

(S000001-10.5.05)

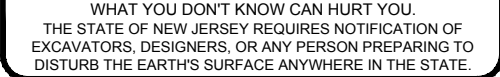
1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: ENTITLED: TAX MAP
PREPARED BY: MAPLE SHADE TOWNSHIP
SHEET # : 19
DATE: N/A
2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
3. THE CONCEPT REPRESENTED HEREIN IDENTIFIED A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
4. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE BY THE PROJECT PREPARED AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
5. IT IS RECOMMENDED THAT A CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE ANY NDOT ACCESS RESTRICTIONS.

<h1 style="text-align: center;">ZONING TABLE</h1>			
ZONE: BD (REDEVELOPMENT OVERLAY AREA) USE: RESTAURANT & BAK			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	AAKASH PATEL AAKASH MANAGEMENT, INC 2800 ROUTE 73 NORTH MAPLE SHADE, NJ 08052		
PROPERTY OWNER:	AAKASH PATEL AAKASH MANAGEMENT, INC 2800 ROUTE 73 NORTH MAPLE SHADE, NJ 08052		
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. TRACK AREA	\$ 205-36	5 AC.	N/A
MIN. LOT AREA	\$ 205-36	30,000 SF	63,036 SF (1.45 AC.)
MIN. LOT WIDTH	\$ 205-36	110'	140.8'
MIN. FRONT YARD	\$ 205-36	40'	42.4'
MIN. SIDE YARD	\$ 205-36	20'	N/A
MIN. REAR YARD	\$ 205-36	40'	N/A
PARKING AND BUILDING SETBACK	\$ 205-36	80' FROM ANY PARK DEVELOPMENT BOUNDARY LINE	N/A
MAX. BUILDING HEIGHT	\$ 205-37	40' MEASURED FROM GRADE	N/A
MAX IMPERVIOUS LOT COVERAGE	\$ 205-36	75%	73.4%
MIN. LANDSCAPED AREA	\$ 205-34-C(2)	15%	TBD
MIN. LANDSCAPE BUFFER	\$ 205-34-C(3)	8' FROM STREET FRONTAGE 5' TO ALL OTHER PROPERTY LINES	5' FROM STREET FRONTAGE 1.3' TO ALL OTHER PROPERTY LINES
MIN. WIDTH OF SIDEWALK ALONG FRONTAGE	\$ 205-34-A(7)	6'	TBD
			VARIANCE REQUIRED

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A
CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY



PROJECT No.:	JM160856
DRAWN BY:	SU
CHECKED BY:	AT
DATE:	03/16/2017
SCALE:	AS SHOWN
CAD I.D.:	JM160856-CPT-A1A

FOR
AAKASH
MANAGEMENT,
INC.

PROPOSED
RETAIL



SHEET TITLE:	
<div>CONCEPT PLAN</div>	
SHEET NUMBER:	
<div>1</div> <div>OF 1</div>	
REVISION 0 - 03/16/2017	