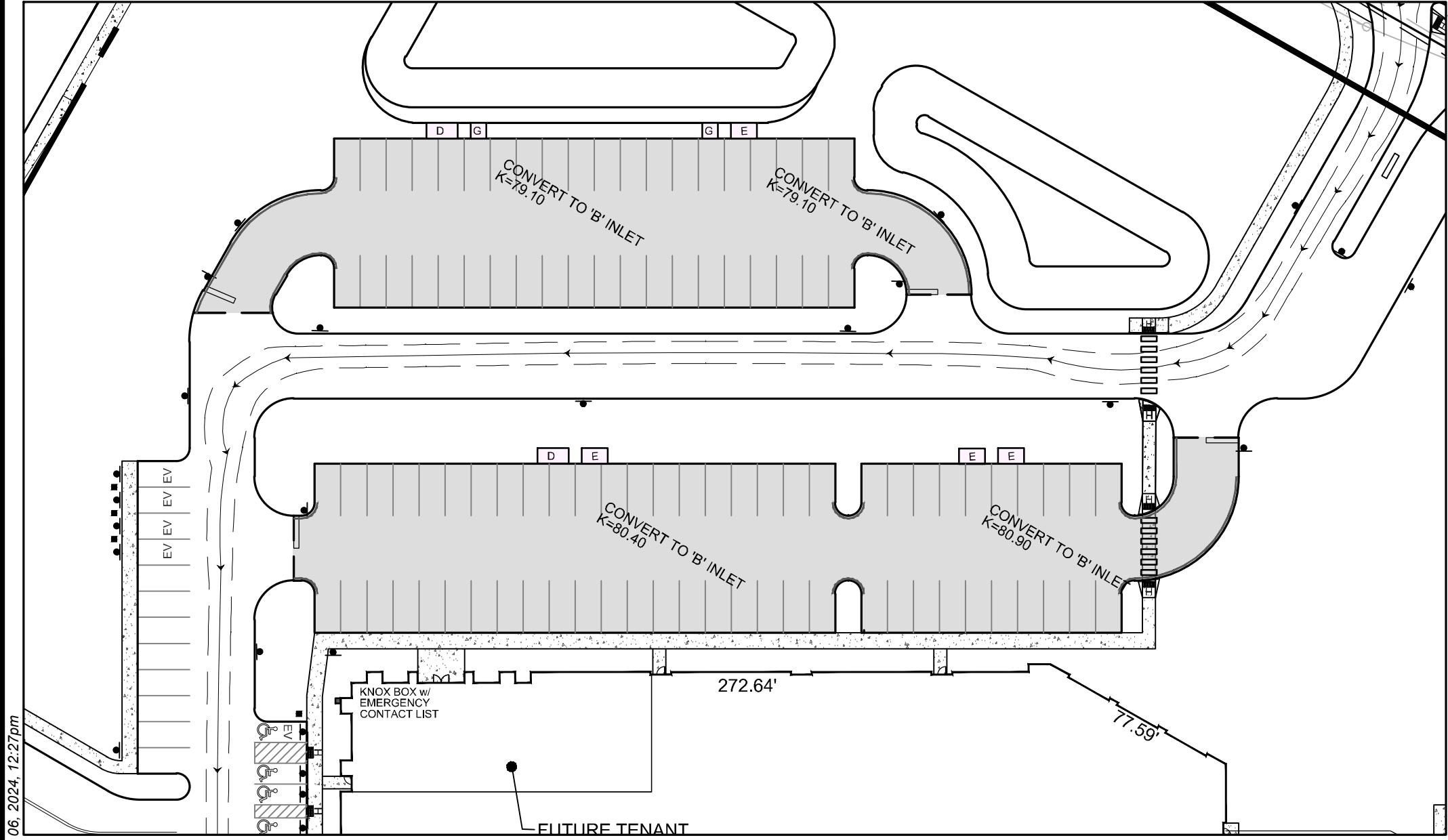
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 REVISION NO. 2: REVISED PER CME ASSOCIATES PLANNER AND ENGINEER REVIEW LETTERS BOTH DATED 11/20/24.
 REVISION NO. 1: REVISED PER CME REVIEW LETTER DATED 11/20/23 & 11/20/23.



PHANTOM PARKING BUILDOUT DETAIL
SCALE 1"=50'

DATE	NO.	DATE	REVISIONS
6/3/24	1	12/14/23	
	2	1/17/24	
	3	3/4/24	
	4	3/27/24	
	5	5/13/24	

WB-67 CIRCULATION PLAN
NFI WESTAMPTON WAREHOUSE
 BURLINGTON-MT. HOLLY ROAD (C.R. 541)
 BLOCK 807, LOT 1, TAX MAP SHEET 8
 WESTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY

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 NJ CERTIFICATE OF AUTHORIZATION NO. 246CA0002900

RYAN P. HAVEY
 ENGINEER

TWT

DESIGNED: RPH
 CHECKED: RPH
 DATE ISSUED: 6/3/24
 DATE: 6/3/24

SCALE: 1"=50'
 DATE: OCTOBER 2, 2023
 DRAWING NO.: 023-06522-SP
 SHEET: 24 of 26