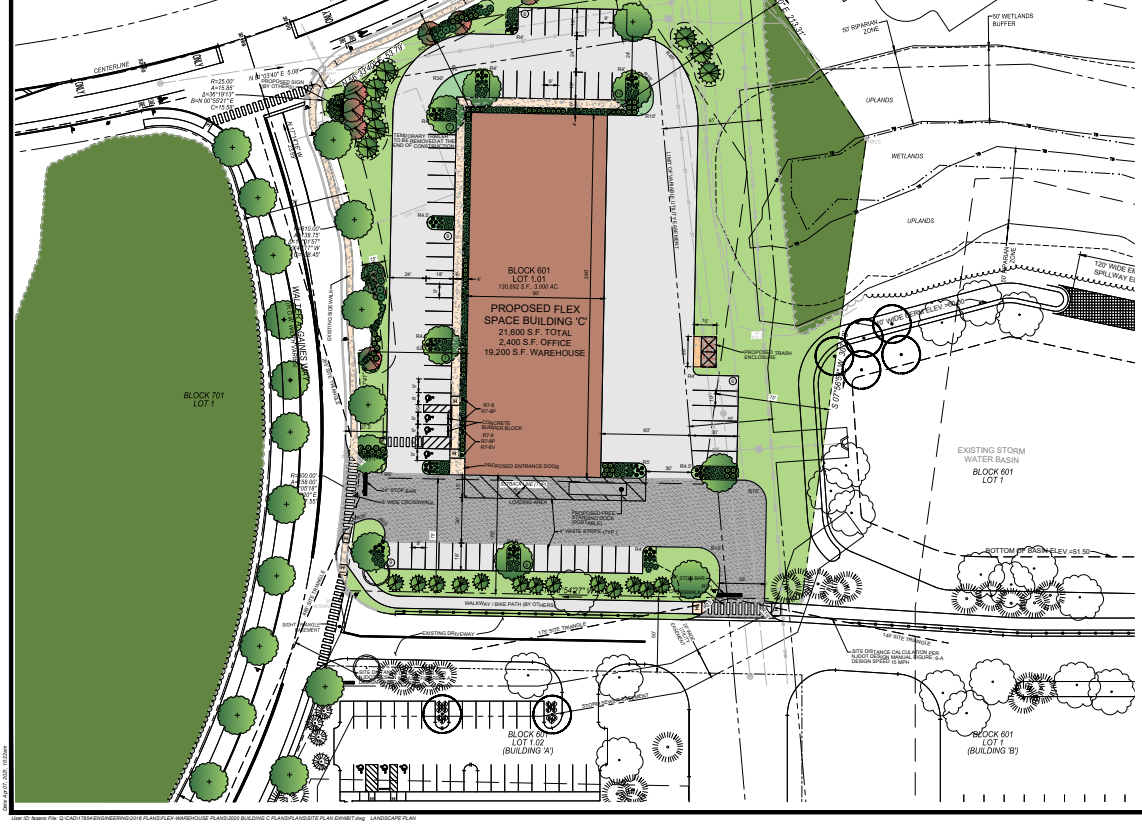

LOT REQUIREMENTS (PER ORDINANCE No. 01-2018)	REDEVELOPMENT PLAN AREA 2 REQUIREMENTS	(O-P) PLANNED OFFICE PARK DISTRICT REQUIREMENTS	BLOCK 601 LOT 1.01
ITEM			
MINIMUM LOT AREA	N/A	3 AC	3.000 AC
MAXIMUM BUILDING HEIGHT	45 FEET (4 STORIES)	N/A	< 45 FEET
MINIMUM OPEN SPACE	20%	N/A	45.4% (1.360 AC)
MAXIMUM IMPERVIOUS SURFACE COVERAGE	80%	N/A	54.6%(1.640 AC)
MINIMUM SEPARATION BETWEEN BUILDINGS	15 FEET	N/A	217.97 FEET
MINIMUM SETBACK OF STRUCTURES FROM ANY ROADWAYS	15 FEET	N/A	62 FEET
MINIMUM SIDE YARD SETBACK	N/A	75 FEET	78 FEET
MINIMUM REAR YARD SETBACK	N/A	75 FEET	134 FEET

FLEX BUILDING "C" (21,600 S.F.) PARKING REQUIREMENT
(PER SECTION 18-54-1(1))

1 PARKING SPACE FOR EACH 300 S.F. FOR OFFICE SPACE
1 PARKING SPACE FOR EACH 400 S.F. FOR INDUSTRIAL SPACE

2,400 S.F. X (1 SPACE / 300 S.F.) = 8
19,200 S.F. X (1 SPACE / 400 S.F.) = 48 REQUIRED

PARKING BREAKDOWN PROVIDED FOR FLEX BUILDING "C"

54 PROPOSED SPACES (9' X 18')
4 PROPOSED ADA SPACES (8' X 18')
6 PROPOSED SPACES (10' X 36')
64 TOTAL SPACES PROVIDED

SUBMISSION WAIVER -

1) ARCHITECTURAL PLAN & ELEVATION.

LANDSCAPE KEY

PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE
PROPOSED DECIDUOUS SHRUB
PROPOSED EVERGREEN SHRUB
PROPOSED ORNAMENTAL GRASS

HEAVY DUTY PAVEMENT AREA
(SEE HEAVY DUTY PAVEMENT DETAIL)

SITE PLAN & LANDSCAPE PLAN EXHIBIT

WOODCREST STATION BUSINESS PARK

BUILDING 'C'
PLATE 7.01, BLOCK 601, LOT 1.01
BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NJ

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www.taylorwiseman.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28032900

APRIL 7, 2021

30 15 0 30 60 90 120

GRAPHIC SCALE: 1"=30'

Wed Apr 07 2021 - 10:12am
User ID: tsaenz File: Q:\CAD\1785\ENGINEERING\2019 PLANS\FLEX-WAREHOUSE PLANS\2020 BUILDING C PLANS\PLANS\SITE PLAN EXHIBIT.dwg LANDSCAPE PLAN