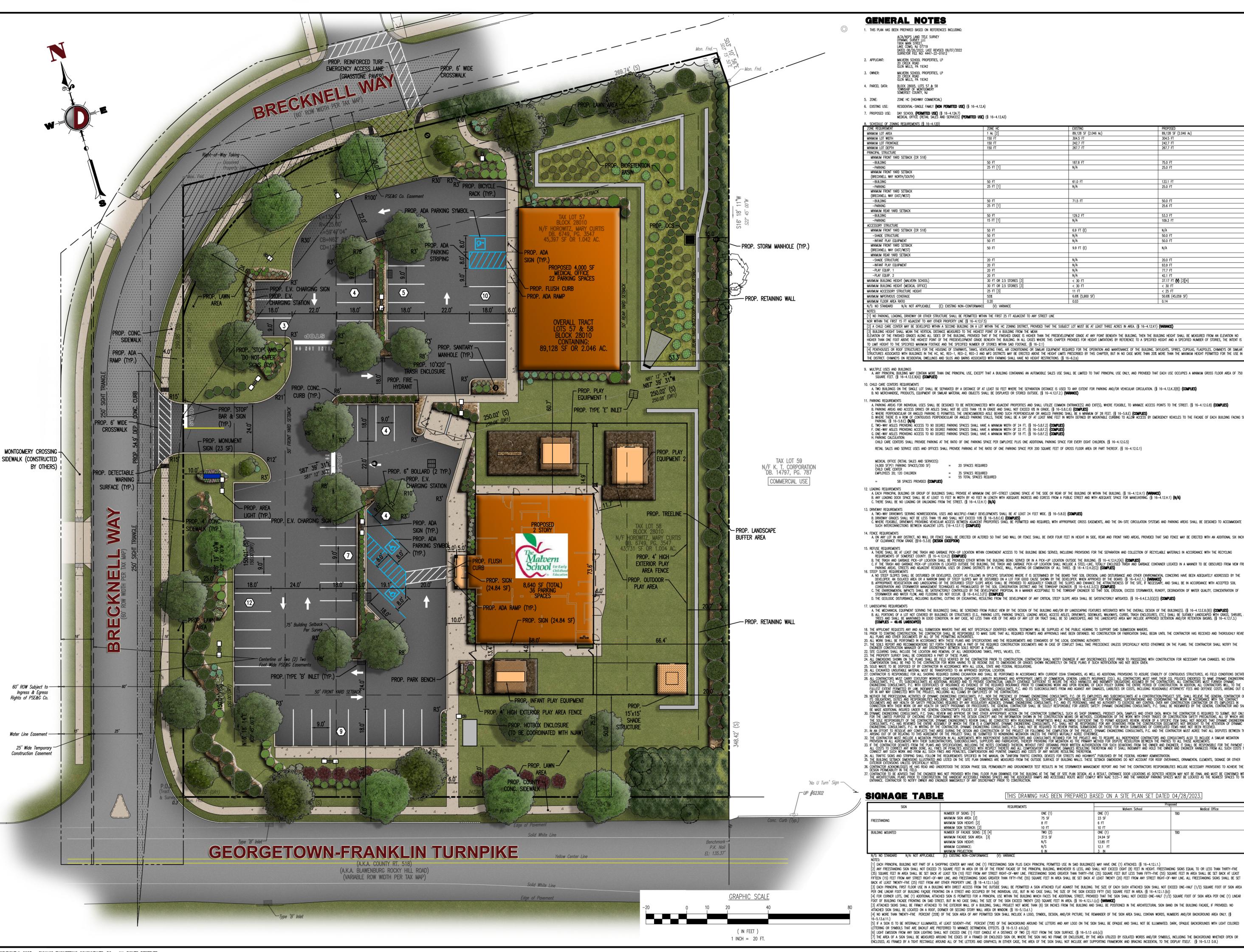


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**GENERAL NOTES** 

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

LAKE COMO, NJ 07719

DATED 08/26/2022, LAST REVISED 09/07/2022
SURVEYOR FILE NO: 4447-22-01612 MALVERN SCHOOL PROPERTIES, LP 20 CREEK ROAD GLEN MILLS, PA 19342

MALVERN SCHOOL PROPERTIES, LP GLEN MILLS, PA 19342

ZONE HC (HIGHWAY COMMERCIAL) 6. EXISTING USE: RESIDENTIAL-SINGLE FAMILY (NON PERMITTED USE) (§ 16-4.12.A)

7. PROPOSED USE: DAY SCHOOL (PERMITTED USE) (§ 16-4.12A.7)
MEDICAL OFFICE (PETAIL SALES AND SEPURCES) (PERMITTED USE) (§ 16-4.12A.3)

ZONE REQUIREMENT	ZONE HC	EXISTING	PROPOSED
MINIMUM LOT AREA	1 Ac [2]	89,128 SF (2.046 Ac)	89,128 SF (2.046 Ac)
MINIMUM LOT WIDTH	150 FT	304.5 FT	304.5 FT
MINIMUM LOT FRONTAGE	150 FT	242.7 FT	242.7 FT
MINIMUM LOT DEPTH	150 FT	267.7 FT	267.7 FT
PRINCIPAL STRUCTURE			
MINIMUM FRONT YARD SETBACK (CR 518)			
-BUILDING	50 FT	187.8 FT	75.0 FT
-PARKING	25 FT [1]	N/A	25.0 FT
MINIMUM FRONT YARD SETBACK (BRECKNELL WAY NORTH/SOUTH)			
-BUILDING	50 FT	61.0 FT	133.1 FT
-PARKING	25 FT [1]	N/A	25.0 FT
MINIMUM FRONT YARD SETBACK (BRECKNELL WAY EAST/WEST)			
-BUILDING	50 FT	71.5 FT	50.0 FT
-PARKING	25 FT [1]		25.6 FT
MINIMUM REAR YARD SETBACK			
-BUILDING	50 FT	129.2 FT	53.3 FT
-PARKING	15 FT [1]	N/A	109.3 FT
ACCESSORY STRUCTURE			
MINIMUM FRONT YARD SETBACK (CR 518)	50 FT	6.9 FT (E)	N/A
-SHADE STRUCTURE	50 FT	N/A	50.0 FT
-INFANT PLAY EQUIPMENT	50 FT	N/A	50.0 FT
MINIMUM FRONT YARD SETBACK (BRECKNELL WAY EAST/WEST)	50 FT	9.9 FT (E)	N/A
MINIMUM REAR YARD SETBACK			
-SHADE STRUCTURE	20 FT	N/A	20.0 FT
-INFANT PLAY EQUIPMENT	20 FT	N/A	93.9 FT
-PLAY EQUIP. 1	20 FT	N/A	77.7 FT
-PLAY EQUIP. 2	20 FT	N/A	42.1 FT
MAXIMUM BUILDING HEIGHT (MALVERN SCHOOL)	30 FT OR 2.5 STORIES [3]	< 30 FT	37.17 FT (V) [3][4]
MAXIMUM BUILDING HEIGHT (MEDICAL OFFICE)	30 FT OR 2.5 STORIES [3]	< 30 FT	< 30 FT
MAXIMUM ACCESSORY STRUCTURE HEIGHT	25 FT [3]	11 FT	< 25 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	6.6% (5,900 SF)	50.6% (45,059 SF)
MAXIMUM FLOOR AREA RATIO	0.20	0.03	0.14

9. MULTIPLE USES AND BUILDINGS
A. ANY PRINCIPAL BUILDING MAY CONTAIN MORE THAN ONE PRINCIPAL USE, EXCEPT THAT A BUILDING CONTAINING AN AUTOMOBILE SALES USE SHALL BE LIMITED TO THAT PRINCIPAL USE ONLY, AND PROVIDED THAT EACH USE OCCUPIES A MINIMUM GROSS FLOOR AREA OF 750 SQUARE FEET. (§ 16-4.12.E.9(A)) (COMPLES)

A. TWO BUILDINGS ON THE SINGLE LOT SHALL BE SEPARATED BY A DISTANCE OF AT LEAST 50 FEET WHERE THE SEPARATION DISTANCE IS USED TO ANY EXTENT FOR PARKING AND/OR VEHICULAR CIRCULATION. (§ 16-4.12.K.3(8)) (COMPLES) B. NO MERCHANDISE, PRODUCTS, EQUIPMENT OR SIMILAR MATERIAL AND OBJECTS SHALL BE DISPLAYED OR STORED OUTSIDE. (§ 16-4.12.F.2.) (VARIANCE)

11. PARKING REQUIREMENTS

1. PARKING REQUIREMENTS

A. PARKING AREAS FOR INDIVIDUAL USES SHALL BE DESIGNED TO BE INTERCONNECTED WITH ADJACENT PROPERTIES AND SHALL UTILIZE COMMON ENTRANCE(S) AND EXIT(S), WHERE FEASIBLE, TO MINIMIZE ACCESS POINTS TO THE STREET. (§ 16-4.12.G.8) (COMPLES)

B. PARKING AREAS AND ACCESS DRIVES OR AISLES SHALL NOT BE LESS THAN 1% IN GRADE AND SHALL NOT EXCEED 6% IN GRADE. (§ 16-5.8.C.6) (COMPLES)

C. WHERE PERPENDICULAR OR ANGLED PARKING IS PERMITTED, THE UNENCUMBERED AISLE BEHIND SUCH PERPENDICULAR OR ANGLED PARKING SHALL BE A MINIMUM OF 28 FEET. (§ 16-5.8.E.) (COMPLES)

D. WHERE THERE IS A ROW OF CONTIGUOUS PERPENDICULAR OR ANGLED PARKING STALLS, THERE SHALL BE A GAP OF AT LEAST NINE FEET IN WIDTH DEFINED BY MOUNTABLE CURBING TO ALLOW ACCESS BY EMERGENCY VEHICLES TO THE FACADE OF EACH BUILDING FACING SUCH PARKING. (§ 16-5.8.E.) (IV/A)

E. TWO-WAY AISLES PROVIDING ACCESS TO 90 DEGREE PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 24 FT. (§ 16-5.8.F.2) (COMPLES)

F. ONE-WAY AISLES PROVIDING ACCESS TO 90 DEGREE PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 18 FT. (§ 16-5.8.F.2) (COMPLES)

H. PARKING CALCULATION:

CHILD CAPE (CRITERS SHALL PROVIDE PARKING AT THE RATIO OF ONE PARKING SPACE FOR EMPLOYEE PLIES ONE ADDITIONAL PARKING SPACE FOR EVERY FIGHT CHILDREN (§ 16-4.12.G.5)

CHILD CARE CENTERS SHALL PROVIDE PARKING AT THE RATIO OF ONE PARKING SPACE PER EMPLOYEE PLUS ONE ADDITIONAL PARKING SPACE FOR EVERY EIGHT CHILDREN. (§ 16-4.12.G.5) RETAIL SALES AND SERVICE USES AND OFFICES SHALL PROVIDE PARKING AT THE RATIO OF ONE PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA OR PART THEREOF. (§ 16-4.12.G.1)

MEDICAL OFFICE (RETAIL SALES AND SERVICES): = 20 SPACES REQUIRED (4,000 SF)\*(1 PARKING SPACES/200 SF)
CHILD CARE CENTER

35 SPACES REQUIRED 55 TOTAL SPACES REQUIRED EMPLOYEES 20; 120 CHILDREN 58 SPACES PROVIDED (COMPLIES)

A. EACH PRINCIPAL BUILDING OR GROUP OF BUILDINGS SHALL PROVIDE AT MINIMUM ONE OFF-STREET LOADING SPACE AT THE SIDE OR REAR OF THE BUILDING OR WITHIN THE BUILDING. (§ 16-4.12.H.1) (WARNACE B. ANY LOADING DOCK SPACE SHALL BE AT LEAST 15 FFET IN WIDTH BY 40 FFET IN LENGTH WITH ADEQUATE INGRESS AND EGRESS FROM A PUBLIC STREET AND WITH ADEQUATE SPACE FOR MANELVERING. (\$ 16-4.12.H.1) (N/A

13. DRIVEWAY REQUIREMENTS A. TWO-WAY DRIVEWAYS SERVING NONRESIDENTIAL USES AND MULTIPLE-FAMILY DEVELOPMENTS SHALL BE AT LEAST 24 FEET WIDE. (§ 16-5.8.D) (COMPLES)

B. DRIVEWAY GRADES SHALL NOT BE LESS THAN 1% AND SHALL NOT EXCEED 10% (§ 16-5.8.C.6) (COMPLIES)
C. WHERE FEASIBLE, DRIVEWAYS PROVIDING VEHICULAR ACCESS BETWEEN ADJACENT PROPERTIES SHALL BE DESIGNED TO ACCOMMODATE SUCH INTERCONNECTIONS BETWEEN ADJACENT LOTS. (16-4.12.F.1) (COMPLIES)

A. ON ANY LOT IN ANY DISTRICT, NO WALL OR FENCE SHALL BE ERECTED OR ALTERED SO THAT SAID WALL OR FENCE SHALL BE OVER FOUR FEET IN HEIGHT IN SIDE, REAR AND FRONT YARD AREAS, PROVIDED THAT SAID FENCE MAY BE ERECTED WITH AN ADDITIONAL SIX INCHES OF CLEARANCE FROM GRADE (§16-5.3.8) (DESIGN EXCEPTION)

15. REFUSE REQUIREMENTS

A. THERE SHALL BE AT LEAST ONE TRASH AND GARBAGE PICK-UP LOCATION WITHIN CONVENIENT ACCESS TO THE BUILDING BEING SERVED, INCLUDING PROVISIONS FOR THE SEPARATION AND COLLECTION OF RECYCLABLE MATERIALS IN ACCORDANCE WITH THE RECYCLING REQUIREMENTS OF SOMERSET COUNTY. (§ 16-4.12.H.2) (COMPLES)

B. THE TRASH AND GARBAGE PICK-UP LOCATION IS LOCATED OUTSIDE THE BUILDING, THE TRASH AND GARBAGE PICK-UP LOCATION IS LOCATED OUTSIDE THE BUILDING, THE TRASH AND GARBAGE PICK-UP LOCATION IS LOCATED OUTSIDE THE BUILDING, THE TRASH AND GARBAGE PICK-UP LOCATION SHALL INCLUDE A STEEL-LIKE, TOTALLY ENCLOSED TRASH AND GARBAGE CONTAINER LOCATED IN A MANNER TO BE OBSCURED FROM VIEW FROM PARKING AREAS, STREETS AND ADJACENT RESIDENTIAL USES OR ZONING DISTRICTS BY A FENCE, WALL, PLANTING OR COMBINATION OF ALL THREE. (§ 16-4.12.H.2(C)) (COMPLES)

16. STEEP SLOPE REQUIREMENTS

A. NO STEEP SLOPES SHALL BE DISTURBED OR DEVELOPED, EXCEPT AS FOLLOWS IN SPECIFIC SITUATIONS WHERE IT IS DETERMINED BY THE BOARD THAT SOIL EROSION, LAND DISTURBANCE AND OTHER ENVIRONMENTAL CONCERNS HAVE BEEN ADEQUATELY ADDRESSED BY THE DEVELOPER, WHEN APPROVED BY THE BOARD AREA OR A NARROW BAND OF STEEP SLOPES MAY BE DISTURBED ON A LOT FOR GOOD CAUSE SHOWN BY THE DEVELOPER, WHEN APPROVED BY THE BOARD. (§ 16-6.4.E.1.) (VARANCE)

B. APPROPRIATE REVEGETATION AND LANDSCAPING OF THE DISTURBED STEEP SLOPE AREAS SHALL BE PROVIDED TO ADEQUATELY STABILIZE THE SLOPES AND ENHANCE THE ATTRACTIVENESS OF THE SITE, IF NECESSARY, AND SHALL BE IN ACCORDANCE WITH ACCEPTED SOIL CONSERVATION AND STORMWATER MANAGEMENT TECHNIQUES AS PROMUGATED BY THE BOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEER (§ 16-6.4.E.3.(C)) (COMPLES)

C. THE ENVIRONMENTAL IMPACTS SHALL BE SATISFACTORILY CONTROLLED BY THE BOLL OPERADATION OF WATER QUALITY, CONCENTRATION OF STORMWATER AND WATER FLOW, AND FLOODING DO NOT OCCUR. (§ 16-6.4.E.3.(F)) (COMPLES)

D. THE GEOLOGIC DISTURBANCE, INCLUDING BLASTING, CUTTING OR EXCAVATING, RESULTING FROM THE DEVELOPMENT OF ANY CRITICAL STEEP SLOP

A. THE MECHANICAL EQUIPMENT SERVING THE BUILDING(S) SHALL BE SCREENED FROM PUBLIC VIEW BY THE DESIGN OF THE BUILDING AND/OR BY LANDSCAPING FEATURES INTEGRATED WITH THE OVERALL DESIGN OF THE BUILDING(S). (§ 16-4.12.E.8.(B)) (COMPLES)

B. ALL PORTIONS OF A LOT NOT COVERED BY BUILDINGS OR STRUCTURES (E.G., PARKING LOTS, PARKING SPACES, LOADING AREAS, ACCESS AISLES, DRIVEWAYS, SIDEWALKS, WALKWAYS, CURBS, TRASH ENCLOSURES, ETC.) SHALL BE SUITABLY LANDSCAPED WITH GRASS, SHRUBS, AND THE LANDSCAPED AREA MAY INCLUDE APPROVED DETENTION AND/OR RETENTION BASINS. (§ 16-4.12.F.3.)

(COMPLES - 49.4% LANDSCAPED)

18. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAVERS.

19. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES. ALL PLANS AND UTHER DUCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

20. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

21. THE SOLDS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY SIGNEDANCY BETWEEN SOLDS REPORT & PLANS.

22. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

23. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

23. HE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

24. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

25. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

26. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

27. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

27. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSUME STABILITY OF CONTRUCTURES, AS FIELD CONDITIONS DICTATE.

28. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LABILITY INSURANCE (CGL), ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMERCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNITY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OF CONSTRUCTION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERSONSHEL ATTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS, P.C. AND AGAINST ANY DAMAGES, LIABILITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. AND AGAINST ANY DAMAGES, LIABILITIES INCLIDING, BUT NOT LIMITED TO. CONSTRUCTION MEMBERS OF PROCEDURES OF PROCEDURES NECESSARY FOR PERFORMING, SUPERINTEDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OF ITS GOVERNMENT OF THE WORK OR ANY HEALTH OR SAFETY PROCEDURES. THE GENERAL CONTRACTOR SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBILE FOR JOBSTIE SAFETY, DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SHALL BE GONDER THE WORK OR ANY HEALTH OR SAFETY PROCEDURES. THE GENERA

FOR THE CHIRTED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE CHIRD SHOWN THE CONTRACTOR, DYNAMIC ENGINEERING SHOWN THE CONTRACTOR, DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVATIONS FROM THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVATIONS FROM THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVATIONS FROM THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVATIONS FROM THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVATIONS FOR THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVATIONS FOR THE CONTRACTOR DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST ARREAD THE PROJECT OF FOLLOWING THE CONTRACTOR FOR PROJECT SHALL BE SUBMITTED TO NORSHIDING THE CONTRACTOR FOR FOR WHICH THE PROJECT OF FOLLOWING THE PROJECT OF SHALL BE SUBMITTED TO NORSHIDING PRIOR THE PROJECT OF RELEASED TO THE PROJECT OF SHALL BE SUBMITTED TO NORSHIDING PRIOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS, SUBCONSULTANTS, P.C. SHALL NOT THE PROJECT AND TO REQUIRE ALL INDEPENDENT OF THE PROJECT AND TO REQUIRE ALL INDEPENDENT OF THE PROJECT AND TO REQUIRE AND THE PROJECT AND THE PROJECT AND THE PROJECT OF THE PROJECT AND THE PROJECT AND THE PROJECT OF THE PROJECT AND THE P

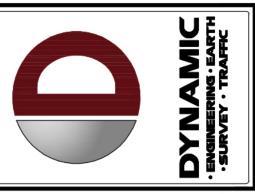
36. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD. THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NIAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

SIGNAGE TABLE THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 04/28/202 REQUIREMENTS MAXIMUM SIGN AREA: [ MAXIMUM SIGN HEIGHT: MINIMUM SIGN SETBACK: [ NUMBER OF FACADE SIGNS: [3] MAXIMUM FACADE SIGN AREA: [3 24.94 SF MAXIMUM SIGN HEIGHT: 13.85 FT

1 EACH PRINCIPAL BUILDING NOT PART OF A SHOPPING CENTER MAY HAVE ONE (1) FREESTANDING SIGN PLUS EACH PRINCIPAL PERMITTED USE IN SAID BUILDING(S) MAY HAVE ONE (1) ATTACHED. (§ 16-4.12.i.1.) 2] ANY FREESTANDING SIGN SHALL NOT EXCEED 75 SQUARE FEET IN AREA OR 5% OF THE FRONT FACADE OF THE PRINCIPAL BUILDING, WHICHEVER IS LESS, AND SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT. FREESTANDING SIGNS EQUAL TO OR LESS THAN THIRTY-FIVE 35) SQUARE FEET IN AREA SHALL BE SET BACK AT LEAST TEN (10) FEET FROM ANY STREET RIGHT-OF-WAY LINE. FREESTANDING SIGNS GREATER THAN THIRTY-FIVE (35) SQUARE FEET BUT LESS THAN FIFTY-FIVE (55) SQUARE FEET IN AREA SHALL BE SET BACK AT LEAST FIFTEEN (15) FEET FROM ANY STREET RIGHT-OF-WAY LINE, AND FREESTANDING SIGNS GREATER THAN FIFTY-FIVE (55) SQUARE FEET IN AREA SHALL BE SET BACK AT LEAST TWENTY (20) FEET FROM ANY STREET RIGHT-OF-WAY LINE, AND FREESTANDING SIGNS GREATER THAN FIFTY-FIVE (55) SQUARE FEET IN AREA SHALL BE BACK AT LEAST TWENTY-FIVE (25) FEET FROM ANY OTHER PROPERTY LINE. (§ 16-4.12.i.1.(a)) TSI SECTION AND CHECK PROPERTY LINE. (§ 16-4-12.1.1(d))

[3] EACH PRINCIPAL FIRST FLOOR USE IN A BUILDING WITH DIRECT ACCESS FROM THE OUTSIDE SHALL BE PERMITTED A SIGN ATTACHED FLAT AGAINST THE BUILDING. THE SIZE OF EACH SUCH ATTACHED SIGN SHALL NOT EXCEED ONE—HALF (1/2) SQUARE FOOT OF SIGN PER ONE LINEAR FOOT OF BUILDING FAÇADE FRONTING ON A STREET AND OCCUPIED BY THE INDIVIDUAL USE, BUT IN NO CASE SHALL THE SIZE OF THE SIGN EXCEED FIFTY (50) SQUARE FEET IN AREA. (§ 16-4.12.1.1.(b)) [4] FOR CORNER LOTS, ONE (1) ADDITIONAL ATTACHED SIGN IS PERMITTED FOR A PRINCIPAL USE WITHIN THE BUILDING WHICH FACES THE ADDITIONAL STREET, PROVIDED THAT THE SIGN SHALL NOT EXCEED ONE—HALF (1/2) SQUARE FOOT OF SIGN AREA PER ONE (1) LI FOOT OF BUILDING FACADE FRONTING ON SAID STREET, BUT IN NO CASE SHALL THE SIZE OF THE SIGN EXCEED TWENTY (20) SQUARE FEET IN AREA (§ 16-4.12.i.1.(c)) (WARANCE)

[3] ATTACHED SIGNS SHALL BE FIRMLY ATTACHED TO THE EXTERIOR WALL OF A BUILDING, SHALL PROJECT NOT MORE THAN (6) SIX INCHES FROM THE BUILDING AND SHALL BE POSITIONED IN THE ARCHITECTURAL SIGN BAND ON THE BUILDING FACADE, IF PROVIDED. NO ATTACHED SIGN SHALL BE LOCATED ON A ROOF, DORMER OR SECOND STORY WALL AREA OR WINDOW. (§ 16-5.13.d.1.) [4] NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE SIGN AREA OF ANY PERMITTED SIGN SHALL INCLUDE A LOGO, SYMBOL, DESIGN, AND/OR PICTURE; THE REMAINDER OF THE SIGN AREA SHALL CONTAIN WORDS, NUMBERS AND/OR BACKGROUND AREA ONLY. (§ [5] IF A SIGN IS TO BE INTERNALLY ILLUMINATED, AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE BACKGROUND AROUND THE LETTERS AND ANY LOGO ON THE SIGN SHALL BE OPAQUE AND SHALL NOT BE ILLUMINATED, DARK, OPAQUE BACKGROUNDS WITH LIGHT COLORED



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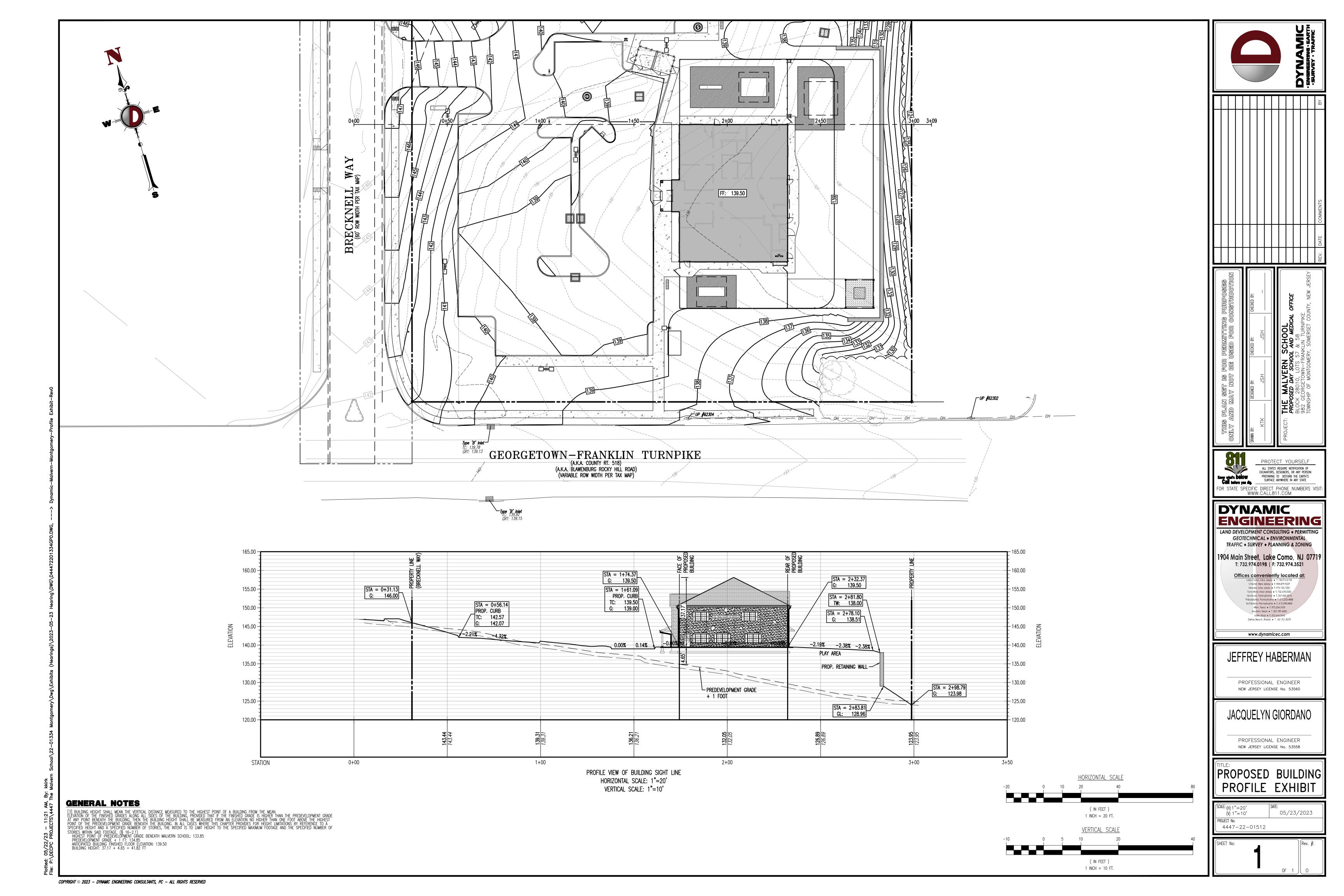
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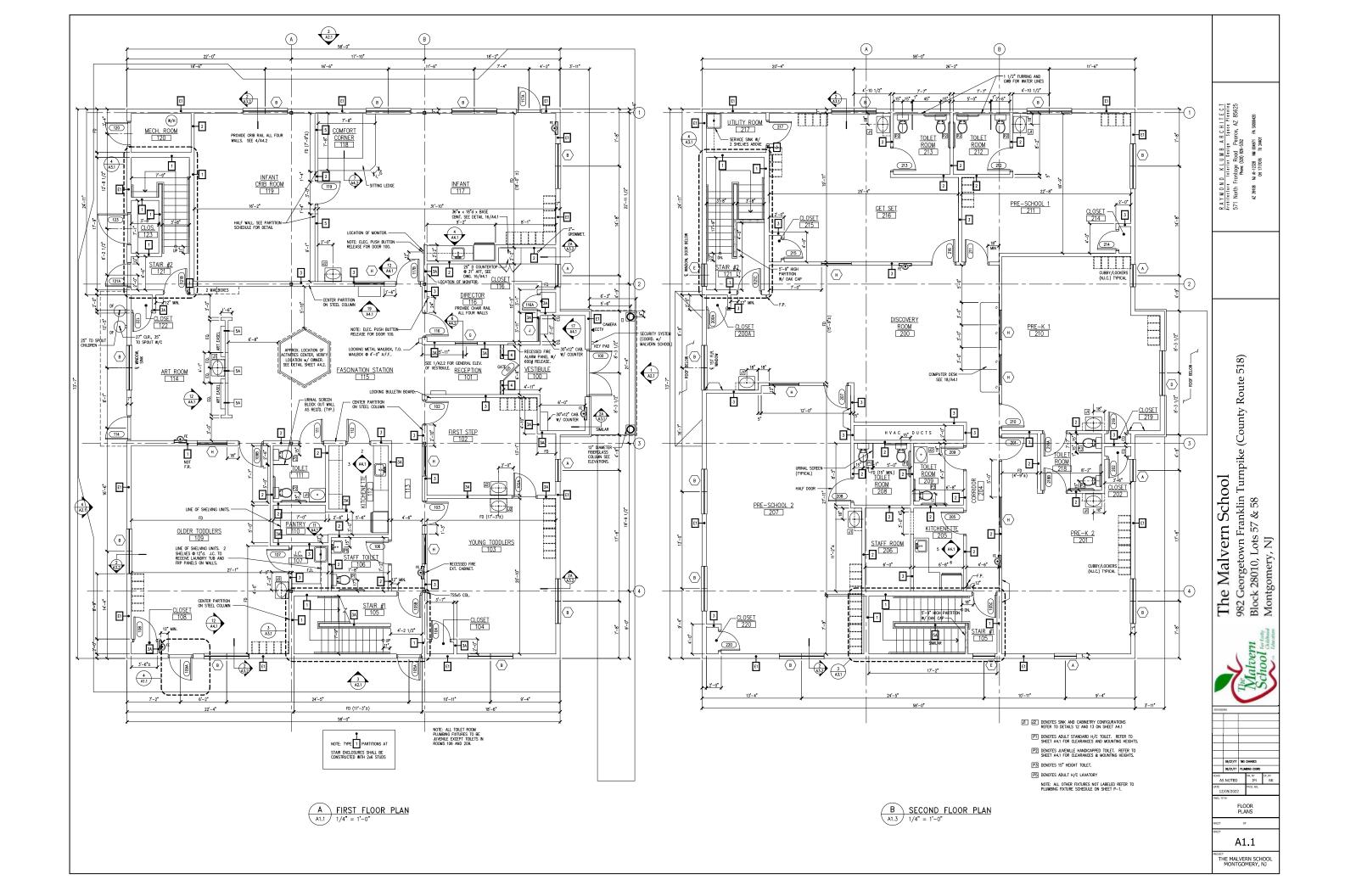
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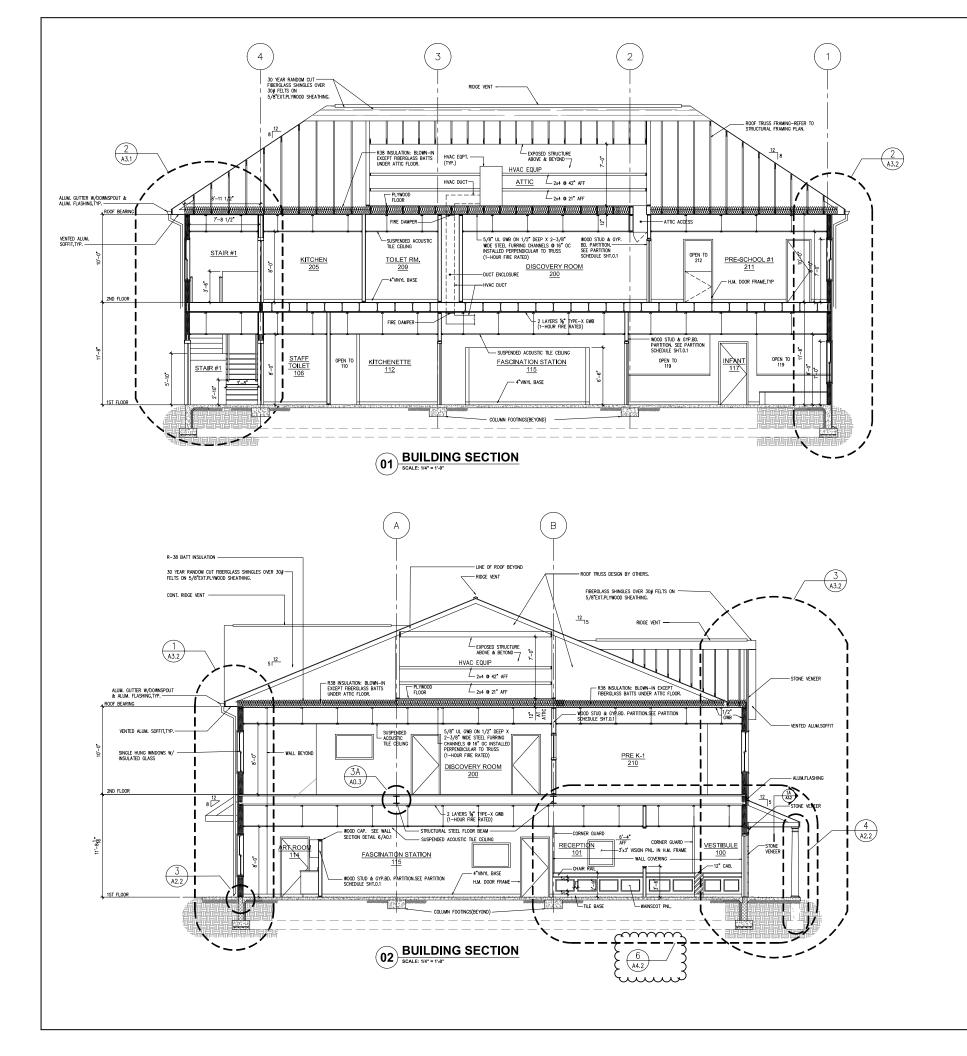
SITE PLAN RENDERING

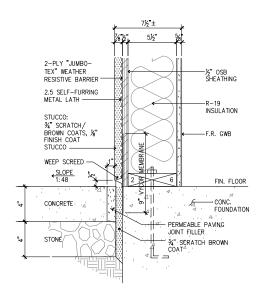
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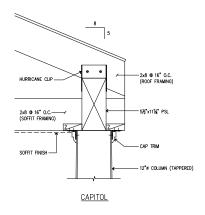


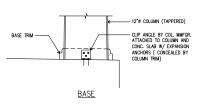






# (03) TYPICAL EXTERIOR WALL SILL DETAIL SCALE: 3" = 1'-0"





## PORCH COLUMN DETAIL SCALE: 1-1/2" = 1'-0"





FRONT ELEVATION

SCALE: N.T.S.

SCALE: N.T.S. \*23Ø16 JUNE 2Ø, 2Ø23





#### TODDLER PLAYGROUND EQUIPMENT

SCALE: N.T.S.



INFANT PLAYGROUND EQUIPMENT

SCALE: N.T.S.

MALVERN SCHOOL PROPERTIES, LP



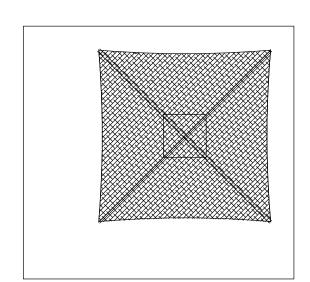
PLAN LAYOUT

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



#### PRESCHOOL PLAYGROUND EQUIPMENT

SCALE: N.T.S.



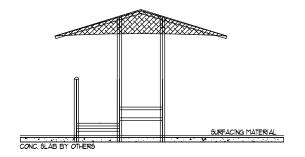
### NOTE:

 
 INFANT
 16 FT. x 16 FT. x 2 FT.
 (50UTH)

 TODDLER
 16 FT. x 16 FT. x 2 FT.
 (NORTH)

 PRE9CHOOL
 18 FT. x 18 FT. x 12 FT.
 (EA9T)

 PRE9CHOOL/ SANDBOX
 15 FT. x 15 FT. x 8 FT.
 (50UTH)



#### FRONT ELEVATION

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

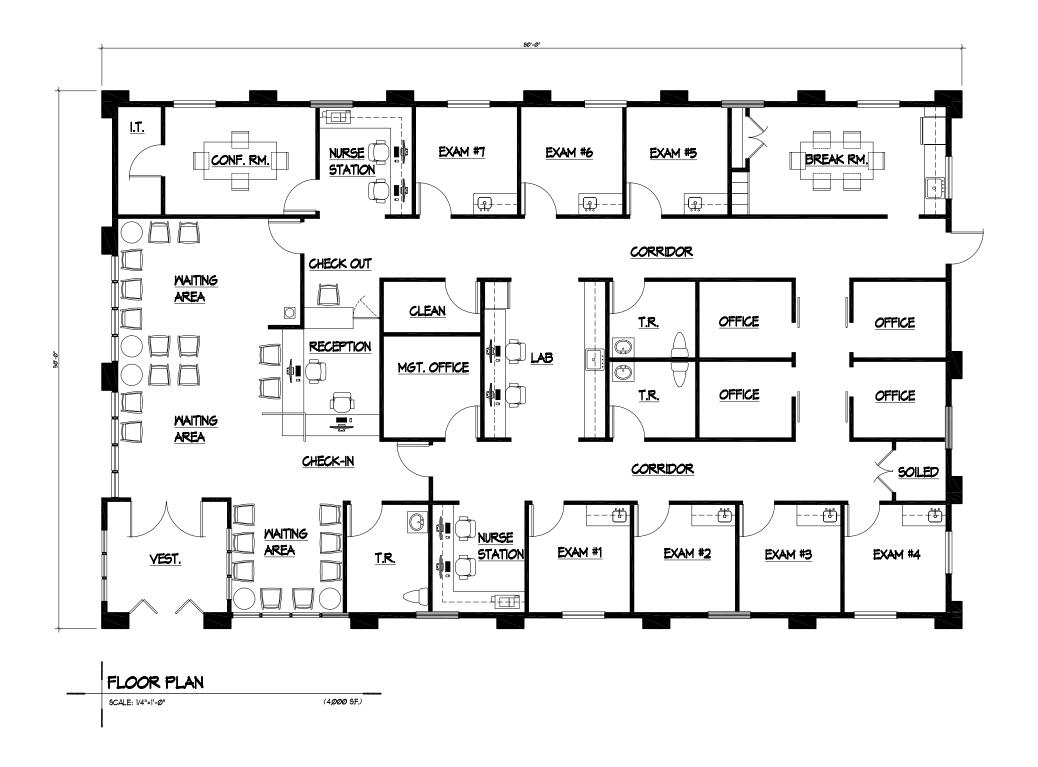
SCALE: N.T.S. \*23016 JUNE 20, 2023

A0.3

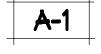


ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN

1010 Haddonfield-Berlin Road • Suite 411 • Voorhees, NJ 08043 Tel: 856.782.0100 • Fax: 856.782.8656 www.feinbergdesign.com



9CALE: 1/4"= 1'-0" \*23017 MAY 30, 2023





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MALVERN SCHOOL PROPERTIES, LP









MALVERN SCHOOL PROPERTIES, LP



9CALE: 1/4"= 1'-0" \*23017 MAY 30, 2023



