

ZONING DATA

ZONE: "MD" MEDIUM DENSITY
 LOT 1 EXISTING USE: EXISTING RESIDENTIAL DWELLING TO REMAIN
 STANDARD SUBDIVISION
 ZONING CRITERIA

	REQUIRED*	EXISTING LOT 1	PROPOSED LOT 1
DENSITY (D.U. PER AC.)	2.0	-	-
MINIMUM LOT SIZE (SF)	10,000	14,195	10,328
MINIMUM LOT WIDTH (SF)	80	100	100
MINIMUM FRONT YARD (FT.)	30	31.9/29.7(1)	31.9/29.7(1)
MINIMUM SIDE YARD EACH (FT.)	10	22.5	22.5
MINIMUM REAR YARD (FT.)	25	72.4	26.6
MAXIMUM IMPERVIOUS COVERAGE (%)	45	20.3	29.3
MAXIMUM CLEARING LIMIT (RATIO)	.5	NA	1.9(2)
MINIMUM ACCESSORY STRUCTURE SETBACK (FT)	5	17.5	<35
MAXIMUM BUILDING HEIGHT (FT)	35	45.3	<35
MINIMUM USABLE YARD FOR EACH YARD (%)	20	45.3	33.4

* UTILIZING CRITERIA FOR SINGLE FAMILY DETACHED WITH CLUSTERING
 (1) EXISTING NON-CONFORMING
 (2) VARIANCE REQUIRED

ZONING DATA

ZONE: "C-1" COMMERCIAL 1 DISTRICT
 LOT 1.01 EXISTING USE: EXISTING RESTAURANT TO REMAIN
 STANDARD SUBDIVISION
 ZONING CRITERIA

	REQUIRED	EXISTING LOT 1.01	PROPOSED LOT 1.01
MINIMUM LOT SIZE (AC.)	2	1.63	1.74
MINIMUM LOT FRONTAGE (SF)	200	200.56	200.56
MINIMUM LOT WIDTH (SF)	200	232.62	232.62
MAXIMUM LOT DEPTH (SF)	200	300.00	300.00
MINIMUM FRONT YARD (FT.)	100	27.8(1)/16.6(1)	27.8(1)/16.6(1)
MINIMUM SIDE YARD EACH (FT.)			
FROM A RESIDENTIAL USE	50	NA	NA
FROM A NONRESIDENTIAL USE	30	100.00	100.00
MINIMUM REAR YARD (FT.)			
FROM A RESIDENTIAL USE	50	188.4	188.4
FROM A NONRESIDENTIAL USE	50	NA	NA
MAXIMUM BUILDING COVERAGE (%)	15	10.1	9.5
MAXIMUM IMPERVIOUS COVERAGE (%)	55	77.1(1)	72.5(1)
MAXIMUM BUILDING HEIGHT (FT.)	40	<40	<40
MAXIMUM CLEARING LIMIT (%)	75	NA	NA

* UTILIZING CRITERIA FOR LOT SIZE OF 2 TO 4.99 ACRES
 (1) EXISTING NON-CONFORMING

NOTES:

- ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
- DO NOT SCALE FROM PHOTOCOPIED PRINTS OF THIS PLAN.
- BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
- DISTANCES ARE SHOWN IN FEET.
- THE FOLLOWING INFORMATION WAS USED IN PREPARING THIS PLAN:
 - A. PLAN ENTITLED "PLAN OF SURVEY & PARTIAL TOPOGRAPHY, OLGA'S DINER, BLOCK 20, LOT 1.01, 200 N.J. ROUTE 73 NORTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY," DATED 11/11/19 AND PREPARED BY PETERMAN MAXCY ASSOCIATES, LLC.
 - B. PLAN ENTITLED "MINOR SUBDIVISION PLAN, MARLTON 73 RESTAURANT, LLC, PLATE 4.03, BLOCK 20, LOT 1.01, 200 ROUTE 73 NORTH, EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY," DATED 2/11/15, REVISED TO 2/12/16 AND PREPARED BY PETERMAN MAXCY ASSOCIATES, LLC.
 - C. PLAN ENTITLED "PLAN OF SURVEY, 89 BAKER BOULEVARD, TOWNSHIP OF MARLTON, BURLINGTON COUNTY, NEW JERSEY," DATED 6/10/25 AND PREPARED BY PETERMAN MAXCY ASSOCIATES, LLC.
 - D. LOT 1.01, BLOCK 20: PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS AND COVENANTS AS DESCRIBED IN A TITLE INSURANCE FILE NO. 9104600-01, DATED 10/1/2019, PREPARED BY SURETY TITLE COMPANY LLC, A REPRESENTATIVE FOR FIRST AMERICAN TITLE INSURANCE COMPANY AND RECEIVED FROM THE CLIENT ON 11/7/2019.
- EXISTING UNDERGROUND UTILITIES, IF SHOWN ON THIS PLAN, ARE BASED ON THE SURVEYED LOCATION OF VISIBLE SURFACE FEATURES, AND SHOULD NOT ASSUME TO BE COMPLETE. OTHER UNDERGROUND IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN AND SHOULD NOT BE ASSUMED TO BE NON-EXISTENT BECAUSE OF THIS PLAN. THE LOCATION FOR THE UNDERGROUND IMPROVEMENTS SHOWN ARE APPROXIMATE. PRIOR TO ANY EXCAVATION ALL UTILITY COMPANIES SERVICING THE AREA AND THE NJ ONE CALL UTILITY LOCATION SERVICE SHOULD BE CONTACTED FOR PROPER MARKOUTS. A UTILITY MARKOUT WAS NOT REQUESTED BY THE CLIENT PRIOR TO THE SURVEY.
- BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAP OF EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY. TAX MAP SHEET 4.03.
- EXISTING USE: LOT 1 - SINGLE FAMILY RESIDENTIAL.
LOT 1.01 - COMMERCIAL
- PROPOSED USE: LOT 1 - SINGLE FAMILY RESIDENTIAL
LOT 1.01 - COMMERCIAL
- THE PROPOSED MINOR SUBDIVISION WILL BE FILED BY DEED.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C.5:23-2.21 (9) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) OSHA COMPETENT PERSON.)
- THIS MINOR SUBDIVISION PLAN DOES NOT SHOW THE LOCATION OF ANY REGULATED WETLANDS, FLOODPLAINS, OR ANY UNDERGROUND IMPROVEMENTS, RESTRICTIONS, EASEMENTS OR PROPERTY LINE AGREEMENTS NOT VISIBLE UNKNOWN TO THE SURVEYOR OR THAT WHICH A CORRECT AND CURRENT TITLE REPORT OF THE PROPERTY WOULD DISCLOSE.

LEGEND

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
R.O.W. LINE	---
SETBACK LINE	---
CENTER LINE	---

SUBDIVISION DECLARATION

APPROVED BY THE PLANNING BOARD OF EVESHAM TOWNSHIP

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE BOND HAS BEEN POSTED IN ACCORDANCE WITH _____ OF THE TOWNSHIP ORDINANCES.

TOWNSHIP CLERK _____ DATE _____

SUBDIVISION PLAN APPROVAL GRANTED ON _____ BY THE EVESHAM TOWNSHIP PLANNING BOARD.

SECRETARY _____ DATE _____

COUNTY APPROVALS

BURLINGTON COUNTY PLANNING BOARD _____ DATE _____

BURLINGTON COUNTY ENGINEER _____ DATE _____

APPLICANT

I HEREBY CERTIFY THAT I AM THE APPLICANT OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

APPLICANT _____ DATE _____

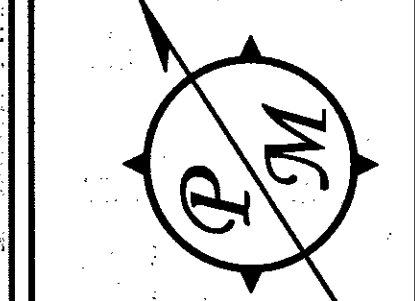
OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

OWNER _____ DATE _____

DONALD P. SWEENEY
 N.J. PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 24650368600
 8/06/2025
 DATE

PETERMAN MAXCY ASSOCIATES, LLC
 ENGINEERING • SURVEYING • PLANNING
 189 S. LAKEVIEW DRIVE, SUITE 101
 GIBBSBORO, NJ 08026
 PHONE (609) 262-7444 • FAX (609) 262-7443
 CERTIFICATE OF AUTHORIZATION 246A28131700



NO.	DATE	REVISIONS	FEEL CLIENT COMMENT
1	8/6/2025		

MINOR SUBDIVISION PLAN
 BLOCK 20 - LOT 1 & 1.01
 200 ROUTE 73 & 89 BAKER BOULEVARD
 TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY