

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXISTING CURB
---	EXISTING CONTOUR LINE
---	EXISTING SPOT ELEVATION
---	EXISTING TREELINE/BRUSH LINE
---	EXISTING STORM SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING 'B' INLET
---	EXISTING 'E' INLET
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POST
---	EXISTING SIGN
---	EXISTING TREE
---	TRUCK CIRCULATION
---	TRAFFIC CIRCULATION
---	PAINTED TRAFFIC ARROWS

5	03/12/10	REVISED PER NJDOT REVIEW LETTER 02/01/10	FDR
4	03/05/09	REVISED PER TWP ENGINEER REVIEW 1/27/09	FDR
3	10/10/08	REVISED PER TWP RESOLUTION NO. P-10-2008	FDR
2	05/19/08	REVISED PER NJDOT LETTER DATED 04/16/08	NCM
1	02/22/08	INITIAL SUBMISSION	FDR

EDGEWATER PARK CROSSING
CARDINALE & ASSOCIATES LLC
 46 NEWMAN SPRINGS ROAD EAST
 RED BANK, NEW JERSEY 07701

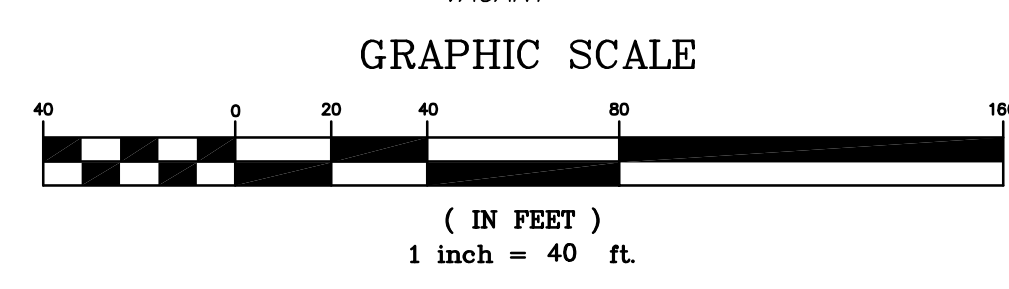
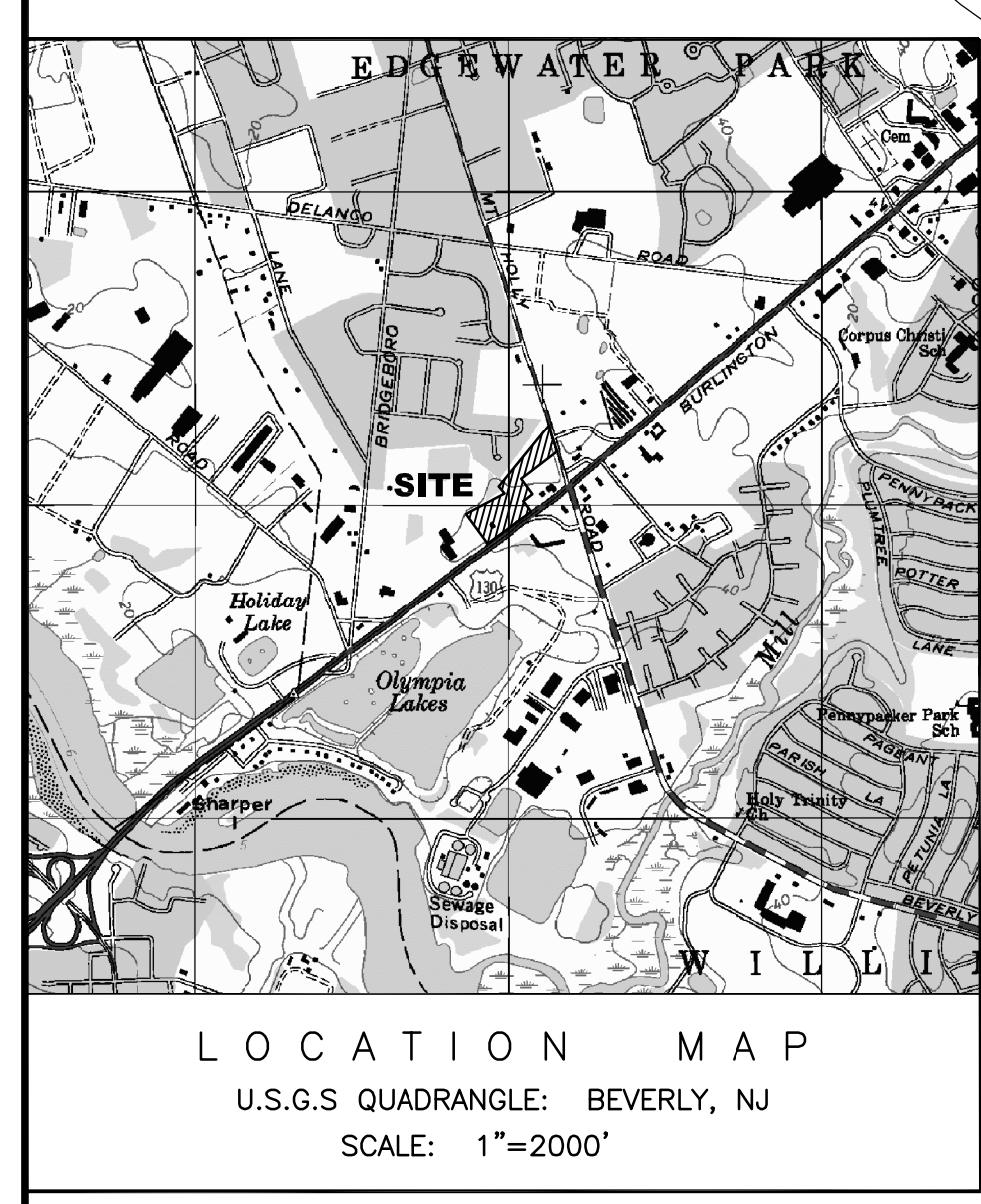
ROBERT R. STOUT
 PROFESSIONAL ENGINEER
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO. 38421

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PRELIMINARY / FINAL SITE PLANS
SITE PLAN
 BLOCK 404 - LOT 2.02
 TAX MAP SHEET 4
 LAND SITUATE IN
 EDGEWATER PARK TOWNSHIP
 BURLINGTON COUNTY - NEW JERSEY

Scale:	1"=40'	Drawn by:	FDR	Checked by:	RRS	Drawing No.:	SP-1
Job Number:	0503-025	Sheet No.:					3 OF 13



ZONING DATA
 ZONING DISTRICT: C-3 HIGHWAY COMMERCIAL DISTRICT

MINIMUM LOT AREA	2 ACRES	PROPOSED	7.82 ACRES
MINIMUM FRONTAGE	200 FT	REQUIRED	340,851.2871 SQ FT
MINIMUM LOT DEPTH	200 FT	PROPOSED	282.54 FT
		REQUIRED	316 FT

MINIMUM YARD SETBACKS		ACTUAL BUILDING SETBACKS	
FRONT YARD	60 FT	A	191.97 FT
SIDE YARD (ONE SIDE)	30 FT	B	45.54 FT*
SIDE YARD (AGGREGATE)	60 FT	C	61.96 FT
REAR YARD	30 FT	D	107.62 FT
			52.09 FT
			63.30 FT
			28.28 FT
			> 60 FT
			> 60 FT
			> 60 FT
			> 60 FT
			191.15 FT
			538.63 FT

PARKING REQUIREMENTS

BUILDING ID	USE	MINIMUM NUMBER OF REQUIRED SPACES:	REQUIRED
BUILDING A	RETAIL STORE	1 SPACE PER EACH 200 SF GFA	133 SPACES
BUILDING B	BANK	1 SPACE PER EACH 250 SF GFA	12 SPACES
BUILDING C	RESTAURANT	1 SPACE PER EACH 3 SEATS PLUS 1 PER EACH EMPLOYEE	75 SPACES
BUILDING D	DAYCARE	1 SPACE PER EACH 250 SF GF	32 SPACES
65,295 SF TOTAL		TOTAL	352 SPACES REQUIRED
		TOTAL	308 SPACES PROVIDED

PARKING REDUCTION REQUESTED DUE TO THE MIXED USE OF THE FACILITIES AND STAGGERED HOURS OF OPERATION AND THE ABILITY TO SHARE PARKING

- NOTES:**
- SCHEDULE OF BUILDING CONSTRUCTION IS DEPENDENT UPON DEMAND FOR SITE USE ON OUT BUILDINGS. MAIN RETAIL CENTER TO BE CONSTRUCTED FIRST.
 - THE CONTRACTOR WILL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH NJAC 5:23-2.21(e) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE.
 - THE LOCATION, COLOR, TYPE AND PATTERN OF THE DECORATIVE FENCE, PRIVACY FENCE, CONCRETE PAVEMENT TREATMENT AND BICYCLE RACK(S) ARE TO BE COORDINATED WITH THE TOWNSHIP LAND USE PLANNER.
 - HEAVY DUTY PAVEMENT TO BE INSTALLED IN TRUCK CIRCULATION AREAS, LIGHT DUTY PAVEMENT IN ALL OTHER AREAS.
 - SIGHT TRIANGLE EASEMENT SUBJECT TO GRADING, PLANTING AND CONSTRUCTION RESTRICTIONS AS PROVIDED FOR IN THE EDGEWATER PARK LAND DEVELOPMENT ORDINANCE.
 - TRUCK TURNING TEMPLATE REPRESENTS EMERGENCY/DELIVERY VEHICLES.

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.

