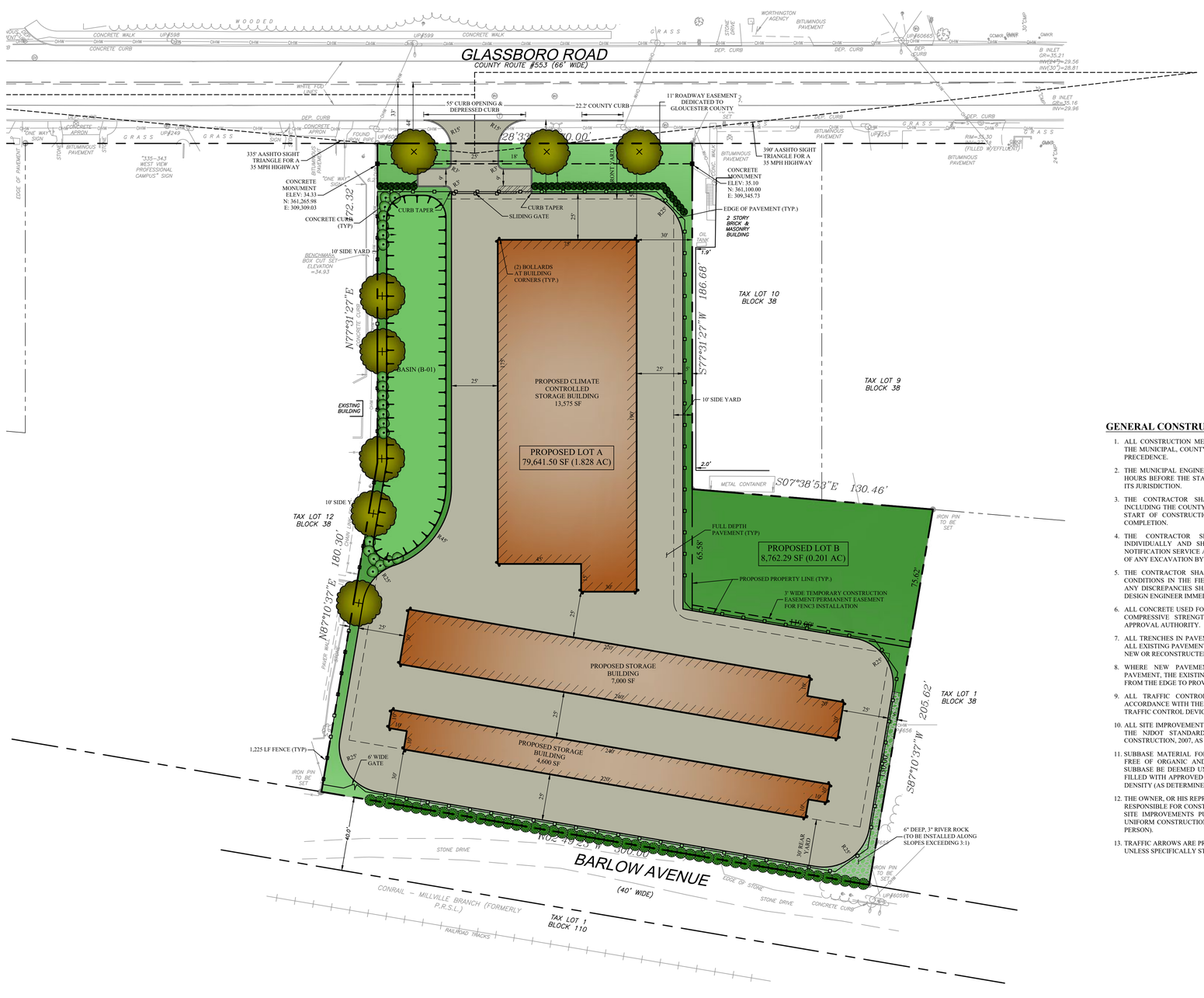

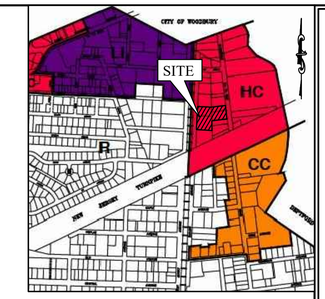

ZONING MAP
NOT TO SCALE

WOODBURY HEIGHTS ZONING SCHEDULE

ZONE: HC - HIGHWAY COMMERCIAL

ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS			
MIN. LOT AREA (SF)	[illegible]	[illegible]	§70-14.D
MIN. LOT FRONTAGE (FT)	[illegible]	[illegible]	§70-14.D
MIN. LOT WIDTH (FT)	[illegible]	[illegible]	§70-14.D
MIN. LOT DEPTH (FT)	[illegible]	[illegible]	§70-14.D
BUILDING SETBACKS & HEIGHT			§70-14.D
MIN. FRONT YARD (FT)	[illegible]	[illegible]	§70-14.D
MIN. SIDE YARD (FT)	[illegible]	[illegible]	§70-14.D
MIN. REAR YARD (FT)	[illegible]	[illegible]	§70-14.D
MAX. BUILDING COVERAGE (%)	[illegible]	[illegible]	§70-14.D
PARKING SETBACKS			
FROM ANY STREET LINE (FT)	[illegible]	[illegible] (PAPER STREET)	§70-14.E(2)
FROM SIDE LOT LINE (FT)	[illegible]	[illegible]*	§70-14.E(3)
LANDSCAPING			
MIN. LANDSCAPED BUFFER ADJACENT TO ROW (FT)	[illegible]	[illegible] (PAPER STREET)	§70-14.E(6)
PARKING			
MIN. MISC. PAVED AREA (DRIVEWAY, PARKING) (FT)	[illegible]	[illegible]	§70-[illegible]

* DENOTES PROPOSED NON-CONFORMANCE

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS AMENDED.
11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.

GENERAL NOTES

1. APPLICANT/OWNER:
   STEVE'S STORAGE SHACK, LLC
   3 MYERS DRIVE
   MULLICA HILL, NJ 08062
2. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, TAX LOTS 2, 3, 10.01, & 11 BLOCK 38", BY VARGO ASSOCIATES, DATED MAY 14, 2019.
3. APPLICANT SEEKS SITE PLAN APPROVAL SO AS TO PERMIT THE CONSTRUCTION OF A STORAGE FACILITY AND ASSOCIATED SITE IMPROVEMENTS.
4. THIS APPLICATION INCLUDES A PROPOSED MINOR SUBDIVISION TO INCORPORATE A PORTION OF LOT 2 AS PART OF THE PROJECT SITE WITH THE CURRENT PROPERTY OWNER RETAINING THE REMAINING FOR THE CURRENT CONSTRUCTION BUSINESS.
5. THIS PROJECT IS AN EXPANSION OF THE EXISTING SELF STORAGE FACILITY FORMERLY KNOWN AS STEVE'S STORAGE SHACK (NOW SPACE WORKS) LOCATED ON THE OPPOSITE SIDE OF GLASSBORO ROAD JUST NORTH OF THE SUBJECT PROPERTY.
6. THE EXISTING OFFICE FACILITY ON THE ADJACENT SITE OWNED AND OPERATED BY THE APPLICANT WILL SERVE THE PROPOSED STORAGE EXPANSION. AS SUCH NO OFFICE FACILITY IS PROPOSED AS PART OF THIS DEVELOPMENT.
7. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
8. ELEVATION DATUM IS NAVD88.
9. NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB MAP VIEWER.
10. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34015C0084F.
11. THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
12. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. GLOUCESTER COUNTY PLANNING BOARD
    b. GLOUCESTER COUNTY SOIL CONSERVATION DISTRICT

WAIVERS & VARIANCES

1. SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. §70-19.A.(2) TO ALLOW A FENCE TO BE CONSTRUCTED IN THE FRONT YARD
   b. §70-46.B. FROM PROVIDING SUBMISSIONS AT A SCALE OF 1"=50'
   c. §70-46.B.(25) FROM PROVIDING A TRAFFIC IMPACT STUDY REPORT
   d. §70-46.B.(26) FROM PROVIDING A FISCAL IMPACT STUDY REPORT
   e. §70-47.B.(3)(b) FROM PROVIDING CROSS SECTIONS AND PROFILES OF ALL AISLES, LANES, AND DRIVEWAYS
   f. §70-47.B.(3)(C) FROM PROVIDING PROFILES OF ALL STORM SEWERS
2. VARIANCES ARE REQUESTED FROM THE FOLLOWING:
   a. §70-14.E.(2) MINIMUM PARKING SETBACK FROM ANY STREET LINE
      10 FEET REQUIRED; 5 FEET PROPOSED (PAPER STREET)
   b. §70-14.E.(2) MINIMUM PARKING SETBACK FROM ANY SIDE LOT LINE
      5 FEET REQUIRED; 0 FEET PROPOSED
   c. §70-14.E.(6) MINIMUM LANDSCAPE BUFFER ADJACENT TO ROW
      50 FEET REQUIRED; 5 FEET PROPOSED (PAPER STREET)
   d. §70-14.F.(2) FROM PROVIDING A TRASH AND GARBAGE PICKUP LOCATION

30 0 30 60
SCALE 1" = 30' FEET

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www.pettitgroup.com
Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: BWC	JOB NO: 1564-06
DRAWN BY: JCD	DATE: 02/03/20
CHECKED BY: BWC	SCALE: 1" = 30'

PROJECT:

PRESENTATION PLAN

SPACE WORKS
BLOCK 38
LOTS 3, 10.01, 11, & PART OF LOT 2
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY

FOR

STEVE'S STORAGE SHACK, LLC
3 MYERS DRIVE
MULLICA HILL, NJ 08062

BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51748
State of Pennsylvania • License # PE081074
State of Maryland • License # 54411

SHEET TITLE:

PRESENTATION PLAN

SHEET NUMBER:

1 of 1

P:\1564 Edwough Developers-36 Woodbury Heights Space Works\Eng\Construction Dwgs\Presentation Plans\Original Submission\1564-06 Presentation Plan.dwg, 4/29/2020 1:15 PM, Jason C. Dickerson