



GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
- THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
- ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI OR AS REQUIRED BY THE APPROVAL AUTHORITY.
- ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
- WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
- ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS AMENDED.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (c) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
- TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.

MONROE TOWNSHIP ZONING SCHEDULE

ZONE C-COMMERCIAL DISTRICT

TACO BELL IS A PERMITTED USE (COMMUNITY COMMERCIAL - EATING ESTABLISHMENT)

ITEM

LOT REQUIREMENTS

MIN. LOT AREA (SF)	20000	45,334 (1.041 AC.)	45,334 (1.041 AC.)	\$175-163D(2)(a)[1]
MIN. LOT FRONTAGE (FT)	115	160.46	160.46	\$175-163D(2)(a)[2]

BUILDING SETBACKS & HEIGHT:

MIN. FRONT YARD (FT)	30	38.4	62.9	\$175-163D(2)(a)[3]
MAX. FRONT YARD (FT) WITH A MAXIMUM OF SINGLE ROW OF PARKING IN FRONT	60	38.4	** 62.9	\$175-163D(2)(a)[4]
MIN. SIDE YARD (FT)	5	40.2	30.8	\$175-163D(2)(a)[5]
MIN. SIDE YARD (FT) - CORNER LOT NONFRONTING STREET	30	162.1	66	\$175-163D(2)(a)[5]
MIN. REAR YARD (FT)	35	110	89.4	\$175-163D(2)(a)[6]
MAX. BLDG HEIGHT (FT)	40/3 STORIES	26	24	\$175-163D(2)(a)[9]
MAX. LOT COVERAGE (%)	75	59.8	53.5	\$175-163D(2)(a)[7]

PARKING SETBACKS

FROM ANY RIGHT-OF-WAY (FT)	20	7.6*	** 5	\$175-123K(5)
FROM ADJACENT NONRESIDENTIAL USE (FT)	10	6.1*	** 3.9	\$175-123K(5)

SIGNAGE:

FREESTANDING SIGNS				
MAX. NUMBER OF FREESTANDING SIGNS (ONE PER STREET FRONTAGE)	2	1	1	\$175-135C(2)
MAX. SIGN AREA (SF)	50	N/A	107	\$175-135C(2)
MAX. HEIGHT (FT)	20	N/A	25	\$175-135C(2)

FACADE SIGNS

MAX. NUMBER OF FACADE SIGNS (ONE PER STREET FRONTAGE)	2	4	4	\$175-135C(5)
MAX. SIGN AREA (SF) - 10% FACADE AREA - 1,619 SF - LONG SIDE	161	N/A	23.45	\$175-135C(5)
MAX. SIGN AREA (SF) - 10% FACADE AREA - 671 SF - SHORT SIDE	67	N/A	24.29	\$175-135C(5)

LANDSCAPING:

MIN. ONE TREE FOR EVERY 20 PARKING SPACES	2		7	\$175-123H
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BUFFER:

SIDE YARD WITH LANDSCAPING (FT)	5	7.6	3.9 **	\$175-163D(2)(a)[8]
FRONT YARD WITH LANDSCAPING (FT)	10	6.1*		\$175-163D(2)(a)[8]
REAR YARD WITH LANDSCAPING	25	30.1	25	\$175-163D(2)(a)[8]
MINIMUM BUFFER ADJACENT TO RESIDENTIAL ZONE	25	N/A	N/A	\$175-163D(2)(a)[8]

PARKING REQUIREMENTS

PARKING				\$175-163D(2)(a)[10]
MIN. STANDARD SPACE SIZE (FT)	10 X 20	10 X 20	** 9 X 18	\$175-123E(1)
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	23*	26	\$175-123E(2)
MIN. AISLE WIDTH (60 DEGREE PARKING) (FT)	20	N/A	** 18	\$175-123E(2)
MIN. NUMBER OF SPACES FOR DRIVE-IN REST - 1 SPACE PER 35 SF GROSS FLOOR AREA	275/35=79	35*	** 32	\$175-123L(7)

LOADING SPACES

LOADING - PROVIDE SPACE SUFFICIENT SIZE AND LOCATION FOR LARGEST VEHICLE	1	0	0	\$175-123J(1)
MIN. TRASH PICKUP LOCATION	1	1	1	\$175-123J(2)
NO OFF-STREET LOADING ZONE PERMITTED IN FRONT YARD AREAS			CONFORMS	\$175-123J(7)

** DENOTES PROPOSED NON-CONFORMING CONDITION

* DENOTES EXISTING NON-CONFORMING CONDITION

GENERAL NOTES

- OWNER/APPLICANT:
NEW JERSEY RESTAURANT, L.P.
P.O. BOX 429
CONSHOHOCKEN, PA 19428
- EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, KFC-TACO BELL, 1101 NORTH BLACK HORSE PIKE, LOTS 1, 2 & 3 / BLOCK 1503", BY CONTROL POINT ASSOCIATES, INC., DATED 4-10-19.
- APPLICANT SEEKS SITE PLAN APPROVAL SO AS TO PERMIT THE CONSTRUCTION OF A TACO BELL FAST FOOD RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS.
- PROPOSED BUILDINGS TO BE SERVICED WITH EXISTING SEWER AND WATER LINES.
- NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
- ELEVATION DATUM IS NAVD 88.
- NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NIDEF GEOWEB MAP VIEWER.
- THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34015C028E.
- THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
- REQUIRED OUTSIDE AGENCY APPROVALS:
a. GLOUCESTER COUNTY SOIL CONSERVATION DISTRICT
b. NEW JERSEY DEPARTMENT OF TRANSPORTATION
c. GLOUCESTER COUNTY PLANNING BOARD

WAIVERS & VARIANCES

- SUBMISSION WAIVERS WERE GRANTED FROM THE FOLLOWING:
a. ENVIRONMENTAL ASSESSMENT
- VARIANCES/WAIVERS WERE GRANTED FROM THE FOLLOWING:
a. \$175-61/71/72 - DEPICTING CONTOURS 200 FT AND PROPOSED LIGHTING 100 FT BEYOND SUBJECT PROPERTY ON APPLICANT'S PLANS;
b. \$175-93A & \$175-123K(2) - PERMITTING PARKING SPACES IN A BUFFER AREA WHEREAS NO STRUCTURE, ACTIVITY, STORAGE OF MATERIALS, PARKING OR DRIVING OF VEHICLES IS PERMITTED IN BUFFER AREAS;
c. \$175-123K(2) - PERMITTING A 5 FT PARKING SETBACK FROM BLACK HORSE PIKE RIGHT-OF-WAY WHEREAS A 20 FT SETBACK IS REQUIRED AND PERMITTING A 3.9 FT SETBACK FROM AN ADJACENT NON-RESIDENTIAL USE WHEREAS 10 FT IS REQUIRED;
d. \$175-93B - PERMITTING A NON-CONTINUOUS LANDSCAPED BUFFER WHEREAS A CONTINUOUS LANDSCAPED BUFFER IS REQUIRED;
e. \$175-123E(1) - PERMITTING 9' x 18' PARKING SPACES WHEREAS 10' x 20' IS REQUIRED;
f. \$175-123E(2) - PERMITTING AN 18 FT WIDE DRIVE AISLE FOR 60 DEGREE PARKING SPACES WHEREAS 20 FT WIDE DRIVE AISLE IS REQUIRED;
g. \$175-123I - PERMITTING NO LOADING SPACE WHEREAS 1 LOADING SPACE PER RETAIL USE IS REQUIRED;
h. \$175-123J - PERMITTING 32 PARKING SPACES WHEREAS 79 ARE REQUIRED;
i. \$175-135C(2) - PERMITTING A PROPOSED 107 SF AND 25 FT HIGH PYLON SIGN WHEREAS THE MAXIMUM AREA IS 50 SF AND MAXIMUM HEIGHT IS 20 FT;
j. \$175-135C(5) - PERMITTING 4 FACADE SIGNS OF WHICH 2 WILL NOT FRONT A PUBLIC RIGHT-OF-WAY;
k. \$175-163D(2)(a)[4] - PERMITTING A 62.9 FT AND 66.4 FRONT YARD SETBACKS WITH A DOUBLE ROW OF PARKING WHEREAS 60 FT WITH A SINGLE ROW OF PARKING IS THE MAXIMUM PERMITTED;

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REVISIONS		
NO.	DESCRIPTION	DATE
1	PER BOARD APPROVAL	10/15/19
2	PER SCD REVIEW	11/04/19
3	PER BOARD ENGINEER REVIEW	01/03/20
4	SUBMITTED FOR SIGNATURES	02/13/20

PLANS FOR CONSTRUCTION

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC, FOR THE SPECIFIC PROJECT INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY:	JOHN NO
MPEL	1061-211
DRAWN BY:	DATE:
JCDND	05/22/2019
CHECKED BY:	SCALE:
JMP	1" = 20'

TACO BELL
PRELIMINARY/FINAL
MAJOR SITE PLAN
110 NORTH BLACK HORSE PIKE
BLOCK 1503, LOTS 1-3, PLATE 15
MONROE TOWNSHIP
GLOUCESTER COUNTY
NEW JERSEY

FOR
NEW JERSEY RESTAURANT, L.P.
P.O. BOX 429
CONSHOHOCKEN, PA 19428

BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51748
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State of Maryland • License # 54411

SITE PLAN