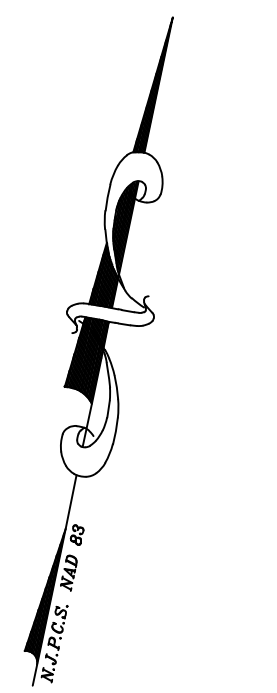


File Name: C:\Users\MichaelWesloski\OneDrive - Shore Point Engineering\Clients\Rock Fields - Evesham\DWG\03-Layout - Remove Basin B2.dwg  
Plot time: May 28, 2025 - 11:27pm



**Layout Notes**

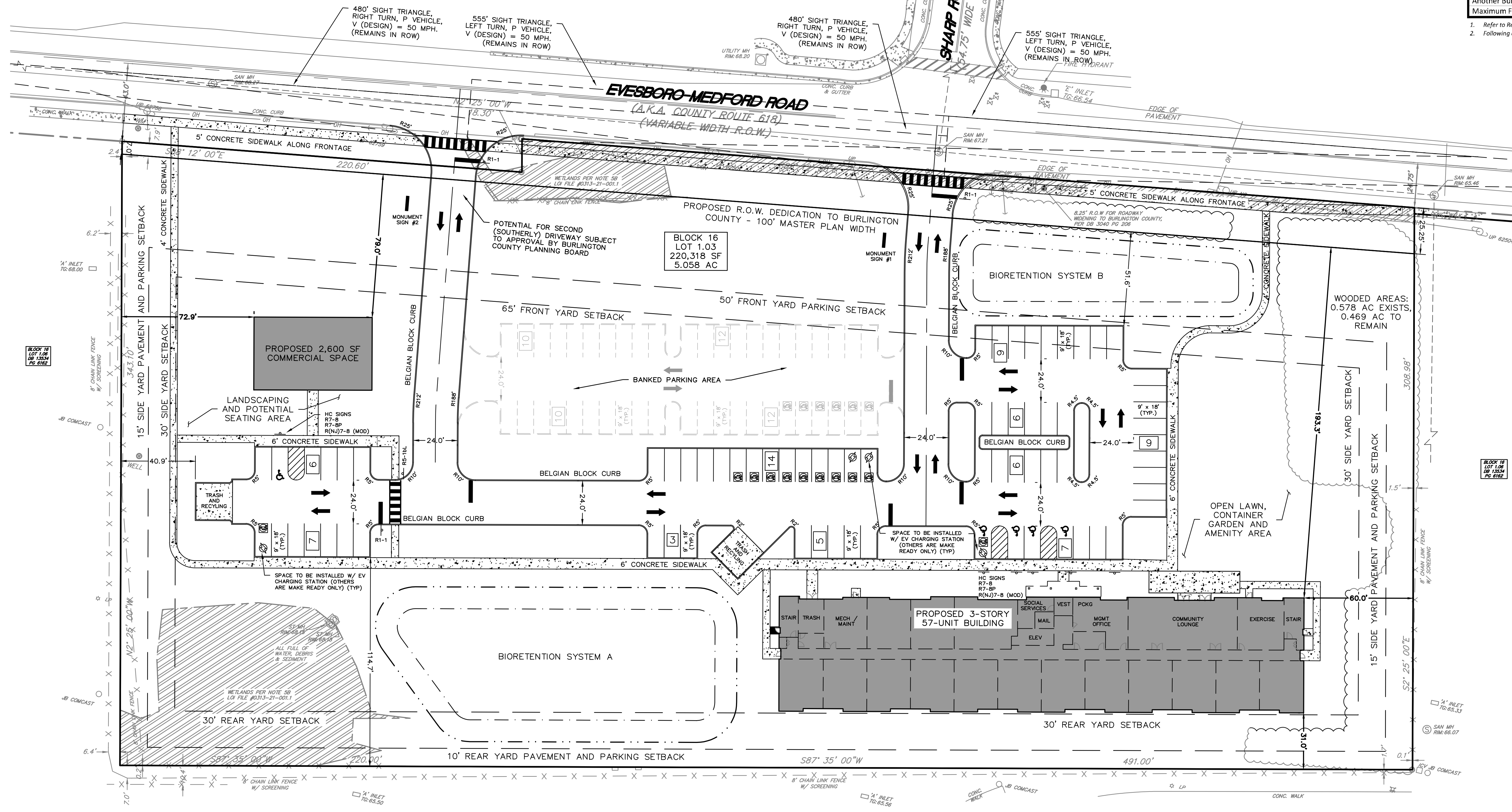
- Unless otherwise indicated, all materials and methods of construction shall conform to the New Jersey Department of Transportation Standard Specification for Road and Bridge Construction, latest edition.
- All traffic control devices within the right-of-way to be constructed and installed in accordance with "The Manual on Uniform Traffic Control Devices", latest edition.
- All curb and sidewalks shall conform to State and Federal barrier free design standards.
- All connections with existing concrete or asphalt to be saw cut unless otherwise directed by the owner.
- Sidewalk/walkway risers must be greater than 4" and less than 7".
- See architect's plans for building elevations and floor plans.

Unit Type	Parking Table		
	Units	Spaces Required	Spaces Proposed
Garden Apartment (RSIS - maximum)			
1-Bedroom (1.8 spaces / unit)	54	97	
2-Bedroom (2.0 spaces / unit)	3	6	
<b>SUBTOTAL (for reference only)</b>	<b>57</b>	<b>103</b>	
Garden Apartment (RCRE)			
1-Bedroom (1.0 spaces / unit)	54	54	
2-Bedroom (1.5 spaces / unit)	3	5	
<b>SUBTOTAL</b>	<b>57</b>	<b>59</b>	<b>59</b>
Evesham Township §160-32A			
Retail Shopping Center			
4.5 spaces per 1,000 SF GFA	2,600 SF	12	13
<b>TOTAL (RCRE + Retail)</b>		<b>71</b>	<b>72</b>

1. Rutgers Center for Real Estate Table 1.  
2. Based on the 2010 ADA Standards for Accessible Design, three (3) ADA spaces are required (for the range of 51 - 75 spaces provided), one (1) of which is required to be van accessible. Five (5) ADA spaces are provided, all of which are van accessible.  
3. Multifamily housing developments must designate 15% of off-street parking as EV make-ready spaces. Prior to occupancy, EVCS must be installed in 5% of spaces, plus 5% within 3 years and another 5% within 6 years. Four (4) EVCS are proposed at this time (1 of which is ADA accessible), with an additional seven (7) designated as make-ready.  
4. A parking space with an EV charging station or make-ready equipment may count as two parking spaces for the purpose of complying with a minimum parking space requirement but may not reduce total required parking by more than 10 percent. However, due to the proposed reduced RCRE-based parking requirement, no such credit is claimed.

Aristone Tract and DPW Site Redevelopment Plan - Zoning Schedule				
501 Evesboro-Medford Road - Block 16, Lot 1.03				
	Required	Existing	Proposed	Complies
Use <sup>1</sup>	Multi-family / Commercial / Retail / Mixed Use	Former DPW Site	Multi-family / Commercial / Retail / Mixed Use	Yes
Minimum Tract Size	5 AC	± 5.38 AC	± 5.06 AC <sup>2</sup>	Yes
Minimum Lot Width	200 Ft	651 Ft	No Change	Yes
Minimum Street Frontage	400 Ft	713 Ft	No Change	Yes
Minimum Lot Depth	300 Ft	316 Ft	309 Ft <sup>2</sup>	Yes
Maximum Residential Density	26 Units / Acre	N/A	14.7 Units / Acre <sup>2</sup>	Yes
Minimum Inclusionary Affordable Units	15% (Rental)	N/A	100%	Yes
Minimum Side Yard	30 Ft	14.5 Ft	60 Ft	Yes
Minimum Front Yard Setback	65 Ft	23.0 Ft	79 Ft <sup>2</sup>	Yes
Minimum Rear Yard Setback	30 Ft	107.2 Ft	31 Ft	Yes
Maximum Building Length	300 Ft	195 Ft	289 Ft	Yes
Maximum Building Footprint Area	40,000 SF	23,488 SF	17,900 SF	Yes
Minimum Front Yard Parking Setback	50 Ft	N/A	51.6 Ft <sup>2</sup>	Yes
Minimum Side Yard Pavement and Parking Setback	15 Ft	±53 Ft	40.9 Ft	Yes
Minimum Rear Yard Pavement and Parking Setback	10 Ft	0 Ft	114.7 Ft	Yes
Maximum Impervious	65%	65%	33% <sup>2</sup>	Yes
Maximum Building Height	55 Ft	±33 Ft	41.2 Ft	Yes
Minimum Building Setback from Another Building on the Same Site	25 Ft	117 Ft	251 Ft	Yes
Maximum Floor Area Ratio	0.6	0.14	0.26 <sup>2</sup>	Yes

1. Refer to Redevelopment Plan Section III.C.3. for complete list of permitted uses.  
2. Following anticipated R.O.W. dedication to Burlington County.



**LEGEND**

- EXISTING BOUNDARY
- EXISTING CURB
- PROPOSED CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED SETBACK
- EXISTING FENCELINE
- PROPOSED FENCELINE
- 100-YR WATER SURFACE ELEV.
- PROPOSED BASIN BOTTOM
- PROPOSED RETAINING WALL

GRAPHIC SCALE  
1 INCH = 30 FEET

DATE	REVISIONS	BY
05/29/26	REMOVE BASIN B2	MVW
05/18/26	ADD TWO UNITS: 55 TO 57	MVW
05/07/26	REMOVE 4TH STORY	DAC

**SHORE POINT ENGINEERING**  
Certificate of Authorization No. 24GA28317800  
Kevin E. Shelly P.E., PE No. GE05031300  
PO Box 257, Manasquan, NJ 08736  
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www.shorepointengineering.com

Date  
**Michael V. Weseloski, P.E.**  
PROFESSIONAL ENGINEER  
N.J. Lic. No. 24GE048779900

**PRELIMINARY MAJOR SITE PLAN  
FORMER DPW REDEVELOPMENT**  
BLOCK 16, LOT 1.03 - TAX MAP SHEET 3  
501 EVESBORO-MEDFORD ROAD (C.R. 618)  
SITUATED IN  
TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

LAYOUT PLAN	
SCALE: 1"=30'	PROJECT No.: RFG-251
RELEASED BY: MVW	DATE: 05/01/26
CHECKED BY: MVW	Sheet Number 4 OF 6
DRAWN BY: MVW	