

**PRELIMINARY  
NOT FOR CONSTRUCTION**

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

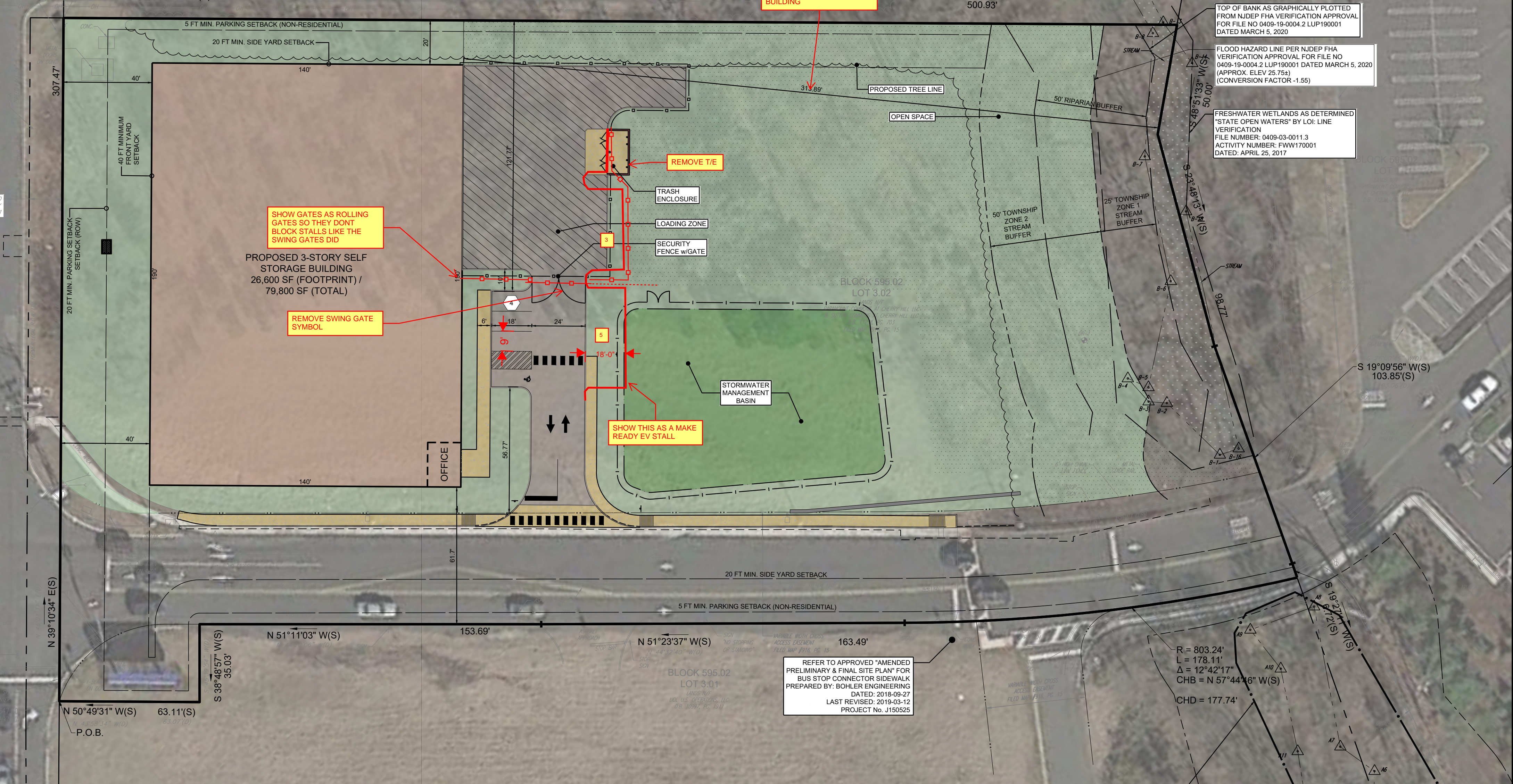
SITE DATA	
<b>PLAN REFERENCE</b>	
PLAN TITLE	ALTAINSPS LAND TITLE SURVEY
DATED	3/16/2021
<b>SURVEYOR</b>	
BLUE MARSH ASSOCIATES 551 EASTON ROAD, SUITE A WARRINGTON, PA, 18976 FILE NO. Z1-A-019	
<b>OWNER OF RECORD</b>	
NAME: PARAMOUNT COMMONS AT CHERRY HILL, LLC & SUTTON COMMONS AT CHERRY HILL, LLC	
ADDRESS: 1195 ROUTE 70 LAKEWOOD, NJ 08701	
<b>APPLICANT</b>	
NAME: PARAMOUNT COMMONS AT CHERRY HILL, LLC	
ADDRESS: 1195 ROUTE 70 LAKEWOOD, NJ 08701	
<b>PARCEL DATA</b>	
ADDRESS: 400 ROUTE 38 CHERRY HILL, NJ 08110	
PARCEL ID: BLOCK 595.02, LOT 3.02	
<b>ZONING DATA</b>	
ZONING DISTRICT: B3 / REDEVELOPMENT AREA	
EXISTING USE: VACANT / UNDEVELOPED	
PROPOSED USE: SELF STORAGE - NOT PERMITTED (V)	

BULK REQUIREMENTS				
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION
<b>BUILDING REQUIREMENTS</b>				
MINIMUM LOT AREA (SF)	43,560	141,939	NO CHANGE	416.F
(AC)	1.0	3.258	NO CHANGE	
MINIMUM LOT FRONTAGE (FT)	200	307.47	NO CHANGE	
MINIMUM LOT DEPTH (FT)	200	500.93	NO CHANGE	
<b>MINIMUM YARD SETBACKS</b>				
FRONT YARD (FT)	40	N/A	40	416.F
SECONDARY FRONT YARD (FT)	30	N/A	N/A	
SIDE YARD (FT)	20	N/A	61.7	
REAR YARD (FT)	25	N/A	N/A	
MAXIMUM IMPERVIOUS COVERAGE (%)	70%	17.4%	44.3%	416.F
(SF)	99,357	24,765	62,889	
MAXIMUM BUILDING COVERAGE (%)	30%	0.0%	0.0%	401 K & 416.F
(SF)	42,582	0	0	
MINIMUM OPEN SPACE (%)	25%	81.6%	25.6%	416.F
(SF)	33,599	109,631	34,413	
MAXIMUM BUILDING HEIGHT (FT)	35	N/A	N/A	416.F
STREAM BUFFER (TOTAL) (FROM EDGE OF WATERCOURSE) (FT)	75 OR 100-YEAR FLOODPLAIN	75	NO CHANGE	430 B.2
STREAM BUFFER (ZONE 1) (FROM EDGE OF BANKFULL WATERCOURSE) (FT)	25 (1)	25	NO CHANGE	
STREAM BUFFER (ZONE 2) (FROM 1) (FT)	50 (2)(3)	50	NO CHANGE	
<b>PARKING DIMENSIONAL REQUIREMENTS</b>				
MINIMUM STALL SIZE (FT)	9 X 18	N/A	9 X 18	511.F
MINIMUM AISLE WIDTH (FT)	24	N/A	24	511.G
MAXIMUM DRIVEWAY WIDTH (FT)	30	N/A	24	511.L
MINIMUM DRIVEWAY LENGTH (FT)	30 (5)	N/A	39.85	511.L
MAXIMUM DRIVEWAY RADII (FT)	25	N/A	25	511.L
<b>MINIMUM PARKING SETBACKS</b>				
RIGHT OF WAY (FT)	20		56.77	511.H
NON RESIDENTIAL (FT)	5		121.77	511.H
RESIDENTIAL (FT)	25	N/A	N/A	511.H
MINIMUM INTERIOR PARKING ISLAND AREA (SF)	EQUIVALENT OF 1 STALL AREA PER EVERY 10 STALLS	0	125 TALLS 12'10" x 12' 162' x 1' = 195'	508.G
INTERIOR PARKING ISLAND AREA (SF)	10 STALLS / 10' x 1' = 162 SF	0	246	508.G
INTERIOR PARKING ISLAND MIN WIDTH (FT)	9		10	508.G
MAXIMUM STALLS IN A ROW (FT)	20	N/A	4	508.G
MAXIMUM PARKING ISLAND CURB RADIUS (FT)	15		<15	508.G
<b>LOADING SPACE DIMENSIONAL REQUIREMENTS</b>				
MINIMUM LOADING SPACE SIZE (4) (FT)	12.0 x 60.0		0(6)	510.C
MINIMUM CLEAR HEIGHT (FT)	15		>15	510.C
(1) WHERE 25%+ STEEP SLOPES ARE WITHIN THE 25' ZONE 1 BUFFER, ZONE 1 SHALL EXTEND THE ENTIRE DISTANCE ACROSS THE SLOPED AREA. IF THE DISTANCE OF THE 25%+ SLOPED AREA IS GREATER THAN 75', THERE WILL BE NO REQUIREMENT FROM ESTABLISHMENT OF ZONE 2.				
(2) IF THE DISTANCE OF THE 25%+ SLOPED AREA IS GREATER THAN 75' WIDE, THERE WILL BE NO REQUIREMENT FOR ESTABLISHMENT OF ZONE 2. AND IF THE 25%+ SLOPED AREA IS LESS THAN 75' WIDE, THE WIDTH OF ZONE 2 WILL BE ADJUSTED SO THAT THE TOTAL BUFFER WIDTH (ZONE 1 AND ZONE 2) WILL BE 75' MAXIMUM.				
(3) WHERE THE 100-YEAR FLOODPLAIN EXTENDS GREATER THAN 75' FROM THE WATERWAY, ZONE ONE SHALL REMAIN 25' AND ZONE 2 SHALL EXTEND TO OUTER EDGE OF 100-YEAR FLOODPLAIN.				
(4) MAY BE REDUCED TO 12.0' X 40.0' WHERE A SITE IS SERVICED BY VANS OR TRUCKS WITH LESS THAN 4 AXLES.				
(5) "INTERIOR PARKING ISLAND" DEFINITION: "A LANDSCAPED AREA WITHIN A PARKING AREA THAT IS SURROUNDED ON AT LEAST THREE SIDES BY PARKING SPACES, DRIVE AISLES OR PARKING AREAS." THIS FIGURE IS THIS EXCLUSIVE OF CORNER ISLANDS AND TRASH ENCLOSURE ISLANDS.				
(6) LOADING VEHICLES WILL UTILIZE THE DESIGNATED LOADING ZONE				
(V) VARIANCE REQUIRED   (E) EXISTING NON-CONFORMANCE   (W) WAIVER REQUESTED     (TBD) TO BE DETERMINED   (NA) NOT APPLICABLE   (NS) NOT SPECIFIED				

OPEN SPACE REQUIREMENTS (SECTION 401.K)		
DESCRIPTION	SF	Ac
GROSS LOT AREA	141,939	3.258
FLOODPLAINS / WETLANDS	7,543	0.173
GROSS USABLE SITE AREA	134,396	3.085
<b>REQUIRED OPEN SPACE (25% X GROSS USABLE SITE AREA)</b>	<b>33,599</b>	<b>0.771</b>

PARKING STALL REQUIREMENTS (SECTION 511.B)			
SELF STORAGE FACILITY	1 STALL PER 10,000 SF DEVOTED TO STORAGE	79,800	8.0
	1 STALL PER ON-SITE EMPLOYEE (5 MINIMUM)	2	5.0
<b>REQUIRED PARKING</b>		<b>13</b>	
PARKING CREDIT FOR 1 MAKE READY BY STALL			1
REQUIRED PARKING PROVIDED			12
			12

LOADING STALL REQUIREMENTS (SECTION 510)			
USE	REQUIREMENT	PARKING REQUIRED	
		USE REQ.	PARKING
ALL USES	1 STALL PER 20,000 SF PLUS 1 STALL FOR EACH ADDITIONAL 20,000 SF	79,800	4.0
<b>REQUIRED LOADING</b>		<b>TOTAL</b>	<b>4.0</b>
<b>LOADING PROVIDED</b>		<b>0 (1)(W)</b>	
(1) LOADING WILL OCCUR FROM THE PARKING STALLS OR LOADING ZONE. 510 B.2 - WHERE FEWER OFF-STREET LOADING SPACES THEN THAT REQUIRED, IS APPROPRIATE, A DESIGN WAIVER MAY BE REQUESTED.			
(V) VARIANCE REQUIRED   (E) EXISTING NON-CONFORMANCE   (W) WAIVER REQUESTED     (TBD) TO BE DETERMINED   (NA) NOT APPLICABLE   (NS) NOT SPECIFIED			



REV.	DATE	REVISION PER	BY

PROJECT No. **200078**  
 FILE **CC1**  
 DRAWN BY **L. MONTOYA**  
 CHECKED BY **R. WHITMORE**

**PROPOSED COMMERCIAL DEVELOPMENT**  
 BLOCK 595.02, LOT 3.02  
 400 NEW JERSEY STATE HIGHWAY ROUTE 38  
 CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY  
 APPLICANT: **PARAMOUNT COMMONS AT CHERRY HILL, LLC & SUTTON COMMONS AT CHERRY HILL, LLC**  
 TITLE: **CONCEPT PLAN C**

