

CONCEPTUAL PLAN NOTES

- PROPERTY BOUNDARIES SHOWN HEREON ARE BASED UPON A PLAN ENTITLED "SURVEY OF PREMISES 812 BLACKHORSE PIKE", BY DONOVAN SURVEYORS, DATED 12/9/19.
- THE BASIS FOR THE PREPARATION OF THIS CONCEPT PLAN IS STRICTLY RELIANT UPON THE INFORMATION IDENTIFIED ABOVE AND THEREFORE, CERTAIN ELEMENTS MAY BE SUBJECT TO CHANGE AFTER COMPLETION OF A TOPOGRAPHIC AND BOUNDARY SURVEY.
- THIS PLAN REFLECTS A DESIGN CONCEPT BASED UPON THE PREFERENCE OF THE APPLICANT AND A PRELIMINARY ASSESSMENT OF LOCAL ZONING REQUIREMENTS, LAND DEVELOPMENT ORDINANCES, AND POTENTIAL ENVIRONMENTAL CONSTRAINTS. THE FEASIBILITY OF SECURING THE NECESSARY LOCAL, COUNTY, STATE, AND OTHER JURISDICTIONAL PERMITS AND/OR APPROVALS IS NOT GUARANTEED BY THIS CONCEPTUAL PLAN AND CAN ONLY BE DETERMINED AFTER COMPLETION OF AN ACCURATE SURVEY, A FULLY ENGINEERED DESIGN, AND ADDITIONAL DUE DILIGENCE.
- THIS CONCEPTUAL PLAN HAS BEEN PREPARED FOR PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR USE AS A ZONING AND/OR CONSTRUCTION DOCUMENT.

BLACK HORSE PIKE (NJSH ROUTE #168)

8TH AVE.

RUNNEMEDE ZONING SCHEDULE

ZONE C - COMMERCIAL DISTRICT
RETAIL IS A PERMITTED USE (§395-9 A. (6))

ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS:			
MIN. LOT AREA (SF)	6,000	25,858.25 (0.59 AC.)	§395-9 H.
MIN. LOT FRONTAGE (FT)	60	162.54	§395-9 D.(1)
BUILDING SETBACKS & HEIGHT:			
MIN. FRONT YARD (FT)	10 OR ADJACENT BLDG. SETBACK	10	§395-9 D.(2)
MIN. SIDE YARD (FT)	10 (1/3 OF AGG.)	10.5	§395-9 F.
MIN. REAR YARD (FT)	10	10.2	§395-9 E.
MAX. BLDG HEIGHT (FT)	50	< 50	§395-9 C.
MIN. LANDSCAPED BUFFER ALONG RESIDENTIAL ZONE (FT)	10	10	Redevelopmet Plan
MAX. IMPERVIOUS COVERAGE (%)	50	61.4 (15,865 SF)**	§395-9 I.
PARKING SETBACKS:			
FROM FRONT STREET PROPERTY LINE OR PUBLIC ROW (FT)	20	20.5	§395-13 A.(3)
SIGNAGE:			

PARKING REQUIREMENTS

PARKING:			
MIN. NUMBER OF SPACES FOR RETAIL	1 PER 400 SF FLOOR SPACE	7245 SF	§395-13 B.(1)(d)[1]
TOTAL NUMBER OF SPACES	19	19	
LOADING SPACES:			
STANDARD LOADING SPACE SIZE (FT)	12 x 30	N/A	§395-14 A.
MIN. OVERHEAD CLEARANCE (FT)	14	N/A	§395-14 A.
MIN. NUMBER OF SPACES FOR TENANT FROM 5,000 SF TO 10,000	1	1	§395-14 A.

** DENOTES PROPOSED NON-CONFORMANCE

20 0 20 40
SCALE 1" = 20' FEET

REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

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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 (1-800-725-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY:	JOB NO:
ND	1672-01
DRAWN BY:	DATE:
ND	12/09/20
CHECKED BY:	SCALE:
DPK	1" = 20'

PROJECT:

CONCEPT PLAN

**812 BLACK HORSE PIKE
LOTS 7, 7.01 & 7.02, BLOCK 35
PLATE 2
RUNNEMEDE BOROUGH,
CAMDEN COUNTY
NEW JERSEY**

DAVID P. KRECK, PE, CME
Professional Engineer
State of New Jersey • License # GE 40995
State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

SHEET TITLE:

CP-02

SHEET NUMBER:

1 of 1