

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

LEGEND

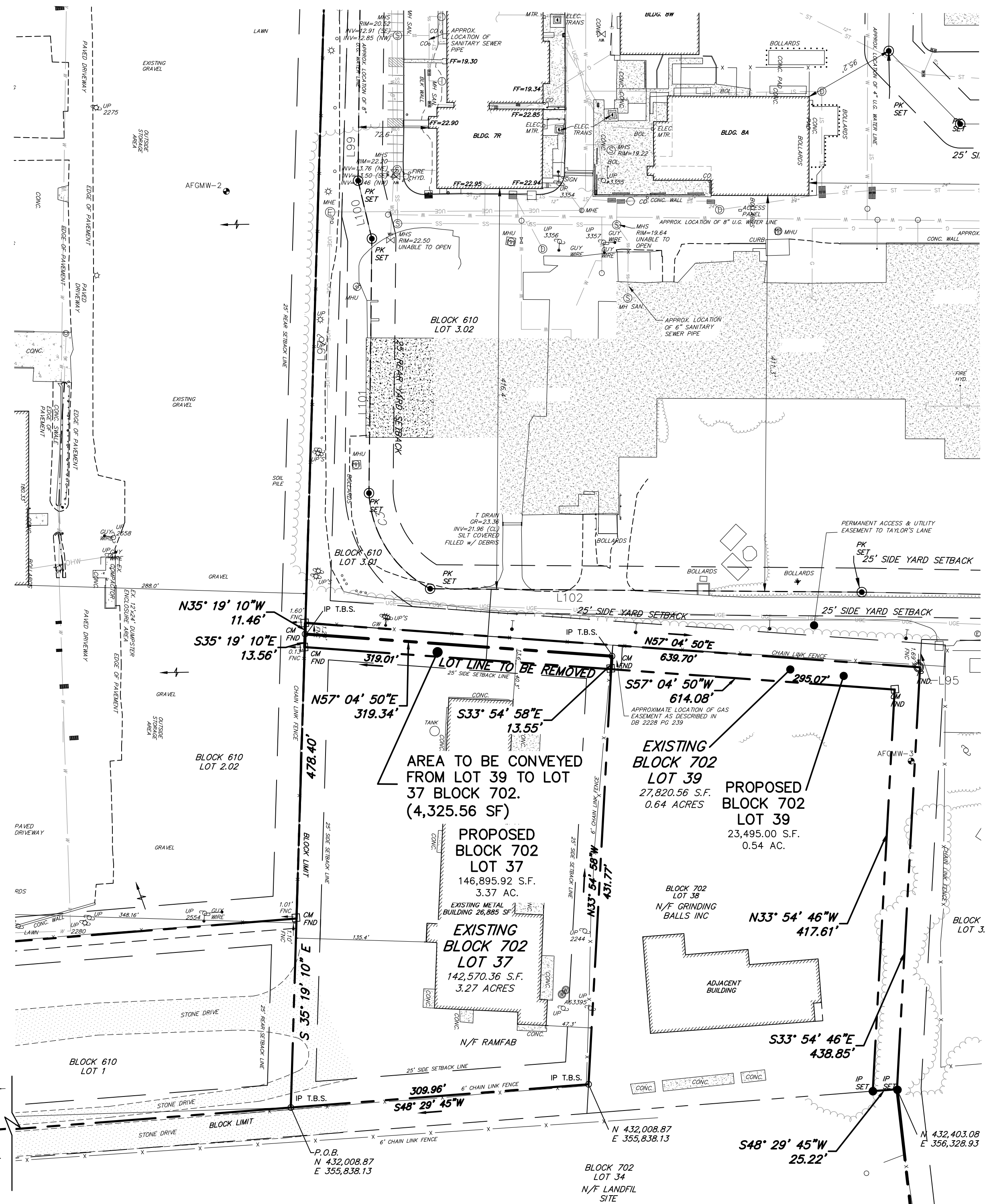
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CURB
- SPOT ELEVATION
- TREELINE/BRUSH LINE
- ST 24" RCP STORM SEWER LINE
- SS 8" PVC SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- X CHAIN LINK FENCE LINE
- O WOOD FENCE LINE
- OHV OVERHEAD WIRES
- USE UNDERGROUND ELECTRIC LINE
- SM SANITARY SEWER MANHOLE
- EM ELECTRIC MANHOLE
- WM WATER MANHOLE
- MH MANHOLE
- 'B' INLET
- 'A' INLET
- HW HEADWALL
- CN CLEANOUT
- GV GAS VALVE
- WV WATER VALVE
- FH FIRE HYDRANT
- UP UTILITY POLE
- UPW UTILITY POLE W/LIGHT
- SG SIGN
- TW TREE W/DIAMETER
- IP IRON PIPE FOUND
- CM CONCRETE MONUMENT TO BE SET
- PK PK NAIL TO BE SET
- IP IRON PIPE TO BE SET

ZONING DATA

ZONING DISTRICT: IND - INDUSTRIAL DISTRICT (LOTS 37 AND 39)

	REQUIRED IND	EXISTING LOT 37	PROPOSED LOT 37	EXISTING LOT 39	PROPOSED LOT 39
MINIMUM LOT AREA	15,000 SF 0.34 ACRES	142,570.36 SF 3.27 ACRES	146,895.92 SF 3.37 ACRES	27,820.56 SF 0.64 ACRES	23,495.00 SF 0.54 ACRES
MINIMUM LOT WIDTH	100 FT	431.77 FT	431.77 FT	25.0 FT	25.0 FT
MINIMUM FRONT YARD	50 FT	135.4 FT	135.4 FT	N/A	N/A
MINIMUM SIDE YARD	25 FT	40.3 FT	53.86 FT	N/A	N/A
MINIMUM REAR YARD	25 FT	47.3 FT	47.3 FT	N/A	N/A
MAXIMUM BUILDING COVERAGE	60%	18.3%	18.3%	0%	0%
MAXIMUM BUILDING HEIGHT	45 FT	<45 FT	(26,885 SF) NC	N/A	N/A

\* EXISTING NON-CONFORMING CONDITION  
NC - NO CHANGE IN EXISTING BUILDING AS EXISTING CONDITION  
N/A - NOT APPLICABLE

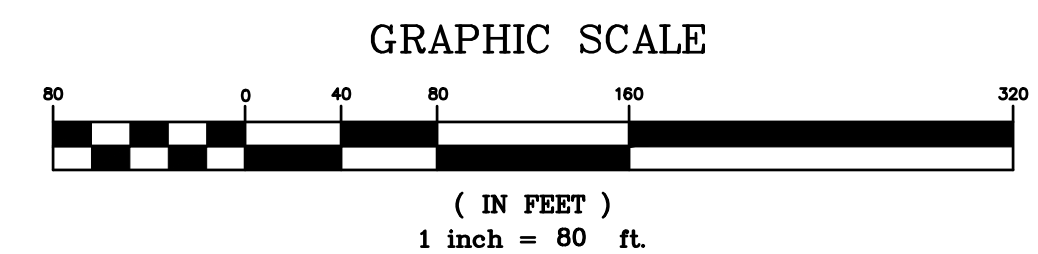


SURVEY NOTES

- LOT AND BLOCK NUMBERS REFER TO TOWNSHIP OF CINNAMINSON TAX MAP, SHEET NUMBER 7.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES RECORDED AND NOT RECORDED.
- PLAN/DEED REFERENCES:  
A. DB 4354 PAGE 126 - LOT 34 BL 610  
B. DB 1996 P 141 - LOT 1 BL 610  
C. DB 1945 P 345 - LOT 37 BL 702
- THE BOUNDARY SHOWN ON THIS PLAN CLOSES 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 1:1,126,364.36
- VERTICAL DATUM = NAVD 88  
HORIZONTAL DATUM = NAD 83
- TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE BASED ON THE ABOVE REFERENCED PLAN IN NOTE 3A. TOPOGRAPHIC FEATURES WERE SUPPLEMENTED BY STOUT & CALDWELL ENGINEERS, LLC FIELD CREW ON OR ABOUT AUGUST 16, 2020. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN.
- 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.
- AREAS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES:  
ZONE X: AREAS OF MINIMAL FLOOD HAZARD  
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 34005C0113F, EFFECTIVE DATE: DECEMBER 2017.

GENERAL NOTES:

- TAX MAP LOT 37 - BLOCK 702 - SHEET 7  
TAX MAP LOT 39 - BLOCK 702 - SHEET 7
- APPLICANT/OWNER LOT 39 BLOCK 702:  
1 SEA BOX DRIVE, LLC  
1 SEA BOX DRIVE  
CINNAMINSON, NJ 08077
- OWNER LOT 37 BLOCK 702:  
COLONIAL LAND ENTERPRISES, LLC  
212 GEORGIAN DRIVE  
CINNAMINSON, NJ 08077
- ENGINEER:  
ROBERT R. STOUT  
STOUT & CALDWELL ENGINEERS, LLC  
705 US ROUTE 130 SOUTH  
CINNAMINSON, NJ 08077  
(856) 786-2202
- NUMBER OF EXISTING LOTS: 2  
NUMBER OF BUILDING LOTS: 0  
NUMBER OF OPEN SPACE LOTS: 0  
NUMBER OF REMAINDER LOTS: 0
- NO WETLANDS EXIST ON THE SITE PER FIELD OBSERVATION AND NJDEP IMAP
- NO CHANGES PROPOSED TO ANY EXISTING ENTRY DRIVES ON ALL LOTS.
- THIS SUBDIVISION TO BE FILED BY DEED.



IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

*Robert R. Stout* 9/11/2020  
OWNER BLOCK 702 - LOT 37 DATE  
1000 Tunica Landing Rd Cinnaminson NJ 08077  
ADDRESS PHONE  
1 SEA BOX DR, CINNAMINSON, NJ 856-303-1101  
OWNER BLOCK 702 - LOT 39 DATE  
ADDRESS PHONE

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 9/11/2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

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

APPROVAL CERTIFICATION:

THIS PLAN WAS APPROVED SUBJECT TO THE RESTRICTIONS AGREEMENTS OR CONDITIONS AS DEFINED BY THE CINNAMINSON TOWNSHIP PLANNING BOARD AT A DULY MEETING ON \_\_\_\_\_

CHAIRPERSON	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE
CINNAMINSON TOWNSHIP AUTHORITY HAS APPROVED THIS PLAN.	
MUNICIPAL CLERK	DATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS AND PREMISES SHOWN HEREON AND APPROVE OF THE FILING OF THIS APPLICATION.	
OWNER	DATE
ADDRESS	PHONE
I HEREBY CERTIFY THAT I AM THE APPLICANT OF THE LANDS AND PREMISES SHOWN HEREON AND APPROVE OF THE FILING OF THIS APPLICATION.	
APPLICANT	DATE
ADDRESS	PHONE
THIS PLAN IS HEREBY APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE BURLINGTON COUNTY PLANNING BOARD.	
CHAIRPERSON	DATE
B.C.P.B. FILE #	

1	09/02/20	INITIAL SUBMISSION	FDR
Rev. No.:	Date:	Description:	By:

1 SEA BOX DRIVE, LLC  
SEA BOX DRIVE  
CINNAMINSON, NJ  
08077

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

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www.stoutcaldwell.com  
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24CA28092700

MINOR SUBDIVISION PLAN

BLOCK 702 - LOTS 37 AND 39  
TAX MAP SHEET #7  
LAND SITUATE IN  
SEA BOX DRIVE, CINNAMINSON TOWNSHIP  
BURLINGTON COUNTY - NEW JERSEY

Scale: 1" = 80'	Drawn by: FDR	Checked by: RRS	Drawing No.: MS-1
Job Number: 0703-051G	Sheet No.: 1 OF 1		

