

**GENERAL NOTES:**

- PROPERTY LOCATION IS 2421 ROUTE 206, EASTAMPTON TOWNSHIP, NJ.
- PROPOSED ACCESSIBLE PARKING STALL TO BE STRIPED AS SHOWN (REFER TO DETAILS). ALL OTHER SPACES SHOWN FOR PICTORIAL LAYOUT ONLY. NO STRIPING PROPOSED.
- CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE CURRENT UNIFORM CONSTRUCTION CODE N.J.A.C. 5:23-7, BARRIER FREE SUBCODE, AND A.D.A. REGULATIONS.
- SITE WORK TO BE IN ACCORDANCE WITH MUNICIPAL LAND USE LAW AND LOCAL ORDINANCES.
- ANY DIMENSIONS NOT SHOWN ON PLANS SHOULD BE CLARIFIED WITH THE DESIGN ENGINEER. ANY CONFLICT WITH DIMENSIONS WHICH ARE SHOWN SHOULD BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
- DESCRIPTION OF PROPOSED BUSINESS: TEAM MEMBER COLLECTS KEY FROM CUSTOMER WHEN DROPPING OFF VEHICLE. CUSTOMER LEAVES IN CAR THAT PICKS THEM UP. DESIGNER CREATES VEHICLE WRAP/GRAPHICS AND PRINTERS. INSTALLER PLACES WRAP/GRAPHICS ON VEHICLE. TEAM MEMBER/DESIGNER CALLS CUSTOMER. CUSTOMER DROPPED OFF AT OFFICE TO PAY AND PICK UP VEHICLE.
- HOURS OF OPERATION: MONDAY THROUGH FRIDAY 9am to 5pm. OCCASIONAL SATURDAY BY APPOINTMENT ONLY.
- MAXIMUM NUMBER OF EMPLOYEES: 1 TO 3.
- AVERAGE NUMBER OF CUSTOMERS PER DAY IS ONE A DAY OR 1 EVERY OTHER DAY, BY APPOINTMENT TYPICALLY.
- AVERAGE LENGTH OF TIME A CUSTOMER'S VEHICLE REMAINS ON SITE = 1-3 BUSINESS DAYS.
- BUSINESS IS OBTAINED BY WEBSITE AND DRIVE BY TRAFFIC.
- THERE WILL BE NO MATERIALS OR ITEMS STORED OR SOLD OUTSIDE BUILDING.
- OWNER/APPLICANT: CRAIG ROBERT SANFORD, 102 EFFINGHAM ROAD, YARDLEY, PA 19027.

**ZONING DATA:**

CH COMMERCIAL HIGHWAY DISTRICT

	REQUIRED	EXISTING
MINIMUM LOT AREA	1 ACRES	0.17 ACRES (1) (7,337.80 SF)
MINIMUM LOT FRONTAGE	175 FT	75.13 FT (1)
MINIMUM LOT WIDTH	175 FT	75.13 FT (1)
MINIMUM LOT DEPTH	175 FT	95.5 FT (1)
MINIMUM FRONT YARD	50 FT	29.9 FT (1)
MINIMUM SIDE YARD	25 FT	3.4 FT (1)
MINIMUM REAR YARD	40 FT	2.6 FT (1)
MINIMUM REAR YARD		
ACCESSORY STRUCTURE	20	ENCROACHES LOT 5
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	20%	0.49% (1)
MAXIMUM SITE COVERAGE	65%	(3,633.65 SF) 75,058 (1) (5507.21)
BUFFERS AND LANDSCAPING	SECTION 540-54	NONE

(1) EXISTING NON-CONFORMING CONDITION

**PARKING DATA:**

REQUIRED:	PROVIDED:
5 SPACES / 1,000 SF	3 EMPLOYEE PARKING SPACES
3,633.65 / 1,000 x 5 = 18	1 ACCESSIBLE PARKING SPACE
	2 CUSTOMER PARKING SPACES
	6 TOTAL PARKING SPACES

**SIGN DATA:**

FACADE SIGN	REQUIRED	PROVIDED
PROJECTED OUTWARDS	8 INCHES	4 INCHES
SIGN PER BUSINESS	1	2
MAXIMUM SIGN AREA	78 SF	77.48 SF (TOTAL)
*SLICK GRAPHICS - 3.7 FT X 8.9 FT = 32.93 SF		
*SIGNS AND VEHICLE WRAPS - 2.2 FT X 20.25 FT = 44.55 SF		
TOTAL SIGNAGE	77.48 SF	
TOTAL FACADE	917 SF	
PERMITTED	10% OF FACADE AREA = 77.48 / 917 = 8.45%	

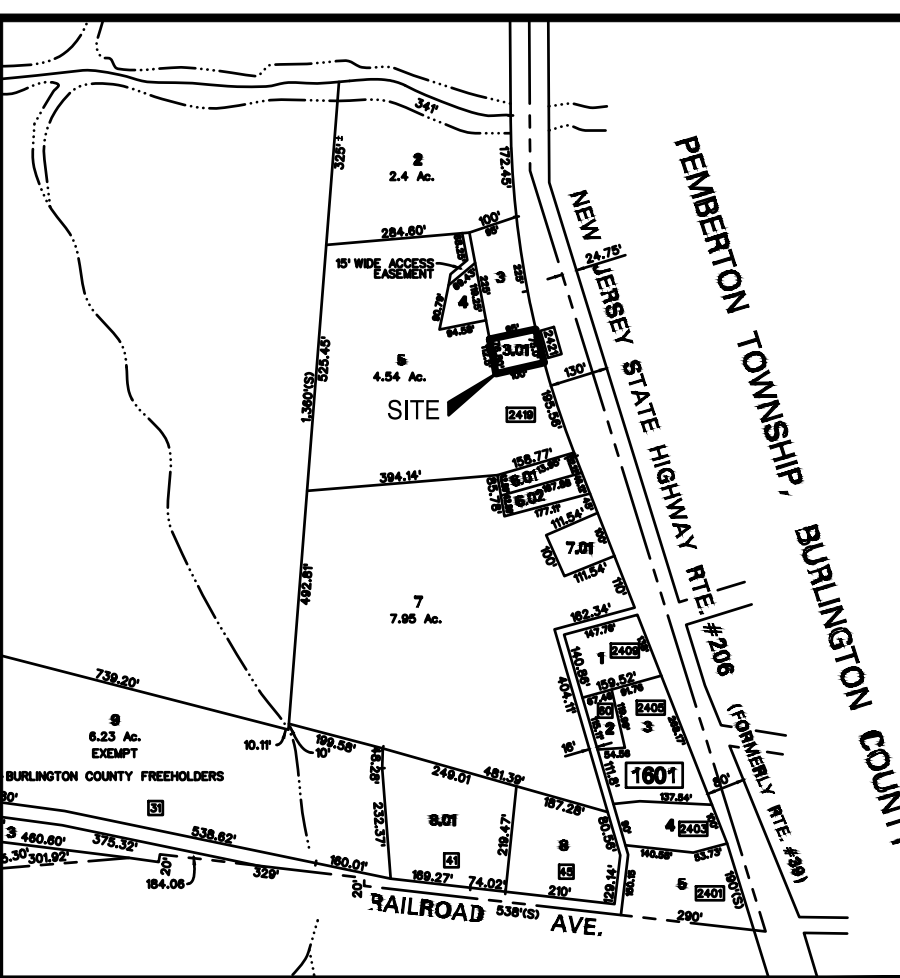
**DESIGN EXCEPTIONS:**

REQUIRED	PROVIDED	
REQUIRED LANDSCAPING BUFFERS ALONG STREET LINE	25 FT	PLANTER ALONG SOUTHERN PROPERTY LINE
ALONG PROPERTY LINES BETWEEN RESIDENTIAL STREET TREES	50 FT O.C.	NONE
SETBACK FOR PARKING TO STREET LINE AND PROPERTY LINE	20 FT	0 FT
	10 FT	2 FT ±

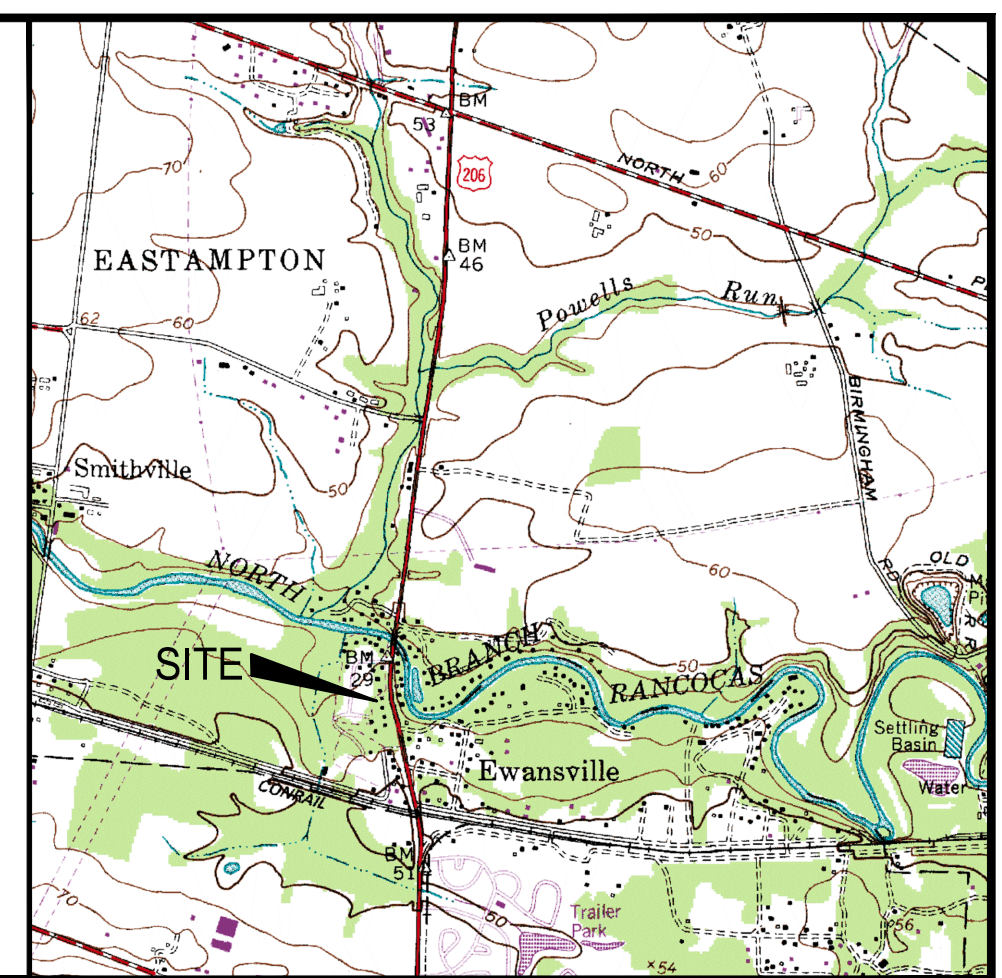
**SURVEY NOTES:**

- LOT AND BLOCK NUMBERS REFER TO TOWNSHIP OF EASTAMPTON TAX MAP, SHEET NUMBER 16.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES RECORDED AND NOT RECORDED.
- PLAN/DEED REFERENCES:
  - A. "PLAN OF SURVEY - LOT 3.01 - BLOCK 1600", PREPARED BY MASER SURVEYING CO. LAND SURVEYORS OF EASTAMPTON, NEW JERSEY.
  - B. DEED BOOK 3961 - PAGE 238
  - DEED BOOK 6135 - PAGE 189
  - DEED BOOK 6135 - PAGE 193
  - DEED BOOK 6843 - PAGE 623 (P.I.Q.)
  - DEED BOOK 13397 - PAGE 2144
  - DEED BOOK 13634 - PAGE 61
  - DEED BOOK 13691 - PAGE 6702
- ALL BEARINGS SHOWN ON THIS PLAN CLOSES IN ACCORDANCE WITH THE NEW JERSEY STATE PLANE COORDINATE SYSTEM. ANGLE OF ROTATION BETWEEN NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ABOVE REFERENCED PLAN AND DEED 1°35'43.1" CLOCKWISE.
- THE BOUNDARY SHOWN ON THIS PLAN CLOSES IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEY ADOPTED BY THE BOARD OF DIRECTORS OF THE NEW JERSEY SOCIETY OF PROFESSIONAL LAND SURVEYORS. (1 IN 5000). ACTUAL CLOSURE 1:49,896.66
- VERTICAL DATUM = NAVD 88  
HORIZONTAL DATUM = NAD 83
- TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE LOCATED BY STOUT & CALDWELL ENGINEERS, LLC FIELD CREW ON OR ABOUT OCTOBER 26, 2023. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN.

- SURFACE FEATURES SUCH AS INLETS, MANHOLES, WATER VALVES, GAS VALVES, ETC. WERE LOCATED BY FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR FACILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES.
- AREAS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES:
  - ZONE X: AREAS OF MINIMAL FLOOD DAMAGE
  - ZONE X-A: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
  - ZONE AE: FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION = 25'
- AS INDICATED ON THE FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 276 OF 641, COMMUNITY PANEL NUMBER: 34005 0276 F, MAP NUMBER 340050276F, EFFECTIVE DATE: DECEMBER 21, 2017.



**KEY MAP**  
EASTAMPTON TOWNSHIP TAX MAP - SHEET 16  
SCALE: 1"=400'



**LOCATION MAP**  
U.S.G.S. QUADRANGLE: PEMBERTON, NJ  
SCALE: 1"=2000'

**APPROVAL CERTIFICATION**

THIS PLAN WAS APPROVED SUBJECT TO THE RESTRICTIONS AGREEMENTS OR CONDITIONS AS DEFINED BY THE EASTAMPTON TOWNSHIP PLANNING BOARD AT A DULY MEETING ON \_\_\_\_\_

CHAIRPERSON	DATE
SECRETARY	DATE

I HAVE CAREFULLY EXAMINED THIS PLAN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS TO THE APPLICABLE CONDITIONS OF THE PLANNING BOARD APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS THEREOF. THIS PLAN IS HEREBY APPROVED BY THE OFFICE OF THE EASTAMPTON TOWNSHIP PLANNING BOARD ENGINEER.

EASTAMPTON TOWNSHIP PLANNING BOARD ENGINEER	DATE

Rev. No.:	Date:	Description:	By:
2	02/12/24	REVISED PER PLANNER AND COMPLETENESS	RRS
1	12/13/23	INITIAL SUBMISSION	FDR

**SLICKS GRAPHICS**  
1309 S. PENNSYLVANIA AVENUE  
MORRISVILLE, PA 19067

**ROBERT R. STOUT**  
PROFESSIONAL ENGINEER  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE No. 38421

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Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

**MINOR SITE PLAN AND USE VARIANCE PLAN**  
BLOCK 1600 - LOT 3.01  
TAX MAP SHEET #16  
LAND SITUATE IN  
TOWNSHIP OF EASTAMPTON  
BURLINGTON COUNTY - NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
1" = 10'	FDR	RRS	MS-1
Job Number:	2304-005		Sheet No.:
			1 OF 2

