

**GENERAL NOTES:**

- OWNER/APPLICANT: 6206 BLACK HORSE PIKE, LLC  
2.0 BOX 128  
MATS LANDING, NJ 08330
- TRACT CONSISTS OF BLOCK 1443, LOT 3 OF THE OFFICIAL TAX MAP OF EGG HARBOR TOWNSHIP.
- AREA OF ENTIRE TRACT = 2.002 AC.±
- TRACT IS ZONED "HB", HIGHWAY BUSINESS DISTRICT.
- THIS APPLICATION PROPOSES THE DEMOLITION OF EXISTING STRUCTURES IN THE SITE AND THE CONSTRUCTION OF COMMERCIAL BUILDINGS TO BE COMPLETED IN TWO PHASES. PHASE 1 IS FOR THE CONSTRUCTION OF 8,910 SF RETAIL BUILDING, 48 PARKING SPACES AND RELATED IMPROVEMENTS. PHASE 2 IS FOR THE CONSTRUCTION OF A 8,000 SF WAREHOUSE/OFFICE BUILDING, 11 PARKING SPACES AND RELATED IMPROVEMENTS.
- TOPOGRAPHY BASED UPON NAVD 88 DATUM. HORIZONTAL INFORMATION BASED UPON NAD 83 DATUM.
- THE EXISTING BUILDINGS ARE CURRENTLY SERVED BY PUBLIC SEWER AND WATER THESE SERVICES WILL BE CONTINUED.
- THERE ARE NO EXISTING OR PROPOSED COVENANTS OR DEED RESTRICTIONS THAT APPLY TO THIS PROJECT.
- THERE ARE NO WETLANDS ON OR WITHIN 300 FEET OF THE PROJECT SITE.
- THE APPLICANT WILL COMPLY WITH ANY APPLICABLE AFFORDABLE HOUSING DEVELOPMENT FEES, IF ANY ARE REQUIRED.
- THE APPLICANT WILL SECURE ALL OTHER NECESSARY STATE, COUNTY AND LOCAL APPROVALS.
- THE STREETS SHALL BE RECONSTRUCTED FULL WIDTH IN THE EVENT THAT MUNICIPAL ROADWAYS ARE DAMAGED DUE TO CONSTRUCTION TRAFFIC. THE TOWNSHIP ENGINEER SHALL DOCUMENT THE CONDITION OF THE ROADWAY AND PROVIDE PICTURES TO THE APPLICANT AT THE TIME OF THE PRE-CONSTRUCTION MEETING TO ENSURE THE ROADWAY CONDITION AND THAT BOTH PARTIES ARE AWARE OF THE REMEDIAL WORK OF THE ROADWAY WHICH WILL NEED TO BE DONE AFTER CONSTRUCTION OF THE SITE IS COMPLETE.

**MODIFICATION REPORT  
REQUESTED VARIANCES AND WAIVERS  
(FOR MAJOR SITE PLAN):**

**CHECKLIST WAIVERS:**

- A WAIVER FOR PROVIDING SITE CHARACTERISTICS MAP SHOWING INDIVIDUAL TREE SPECIES AND QUANTITIES. THE ENTIRE SITE IS BEING PROPOSED TO BE DEVELOPED AND CLEARED. - GRANTED
- A VARIANCE FOR 32 FT. FRONT YARD BUILDING SETBACK FROM THEODORE AVE. IN LIEU OF 50' REQUIRED. - GRANTED
- A VARIANCE FOR 22 FT FRONT YARD ACCESSORY STRUCTURE SETBACK FROM THE PROPOSED TRASH ENCLOSURE. - GRANTED
- A VARIANCE FOR FREESTANDING SIGN SETBACK OF 15 FEET IN LIEU OF 25 FEET REQUIRED. - GRANTED

**VARIANCES:**

- A VARIANCE FOR 32 FT. FRONT YARD BUILDING SETBACK FROM THEODORE AVE. IN LIEU OF 50' REQUIRED. - GRANTED
- A VARIANCE FOR 22 FT FRONT YARD ACCESSORY STRUCTURE SETBACK FROM THE PROPOSED TRASH ENCLOSURE. - GRANTED
- A VARIANCE FOR FREESTANDING SIGN SETBACK OF 15 FEET IN LIEU OF 25 FEET REQUIRED. - GRANTED

**DESIGN WAIVER:**

- A WAIVER FOR NOT PROVIDING A 15 FT WIDE PERIMETER ACCESS WAY FOR THE PROPOSED INFILTRATION BASIN. - GRANTED
- A WAIVER FOR LOCATING THE PROPOSED STORMWATER BASIN WITHIN THE FRONT YARD BUFFER. - GRANTED
- A WAIVER FOR PROVIDING A STORMWATER BASIN WITH A MAXIMUM BASIN DEPTH MORE THAN THE 2 FEET PERMITTED. - GRANTED

**PARKING REQUIREMENTS:**

RETAIL USE:	1 SPACE/200 SF
PROPOSED =	3 STORES @1,200 S.F. (3,600 S.F.)
1 STORE @5,010 S.F.	
TOTAL AREA =	8,910 S.F.
=	45 SPACES REQUIRED
=	45 SPACES PROPOSED

**OFFICE USE:** 1 SPACE/400 SF

PROPOSED =	4 OFFICE @400 S.F. (1,600 S.F.)
TOTAL AREA =	1,600 S.F.
=	4 SPACES REQUIRED
=	4 SPACES PROPOSED

**WAREHOUSE USE:** 5 SPACES + 1/1,200 SF GFA

TOTAL AREA =	5,420 S.F.
=	5 + 5 = 10 SPACES REQUIRED
=	10 SPACES PROPOSED

**TOTAL REQUIRED = 59 SPACES**  
**TOTAL PROPOSED = 59 SPACES**

**ZONING DISTRICT HB (HIGHWAY BUSINESS) BULK REQUIREMENT SCHEDULE**

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
MINIMUM LOT AREA	80,000 S.F.	2,002± ACS.	2,002± ACS.	COMPLIES
MINIMUM LOT WIDTH	200 FEET	200.00 FEET	200.00 FEET (MT. VERNON AVE.)	COMPLIES
MINIMUM FRONT YARD	50 FEET	20.2 FEET	32 FEET (THEODORE AVE.)	NON-COMF.
MINIMUM SIDE YARD	20 FEET	N/A	N/A	N/A
MINIMUM REAR YARD	30 FEET	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET	25 FEET	COMPLIES
DISTANCE BETWEEN BUILDINGS	10 FEET	N/A	68 FEET	COMPLIES
MAX. IMPERVIOUS COVERAGE	70%	14%±	58.2%	COMPLIES

**PARKING SETBACKS:**

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
MINIMUM FRONT YARD	20 FEET	28.1 FEET	20 FEET (FILMORE AVE.)	COMPLIES
MINIMUM SIDE YARD	10 FEET	N/A	N/A	N/A
MINIMUM REAR YARD	10 FEET	N/A	N/A	N/A

**SIGNS:**

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
<b>PRESTANDING:</b>				
MAXIMUM AREA (1 SF/5 FT OF STREET FRONTAGE, 250 SF MAX)	207.53/5	47.09 S.F.	41.33 S.F.	COMPLIES
NUMBER (1/300 LF OF STREET FRONTAGE)	1	1	1	COMPLIES
MINIMUM SETBACK	25 FEET	1.6'	15'	NON-COMF.
MAXIMUM HEIGHT (15 FT OR MAX. BLDG. HEIGHT) WHICHEVER IS GREATER	15 FT	13'-9"	15'	COMPLIES
<b>BUILDING MOUNTED:</b>				
MAXIMUM AREA (2 SF/1 FT OF FRONT BLDG. FACADE, 250 SF MAX)	198 SF	N/A	192 SF	COMPLIES
WAREHOUSE	180 SF	N/A	180 SF	COMPLIES
MAX. VERTICAL HEIGHT	5 FEET	N/A	3.5 FT	COMPLIES
WAREHOUSE	5 FEET	N/A	4.0 FT	COMPLIES
MIN. VERTICAL DIST. FROM GROUND	5 FEET	N/A	>5.0 FT	COMPLIES

**SEWER & WATER REPORT:**

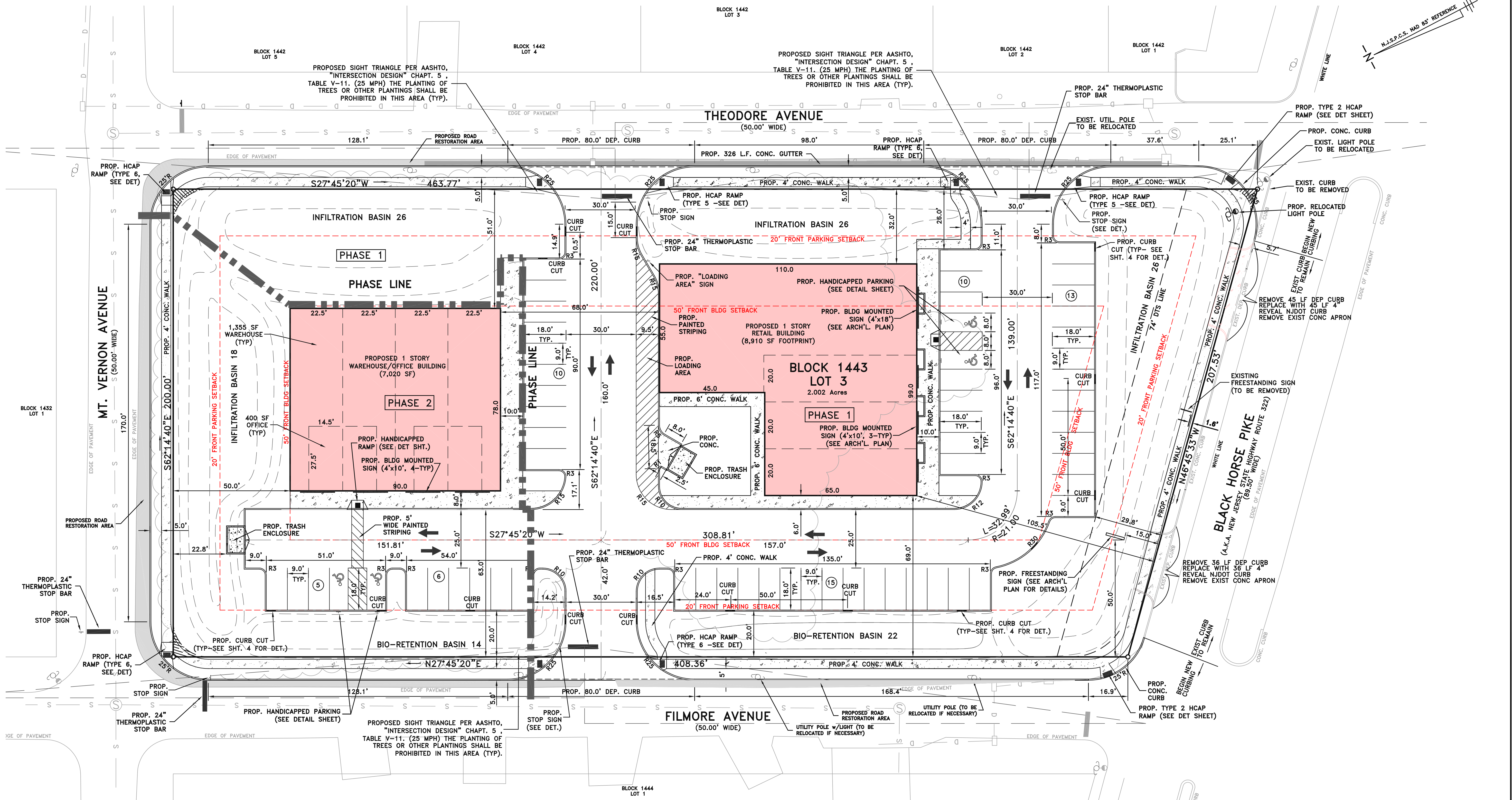
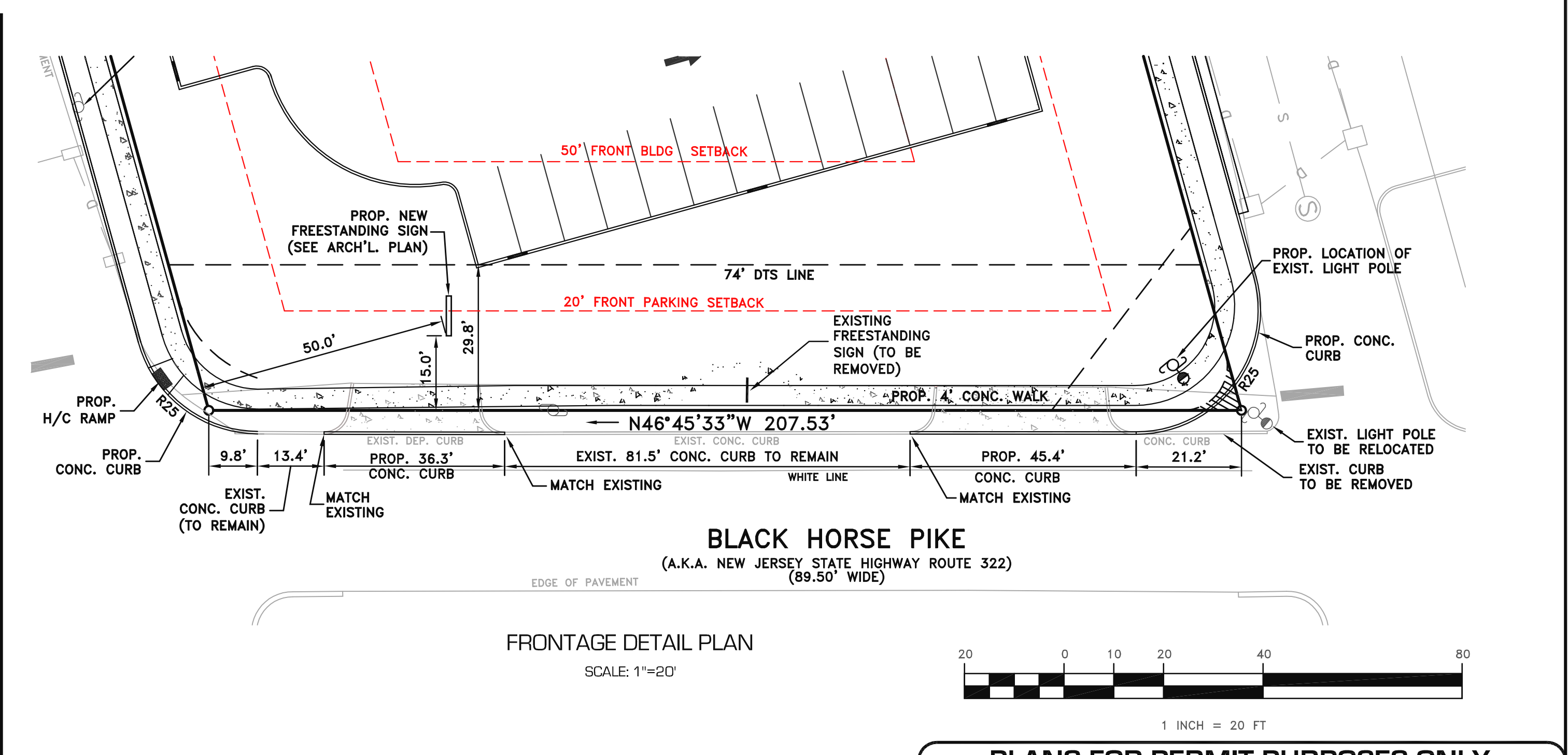
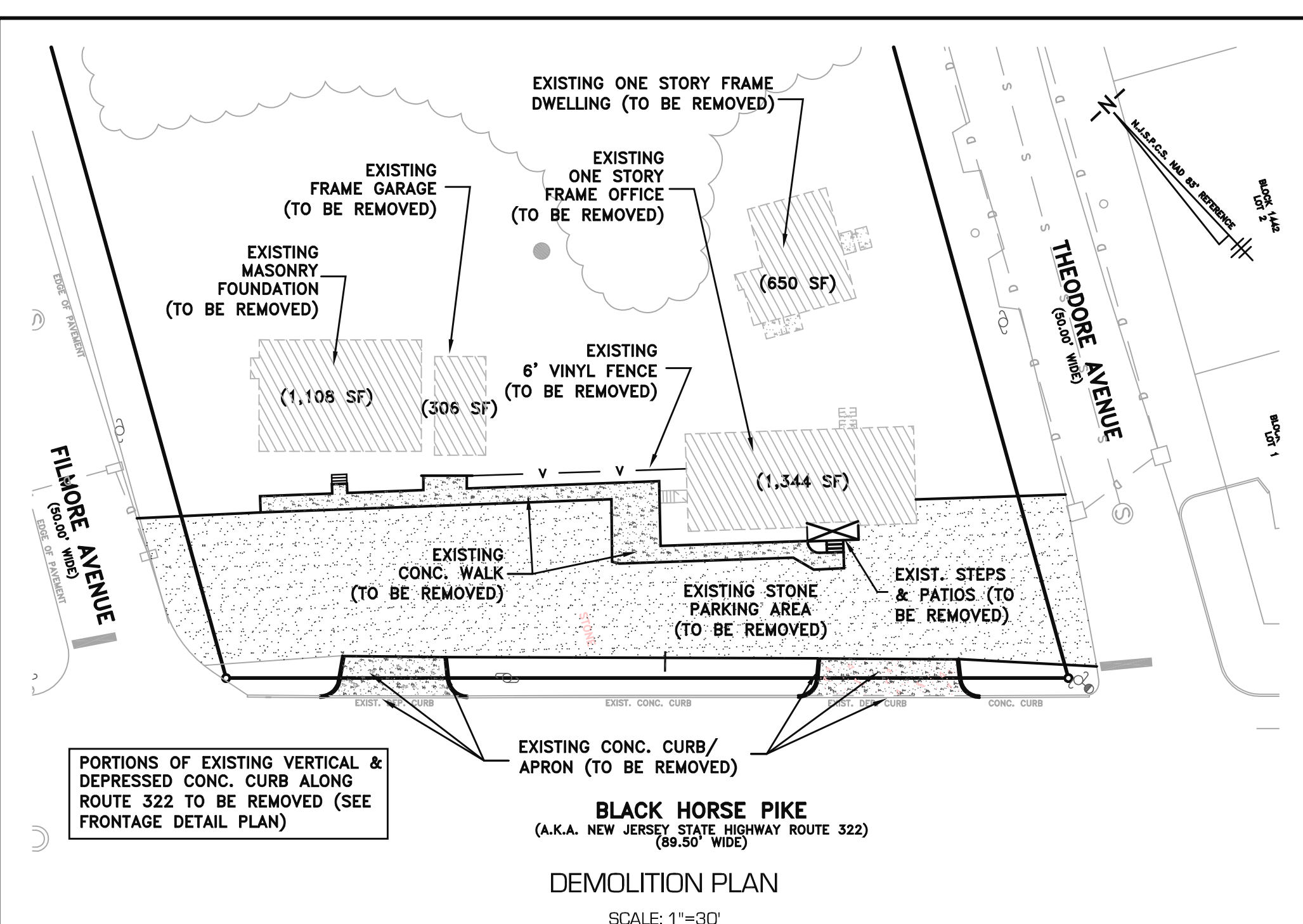
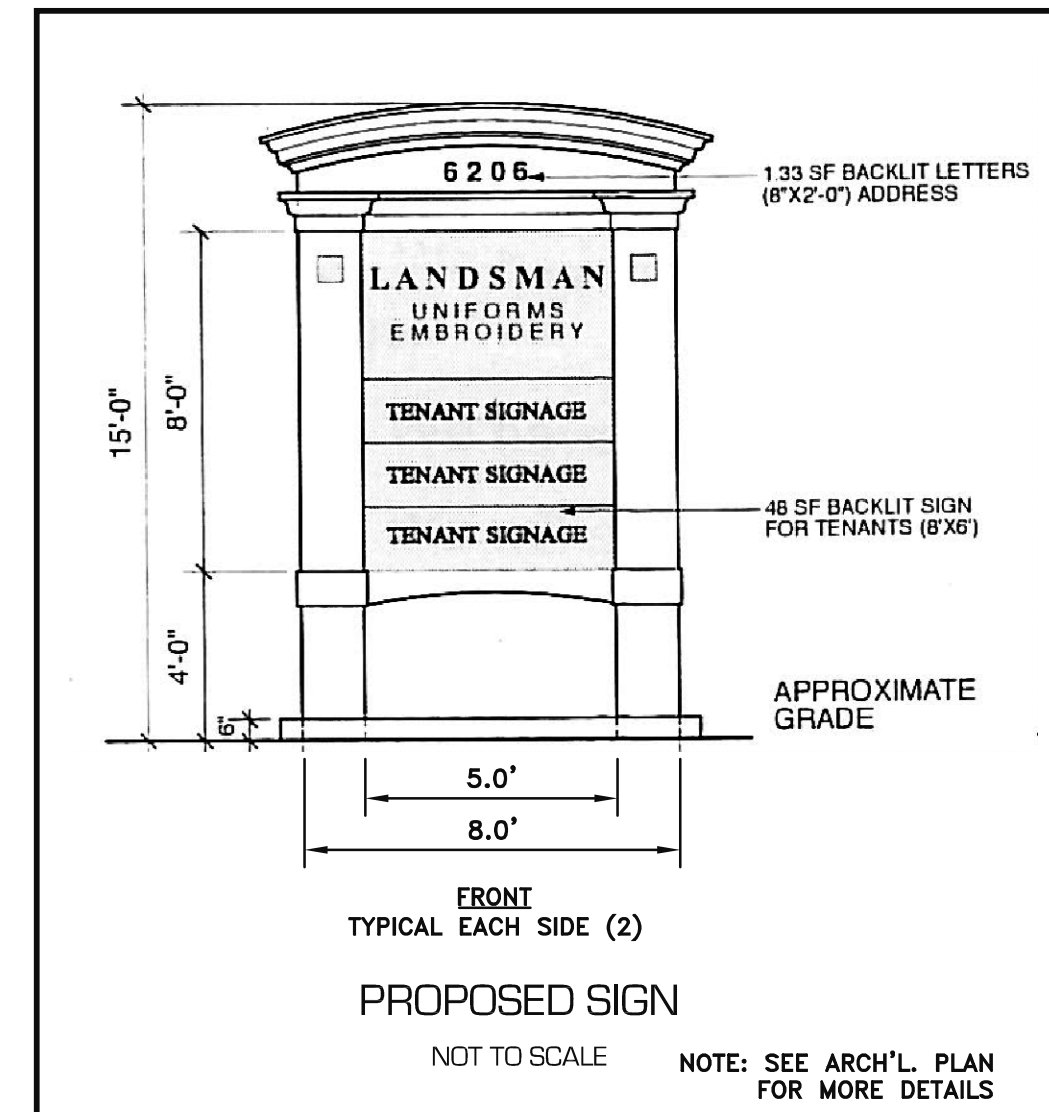
**SEWER AND WATER REPORT:**

**SANITARY SEWER:**  
THIS PROJECT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWER. SANITARY SEWER DEMAND:  
RETAIL USE - 8,910 SF x 0.100 = 891 GPD  
OFFICE USE - 1,600 SF x 0.100 = 160 GPD  
WAREHOUSE USE - 5 EMPLOYEES x 25 = 125 GPD  
TOTAL = 1,176 GPD (BASED UPON NJDEP STANDARDS)

**POTABLE WATER:**  
THIS PROJECT IS PROPOSED TO BE SERVED BY AN EXISTING WET TAP CONNECTION TO THE EXISTING WATER LINE LOCATED ALONG BLACK HORSE PIKE.  
WATER DEMAND:  
RETAIL USE: 8,910 SF x 0.125 = 1,114 GPD (AVG), 3,342 GPD (PEAK)  
OFFICE USE: 1,600 SF x 0.125 = 200 GPD (AVG), 600 GPD (PEAK)  
WAREHOUSE USE: 5 EMP x 25 = 125 GPD (AVG), 375 GPD (PEAK)  
TOTAL = 1,439 GPD (AVG), 4,317 GPD (PEAK)  
(BASED UPON NJDEP STANDARDS & INFORMATION PROVIDED BY NJ AMERICAN WATER CO.)

**NATURAL RESOURCE INVENTORY:**

- THE SITE CONSISTS OF THE FOLLOWING SOIL GROUP: FORT MOTT SERIES (FRA) SOILS
- FRA (FORT MOTT SAND, 0 TO 5 PERCENT SLOPES) LLIS-6, WOODLAND SUITABILITY GROUP 301.
  - THE FORT MOTT SERIES CONSISTS OF WELL-DRAINED, NEARLY LEVEL OR GENTLY SLOPING, SOILS THAT HAVE A THICK SANDY SURFACE LAYER AND A FINER TEXTURED SUBSOIL. IN A REPRESENTATIVE PROFILE IN A WOODED AREA THE SURFACE LAYER IS DARK GRAYISH-BROWN SAND 2 INCHES THICK. THE SUBSURFACE LAYER IS BROWN SAND AND BROWNISH-YELLOW LOAMY SAND 23 INCHES THICK. THE SUBSOIL IS YELLOWISH-BROWN SANDY LOAM 16 INCHES THICK. BETWEEN DEPTHS OF 41 AND 60 INCHES THE SUBSTRATION IS BROWNISH YELLOW GRAVELLY LOAMY SAND.
  - THE SOILS HAVE A SEASONAL HIGH WATER-TABLE AT A DEPTH OF 5 FEET OR MORE.
  - AGRICULTURAL CAPACITY CLASSIFICATIONS IS LLIS-6
  - SOIL LIMITATIONS:
    - SLIGHT LIMITATION FOR FOUNDATIONS FOR DWELLINGS.
    - SLIGHT LIMITATION FOR LOCAL ROADS & STREETS.
    - SLIGHT LIMITATIONS FOR EROSION HAZARD.
    - LIMITATION FOR SEPTIC SYSTEM (NON-APPLICABLE).
  - SOIL PROPERTIES:
    - 0" - 2" SAND
    - 2" - 25" SAND & LOAMY SAND
    - 25" - 41" SANDY LOAM
    - 41" - 60" GRAVELLY LOAM SAND



**Schaeffer Nassar Scheidegg**  
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**RAMI N. NASSAR**  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. NO. 34902  
05/25/15

**SITE PLAN FOR:**  
**6206 BLACK HORSE PIKE, LLC**  
6206 BLACK HORSE PIKE, BLOCK 1443, LOT 3  
EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY  
ZONE: HB, TAX MAP SHEET: 14

DATE: 12-15-15  
SCALE: 1"=20'  
BY: VRM  
CHECKED: RNN  
SHEET NO. 4 OF 11  
FILE#: 15-401