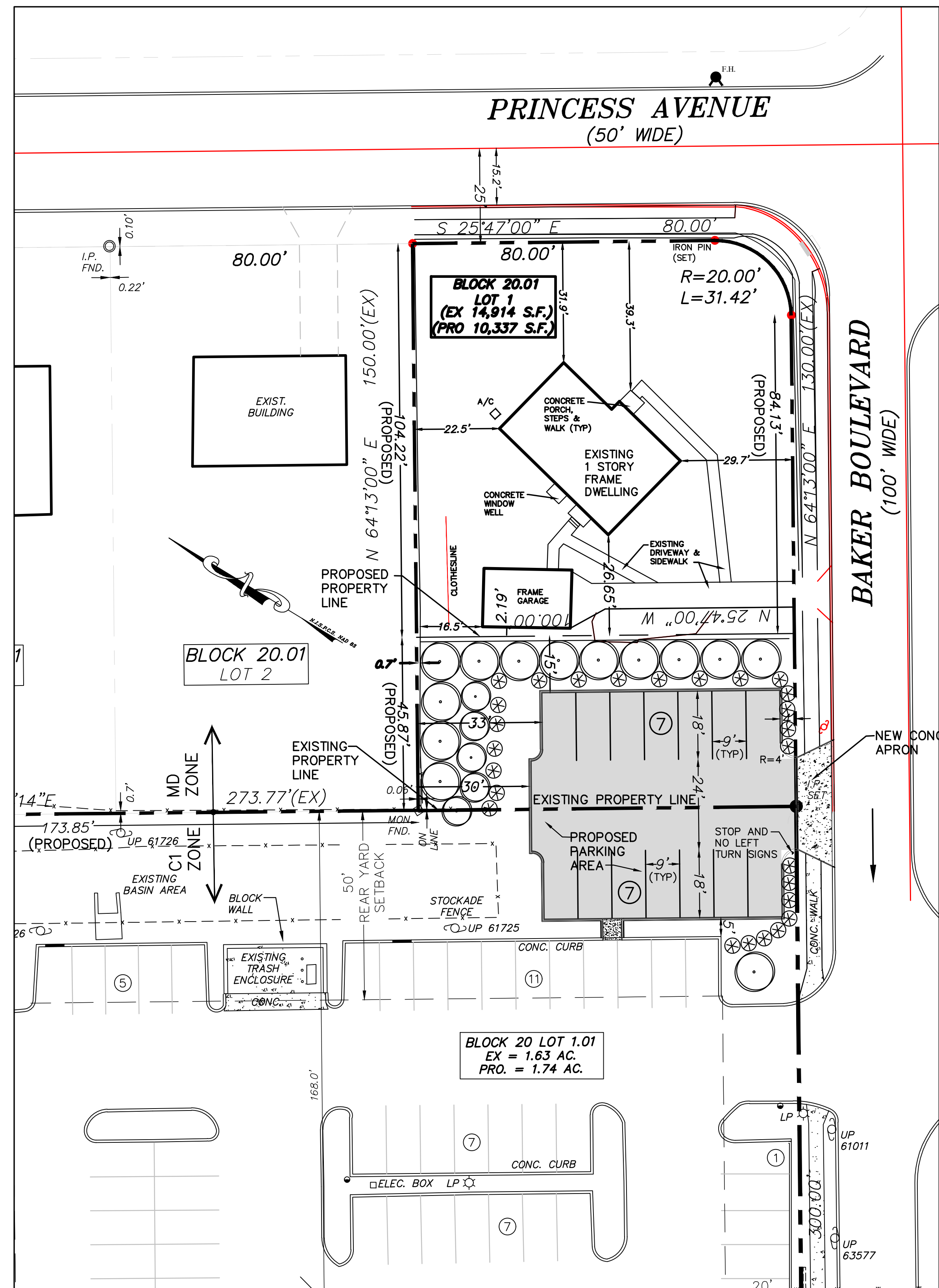


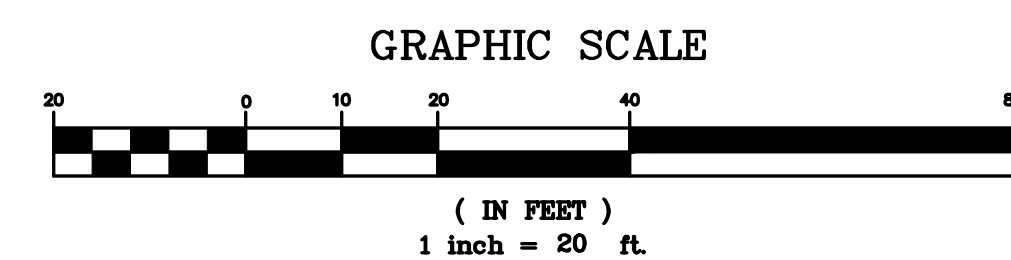
LOCATION MAP

SCALE" 1'=40'



PROPOSED WORK AREA

SCALE" 1'=20'



REQUIRED APPROVALS
EVESHAM TWP. ZONING BOARD
BURLINGTON COUNTY PLANNING BOARD

APPROVED BY EVESHAM TWP ZONING BOARD	
CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

- GENERAL NOTES:**
- This application proposes the construction of an additional 14 parking spaces to be utilized by the restaurant employees only
 - This plan is based on a survey by J.Maxy, NJPLS #32562 on 9/2/21
 - A minor subdivision will be proposed to permit the transfer of 4,577 s.f. from lot 1 (MD zone) to lot 1.01 (C-1 zone) in order to accommodate the 14 proposed parking spaces
 - A Use Variance is needed to permit 7 parking spaces to be within the MD Zone
 - The required 30' buffer will be maintained on the residential property on Lot 2/Block 20.01
 - Total area of disturbance = +/- 4,200 s.f.
 - A waiver is requested to omit a traffic impact study



SITE DATA (LOT 1.01, BLOCK 20) (COMMERCIAL-1 (C-1) / EVESHAM CROSSROADS OVERLAY (EVCO) DISTRICT)				
DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Minimum Lot Size	1.5 Acre min	1.63 Acres	1.74 Acres	Conforms, no change
Minimum Street Frontage	150' min	200.56'	200.56'	Conforms, no change
Minimum Lot Depth	200'	200.56'	200.56'	Conforms, no change
Minimum Side Yard Setback, Each Side	25' min	N/A	N/A	Conforms, no change
Minimum Front Yard Setback	20' min	27.2' & 16'	27.2' & 16'	Variance Previously granted, No change
Minimum Front Yard Parking Setback	50' min	12.2' & 2'	12.2' & 2' & 4'	Variance Previously granted for existing New Variance will be for 4' setback
Minimum Rear Yard Setback	50' min	99.48' & 187.79'	99.48' & 187.79'	Conforms, no change
Maximum Impervious Coverage	60% max	72.75% (previously 80.40%)	73.30%	New Variance will be Needed
Maximum Building Height	40' max	+/-27' (1 Story)	+/-27' (1 Story)	Conforms, no change
Distance Between Buildings on Same Site	20' min	N/A	N/A	Conforms, no change
Floor Area Ratio (F.A.R.)	0.15 (1 Story)	0.10	0.10	Conforms
Landscape Buffer	30' to residential min	34.89' to Res.	15'	New Variance will be Needed
Loading Zone	1/ 100 seats 274 S.F. = 2.74	one : 10x22'	one : 10x22'	Variance Previously granted, No change
Parking	15/1,000 S.F. of GFA 7,225 S.F. = 108 spaces	110	124	14 Additional Employee Parking Spaces are Proposed

SITE DATA (LOT 1, BLOCK 20.01) MD ZONE				
DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Lot Size	10,000 S.F.	14,914 S.F.	10,337 S.F.	Conforms
Lot width @ setback	100' min	100'	100'	Conforms
clearing ratio	0.5	N/A	N/A	Property is developed
Front Yard	30' min	29.7'	29.7'	Existing Non Conforming condition to remain
Side Yard	10' min	N/A	N/A	Two front / Two Rear Yard
Rear Yard	25' min	22.5'	22.5'	Existing Non Conforming condition to remain
Impervious Coverage	45%	17%	24.5%	Conforms
Building Height	35' max	+/-20'	+/-20'	Conforms
Usable Yard	20%	>20%	>20%	Conforms
Accessory building setback	12.5'	47.8'	2.19'	New Variance will be needed

P. Lazopoulos
SIGNATURE

THESE DRAWINGS ARE THE PROPERTY OF NOTIS PROFESSIONAL SERVICES AND SHALL NOT BE REPRODUCED, OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION FROM NOTIS PROFESSIONAL SERVICES.

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION AND, OR PERMITS UNLESS THE ARCHITECTS/ENGINEERS EMBOSSED SEAL IS AFFIXED UPON THEM.

CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES

NOTIS P. LAZARPOULOS,
R.A., P.E., P.P., LEED A.P.
LICENSED ARCHITECT/PROFESSIONAL ENGINEER/
PROFESSIONAL PLANNER/LEED A.P.
N.J.# 10857/31035/5663 PA#FE 035117-E DE #610
NOTISCOMCAST.NET

OLGA'S DINER ADDITIONAL PARKING
200 N.J.73 & 89 BAKER BLVD
LOT 1, BLOCK 20.1 & LOT 1.01/BLOCK 20
EVESHAM TWP.,
BURLINGTON COUNTY, NJ
OWNER/APPLICANT: ROUTE 73 PROPERTY, LLC
300 N.J. RT. 73, MARLTON, NJ
Phone: 609.392.0744

JOB#: 00PL25
DRAWN BY: WMT
CHKD BY: PL
DATE: 2-4-25
SCALE: AS SHOWN

REVISIONS

SHEET

CV-1