

LOT REQUIREMENT (PER SECTION 419 INDUSTRIAL RESTRICTED "IR")

ITEM	PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	3,036 ACRES	3,036 ACRES
MINIMUM LOT FRONTAGE	120 FEET	631.57 FEET	631.57 FEET
MINIMUM LOT DEPTH	120 FEET	308.16 FEET	308.16 FEET
MINIMUM FRONT YARD SETBACK	30 FEET	N/A	112.16 FEET
MINIMUM SECONDARY FRONT YARD SETBACK	30 FEET	N/A	70.13 FEET
MINIMUM SIDE YARD SETBACK	10 FEET	N/A	130.50 FEET
AGGREGATE SIDE YARD SETBACK	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	20 FEET	N/A	71.0 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	N/A	234 FEET
MAXIMUM BUILDING COVERAGE	30%	N/A	18.9%
MAXIMUM LOT COVER	70%	20%	63.5%
OPEN SPACE (EXCLUDING BASIN AREA)	25%	80%	32.5%

OFF-STREET PARKING REQUIREMENTS

USE	REQUIREMENT	PROPOSED	SPACES REQUIRED
OFFICE	1 SPACE PER 250 GFA	2,500 S.F.	10 SPACES
WAREHOUSE & WHOLESALE	1 SPACE PER 5000 GFA	22,500 S.F.	4.5 SPACES
TOTAL REQUIRED			15 SPACES
MAXIMUM ALLOWABLE (130%)			20 SPACES

OFF-STREET PARKING PROVIDED

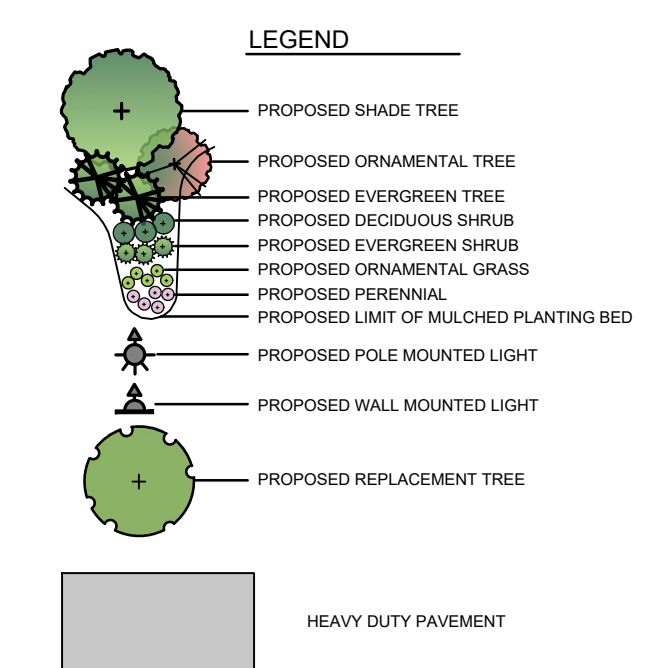
TYPE	SIZE	SPACES PROVIDED
STANDARD	9' x 18'	13
EV CHARGING	9' x 18'	1
ADA VAN ACCESSIBLE	11' x 18'	1
ADA ACCESSIBLE	8' x 18'	1
ADDITIONAL PARKING SPACES PROPOSED		
		16 SPACES
EXISTING PARKING SPACES TO REMAIN		11 SPACES
TOTAL PASSENGER PARKING SPACES		27 SPACES
TOTAL SU-30 BOX TRUCK PARKING SPACES		10 SPACES

MONUMENT SIGN REQUIREMENTS (R ZONE)

ITEM	PERMITTED	PROPOSED
SIGN AREA	60 S.F.	150 S.F.
SIGN HEIGHT	10 FT.	7'-10"
SETBACK FROM PROPERTY LINE	10 FT.	43 FT.
SETBACK FROM INTERSECTION	50 FT.	71 FT.
ILLUMINATION	DOWNWARD LIT OR INTERNALLY LIT	DOWNWARD LIT OR INTERNALLY LIT

IMPERVIOUS/ PERVIOUS AREA BREAKDOWN

DESCRIPTION	AREA (ACRES)
EXISTING REGULATED MOTOR VEHICLE IMPERVIOUS AREA ONSITE	0.60 ACRES
EXISTING NON REGULATED MOTOR VEHICLE IMPERVIOUS AREA ONSITE	0.01 ACRES
TOTAL EXISTING IMPERVIOUS ONSITE	0.61 ACRES
PROPOSED REGULATED MOTOR VEHICLE IMPERVIOUS AREA ONSITE	1.27 ACRES
PROPOSED NON REGULATED MOTOR VEHICLE IMPERVIOUS AREA ONSITE	0.65 ACRES
TOTAL PROPOSED IMPERVIOUS ONSITE	1.92 ACRES



GRAPHIC SCALE: 1"=30'

CHECKED:	<p>SITE PLAN EXHIBIT</p> <p>PRELIMINARY / FINAL SITE PLAN</p> <p>100 WOODCREST ROAD</p> <p>BLOCK 431.18, LOT 7.01, TAX MAP SHEET 220</p> <p>CHERY HILL TOWNSHIP</p> <p>CAMDEN COUNTY, NJ</p>
REVISIONS	
NO. DATE	<p>Taylor Wiseman & Taylor</p> <p>ENGINEERS / SURVEYORS / SCIENTISTS</p> <p>124 Galther Drive, Suite 150, Mt Laurel, NJ 08054</p> <p>TELEPHONE: (856) 235-7200 FAX: (856) 722-9250</p> <p>WWW.TAYLORWISEMAN.COM</p> <p>NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28032900</p>
SCALE:	<p>1" = 30'</p> <p>DATE: FEBRUARY 14, 2023</p> <p>DRAWING NO.: 2022-17854-CHSP</p> <p>SHEET: 1 OF 1</p>