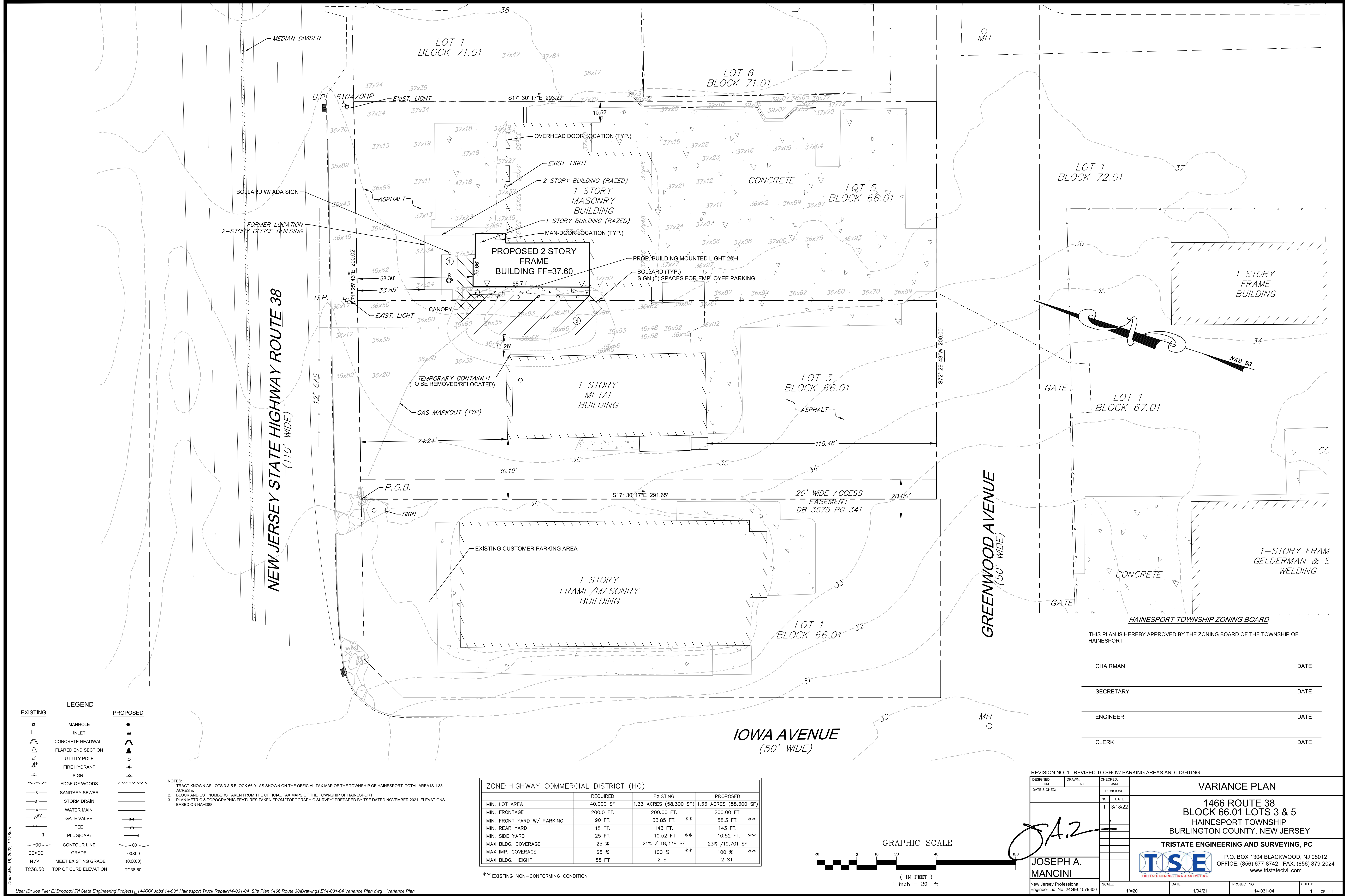


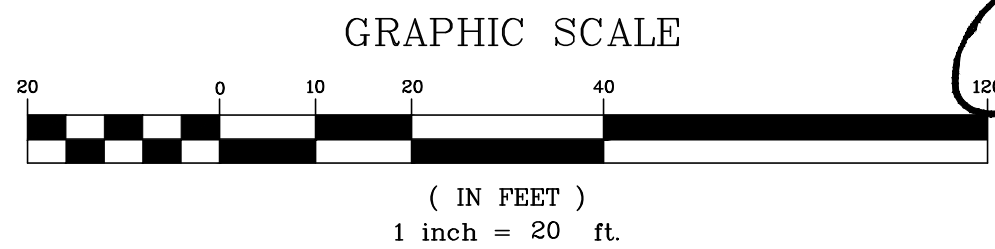


LEGEND	
EXISTING	PROPOSED

NOTES:
1. TRACT KNOWN AS LOTS 3 & 5 BLOCK 66.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HAINESPORT. TOTAL AREA IS 1.33 ACRES ±.
2. BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF HAINESPORT.
3. PLANIMETRIC & TOPOGRAPHIC FEATURES TAKEN FROM "TOPOGRAPHIC SURVEY" PREPARED BY TSE DATED NOVEMBER 2021. ELEVATIONS BASED ON NAVD83.

ZONE: HIGHWAY COMMERCIAL DISTRICT (HC)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	1.33 ACRES (58,300 SF)	1.33 ACRES (58,300 SF)
MIN. FRONTAGE	200.0 FT.	200.00 FT.	200.00 FT.
MIN. FRONT YARD W/ PARKING	90 FT.	33.85 FT. **	58.3 FT. **
MIN. REAR YARD	15 FT.	143 FT.	143 FT.
MIN. SIDE YARD	25 FT.	10.52 FT. **	10.52 FT. **
MAX. BLDG. COVERAGE	25 %	21% / 18,338 SF	23% /19,701 SF
MAX. IMP. COVERAGE	65 %	100 % **	100 % **
MAX. BLDG. HEIGHT	55 FT	2 ST.	2 ST.

** EXISTING NON-CONFORMING CONDITION



REVISION NO. 1: REVISED TO SHOW PARKING AREAS AND LIGHTING			
DESIGNED: DM	DRAWN: AH	CHECKED: JAM	VARIANCE PLAN
DATE SIGNED:		REVISIONS	
		NO. DATE	1466 ROUTE 38 BLOCK 66.01 LOTS 3 & 5 HAINESPORT TOWNSHIP BURLINGTON COUNTY, NEW JERSEY
		1 3/18/22	TRISTATE ENGINEERING AND SURVEYING, PC
			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com
JOSEPH A. MANCINI	SCALE: 1"=20'	DATE: 11/04/21	PROJECT NO: 14-031-04
New Jersey Professional Engineer Lic. No. 24GE04579300			SHEET: 1 OF 1

Date: Mar 18, 2022 12:28pm

User ID: Joe File: E:\Dropbox\Tri State Engineering\Projects\14-XXX-Jobs\14-031 Hainesport Truck Repair\14-031-04 Site Plan 1466 Route 38\Drawings\14-031-04 Variance Plan.dwg Variance Plan