



**Eve A. Cullinan**  
County Administrator

# Board of Chosen Freeholders County of Burlington

## Public Works - Planning Board

P.O. Box 6000, Mount Holly, New Jersey 08060  
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**Burlington County  
Freeholders**

Felicia Hopson, *Director*  
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Linda Hynes  
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Balvir Singh

*Danielle Scoleri, Principal Engineer*

September 4, 2020

B.C.P.B.# S20-33-034

Prime & Tuvel  
14000 Horizon Way  
Suite 325  
Mount Laurel, NJ 08054

Attn: Jason R. Tuvel, Esq. *via Email*  
Re: SOUTHAMPTON DOLLAR GENERAL  
Municipality: Southampton Township  
Block 2203 Lots 14 & 14.03  
Roads: Red Lion Road (CR #641) & US Route 206

Dear Mr. Tuvel:

The following are our comments:

1. INFO – The site plan application proposes the construction of a 9,265sf Dollar General commercial building, along with 46 parking spaces, above-ground detention and infiltration basins and other miscellaneous site improvements. The site has frontage along Red Lion Road (CR #641) and US Route 206 (NJDOT).
  - a. The site does not have access to Red Lion Road (CR #641). The sites only access is to US Route 206.
2. The Ultimate half Right-Of-Way, measured with respect to centerline is to be shown on the plans for Red Lion Road (CR #641) as per the Burlington County Highway Master Plan (<https://www.dvrpc.org/webmaps/BCHMP/>). Any front setback lines shown are to be measured from said line.
3. Stormwater Management Comments
  - a. INFO - The submitted Stormwater Management Report has been prepared in general conformance with the New Jersey State Stormwater Management Regulations. The report indicates that stormwater runoff generated by the proposed development will be less than the pre-existing site conditions as a result of the proposed stormwater management improvements.
  - b. INFO – As this site has direct access to US Route 206, the NJDOT should review the proposed Stormwater Management Report, as well.

- c. Revise the plans so that the emergency spillway does not direct flow towards the County Road and/or is not located within the county right-of-way.
  - d. The rim elevation shown for the outlet structure OS-1 on sheet C-5 doesn't match what is shown in the detail shown on detail sheet C-15.
  - e. The 3" orifice and 24"x6" slot elevation information is to be shown on sheet C-5.
  - f. The exiting pipe from Outlet structure OS-1 is shown as a 12" HDPE on sheet C-5, however, it is shown as a 12" RCP on detail sheet C-15. Revise whichever detail is incorrect.
  - g. The bottom elevation of the detention basin is called out on the plan sheets C-5 and C-15 as 49.50. It is shown at the incorrect location on detail 2 on detail sheet C-15. Move the elevation up 6" to the bottom of the detention basin.
4. The following items should have been provided on the plans submitted:
- a. North arrow on all plans. (6.03.4) *North arrow is missing from sheet C-11.*
  - b. An outbound survey of the site showing the location of existing property lines and identifying the source of the survey. (6.03A.13) *The outbounds are to be provided for the proposed Lot 14.03.*

This application will be on the September 8, 2020 agenda of the Land Development Review Committee meeting held at 3:00 PM in the Engineer's Office.

Feel free to call with any questions.

Very truly yours,

BURLINGTON COUNTY PLANNING BOARD

Brian Stilts  
Assistant Engineer - Bridges

cc:	Southampton Township Planning Board Secretary	By Email
	Southampton Township Planning Board Engineer	By Email
	Southampton Township Construction Official	By Email
	Paul Mutch, PE – Stonefield Engineering	By Email
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