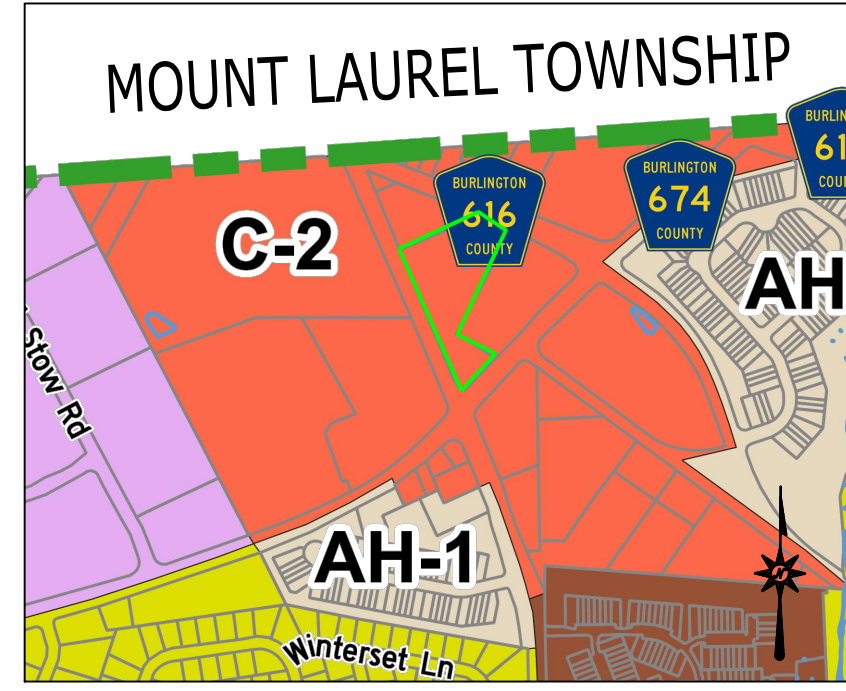


VICINITY MAP 1" = 800'



KEY MAP 1" = 800'

ZONING INFORMATION

LOCATION: EVESHAM TOWNSHIP, BURLINGTON COUNTY						
ZONE: C-2 (COMMERCIAL 2)						
USE: CAR WASH (NOT PERMITTED)						
ITEM #	ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE	REFERENCE
1	MINIMUM LOT AREA	22,000 S.F.	158,271 S.F. (3.63 AC.)	158,271 S.F. (3.63 AC.)	NO	160-69D
2	MINIMUM FRONT SETBACK	25 FEET	75 FEET	75 FEET	NO	160-69D
3	MINIMUM SIDE SETBACK	20 FEET	70 FEET	70 FEET	NO	160-69D
4	MINIMUM REAR SETBACK	25 FEET	91 FEET	91 FEET	NO	160-69D
5	MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET	NO	160-69D
6	FLOOR AREA RATIO	20 PERCENT	<20 PERCENT	8.9 PERCENT	NO	160-69D
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	43 PERCENT	45 PERCENT	NO	160-69D
8	MINIMUM LOT WIDTH AT SETBACK	75 FEET	131 FEET	131 FEET	NO	160-69D
9	MAXIMUM CLEARING LIMIT RATIO	90 PERCENT	<90 PERCENT	45 PERCENT	NO	160-69D
10	OPEN SPACE RATIO	30 PERCENT	57 PERCENT	55 PERCENT	NO	160-69D
11	STORMWATER MANAGEMENT BASIN BUFFER ¹	15 FEET	0 FEET	0 FEET	YES	160-17B
12	LOADING ZONE	(1) 10 FOOT BY 35 FOOT LOADING ZONE	1 LOADING SPACE	0 LOADING SPACES	YES	160-32D

¹EXISTING NON-CONFORMITY

PARKING INFORMATION

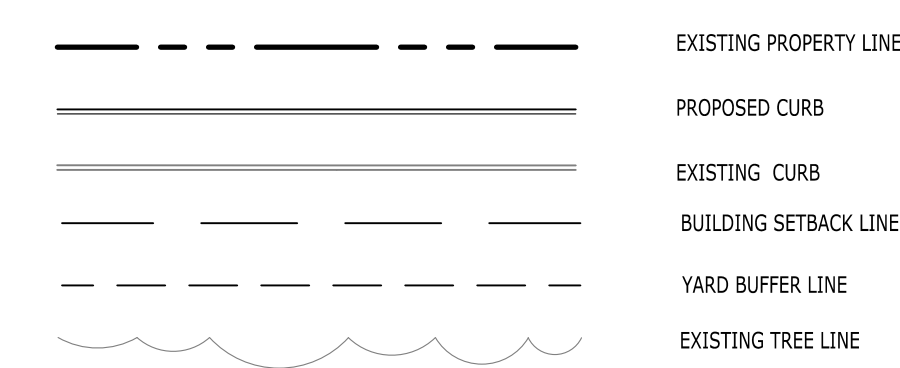
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	14080 S.F.	NO
2	PARKING REQUIRED	CAR WASH (AUTOMATIC): 26 SPACES PER WASHING LANE (1) TOTAL REQUIRED = 26 3 SPACES PLUS 1 PER EMPLOYEE = ASSUMING 12 EMPLOYEES TOTAL PARKING REQUIRED = 15	26 QUEUING SPACES 17 PARKING SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACES	1 ADA SPACE 1 ADA VACUUM SPACE	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM PARKING AISLE WIDTH	25 FEET	25 FEET	NO
6	MINIMUM DRIVEWAY WIDTH	24 FEET-TWO WAY 12 FEET-ONE WAY	24 FEET-TWO WAY 12 FEET-ONE WAY	NO
7	MINIMUM FRONT PARKING SETBACK ¹	50 FEET	23 FEET	YES
8	MINIMUM SIDE PARKING SETBACK	15 FEET	20 FEET	NO
9	MINIMUM REAR PARKING SETBACK	15 FEET	29 FEET	NO

¹EXISTING NON-CONFORMITY

GENERAL NOTES

- SITE BOUNDARY, TOPOGRAPHY, AND ENVIRONMENTAL FEATURES BASED ON PLAN TITLED "TRACT ACREAGE - 3.63 ACRES (158,153 SF)"
- THE SITE LAYOUT SHOWN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE PENDING FINAL SITE ENGINEERING. PLAN SHALL NOT BE USED FOR CONSTRUCTION.

LEGEND



REQUIRED APPROVALS/PERMITS

- ZONING USE
- MAJOR SITE PLAN
- BURLINGTON COUNTY PLANNING BOARD
- BURLINGTON COUNTY CONSERVATION DISTRICT

REQUIRED VARIANCES

- ZONING USE
- LOADING ZONE
- FRONT PARKING SETBACK
- STORMWATER MANAGEMENT BUFFER
- FRONT BUILDING SETBACK

OWNER

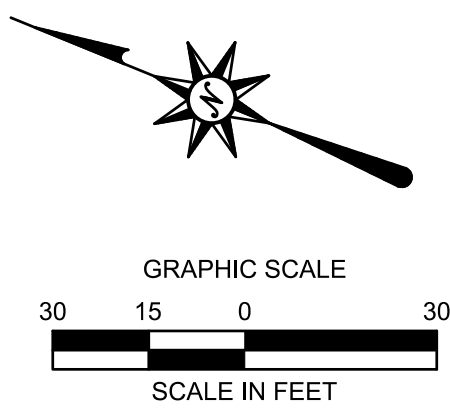
290 N. MAPLE, LLC
40 LINCOLN STREET
DEMAREST, NEW JERSEY 07627
PHONE: TBD
EMAIL: SLAVIN@FOXROTHSCHILD.COM

APPLICANT

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King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax



NJ P.E. #24GE0659400
COA NO. 24GA28101800

FLAGSHIP CARWASH - MARLTON
 235 N MAPLE AVE, MAP: 1.01, BLOCK: 8.15, LOT: 2.02
 MARLTON, BURLINGTON, NJ

REVISIONS
 No. Date Desc.

Designed L.A.J
 Drawn L.A.J
 Reviewed A.J.B
 Scale 1"=30'
 Project No. 2402386
 Date 10/7/2025
 CAD File CP2402386-02

Title
USE VARIANCE PLAN

Sheet No.

ZP-1

Oct 07, 2025 8:44am jplazo G:\00824\235 N MAPLE\DWG\CP2402386-02.dwg
 Layout: S:\1 2402386