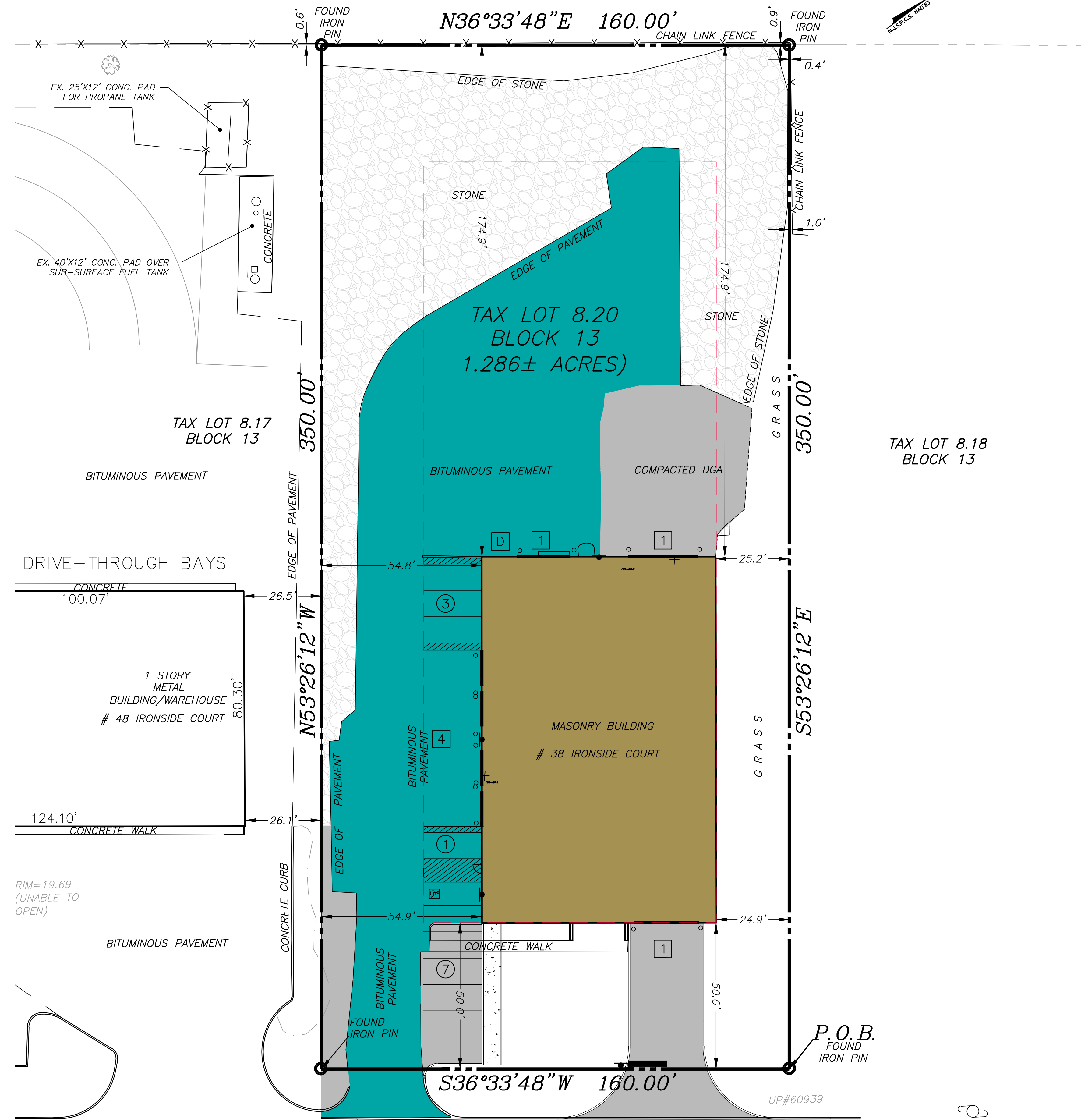
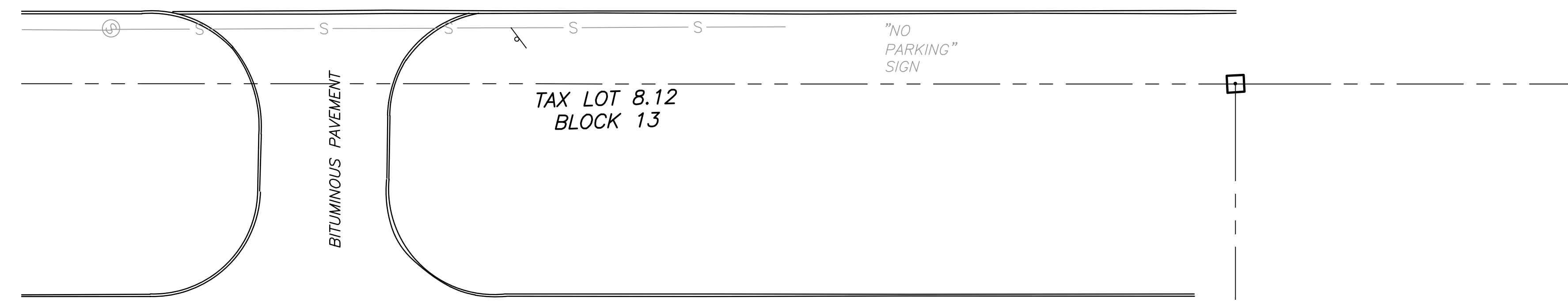


TAX LOT 2.01
BLOCK 13



IRONSIDE COURT
(70' WIDE)
BITUMINOUS PAVEMENT



ZONING SCHEDULE

ZONE I-1	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
USE	TRUCK TERMINAL	TRUCK TERMINAL	TRUCK TERMINAL	CONFORMS
MINIMUM LOT AREA	43,560 S.F.	56,000 S.F.	56,000 S.F.	CONFORMS
MINIMUM FRONTAGE	150 FT	160.0 FT	160.0 FT	CONFORMS
MINIMUM FRONT YARD	50 FT	50.0 FT	50.0 FT	CONFORMS
ONE SIDE YARD	25 FT	24.9 FT	24.9 FT	EXISTING NON-COMFORMING
BOTH SIDE YARD	60 FT	79.7 FT	79.7 FT	CONFORMS
MINIMUM REAR YARD	40 FT	174.9 FT	174.9 FT	CONFORMS
PARKING SETBACK	50 FT	50.0 FT	1.38 FT	VARIANCE
BUILDING HEIGHT	45 FT MAX.	<45 FT	<45 FT	CONFORMS
MAXIMUM IMPERVIOUS COVERAGE	85%	73%	84%	CONFORMS
MAXIMUM BUILDING COVERAGE	---	18%	18%	CONFORMS
PARKING	5 (*1)	12	11	CONFORMS
LOADING	2 (*2)	2	7(*3)	CONFORMS

ZONING NOTES

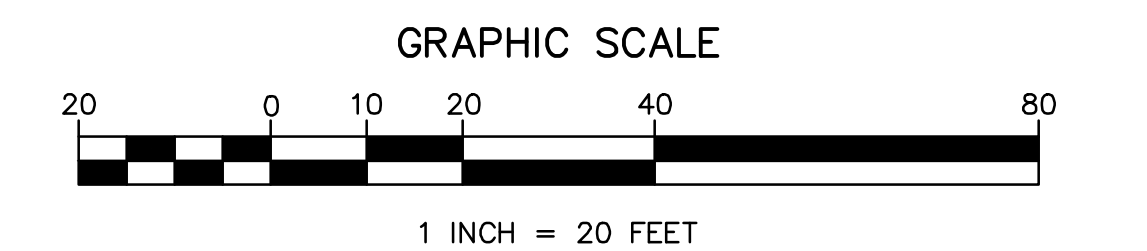
- *1 PARKING REQUIREMENTS: 1 SPACE FOR EACH EMPLOYEE, PLUS ONE SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA IN THE BUILDING FOR USE BY VISITORS TO THE BUILDING. THE PROPOSED BUILDING WILL HAVE 5 EMPLOYEES ON THE MAXIMUM SHIFT. THERE ARE NO AREAS PROPOSED IN THE BUILDING FOR USE BY VISITORS.
- *2 LOADING REQUIREMENTS: 1 SPACE FOR FIRST 5,000 S.F. OF GROSS FLOOR AREA PLUS ONE SPACE FOR EVERY 20,000 S.F. OVER 5,000 S.F. THE BUILDING HAS 10,024 S.F. THEREFORE 2 SPACES ARE REQUIRED.
- *3 LOADING OCCURS INSIDE THE BUILDING.

VARIANCES/WAIVERS REQUESTED:

- 370-70 15% OF LOT AREA TO REMAIN OPEN AND LANDSCAPED / PARKING WITHIN 50-FEET OF STREET LINE
- 370-76(D1) 15% OF LOT AREA TO REMAIN OPEN AND LANDSCAPED / PARKING WITHIN 50-FEET OF STREET LINE
- 370-92 FULLY SCREENED TRASH STORAGE AREA

PROJECT LEGEND

EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
---	EASEMENT	---
---	BUILDING	---
---	EDGE OF PAVING	---
---	SETBACK LINE	---
---	CONCRETE CURB	---
---	SIGN LOCATION	---
---	WOODS LIMIT LINE	---
---	LIGHT STANDARD	---
---	MINOR CONTOUR	---
---	MAJOR CONTOUR	---
---	WETLANDS LINE	---
---	WETLANDS BUFFER	---
⑫	CAR PARKING BAY COUNT	⑩
①	LOADING DOCK COUNT	①
①	DUMPSTER LOCATION	①
[Brown Box]	BUILDING	[Brown Box]
[Grey Box]	BITUMINOUS PAVEMENT	[Grey Box]
[Blue Box]	VARIABLE DEPTH MILL & OVERLAY	[Blue Box]
[Patterned Box]	GRAVEL PAVEMENT	[Patterned Box]



05/18/2020	2	REVISED PER ERI REVIEW LETTER DATED 04/21/2020	TPBJ	TPBJ
01/20/2020	1	INITIAL SUBMISSION	TPBJ	TPBJ
ISSUE DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APPR.
		38 IRONSIDE COURT SITE IMPROVEMENTS BLOCK 13 LOT 8.20 WILLINGBORO TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY OVERALL SITE PLAN WITH ZONING ANALYSIS 38IC, LLC 7 LEEDS ROAD MOORESTOWN, NEW JERSEY 08057 THOMAS P. BECHARD, JR., P.E. PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE04524900 <i>Thomas P. Bechard, Jr.</i> 05/18/2020		
ALL DOCUMENTS PREPARED BY MOHAWK LAND DEVELOPMENT CONSULTANTS, L.L.C. ARE INTENDED TO BE USED IN CONNECTION WITH THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. MOHAWK LAND DEVELOPMENT CONSULTANTS, L.L.C. IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DAMAGES, LOSSES AND EXPENSES ARISING THEREFROM.		SCALE: 1" = 20' SHEET: 4 OF 7 DRAWING NO: C0100		