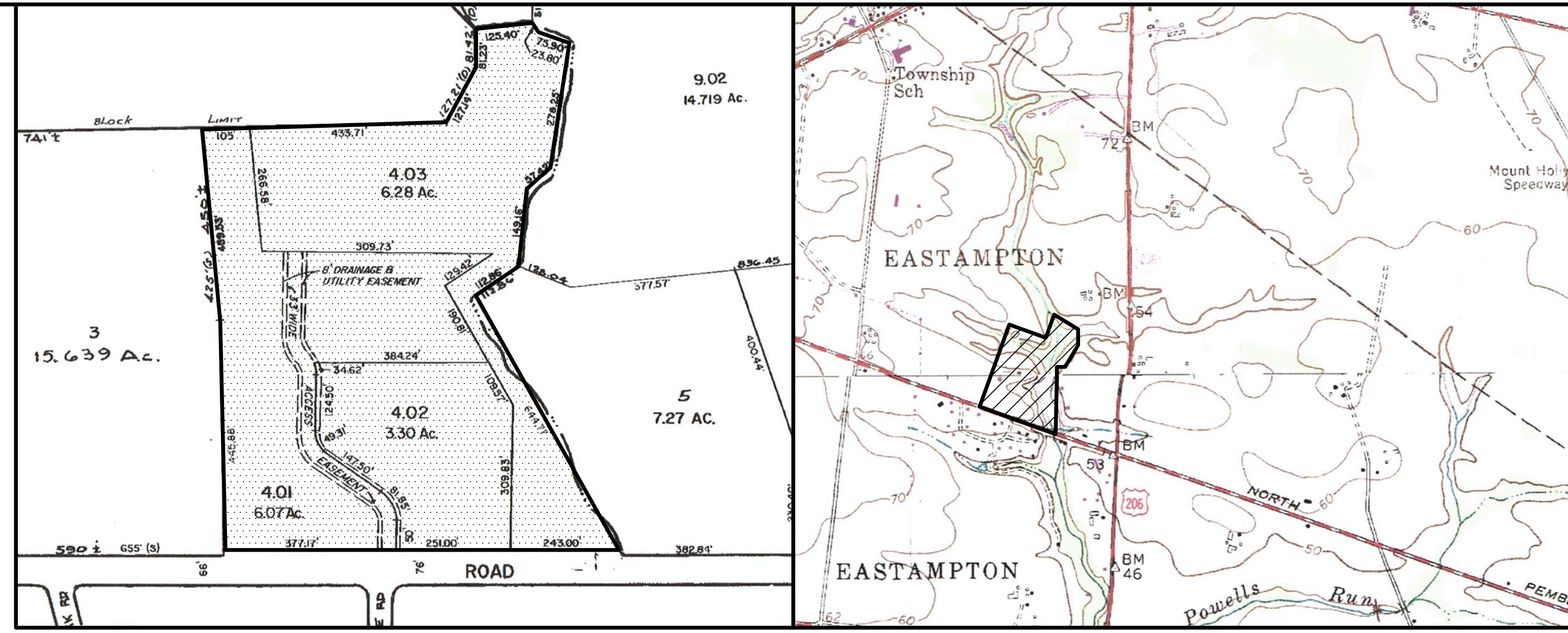
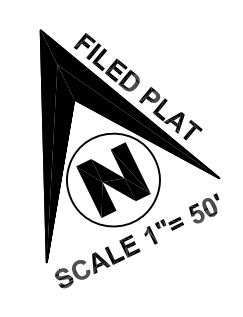


EASTAMPTON TOWNSHIP
LOT & BULK REQUIREMENTS...PLANNED OFFICE DISTRICT (PO)

ITEM	REQUIRED	EXISTING LOT 4.01	EXISTING LOT 4.02 PRESENTLY VACANT	EXISTING LOT 4.03 PRESENTLY VACANT	PROPOSED LOT 4.01	PROPOSED LOT 4.02
MIN. LOT AREA	80,000 SF	264,575 SF OR 6.074 AC	143,750 SF OR 3.300 AC	273,757 SF OR 6.285 AC	309,463 SF OR 7.104 AC	372,627 SF OR 8.554 AC
MIN. LOT FRONTAGE	200 FEET	377.11'	251.00'	321.00'	52.50'	516.00'
MIN. LOT WIDTH	200 FEET	196.15'	251.00'	200 FEET	200 FEET	200 FEET
MIN. LOT DEPTH	400 FEET	> 400 FEET	402.57'	> 400 FEET	> 400 FEET	> 400 FEET
MIN. FRONT YARD	50 FEET	436.9' BLDG.	50' MIN.	50' MIN.	436.9'	468.4'
MIN. SIDE YARD (EACH)	25 FEET	20.9'" BLDG.	25' MIN.	20.9'"	20.9'"	61.1'
MIN. REAR YARD	30 FEET	105.4' HOUSE 354.5' BLDG.	30' MIN.	30' MIN.	45'	83.9'
MAX. BLDG. HEIGHT	> 45'	< 45' FOR BOTH HOUSE & BLDG.	< 45' MAX.	< 45' MAX.	< 45' MAX.	< 45' MAX.
MAX. BLDG. COVERAGE	25%	2.9%	2.9%	2.9%	2.9%	6.4%
MAX. LOT COVERAGE	65%	20.1%	65% MAX.	65% MAX.	11.8%	4.5%

** DENOTES PRE-EXISTING NON-CONFORMING CONDITION
v DENOTES VARIANCE REQUESTED
TOTAL AREA OF SITE = 682,090 S.F. OR 15.659 ACRES

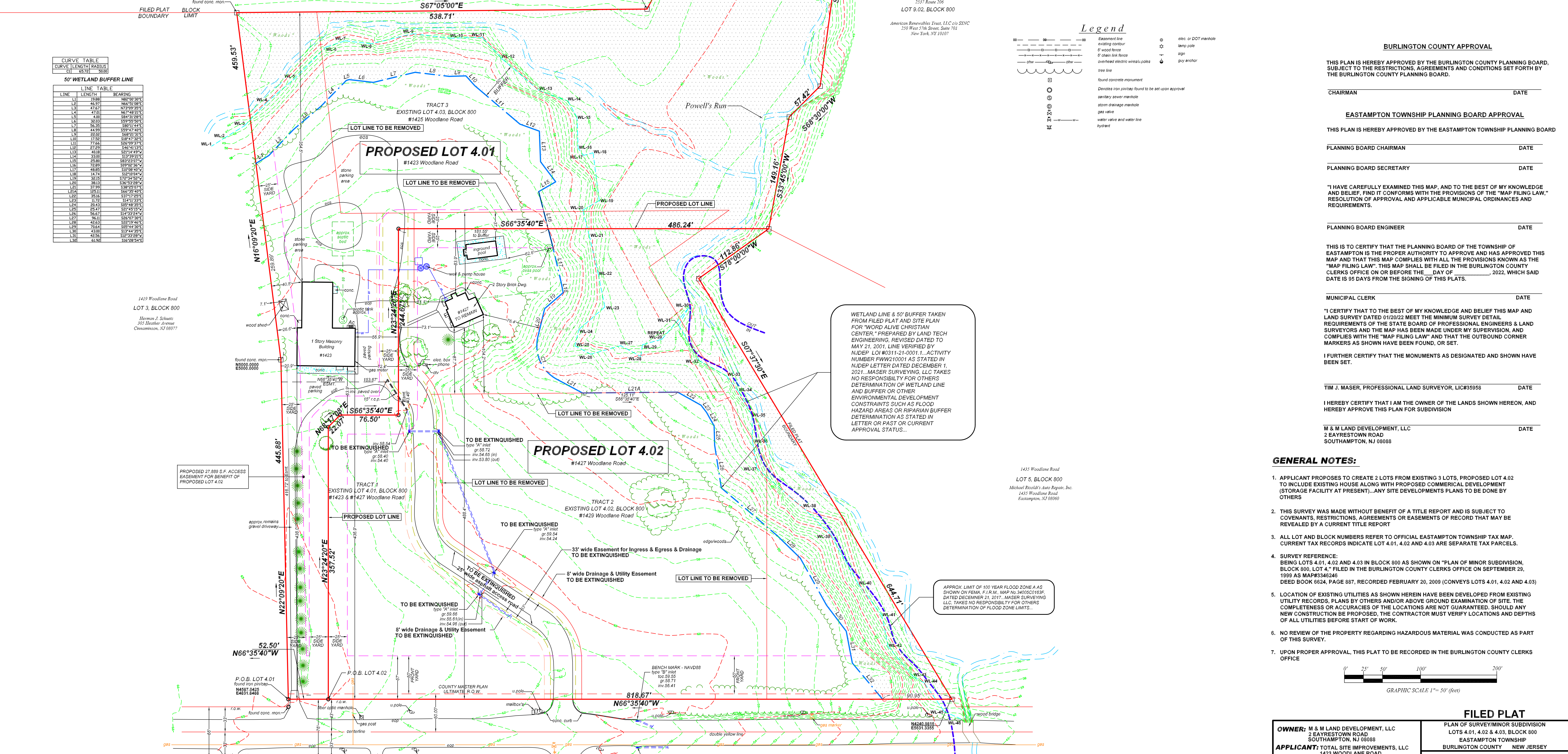


Tax Map SHEET 6 (N.T.S.)

Key map USGS QUAD MAP SCALE 1"=2000'

50' WETLAND BUFFER LINE

LINE	LENGTH	BEARING
L1	13.88	N87°50'26"E
L2	46.87	S69°10'05"E
L3	47.67	N73°09'35"E
L4	47.80	N67°46'21"E
L5	4.80	S84°31'28"E
L6	30.50	S89°14'42"E
L7	36.35	S89°11'44"E
L8	13.25	S89°14'42"E
L9	22.52	S89°21'31"E
L10	17.25	S89°14'42"E
L11	27.54	S26°07'37"E
L12	44.57	S45°43'57"E
L13	46.18	S21°14'49"E
L14	23.89	S71°07'01"E
L15	25.89	S83°23'07"W
L16	22.89	S92°04'25"W
L17	48.85	S89°08'40"W
L18	34.74	S92°04'25"W
L19	36.75	S32°14'50"W
L20	37.89	S26°07'37"E
L21	12.11	S69°10'05"E
L22	20.47	S34°10'33"E
L23	20.47	S34°10'33"E
L24	25.47	S34°10'33"E
L25	26.47	S34°10'33"E
L26	26.47	S34°10'33"E
L27	26.47	S34°10'33"E
L28	26.47	S34°10'33"E
L29	26.47	S34°10'33"E
L30	26.47	S34°10'33"E
L31	26.47	S34°10'33"E
L32	26.47	S34°10'33"E



WETLAND LINE & 50' BUFFER TAKEN FROM FILED PLAT AND SITE PLAN FOR "WORD ALIVE CHRISTIAN CENTER," PREPARED BY LAND TECH ENGINEERING, REVISED DATED TO MAY 21, 2001. LINE VERIFIED BY NUDEP. LOT #0311-21-0001.1. ACTIVITY NUMBER FW210001 AS STATED IN NUDEP LETTER DATED DECEMBER 1, 2021. MASER SURVEYING, LLC TAKES NO RESPONSIBILITY FOR OTHERS DETERMINATION OF WETLAND LINE AND BUFFER OR OTHER ENVIRONMENTAL DEVELOPMENT CONSTRAINTS SUCH AS FLOOD HAZARD AREAS OR RIPARIAN BUFFER DETERMINATION AS STATED IN LETTER OR PAST OR CURRENT APPROVAL STATUS...

APPROX. LIMIT OF 100-YEAR FLOOD ZONE AS SHOWN ON FEMA, F.I.R.M., MAP NO. 3405C0163F, DATED DECEMBER 21, 2017. MASER SURVEYING, LLC, TAKES NO RESPONSIBILITY FOR OTHERS DETERMINATION OF FLOOD ZONE LIMITS.

BURLINGTON COUNTY APPROVAL
THIS PLAN IS HEREBY APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD, SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE BURLINGTON COUNTY PLANNING BOARD.

CHAIRMAN _____ DATE _____

EASTAMPTON TOWNSHIP PLANNING BOARD APPROVAL
THIS PLAN IS HEREBY APPROVED BY THE EASTAMPTON TOWNSHIP PLANNING BOARD.

PLANNING BOARD CHAIRMAN _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

"I HAVE CAREFULLY EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

PLANNING BOARD ENGINEER _____ DATE _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF EASTAMPTON IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS KNOWN AS THE "MAP FILING LAW." THIS MAP SHALL BE FILED IN THE BURLINGTON COUNTY CLERKS OFFICE ON OR BEFORE THE _____ DAY OF _____, 2022, WHICH SAID DATE IS 95 DAYS FROM THE SIGNING OF THIS PLATS.

MUNICIPAL CLERK _____ DATE _____

"I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 01/20/22 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

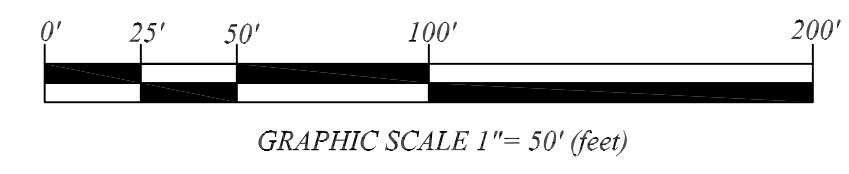
I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

TIM J. MASER, PROFESSIONAL LAND SURVEYOR, LIC#35958 DATE _____

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS SHOWN HEREON, AND HEREBY APPROVE THIS PLAN FOR SUBDIVISION

M & M LAND DEVELOPMENT, LLC DATE _____
2 EAYRESTOWN ROAD
SOUTHAMPTON, NJ 08088

- GENERAL NOTES:**
- APPLICANT PROPOSES TO CREATE 2 LOTS FROM EXISTING 3 LOTS, PROPOSED LOT 4.02 TO INCLUDE EXISTING HOUSE ALONG WITH PROPOSED COMMERCIAL DEVELOPMENT (STORAGE FACILITY AT PRESENT)...ANY SITE DEVELOPMENTS PLANS TO BE DONE BY OTHERS
 - THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT
 - ALL LOT AND BLOCK NUMBERS REFER TO ORIGINAL EASTAMPTON TOWNSHIP TAX MAP. CURRENT TAX RECORDS INDICATE LOT 4.01, 4.02 AND 4.03 ARE SEPARATE TAX PARCELS.
 - SURVEY REFERENCE: BEING LOTS 4.01, 4.02 AND 4.03 IN BLOCK 800 AS SHOWN ON "PLAN OF MINOR SUBDIVISION, BLOCK 800, LOT 4," FILED IN THE BURLINGTON COUNTY CLERKS OFFICE ON SEPTEMBER 29, 1999 AS MAP#3346246 DEED BOOK 6624, PAGE 887, RECORDED FEBRUARY 20, 2009 (CONVEYS LOTS 4.01, 4.02 AND 4.03)
 - LOCATION OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
 - NO REVIEW OF THE PROPERTY REGARDING HAZARDOUS MATERIAL WAS CONDUCTED AS PART OF THIS SURVEY.
 - UPON PROPER APPROVAL, THIS PLAT TO BE RECORDED IN THE BURLINGTON COUNTY CLERKS OFFICE



Woodlane Road
(Burlington County Route #630)

OWNER: M & M LAND DEVELOPMENT, LLC 2 EAYRESTOWN ROAD SOUTHAMPTON, NJ 08088	PLAN OF SURVEY/MINOR SUBDIVISION LOTS 4.01, 4.02 & 4.03, BLOCK 800 EASTAMPTON TOWNSHIP BURLINGTON COUNTY NEW JERSEY
APPLICANT: TOTAL SITE IMPROVEMENTS, LLC 1423 WOODLANE ROAD EASTAMPTON, NJ 08060	MASER SURVEYING LLC LAND SURVEYORS 416 NEW ROAD, SOUTHAMPTON, NEW JERSEY 08088 (609) 859-4470 Tel. (609) 859-4471 Fax masersurveying@aol.com
DATE 01/20/22 AUTOCAD DWG	SCALE 1"=50' DRAWN TJM FILE#07-3919