

LOCATION MAP
U.S.G.S QUADRANGLE: BEVERLY, NJ & PA
SCALE: 1"=2000'

NOTES:

1. LOT AND BLOCK NUMBERS REFER TO TOWNSHIP OF CINNAMINSON TAX MAP, SHEET NUMBER 27.
2. THIS PLAN WAS PREPARED WITH A TITLE REPORT PREPARED BY SURETY TITLE COMPANY, LLC, AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 348250-01, EFFECTIVE DATE DECEMBER 27, 2013. THE PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES RECORDED AND NOT RECORDED.
3. PLAN/DEED REFERENCES:
 - A. "PLAN OF SURVEY - LOT 45 - BLOCK 2701", PREPARED BY OTT & WARREN LAND ENGINEERING OF CINNAMINSON, NEW JERSEY, DATED JUNE 20, 2000, REVISED OCTOBER 15, 2004.
 - B. "SITE PLAN - LOT 45 - BLOCK 2701", PREPARED BY OTT & WARREN LAND ENGINEERING OF CINNAMINSON, NEW JERSEY, DATED SEPTEMBER 16, 1998, REVISED MAY 3, 1999.
 - C. "PLAN OF SURVEY - BLOCK 2701 - LOT 44", PREPARED BY STOUT & CALDWELL ENGINEERS OF CINNAMINSON, NEW JERSEY, DATED FEBRUARY 25, 2013.
 - D. "PLAN OF SURVEY - BLOCK 2701 - LOT 44" PREPARED BY STOUT & CALDWELL ENGINEERS OF CINNAMINSON, NEW JERSEY, DATED FEBRUARY 25, 2013.
4. ALL BEARINGS SHOWN ON THIS PLAN HAVE BEEN ROTATED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM. ANGLE OF ROTATION BETWEEN NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ABOVE REFERENCED.
5. THE BOUNDARY SHOWN ON THIS PLAN CLOSURES IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEY ADOPTED BY THE BOARD OF DIRECTORS OF THE NEW JERSEY SOCIETY OF PROFESSIONAL LAND SURVEYORS. (1 IN 5000). ACTUAL CLOSURE 1:228,029.87'
6. VERTICAL DATUM = NAVD 88
HORIZONTAL DATUM = NAD 83
7. TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE LOCATED BY STOUT & CALDWELL ENGINEERS, LLC FIELD CREW ON OR ABOUT AUGUST 10, 2020. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN.
8. SURFACE FEATURES SUCH AS INLETS, MANHOLES, WATER VALVES, GAS VALVES, ETC. WERE LOCATED BY FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR FACILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES.
9. AREAS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.
10. THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
AS INDICATED ON THE FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 113 OF 641, COMMUNITY PANEL NUMBER: 340092 0113 F, MAP NUMBER 3400500113F, EFFECTIVE DATE: DECEMBER 21, 2017.
11. LEASE LINE TO BE VACATED UPON FILING OF THE MINOR SUBDIVISION DEEDS.
12. BUILDING UTILITIES SHOWN FROM ORIGINAL SITE PLAN LAYOUT ONLY.
13. NO DEED RESTRICTIONS EXIST. SITE WILL HAVE OVERALL BLANKET EASEMENTS FOR INGRESS-EGRESS, UTILITY, PROPERTY MAINTENANCE, STORM AND SANITARY.
14. NO LAND RESERVED OR DEDICATED FOR PUBLIC USE PROPOSED.
15. SUBDIVISION TO BE FILED BY DEED.

WAINERS REQUESTED

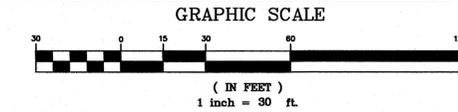
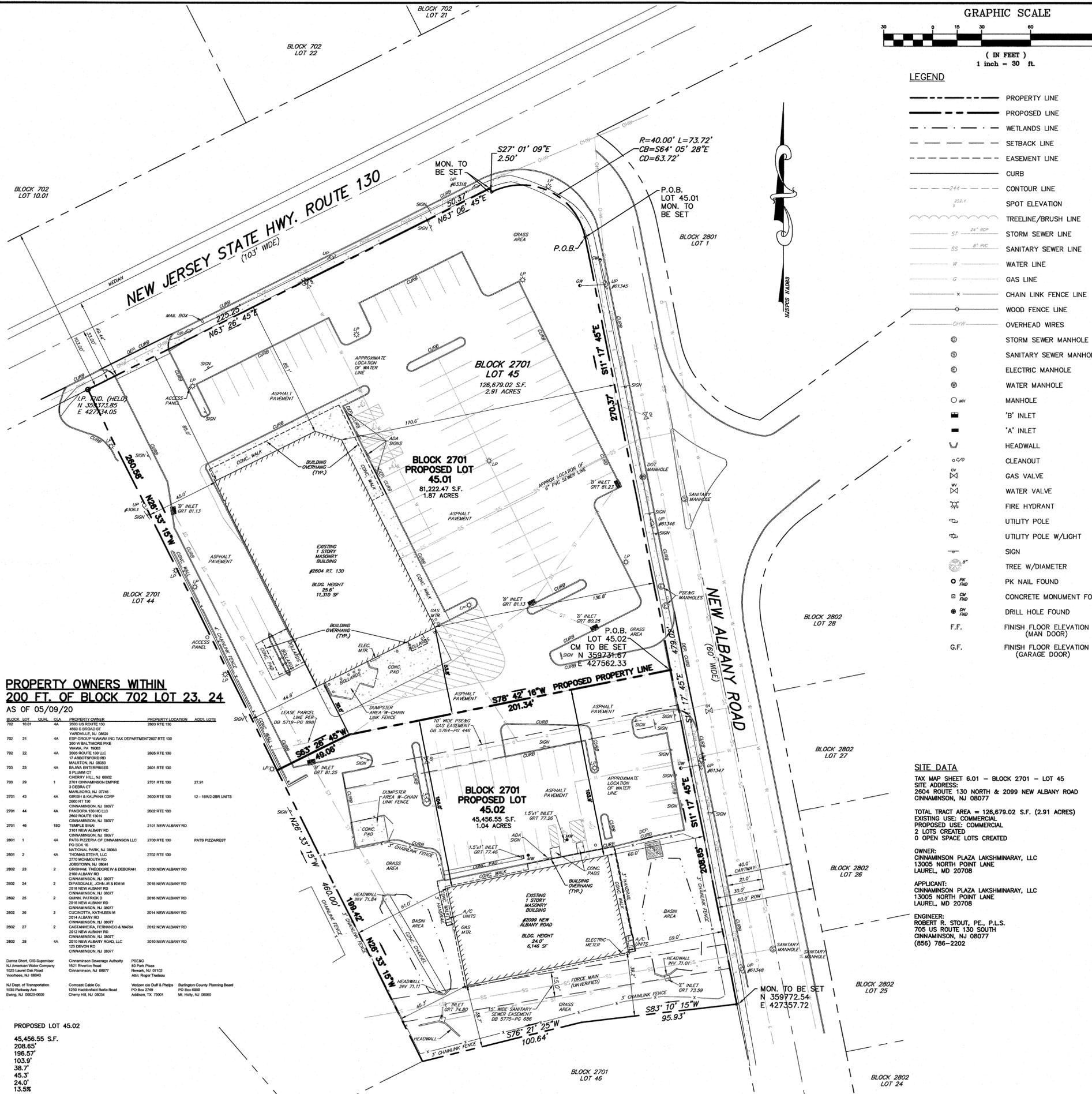
MINOR SUBDIVISION CHECKLIST WAINERS REQUESTED

ITEM 10 - KEY MAP NOT LESS THAN 1" = 1,000' SHOWING LOCATION OF TRACT TO SURROUNDING STREETS, MUNICIPAL BOUNDARIES, ETC. WITHIN 500' WITH NORTH ARROW TO TOP OF SHEET. Key Map = 1:2000 per County Requirements.
ITEM 27 - EXISTING STREETS, OTHER RIGHTS-OF-WAY OR EASEMENTS; WATER COURSES, WETLANDS, SOILS, FLOODPLAINS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHIN 500' OF TRACT. No existing street, other rights-of-way or easements, water courses, wetlands, soils, floodplains, or other environmentally sensitive areas within 500' of tract. No improvements proposed subdivision to separate 2 principal uses only.
ITEM 29 - SPOT ELEVATIONS. No improvements proposed subdivision to separate 2 principal uses only.

ZONING DATA

ZONING SCHEDULE: BD-1 BUSINESS DEVELOPMENT/SENIOR CITIZEN TOWNHOUSE DISTRICT
TOTAL AREA: 126,679.02 S.F. = 2.91 AC.

ITEM	REQUIRED	EXISTING LOT 45	PROPOSED LOT 45.01	PROPOSED LOT 45.02
MINIMUM LOT AREA	40,000 S.F.	126,679.02 S.F.	81,222.47 S.F.	45,456.55 S.F.
MINIMUM LOT WIDTH	200'	275.82'	275.62'	208.85'
MINIMUM LOT DEPTH	N/A	460.00'	260.58'	196.57'
MINIMUM FRONT YARD	50'	59.0'	85.0'	103.9'
MINIMUM SIDE YARD	35'	44.8'	44.8'	38.7'
MINIMUM REAR YARD	35'	35.7'	45.3'	45.3'
MAXIMUM BUILDING HEIGHT	45'	25.6'/24.0'	25.6'	24.0'
MAXIMUM BLDG. COVERAGE	50%	13.8%	13.9%	13.5%



LEGEND

- PROPERTY LINE
- PROPOSED LINE
- WETLANDS LINE
- SETBACK LINE
- EASEMENT LINE
- CURB
- CONTOUR LINE
- SPOT ELEVATION
- TREELINE/BRUSH LINE
- ST 24" RCP STORM SEWER LINE
- SS 8" PVC SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- x CHAIN LINK FENCE LINE
- O WOOD FENCE LINE
- OH/W OVERHEAD WIRES
- S STORM SEWER MANHOLE
- S SANITARY SEWER MANHOLE
- E ELECTRIC MANHOLE
- W WATER MANHOLE
- O/MH MANHOLE
- B INLET
- A INLET
- HEADWALL
- CLEANOUT
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/LIGHT
- SIGN
- TREE W/DIAMETER
- PK NAIL FOUND
- CM FOUND
- DM FOUND
- F.F. FINISH FLOOR ELEVATION (MAN DOOR)
- G.F. FINISH FLOOR ELEVATION (GARAGE DOOR)

APPROVAL CERTIFICATION:
THIS PLAN WAS APPROVED SUBJECT TO THE RESTRICTIONS AGREEMENTS OR CONDITIONS AS DEFINED BY THE CINNAMINSON TOWNSHIP PLANNING BOARD AT A PUBLIC MEETING ON:

CHAIRPERSON	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE
MUNICIPAL CLERK	DATE
OWNER	DATE
APPLICANT	DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 08/07/2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLES WITH THE PROVISIONS OF "THE MAP PLUNG LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Robert R. Stout, PLS Date
New Jersey License # 38421

Rev. No.	Date	Description	By
3	09/22/20	REVISED FOR CONFORMANCE	MJW
2	08/24/20	REVISED PER CHECKLIST	FDR
1	08/10/20	INITIAL SUBMISSION	KWC

CINNAMINSON PLAZA LAKSHMINARAYAN LLC
13005 NORTH POINT LANE
LAUREL, MD 20708

ROBERT R. STOUT
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 38421

STOUT & CALDWELL ENGINEERS, LLC
705 U.S. Route 130 South - P.O. Box 2290
Cinaminson, NJ 08077
OFFICE 856.786.2202 FAX 856.786.3050
www.stoutcaldwell.com

OWNER: CINNAMINSON PLAZA LAKSHMINARAYAN, LLC
13005 NORTH POINT LANE
LAUREL, MD 20708
APPLICANT: CINNAMINSON PLAZA LAKSHMINARAYAN, LLC
13005 NORTH POINT LANE
LAUREL, MD 20708
ENGINEER: ROBERT R. STOUT, PE., P.L.S.
705 US ROUTE 130 SOUTH
CINNAMINSON, NJ 08077
(856) 786-2202

PLAN OF SURVEY AND MINOR SUBDIVISION
BLOCK 2701 - LOT 45
TAX MAP SHEET #27
LAND SITUATE IN
CINNAMINSON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
1"=30'	KWC	RRS	MN
Job Number:	2001-061		Sheet No.: 1 OF 1

S:\Projects\2020 Projects\2001-061 - Aghora Property (Old Cima Rite Afd)\CAD\Survey\2001-061 Ebac.cwg, MINOR SUB, © 2020 Stout & Caldwell Engineer, LLC © 2020 Stout & Caldwell Engineer, LLC