

# Victory Commons

## New Multi-Family Housing Development

1223 Berlin Road (CR-546)  
 Voorhees, New Jersey

### Disciplines Utilized

- Conceptual and Major Site Plan
- Boundary & Topographic Surveys
- ALTA Survey
- Utilities & Highway Surveys
- Construction Stakeout
- AutoCAD Services
- Phase I Environmental
- Environmental Impact Statement
- Storm Water Design
- Soil Testing and Analysis
- Traffic Engineering
- AutoTurn Analysis
- Parking Lot Design
- Landscape Planning
- Permitting
- Planning Board Testimony

### Site Size

8.12 Acres

### Building Size

Eight (8) Buildings / 78 Units + Clubhouse

### Project Status

Fully Approved

### Special Permitting

Planning & Zoning Board, Sewer & Water Extension, Camden County Engineers

### Project Team

Robert R. Stout, PE, CME, LS, Daniel J. Caldwell, Matthew Walsh, Fran Reichelt, Ken Carruth, Ben Gindville, PWS, CPM, Jack Shildmyer



## DESCRIPTION

In the first of several projects, Michaels Development Co. engaged Stout & Caldwell to provide complete civil engineering, surveying and environment services for new multi-family development in the heart of Voorhees, NJ. Located on more than 8 acres of land, Victory Commons will consist of eight (8) buildings with a total of 78 units plus an expansive clubhouse. The project scope included conceptual and major site plans as well as comprehensive surveying with a full ALTA survey, which requires the collection and documentation of data from a combination of records and fieldwork. In addition, the project team conducted a Phase I Environmental Assessment and Environmental Impact Statement plus storm water design and soil testing. The firm was also assisted with traffic engineering, parking lot design and landscape planning. Results were used for special permitting, including sewer and water expansion, and presented planning board testimony.

### Services provided:

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### Partners:

- Michaels Development Co.
- Haley Donovan Architects

### Community impact:

- Fulfill need for affordable housing
- Increase income and property taxes for township
- Development of vacant site

