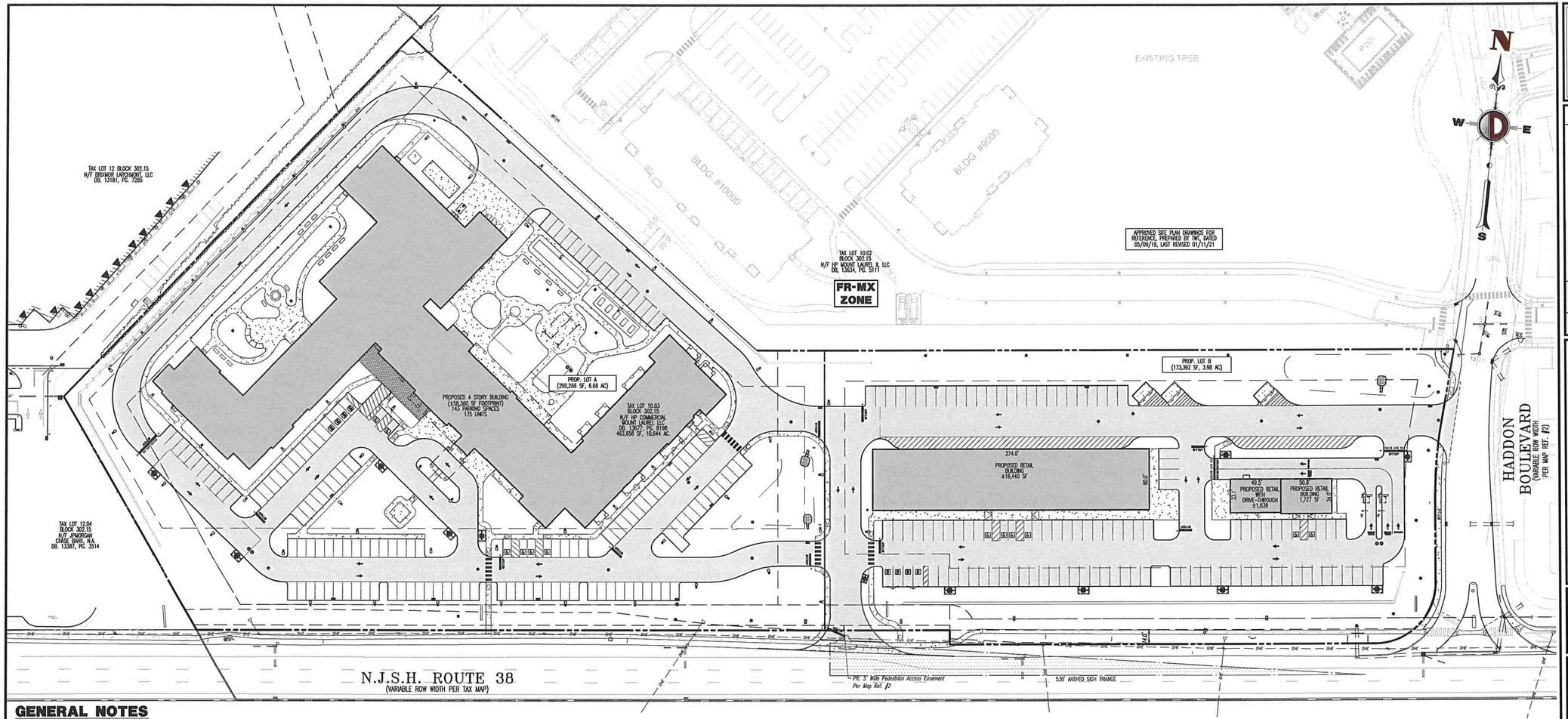

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   1904 MAIN STREET, LAKE COMO, NJ 07719
   DATED 12/04/2023, LAST REVISED 02/15/2024

2. APPLICANT: DELCO DEVELOPMENT, LLC DBA HP COMMERCIAL MOUNT LAUREL, LLC
   200 CAMPBELL DRIVE SUITE 200
   WILLINGBORO, NJ 08046

3. OWNER: HP COMMERCIAL MOUNT LAUREL, LLC
   200 CAMPBELL DRIVE SUITE 200
   WILLINGBORO, NJ 08046

4. PARCEL DATA: BLOCK 302.15, LOT 10.02 & 10.03
   TOWNSHIP OF MOUNT LAUREL
   BURLINGTON COUNTY, NEW JERSEY

5. ZONE: NJ ROUTE 38, ABN. ROAD, AND FOSTERTOWN ROAD REDEVELOPMENT PLAN
   ZONE FR-MX (FOSTERTOWN ROAD MIXED-USE ZONE)

6. EXISTING USE: UNDEVELOPED

7. PROPOSED USE: ASSISTED LIVING FACILITY **(PERMITTED USE)** (§ RDP 6.4 1.)
   CONGREGATE CARE **(PERMITTED USE)** (§ RPD 6.4 1.)
   RETAIL SALES **(PERMITTED USE)** (§ RDP 6.4 1.)
   FAST-FOOD ESTABLISHMENT WITH DRIVE-THROUGH **(PERMITTED USE)** (§ RDP 6.4 1.)

8. SCHEDULE OF ZONING REQUIREMENTS (§ RDP 6.4 BULK AND AREA REQUIREMENTS)

ZONE REQUIREMENT	REDEVELOPMENT PLAN (ASSISTED LIVING FACILITY)	REDEVELOPMENT PLAN (COMMERCIAL)	EXISTING	PROP. LOT A	PROP. LOT B
MINIMUM LOT AREA	20,000 SF (.46 AC)	15,000 SF (0.34 AC)	463,658 SF (10.64 AC)	290,266 SF (6.66 AC)	173,392 SF (3.98 AC)
MINIMUM LOT WIDTH	100 FT	100 FT	1061.3 FT	621.7 FT	604.9 FT
MINIMUM LOT DEPTH	150 FT	150 FT	275 FT	275 FT	288.5 FT
MINIMUM FRONT YARD SETBACK (N.J.S.H. ROUTE 38)	100FT [3]	30 FT [3]	N/A	100.2 FT	118.0 FT
MINIMUM FRONT YARD SETBACK (HADDON BLVD)	100FT [3]	30 FT [3]	N/A	N/A	102.4 FT
MINIMUM REAR YARD SETBACK	35 FT [4]	30 FT [4]	N/A	45.9 FT	97.0 FT
MINIMUM SIDE YARD SETBACK	20 FT [5]	20 FT [5]	N/A	50.4 FT	47.4 FT
MAXIMUM BUILDING HEIGHT	60 FT	40 FT	N/A	<60 FT	< 40 FT
MAXIMUM IMPERVIOUS COVERAGE	72%	72%	N/A	60.3% (174,888 SF)	64.6% (111,992 SF)
MAXIMUM BUILDING COVERAGE	30%	30%	N/A	20.1% (58,360 SF)	11.4% (19,806 SF)
MINIMUM GROSS FLOOR AREA	N/A	10,000 SF	N/A	N/A	19,806 SF
MAXIMUM GROSS FLOOR AREA	N/A	125,000 SF	N/A	N/A	19,806 SF

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

NOTES:
[1] IN THE FR-MX DISTRICT, THERE SHALL BE NO MINIMUM AREA, DEPTH, WIDTH OR SETBACK REQUIREMENTS TO ANY INTERIOR LOT LINE THAT MAY BE CREATED AS PART OF ANY FUTURE SUBDIVISION OF THE DEVELOPMENTAL TRACT.
[2] ASSISTED LIVING FACILITES ARE RESIDENCES FOR THE FRAIL ELDERLY THAT PROVIDE ROOMS, MEALS, PERSONAL CARE, AND SUPERVISION OF SELF-ADMINISTERED MEDICATION. THEY MAY PROVIDE OTHER SERVICES, SUCH AS RECREATIONAL ACTIVITIES, FINANCIAL SERVICES, AND TRANSPORTATION.
[3] FRONT YARD IS A YARD EXTENDING ACROSS THE FULL WIDTH OF THE LOT, THE DEPTH OF WHICH IS THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE STREET RIGHT-OF-WAY LINE, IF THE STREET LINE WIDTH MEETS OR EXCEEDS THE MINIMUM LOT WIDTH FOR THAT ZONE OR DISTRICT, AND A LINE PARALLEL THERETO ON THE LOT. IF THE STREET RIGHT-OF-WAY LINE IS CURVED, THE AFORESAID LINE SHALL BE A CONCENTRIC LINE.
[4] REAR YARD IS A YARD EXTENDING ACROSS THE FULL WIDTH OF THE LOT BETWEEN THE REARMOST MAIN BUILDING AND THE REAR LOT LINE, THE DEPTH OF WHICH SHALL BE MEASURED FROM THE MAIN REAR WALL OF THE BUILDING TO THE REAR LOT LINE BY CREATING A RECTANGLE FROM THE REAR BUILDING WALL.
[5] SIDE YARD IS AN OPEN, UNOCCUPIED SPACE WITHIN THE LOT BETWEEN A SIDE LOT LINE AND THE PARTS OF THE BUILDING, STRUCTURE OR OUTBUILDING NEAREST THERETO. SUCH "SIDE YARD" SHALL EXTEND THROUGH, ON BOTH SIDES OF THE LOT, FROM THE STREET RIGHT-OF-WAY LINE TO THE REAR LINE OF SAID LOT.

SIGN	REQUIREMENTS		PROPOSED LOT A	
			PROPOSED ASSISTED LIVING FACILITY:	
MONUMENT	NUMBER OF SIGNS:	TWO (2)	NUMBER OF SIGNS:	ONE (1)
	MAXIMUM SIGN AREA:	64 SF	SIGN AREA:	27.33 SF
	MAXIMUM SIGN HEIGHT:	8 FT	SIGN HEIGHT:	8 FT
	MINIMUM SIGN SETBACK:	10 FT	SIGN SETBACK:	10 FT
DIRECTIONAL	NUMBER OF SIGNS:	N/S	NUMBER OF SIGNS:	TBD
	MAXIMUM HEIGHT:	3 FT	SIGN HEIGHT:	3 FT
	MAXIMUM SIGN AREA:	3 SF	SIGN AREA:	3 SF

(N/S): NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

NOTES:
1. SIGN AREA IS DEFINED AS THE TOTAL SQUARE-FOOT AREA OF SIGN SURFACE, INCLUDING ALL PARTS THEREOF DEVOTED TO THE BACKGROUND, COMPUTED BY BOUNDING THE EXTERIOR OF THE SIGN STRUCTURE OR SURFACE WITH A SERIES OF STRAIGHT LINES. THE AREA OF A SIGN PAINTED DIRECTLY ON A WALL OR AWNING AND SIGNS WITH LETTERS ATTACHED DIRECTLY TO WALLS OR AWNINGS SHALL BE CALCULATED BY CONSTRUCTING AN IMAGINARY SERIES OF STRAIGHT LINES AROUND THE OUTSIDE OF ALL ELEMENTS OF THE SIGN.
2. ALL SIGNS SHALL BE LOCATED WITHIN THE DEVELOPMENT AND MAY BE LOCATED ADJACENT TO ANY STREET BOUNDING THE DEVELOPMENT AND SHALL NOT EXCEED TWO (2) IN NUMBER PER PROJECT. ALL SIGNS AND ARCHITECTURAL FEATURES SHALL NOT EXCEED SIX (6) FEET IN HEIGHT FROM GROUND LEVEL. (§154-92.5.A) **(V – MULTI-TENANT SIGN ON LOT B)**

SIGN	REQUIREMENTS		LOT B	
MONUMENT	NUMBER OF SIGNS:	ONE (1)	NUMBER OF SIGNS:	TWO (2) **(V)**
	MAXIMUM SIGN AREA:	64 SF	SIGN AREA:	64 SF
	MAXIMUM SIGN HEIGHT:	8 FT	SIGN HEIGHT:	8 FT
	MAXIMUM SIGN BASE HEIGHT:	3 FT	SIGN BASE HEIGHT:	3 FT
	MINIMUM SIGN SETBACK:	10 FT	SIGN SETBACK:	10 FT
BUILDING MOUNTED	NUMBER OF SIGNS:	ONE (1) PER TENANT	NUMBER OF SIGNS:	**(V)**
			SOUTH FACADES	ONE (1) PER TENANT
			EAST FACADES	TWO (2)
			WEST FACADES	THREE (3)
			NORTH FACADES	TWO (2)
	MAXIMUM SIGN HEIGHT:	3 FT	SIGN HEIGHT:	4 FT **(V)**
	MAXIMUM SIGN AREA:	N/S	TOTAL SIGN AREA:	TBD
MENU BOARD	NUMBER OF SIGNS:	ONE (1) PER LANE	NUMBER OF SIGNS:	ONE (1) MENU BOARD PER LANE
				ONE (1) PRE SELL BOARD PER LANE **(V)**
	MAXIMUM SIGN AREA	36 SF	MENU BOARD SIGN AREA	22.78 SF
			PRE SELL BOARD SIGN AREA	7.55 SF
	MAXIMUM SIGN HEIGHT:	6 FT	SIGN HEIGHT:	3.7 FT
	MAXIMUM SIGN BASE HEIGHT:	2 FT	SIGN BASE HEIGHT:	1.78 FT
DRIVE-THROUGH TRAFFIC WARNING SIGNS	NUMBER OF SIGNS:	3 PER D/T FACILITY	NUMBER OF SIGNS:	TBD
	MAXIMUM SIGN AREA:	24 SQ. INCH	SIGN AREA:	TBD
DIRECTIONAL	NUMBER OF SIGNS:	N/S	NUMBER OF SIGNS:	TBD
	MAXIMUM HEIGHT:	N/S	SIGN HEIGHT:	TBD
	MAXIMUM SIGN AREA:	N/S	SIGN AREA:	TBD

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

NOTES:
1. SIGN AREA IS DEFINED AS THE TOTAL SQUARE-FOOT AREA OF SIGN SURFACE, INCLUDING ALL PARTS THEREOF DEVOTED TO THE BACKGROUND, COMPUTED BY BOUNDING THE EXTERIOR OF THE SIGN STRUCTURE OR SURFACE WITH A SERIES OF STRAIGHT LINES. THE AREA OF A SIGN PAINTED DIRECTLY ON A WALL OR AWNING AND SIGNS WITH LETTERS ATTACHED DIRECTLY TO WALLS OR AWNINGS SHALL BE CALCULATED BY CONSTRUCTING AN IMAGINARY SERIES OF STRAIGHT LINES AROUND THE OUTSIDE OF ALL ELEMENTS OF THE SIGN.
2. INDIVIDUAL FACADE SIGN BOXES SHALL BE NOT MORE THAN THREE (3) FEET HIGH AND SHALL CONTAIN NOT MORE THAN TWO (2) LINES OF TEXT. THE LENGTH MAY VARY IN ACCORDANCE WITH THE WIDTH OF TENANT SPACE, BUT THERE SHALL BE SIX (6) FEET OF OPEN AREA BETWEEN ANY TWO (2) SIGNS. (§154-92.6.B(1))**(V)**

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT

SEE SHEET 3 OF 30 FOR SITE PLAN NOTES

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

DYNAMIC ENGINEERING • LAND SURVEY • TRAFFIC

BY	COMMENTS	DATE	REV.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: RPK | RESVWD BY: RW | CHECKED BY: JG | CHECKED BY: –

PROJECT: DELCO DEVELOPMENT, LLC DBA HP COMMERCIAL, LLC
PROPOSED CONGREGATE CARE & ASSISTED LIVING FACILITY AND RETAIL DEVELOPMENT
BLOCK 302.15, LOT 10.03 & 10.02
N.J.S.H. ROUTE 38
TOWNSHIP OF MOUNT LAUREL, BURLINGTON COUNTY, NEW JERSEY

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NEW JERSEY LICENSE No. 53558

TITLE: OVERALL SITE PLAN

SCALE: (H) 1"=50' (V) | DATE: 03/15/2024
PROJECT No: 1042-23-01182

SHEET No: 5 OF 30 | Rev. #: 0

Plotted: 03/19/24 – 2:40 PM, By: kazimir
File: P:\decpc projects\1042 shelter development, llc\23-01182 mount laurel\Dwg\Site Plans\D1042230118250.dwg, ----> 05 OVERALL SITE PLAN