



BROOKLAWN LAND USE NOTES

APPLICANT:	141 KINGS HWY PROPERTIES, LLC. C/O SHIMON KANTER 400 W. FRANKLIN STREET, SUITE 300 BALTIMORE, MD 21201
PROPERTY OWNER:	BLOCK 126, LOTS 7 AND 10 141 KINGS HWY PROPERTIES, LLC. C/O SHIMON KANTER 400 W. FRANKLIN STREET, SUITE 300 BALTIMORE, MD 21201
PARCEL:	BLOCK 126, LOTS 7 AND 10 141 KINGS HWY PROPERTIES, LLC. C/O SHIMON KANTER CAMDEN COUNTY, NEW JERSEY
ZONE:	C-LIGHT INDUSTRIAL WITH REDEVELOPMENT OVERLAY ZONE EXISTING USE: RESTAURANT PARKING LOT (PERMITTED) PROPOSED USE: SELF-STORAGE FACILITY (PERMITTED)

BULK REQUIREMENTS §150-11.1.B.(2) (ORDINANCE #9-2019)

ITEM	REQUIRED	EXISTING	PREVIOUSLY APPROVED	PROPOSED
MINIMUM LOT AREA	10,000 SF	22,548 SF (0.518 AC.)	22,548 SF (0.518 AC.)	22,548 SF (0.518 AC.)
MAXIMUM LOT COVERAGE	90%	98.9% (EN) (22,302 SF)	83.5% (18,838 SF)	84.00% (18,940 SF)
MAXIMUM HEIGHT	44 FT / 3 STORIES	NA	43.5 FT / 3 STORIES	43.5 FT / 3 STORIES
MINIMUM FRONT YARD SETBACK	12 FT	NA	12.1 FT	12.0 FT
MINIMUM REAR YARD SETBACK	10 FT	NA	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	0 FT - ONE SIDE 10 FT - AGGREGATE	NA	0 FT - ONE SIDE 10 FT - AGGREGATE	0 FT - ONE SIDE 48 FT - AGGREGATE

(EN) - EXISTING NON-CONFORMITY
(V) - VARIANCE
HEIGHT OF BUILDING = THE VERTICAL DISTANCE MEASURED FROM THE CURB LEVEL TO THE HIGHEST POINT OF THE ROOF, ADJACENT TO THE STREET WALL FOR FLAT ROOFS, TO THE DECK LINE OF MANSARD ROOFS AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR GABLED, HIPPED AND GAMBLE ROOFS.

PARKING/LOADING REQUIREMENTS

PARKING REQUIREMENTS:
FOR A MANUFACTURING ESTABLISHMENT OR INDUSTRIAL PLANT: ONE PARKING SPACE FOR EACH 400 SF OF FLOOR AREA EXCLUSIVE OF STORAGE SPACE. (§150-13.E.)
REQUIRED = 1,298 SF (OFFICE) X (1 SPACE / 400 SF) = 4 SPACES
PROPOSED = 11 SPACES (INCLUDING 1 ADA SPACE)
REQUIRED PARKING SPACE SIZE = 9 FT X 18 FT (§150-15); PROPOSED = 9 FT X 18 FT
VEHICLES SHALL NOT BE PERMITTED IN THE FRONT YARD OF A DWELLING UNLESS THEY MEET THE FOLLOWING CONDITIONS: (§150-16.B.)
(1) THE MINIMUM LOT WIDTH, MEASURED AT THE FRONT PROPERTY LINE, SHALL BE 40 FEET
(2) THE PARKING SPACE SHALL BE LOCATED A MINIMUM OF THREE FEET FROM ANY SIDE OR REAR LOT LINE
(3) THE PARKING SPACE SHALL BE SCREENED FROM THE ADJACENT PROPERTY BY A DENSE AND CONTINUOUS EVERGREEN LANDSCAPE BUFFER. THE SCREEN SHALL CONSIST OF A MIXTURE OF EVERGREEN SHRUBS PLANTED AT A MINIMUM HEIGHT OF 15 INCHES AND MAXIMUM HEIGHT OF 24 INCHES
(4) A PLOT PLAN SHALL BE SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL. THE BOARD MAY REFER THE PLAN TO ITS ENGINEER WHO SHALL REVIEW THE PLAN SUBMITTED FOR ADEQUATE DRAINAGE, SAFETY AND CONSTRUCTION OR ANY OTHER ISSUES THAT THE BOARD DEEMS NECESSARY. THE PLAN SHALL INCLUDE THE LOCATION OF ALL UTILITY POLES, UTILITY MARKERS (MANHOLES, ETC.), TREES, SIDEWALKS, RESIDENCES AND ANY OTHER INFORMATION NECESSARY FOR THE BOARD TO PROPERLY ASSESS THE APPLICATION
(5) THE PARKING SPACE SHALL NOT ENCRUST INTO THE RIGHT-OF-WAY AND MUST BE WHOLLY AND ENTIRELY CONTAINED WITHIN THE PROPERTY CONTAINING THE DWELLING AND CONFORM TO THE STANDARDS CONTAINED IN SECTION 150-17.B.
(6) WHERE A SITE OCCUPIES A CORNER TO TWO INTERSECTING ROADS, NO DRIVEWAY ENTRANCE OR EXIT MAY BE LOCATED WITHIN A MINIMUM OF 30 FEET OF THE TANGENT OF THE EXISTING OR PROPOSED CURB RADIUS OF THE SITE
LOADING REQUIREMENTS:
OVER 40,000 SF = 3 SPACES REQUIRED (§150-14.A.(3)); PROPOSED = 4 SPACES
LOADING SPACE SIZE = 10 FT X 25 FT; MINIMUM CLEARANCE OF 12 FT (§150-14.B.) PROPOSED 10 FT X 20 FT (V)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL SITE LAYOUT NOTES

PAVEMENT LEGEND

	PROP. NJDOT PAVEMENT
	PROP. BOROUGH ASPHALT PAVEMENT

BOROUGH OF BELLMAWR NOTES:

- THE SITE IS LIMITED TO TRUCKS NO LARGER THAN BOX TRUCKS.
- THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.
- THE HEIGHT OF THE BUILDING LOCATED ON THE BELLMAWR SIDE OF THE TRACT DOES NOT EXCEED 35 FEET 8 INCHES AND 39 FEET AS MEASURED TO THE PARAPET AND 43 FEET 6 INCHES TO THE HIGH PARAPET.
- ALL STORAGE UNITS ARE INTERNAL TO THE BUILDING.
- ALL TRASH TO BE STORED INSIDE THE BUILDING.
- DEMOLITION OF THE EXISTING BUILDING WILL COMPLY WITH ALL REQUIREMENTS, INCLUDING THE ABATEMENT OF ANY RODENT INFESTATION PRIOR TO DEMOLITION.

BELLMAWR LAND USE NOTES

APPLICANT:	141 KINGS HWY PROPERTIES, LLC. C/O SHIMON KANTER 400 W. FRANKLIN STREET, SUITE 300 BALTIMORE, MD 21201
PROPERTY OWNER:	BLOCK 1, LOT 1 141 KINGS HWY PROPERTIES, LLC. C/O SHIMON KANTER 400 W. FRANKLIN STREET, SUITE 300 BALTIMORE, MD 21201
PARCEL:	BLOCK 1, LOT 1 141 KINGS HWY PROPERTIES, LLC. C/O SHIMON KANTER CAMDEN COUNTY, NEW JERSEY
ZONE:	EXISTING USE: RESTAURANT (NOT PERMITTED IN "A" RESIDENTIAL ZONE) (EN) PROPOSED USE: SELF-STORAGE FACILITY (NOT PERMITTED IN "A" RESIDENTIAL ZONE) (PV)

BULK REQUIREMENTS (§260) (RESOLUTION #9-2019)

ITEM	"A" RESIDENTIAL ZONE	BUSINESS "A" ZONE	EXISTING	PREVIOUSLY APPROVED	PROPOSED
MINIMUM LOT SIZE	6,000 SF	7,500 SF	32,897 SF (0.755 AC.)	BELLMAWR MUNICIPALITY 32,897 SF (0.755 AC.)	BELLMAWR MUNICIPALITY 32,897 SF (0.755 AC.)
MINIMUM LOT WIDTH	60 FT	75 FT	NA	NA	NA
MINIMUM LOT DEPTH	100 FT	NA	210.2 FT	210.2 FT	210.2 FT
MAXIMUM LOT COVERAGE	30%	NA	17.4% (5,757 SF)	BELLMAWR MUNICIPALITY 58.0% (PV) (19,425 SF)	BELLMAWR MUNICIPALITY 82.5% (V) (27,156 SF)

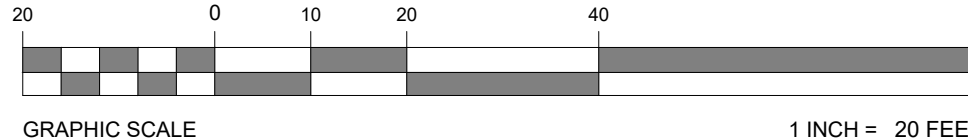
MINIMUM FRONT YARD SETBACK	25 FT OR NOT LESS THAN THEN SETBACK OF ANY EXISTING SINGLE-FAMILY RESIDENCE LOCATED ON ADJUTING PROPERTIES, WHICHEVER IS THE LESSER (15.7)	10 FT, IN ALL AREAS WHERE A RESIDENTIAL PROPERTY IS CONTIGUOUS TO A COMMERCIAL PROPERTY, THE COMMERCIAL PROPERTY SHALL HAVE A FRONT YARD WHICH IS NOT LESS THAN THE ADJOINING RESIDENTIAL PROPERTY	47.2 FT	10 FT (PV)	NO CHANGE
MINIMUM SIDE YARD SETBACK	5 FT - ONE SIDE 15 FT - BOTH SIDES	10 FT FROM RESIDENTIAL PROPERTY 5 FT OTHERWISE	1.2 FT (EN)	0 FT - ONE SIDE (PV) 49.8 FT - BOTH SIDES	NO CHANGE ONE SIDE (V) 10 FT - BOTH SIDES (V)
MINIMUM REAR YARD SETBACK	30 FT	10 FT	81.1 FT	15 FT (PV)	NO CHANGE
MAXIMUM HEIGHT	35 FT	35 FT / 3 STORIES	17 FT	35 FT TO ROOF AND 38 FT TO TYP. PARAPET (PV) (43 FT - 6 INCHES TO HIGH PARAPET)	35 FT - 8 INCHES / 3 STORIES (V) (35 FT - 8 INCHES TO ROOF) (38 FT TO TYP. PARAPET)

MAXIMUM OCCUPIED AREA	NA	80%	17.4% (5,757 SF)	177.1% (58,272 SF)	247.6% (V) (81,468 SF)
MINIMUM FRONT YARD SETBACK (ACCESSORY)	10 FT	NA	NA	NA	NA
MINIMUM SIDE YARD SETBACK (ACCESSORY)	3 FT	5 FT	NA	NA	NA
MINIMUM REAR YARD SETBACK (ACCESSORY)	3 FT	NA	NA	NA	NA
TRASH ENCLOSURE SIDE YARD SETBACK	NA	5 FT	NA	INTERIOR TO BUILDING	INTERIOR TO BUILDING
TRASH ENCLOSURE REAR YARD SETBACK	NA	5 FT	NA	INTERIOR TO BUILDING	INTERIOR TO BUILDING
TRASH ENCLOSURE FRONT YARD SETBACK	NA	NOT PERMITTED	NA	INTERIOR TO BUILDING	INTERIOR TO BUILDING

(EN) - EXISTING NON-CONFORMITY
(V) - VARIANCE
(PV) - PREVIOUSLY APPROVED VARIANCE (RESOLUTION #9-2019)
LOT COVERAGE = THAT PERCENTAGE OF THE PLOT OR LOT AREA COVERED BY THE BUILDING AREA
BUILDING HEIGHT = THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADES AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECLINE OF MANSARD ROOFS, AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBLE ROOFS, PROVIDED THAT CHIMNEYS, SPIRES, TOWERS, MECHANICAL PENHOUSES, TANKS AND SIMILAR PROJECTIONS OF BUILDINGS NOT INTENDED FOR HUMAN OCCUPANCY SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT. IF THERE ARE TWO OR MORE SEPARATE ROOFS ON A SINGLE BUILDING, THE HEIGHT OF SUCH BUILDING SHALL BE CALCULATED FROM THE HIGHEST ROOF.
OCCUPIED AREA COVERAGE = THE PERCENTAGE OF LOT AREA PERMITTED TO BE COVERED BY BUILDINGS. THIS PERCENTAGE IS OBTAINED BY DIVIDING THE GROSS FLOOR AREA BY THE LOT AREA AND MULTIPLYING BY 100.

DRIVEWAY/PARKING/LOADING/FENCE REQUIREMENTS

DRIVEWAYS:
THE NUMBER OF DRIVEWAYS PROVIDED FROM A SITE DIRECTLY TO ANY ROAD SHALL BE 2 DRIVEWAYS FOR A SITE FRONTAGE OF 100 FT TO 800 FT (§260-134.A.)
WHERE A SITE OCCUPIES A CORNER OF TWO INTERSECTING ROADS, NO DRIVEWAY ENTRANCE OR EXIT MAY BE LOCATED WITHIN A MINIMUM OF 30 FEET OF THE TANGENT OF THE EXISTING OR PROPOSED CURB RADIUS OF THAT SITE. (§260-134.D.)
WHERE TWO OR MORE DRIVEWAYS CONNECT A SINGLE SITE TO ANY ONE ROAD, A MINIMUM CLEAR DISTANCE OF 25 FEET MEASURED ALONG THE RIGHT-OF-WAY SHALL BE SEPARATE THE CLOSEST EDGES OF ANY TWO DRIVEWAYS. (§260-134.F.)
DRIVEWAY ACCESS REQUIREMENTS (§260-134.L.)
ONE WAY COMMERCIAL OPERATION CURB OPENING = 24 TO 50 FT REQUIRED
ONE WAY COMMERCIAL OPERATION DRIVEWAY WIDTH = 24 TO 34 FT REQUIRED (PV)
TWO WAY COMMERCIAL OPERATION CURB OPENING = 24 TO 50 FT REQUIRED
TWO WAY COMMERCIAL OPERATION DRIVEWAY WIDTH = 24 TO 48 FT REQUIRED
PARKING REQUIREMENTS:
PUBLIC STORAGE UNITS: ONE SPACE FOR EACH 10,000 SF OF STORAGE AREA, PLUS ONE SPACE FOR EACH EMPLOYEE. (§260-141)
REQUIRED = 111,360 SF X (1 SPACE / 10,000 SF) + 2 EMPLOYEES X (1 SPACE / 1 EMPLOYEE) = 14 SPACES
PREVIOUSLY PROPOSED = 11 SPACES (PV); PROPOSED = 0 SPACES (V)
EACH OFF-STREET PARKING SPACE SHALL HAVE AN AREA OF NOT LESS THAN 162 SF EXCLUSIVE OF ACCESS DRIVES AND AISLES AND SHALL BE OF USABLE SHAPE AND CONDITION. (§260-85.E.(1)(A)); PROPOSED = 0 SPACES
ACCESS DRIVES OR DRIVEWAYS SHALL NOT BE LESS THAN 25 FEET. (§260-85.E.(1)(B))
NO ACCESS DRIVE OR DRIVEWAY SHALL BE LOCATED IN ANY RESIDENTIAL AREA TO PROVIDE ACCESS TO USES OTHER THAN THOSE PERMITTED IN SUCH RESIDENTIAL AREAS. (§260-85.E.(1)(C))
REQUIRED LANE WIDTH FOR 90° PARKING = 25 FT (§260-132.D.) (PV)
DRIVEWAYS SHALL NOT BE CONSTRUCTED SO THAT VEHICLES OCCUPYING THE DRIVEWAY WILL BLOCK ANY PUBLIC SIDEWALK OR WALKWAY. (§260-85.E.(2))
OFF-STREET PARKING AREAS SHALL BE DESIGNED TO PREVENT THE MANEUVERING OF VEHICLES INTO OR OUT OF PARKING SPACES OR THE STORAGE OF VEHICLES WITHIN ANY PORTION OF AN ENTRANCE DRIVEWAY OR DRIVEWAY LAND THAT IS WITHIN 20 FT OF THE RIGHT-OF-WAY LINE OF A ROAD. OFF-STREET PARKING AREAS SHOULD BE SO DESIGNED AS TO PERMIT ALL VEHICLES TO TURN AROUND ON THE SITE IN ORDER TO PREVENT THE NECESSITY OF ANY VEHICLE BACKING ONTO THE ROAD FROM SUCH SITE. (§260-132.B.) (PV)
LOADING REQUIREMENTS:
OVER 40,000 SF = THREE SPACES REQUIRED (§260-87.A.(3)); PROPOSED = 0 SPACES (V)
LOADING SPACE SIZE = 10 FT X 35 FT; MINIMUM CLEARANCE OF 14 FT (§260-87.B.); PREVIOUSLY PROPOSED = 10 FT X 20 FT (PV); PROPOSED = 0 SPACES (V)
FENCE:
FENCES, HEDGES AND/OR WALLS MAY BE ERRECTED, ALTERED OR RECONSTRUCTED IN ANY DISTRICT TO A HEIGHT OF SIX FEET. (§260-92)
FRONT YARD FENCES ARE THOSE WHICH PROJECT PAST THE REQUIRED OR EXISTING REAR YARD LINE OF THE BUILDING. THESE FENCES SHALL NOT EXCEED 48 INCHES IN HEIGHT AND SHALL BE OF CHAIN LINK OR OTHER SEE-THROUGH CONSTRUCTION, AND ABSOLUTELY NO STOCKADE-TYPE FENCES SHALL BE PERMITTED IN THE FRONT YARD. (§260-93)



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

REV	DATE	COMMENT	DRAWN BY
1	08/23/2019	REV. PER BROOKLAWN COMMENTS	VLM
2	09/16/2019	REV. PER BELLMAWR COMMENTS	VLM
3	11/08/2019	REV. PER NJDOT COMMENTS	GJB
4	11/08/2019	REV. PER ARCHITECTURAL PLAN	TXL
5	11/25/2019	REV. PER WILLIAMS COMMENTS	VLM
6	11/27/2019	REV. PER CLIENT COMMENTS	TXL
7	01/08/2020	REV. PER ARCHITECTURAL PLAN	CR/JF

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PROJECT No.: J190487
DRAWN BY: GJB
CHECKED BY: TXL
DATE: 08/28/2019
CAD ID: J190487-SP-7C

PROJECT:
PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
141 KINGS HWY PROPERTIES, LLC.
PROPOSED SELF-STORAGE FACILITY
TAX MAP 200, BLOCK 1, LOT 1
141 KINGS HWY
ZONE BUSINESS "A"
ZONE "A" RESIDENTIAL
BOROUGH OF BELLMAWR
TAX MAP 1100, BLOCK 126, LOTS 7 & 10
CRESCENT BOULEVARD
REDEVELOPMENT AREA OVERLAY ZONE
BOROUGH OF BROOKLAWN
CAMDEN COUNTY, NEW JERSEY

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PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-04
OF 15
REVISION 7 - 01/08/2020