



NOTES

- 1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
- 2. DO NOT SCALE FROM PHOTOCOPIED PRINTS OF THIS PLAN.
- 3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
- 4. DISTANCES ARE SHOWN IN FEET.
- 5. LOT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY.
- 6. THE FOLLOWING INFORMATION WAS USED IN PREPARING THIS PLAN:
 - A. DEED BOOK 5010 PAGE 898, DEED BOOK 4009 PAGE 626, DEED BOOK 10553 PAGE 1178, DEED BOOK 4009 PAGE 608, DEED BOOK 4009 PAGE 619, DEED BOOK 10168, PAGE 1207, DEED BOOK 4292, PAGE 273, DEED BOOK 5010, PAGE 898.
 - B. PLAN ENTITLED "PLAN OF LOTS, 'MARLKRESS ROAD INDUSTRIAL PARK, CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY,' DATED APRIL 1974, AS PREPARED BY HOXWORTH, BEHNKE & GIRARD ASSOCIATES, AND DULY FILED IN THE COUNTY CLERK'S OFFICE ON 6/13/75 AS DOCUMENT 242-0218 A.K.A. MAP #574-3.
 - C. PLAN ENTITLED "HAMPTON CHASE, PLAN OF LOTS - SECTION 6, CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY" DATED 7/28/92, REVISED TO 10/1/92, AS PREPARED BY CONSULTING ENGINEER SERVICES, AND DULY FILED IN THE COUNTY CLERK'S OFFICE ON 10/14/92 AS MAP #429-5 A.K.A. MAP #796-6.
 - D. PLAN ENTITLED "ALTA/ACSM SURVEY, BLOCK 437.01, LOT 21, TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, N.J., PLAN OF SURVEY," DATED 1/26/15, REVISED TO 3/3/15, AS PREPARED BY T AND M.
- 7. EXISTING UNDER GROUND UTILITIES, IF SHOWN ON THIS PLAN, ARE BASED ON THE SURVEYED LOCATION OF VISIBLE SURFACE FEATURES AND SHOULD NOT ASSUME TO BE COMPLETE. OTHER UNDERGROUND IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN AND SHOULD NOT BE ASSUMED TO BE NON-EXISTENT BECAUSE OF THIS PLAN. THE LOCATION FOR THE UNDERGROUND IMPROVEMENTS SHOWN ARE APPROXIMATE. PRIOR TO ANY EXCAVATION ALL UTILITY COMPANIES SERVING THE AREA AND THE NJ ONE CALL UTILITY LOCATION SERVICE SHOULD BE CONTACTED FOR PROPER MARKOUTS. A UTILITY MARKOUT WAS NOT REQUESTED BY THE CLIENT PRIOR TO THE SURVEY.
- 8. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED FROM 04/08/21 TO 04/26/21. ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.
- 9. THE HORIZONTAL DATUM IS BASED ON THE PLAN AS REFERENCED IN NOTE 6B.
- 10. NO WETLANDS, THREATENED OR ENDANGERED SPECIES, ENVIRONMENTAL CONTAMINATION OR ISSUES, ETC. HAVE NOT BEEN DELINEATED AND SHOULD NOT BE ASSUMED TO BE NON-EXISTENT BECAUSE OF THIS PLAN.
- 11. PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS AND COVENANTS ACCORDING TO A TITLE INSURANCE COMMITMENT NO. 11883200-01, DATED 2/12/21 AND ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (SUPPLIED BY CLIENT):
 - #10) SUBJECT TO ALL ITEMS INCLUDING EASEMENTS, SETBACKS, RIGHTS, RESTRICTIONS, EASEMENTS, PIPELINES, WATER MAINS AND UTILITY WIRES AS SHOWN ON THAT CERTAIN MAP FILED/RECORDED IN THE CAMDEN COUNTY CLERK'S OFFICE ON JUNE 13, 1975 AS MAP NO. 297-5, INCLUDING, BUT NOT LIMITED TO:
 - (A) 30 FOOT BUILDING SETBACK LINE. -PLOTTED-
 - (B) 15 FOOT STORM DRAINAGE EASEMENT. (ALSO SHOWN ON TAX MAP) -PLOTTED-
 - (C) 5 FOOT WIDE SHRUBBERY EASEMENT. -PLOTTED-
 - (D) 95 FOOT WIDE STORM DRAINAGE EASEMENT. (ALSO SHOWN ON TAX MAP) -PLOTTED-
 - (E) 20 FOOT WIDE STORM DRAINAGE EASEMENT. (PLOTTED)
 - #11) EASEMENT AS CONTAINED IN DEED BOOK 3473, PAGE 877. (PSE&G - SEE DOCUMENT)
 - #12) EASEMENT AS CONTAINED IN DEED BOOK 3328, PAGE 173. -PLOTTED-
 - #13) EASEMENT AS CONTAINED IN DEED BOOK 3779, PAGE 407. (DOES NOT AFFECT PROPERTY)

- #14) EASEMENT AS CONTAINED IN DEED BOOK 4009, PAGE 626, WHICH WAS RE-RECORDED IN DEED BOOK 4020, PAGE 158. (DOES NOT AFFECT PROPERTY)
 - #15) SUBJECT TO THE CONDITIONS, RESTRICTIONS, COVENANTS, GRANTS, EASEMENT, AGREEMENTS AND OTHER SIMILAR PROVISIONS AS SET FORTH IN DEED BOOK 4009, PAGE 640, WHICH WAS RE-RECORDED IN DEED BOOK 4020, PAGE 175, DEED BOOK 4996, PAGE 516 AND DEED BOOK 5010, PAGE 898. (SEE DOCUMENTS)
 - #16) FLOODING AND DRAINAGE RIGHTS OF ADJOINING OWNERS AND THE TOWNSHIP OF CHERRY HILL IN RETENTION POND AND PIPE LEADING THERETO.
 - #17) SUBJECT TO ANY RIGHTS PUBLIC AND/OR PRIVATE IN ANY RAILROAD ABUTTING OR CROSSING THE SUBJECT PREMISES.
 - #18) SUBJECT TO THE 30 FOOT WIDE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE TAX MAP. (DOES NOT AFFECT PROPERTY)
12. THE ZONING AND DESIGN STANDARDS LISTED BELOW ARE INCLUDED AT THE REQUEST OF THE CLIENT. THEIR INCLUSION IS NOT IN ANY WAY INTENDED TO BE A COMPLETE LIST OF ALL ORDINANCE REQUIREMENTS THAT MAY AFFECT THIS PROPERTY OR AS AN INTERPRETATION THAT THE SITE MEETS ANY OF THE REQUIREMENTS.
- A. AS PER THE ZONING MAP, AVAILABLE ON THE CHERRY HILL WEBSITE, LAST DATED 2/27/17, THE PROPERTY IS LOCATED IN THE INDUSTRIAL RESTRICTED (IR) ZONE. AS PER THE ZONING ORDINANCE AVAILABLE ON THE TOWNSHIP WEBSITE, § 419.1-1, THE BULK REQUIREMENTS ARE AS FOLLOWS:

"EXCEPT AS OTHERWISE MODIFIED, THE FOLLOWING BULK STANDARDS SHALL APPLY TO ALL BUILDINGS IN THE IR ZONE:

1. MINIMUM REQUIREMENTS."

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (square feet)	20,000	20,000
Lot Frontage	100'	120'
Lot Depth	120'	120'
Front Yard	30'	30'
Secondary Front Yard	n/a	30'
Side Yard	10'	10'
Aggregate Side Yard	24'	n/a
Rear Yard	20'	20'
Maximum Height	35'	35'
Maximum Building Cover	30%	30%
Maximum Lot Cover	70%	70%
Open Space	25%	25%

- B. AS PER THE ZONING ORDINANCE, AVAILABLE ON THE CHERRY HILL TOWNSHIP WEBSITE, § 511.H.2, THE PARKING SETBACK REQUIREMENTS ARE AS FOLLOWS:
- *2. PARKING SETBACKS, DRIVE AISLES, EXCEPT FOR THE ENTRANCE/EXIT OPENINGS, SHALL BE CONSIDERED PART OF THE PARKING AREA. ALL OFF-STREET PARKING AREAS SHALL HAVE A MINIMUM PARKING SETBACK REQUIREMENT FROM THE MUTUAL PROPERTY LINE, WHICH SHALL CONFORM TO THE FOLLOWING:
- a. RESIDENTIAL - A MINIMUM OF TWENTY-FIVE (25) FEET IS REQUIRED BETWEEN OFF-STREET PARKING AREAS AND ADJACENT PARCELS ZONED FOR RESIDENTIAL USE OR A PARCEL UPON WHICH A RESIDENTIAL USE IS LOCATED.
 - b. RIGHT-OF-WAY - A MINIMUM OF TWENTY (20) FEET IS REQUIRED BETWEEN OFF-STREET PARKING AREAS AND AN EXISTING OR PROPOSED RIGHT-OF-WAY.
 - c. NON-RESIDENTIAL - A MINIMUM OF FIVE (5) FEET IS REQUIRED BETWEEN OFF-STREET PARKING AREAS AND ADJACENT PARCELS, EXCEPT WHERE AN EASEMENT OR SHARED PARKING AREA EXISTS IN CONFORMANCE WITH §511.H.1 OR §511.C."

JOSEPH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 32652
4/29/2021
DATE

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ENGINEERING • SURVEYING • PLANNING
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PHONE (856) 282-7444 • FAX (856) 282-7443
CERTIFICATE OF AUTHORIZATION 246A28131700

BY: _____

REVISIONS

NO.	DATE	DESCRIPTION

PLAN OF SURVEY
BLOCK 437.01, LOT 26
13 ALLISON DRIVE
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

JOB NO: 21042
DATE: 4/29/2021
SCALE: 1"=30'
DRAWN BY: RLJ
SHEET: 1 OF 1

A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5(D).