

SITE DATA

EXISTING PROPERTY INFORMATION

1518 KWIGAS 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) 146.04 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	
	REQUIRED	PROPOSED LOTS 5.02 (BLI-1)
LOT SIZE	40,000 SF	51,831 ACRES
FRONTAGE	150 FT	165.9 FT (RICK ROAD)
LOT DEPTH	150 FT	2,615± FT
FRONT YARD	50 FT	474 FT
SIDE YARD (EACH)	25 FT	58 FT/ 225 FT
REAR YARD	50 FT	582 FT
MAXIMUM IMPERVIOUS COVERAGE	50%	30.0%
MAX BUILDING HEIGHT	35 FT	45 FT*
FRONT YARD BUFFER/SCREEN	15 FT	15 FT

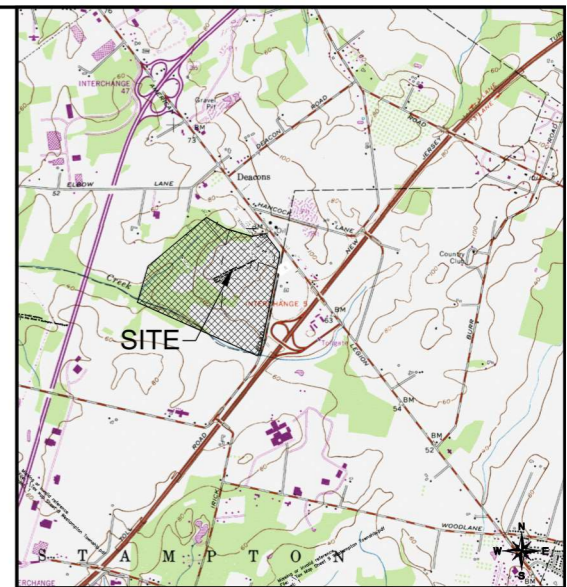
PARKING: 1 SPACE/2000SF & 1 SPACE/7500SF (INDUSTRIAL) REQUIRED 50/400
 EVSE SPACES = 4% TOTAL PARKING 20/800
 TOTAL REQ'D = 438
 EVSE SPACES COUNT AS 2 REGULAR PARKING SPACES UP TO A MAXIMUM 10% OF THE TOTAL PARKING
 *REZONING RESOLUTION ADOPTED PROVIDING MINIMUM 300-FT B-2 ZONING ALONG COUNTY ROUTE 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.

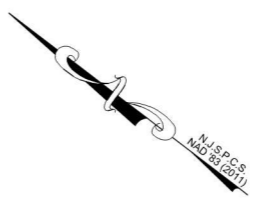
VARIANCE: SECTION 330 ATTACHMENT 2 BULK REQUIREMENTS - WAREHOUSE IN BLI-1 ZONE TO BE 35-FT MAXIMUM WHERE 45-FT IS SHOWN.



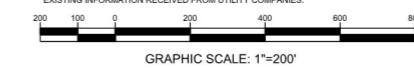
LOCATION MAP
 SOURCE: BRISTOL, NJ USGS QUADRANGLE MAP
 SCALE: 1"=2000'

NOTES:

- OWNER: (LOT 2) HOLLY ASSOCIATES, L.P. 194 LINDEN DRIVE ELKINS PARK, PA 19027 PH: 215-410-2044 (LOT 5) JUDITH TUCCI 2038 BURLINGTON MOUNT HOLLY ROAD LLC 4 SAINT ALBANS PLACE HAWTHORN, NJ 07041 PH: 201-387-2533
- APPLICANT: HIGHVIEW COMMERCIAL XS, LLC 28 ROUTE 35 SOUTH, SUITE 190 RED BANK, NJ 07701 OFFICE PH: 732-333-9191 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 GEOSPATIAL, LLC AND SUPERIMPOSED BY AN ACTUAL FIELD SURVEY BY TAYLOR, WISEMAN AND TAYLOR IN APRIL THRU AUGUST 2018, JULY 18 2019 THRU AUGUST 20 2019 AND SEPTEMBER 2022 SUPERIMPOSED WITH CONTOURS 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 PLAN ENTITLED "WETLANDS LOCATION PLAN, BLOCK 123, LOT 5 (NKA 880 RICK ROAD), BURLINGTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY TAYLOR, WISEMAN & TAYLOR, DWS, NO. 2018-08547-WETL 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 #0306-11-0001.1 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 (NKA 880 RICK ROAD), BURLINGTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY TAYLOR, WISEMAN & TAYLOR, DWS, NO. 2018-08547-BNDY, DATED 09/05/2018 LAST REVISED 09/05/2018 AND TOPOGRAPHIC SURVEY, BLOCK 123, LOT 2, BURLINGTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY TAYLOR, WISEMAN & TAYLOR AS DRAWING NO. 2018-0547-TOP-SURV 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 & 139 OF 641, "COMMUNITY PANEL NUMBER 38008, MAP NUMBER 340002137, EFFECTIVE DATE: DEC. 21, 2019, 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 1926.209 (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 19-7-5.13A.
- 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.



PROPOSED CROSS ACCESS EASEMENT AREA



REVISION NO. 5: REVISED LOCATION OF 14' SIDEWALK WITHIN COUNTY ROW ALONG RT 541.
 REVISION NO. 4: REVISED PER BURLINGTON TOWNSHIP ENGINEER, PLANNER & TRAFFIC MAP COMMENTS DATED 10/23/21, 10/27/23 & 9/20/23.
 REVISION NO. 3: ADDED BASINS #11-13.
 REVISION NO. 2: REVISED FOR TOWNSHIP RESOLUTION COMPLIANCE.
 REVISION NO. 1: REVISED PER BURLINGTON TOWNSHIP ENGINEERING, SUBDIVISION, FIRE DEPARTMENT, INDESTEY & HANOVER, ALAMO GROUP AND B3CSD REVIEW LETTERS DATED 12/16/22, 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) 722-9250 www.taylorwiseman.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 2462602900

DESIGNED: RPH
 DRAWN: CMB
 CHECKED: RPH
 DATE: 11/29/23

NO. DATE
 1 3/20/23
 2 8/14/23
 3 9/8/23
 4 11/2/23
 5 11/29/23

RYAN P. HAVEY

TWT

N.J. PROFESSIONAL ENGINEER NO. 2462602900

SCALE: 1"=200'

DATE: SEPTEMBER 22, 2022

DRAWING NO: 022-08547-SP

SHEET: 2 OF 25