

ZONING INFORMATION

ZONING DISTRICT: HC-HIGHWAY COMMERCIAL DISTRICT
 EXISTING LOT USE: RESIDENTIAL DWELLING & OFFICE BUILDING
 PROPOSED USE: MEDICAL OFFICES

	REQ'D	PROPOSED	VARIANCE SECTION
MIN. LOT AREA	2 acres	1.295 acres	SEE NOTE ***
MIN. LOT DEPTH	300 ft.	255.65 ft. EXISTING	SEE NOTE ***
MIN. LOT WIDTH	200 ft.	220.12 ft. EXISTING	SEE NOTE ***
MIN. FRONT YARD	50 ft.	50' PARKING IN SIDE YARDS	
MIN. REAR YARD	40 ft. EACH	N.A.	
MIN. SIDE YARD	20 ft. EACH	143 ft. ROUTE 206 SIDE	
	100ft. TOTAL	199 ft. EAYRESTOWN ROAD SIDE	
MIN. FRONT BUFFER	40 ft.	40'	
MIN. REAR BUFFER	15 ft.	15'	
MIN. SIDE BUFFER	15 ft.	15'	
MIN. BLDG. SETBACK TO RESIDENTIAL USE	100 ft.	GREATER THAN 100'	
MAX. FLOOR AREA RATIO	0.50	0.07	
MAX. IMPERVIOUS SURFACE	50%	38%	
MAX. BUILDING HEIGHT	28214 S.F. 35 ft.	21626 S.F. less than 35 ft.	
SIGNS			
50 s.f. PER FRONTAGE		50 s.f. EAYRESTOWN RD. FRONTAGE 50 s.f. ROUTE 70 FRONTAGE	

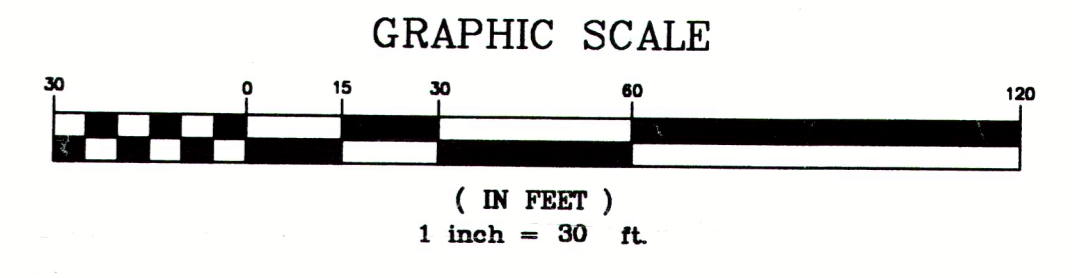
*** GENERAL CONDITIONS-SECTION 12-4.11A. EXISTING CONDITIONS: ANY PARCEL OF LAND WITH AN AREA OR BULK MEASUREMENT LESS THAN THAT PRESCRIBED FOR A LOT IN ANY ZONE IN WHICH THE LOT IS LOCATED MAY BE USED AS A LOT FOR ANY USE PERMITTED WITHIN THAT DISTRICT, IF (1) AT THE TIME OF AND SINCE THE ADOPTION OF THE ZONING ORDINANCE MAKING SUCH LOT NONCONFORMING THE OWNER OF THE LOT DID NOT OWN ADJOINING PROPERTY AND (2) ALL OTHER REGULATIONS PRESCRIBED FOR THE ZONE ARE OR CAN BE COMPLIED WITH.

DESIGN WAIVERS	REQUIRED	PROPOSED
MINIMUM DISTANCE TO SEPTIC COMPONENTS FROM PROPERTY LINE (12-5.14b.2)	50'	20'

WAIVER REQUESTED FOR PARKING STALL SIZE TO BE 9' x 18'
 WAIVER REQUESTED FROM THE REQUIREMENTS OF SECTION 12-4.10 ENVIRONMENTAL ASSESSMENTS- DUE TO THE SITE BEING PREVIOUSLY DEVELOPED.
 WAIVER REQUESTED FROM THE REQUIREMENTS OF SECTION 12-10.36x SUBMISSION REQUIREMENTS: no. 36. TRAFFIC IMPACT STATEMENT; no. 37. COMMUNITY IMPACT STATEMENT.

TRACT INFORMATION

BLOCK 2203, LOTS 2 & 4
 PROPOSED USE: MEDICAL OFFICES
 EXISTING USE: RESIDENTIAL BUSINESS
 AREA OF BUILDING: 6000 sq. ft. - Two Floors
 PROJECT AREA 1.295 ACRES
 PARKING INFORMATION
 MEDICAL OFFICES:
 ONE SPACE FOR EVERY 6000 S.F. 40 SPACES
 150 S.F. 40 SPACES
 MINIMUM REQUIREMENT
 HANDICAP SPACES 10% OF TOTAL = 4,
 REQ. 4 ARE PROVIDED



DESCRIPTION
 OFFICES
 BLOCK 2203, LOTS 2 & 4
 TOWNSHIP OF SOUTHAMPTON
 BURLINGTON COUNTY, NEW JERSEY

ALH ENGINEERING SERVICES INC.
 CONSULTING ENGINEERS
 24GA28024700
 MAILING ADDRESS: P.O. BOX 2294, MEDFORD, NJ 08055
 LOCATION: 31 FOREST AVE., MEDFORD, NJ 08055 (609) 654-4994

DRAWING TITLE: **CONCEPT SITE PLAN**

DESIGNED BY: S.W.H. DRAWN BY: O.T.H., D.L.H. CHECKED BY: S.W.H. DATE: 10/11/08
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Stephen W. Hoskins
 DATE: 10/11/08 PROJECT No: 106402
 SHEET No: 1 OF 1

NEW JERSEY P.E. LICENSE No. 33866

REV.	DATE