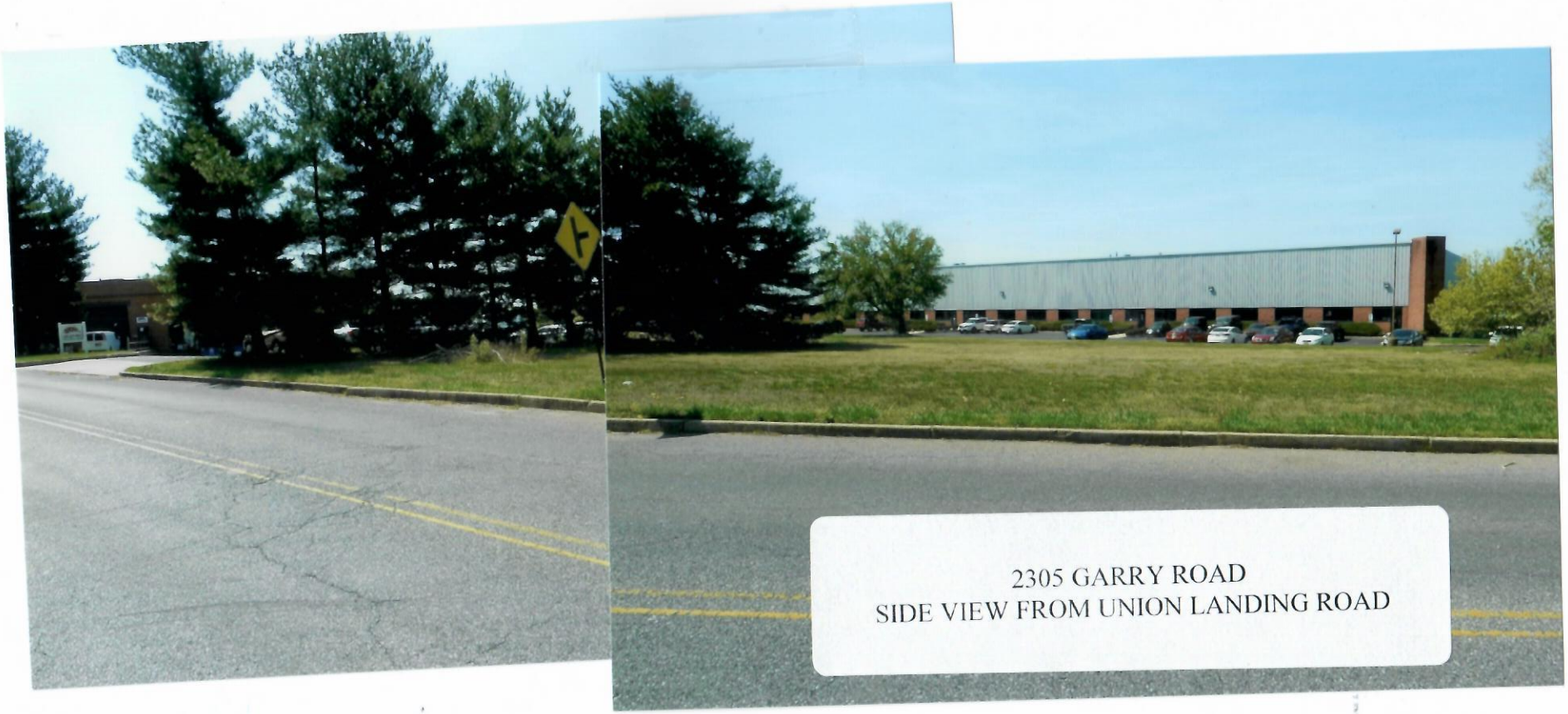
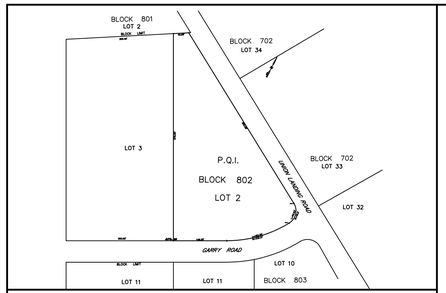


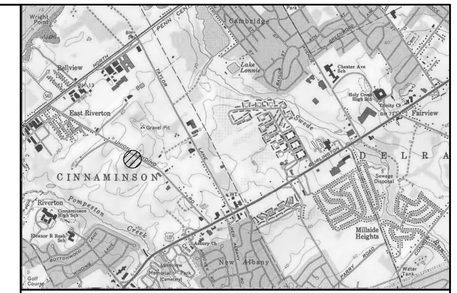
2305 GARRY ROAD
SIDE VIEW FROM UNION LANDING ROAD



VICINITY MAP

SCALE 1" = 200'

ALL AREAS SHOWN ARE ZONED INDUSTRIAL

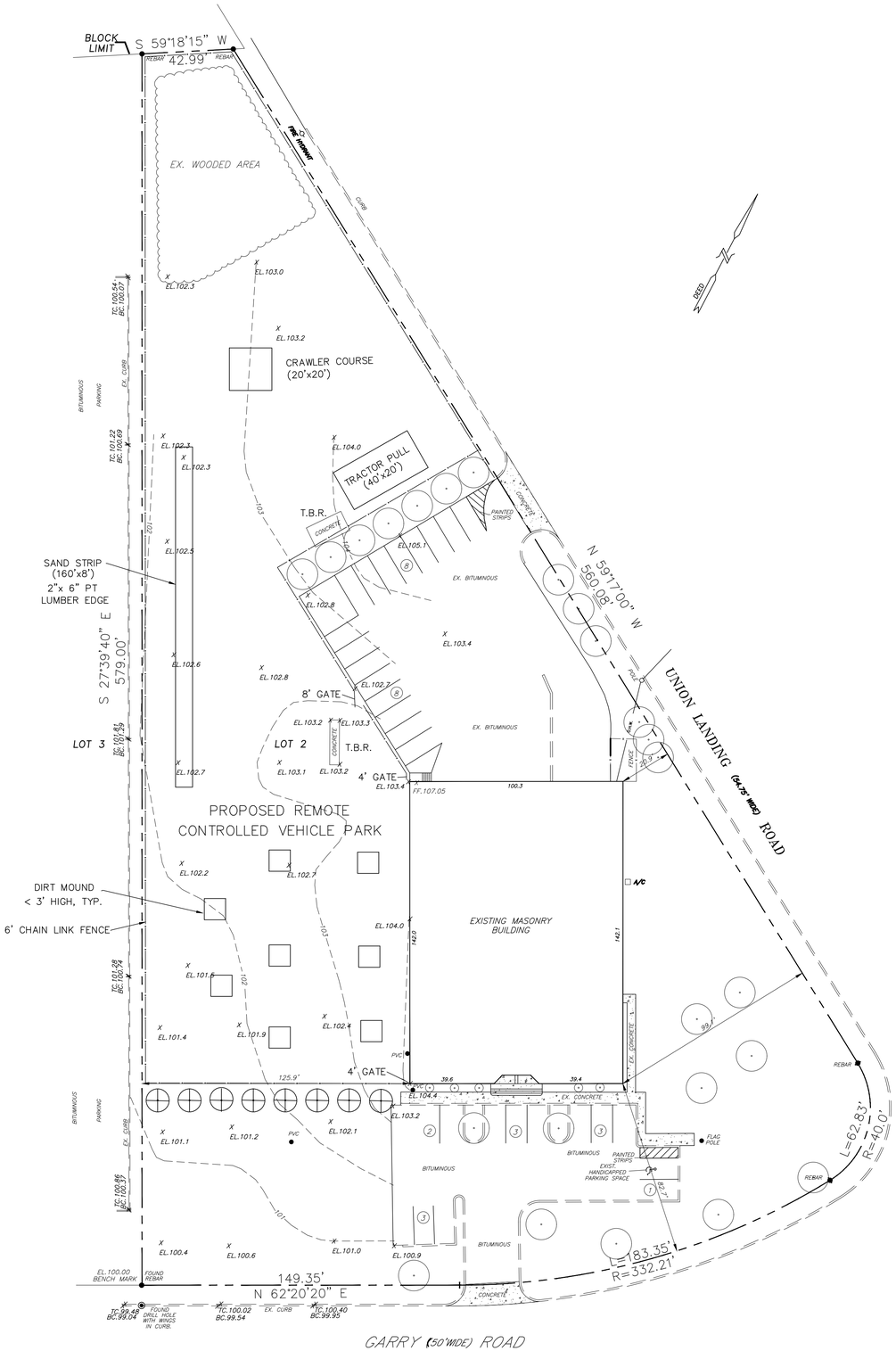


SITE LOCATION

SOURCE: U.S.G.S TOPOGRAPHIC MAP

SCALE 1" = 2000'

BEVERLY QUADRANGLE



GENERAL NOTES:

1. PROPERTY OUTBOUND AND SITE TOPOGRAPHY ARE BASED ON "TOPOGRAPHIC PLAN" OF BLOCK 802, LOT 2, CINNAMINSON TOWNSHIP BY ROBINS ASSOCIATES, P.L.S., DATED 01/05/2021.

SITE DATA:

TAX MAP DESIGNATION:	LOT 2; BLOCK 802; SHEET 8
SITE AREA:	122,256 S.F. (2.807 AC.)
PRESENT ZONING:	IND, INDUSTRIAL
EXISTING USE	PROMOTIONAL PRODUCTS & SALES. (EAST HALF OF BUILDING) SALES & SERVICE OF REMOTE CONTROLLED SMALL SCALE VEHICLES. (WEST HALF OF BUILDING)
PROPOSED USE:	OUTDOOR REMOTE CONTROLLED VEHICLE PARK.

ZONING SUMMARY:

ITEM	REQUIRED	PROPOSED
LOT AREA:	15,000 S.F.	122,256 S.F.
LOT WIDTH (@ BLDG.):	100 FT.	>100 FT.
FRONT YARD:	50 FT.	20.9 FT. *
SIDE YARD:	25 FT.	125.9 FT.
REAR YARD:	25 FT.	360 FT.±
BUILDING COVERAGE:	60% MAX.	11.6%

* EXISTING CONDITION, VARIANCE MAYBE BE REQUIRED.

THIS PLAN IS HEREBY APPROVED BY THE CINNAMINSON TOWNSHIP ZONING BOARD.

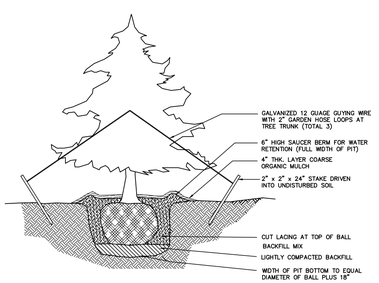
CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

APPLICANT:

RC CAR WORLD LLC
2305 GARRY RD STE. A
CINNAMINSON, NJ 08077



CONIFEROUS TREE DETAIL

(N.T.S.)

LEGEND

x EL100.5	EXISTING GRADE
102	EXISTING CONTOUR
	EXISTING TREE CANOPY LINE
(T.B.R)	TO BE REMOVED
	EXISTING TREE
	EXISTING SHRUB
	8 PROPOSED LEYLAND CYPRESS (Cupressus x leylandii) 6' B&B

GRAPHIC SCALE

30 0 30 60 120

1 inch = 30 ft.

GRAPHIC SCALE

No.	Date	DESCRIPTION	Dwn. / Chk.
2			
1			

REVISIONS

SITE PLAN
BLOCK 802 LOT 2

CINNAMINSON TOWNSHIP BURLINGTON COUNTY, N.J.

William H. Nicholson Associates, P.A.
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Mt. Laurel, N.J. 08054
(856) 778-7447 fax. (856) 778-7744 www.whnapa.com

WILLIAM H. NICHOLSON, P.E.
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 27887

DRAWN:	BB
CHECKED:	WHN
DATE:	3/2/21
FILE No.:	1359
SCALE:	1"=30'
Dwg. No.:	1052
SHEET:	1 OF 1