



D.B. 6324, PG. 622 (NAD83)

ENVIRONMENTAL CONSTRAINTS LEGEND

FLOOD HAZARD AREA	
50' WETLANDS TRANSITION AREA	
PROPOSED TRANSITION AREA	
GP-10A: MINOR ROAD CROSSINGS	

SIGNAGE REQUIREMENTS

SECTION	REQUIREMENTS	PROPOSED
FREESTANDING SIGN REQUIREMENTS (§130-55.3.a)	<p>BE NOT MORE THAN ONE FREESTANDING SIGN ADVERTISING THE NAME, PRODUCT(S) AND LOGO OF AN INDUSTRY SHALL BE ALLOWED FOR EACH STREET FRONTAGE AND MEETING THE FOLLOWING REQUIREMENTS:</p> <p>(1) LOCATED ON THE SAME LOT AS THE INDUSTRIAL USE, BUT NO CLOSER THAN 30 FEET TO THE RIGHT-OF-WAY OF ANY STREET AND NO CLOSER TO THE INTERSECTION OF TWO STREET LINES THAN 50 FEET AND A HEIGHT NOT EXCEEDING 10 FEET</p> <p>(2) AN AREA NOT EXCEEDING ZERO AND 0.5 SQUARE FOOT FOR EACH LINEAR FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL BUILDING, BUT NOT TO EXCEED 200 SQUARE FEET.</p>	ONE MONUMENT SIGN (2' x 3.5')
WALL SIGNAGE REQUIREMENTS (§130-55.3.b)	<p>BE NO MORE THAN TWO ATTACHED SIGNS ADVERTISING THE NAME, PRODUCT(S) AND SEAL OF AN INDUSTRY OR OFFICE WILL BE ALLOWED. PROVIDED THAT THEY SHALL BE ATTACHED TO THE MAIN BUILDING AND LIMITED TO ONE SIGN PER SIDE, AND THE AREA OF EACH SIGN SHALL NOT EXCEED 200 SQUARE FEET OR 10% OF THE AREA OF THE WALL TO WHICH IT IS ATTACHED, WHICHEVER IS LESS.</p>	TWO BUILDING MOUNTED TENANT SIGNS (MAX. 200 SF)

TOWNSHIP OF LUMBERTON LAND USE NOTES

APPLICANT:	AATLM PROPERTY LLC, C/O DAVID STEINBERG 250 WEST NYACK ROAD, SUITE 104D WEST NYACK, NEW YORK 10994
PROPERTY OWNER:	AATLM PROPERTY LLC 250 WEST NYACK ROAD, SUITE 104D WEST NYACK, NEW YORK 10994
PARCEL:	BLOCK 22; LOT 9.01 ROUTE 38 TOWNSHIP OF LUMBERTON BURLINGTON COUNTY, NEW JERSEY
ZONE:	ZONE: GB (GENERAL BUSINESS DISTRICT) PROPOSED USE: WAREHOUSE (PERMITTED)

BULK REQUIREMENTS (130 ATTACHMENT 1)

ITEM	PERMITTED	PROPOSED
MIN. LOT AREA	1 AC	62.104 AC (2,705,243 SF)
MIN. LOT WIDTH	200 FT	782.7 FT
MIN. FRONT YARD SETBACK	75 FT	80.8 FT
MIN. SIDE YARD SETBACK	28 FT	40.5 FT
MIN. SIDE YARD SETBACK (BOTH)	56 FT	83.7 FT
MIN. REAR YARD SETBACK	30 FT	N/A
MIN. STREET LINE SETBACK (ACCESSORY)	100 FT	N/A
MIN. SIDE LINE SETBACK (ACCESSORY)	20 FT	N/A
MIN. REAR LINE SETBACK (ACCESSORY)	20 FT	N/A
MIN. PRINCIPAL BUILDING SETBACK (ACCESSORY)	20 FT	N/A
MAX. BUILDING COVERAGE	125%	7.90%
MAX. LOT COVERAGE	75%	14.17%
MAX. BUILDING HEIGHT	40 FT	39.5 FT
MAX. FLOOR AREA RATIO	0.30	0.08

LOADING REQUIREMENTS

REQUIRED LOADING SPACE SIZE (§130-44.E.2): 10 FT X 60 FT FOR 72 FT APRON, 12 FT X 60 FT FOR 63 FT APRON & 14 FT X 60 FT FOR 60 FT APRON.
 PROPOSED: 14 FT X 60 FT WITH 60 FT APRON

LOADING REQUIREMENTS (§130-44.I):
WAREHOUSE = 1 SPACE FOR 1ST 5,000 SF + 1 SPACE FOR 40,000 SF + 1 SPACE FOR EACH ADDITIONAL 30,000 SF = (203,937 SF - 45,000 SF) ÷ (158,937 SF / 30,000 SF) = 5.30 + 2 = 7.3 (8) SPACES
OFFICE = 1 SPACE FOR 1ST 10,000 SF + 1 SPACE FOR 100,000 SF + 1 SPACE FOR EACH ADDITIONAL 100,000 SF + 1 SPACE

PARKING REQUIREMENTS

ACCESS TO AND FROM NONRESIDENTIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENTS, DRIVES SHALL BE LIMITED TO TWO TO ANY STREET, EXCEPT WHEN THE FRONTAGE EXCEEDS 500 FEET, THE NUMBER OF DRIVES MAY BE BASED ON ONE DRIVE FOR EACH 250 FEET OF PROPERTY FRONTAGE. THE CENTER LINES OF ACCESS POINTS SHALL BE SPACED AT LEAST 66 FEET APART. EACH DRIVE SHALL HANDLE NO MORE THAN TWO LANES OF TRAFFIC, BE AT LEAST 100 FEET FROM THE STREET LINE OF ANY INTERSECTING STREET, AND BE AT LEAST 20 FEET FROM ANY PROPERTY LINE. CURBING SHALL BE EITHER DEPRESSED AT THE DRIVEWAY OR HAVE THE CURBING ROUNDED AT THE CORNERS WITH THE ACCESS DRIVE CONNECTED TO THE STREET IN THE SAME MANNER AS ANOTHER STREET. (§130-44.A)

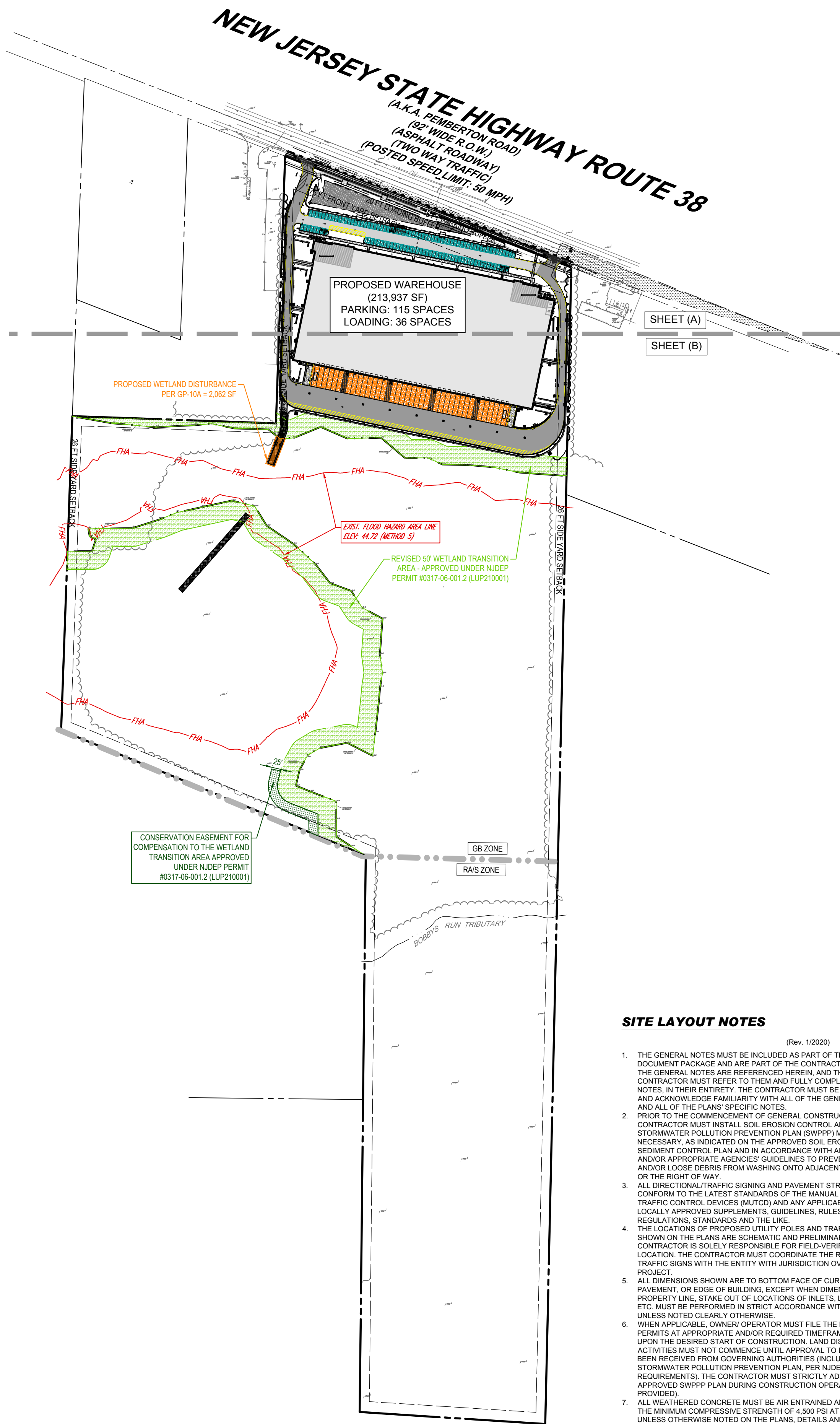
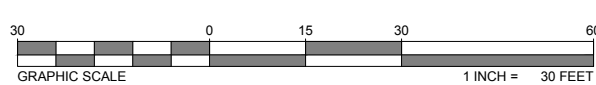
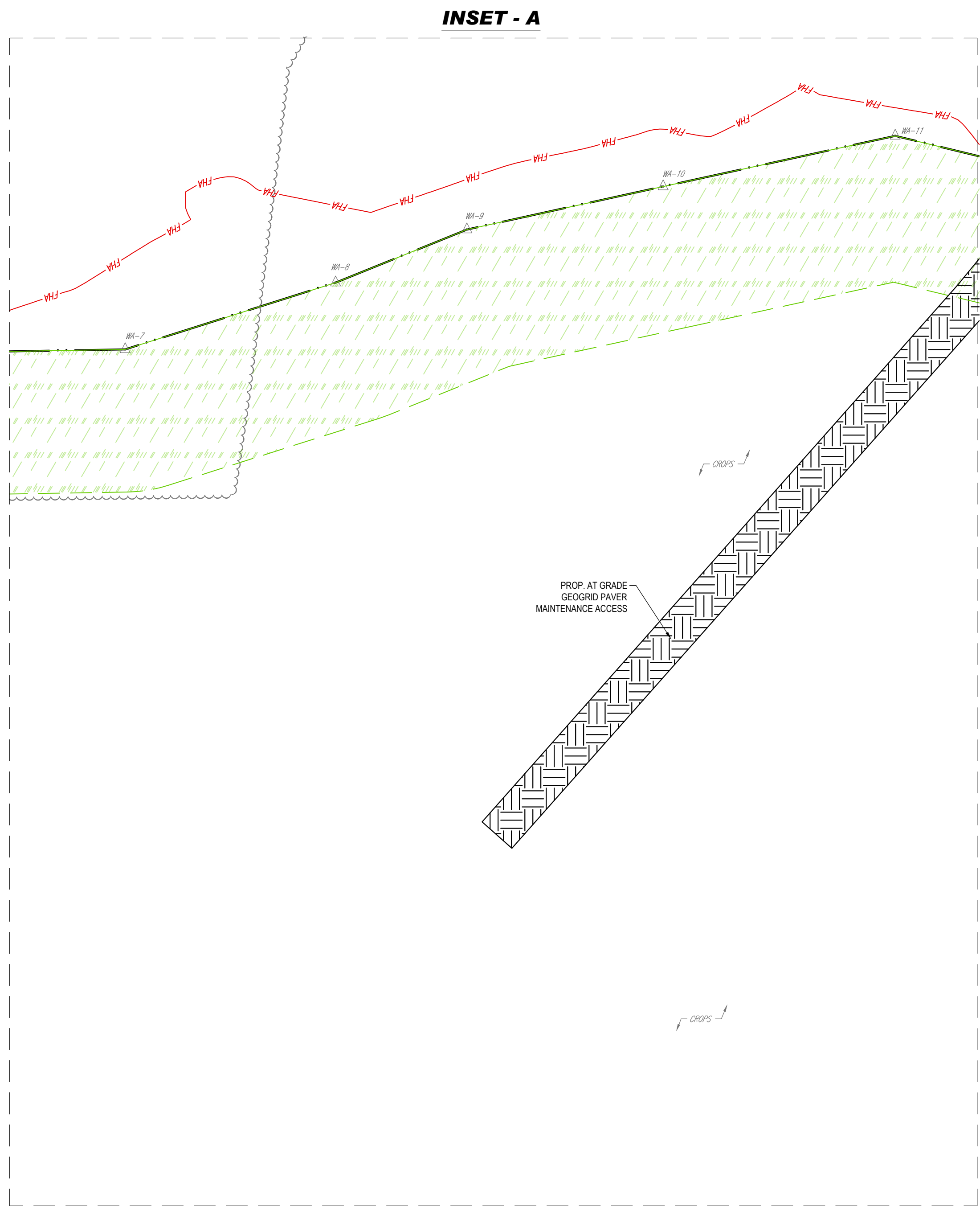
REQUIRED PARKING SPACE SIZE (§130-44.E.1): 9 FT X 18 FT; PROPOSED: 9 FT X 18 FT

FOR 90° PARKING, A 25 FT DRIVE AISLE FOR ONE-WAY AND TWO-WAY AISLES. (§130-44.E.1)

PARKING REQUIREMENTS (§130-44.J):
WAREHOUSE = 1 SPACE FOR EACH 5,000 SF OF GFA = 203,937 SF ÷ (5,000 SF) = 40.787 SPACES REQUIRED
OFFICE = 1 SPACE FOR EACH 250 SF OF GFA = 10,000 SF ÷ 250 SF = 40 SPACES REQUIRED

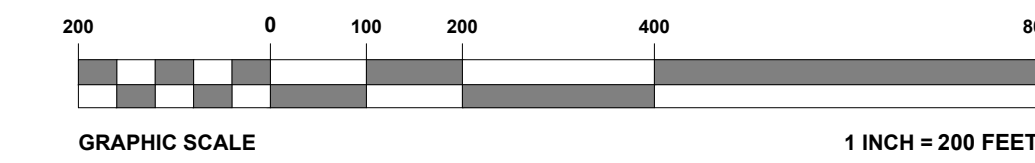
TOTAL REQUIRED SPACES = 82 SPACES
 TOTAL PROPOSED = 115 SPACES

TOTAL REQUIRED ADA SPACES (101-150 SPACES) = 5 SPACES, 1 VAN ACCESSIBLE
 TOTAL PROPOSED ADA SPACES = 6 SPACES



SITE LAYOUT NOTES

- (Rev. 12/2020)
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 - PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
 - ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
 - THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
 - ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
 - WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NPDES REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
 - ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
 - THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
5	3/22/2022	REV PER SEPTIC DESIGN.	DWW
6	6/8/2022	REV. PER TWP COMMENTS	TXL
7	9/20/2022	REV. PER ARCO COMMENTS	CRA
8	10/5/2022	REV. PER ARCO COMMENTS	CRA
9	11/17/2022	REV. PER ARCO COMMENTS	AMD
10	11/22/2022	REV. PER BCSCD COMMENT	DWW
11	01/19/2023	REV. PER ARCO COMMENTS	TXL
12	04/27/2023	REV. PER LAYOUT UPDATES	GP
13	06/13/2023	REV. PER LAYOUT UPDATES	GP

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J200851
 DRAWN BY: DWW/SDC
 CHECKED BY: TXL
 DATE: 10/06/2021
 CAD ID.: J200851-SPPD-13A

PRELIMINARY & FINAL SITE PLAN

FOR
AATLM PROPERTY LLC

PROPOSED WAREHOUSE

TAX MAP: 4 | BLK: 22 | LOT: 9.01
 N.J.S.H. ROUTE 38
 TOWNSHIP OF LUMBERTON
 BURLINGTON COUNTY, NEW JERSEY

BOHLER
 BOHLER ENGINEERING NJ, LLC
 30 INDEPENDENCE BLVD., SUITE 200
 WARREN, NJ 07059
 Phone: (908) 665-5300
 Fax: (908) 754-4401
 www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 246A28191700 & M6000122

T. LAM
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 47862
 NEW YORK LICENSE NO. 092942
 CONNECTICUT LICENSE NO. 30024
 PENNSYLVANIA LICENSE NO. 76748

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 13 - 06/13/2023

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