

**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
- Wetlands Delineation with LOI
- Traffic Engineering and AutoTurn Analysis
- Parking Lot Design
- Landscape and Lighting Design
- Permitting
- Planning Board Testimony

**Site Size**

55 Acres

**Building Size**

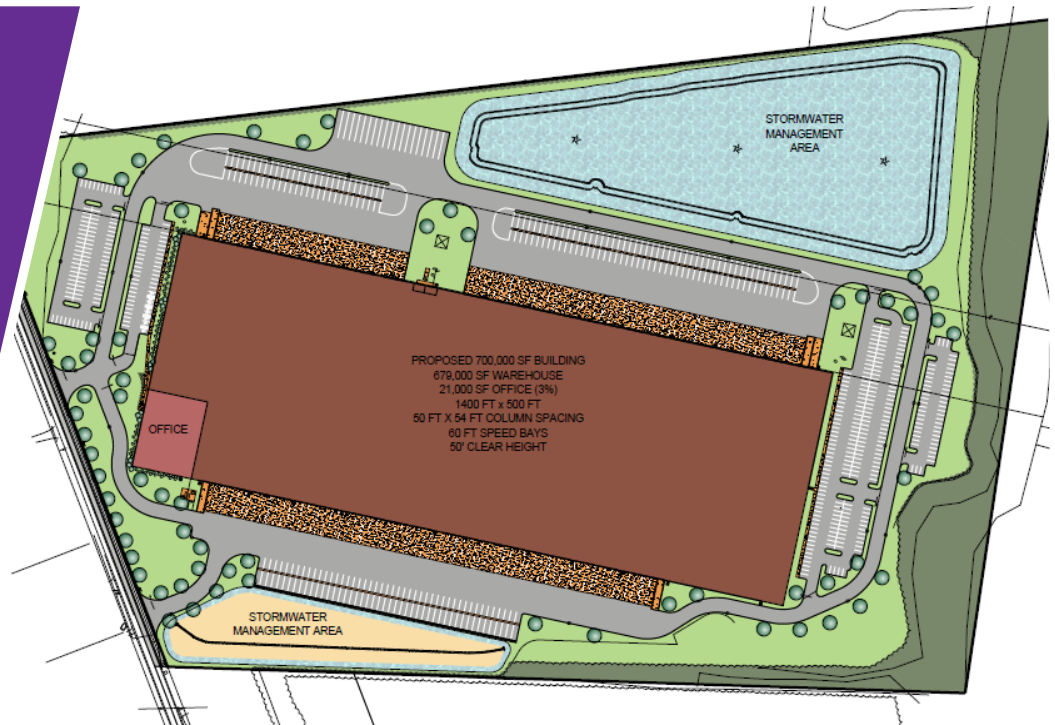
679,000 SF Warehouse / 21,000 SF Office

**Special Permitting**

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

**Project Team**

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



**DESCRIPTION**

In close conjunction with land developers Knight Owl Holdings, Stout & Caldwell was engaged to provide comprehensive civil engineering, surveying and environment services for the development of a new industrial building in Gloucester Township, NJ. The plans call for transforming 55 acres of vacant land into a 700,000 square foot flex site, combining 679,000 square feet of prime warehouse space and 21,000 square feet of office. Led by firm partner Robert R. Stout, the multi-staff team will complete conceptual and major site plans plus full surveying services to include boundary, topography, ALTA, utilities and highway. The project scope also involves a full range of environmental work from a Phase I Environmental Assessment and Environmental Impact Statement to storm water design, soil testing and wetlands delineation with LOI as well as traffic engineering, parking lot design and landscape planning. all work is to be used for special permitting and planning board testimony. Stout & Caldwell is proud to work hand-in-hand with several partners on the project.

**Services provided:**

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**Partners:**

- MRPM Engineering LLC
- Shropshire associates LLC
- Fumo & Associates Inc.

**Community impact:**

- Transform vacant site into taxable property for township
- Provide local fulfillment support for retail and other businesses
- Increase job opportunities in the region

