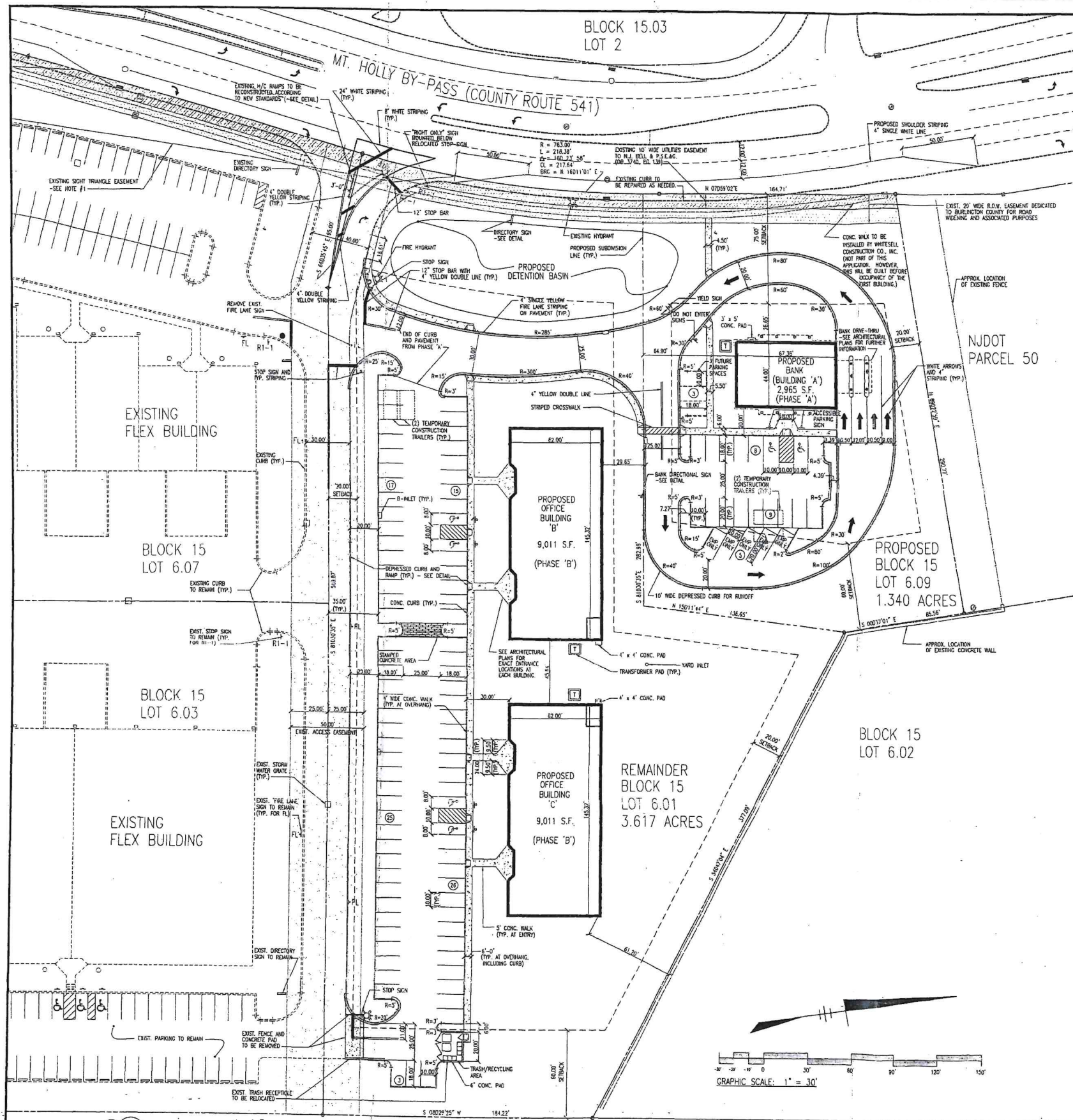


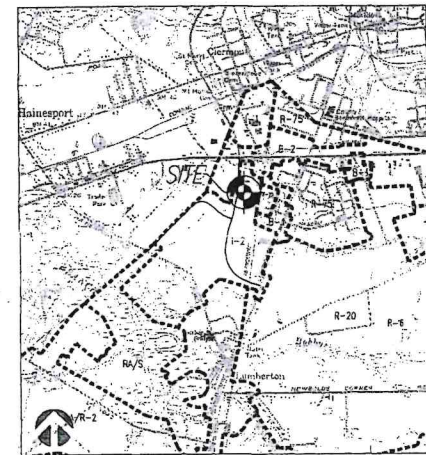


GENERAL NOTES

1. OUTBOUND SURVEY OF LOT 6.01 PLOTTED FROM PLAN OF SUBDIVISION - BURLINGTON COUNTY BUSINESS CENTER PHASE 1, BLOCK 15, LOT 6.01 PREPARED BY LORD ANDERSON WORRELL AND BARRETT INC. LAST REVISED 08/24/02.
2. TOPOGRAPHY BASED ON DATA COLLECTED BY WALLACE ASSOCIATES, DECEMBER 2003. EXISTING GRADE CONTOURS ARE DASHED. PROPOSED CONTOURS ARE CONTINUOUS.
3. PLEASE SEE ASSOCIATED SUBDIVISION APPLICATION FOR FURTHER INFORMATION REGARDING PROPOSED SUBDIVISION LINES. THE ILLUSTRATED PROPOSED SUBDIVISION LINES ARE PROVIDED ON THE PLAN OF SUBDIVISION, BURLINGTON COUNTY BUSINESS CENTER, BLOCK 15, LOT 6.01 BY LORD, MORRILL & MORTER OF BURLINGTON, N.J., DATED 02/19/04.
4. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND ELEVATIONS OF THE PROPOSED BUILDINGS.
5. NO CONSTRUCTION SHALL COMMENCE PRIOR TO RECEIVING THE REQUIRED PERMITS AND APPROVALS.
6. THE PROJECT WILL BE CONSISTENT WITH MUNICIPAL, BAR QUALITY AND HAZARDOUS WASTE REGULATIONS.
7. SOIL TYPE OF SITE IS TIA - FINEHOLD FINE SAND LOAM ACCORDING TO THE BURLINGTON COUNTY SOIL SURVEY (REPRINT 1998) CONDUCTED UNDER THE OBSERVATION OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.
8. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS ON THE MOUNT HOLLY BY-PASS AND THE BORDERING DRIVEWAY SHALL BE REINSTALLED USING EXTRUDED THERMOPLASTIC MATERIAL IN ACCORDANCE WITH CURRENT BURLINGTON COUNTY AND NJDOT SPECIFICATIONS.

PROPERTY OWNERS WITHIN 700 FEET

BLOCK	LOT	OWNER/ADDRESS
15	1, 2	The Mount Holly Group Ltd. 50 E 30th Street Bridgeton, NJ 08302
15	1, 2, 3, 4	Anders, E. Thomas and Eugene, Nancy 13 Mount Avenue Lumberton, NJ 08048
15	3, 4, 5, 6, 7, 8	W.D. Realty Partnership P.O. Box 255 New Lisbon, NJ 08054
15	6, 7	Mount Holly By-Pass, LLC One Underwood Court Delran, NJ 08075
15	6, 8	W.D. Realty Partnership P.O. Box 255 New Lisbon, NJ 08054
15	4, 5, 6, 7, 8	W.D. Realty Partnership P.O. Box 255 New Lisbon, NJ 08054
15	4, 5, 6, 7, 8	W.D. Realty Partnership P.O. Box 255 New Lisbon, NJ 08054
15	4, 5, 6, 7, 8	W.D. Realty Partnership P.O. Box 255 New Lisbon, NJ 08054
15	4, 5, 6, 7, 8	W.D. Realty Partnership P.O. Box 255 New Lisbon, NJ 08054



KEY MAP (SCALE: 1" = 2,000 FEET)

SITE DATA

TAX MAP DESIGNATION: SHEET 2 BLOCK 15, LOT 6.01 (AND PROPOSED LOT 6.09)

APPLICANT: WHITESSELL CONSTRUCTION CO. OWNER: MOUNT HOLLY BY-PASS, LLC
ONE UNDERWOOD COURT
P.O. BOX 1605
DELRAN, N.J. 08075
856-764-2600

SITE AREA: 4.857 ACRES, 215,927 SQ. FT.
ZONING CLASSIFICATION: I-2 PLANNED INDUSTRIAL
EXISTING USE: AGRICULTURE
PROPOSED USE: PHASE 'A' - PROPOSED BUILDING 'A' - 2,965 S.F. BANK
PHASE 'B' - PROPOSED BUILDING 'B' & 'C' - (2) 9,011 S.F. SPECULATIVE OFFICE BLDG.

ZONING REQUIREMENTS

	REQUIRED	PROPOSED BUILDING 'A' (LOT 6.09)	PROPOSED BUILDING 'B' & 'C' (LOT 6.01)
MINIMUM LOT AREA	2 ACRE MIN.	1,340 ACRES	3,617 ACRES
MINIMUM LOT WIDTH	250'	192'	215'
BUILDING SETBACKS:			
FRONT YARD	75'	102'	162'
SIDE YARD	20'/40'	60'/125'	28'/128'
REAR YARD	60'	145'	130'
MAX. BLDG. COVERAGE	30%	3%	11%
FLOOR AREA RATIO	.30	(2,965 S.F.)	(18,022 S.F.)
MAXIMUM LOT COVERAGE	70%	(2,965 S.F.)	(18,022 S.F.)
MAXIMUM BLDG. HEIGHT	40'	11'	17'
MAXIMUM LOT COVERAGE	70%	(2,965 S.F.)	(18,022 S.F.)

* SEE ORDINANCE # 130-71 (O) (S) (B) (S)

PARKING REQUIRED:

PROPOSED BUILDING 'A' - 2,965 S.F. BANK
REQUIRED:
FINANCIAL INSTITUTION = 1 SPACES PER 250 S.F. = 12 REQUIRED SPACES
PLUS REQUIRED ACCESSIBLE SPACES

PROPOSED:
25 SPACES INCLUDING 1 ACCESSIBLE VAN STALL AND 3 FUTURE SPACES

PROPOSED BUILDING 'B' - 9,011 S.F. OFFICE BUILDING

REQUIRED:
OFFICE = 1 SPACES PER 250 S.F. = 36 REQUIRED SPACES
PLUS REQUIRED ACCESSIBLE SPACES

PROPOSED:
43 SPACES INCLUDING 2 ACCESSIBLE VAN STALLS

PROPOSED BUILDING 'C' - 9,011 S.F. OFFICE BUILDING

REQUIRED:
OFFICE = 1 SPACES PER 250 S.F. = 36 REQUIRED SPACES
PLUS REQUIRED ACCESSIBLE SPACES

PROPOSED:
43 SPACES INCLUDING 2 ACCESSIBLE VAN STALLS

VARIANCES/EXCEPTIONS REQUESTED:

- 130-55 (C) (3) (A) (1) - PROPOSED MONUMENT SIGN WILL BE LESS THAN 30' FROM THE RIGHT-OF-WAY OF THE MOUNT HOLLY BY-PASS
- 130-44 (A) - A 0' SETBACK FOR THE ACCESS DRIVE IS REQUIRED DUE TO THE INTERNAL CIRCULATION WITHIN THE TWO LOTS OF THIS PROPOSAL.
- 130-36 - THE PROPOSED LIGHTING PLAN ILLUSTRATES LIGHTING GREATER THAN 1.0 FOOTCANDLE.

THIS PLAN IS HEREBY APPROVED BY THE LUMBERTON TOWNSHIP PLANNING BOARD.

DATE _____ PLANNING BOARD CHAIRPERSON _____

DATE _____ PLANNING BOARD SECRETARY _____

THIS PLAN IS HEREBY APPROVED BY THE LUMBERTON TOWNSHIP PLANNING BOARD ENGINEER

DATE _____ PLANNING BOARD ENGINEER _____

I HEREBY APPROVE THIS PLAN AND AUTHORIZE ALL REQUIRED AGENCIES TO REVIEW SAID PLAN.

DATE _____ APPLICANT _____

PHASING PLAN

(C-100) NTS

Project Title:
**BANK AND PROFESSIONAL BLDGS.
PHASE A & B**
BURLINGTON COUNTY BUSINESS CENTER
MOUNT HOLLY BY-PASS
LUMBERTON TOWNSHIP
BURLINGTON COUNTY
NEW JERSEY

Drawing Title:
SITE PLAN

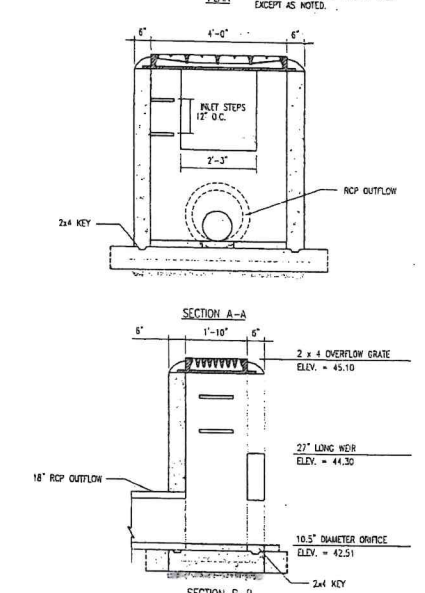
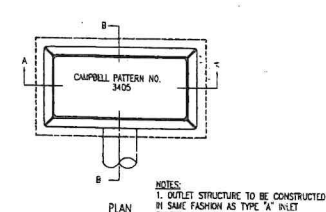
Job No.	03-450602-01
Sheet No.	0327
Date:	03/12/04
Scale:	AS NOTED
Drawn By:	JAM
Checked By:	JAM

C-100

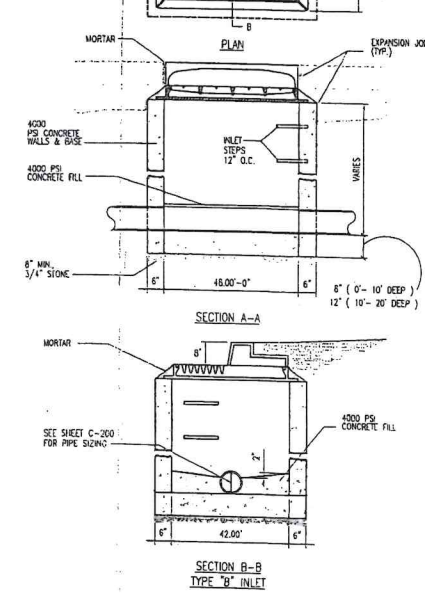
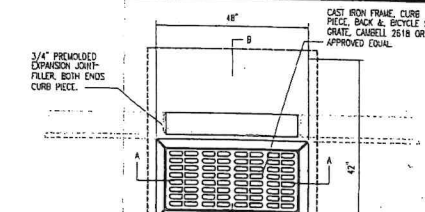
Seal	Seal	Architect	Engineer
		Richard J. Cureton A.I.A. N.J.R.A. #A107996 P.A.R.A. #0087638 One Underwood Court Delran, New Jersey 08075 (856) 764-2600	Terrance J. Huettl PROFESSIONAL ENGINEER NJ #43382 One Underwood Court Delran, New Jersey 08075 (856) 764-2600
Signature	Signature		
Date	Date		

Issue/Revision	
No.	Description
6	09/27/04 REVISED AS PER FIRE MARSHAL
7	10/07/04 REVISED AS PER FIRE MARSHAL
8	01/21/05 ADD H/C SIGN
1	07/23/04 ISSUE FOR PERMIT AND CONSTRUCTION
2	08/16/04 REVISED PER CO. REVIEW
3	08/25/04 REVISED PER CO. AND TWP. REVIEW
4	08/31/04 REVISED PER TWP. REVIEW
5	09/03/04 REVISED DRIVEWAY STRIPING PER COUNTY

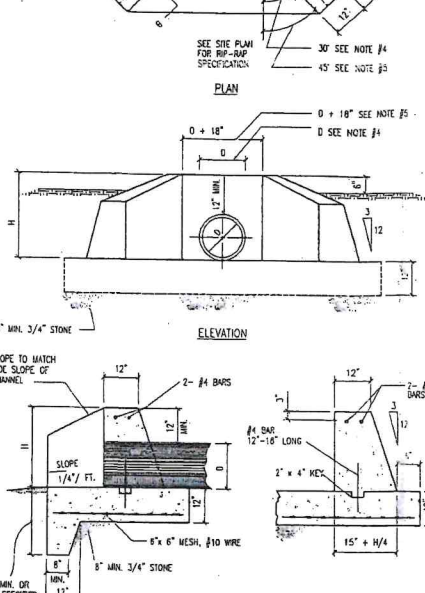
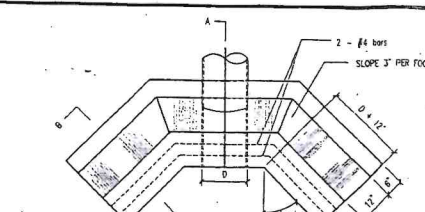
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1 OUTLET STRUCTURE
C-400 SCALE: NOT TO SCALE



2 TYPE "B" INLET
C-400 SCALE: NOT TO SCALE



3 HEADWALL
C-400 SCALE: NOT TO SCALE

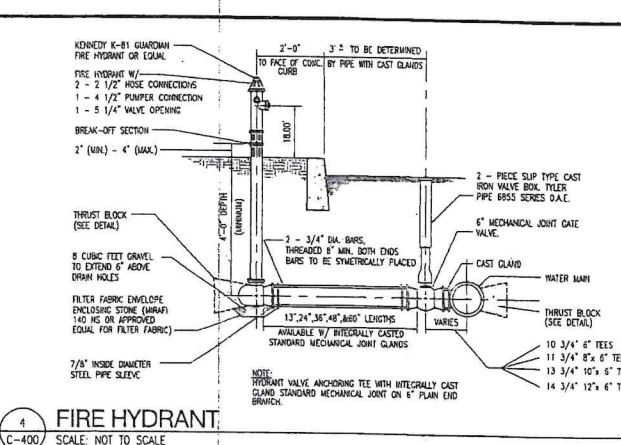
INLET/MANHOLE NOTES:
1. ALL INLET STEPS SHALL BE FABRICATED OF NON-SLIP ALUMINUM, STEEL OR STEEL REINFORCED PLASTIC.
2. CONTRACTORS SHALL BE RESPONSIBLE FOR CONSTRUCTING ADEQUATE BALLAST TO OFFSET FLOATION FORCES ACTING ON INLETS INSTALLED IN WET AREAS.
3. ALL REINFORCEMENT IS SUBJECT TO ENGINEER APPROVAL BEFORE CONSTRUCTION (BLOCK CONSTRUCTION ONLY).
4. ALL CASTINGS MUST INCLUDE "USA-1" OR OTHER INDICATION OF U.S. MADE STEEL IN RAISED LETTERING AND ARE SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION.
5. ALL PRE CAST CONCRETE MANHOLES SHALL, AS A MINIMUM, CONFORM TO ASTM C-478 "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".

INLET/MANHOLE SPECIFICATIONS:
1. CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND TO BE AIR-ENTRAINED.
2. REINFORCING STEEL SHALL BE DESIGNED TO YIELD STRENGTH OF 60,000 F.S.
3. THE INLET SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF ASTM SPEC. C-913 "PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES".
4. BOX SHALL BE DESIGNED TO MEET NJ DOT SPECS.
5. PRECAST INLETS SHALL BE AS MFG. BY ATLANTIC CONCRETE PRODUCTS CO. OR APPROVED EQUIVALENT.

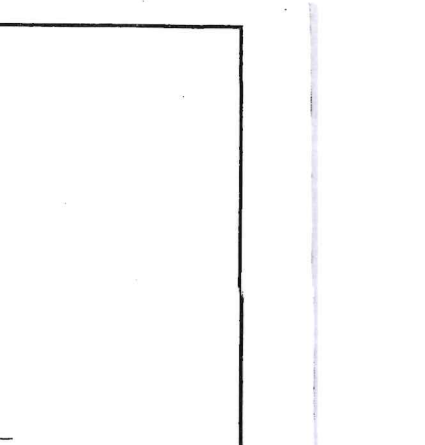
MIN. REINFORCING STEEL REQUIRED:

INLET DEPTH (WALLS)	HORIZ. REIN.	INLET DEPTH VERT. REIN. (BOTTOM)	VERT. REIN.
0'-10"	4# 10"	0'-10"	4# 12" BW
10'-20"	4# 6"	10'-20"	4# 12" BW

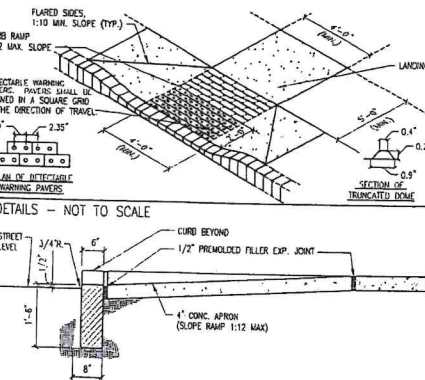
HEADWALL SPECIFICATIONS:
1. CONCRETE SHALL BE DESIGNED TO OBTAIN A STRENGTH OF 4000 PSI IN 28 DAYS.
2. CHAMFER ALL EDGES 1".
3. MAXIMUM "H" WITHOUT STEEL REINFORCEMENT IS 72".
4. THIS HEADWALL TO BE USED FOR LOW VELOCITY (LESS THAN 5 FT/S), DISCHARGE PERPENDICULAR TO A STREAM, & WHERE EROSION WILL NOT BE CREATED.
5. THIS HEADWALL TO BE USED FOR CULVERTS AND OTHER IN LINE APPLICATIONS.
6. PROTECTIVE SCREEN REQUIRED FOR PIPES W/DIAMETERS GREATER THAN 24".
7. SCREEN BARS TO BE MOUNTED HORIZONTALLY ON HEADWALL.
8. ELEVATION TO BE AT OR ABOVE CHANNEL BED.



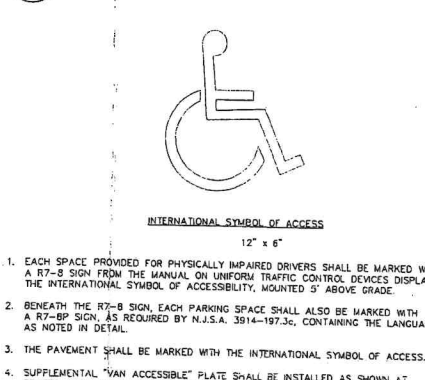
4 FIRE HYDRANT
C-400 SCALE: NOT TO SCALE



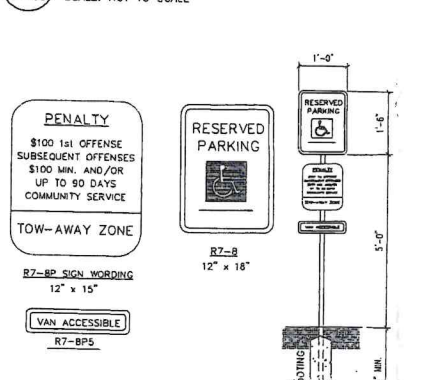
5 TRENCH SECTION
C-400 SCALE: 1" = 1'-0"



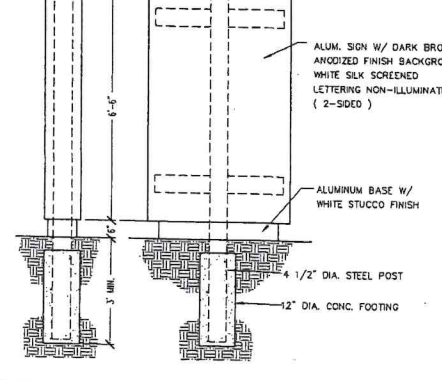
7 DEPR. CURB @ SIDEWALK
C-400 SCALE: 1/2" = 1'-0"



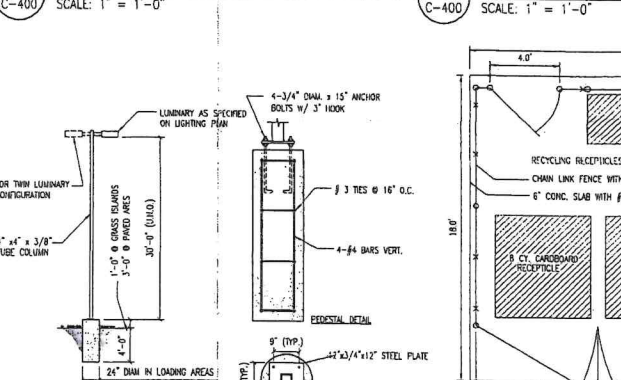
8 ACCESSIBLE PARKING SIGNS & SYMBOLS
C-400 N.T.S.



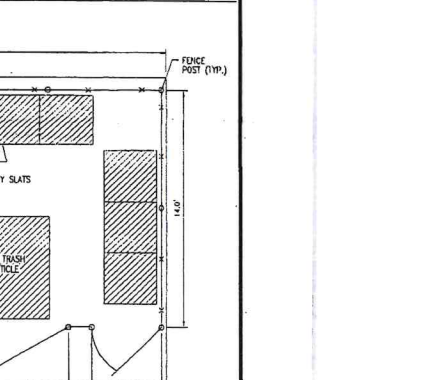
9 FREESTANDING SIGN
C-400 N.T.S.



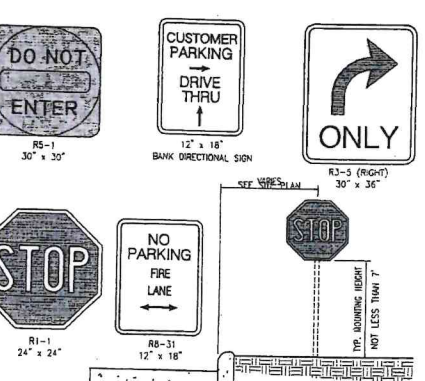
10 EXTERIOR LIGHT
C-400 N.T.S.



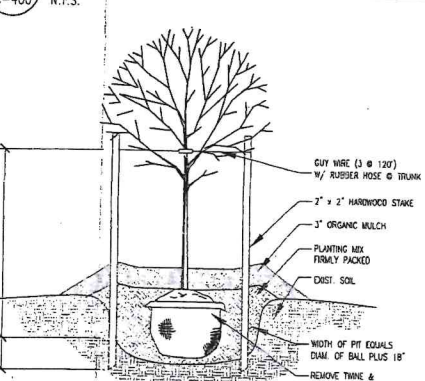
11 RECYCLING AREA PLAN
C-400 1/4" = 1'-0"



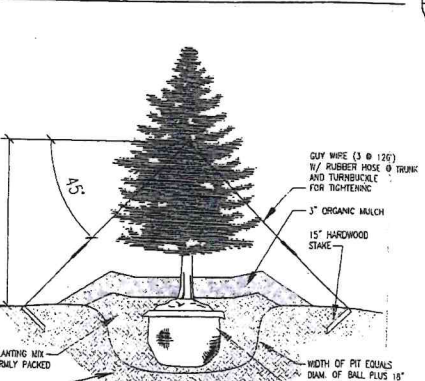
16 CONCRETE PAVEMENT
C-400 SCALE: 1" = 1'-0"



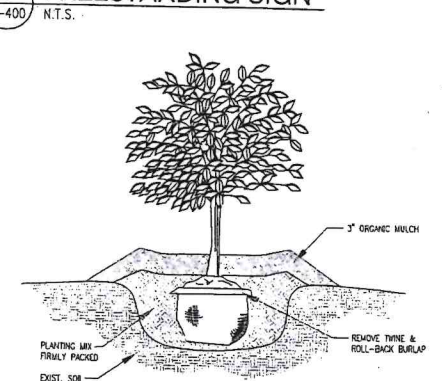
12 TRAFFIC SIGNS
C-400 NOT TO SCALE



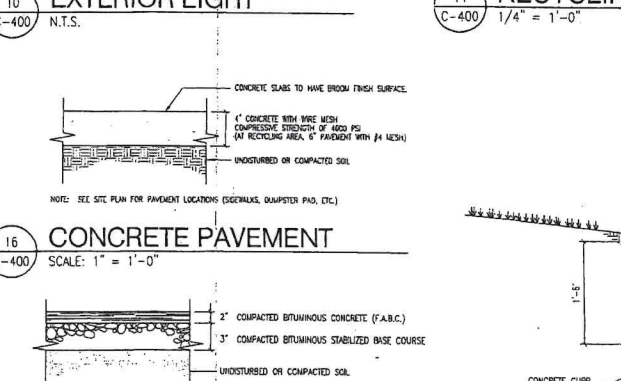
13 DECID. TREE PLANTING
C-400 NOT TO SCALE



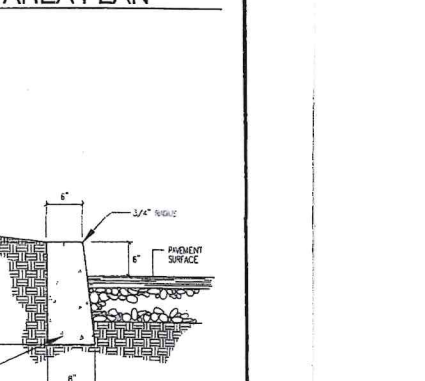
14 CONIF. TREE PLANTING
C-400 NOT TO SCALE



15 SHRUB PLANTING
C-400 NOT TO SCALE

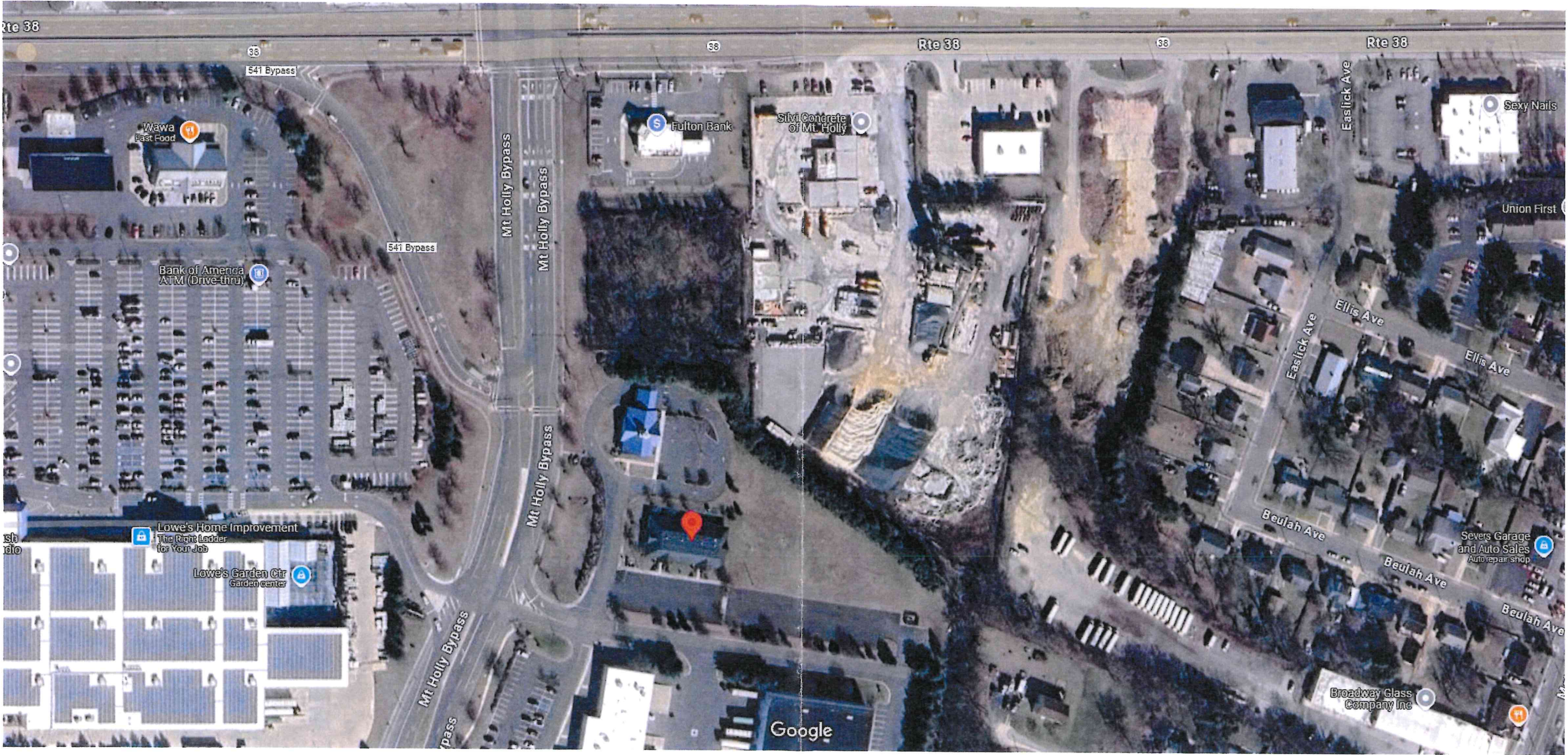


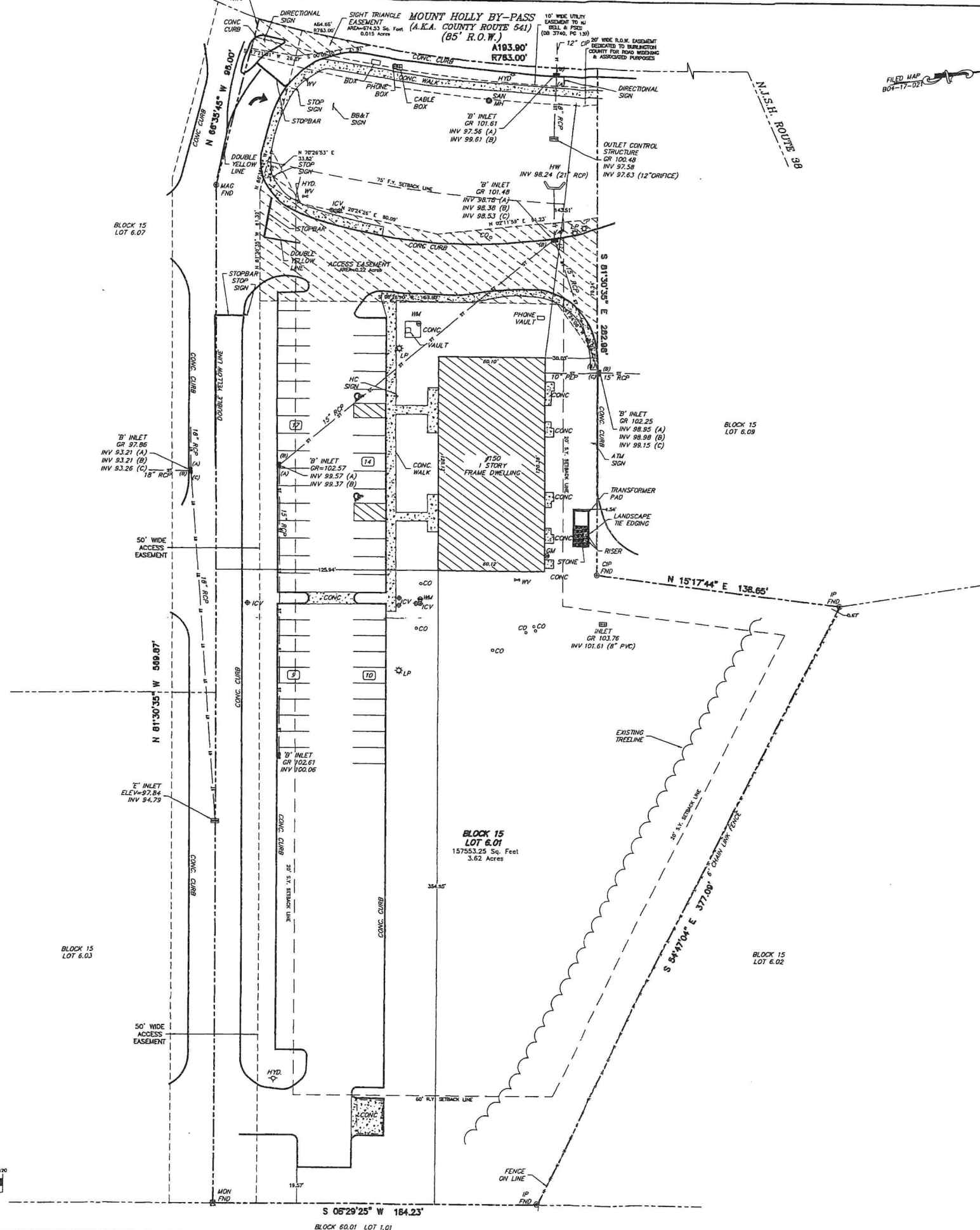
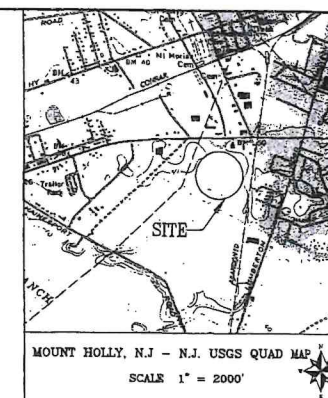
17 BITUMINOUS PAVEMENT
C-400 SCALE: 1" = 1'-0"



18 CONCRETE CURB
C-400 SCALE: 1" = 1'-0"

Seal	Seal	Architect	Engineer	Issue/Revision	Copyright	Project Title	Drawing Title	Job No.	Sheet No.
		Richard J. Cureton A.I.A. N.J.R.A. #A107998 P.A.R.A. #0087538 One Underwood Court Delran, New Jersey 08075 (856) 764-2600	Terrance J. Huettl PROFESSIONAL ENGINEER N.J. #43382 One Underwood Court Delran, New Jersey 08075 (856) 764-2600	No. Date Description 03/12/04 ISSUE FOR PERMIT AND CONSTRUCTION 07/23/04 REVISED PER TOWNSHIP REV. LETTERS 08/16/04 REVISED AS PER CO. REVIEW 08/25/04 REVISED AS PER TWP. AND CO. REVIEW	Copyright © Richard J. Cureton, Architect. Unpublished reproduction or other use of this drawing is prohibited.	BANK AND PROFESSIONAL BLDGS. PHASE A & B BURLINGTON COUNTY BUSINESS CENTER MOUNT HOLLY BY-PASS LUMBERTON TOWNSHIP BURLINGTON COUNTY NEW JERSEY	DETAILS	03-450602-01 03/27 08/12/04 AS NOTED JAM JAM	C-400





- | <u>LEGEND</u> | |
|---|-----------------------|
|  | PROPERTY LINE |
|  | BUILDING SETBACK LINE |
|  | EASEMENT LINE |
|  | EXISTING CURB |
|  | EXISTING WALK |
|  | TREELINE |
|  | "B" INLET |
|  | SANITARY MANHOLE |
|  | GAS METER |
|  | WATER METER |
|  | FIRE HYDRANT |
|  | WATER VALVE |

- NOTES:
- 1 SURVEY PERFORMED WITH BENEFIT OF A TITLE REPORT, SUBJECT TO RESTRICTIONS OR EASEMENTS OF RECORD.
 - 2 PROPERTY BASED ON DEED BOOK 5840 PAGE 587.
 - 3 LOT AND BLOCK NUMBERS REFER TO THE TOWNSHIP OF LUMBERTON TAX MAPS, SHEET No. 2.
 - 4 UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.
 - 5 SURVEY PLAN REFERENCES A MAP ENTITLED "PLAN OF SUBDIVISION", LUMBERTON TOWNSHIP, BURLINGTON COUNTY, NJ FILED ON FEBRUARY 19, 2004, MAP No. B04-17-021.
 - 6 DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL CONTRACTORS ARE TO VERIFY BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.

THIS CERTIFICATION IS MADE ONLY TO THE HEREON PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREON DELINEATED PROPERTY BY BELOW NAMED PURCHASER. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY ADJUTANT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION OF THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY.

CHRYSAEUS VENTURES, LLC;
SURETY TITLE COMPANY, LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
TO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS
THEIR INTERESTS MAY APPEAR.
DAVID A. WOLLMAN, ESQ.

PLAN OF SURVEY	
OF TAX MAP LOT 6.01 IN BLOCK 15	
SITUATED IN	
TOWNSHIP OF LUMBERTON	
BURGLINGTON COUNTY NEW JERSEY	
SCALE: 1" = 30'	
DATE: AUGUST 22, 2016	
REVISION	DATE
	
VALLEE SURVEYING, INC. LAND SURVEYING & PLANNING 1010 COMMONS WAY TOMS RIVER, NJ 08755 TEL (732) 284-2373 <i>Robert L. Valleé</i> ROBERT L. VALLEÉ PROFESSIONAL LAND SURVEYOR HAS LIC. NO. 9782 STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION, REGISTRATION	