

Scale: 1" = 20'-0"

ZONING INFORMATION

BLOCK: 1016 LOT: 16

ZONING: COMMERCIAL (C-1)

Existing Use :

-1st Floor: -Church & Partial Apartment

Proposed Use:

-1st Floor: -Neighborhood Foodmart & Partial Apartment

SCOPE OF WORK

The Owner proposes to an interior renovation of a 1,694 SF, three story masonry/framing building and all the associated exterior improvements for a Neighborhood Foodmart. These interior/exterior improvements include handicap accessibility and H/C restroom, masonry wall and sidewalk repairs. The footprint of this building shall remain same.

The existing footprint of this building shall remain same.

SITE COVERAGE: -Lot 16......4,100 SF (41' x 100')

BUILDING COVERAGE

Existing

-Existing Basement (Utilities) 401 SF

-Existing First Floor (Proposed Store) 1,694 SF (34'-0" x 50'-0")

-Existing First Floor (Partial Apartment) 762 SF

-Existing Second Floor (Partial Apartment) 1,426 SF
-Existing Third Floor(Partial Apartment) 954 SF

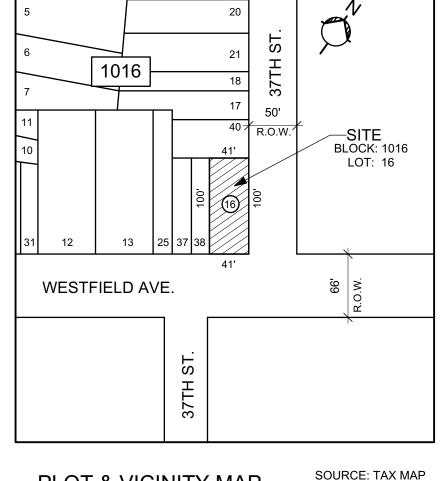
*BUILDING DIMENSIONS 39'-9 x 67'-4"

EXISTING BUILDING HEIGHT: 3-STORY BUILDING 39 Ft.

3631 WESTFIELD AVE. BUILDING

3631 Westfield Ave. Camden, New Jersey

FOODMART
INTERIOR RENOVATION & EXTERIOR IMPROVEMENTS

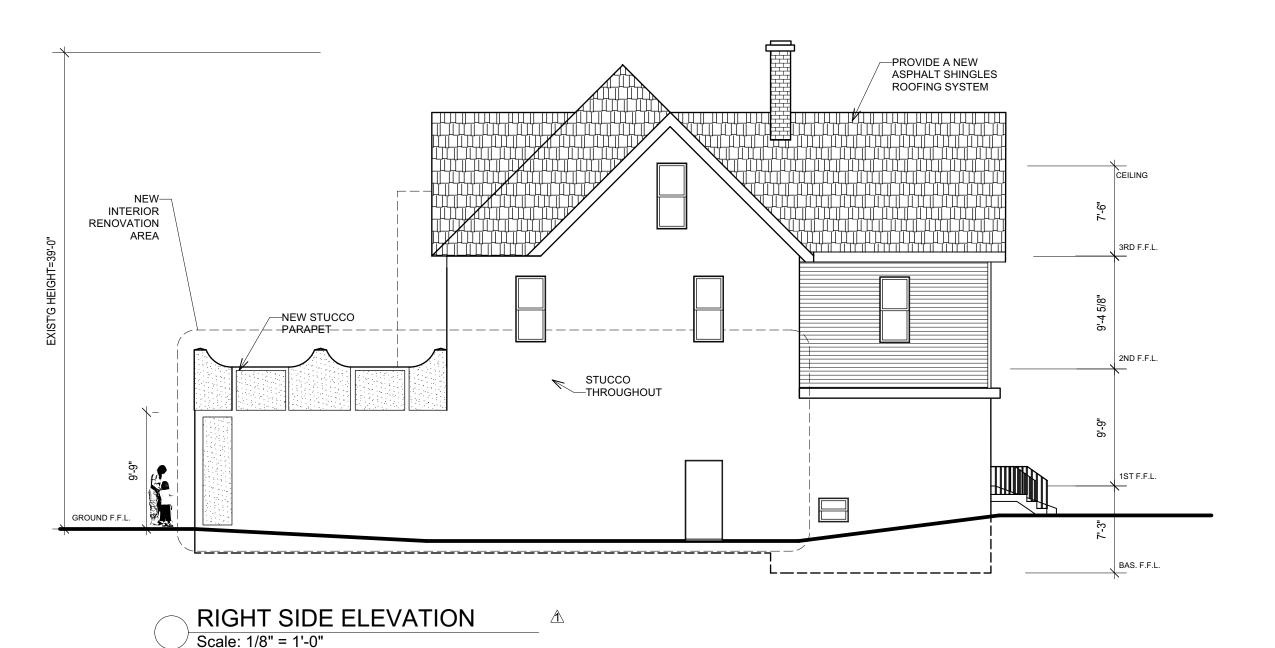


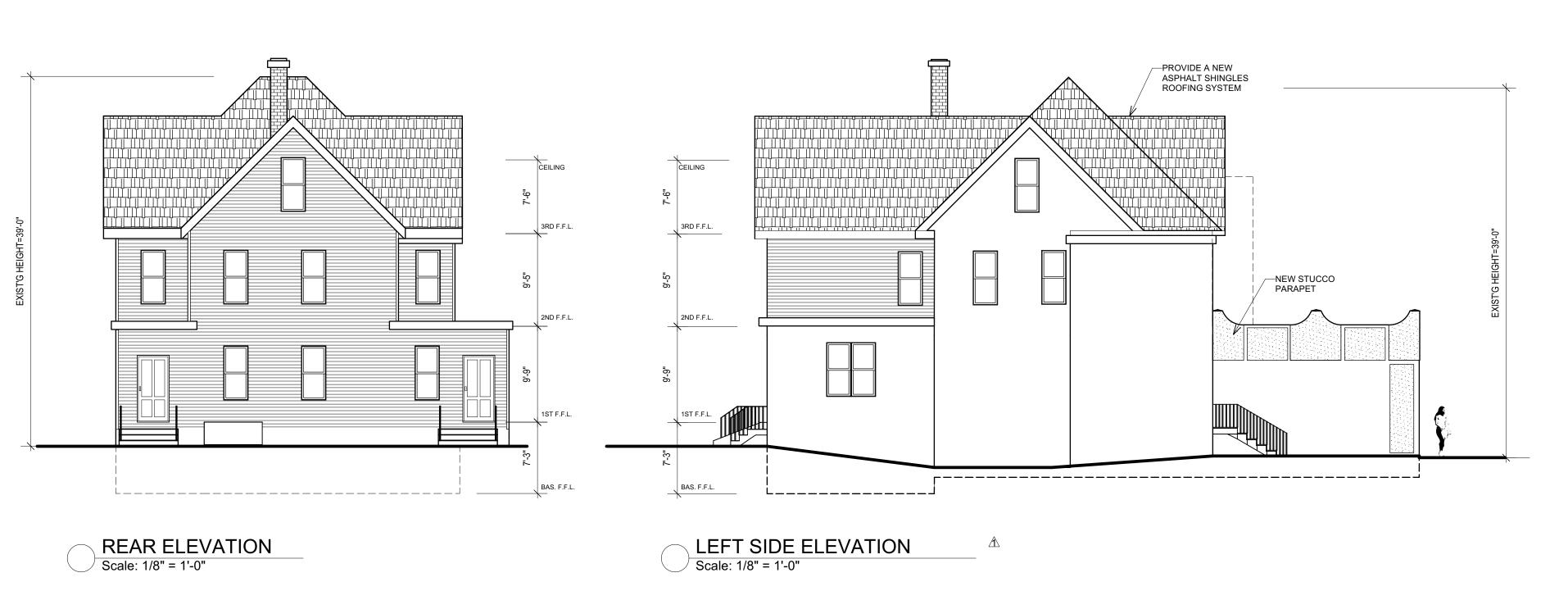




FRONT ELEVATION

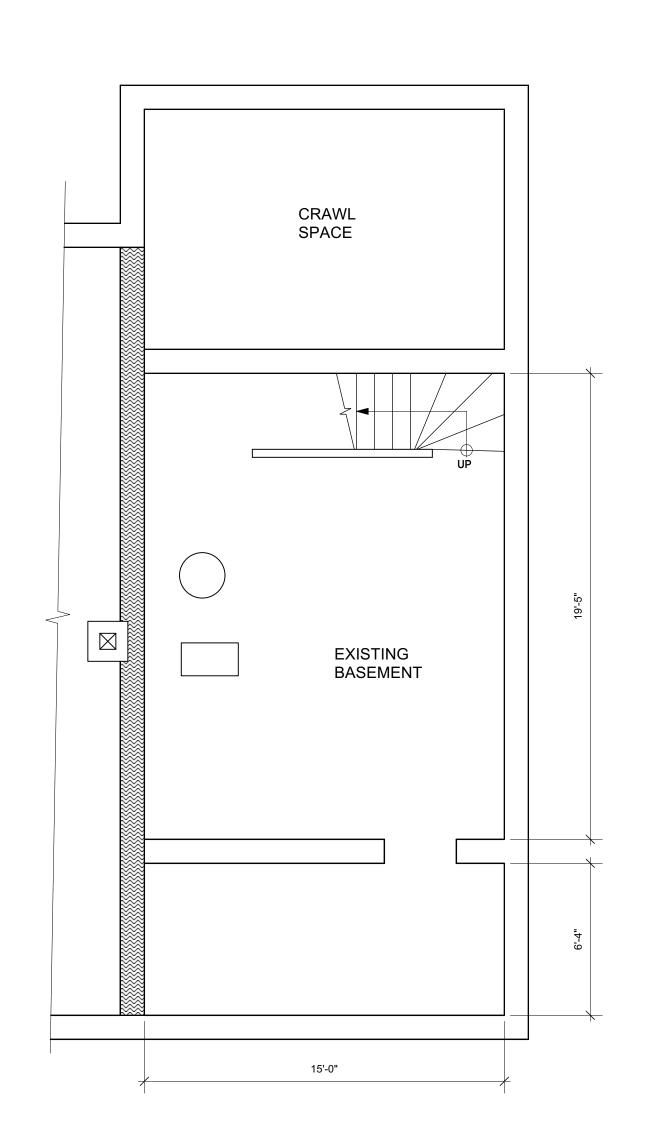
Scale: 1/8" = 1'-0"





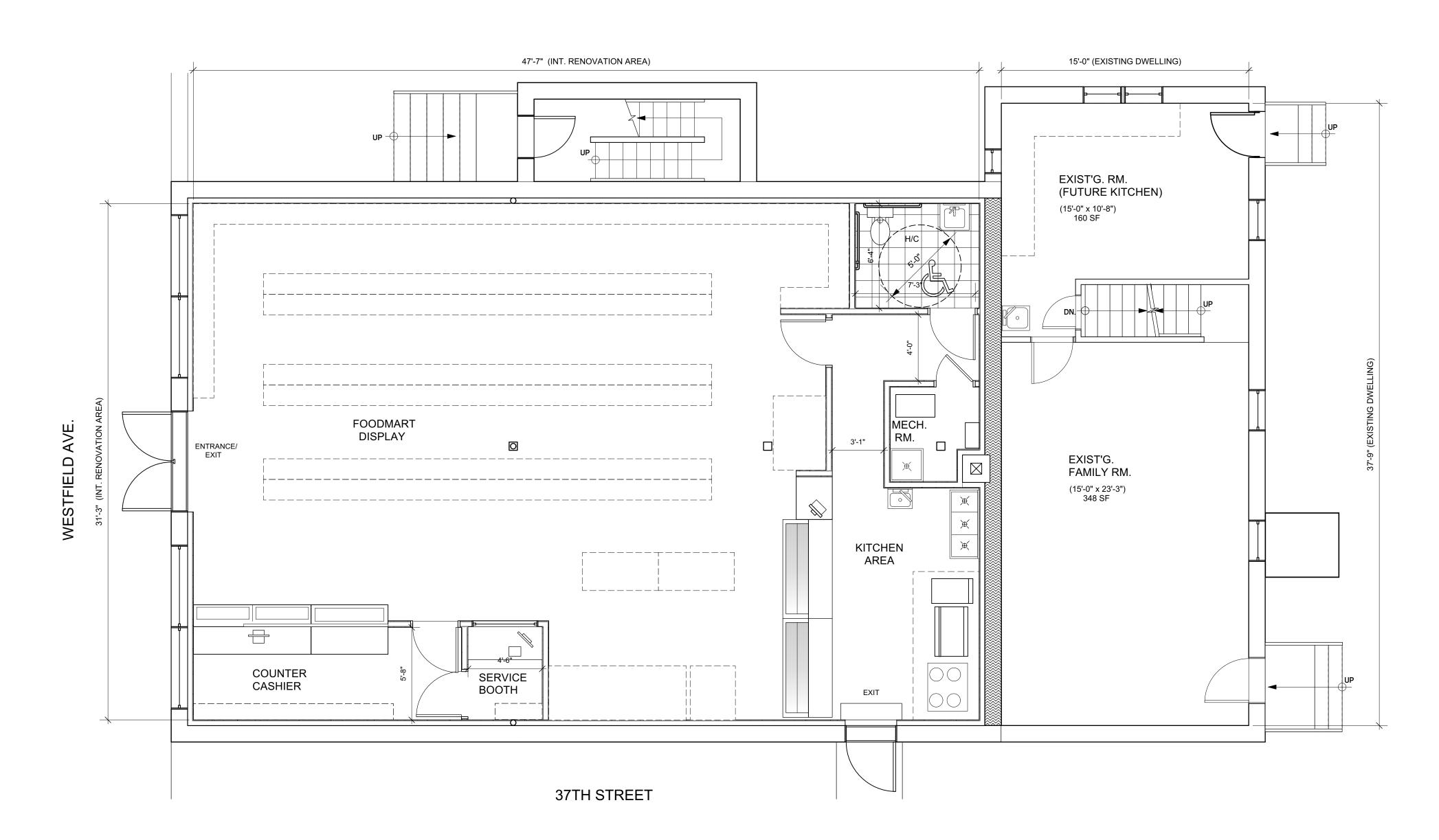


FOR ZONING AND DESIGN PURPOSES ONLY



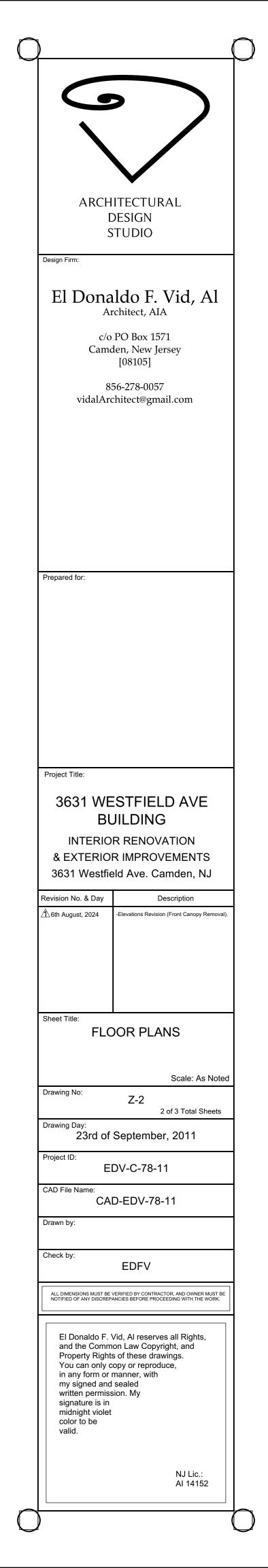
EXISTING BASEMENT PLAN

Scale: 1/4" = 1'-0"

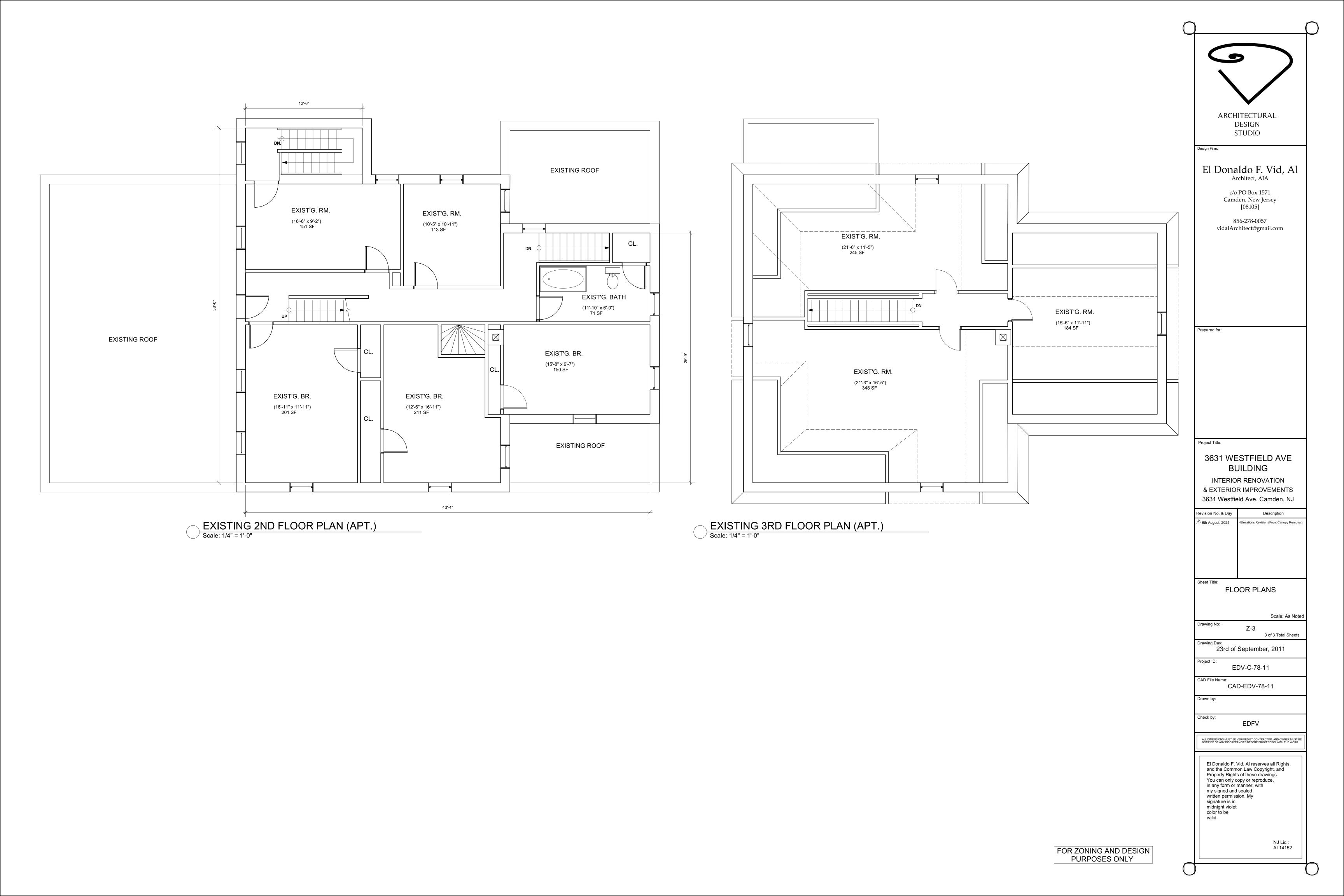


FIRST FLOOR STORE RENOVATION PLAN

Scale: 1/4" = 1'-0"



FOR ZONING AND DESIGN PURPOSES ONLY

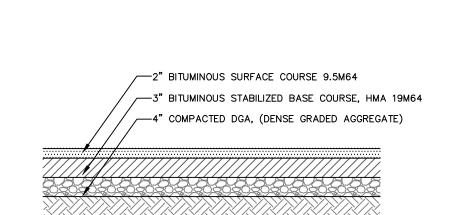


ZONING CHART: AREA, YARD, AND BUILDING REQUIREMENTS					
ZONE C-1: COMMERCIAL ZONE (NON RESIDENTIAL USE)					
	REQUIRED	EXISTING	PROPOSED	STATUS	
MINIMUM LOT RQUIREMENTS					
Lot Area	1000 S.F.	4100 S.F.	NO CHANGE	CONFORMS	
Lot Width	20 FT	41 FT	NO CHANGE	E CONFORMS	
PRINCIPAL BUILDING REQUIREMENTS					
Minimum Front Yard	N/A	1.6 FT	NO CHANGE	CONFORMS	
Minimum Side Yard	20 FT	0.1 FT	NO CHANGE	EXISTING NON CONFORM	
Minimum Rear Yard	30 FT	31 FT	NO CHANGE	CONFORMS	
Maximum Principle Building Coverage	80%	60.0%	NO CHANGE	EXISTING NON CONFORM	
Maximum impervious Coverage	80%	98.0%	NO CHANGE	EXISTING NON CONFORM	
Maximum Building Height	45 FT	<45 FT	NO CHANGE	CONFORMS	

<u>NOTES</u>

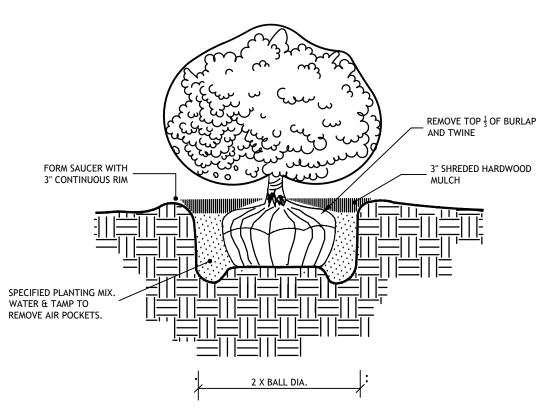
- 1. OWNER/APPLICANT: MATEO, ALLAN 6115 FORREST AVENUE PENNSAUKEN, NJ 08110
- 2. THE APPLICANT PROPOSES TO CONSTRUCT A SINGLE FAMILY
- 3. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP ZONING ORDINANCE.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE
- PRESENCE, LOCATION, AND DEPTH OF ALL UTILITIES. 5. TEST PIT IS RECOMMENDED TO DETERMINE BASEMENT FLOOR
- 6. NEW DRIVEWAY APRON TO BE CONSTRUCTED IN ACCORDANCE
- 7. DISTURBANCE TO REMAIN UNDER 5,000 S.F

WITH TOWNSHIP STANDARDS.

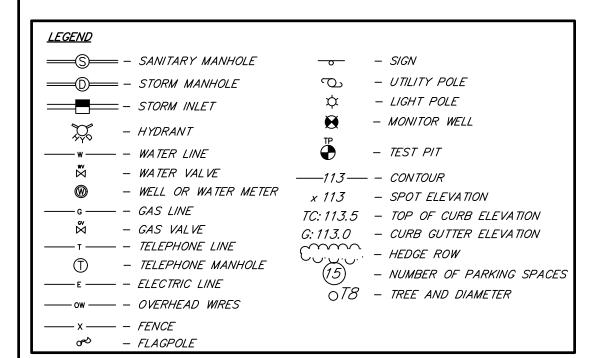


DRIVEWAY CROSS-SCTION DETAIL

UNYIELDING COMPACTED SUBGRADE

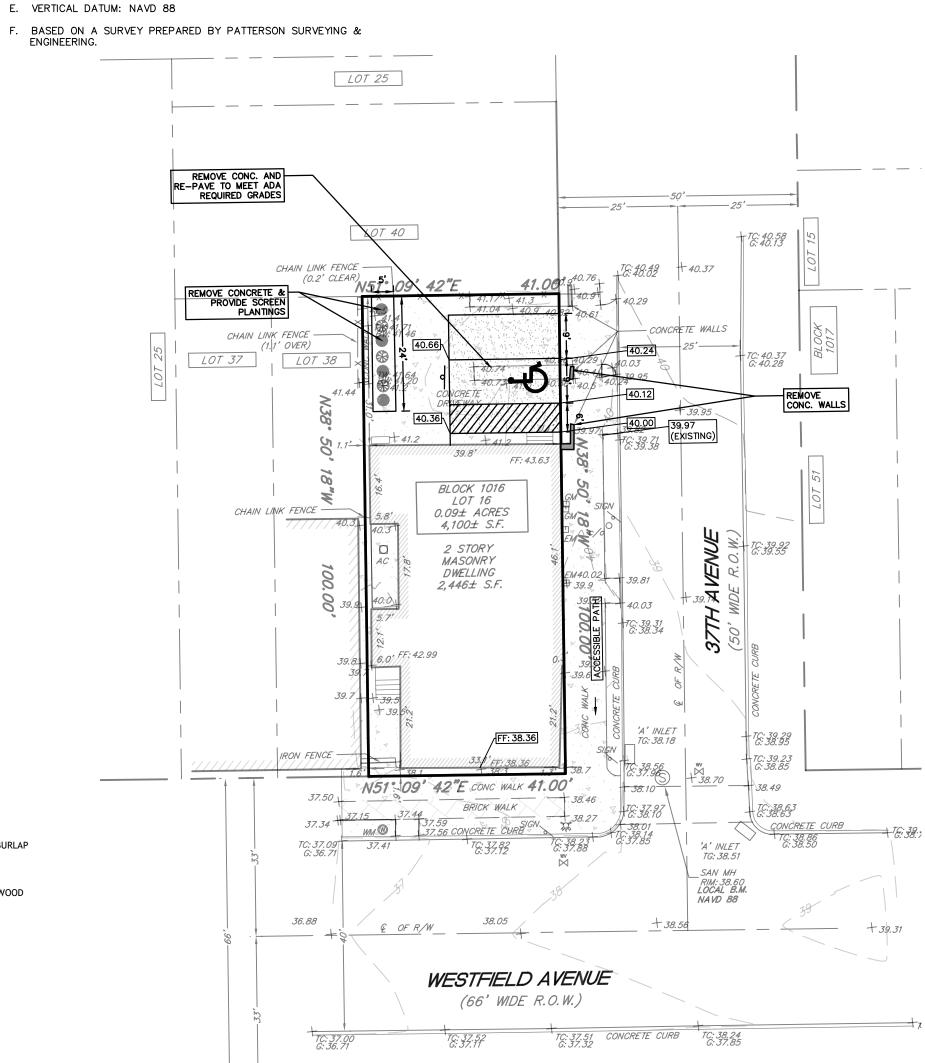


SHRUB PLANTING DETAIL

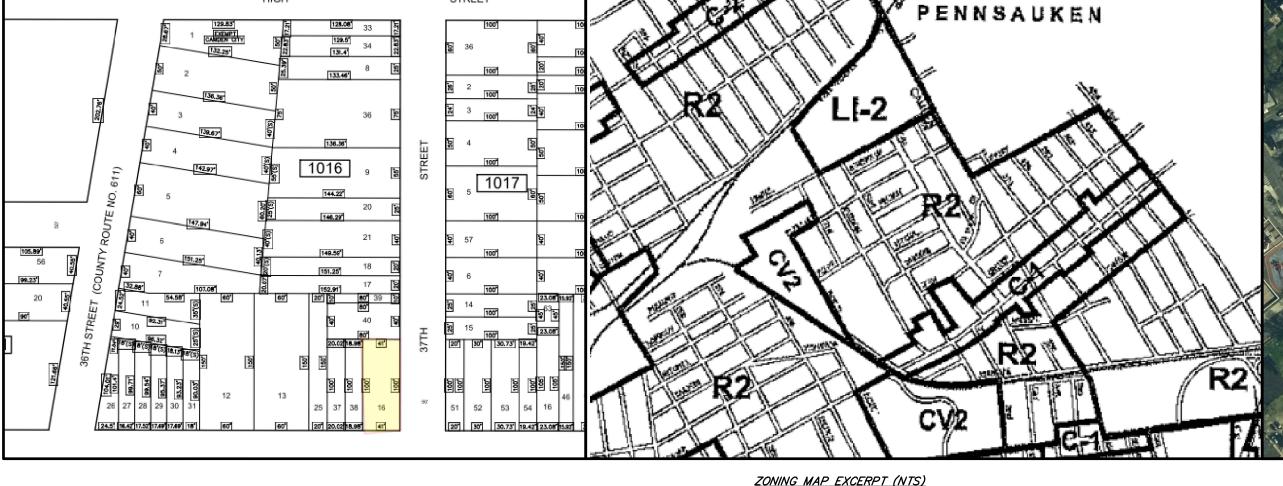


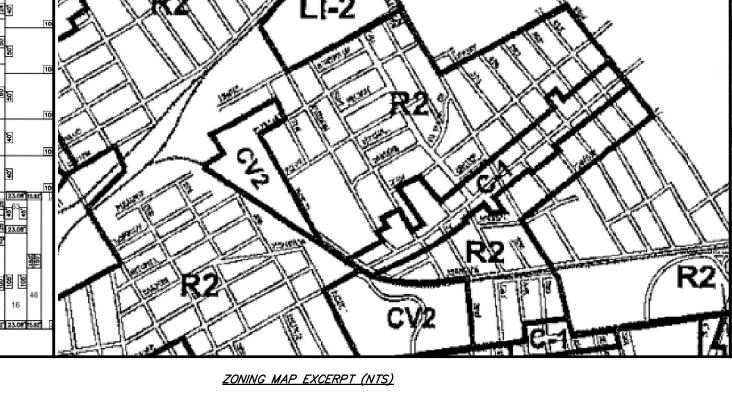
GENERAL NOTES

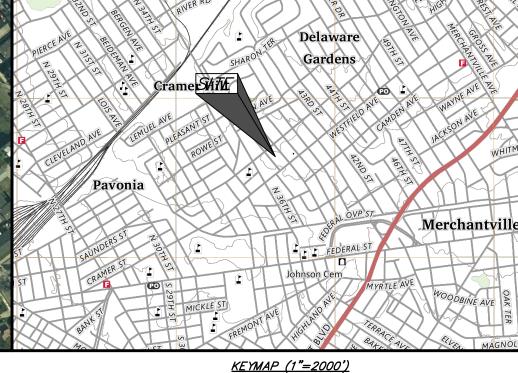
- A. PROPERTY SURVEYED KNOWN AS LOT 16 IN BLOCK 1016 CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY AS SHOWN ON MUNICIPAL TAX MAP SHEET #15.14.
- B. SUBJECT PROPERTY CONTAINS 0.09 ACRES OF LAND MORE OR
- C. CORNERS TO BE SET AFTER CONSTRUCTION.
- D. HORIZONTAL DATUM: NJPCS-NAD 83
- F. BASED ON A SURVEY PREPARED BY PATTERSON SURVEYING &



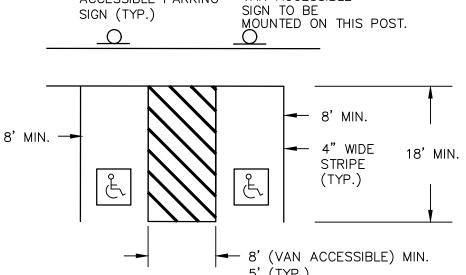
TAX MAP EXCERPT (NTS)







200' RADIUS MAP (1"=200')



ACCESSIBLE PARKING VAN ACCESSIBLE

NOTES:

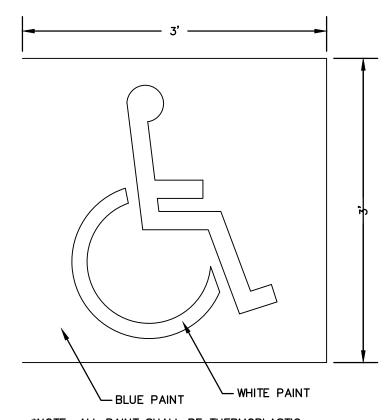
1. ALL STALLS SHALL BE A MINIMUM OF 8'X18'.

SIGN (TYP.)

2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESS AISLES WITH A MIN. WIDTH OF 8 FEET.

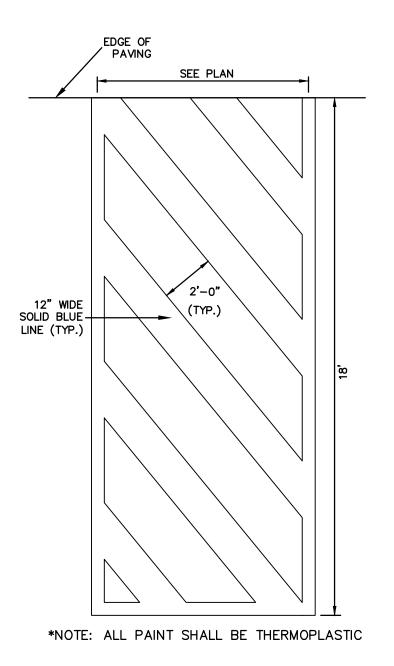
ACCESSIBLE PARKING STRIPING

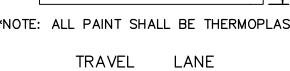
- 3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.
- 4. ALL PAINT SHALL BE THERMOPLASTIC.



*NOTE: ALL PAINT SHALL BE THERMOPLASTIC HANDICAPPED PARKING PAVEMENT MARKER

N.T.S.



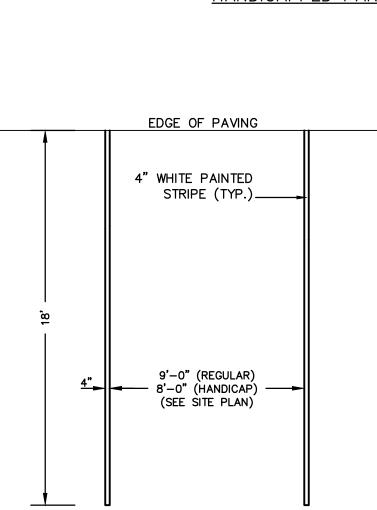


HANDICAPPED MARKING DETAIL N.T.S.

DANIEL J. PATTERSON, PELS

NEW JERSEY PROFESSIONAL ENGINEER AND LAND SURVEYOR

LICENSE NO. 24GB04257200



*NOTE: ALL PAINT SHALL BE THERMOPLASTIC

PARKING STRIPING DETAIL

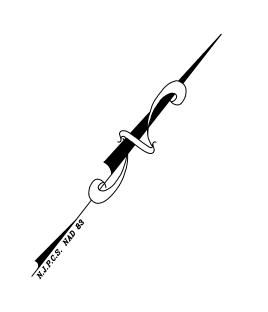


CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

GRAPHIC SCALE						
20	0	10 	20	40 	80 	
				FEET) = 20 ft		

PROPOSED PLANTING LEGEND

		SHRUBS				
attilities	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
	HP	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	#3	CONT.	4
*	RB	RHODODENRON 'BLAAUWS PINK'	BLAAUWS PINK AZALEA	#5	CONT.	3
S.Y.	*OR APPROVED FOLIAL					



HOLES AND —— HARDWARE TO BE PROVIDED BY

MANUFACTURER

(AT VAN —— ACCESSIBLE STALLS ONLY)

1 ‡" SCH 40 — STEEL PIPE

6" SCH 40 — STEEL PIPE

FINISHED —

GRADE

BLUE LDPE THERMOPLASTIC BUMPER— POST SLEEVE FROM MANUFACTURER. INSTALL PER MFG SPEC.

RESERVED

PARKING

USE IDEALSHEILD 6" BOLLARD SIGN OR EQUAL

R7-8 (12"X18")
HANDICAP SIGN
6"X12"
(AT VAN VAN-ACCESSIBLE

PENALTY
o
\$250 FIRST OFFENSE
\$UBSEQUENT OFFENSES
\$250 MIN. AND/OR
\$250 MIN

TOW-AWAY ZONE

ACCESSIBLE BOLLARD-MOUNTED PARKING SIGN

N.T.S.

IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON. **PATTERSON SURVEYING &** ENGINEERING, LLC CERTIFICATE OF AUTHORIZATION #24GA28227000 133 JACKSON ROAD, SUITE C MEDFORD, NJ 08055 732-501-7192 dan@PattersonSE.com www.PattersonSE.com

PROPOSED SITE PLAN OF

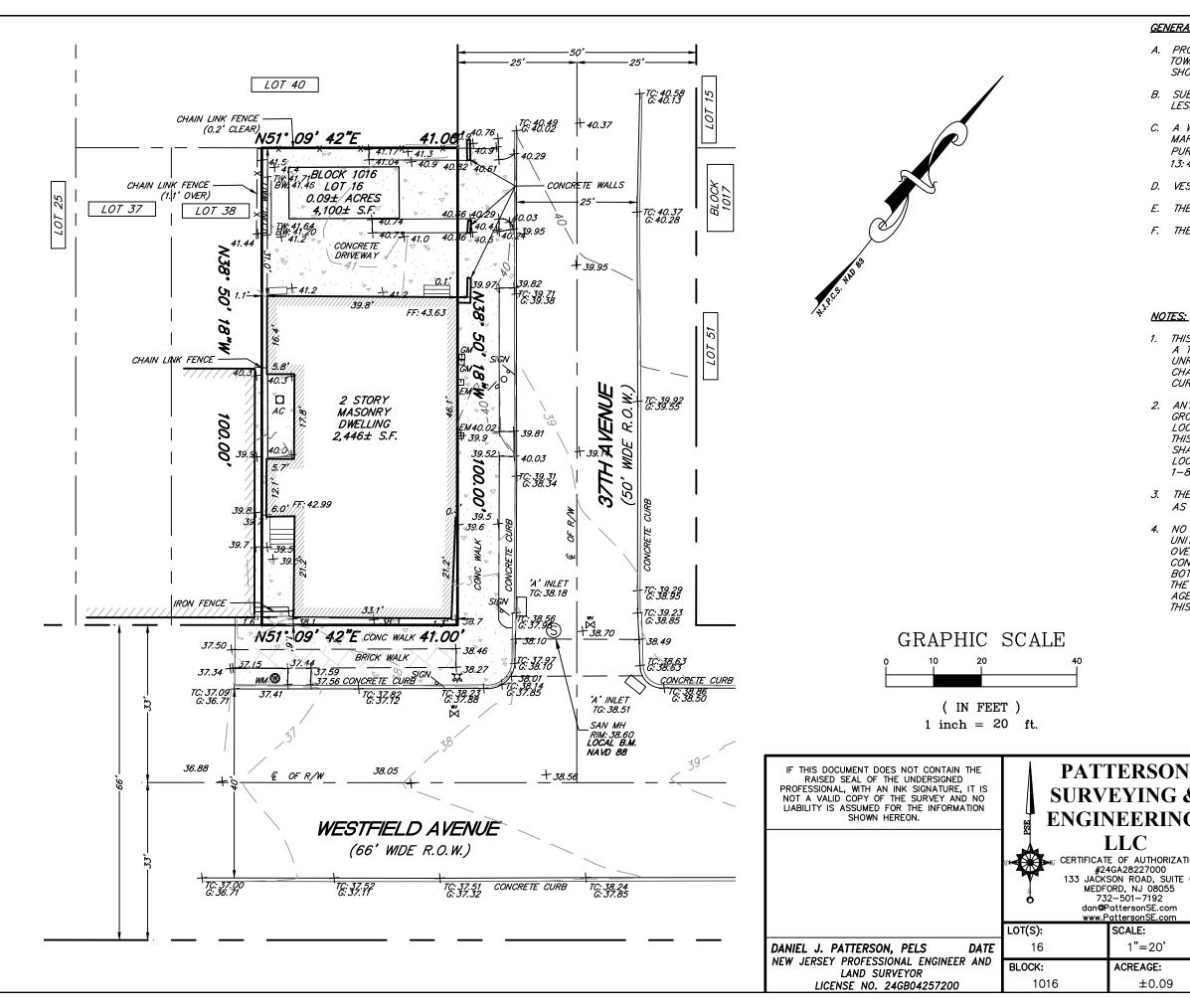
DESCRIPTION

BLOCK 1016 LOTS 16

3631 WESTFIELD AVENUE CITY OF CAMDEN CAMDEN COUNTY, N.J.

PREPARED FOR: MATEO

LOT(S): SCALE:		SCALE:	DATE:	DRAWING NO: BL1016 L16			
	16	1"=20'	02/11/2025	CAMDEN			
	BLOCK:	ACREAGE:	PATTERSON No.	SHEET No.			
	1016	±0.09	2025-042	2 OF 2			

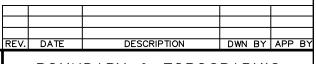


GENERAL NOTES:

- A. PROPERTY SURVEYED KNOWN AS LOT 16 IN BLOCK 1016 TOWNSHIP OF CAMDEN, CAMDEN COUNTY, NEW JERSEY AS SHOWN ON MUNICIPAL TAX MAP SHEET #15.
- SUBJECT PROPERTY CONTAINS 0.09 ACRES OF LAND MORE OR
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (c45:8-36.3) AND N.J.A.C.
- D. VESTING DEEDS: DEED BOOK 12044, PAGE 1033
- THE HORIZONTAL DATUM IS NJPCS-NAD83.
- THE VERTICAL DATUM IS NAVD88.

NOTES:

- 1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, TIDELANDS CLAIMS, VALIDITY OF CHAIN OF TITLE, AND ANY OTHER PERTINENT FACTS WHICH A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- 2. ANY UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS. NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION AND NJ ONE CALL LOCATION SERVICES AT 1-800-272-1000.
- THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON 02/07/2025.
- 4. NO FRESHWATER WETLANDS, RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOWED BY TIDES, LANDS CONTAINING OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED, PROTECTED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY HAVE BEEN LOCATED OR DELINEATED AS PART OF



SURVEYING & ENGINEERING, LLC

CERTIFICATE OF AUTHORIZATION #24GA28227000 JACKSON ROAD, SUITE C MEDFORD, NJ 08055 732-501-7192 dan@PattersonSE.com

www.PattersonSE.com SCALE:

BOUNDARY & TOPOGRAPHIC SURVEY BLOCK 1016 LOT 16

3631 WESTFIELD AVENUE CITY OF CAMDEN CAMDEN COUNTY, N.J.

PREPARED FOR: MATEO

DRAWING NO: DATE: BL1016 L16 1"=2002/21/2025 CAMDEN ACREAGE: PATTERSON No. SHEET No. 1 OF 1 ±0.09 2025-042