

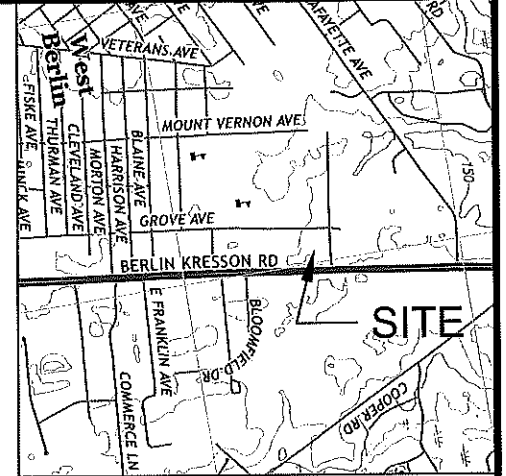
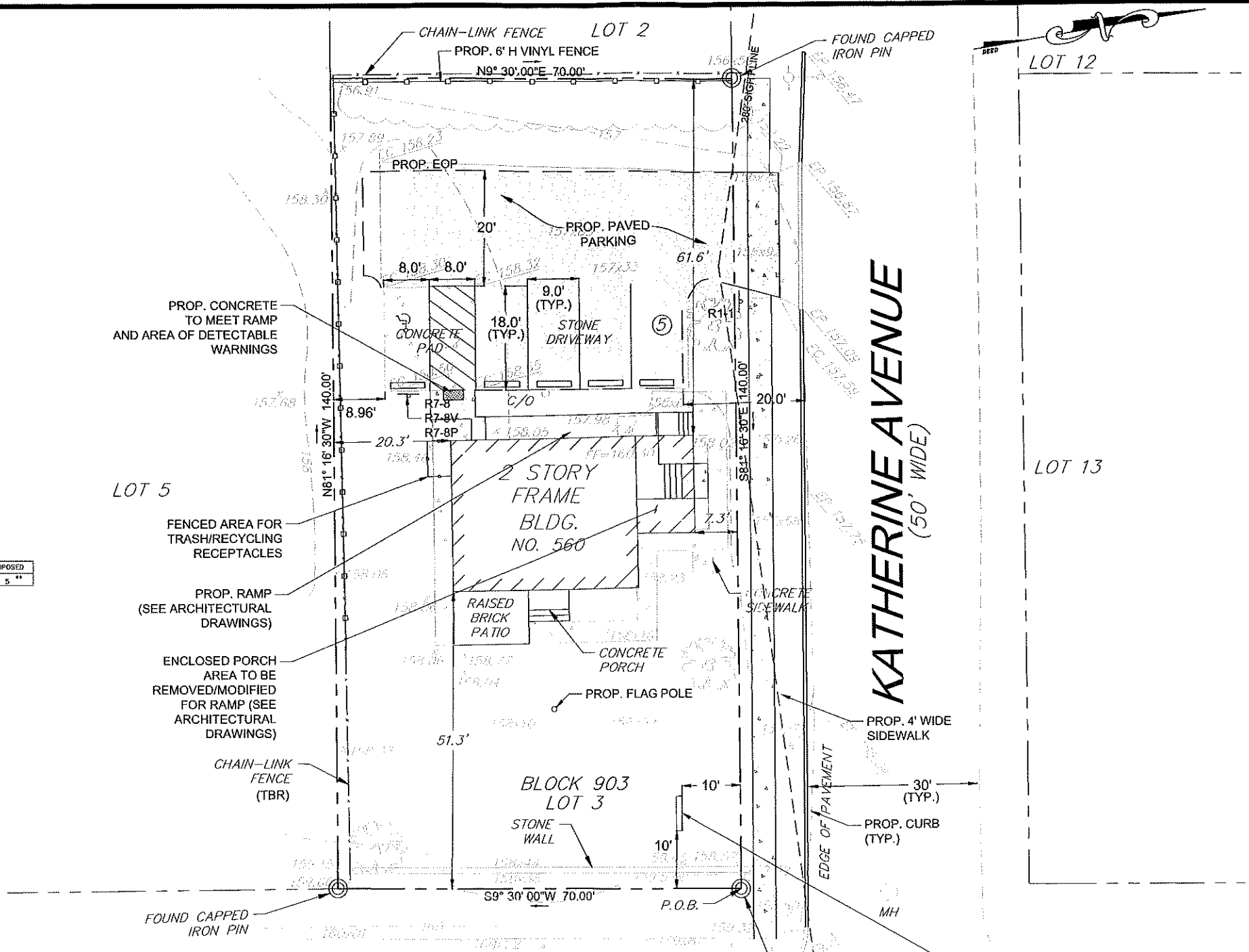
ZONE: COMMERCIAL (C1)	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	9,800 SF *	9,800 SF *
MIN. LOT WIDTH	100 FT	70 FT *	70 FT *
MIN. LOT DEPTH	150 FT	140 FT *	140 FT *
MIN. FRONT SETBACK	40 FT	7.3 FT *	7.3 FT *
MIN. REAR SETBACK	35 FT	-	-
MIN. SIDE SETBACK	25 FT	20.3 FT *	20.3 FT *
MAX. BUILDING HEIGHT	25 FT	<25 FT	<25 FT
MAX. BUILDING COVERAGE	65%	10.3%	10.3%

* EXISTING NON-CONFORMING CONDITION
** VARIANCE REQUIRED

USE	REQUIREMENT	REQUIRED	EXISTING	PROPOSED
OFFICE (PROP.) 1475 SF	1 SP / 750 SF GFA	6 SP.	1	5 **

- VARIANCES/WAIVERS
- RELIEF IS REQUESTED TO OMIT A DEDICATED LOADING SPACE AS REQUIRED BY ORDINANCE SECTION 340-84.
 - RELIEF IS REQUESTED TO PERMIT PARKING WITHIN APPROXIMATELY 1 FOOT OF THE RIGHT-OF-WAY LINE WHERE 50 FT MINIMUM IS REQUIRED BY ORDINANCE SECTION 340-83. (THE PLAN PROVIDES 20 FT TO THE CURB LINE AS REQUIRED UNDER SECTION 340-83.)
 - RELIEF IS REQUESTED TO PERMIT A DRIVE DRIVE ABLE OF 20 FT WIDE, WHERE ORDINANCE SECTION 340-84 (1) REQUIRES 25 FT WIDE.
 - RELIEF IS REQUESTED TO PERMIT FIVE (5) PARKING SPACES WHERE ORDINANCE SECTION 340-84 (1) REQUIRES SIX (6) SPACES BASED ON THE GFA OF THE BUILDING.
 - RELIEF IS REQUESTED TO PERMIT A BUFFER STRIP LESS THAN 25 FEET AS REQUIRED BY ORDINANCE SECTION 340-82B BETWEEN COMMERCIAL AND RESIDENTIAL USES.

EXISTING	LEGEND	PROPOSED
○	MANHOLE	●
□	INLET	◻
△	CONCRETE HEADWALL	▲
▽	FLARED END SECTION	▾
○	UTILITY POLE	○
⊕	FIRE HYDRANT	⊕
△	SIGN	△
—	EDGE OF WOODS	—
—	SANITARY SEWER	—
—	STORM DRAIN	—
—	WATER MAIN	—
—	GATE VALVE	—
—	TEE	—
—	PLUG(CAP)	—
—	CONTOUR LINE	—
0000	GRADE	0000
N/A	MEET EXISTING GRADE	(0000)
TC 38.00	TOP OF CURB ELEVATION	TC 00.00
BC 38.00	GUTTER ELEVATION	BC 00.00
H	HANDICAP RAMP	H
—	CURB	—
—	EDGE OF PAVEMENT	—
N/A	CONCRETE	—



SOURCE: USGS CLEMENTON QUADRANGLE MAP
SCALE: 1" = 1000'

- NOTES:
- OWNER & APPLICANT: JAP HOLDINGS, LLC 560 ROUTE 73 WEST BERLIN, NJ 08091
- THE PARCEL IN QUESTION IS KNOWN AS BLOCK 903, LOT 3 (0.228 AC.) OF BERLIN TOWNSHIP AND IS LOCATED WITHIN THE C-1 COMMERCIAL ZONING DISTRICT OF BERLIN TOWNSHIP.
 - BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON TAKEN FROM PLAN ENTITLED "PLAN OF SURVEY, 560 ROUTE 73, PREPARED BY TRISTATE ENGINEERING & SURVEYING, P.C. DATED 2/16/21, SUPERSEDES ALL PREVIOUS SURVEYS BY TRISTATE ENGINEERING & SURVEYING, P.C. ELEVATIONS ON NAVD 1985 DATUM.
 - ADJACENT LOT NUMBERS REFER TO BERLIN TOWNSHIP TAX MAPS.
 - ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, THE STATE OF NEW JERSEY AND FOR THE APPROPRIATE UTILITY COMPANY WHOEVER REGULATIONS TAKE PRECEDENCE. SITE SHALL CONFORM TO MOST RECENT VERSION OF CHAPTER 14 (PPE SAFETY) DURING CONSTRUCTION AND DEMOLITION OF THE P.C. NEW JERSEY EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES BOTH ABOVE AND BELOW GROUND SURFACE BEFORE ENTERING THE CONSTRUCTION SITE. FINAL INDICES TO "UNDERGROUND UTILITIES" (HARDWARE) SHALL BE MADE BY THE CONTRACTOR WITHIN 72 HOURS OF ENTERING THE SITE. THE CONTRACTOR SHOULD COORDINATE AND VERIFY THE METHOD OF LOCATION WITH THE APPROPRIATE UTILITY COMPANY.
 - IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES AS SHOWN ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES AND OTHER UTILITIES THAT MAY BE RELOCATED. UTILITIES SHOWN ON THE PLAN ARE DERIVED FROM EXISTING INFORMATION RECEIVED FROM THE APPROPRIATE UTILITY COMPANY AND/OR THE PROPERTY OWNER.
 - ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE SHALL BE INSTALLED UNDERGROUND AT THE SITE IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL UTILITY COMPANIES AND BERLIN TOWNSHIP, WHOEVER REGULATION TAKES PRECEDENCE.
 - ALL REINFORCED CONCRETE STORM DRAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76 AND SHALL BE RUBBER GASKETED, CLASS III, WALL "B" PIPE EXCEPT WHERE COVER IS LESS THAN PERMITTED BY R.S. 17:27 WHICH CASE PIPE SHALL BE CLASS IV, WALL "B".
 - PROVIDE 18" FOOT MIN. HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES PROVIDE 18" INCHES MIN. VERTICAL CLEARANCE BETWEEN SEWER/WATER MAINS AND PIPES CROSSING ABOVE. IF LESS THAN 18" INCHES, SUPPORT TOP PIPE WITH CONCRETE BARGE.
 - ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH EXCEPT MACHINE PLACED, WHICH SHALL BE 4,500 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING OR ALUMINUM BLANKS MOUNTED ON STEEL I-BEAM POSTS. ALL CONFORMING TO N.J.D.O.T. STANDARD SPECIFICATIONS AND THE BERLIN LAND USE ORDINANCE.
 - IN ACCORDANCE WITH SECTION 28-49 OF THE CURRENT P.L. 2010-10, WHEN SIGN ARROWS ARE USED TO INDICATE THE EXTENT OF ZONES, THE SIGNS SHOULD BE SET AN ANGLE OF 45 DEGREES OR MORE ON MORE THAN 45 DEGREES WITH THE LIVE OF TRAFFIC FLOW IN ORDER TO BE VISIBLE TO APPROACHING TRAFFIC.
 - ALL GRADED SLOPES SHALL NOT EXCEED THREE (3) FEET HORIZONTALLY TO ONE (1) FOOT VERTICALLY, UNLESS SPECIFICALLY NOTED WITH SPECIAL STABILIZATION METHODS.
 - ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL AREAS NOT COVERED BY PAVEMENT, SIDEWALK OR BUILDINGS ARE TO BE COVERED WITH FOUR (4) INCHES OF COMPACTED TOPSOIL.
 - ALL EXPOSED CONCRETE FLATWORK (CURB, SIDEWALK, DRIVEWAY APRONS, ETC.) SHOULD HAVE 4% AIR ENTRAINMENT.
 - AT THE END OF EACH WORK DAY, ALL ROADWAYS SHALL BE SWEEP CLEAN AND ALL OPEN TRENCHES SHALL BE BACKFILLED AND THE PUBLIC PROTECTED FROM THE WORK AREA.
 - ALL TREES SHALL BE LIMBED TO 7 FEET AND SHRUBS SHALL HAVE A MATURE HEIGHT OF 30 INCHES WITHIN STREET TRIMLINES.
 - 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. 5:23-2.2(h) OF THE N.J. ADMIN. CONSTRUCTION CODE AND C.F.R. 1923.33(i) (OSHA COMPETENT PERSON).
 - SUBBASE OUTLET DRAINS TO BE PROVIDED AT INLETS, WHERE DIRECTED BY TOWNSHIP ENGINEER.
 - NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
 - THE PROJECT PROPOSES LESS THAN 1/4 ACRE OF NEW IMPERVIOUS AREA AND LESS THAN 1 ACRE OF TOTAL DISTURBANCE, AND THEREFORE IS NOT CONSIDERED A "MAJOR" DEVELOPMENT.

BERLIN TOWNSHIP LAND USE BOARD
THIS PLAN IS HEREBY APPROVED BY THE LAND USE BOARD OF THE TOWNSHIP OF BERLIN

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

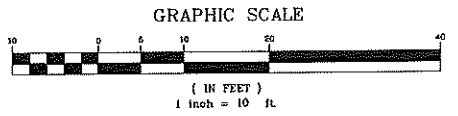
DESIGNED	DRAWN	CHECKED	DATE	DATE	DATE
JOSEPH A. MANCINI					

SITE PLAN

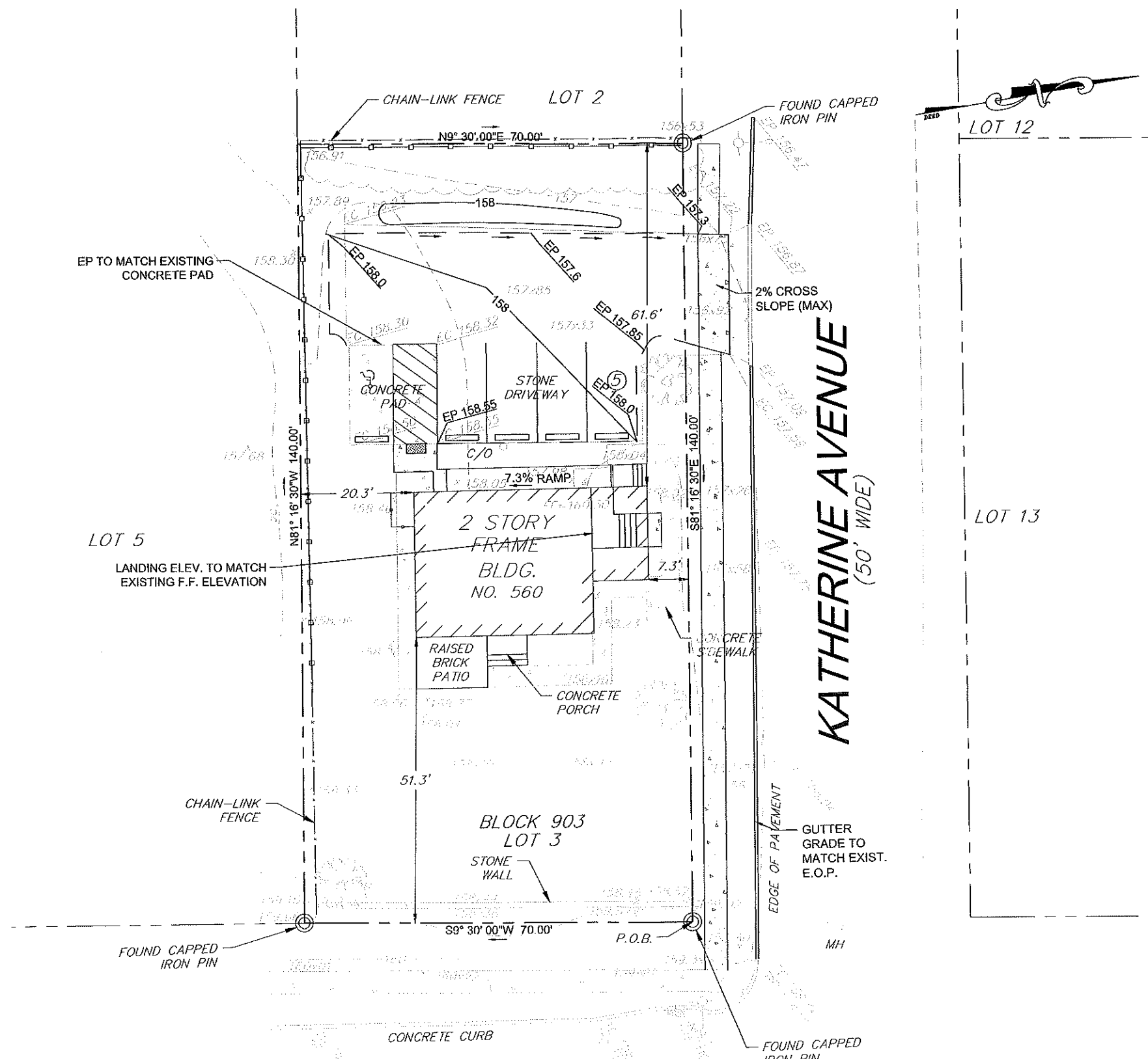
560 ROUTE 73
BLOCK 903 LOT 3
BERLIN TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

TRISTATE ENGINEERING AND SURVEYING, PC
P.O. BOX 1304 BLACKWOOD, NJ 08012
OFFICE: (856) 677-8742 FAX: (856) 677-2024
www.tristatecivil.com

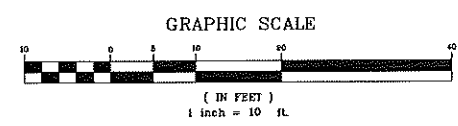
SCALE: 1" = 10' DATE: 5/13/21 PROJECT NO.: 21-022 SHEET: 1 OF 4




Date: May 12, 2021, 11:20am



NJSH ROUTE 73
(126' WIDE)

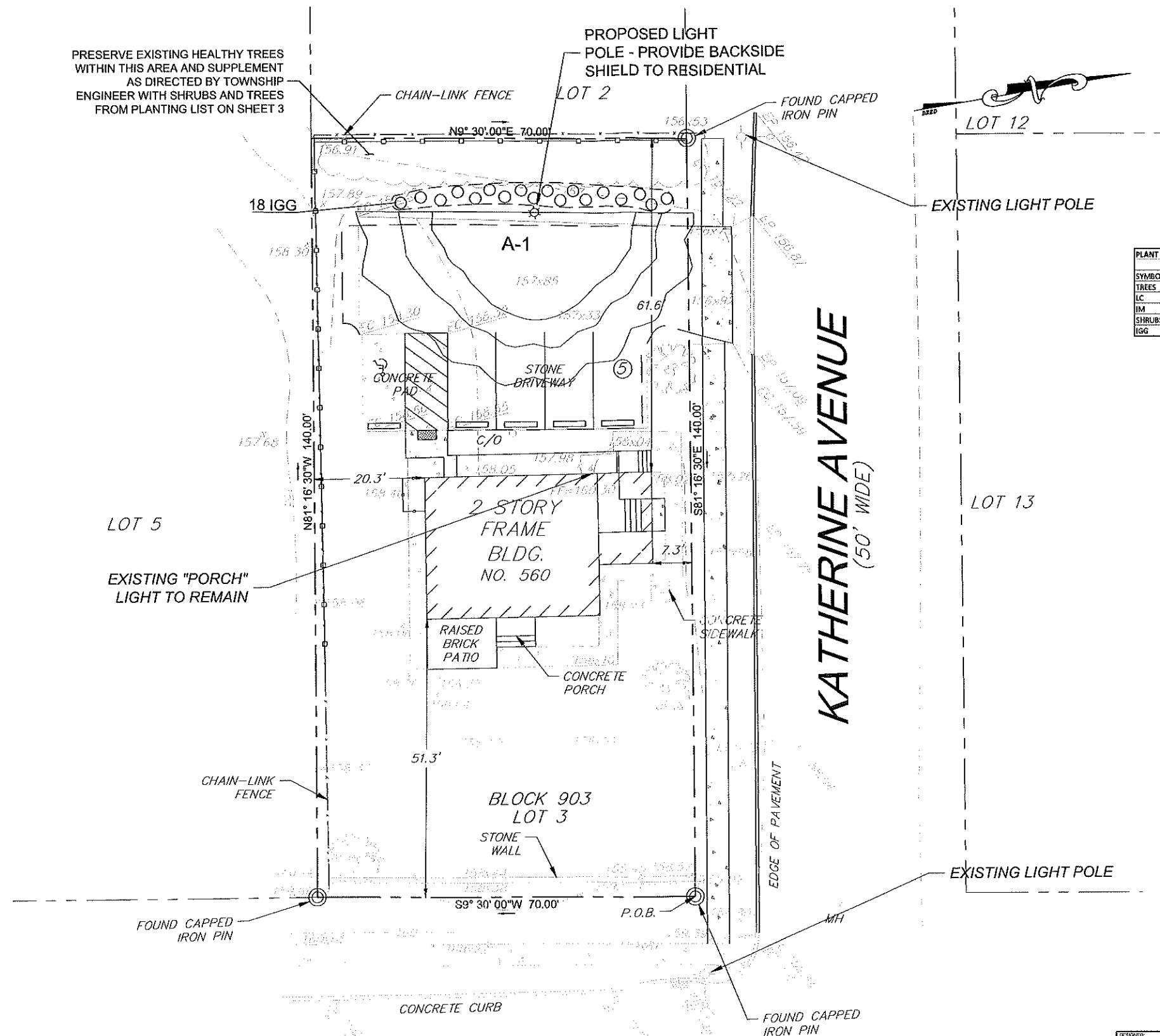


DESIGNED JUL	DRAWN JR	CHECKED JUL	GRADING PLAN	
DATE ENGINEERED	REVISIONS	NO.	DATE	560 ROUTE 73 BLOCK 903 LOT 3 BERLIN TOWNSHIP CAMDEN COUNTY, NEW JERSEY
JOSEPH A. MANCINI			TRISTATE ENGINEERING AND SURVEYING, PC	
			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
SCALE	DATE	PROJECT NO.	SHEET	
1"=10'	5/13/21	21-022	2 OF 4	

Date: May 17, 2021, 1:08pm

PRESERVE EXISTING HEALTHY TREES WITHIN THIS AREA AND SUPPLEMENT AS DIRECTED BY TOWNSHIP ENGINEER WITH SHRUBS AND TREES FROM PLANTING LIST ON SHEET 3

PROPOSED LIGHT POLE - PROVIDE BACKSIDE SHIELD TO RESIDENTIAL



PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY
TREES					
LC	CUPRESSUS X LELANDII	LEYLAND CYPRESS	B&B	6-7 HT.	AS REQUIRED
IM	ILEX X AQUIFERNYI 'MESCHICK'	DRAGON LADY HOLLY	B&B	6-7 HT.	AS REQUIRED
SHRUBS					
IGG	ILEX GLABRA 'GEM BOX'	DWARF INKBERRY	B&B	24" HT.	18

LOT 5

EXISTING "PORCH" LIGHT TO REMAIN

CHAIN-LINK FENCE

FOUND CAPPED IRON PIN

CONCRETE CURB

NJSH ROUTE 73
(126' WIDE)

BLOCK 903
LOT 3

STONE WALL

51.3'

20.3'

157.68

158.30

157.89

156.97

156.53

156.09

155.65

2 STORY
FRAME
BLDG.
NO. 560

RAISED
BRICK
PATIO

CONCRETE
PORCH

CONCRETE
PAD

STONE
DRIVEWAY

C/O

61.6'

7.3'

157.98

158.05

158.12

158.19

158.26

158.33

158.40

KATHERINE AVENUE
(50' WIDE)

EDGE OF PAVEMENT

FOUND CAPPED IRON PIN

MH

EXISTING LIGHT POLE

EXISTING LIGHT POLE

LOT 13

LOT 12

LOT 2

N9° 30' 00" E 70.00'

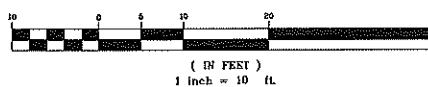
N81° 16' 30" W 140.00'

S9° 30' 00" W 70.00'

N81° 16' 30" W 140.00'

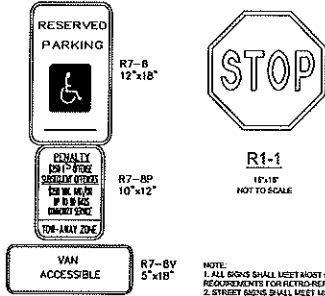
P.O.B.

GRAPHIC SCALE



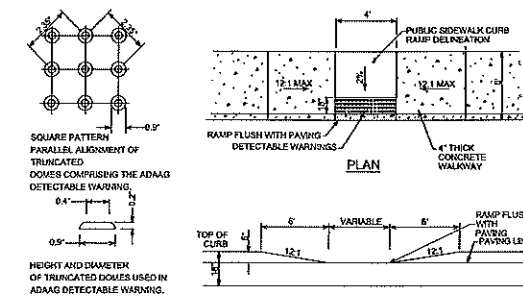
DESIGNED DATE	DRAWN BY	CHECKED DATE	NO.	DATE	REVISIONS
<p>LANDSCAPE AND LIGHTING PLAN</p> <p>560 ROUTE 73 BLOCK 903 LOT 3 BERLIN TOWNSHIP CAMDEN COUNTY, NEW JERSEY</p> <p>TRISTATE ENGINEERING AND SURVEYING, PC</p> <p>TISE TRISTATE ENGINEERING & SURVEYING</p> <p>P.O. BOX 1304 ELAKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com</p>					
<p>JOSEPH A. MANCINI</p> <p><i>JA.2</i></p>			SCALE	DATE	PROJECT NO.
<p>New Jersey Professional Engineer Lic. No. 240E04570000</p>			1" = 10'	6/13/21	21-022
					SHEET 3 OF 4

Date: May 17, 2021, 11:00am



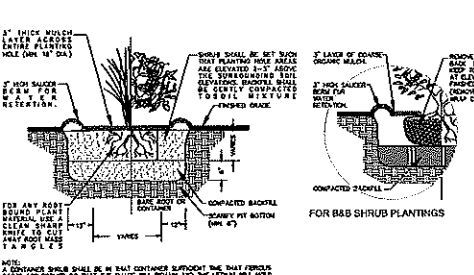
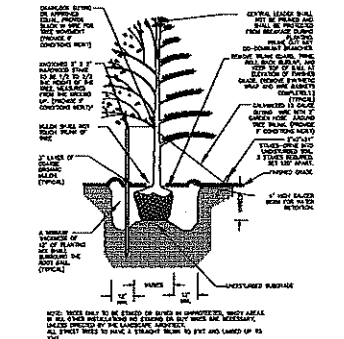
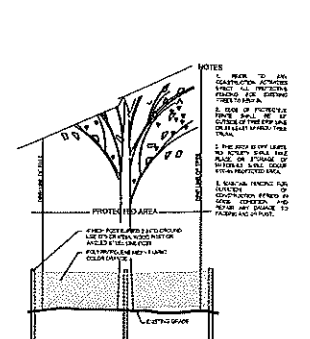
HANDICAPPED PARKING SIGN DETAIL

- NOTE:**
- 1. ALL SIGNS SHALL MEET MOST CURRENT MUTCD REQUIREMENTS FOR RETRO-REFLECTIVITY
 - 2. STREET SIGNS SHALL MEET THE SPECIFICATIONS OF BERMEN TRIP ORDNANCE.



ELEVATION HANDICAPPED RAMP DETAIL

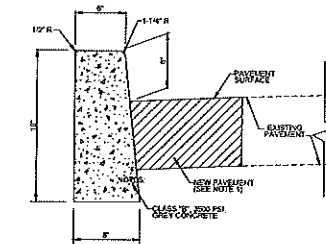
- NOTE:**
- 1. MAXIMUM SLOPES AND MINIMUM LANDING WIDTH SHALL CONFORM TO A.D.A. STANDARDS FOR HANDICAP RAMPS.
 - 2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
 - 3. CURB GUTTERLINE TO BE FLUSH WITH PAVEMENT A MINIMUM OF 4 FEET AT ALL RAMPS.



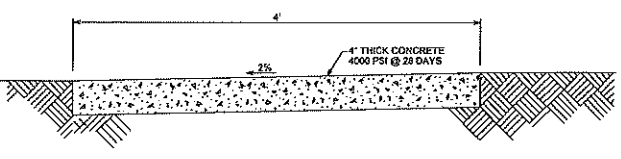
SHRUB / GRASS PLANTING DETAIL

PLANTING NOTES

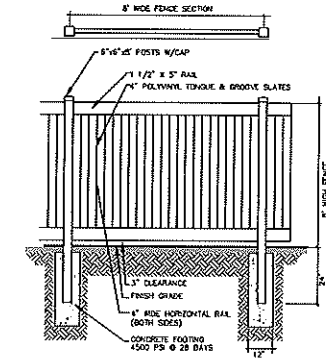
- 1. A COMPLETE LIST OF PLANTS, INCLUDING A SPECIFIC QUANTITIES, SIZES AND OTHER INFORMATION, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE PLANTING COMMENCES.
- 2. ANY PLANT SPECIES INDICATED SHALL BE SUBJECT TO THE APPROVAL BY THE ARCHITECT. PLANTS NOT APPROVED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 3. ALL PLANTS SHALL BE PLANTED AT THE PROPOSED LOCATIONS AND SHALL BE PLANTED WITH THE APPROPRIATE SPACING AND PLANTING METHODS AS SHOWN ON THE PLANS.
- 4. ALL PLANTS SHALL BE PLANTED IN THE PROPOSED LOCATIONS AND SHALL BE PLANTED WITH THE APPROPRIATE SPACING AND PLANTING METHODS AS SHOWN ON THE PLANS.
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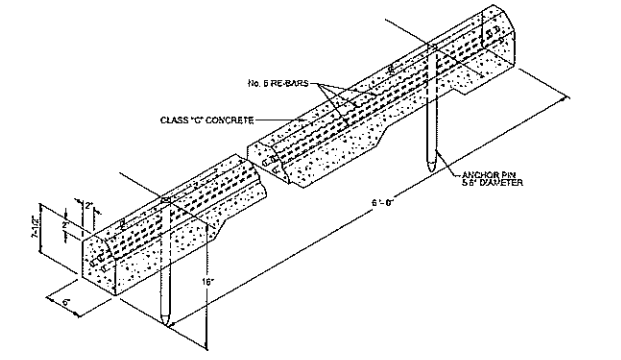
- NOTE:**
- 1. WHEN NEW CURBS ARE INSTALLED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE WITH A SHARP TOE AND THE IMPROVEMENT SHALL BE TIGHTLY ADJUSTED TO EXISTING PAVEMENT.
 - 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 27" APART AND SHALL BE FILLED WITH PROPOSED BITUMINOUS BACKFILLER JOINT FILLER, CONFORMING WITH THE REQUIREMENTS OF ASTM SPEC. C-895, RECESSED 1/4" FROM FRONT FACE AND TOP OF CURB.



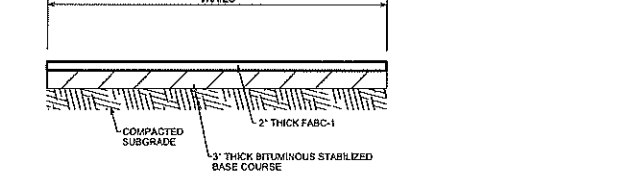
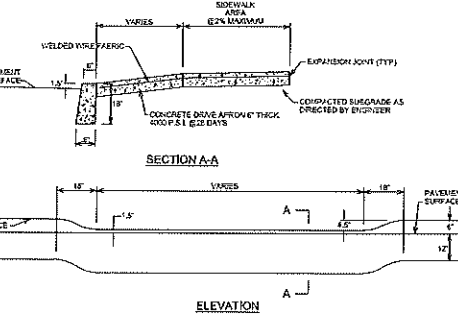
CONCRETE SIDEWALK DETAIL



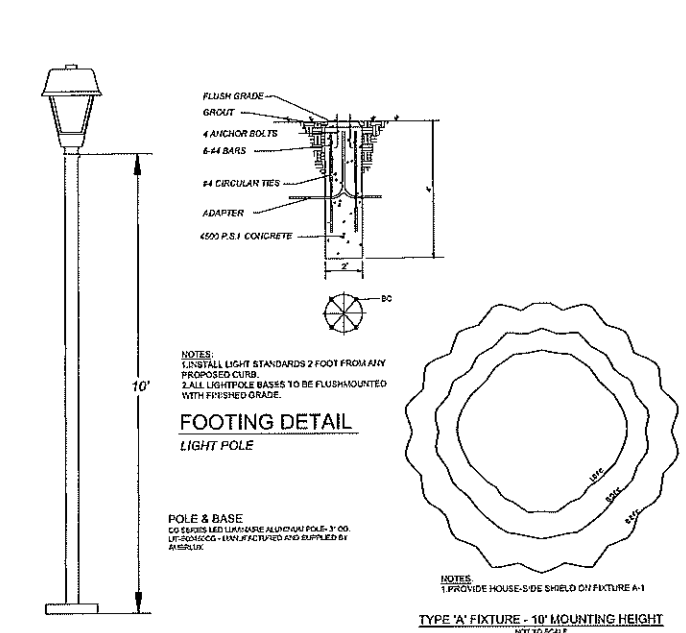
VINYL FENCE DETAIL



DETAIL OF CONCRETE BUMPER




- NOTE:**
- ASSUMES A.C.B.R. OF 10 OR BETTER



- NOTE:**
- 1. PROVIDE HOUSE-SIDE SHIELD ON FIXTURE A-1
 - 2. PROVIDE HOUSE-SIDE SHIELD ON FIXTURE A-1

CG SERIES LED LUMINAIRE

CG Series LED



DESCRIPTION:
LED luminaire with adjustable mounting arm, 10' pole. CG Series LED luminaire is a high quality luminaire with adjustable mounting arm, 10' pole. CG Series LED luminaire is a high quality luminaire with adjustable mounting arm, 10' pole. CG Series LED luminaire is a high quality luminaire with adjustable mounting arm, 10' pole.

DETAILS:
• 10' Pole
• 4" Diameter
• 4" Anchor Bolts
• 4" Circular Ties
• Adapter
• 4500 PSI Concrete

INSTALLATION:
• Mount to concrete or masonry
• 10' Pole
• 4" Diameter
• 4" Anchor Bolts
• 4" Circular Ties
• Adapter
• 4500 PSI Concrete

LIGHT FIXTURE TYPE 'A'
MODEL: CG SERIES
MFR: AMERLUX
COLOR: BLACK
ORDER#: D181CG-PC-CL-AV12-AS-30-1200M-BLK-MVS

LIGHT FIXTURE - TYPE 'A'
N.T.S.

CONSTRUCTION DETAILS

560 ROUTE 73
BLOCK 903 LOT 3
BERLIN TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

TRISTATE ENGINEERING AND SURVEYING, PC

P.O. BOX 1394 BLACKWOOD, NJ 08012
OFFICE: (856) 677-8742 FAX: (856) 679-2924
www.tristateec.com

TISE
TRISTATE ENGINEERING AND SURVEYING

DRAWN: JM
DATE CHECKED: JM
DATE: 5/1/21
DATE: 5/1/21

JOSEPH A. MANCINI
New Jersey Professional Engineer Lic. No. 246EN67900

PROJECT NO.: 21-022
SHEET NO.: 4 OF 4