

ZONING DATA: PO

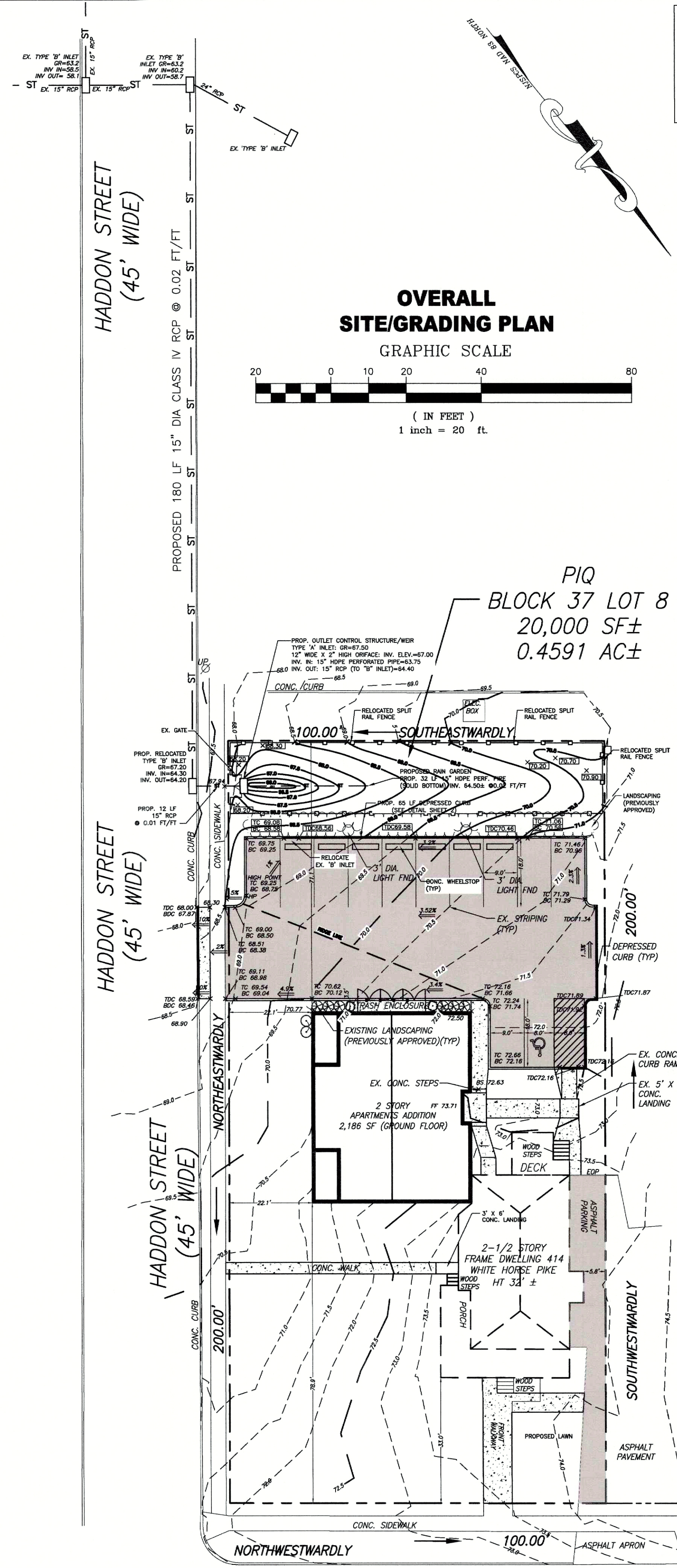
TOTAL LOT AREA: 20,000 SF ± (0.4591 AC ±)
 ZONE: PO (PROFESSIONAL OFFICE)

USE	REQUIRED OFFICE	APPROVED APTS/MULTI FAM. RESIDENTIAL	PROPOSED APTS/MULTI FAM. RESIDENTIAL	CONFORMANCE (NC)	VARIANCE GRANTED (VG)
MINIMUM LOT AREA (SF)	15,000	20,000	20,000	(C)	(VG)
MINIMUM LOT WIDTH (FT)	75	100	100	(C)	(VG)
MINIMUM LOT DEPTH (FT)	200	200	200	(C)	(VG)
MINIMUM SETBACKS (FT)					
FRONT YARD (WHP)	40	32.78	32.78	(NC)	(VG)
FRONT YARD (HADDON)	40	21.70	22.10	(NC)	(VG)
SIDE YARD	12	5.77	5.77	(NC)	(VG)
SIDE AGGREGATE	24	N/A	N/A	(N/A)	(VG)
REAR YARD	35	75.21	71.10	(NC)	(VG)
MAXIMUM BUILDING COVERAGE	15% (3,000 SF)	19.47% (3,894 SF)	19.47% (3,894 SF)	(NC)	(VG)
MAXIMUM IMPERVIOUS COVERAGE	60% (12,000 SF)	50.34% (10,068 SF)	51.31% (10,261.98 SF)	(C)	(VG)
MAXIMUM BUILDING HEIGHT (FT)	36	2½ STORIES <36	<36	(C)	(VG)
PARKING REQUIREMENT (RSIS)	1.8/UNIT (14.4)	14	14	(NC)	(VG)

N/A = NOT APPLICABLE
 (C) = CONFORMANCE
 (NC) = NON-CONFORMANCE
 (V) = VARIANCE
 (VG) = VARIANCE GRANTED (UNDER 2017 APPROVALS)

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOR LINE
- 64.0 — PROPOSED CONTOR LINE
- CURB
- DEPRESSED CURB
- PROPOSED SPLIT RAIL FENCE
- EX. SPOT ELEVATION
- × 64.04 PROPOSED SPOT ELEVATION
- ↑ 1.5% PROPOSED FLOW ARROW AND SLOPE %
- ▨ ASPHALT PAVEMENT
- ▩ CONCRETE PAVEMENT



APPROVED BOROUGH OF HADDON HEIGHTS PLANNING BOARD

NUMBER: _____ DATE: _____
 CHAIRMAN: _____ SECRETARY: _____

THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF HADDON HEIGHTS.

DATE: _____ PLANNING BOARD CHAIRPERSON

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE BOROUGH OF HADDON HEIGHTS PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ AND SHALL BE FILED ON OR BEFORE _____. I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

DATE: _____ PLANNING BOARD SECRETARY

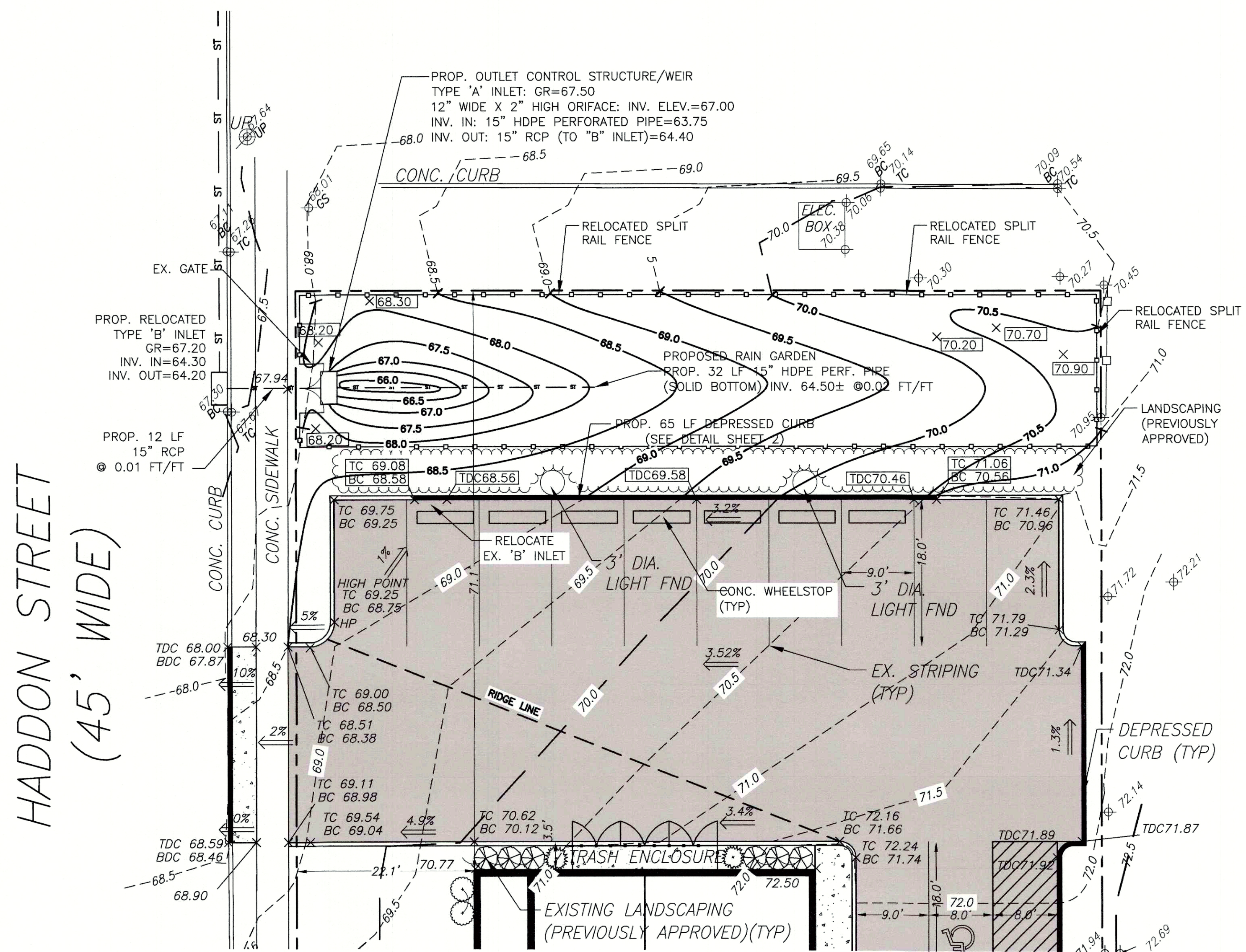
DATE: _____ BOROUGH CLERK

IT IS HEREBY CERTIFIED THAT THE LANDS SHOWN ON THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID PLAN IS GIVEN.

DATE: _____ PROPERTY OWNER/APPLICANT:
 UNA VOCE, LLC
 C/O PAUL DEMARTINI

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE: _____ PLANNING BOARD ENGINEER



No.	REVISIONS/SUBMISSIONS	DATE
1	HADDON ST. STORM SEWER-RAIN GARDEN	2/26/24
0	INITIAL ISSUE-INFLTRATION SYSTEM	1/31/24

PROJECT:
 AMENDED SITE PLAN
 #414 WHITE HORSE PIKE
 BLOCK 37 - LOT 8 - PLATE 4
 BOROUGH OF HADDON HEIGHTS
 COUNTY OF CAMDEN
 STATE OF NEW JERSEY

APPLICANT:
 UNA VOCE, LLC
 C/O PAUL DEMARTINI
 417 WHITE HORSE PIKE, STE E
 HADDON HEIGHTS, NJ 08035
 PH: 601-955-1701
 EMAIL: demartini80@yahoo.com

irving design group, llc
 land use planning & design
 10 WHITE HORSE PIKE
 HADDON HEIGHTS, NJ 08035
 PH: (856) 310-9200
 CERTIFICATE OF AUTHORIZATION
 #24GA28102800

RICHARD E. OBERMAN, P.E.
 NJ PROFESSIONAL ENGINEER LIC. # 34237

PROJECT#: HILL-22-003 **DATE:** 2/28/24
DRAWN BY: MWI **CHK'D BY:** REG **SCALE:** AS NOTED
DRAWING NO.: ASGP-1 **SHEET NO.:** 1 OF 1

AMENDED SITE/ GRADING PLAN



Know what's below. Call before you dig.

APPROXIMATE LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN ON THE PLANS. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH AND VERIFY CONDITIONS AT THE SITE. THE CONTRACTOR SHALL MAKE DILIGENT INQUIRY AT THE OFFICE OF UTILITY COMPANIES, MUNICIPAL AUTHORITIES AND OTHER OPERATORS OF UNDERGROUND SYSTEMS TO DETERMINE THE EXACT LOCATION OF UTILITY STRUCTURES. PURSUANT TO P.L. 1994 CHAPTER 118 "UNDERGROUND FACILITY PROTECTION ACT", THE CONTRACTOR SHALL, AS A MINIMUM, CONTACT THE NEW JERSEY ONE - CALL SYSTEM AT 811 OR 1-800-272-1000 AT LEAST 3 DAYS PRIOR TO COMMENCING WORK, TO NOTIFY THIS AGENCY OF THIS PROJECT AND TO COORDINATE LOCATION OF UNDERGROUND FACILITIES IN THE VICINITY OF THIS PROJECT.

PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
CAR ST	CAREX STRICTA	TUSsock SEDGE	874	PLUG	GROUND COVER. STAGGERED SPACING 12" O.C.
CAR GR	CAREX GRAYII	GRAY SEDGE	156	PLUG	GROUND COVER. STAGGERED SPACING 18" O.C.
IR VI	IRIS VERSICOLOR	BLUE FLAG IRIS	14	PLUG	GROUND COVER. STAGGERED SPACING 24" O.C.

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR LINE
- 64.0 — PROPOSED CONTOUR LINE
- CURB
- PROPOSED SPLIT RAIL FENCE
- ⊗ 100.17 EX. SPOT ELEVATION
- ⊗ 64.04 PROPOSED SPOT ELEVATION
- ↑ 1.5% PROPOSED FLOW ARROW AND SLOPE %
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

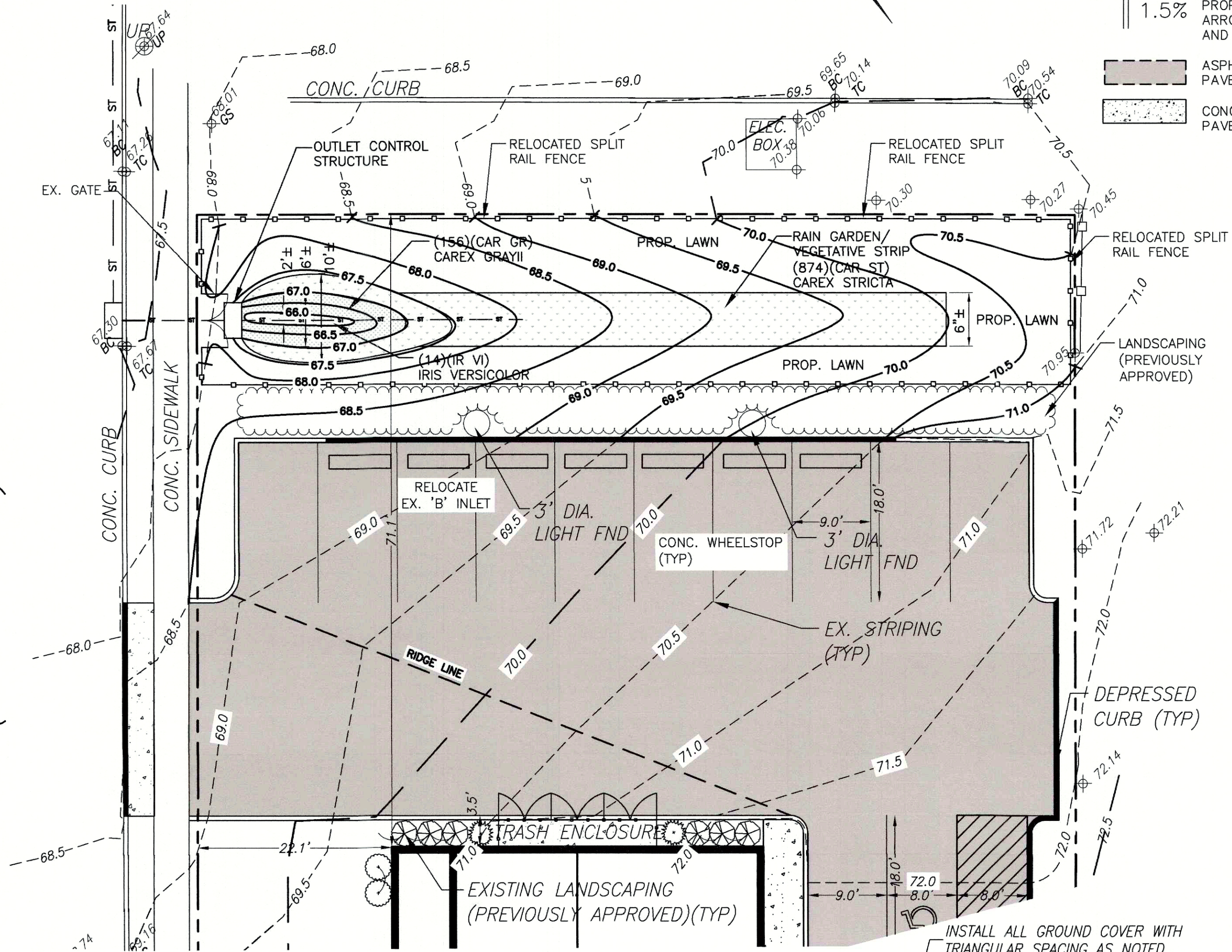
GENERAL SITE NOTES:

- THE OWNER AND OR CONTRACTOR OR HIS/HER REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON). THE CONTRACTOR SHALL OBEY AND ADHERE TO ALL FEDERAL, STATE, LOCAL, AND OSHA REGULATIONS PERTAINING TO THE PROPOSED SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY SIZES, DIMENSIONS, AND LOCATIONS OF ALL EXISTING SITE FEATURES AND PROPOSED IMPROVEMENTS.
- THESE DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES. CLARITY OF DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER OR ARCHITECT.
- SITE CONSTRUCTION SCHEDULE SHALL BE COORDINATED WITH THE OWNER.
- GROSS BUILDING SQUARE FOOTAGE (EXISTING AND PROPOSED) = 7,032 SF
- SQUARE FEET OF CONSTRUCTION (BUILDING) = 1,700 SF (EXISTING) 2,186 SF (PROPOSED)
- NUMBER OF UNITS = 8 (RESIDENTIAL APARTMENTS)
- NUMBER OF EMPLOYEES = N/A
- NUMBER OF RESIDENTS = 8+
- NUMBER OF SCHOOL AGED CHILDREN = N/A
- ANTICIPATED APPROVAL/CONSTRUCTION SCHEDULE 3 MONTHS

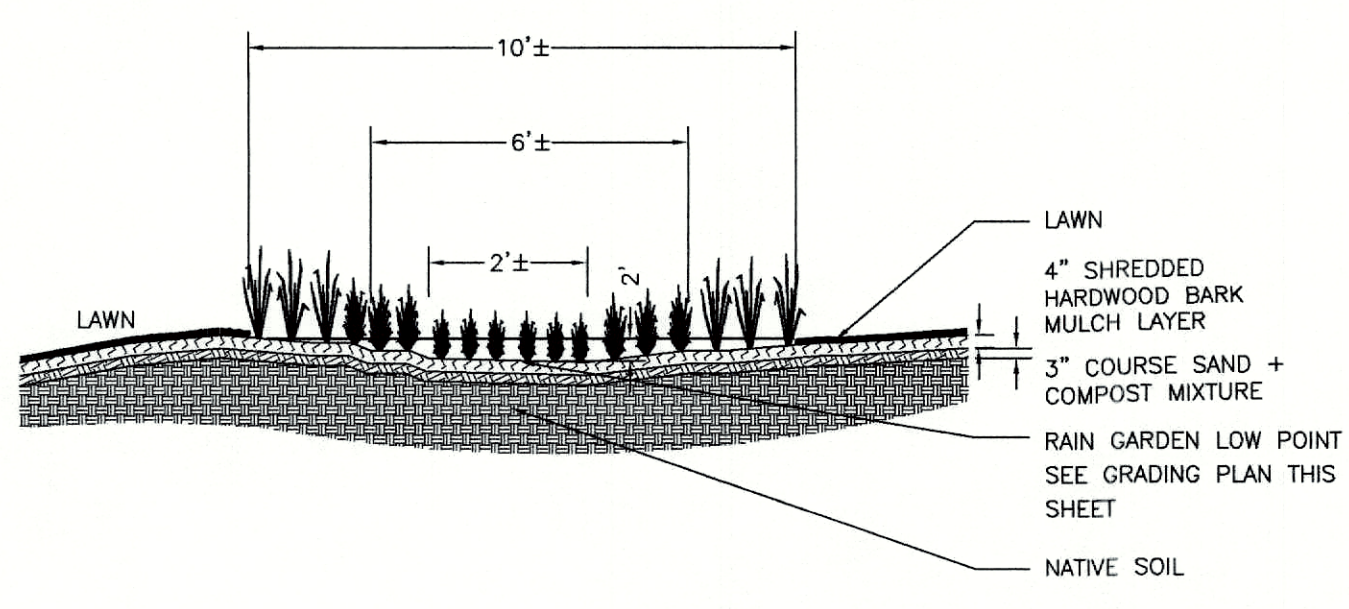
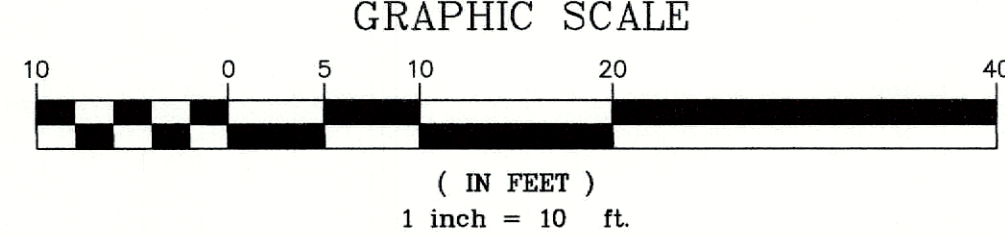
GRADING & DRAINAGE NOTES:

- VERTICAL DATUM NOTE: NAVD 88 BASED ON GPS OBSERVATION BY PENNONI ASSOC., INC.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED PLANS.
- THE CONTRACTOR SHALL NOT PLACE ANY MATERIAL OR DISTURB ANY SOIL BEYOND PROPERTY LINES OR RIGHT OF WAY WITHOUT PERMISSION OF PROPERTY OWNER DIRECTLY INVOLVED.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES ON THE SITE AND SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF EXCAVATION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES. THE CONTRACTOR SHALL GIVE SUFFICIENT ADVANCE NOTICE TO THE TOWNSHIP ENGINEER AND ALL OTHER APPLICABLE PARTIES SO THAT REQUIRED INSPECTIONS CAN BE PERFORMED.
- INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIAL OR WORKMANSHIP BY TOWNSHIP, COUNTY OR STATE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, LAWS AND ORDINANCES.
- THESE DRAWINGS DO NOT SHOW OR INCLUDE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING THE METHODS OF CONSTRUCTION AND SHALL MEET ALL APPLICABLE SAFETY RULES AND REGULATIONS.
- TOPSOIL PRESERVATION - TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR (4) INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- REMOVAL OF DEBRIS - ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH THE LAW. NO TREE STUMPS, OR PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY BE USED AS MULCH IN LANDSCAPE AREAS, SUBJECT TO APPROVAL BY THE BOROUGH ENGINEER.

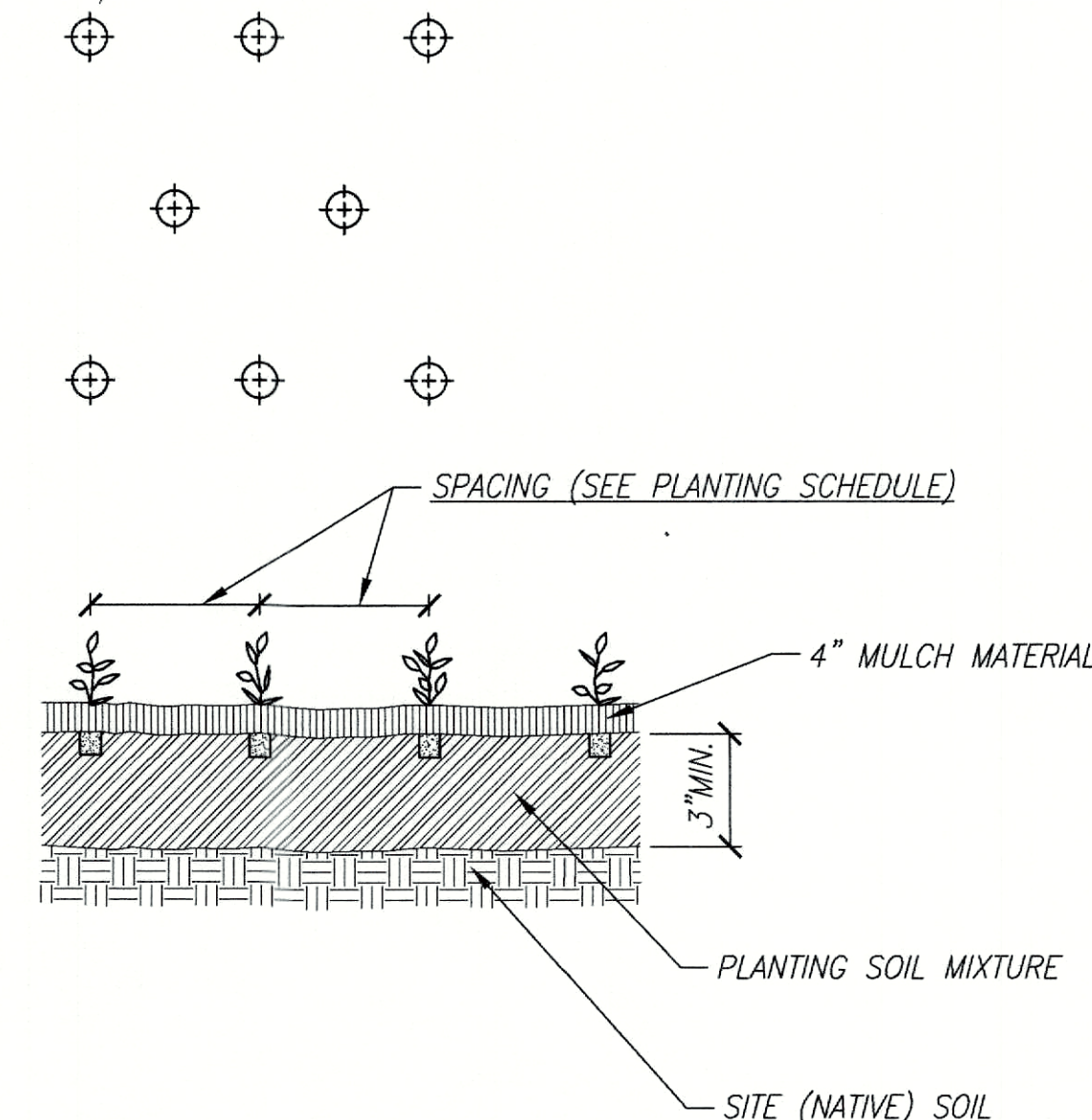
HADDON STREET
(45' WIDE)



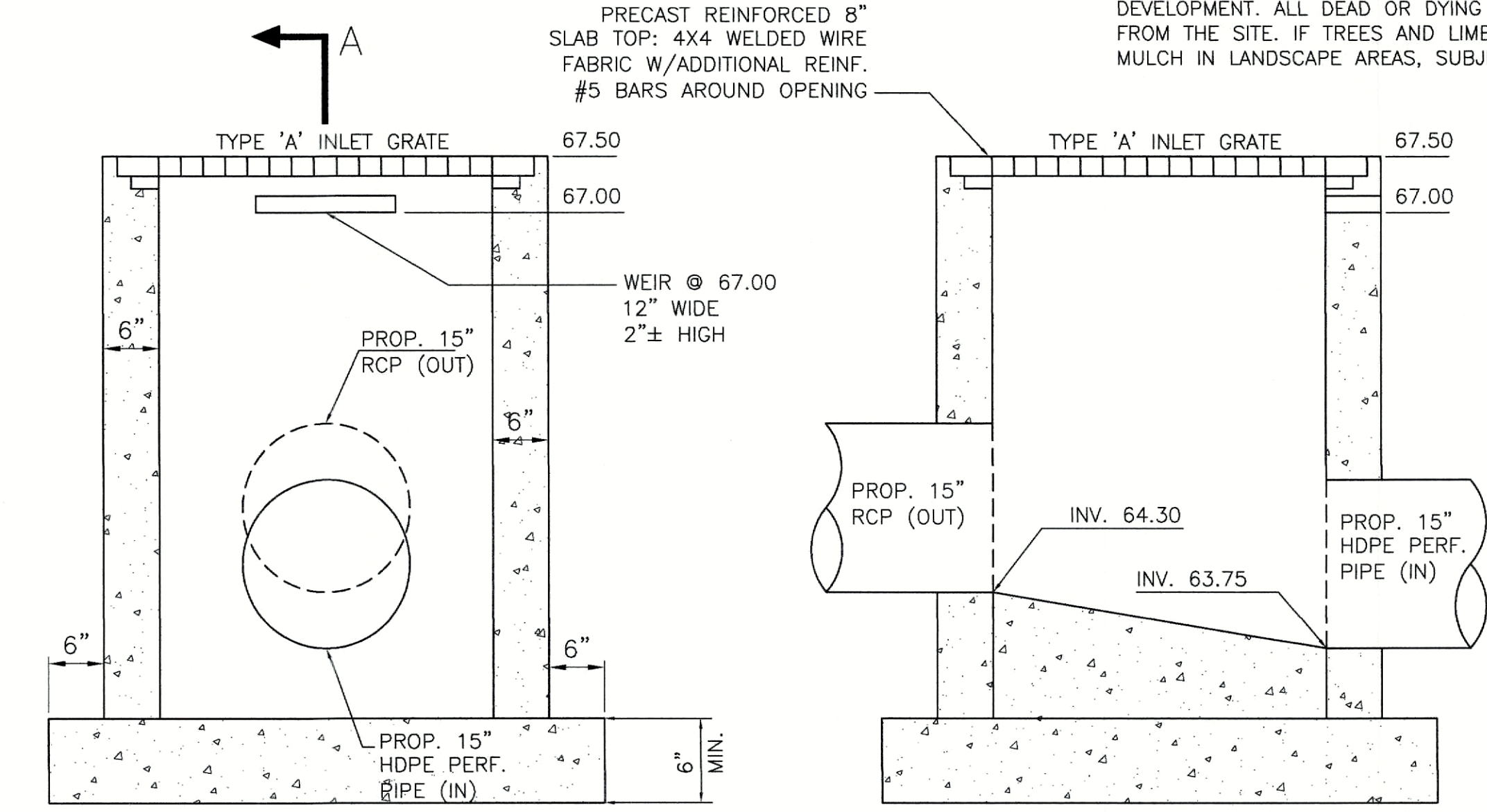
RAIN GARDEN PLANTING PLAN



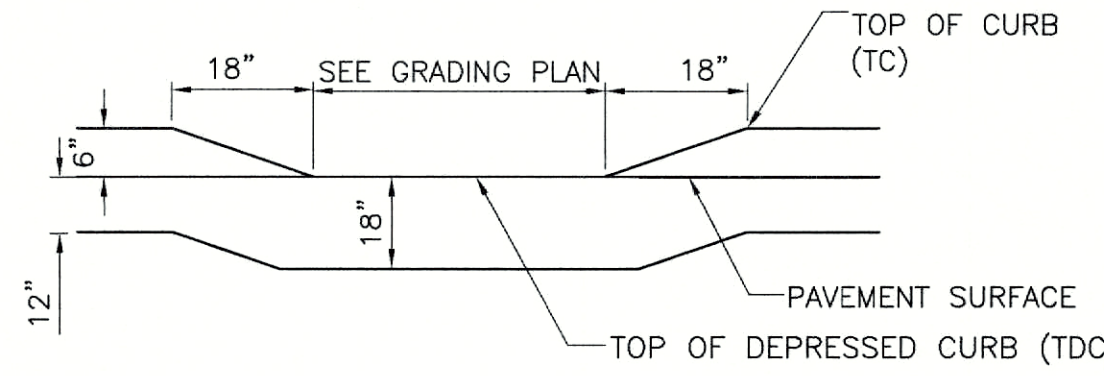
**RAIN GARDEN/VEGETATIVE STRIP
DETAIL**
SCALE 1" = 2'



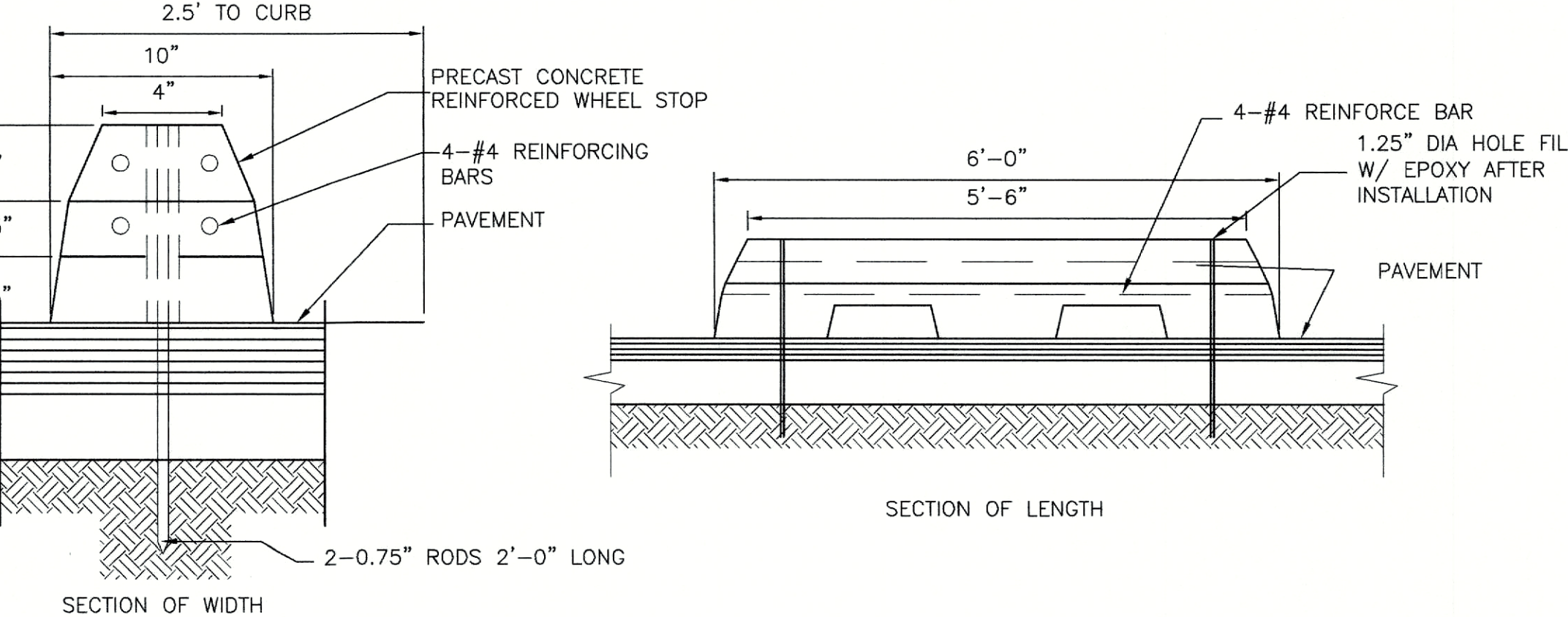
GROUND COVER DETAIL
N.T.S.



OUTLET CONTROL STRUCTURE
NOT TO SCALE



DEPRESSED CURB DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP DETAIL
NOT TO SCALE

No.	REVISIONS/SUBMISSIONS	DATE
0	INITIAL ISSUE-HADDON ST. STORM SEWER-RAIN GARDEN	2/26/24

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#414 WHITE HORSE PIKE
BLOCK 37 - LOT 8 - PLATE 4
BOROUGH OF HADDON HEIGHTS
COUNTY OF CAMDEN
STATE OF NEW JERSEY

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417 WHITE HORSE PIKE, STE E
HADDON HEIGHTS, NJ 08035
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EMAIL: demartini80@yahoo.com

irving design group, llc
land use planning & design
10 WHITE HORSE PIKE
HADDON HEIGHTS, NJ 08035
PH: (856) 310-9200
CERTIFICATE OF AUTHORIZATION
#24GA28102800

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PROJECT#: HILL-23-003 **DATE:** 2/26/23
DRAWN BY: MWI **CHK'D BY:** REO **SCALE:** AS NOTED
DRAWING NO.: **SHEET NO.:**

NDP-1 **2 OF 2**
NOTES / DETAILS / PLANTING PLAN