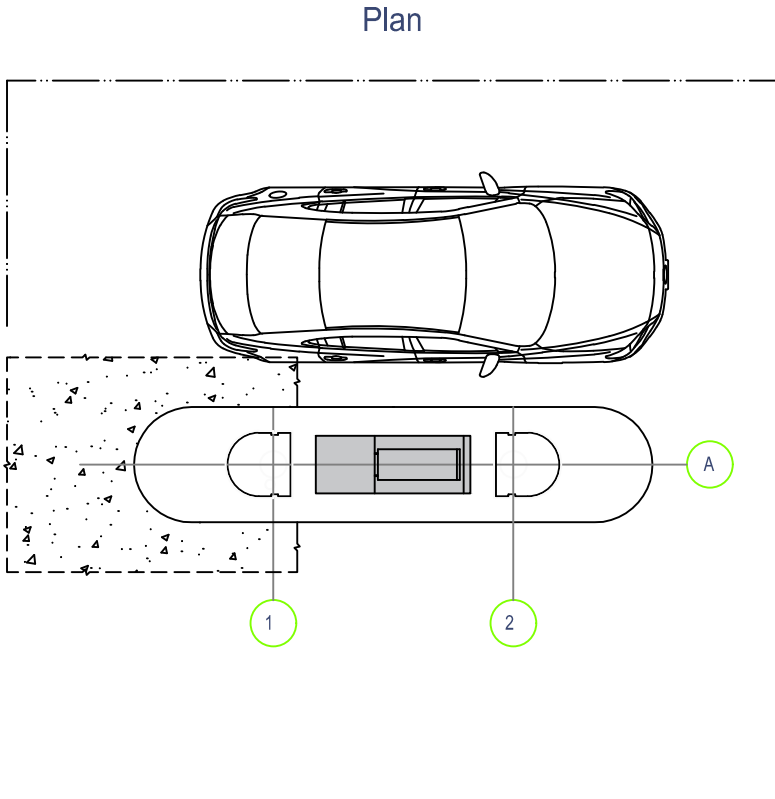
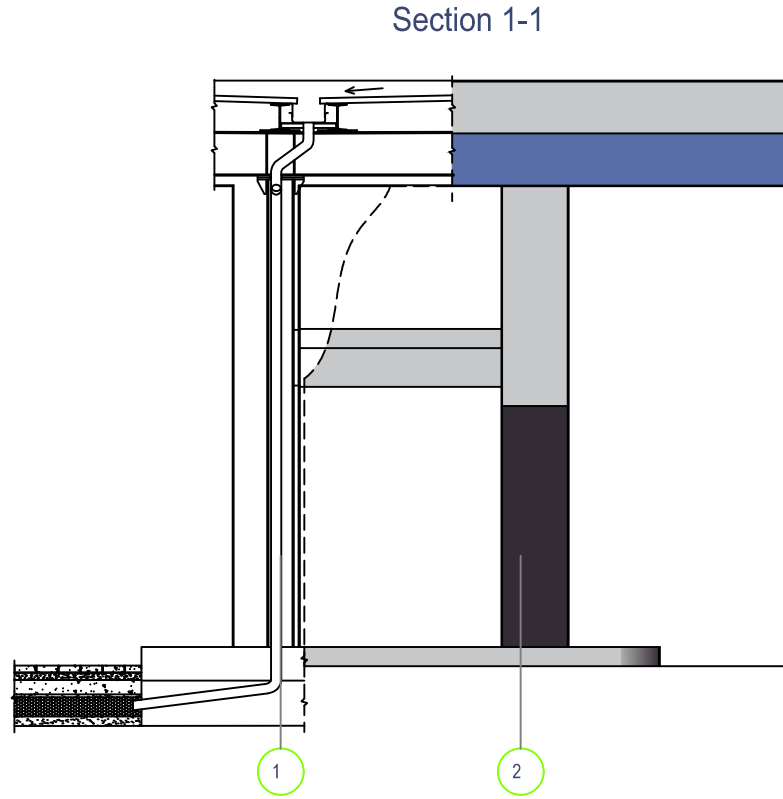
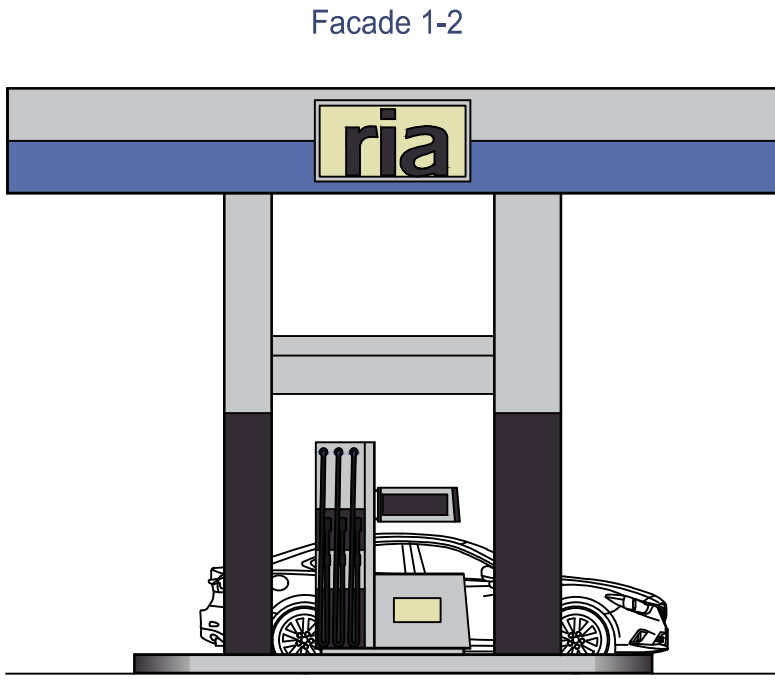
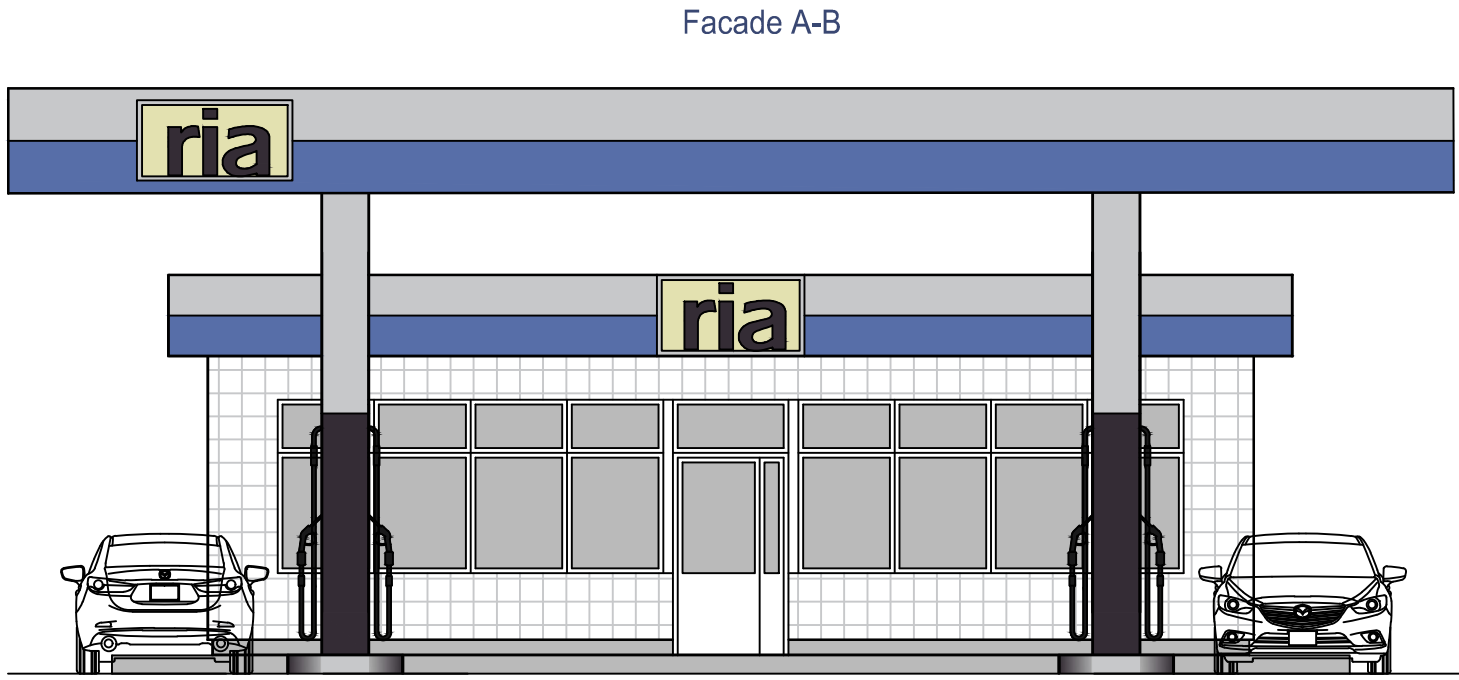
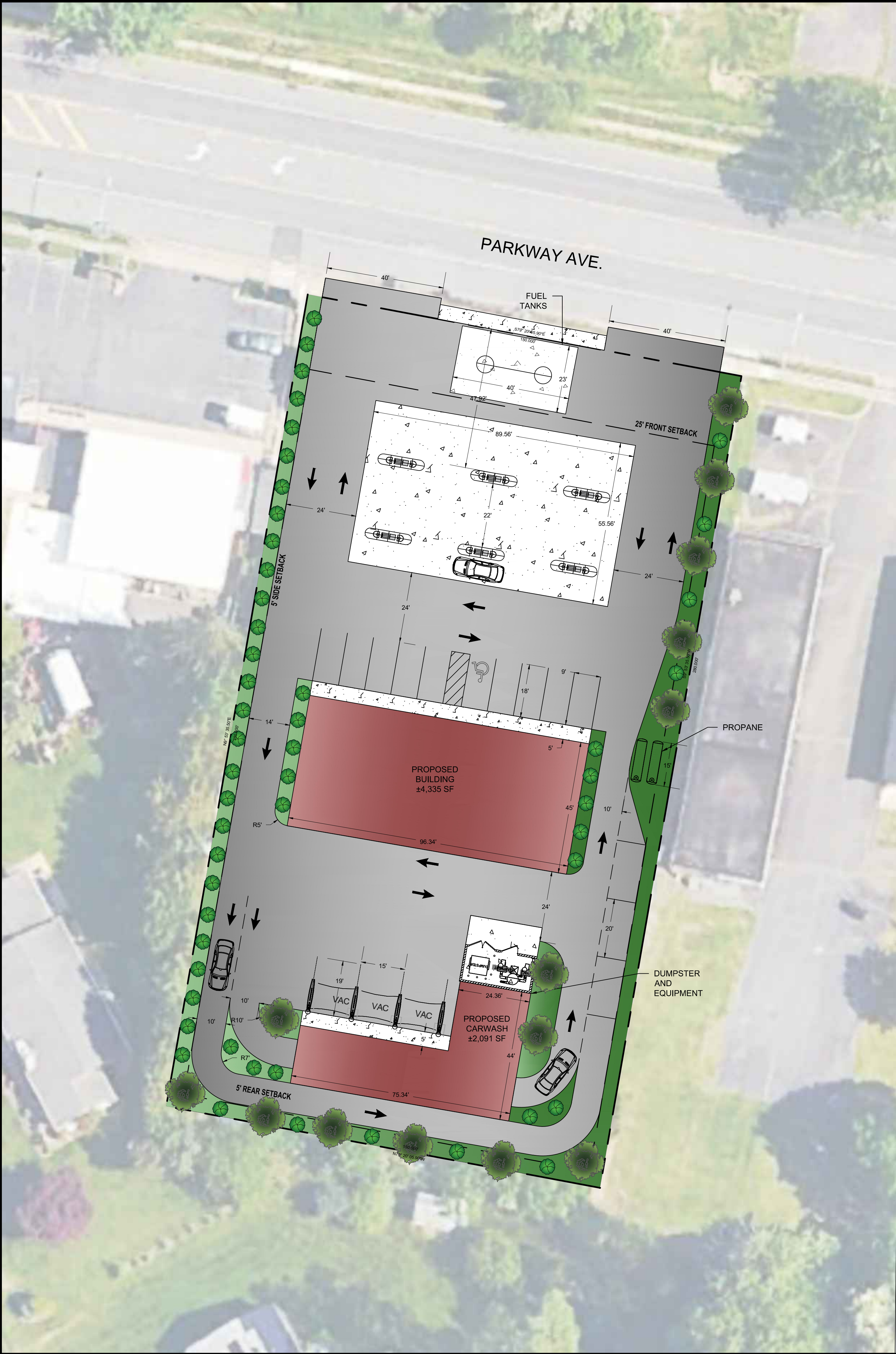




DEVELOPER:

CONTACT: -----
PHONE: -----
EMAIL: -----

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

GENERAL NOTES:

JURISDICTION: EWING TOWNSHIP
EXISTING ZONING: (B-H) BUSINESS HIGHWAY
PROPOSED ZONING: (B-H) BUSINESS HIGHWAY
ZONING OVERLAY: NONE
SITE AREA: ± 41,996 SF (± 0.96 AC)
TOTAL BUILDING FOOTPRINT: ± 4,030 SF (± 0.09 AC) & ± 2,716 SF (± 0.06 AC)

PROPERTY NOTES:

PARCEL ID: xx
ADDRESS: 1543 PARKWAY AVE, EWING TOWNSHIP, NJ 08016
SOILS ON SITE: XX

DRAINAGE NOTES:

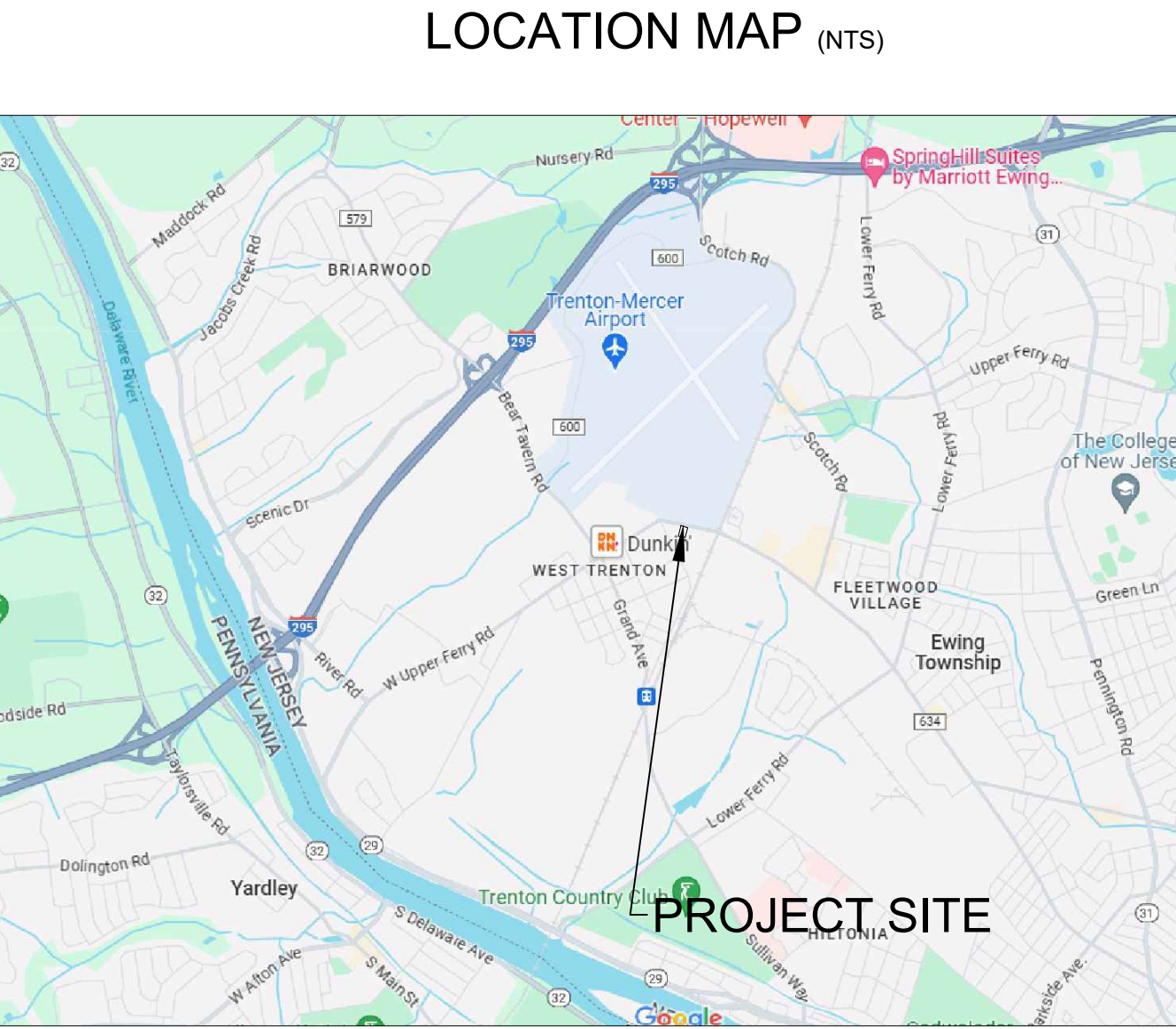
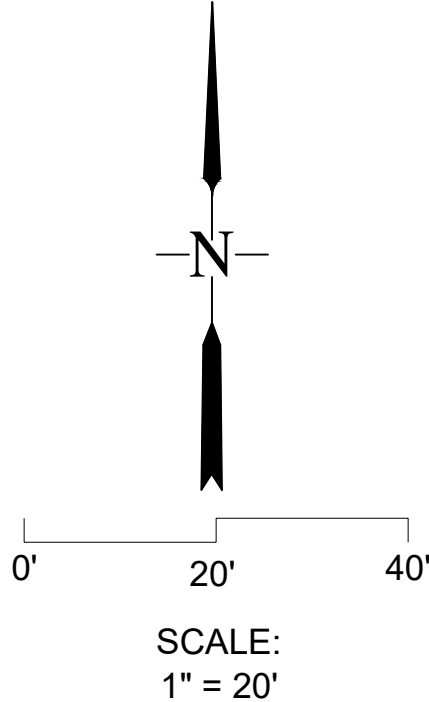
POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)

ZONE: B-H	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	5,000 SF	41,996 SF	NO
MIN. FRONTAGE	50 FT	150 FT	NO
MIN. LOT WIDTH	50 FT	150 FT	NO
MIN. LOT DEPTH	75 FT	280 FT	NO
FRONT YARD SETBACK	25 FT	134 FT	NO
SIDE YARD SETBACK	5 FT	24 FT	NO
REAR YARD SETBACK	5 FT	16 FT	NO
FLOOR AREA RATIO	0.15	0.14	NO
TOTAL IMPERVIOUS COVERAGE	60%	91%	YES
MAX. BUILDING HEIGHT	35 FT	35 FT	NO

LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPERTY LINE
	SETBACK LINE
	ADJACENT PROPERTY LINE

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	6,416 SF	0.15 AC	15.3 %	Impervious =	91.0 %
ASPHALT =	24064 SF	0.55 AC	57.3 %		
CONCRETE =	7749 SF	0.18 AC	18.5 %		
LANDSCAPE =	3767 SF	0.09 AC	9.0 %	Pervious =	9.0 %
					100.0 %



V BALLARD CONSULTING LLC

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Suffolk, VA 23434
(804) 376-1495
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PROGRESS DRAWINGS
DO NOT USE FOR CONSTRUCTION

Revisions	No.	Name	Date

Drawing Information	Project No.	23-042
Drawn By		
Date	12-4-2023	
Checked By		
Approved By		

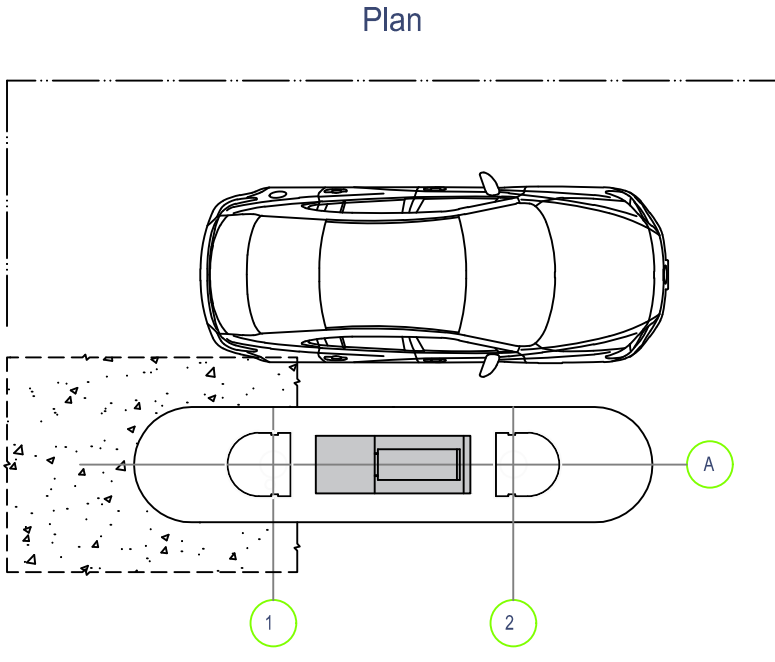
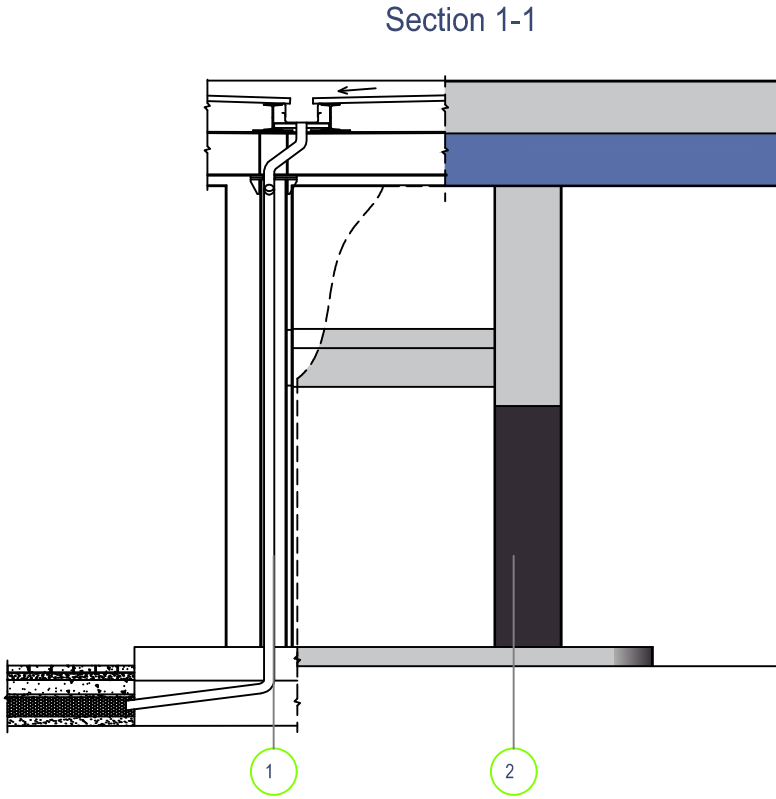
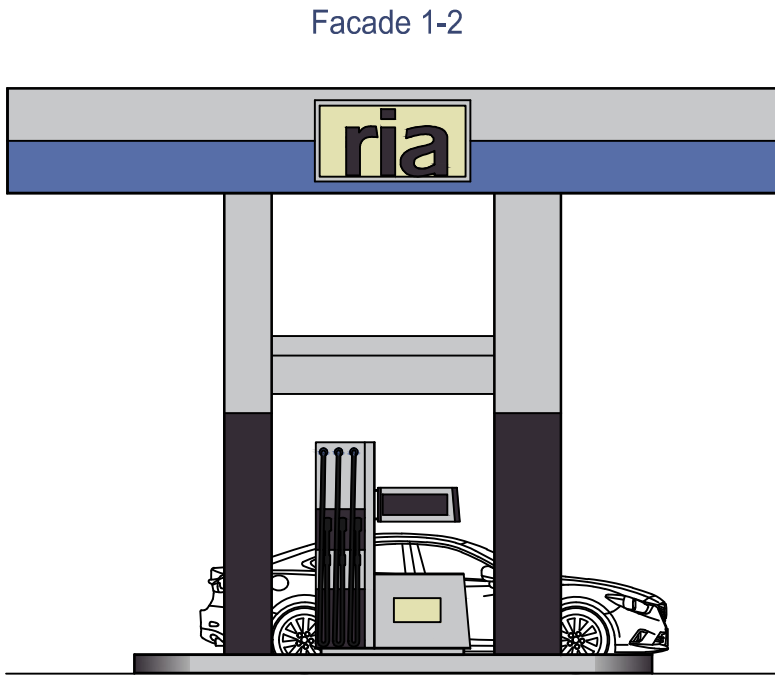
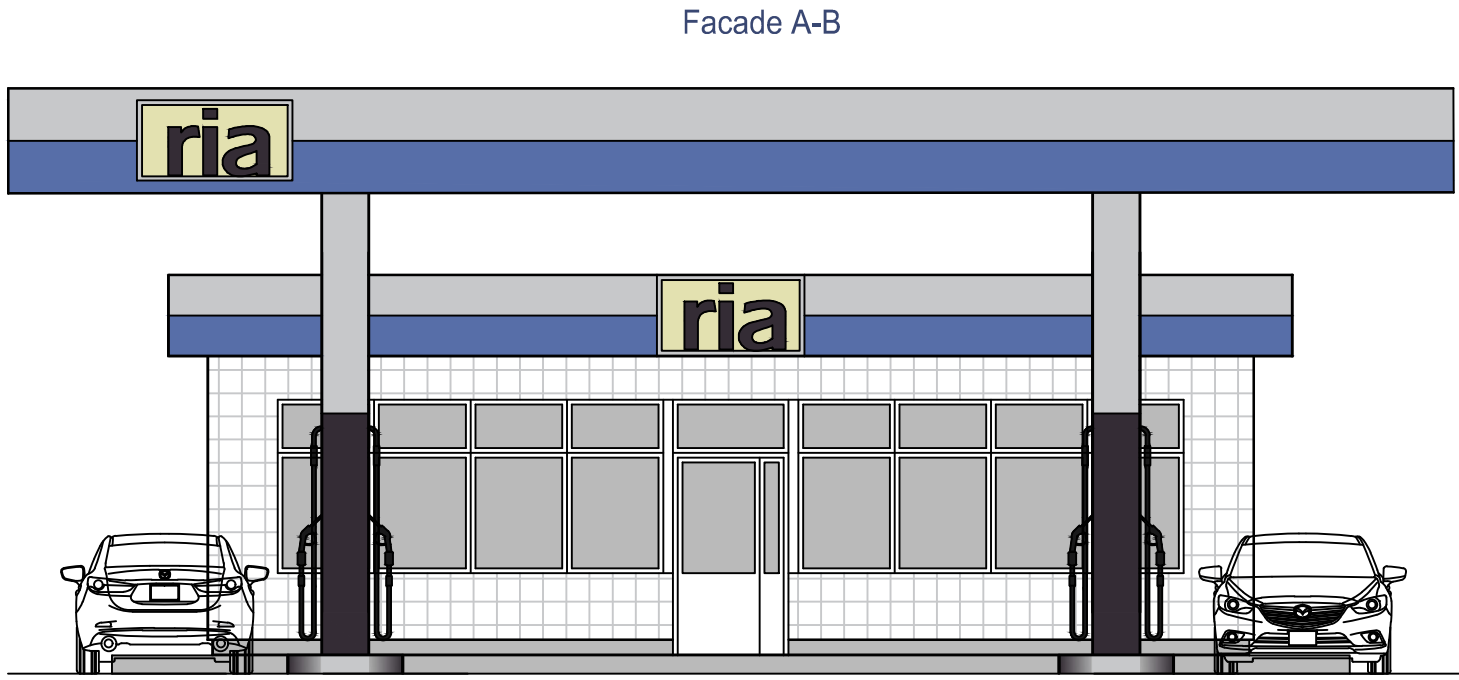
GAS STATION & CAR WASH

1543 PARKWAY AVE
EWING, NJ 08028

CONCEPTUAL PLAN

1

OF 1



DEVELOPER:

CONTACT: SHAMIKH KAZMI
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EMAIL: SK@UPSSITES.COM

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

GENERAL NOTES:

JURISDICTION: EWING TOWNSHIP
EXISTING ZONING: B-N (NEIGHBORHOOD BUSINESS)
PROPOSED ZONING: B-N (NEIGHBORHOOD BUSINESS)
ZONING OVERLAY: NONE
SITE AREA: ± 20,554 SF (± 0.47 AC)
TOTAL BUILDING FOOTPRINT: ± 5,667 SF (± 0.13 AC)

PROPERTY NOTES:

PARCEL ID: 154-5, 154-4, 154-3, 154-2
ADDRESS: 1686 PENNINGTON RD, TRENTON, NJ 08618
SOILS ON SITE: XX

DRAINAGE NOTES:

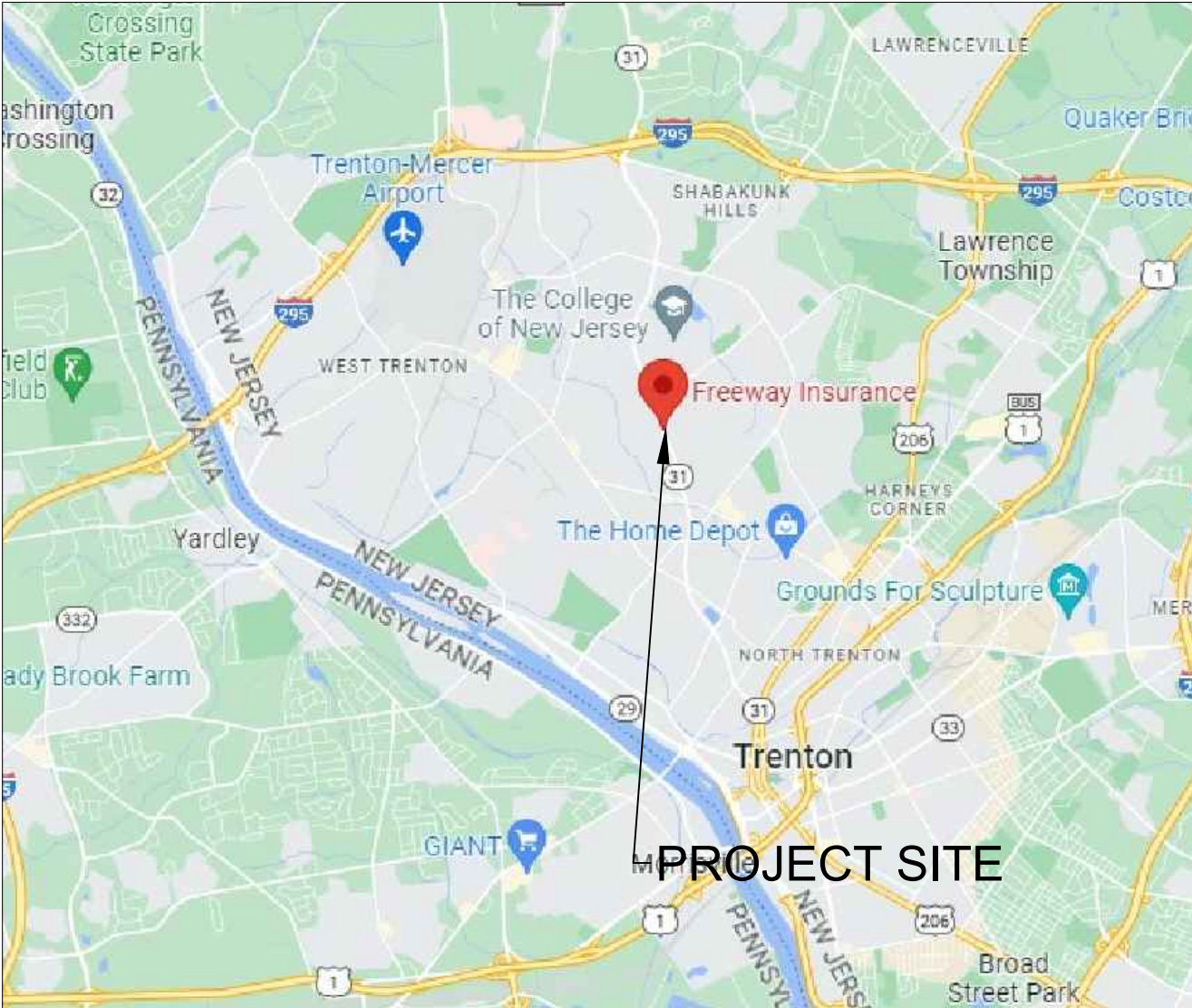
POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)

ZONE: B-N NEIGHBORHOOD BUSINESS	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	5,000 SF	20,554 SF	NO
MIN. LOT WIDTH	50 FT	102 FT	NO
FRONT YARD SETBACK	25 FT	161 FT	NO
SIDE YARD SETBACK	5 FT	5 FT	NO
REAR YARD SETBACK	5 FT	5 FT	NO
MAX. BUILDING SIZE	2,400 SF	5,667 SF	NO
TOTAL IMPERVIOUS COVERAGE	75%	89.9%	YES
MAX. BUILDING HEIGHT	35 FT	35 FT	NO

- LEGEND
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPERTY LINE
 - SETBACK LINE
 - ADJACENT PROPERTY LINE

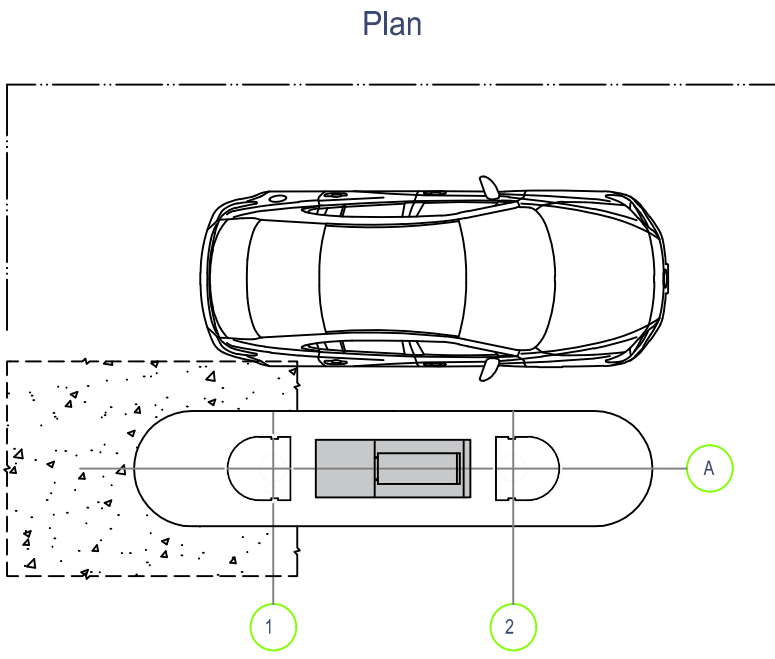
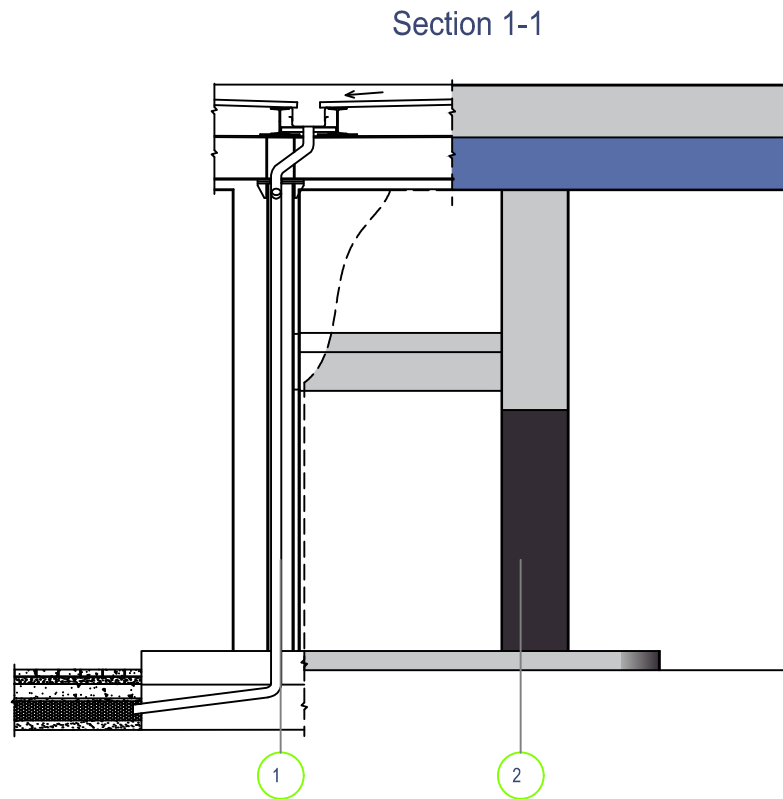
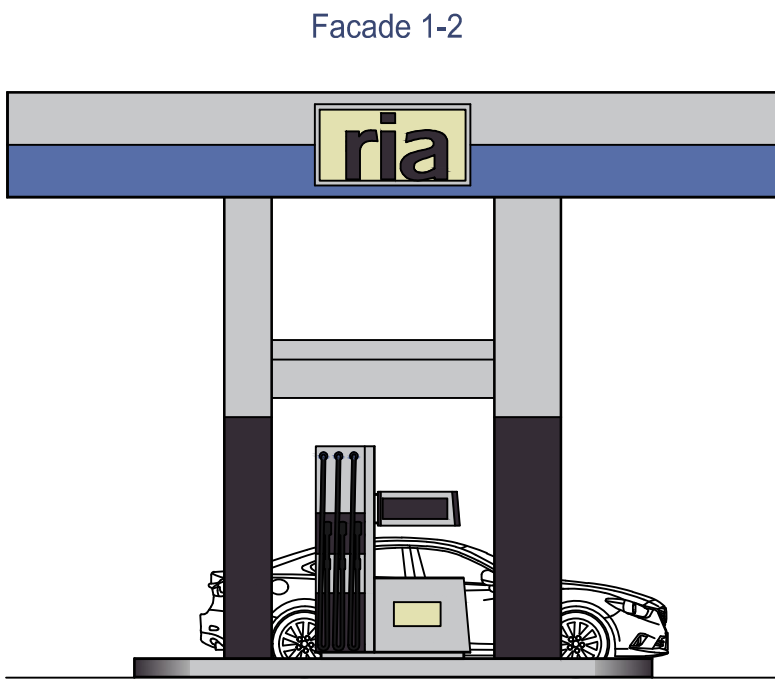
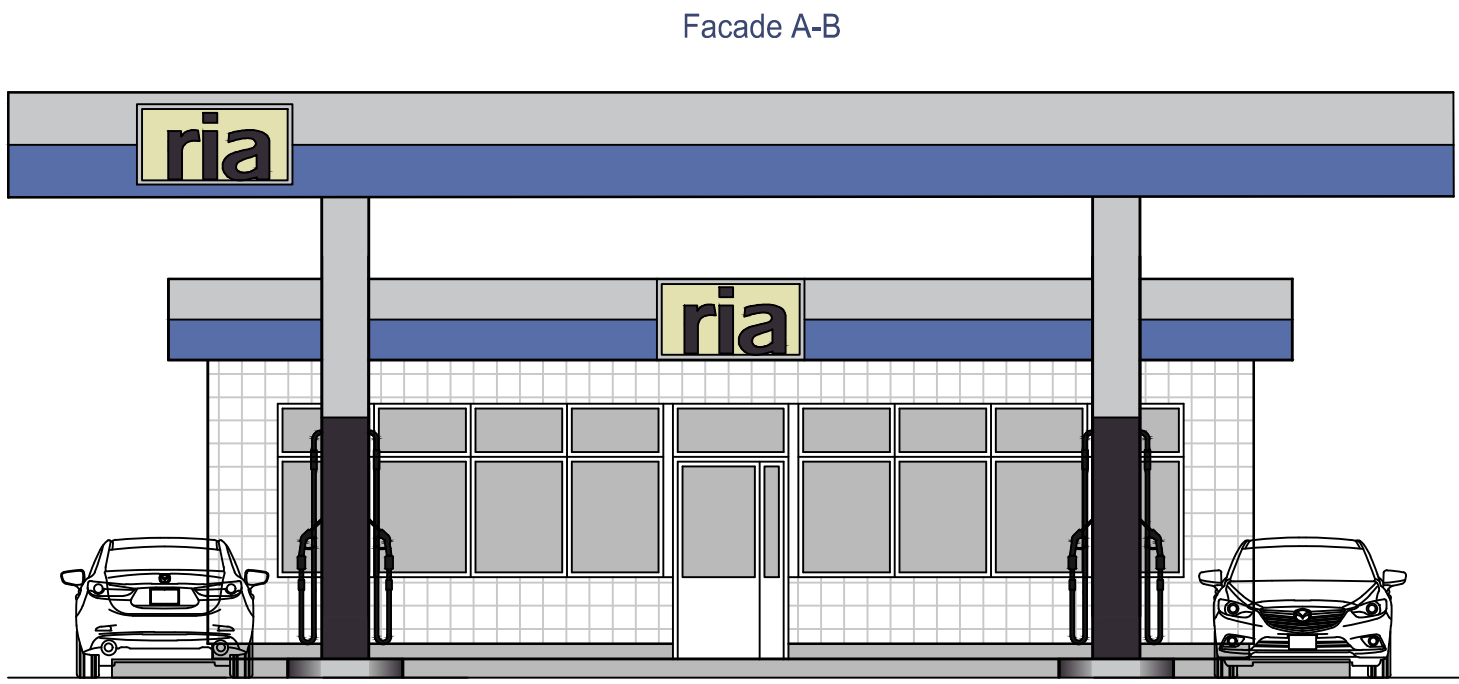
POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	5,667 SF	0.13 AC	27.6 %		
ASPHALT =	8391 SF	0.19 AC	40.8 %		
CONCRETE =	4410 SF	0.10 AC	21.5 %	Impervious =	89.9 %
LANDSCAPE =	2086 SF	0.05 AC	10.1 %	Pervious =	10.1 %
					100 %

LOCATION MAP (NTS)



SCALE:
1" = 15'

Revisions	No.	Name	Date
Drawing Information	Project No.	23-027	
	Drawn By		
	Date	6-12-2023	
	Checked By		
	Approved By		



DEVELOPER:

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EMAIL: SK@UPSSITES.COM

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

GENERAL NOTES:

JURISDICTION: HAMILTON TOWNSHIP
EXISTING ZONING: R5 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: NC NEIGHBORHOOD COMMERCIAL
ZONING OVERLAY: NONE
SITE AREA: ± 20,477 SF (± 0.47 AC)
TOTAL BUILDING FOOTPRINT: ± 2,430 SF (± 0.06 AC) & ± 450 SF (± 0.1 AC)

PROPERTY NOTES:

PARCEL ID: xx
ADDRESS: 1406 CHAMBERS ST, HAMILTON TOWNSHIP, NJ
08610
SOILS ON SITE: XX

DRAINAGE NOTES:

POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)

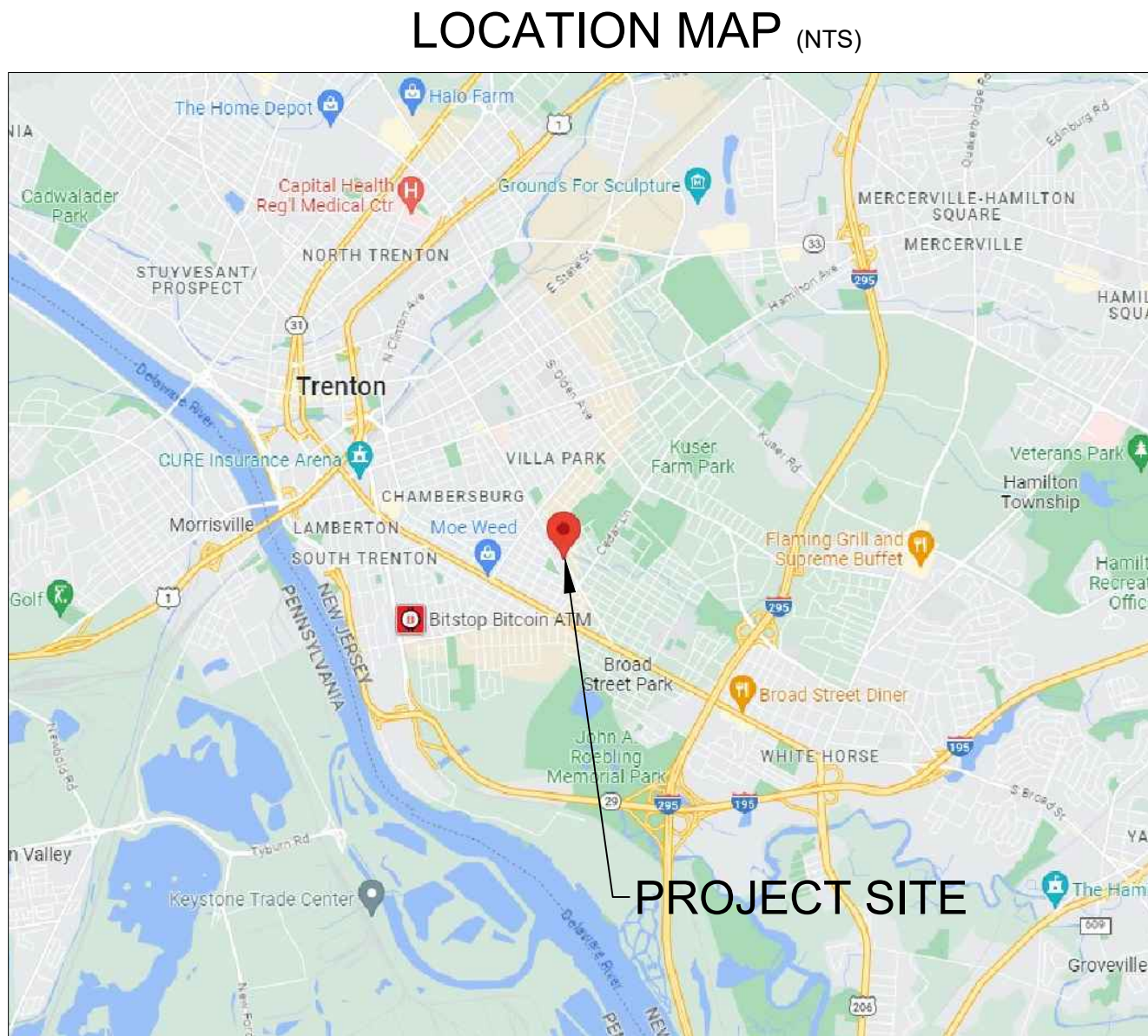
ZONE: R5 SINGLE FAMILY RESIDENTIAL	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	5,000 SF	20,477 SF	NO
MIN. FRONTAGE	50 FT	149 FT	NO
MIN. LOT WIDTH	50 FT	149 FT	NO
MIN. LOT DEPTH	75 FT	216 FT	NO
FRONT YARD SETBACK	25 FT	117 FT	NO
SIDE YARD SETBACK	5 FT	5 FT	NO
REAR YARD SETBACK	10 FT	35 FT	NO
FLOOR AREA RATIO	0.15	0.14	NO
TOTAL IMPERVIOUS COVERAGE	60%	75.4%	YES
MAX. BUILDING HEIGHT	35 FT	35 FT	NO

- LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPERTY LINE
 - SETBACK LINE
 - ADJACENT PROPERTY LINE

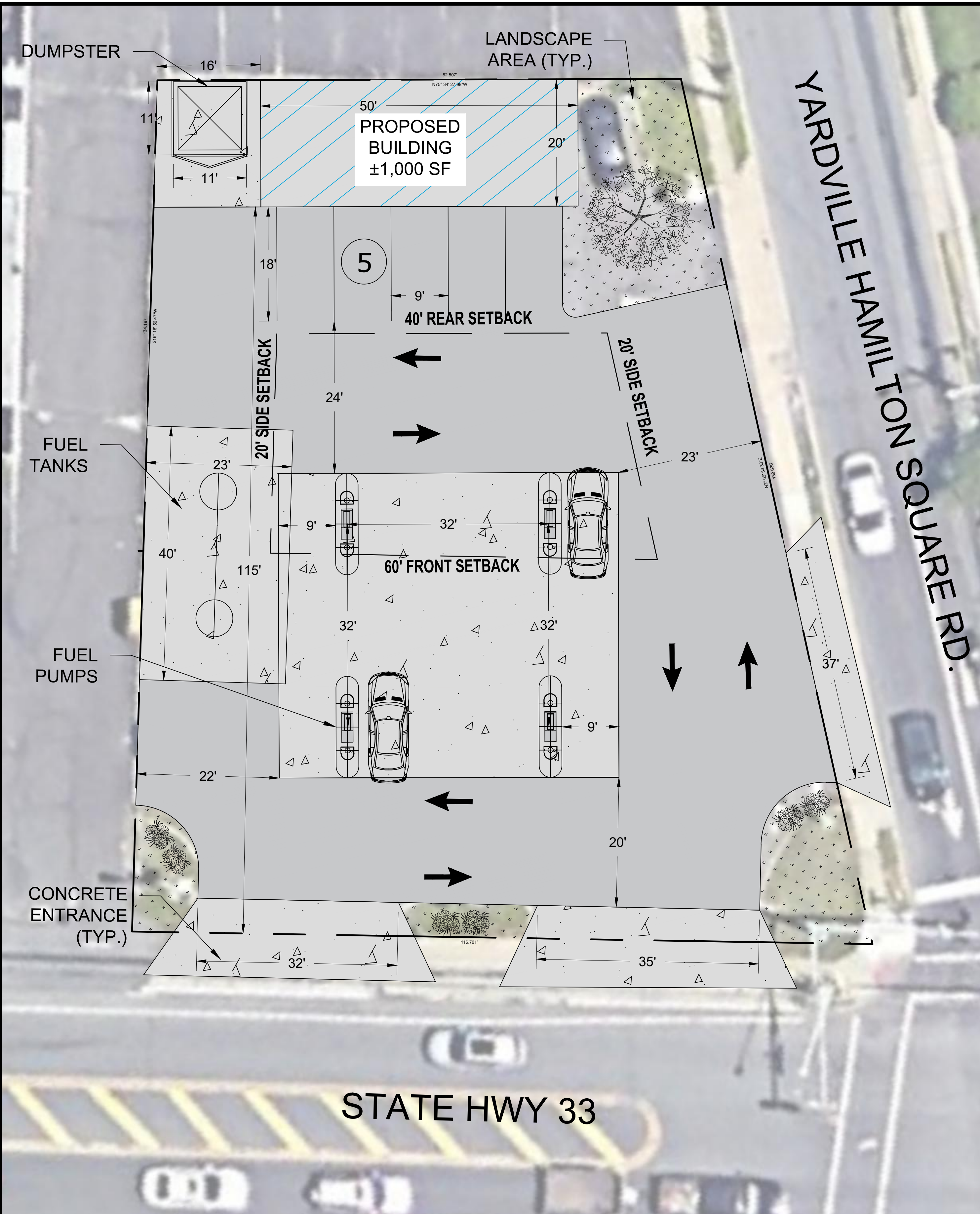
POST-DEVELOPMENT PROPERTY COVERAGE				
BUILDING =	2,880 SF	0.07 AC	14.1 %	Impervious = 75.4 %
ASPHALT =	12000 SF	0.28 AC	58.6 %	
CONCRETE =	557 SF	0.01 AC	2.7 %	
LANDSCAPE =	5040 SF	0.12 AC	24.6 %	Pervious = 24.6 %
				100 %



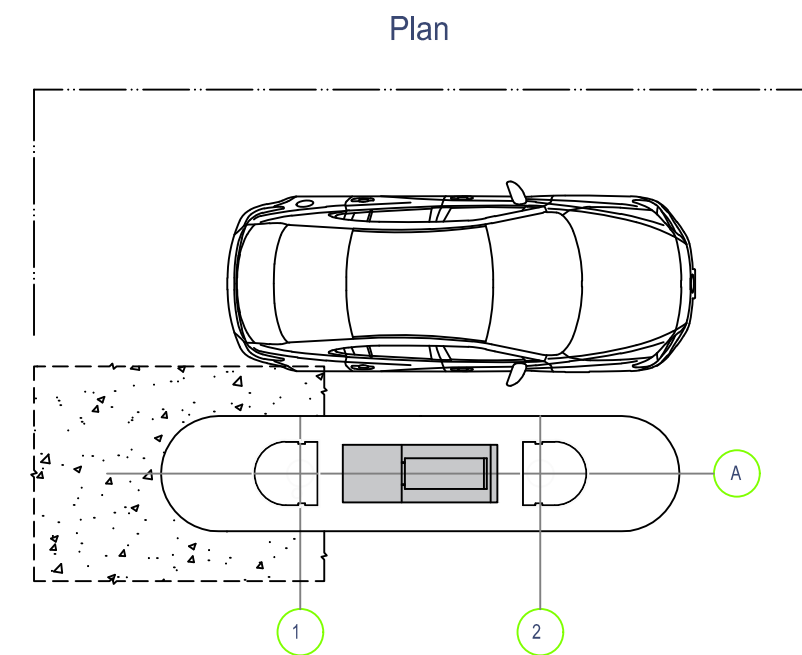
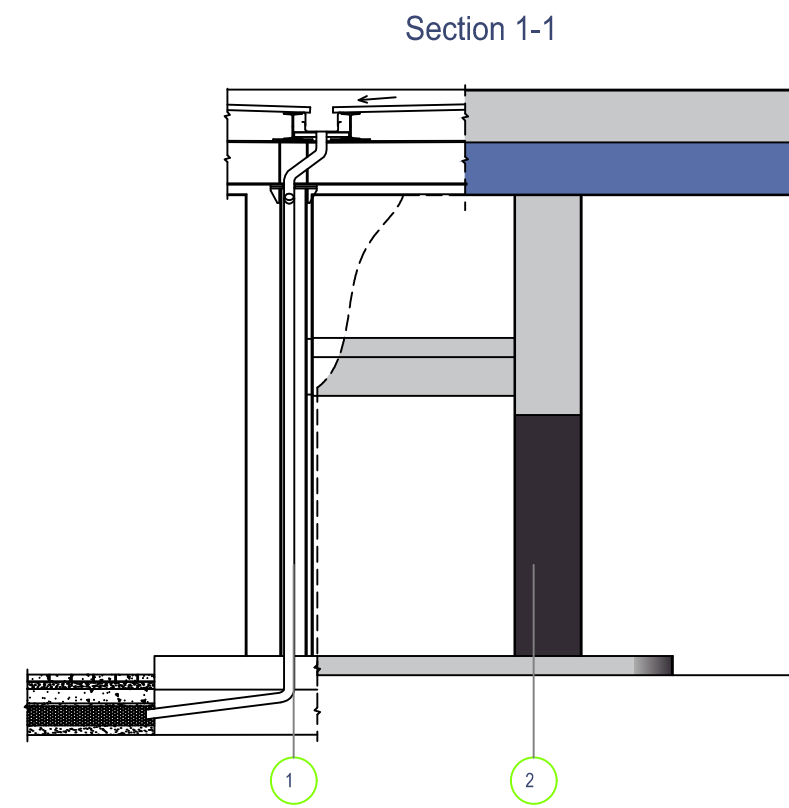
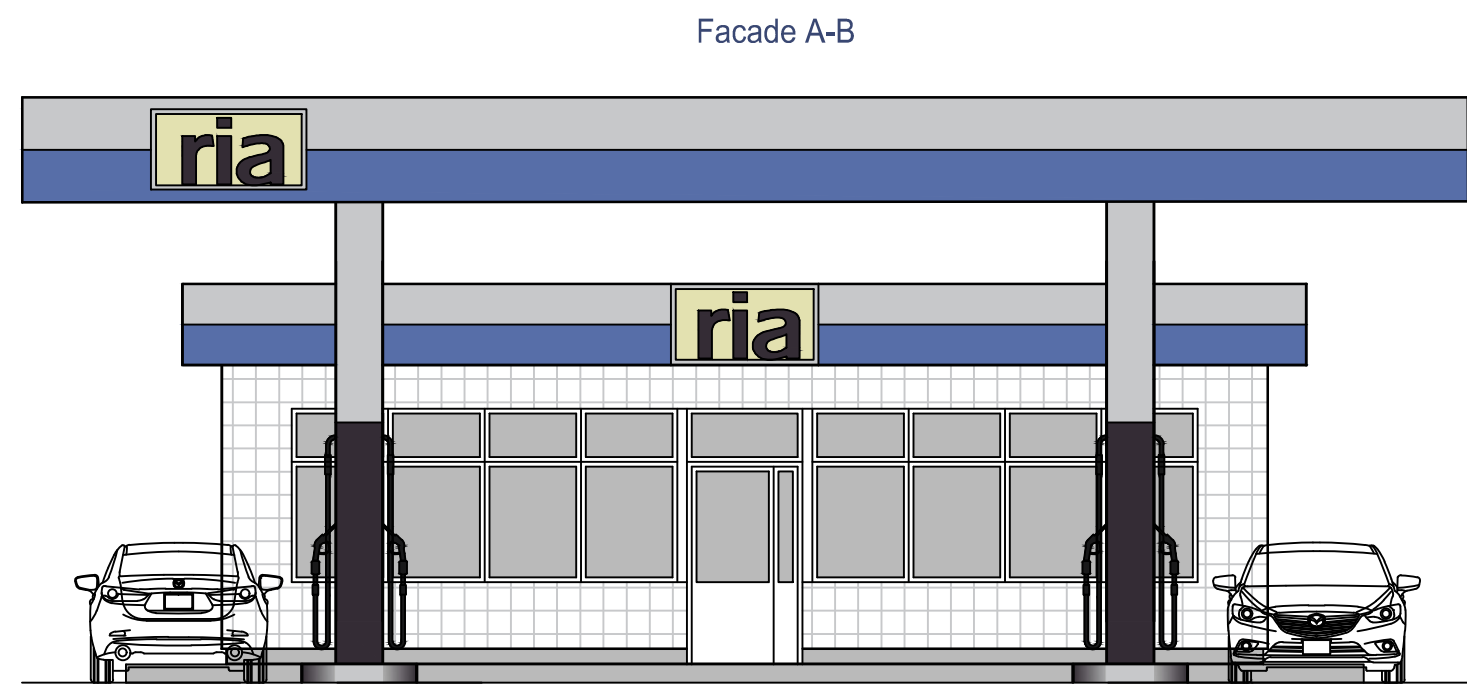
SCALE:
1" = 20'



Revisions	No.	Name	Date
Drawing Information	Project No.	23-026	
	Drawn By		
	Date	6-5-2023	
	Checked By		
	Approved By		



- LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - PROPERTY LINE
 - SETBACK LINE
 - ADJACENT PROPERTY LINE



DEVELOPER:
CONTACT: SHAMIKH KAZMI
PHONE: (609) 672-1594
EMAIL: SK@UPSSITES.COM

ENGINEER DESIGNER:
NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

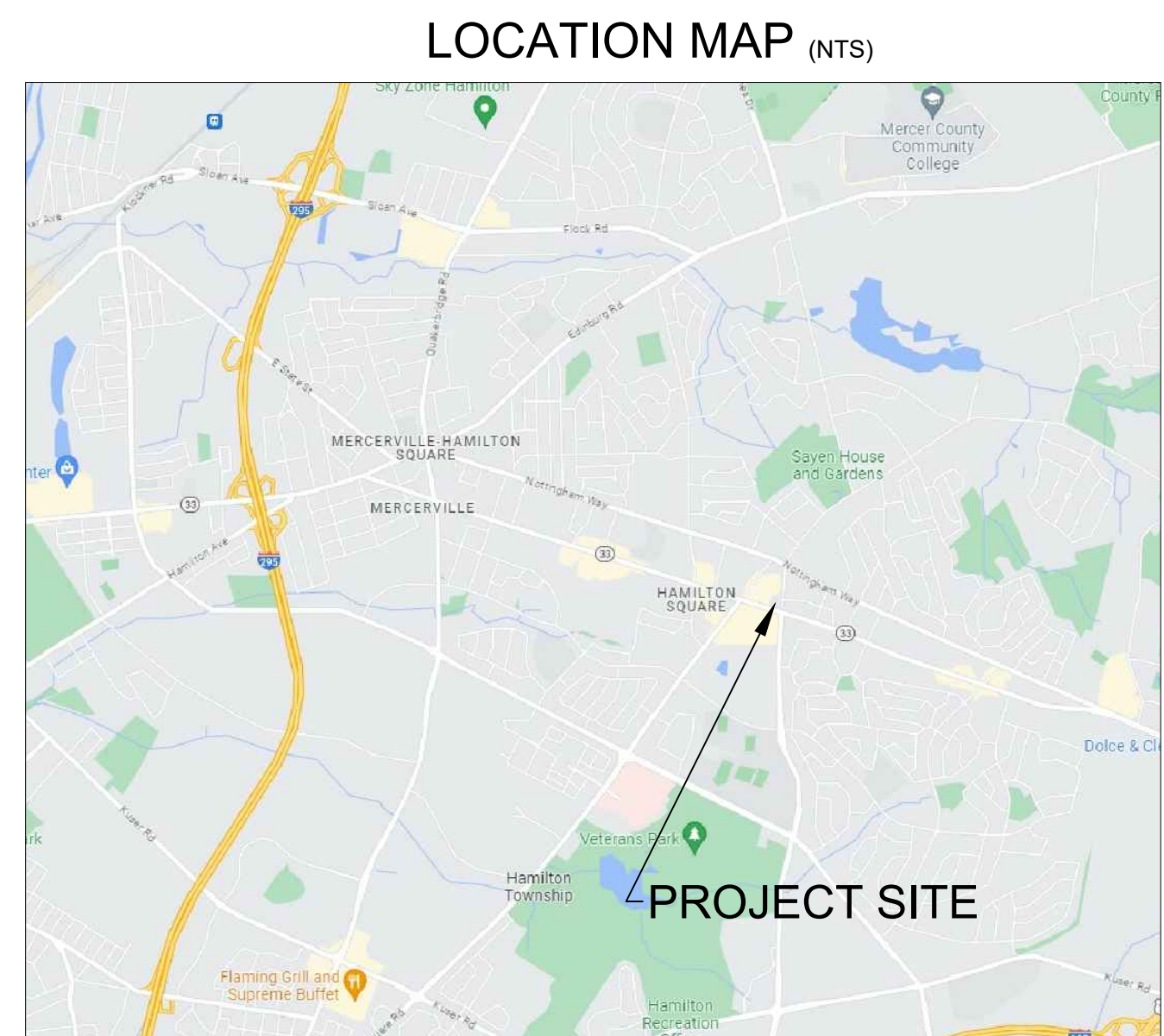
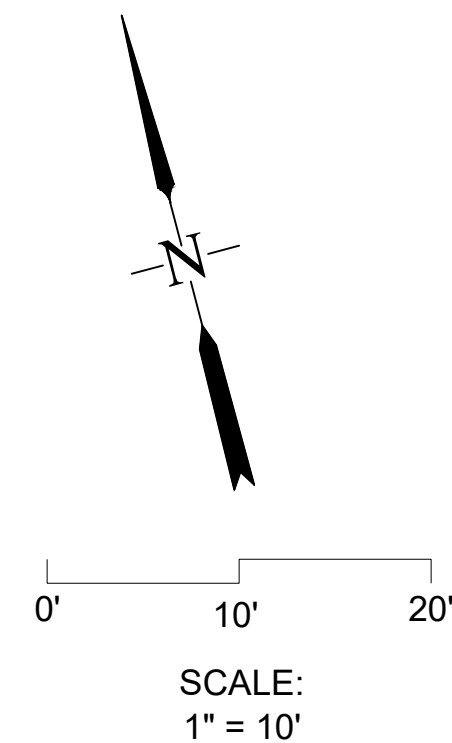
GENERAL NOTES:
JURISDICTION: HAMILTON TOWNSHIP
EXISTING ZONING: HC (HIGHWAY COMMERCIAL)
PROPOSED ZONING: HC (HIGHWAY COMMERCIAL)
ZONING OVERLAY: NONE
SITE AREA: ± 13.457F (± 0.31 AC)
TOTAL BUILDING FOOTPRINT: ± 1,000 SF (± 0.02 AC)

PROPERTY NOTES:
PARCEL ID: xx
ADDRESS: 1296 STATE RD, HAMILTON TOWNSHIP, NJ 08690
SOILS ON SITE: XX

DRAINAGE NOTES:
POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)

ZONE: HC (HIGHWAY COMMERCIAL)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	20,000 SF	13,457 SF	YES
MIN. FRONTAGE	125 FT	116 FT	YES
MIN. LOT WIDTH	125 FT	116 FT	YES
MIN. LOT DEPTH	150 FT	134 FT	YES
FRONT YARD SETBACK	60 FT	115 FT	YES
SIDE YARD SETBACK	20 FT	16 FT	YES
REAR YARD SETBACK	40 FT	0 FT	YES
FLOOR AREA RATIO	0.20	0.07	NO
TOTAL IMPERMEABLE COVERAGE	60%	87.4%	YES
MAX. BUILDING HEIGHT	35 FT	35 FT	YES

POST-DEVELOPMENT PROPERTY COVERAGE				
BUILDING =	1,000 SF	0.02 AC	7.4 %	
ASPHALT =	6945 SF	0.16 AC	51.6 %	
CONCRETE =	3821 SF	0.09 AC	28.4 %	Impervious = 87.4 %
LANDSCAPE =	1691 SF	0.04 AC	12.6 %	Pervious = 12.6 %
				100 %



Revisions	Date	Name
No.		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPERTY LINE
	SETBACK LINE
	ADJACENT PROPERTY LINE



DEVELOPER:

CONTACT: SHAMIKH KAZMI
PHONE: (609) 672-1594
EMAIL: SK@UPSSITES.COM

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPERTY LINE
- SETBACK LINE
- ADJACENT PROPERTY LINE

ZONE: NC (NEIGHBORHOOD COMMERCIAL)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	10,000 SF	45,350 SF	NO
MIN. LOT WIDTH	80 FT	354 FT	NO
MIN. FRONTAGE	80 FT	140 FT	YES
FRONT YARD SETBACK	15 FT	15 FT	NO
SIDE YARD SETBACK	10 FT	10 FT	NO
REAR YARD SETBACK	25 FT	25 FT	NO
MAX. BUILDING COVERAGE	35%	9.9%	NO
MAX. IMPERVIOUS COVERAGE	85%	80.2%	NO
MAX. HEIGHT	40 FT	30 FT	NO
PARKING	40	33	YES

POST-DEVELOPMENT PROPERTY COVERAGE				
BUILDING =	4,500 SF	0.10 AC	9.9 %	
ASPHALT =	26248 SF	0.58 AC	57.9 %	
CONCRETE =	5621 SF	0.12 AC	12.4 %	Impervious = 80.2 %
LANDSCAPE =	8981 SF	0.20 AC	19.8 %	Pervious = 19.8 %
				100.0 %
TOTAL OPEN SPACE = 40850 SF 0.90 ac 90.1 %				

PARKING CALCULATIONS			
Building Use	1 space	per	100 SF Net Floor
Gas Station	4000 SF / 100 SF	=	33 Spaces

GENERAL NOTES:

EXISTING ZONING: COMMERCIAL DISTRICT
PROPOSED ZONING: COMMERCIAL DISTRICT
SITE AREA: ± 45,350 SF (1.04 AC)
TOTAL BUILDING FOOTPRINT: ± 4,500 SF (0.10 AC)

PROPERTY NOTES:

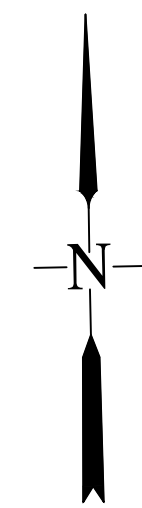
PARCEL ID: XX-XX-XXX
ADDRESS: 2471 W CHELTENHAM AVE SUITE A, WYNCOTE, PA 19095
SOILS ON SITE: XX

DRAINAGE NOTES:

POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)

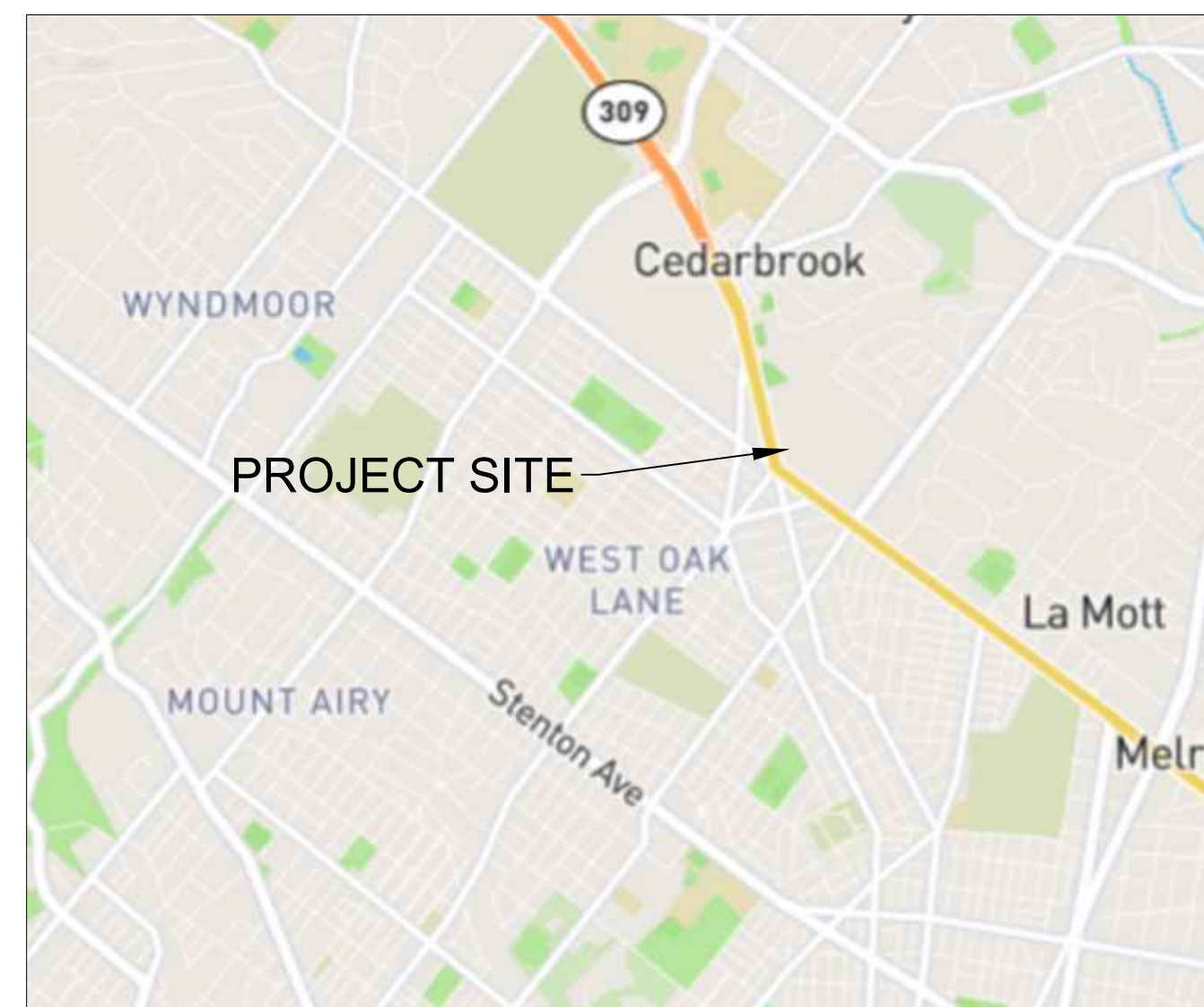


Know what's below.
Call before you dig.

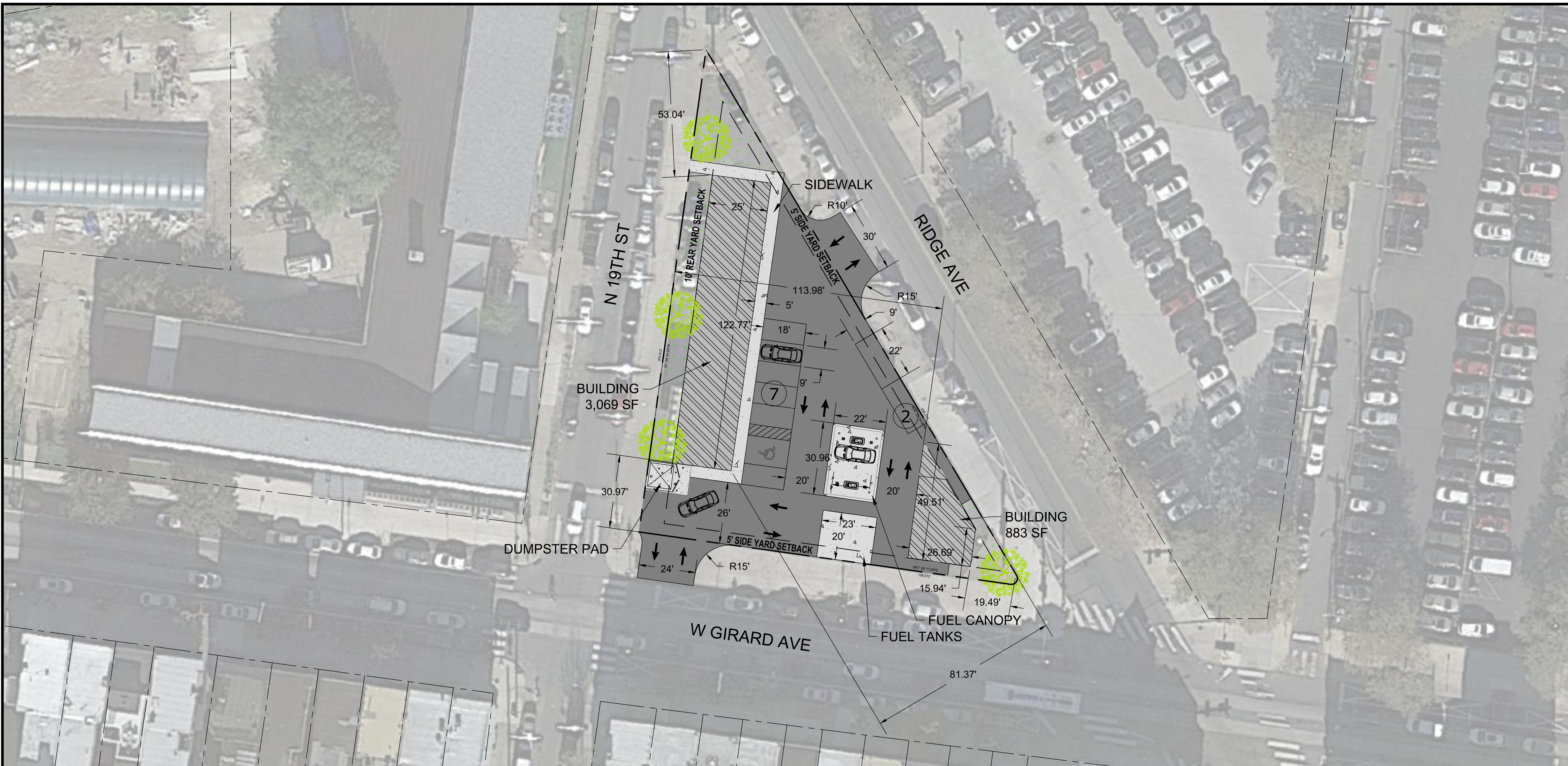


0' 20' 40'
SCALE:
1" = 20'

LOCATION MAP (NTS)



Revisions	No.	Name	Date
Drawing Information	Project No.	22-023	
	Drawn By		
	Date	12-26-2022	
	Checked By		
	Approved By		



DEVELOPER:

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ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

ZONE: CMX-2 (COMMERCIAL MIXED USE)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	10,000 SF	16,844 SF	NO
MIN. LOT WIDTH	80 FT	258 FT	NO
MIN. FRONTAGE	80 FT	N/A	YES
FRONT YARD SETBACK	N/A	N/A	NO
SIDE YARD SETBACK	5 FT	5 FT	NO
REAR YARD SETBACK	10 FT	10 FT	NO
MAX. BUILDING COVERAGE	35%	21.3%	NO
MAX. IMPERVIOUS COVERAGE	85%	85%	NO
MAX. HEIGHT	38 FT	N/A FT	NO
PARKING	N/A	9	YES

GENERAL NOTES:

EXISTING ZONING: COMMERCIAL MIXED USE
PROPOSED ZONING: COMMERCIAL MIXED USE
SITE AREA: ± 16,844 SF (0.38 AC)
TOTAL BUILDING FOOTPRINT: (APARTMENT) ± 3,069 SF (0.07 AC)
(GAS STATION) ± 883 SF (0.01 AC)

PROPERTY NOTES:

PARCEL ID: 009N210200
ADDRESS: 1840 RIDGE AVE, PHILADELPHIA , PA 19121
SOILS ON SITE: XX

DRAINAGE NOTES:

POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)

LEGEND

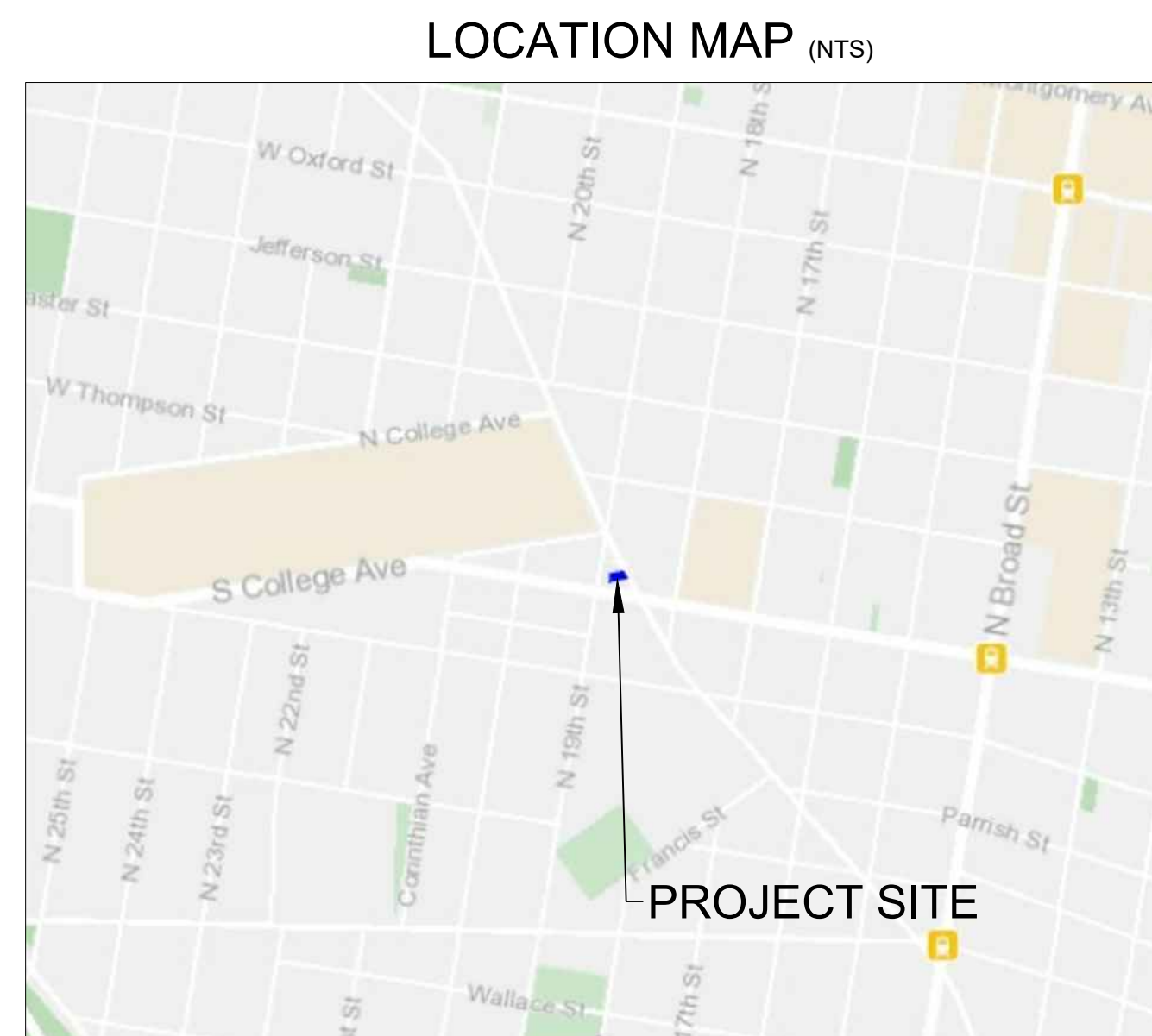
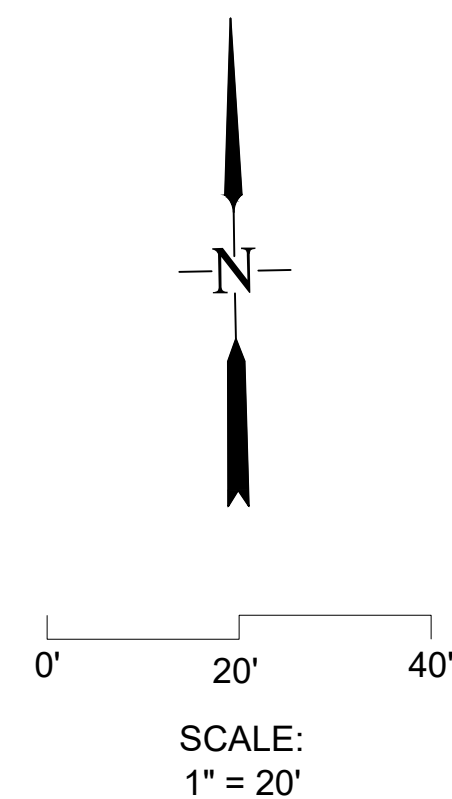
-  PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE
 PROPOSED LANDSCAPE
 PROPERTY LINE
 SETBACK LINE
 ADJACENT PROPERTY LINE

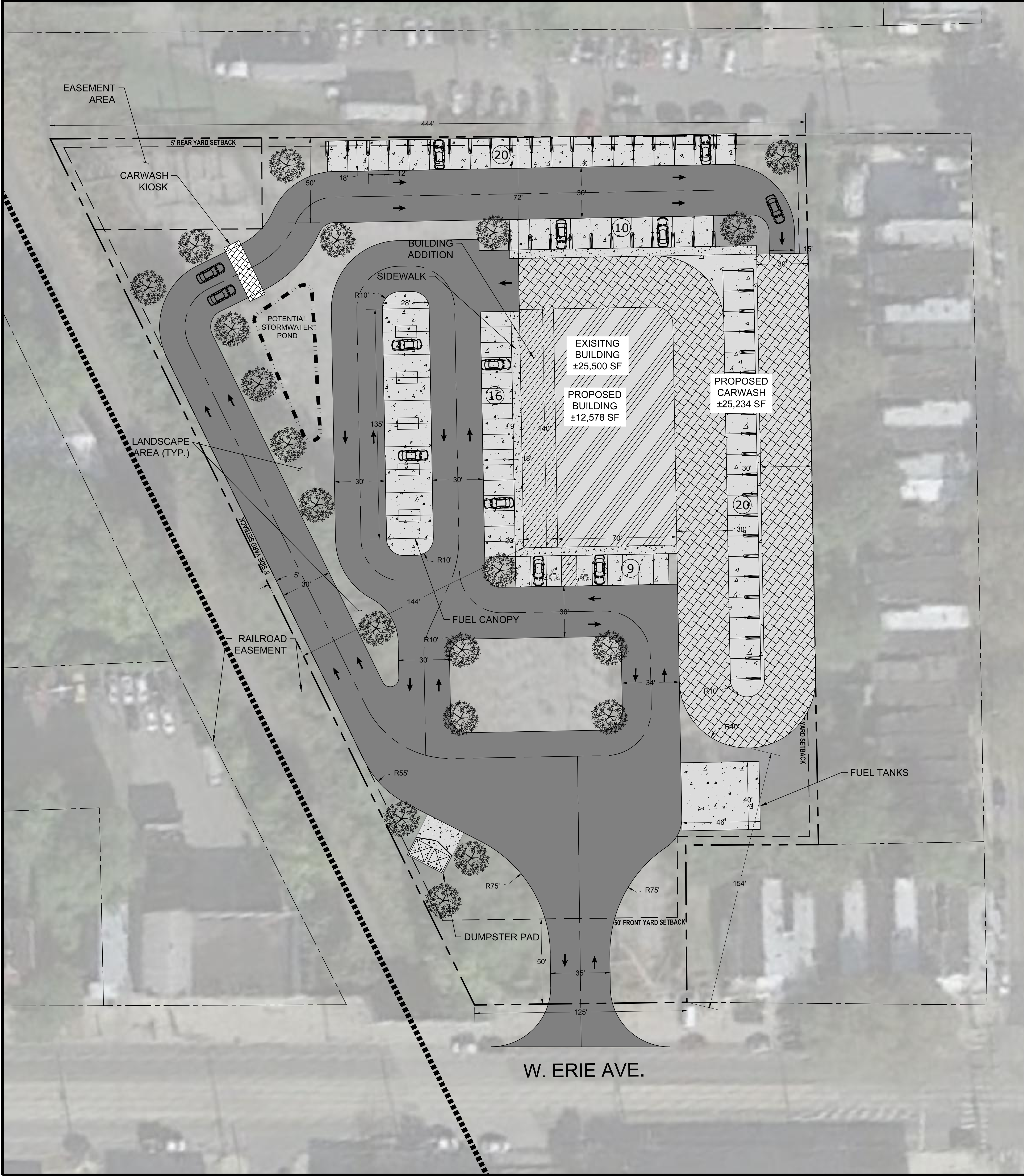
POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDINGS =	3,952 SF	0.09 AC	23.5 %	Impervious =	85.0 %
ASPHALT =	8080 SF	0.19 AC	48.0 %		
CONCRETE =	2288 SF	0.05 AC	13.6 %		
LANDSCAPE =	2524 SF	0.06 AC	15.0 %	Pervious =	15.0 %
TOTAL OPEN SPACE =	12892 SF	0.30 ac	76.5 %	100.0 %	

PARKING CALCULATIONS			
Building Use			
BUILDINGS	1 space	per	100 SF Net Floor
3952 SF	/ 100 SF	=	9 Spaces



Know what's below.
Call before you dig.





DEVELOPER:
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CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

- LEGEND
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - PROPERTY LINE
 - SETBACK LINE
 - ADJACENT PROPERTY LINE

ZONE: NC (NEIGHBORHOOD COMMERCIAL)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	5,000 SF	157,770 SF	NO
MIN. LOT WIDTH	N/A	444 FT	N/A
MIN. FRONTAGE	50 FT	125 FT	NO
FRONT YARD SETBACK	N/A	154 FT	N/A
SIDE YARD SETBACK	5 FT	0 FT	YES
REAR YARD SETBACK	5 FT	72 FT	NO
MAX. OCCUPIED AREA	60%	77.1%	YES
MAX. HEIGHT	38 FT	38 FT	NO
PARKING	N/A	25	N/A
VACUUM SPACES	N/A	50	N/A
FUEL PUMPS	N/A	10	N/A

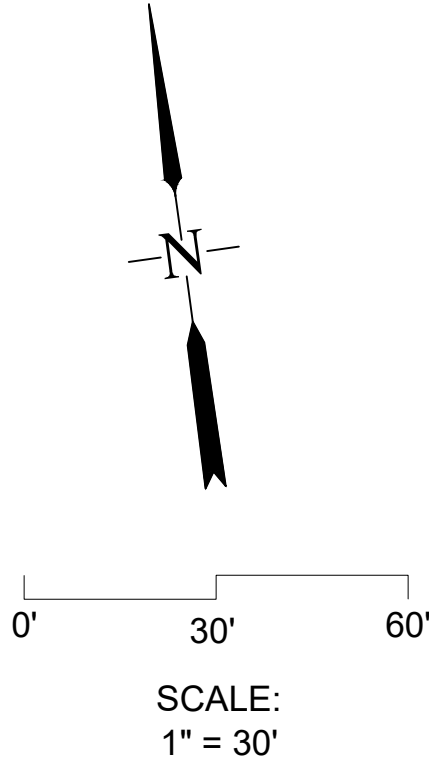
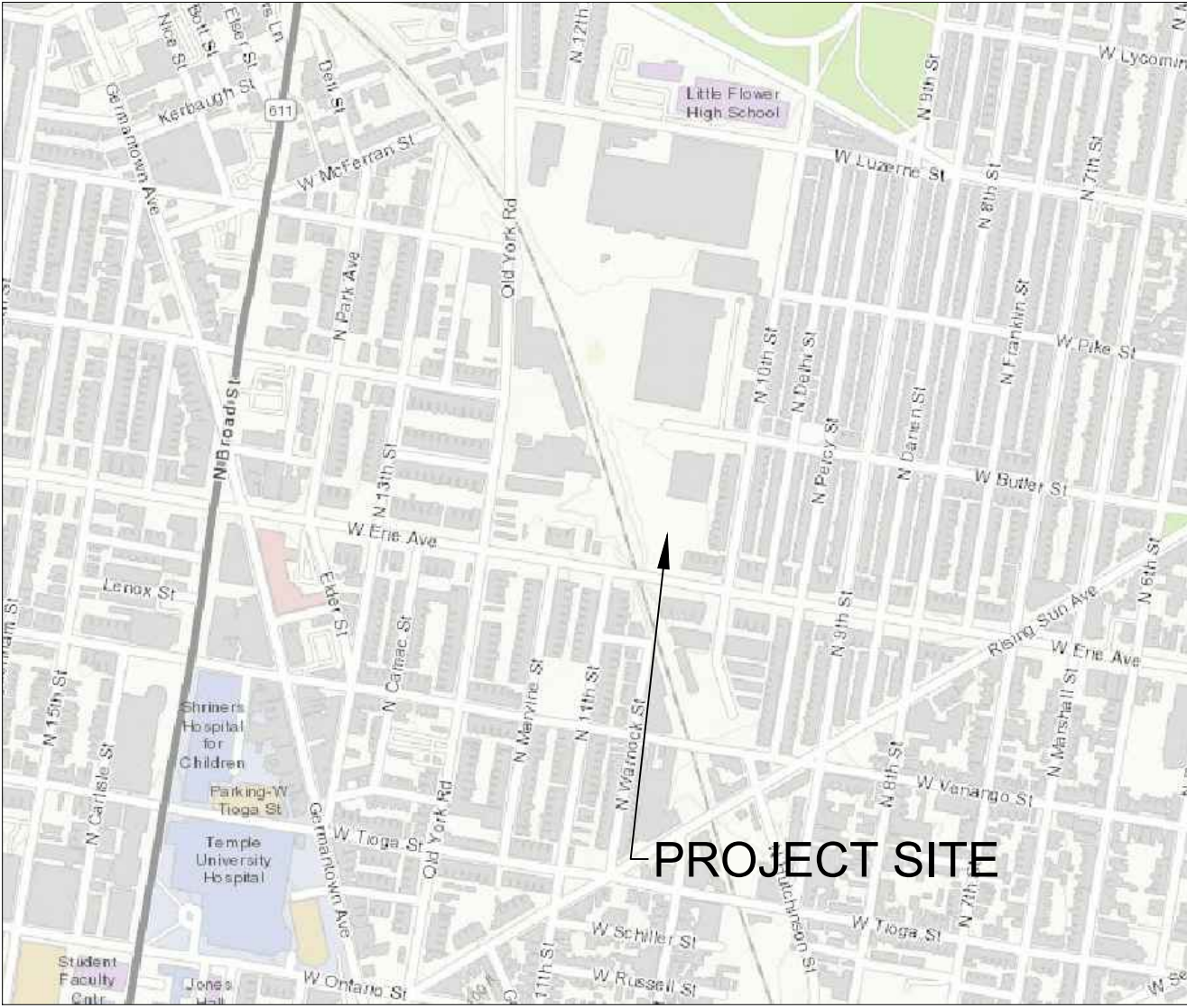
POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	37,812 SF	0.87 AC	24.0 %	Impervious =	77.1 %
ASPHALT =	59690 SF	1.37 AC	37.8 %		
CONCRETE =	24072 SF	0.55 AC	15.3 %		
LANDSCAPE =	36196 SF	0.83 AC	22.9 %	Pervious =	22.9 %
TOTAL OPEN SPACE =		119958 SF	2.75 ac	76 %	100.0 %

GENERAL NOTES:
JURISDICTION: CITY OF PHILADELPHIA
EXISTING ZONING: I-2 (MEDIUM INDUSTRIAL)
PROPOSED ZONING: CA-1 (AUTO-ORIENTED COMMERCIAL-1)
ZONING OVERLAY: VDO 5TH DISTRICT
SITE AREA: ± 157,770 SF (± 3.62 AC)
TOTAL BUILDING FOOTPRINT: ± 31,900 SF (± 0.73 AC)

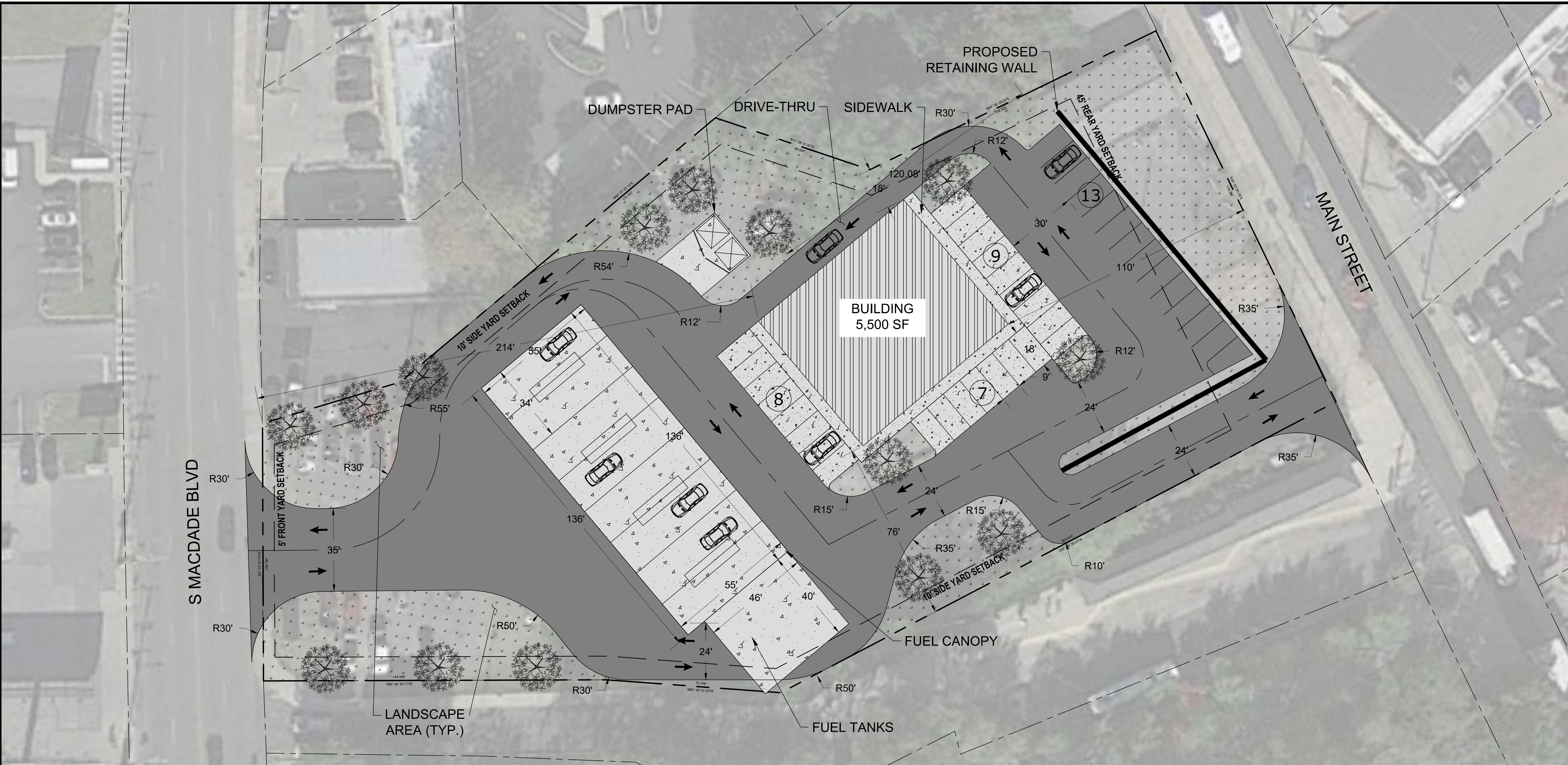
PROPERTY NOTES:
PARCEL ID: 14-05-245-000
ADDRESS: 1023 W. ERIE AVE, PHILADELPHIA, PA 19023
SOILS ON SITE: XX

DRAINAGE NOTES:
POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)

LOCATION MAP (NTS)



Revisions	No.	Name	Date
Drawing Information	Project No.	23-003	
	Drawn By		
	Date	1-3-2023	
	Checked By		
	Approved By		



DEVELOPER:
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EMAIL: SK@UPSSITES.COM

ENGINEER DESIGNER:
NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

LEGEND	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPERTY LINE
	SETBACK LINE
	ADJACENT PROPERTY LINE

ZONE: NC (NEIGHBORHOOD COMMERCIAL)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	10,000 SF	74,052 SF	NO
MIN. LOT WIDTH	80 FT	433 FT	NO
MIN. FRONTAGE	80 FT	63.9 FT	YES
FRONT YARD SETBACK	5 FT	214 FT	NO
SIDE YARD SETBACK	10 FT	18 FT	NO
REAR YARD SETBACK	45 FT	110 FT	NO
MAX. BUILDING COVERAGE	35%	7.4%	NO
MAX. IMPERVIOUS COVERAGE	85%	59.9%	NO
MAX. HEIGHT	40 FT	30 FT	NO
PARKING	40	37	YES

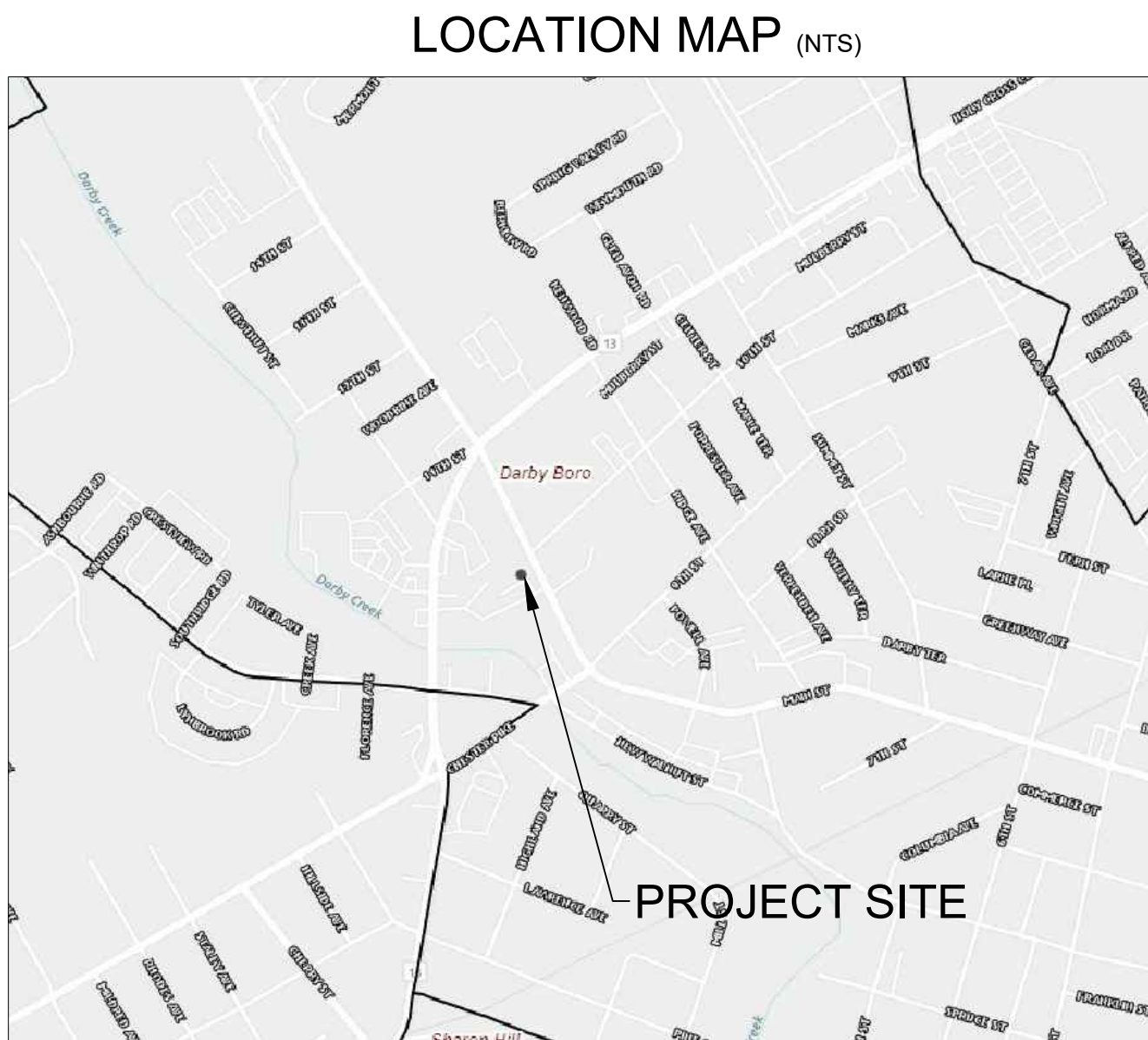
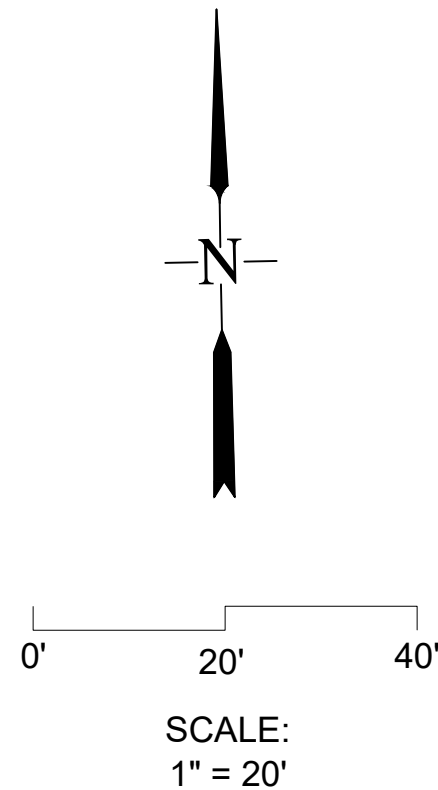
POST-DEVELOPMENT PROPERTY COVERAGE				
BUILDING =	5,500 SF	0.13 AC	7.4 %	
ASPHALT =	23871 SF	0.55 AC	32.2 %	
CONCRETE =	15020 SF	0.34 AC	20.3 %	Impervious = 59.9 %
LANDSCAPE =	29661 SF	0.68 AC	40.1 %	Pervious = 40.1 %
TOTAL OPEN SPACE =		68552 SF	1.57 ac	92.6 %

PARKING CALCULATIONS		
Building Use	1 space per 100 SF Net Floor	
Gas Station	4000 SF / 100 SF =	40 Spaces

GENERAL NOTES:
EXISTING ZONING: COMMERCIAL DISTRICT
PROPOSED ZONING: COMMERCIAL DISTRICT
SITE AREA: ± 74,052 SF (1.70 AC)
TOTAL BUILDING FOOTPRINT: ± 5,500 SF (0.13 AC)

PROPERTY NOTES:
PARCEL ID: 14-05-245-000
ADDRESS: 934 MAIN ST. DARBY, PA, 19023
SOILS ON SITE: XX

DRAINAGE NOTES:
POND STORAGE REQUIRED: XX CF
POND STORAGE PROVIDED: XX CF (MAX.)



525 Mayfield School Rd.
Bristol, S.C. 29627
(803) 376-1495
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PROGRESS DRAWINGS
DO NOT USE FOR CONSTRUCTION

Revisions	No.	Name	Date

Drawing Information

Project No.	22-023
Drawn By	
Date	12-26-2022
Checked By	
Approved By	

Project Title

934 MAIN ST. GAS STATION

934 MAIN STREET
DARBY, PA 19023

Drawing Title

CONCEPTUAL PLAN

Drawing No.

1

OF 1