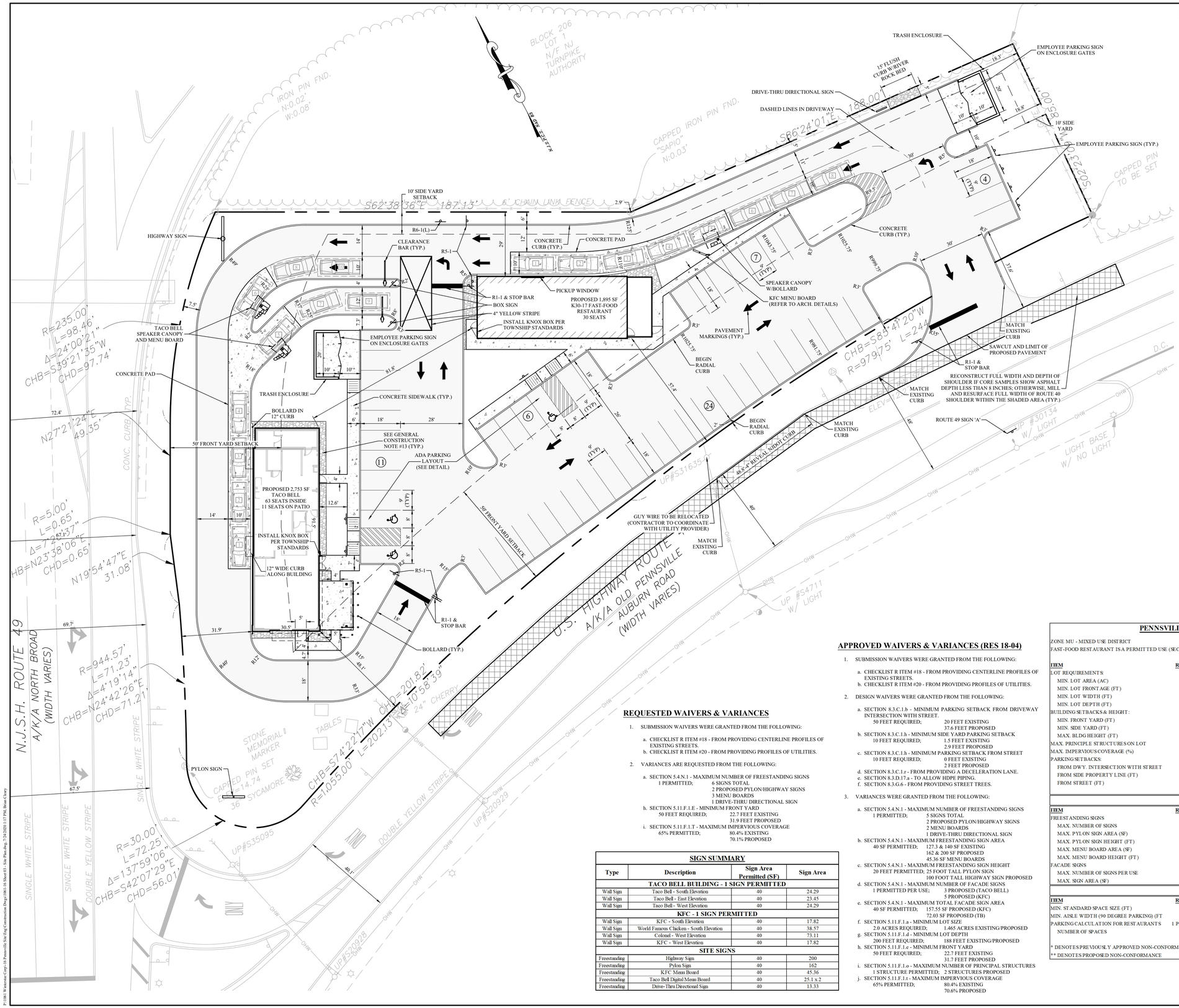

GENERAL NOTES

1. OWNER/APPLICANT:
   462 N. BROADWAY, LLC
   14 BALLIGOMINGO RD.
   CONSHOCKEN, PA 19428
2. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR 430 NORTH BROADWAY, BLOCK 206, LOTS 2 & 3, PLATE 2", BY ACT ENGINEERS, INC., DATED MARCH 26, 2018.
3. APPLICANT SEEKS SITE PLAN APPROVAL SO AS TO PERMIT CONSTRUCTION OF A 66 SEAT, 2,753 SF TACO BELL DRIVE-THRU RESTAURANT, A 30 SEAT, 2,382 SF SF KFC DRIVE-THRU RESTAURANT, AND ASSOCIATED SITE IMPROVEMENTS.
4. PROPOSED BUILDINGS TO BE SERVICED WITH NEW SEWER AND WATER LINES.
5. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
6. ELEVATION DATUM IS NAVD 88.
7. NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB MAP VIEWER.
8. A SMALL PORTION OF THE PROPERTY FALLS WITHIN FLOOD ZONE X WITH A 0.2% ANNUAL CHANCE OF A FLOOD. THE REMAINDER OF THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34033C0061C.
9. THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
10. EXISTING LOTS TO BE CONSOLIDATED AS A PART OF THIS APPLICATION.
11. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. SALEM COUNTY PLANNING BOARD
    b. CUMBERLAND-SALEM COUNTY SOIL CONSERVATION DISTRICT
    c. NEW JERSEY DEPARTMENT OF TRANSPORTATION

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS AMENDED.
11. 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).
12. 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 (e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
13. A 36" (MIN.) BAND OF RIVER ROCK, WITH METAL EDGING, SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AROUND PERIMETER OF BUILDING (3" AVG. ROCK ON PERMEABLE WEED BARRIER)

PENNSVILLE TOWNSHIP ZONING SCHEDULE

ZONE MU - MIXED USE DISTRICT
FAST-FOOD RESTAURANT IS A PERMITTED USE (SECTION 5.111 B.5.)

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS				
MIN. LOT AREA (AC)	2	1.465 (63,824 SF) *	1.465 (63,824 SF) *	SECT. 5.111 F.1.a.
MIN. LOT FRONTAGE (FT)	200	> 200	> 200	SECT. 5.111 F.1.b.
MIN. LOT WIDTH (FT)	200	> 200	> 200	SECT. 5.111 F.1.c
MIN. LOT DEPTH (FT)	200	188 *	188 *	SECT. 5.111 F.1.d
BUILDING SETBACKS & HEIGHT:				
MIN. FRONT YARD (FT)	50	22.7 *	31.9 **	SECT. 5.111 F.1.e
MIN. SIDE YARD (FT)	10	32.2	29	SECT. 5.111 F.1.g
MAX. BLDG HEIGHT (FT)	50	< 50	< 50	SECT. 5.111 F.1.1
MAX. PRINCIPLE STRUCTURES ON LOT	1	1	2 *	SECT. 5.111 F.1.o
MAX. IMPERVIOUS COVERAGE (%)	65	80.4 (51,316 SF) *	70.1 (44,729 SF) **	SECT. 5.111 F.1.s
PARKING SETBACKS				
FROM DWY. INTERSECTION WITH STREET	50	20 *	37.6 *	SECT. 8.3 C.1.b
FROM SIDE PROPERTY LINE (FT)	10	1.5 *	2.9 *	SECT. 8.3 C.1.h
FROM STREET (FT)	10	0 *	2 *	SECT. 8.3 C.1.h.

SIGNAGE REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
FREESTANDING SIGNS				
MAX. NUMBER OF SIGNS	1	3 *	6 **	SECT. 5.4 N.1
MAX. PYLON SIGN AREA (SF)	40	127.3 & 140 *	162 & 200 *	SECT. 5.4 N.1
MAX. PYLON SIGN HEIGHT (FT)	20	59' +/- & 25' +/- *	100' +/- & 25' +/- *	SECT. 5.4 N.1
MAX. MENU BOARD AREA (SF)	40		45.36 (KFC) *	SECT. 5.4 N.1
MAX. MENU BOARD HEIGHT (FT)	20		7'-3" (KFC), 6'-2" (TB)	SECT. 5.4 N.1
FACADE SIGNS				
MAX. NUMBER OF SIGNS PER USE	1		3 (TB) & 8 (KFC) *	SECT. 5.4 N.1
MAX. SIGN AREA (SF)	40		SEE SIGN SUMMARY *	SECT. 5.4 N.1

PARKING REQUIREMENTS

ITEM	REQUIRED	PROPOSED	ORDINANCE
MIN. STANDARD SPACE SIZE (FT)	9' x 18'	9' x 18'	SECT. 8.3 C.1.a.
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT	25	26	SECT. 8.3 C.1.f.v.
PARKING CALCULATION FOR RESTAURANTS	1 PER 2 SEATS	104	SECT. 8.3 C.2.
NUMBER OF SPACES	52	52	SECT. 8.3 C.2.

* DENOTES PREVIOUSLY APPROVED NON-CONFORMANCE
** DENOTES PROPOSED NON-CONFORMANCE

APPROVED WAIVERS & VARIANCES (RES 18-04)

1. SUBMISSION WAIVERS WERE GRANTED FROM THE FOLLOWING:
   a. CHECKLIST R ITEM #18 - FROM PROVIDING CENTERLINE PROFILES OF EXISTING STREETS.
   b. CHECKLIST R ITEM #20 - FROM PROVIDING PROFILES OF UTILITIES.
2. DESIGN WAIVERS WERE GRANTED FROM THE FOLLOWING:
   a. SECTION 8.3.C.1.b - MINIMUM PARKING SETBACK FROM DRIVEWAY INTERSECTION WITH STREET.
      50 FEET REQUIRED; 20 FEET EXISTING
      37.6 FEET PROPOSED
   b. SECTION 8.3.C.1.h - MINIMUM SIDE YARD PARKING SETBACK
      10 FEET REQUIRED; 1.5 FEET EXISTING
      2.9 FEET PROPOSED
   c. SECTION 8.3.C.1.h - MINIMUM PARKING SETBACK FROM STREET
      10 FEET REQUIRED; 0 FEET EXISTING
      2 FEET PROPOSED
   d. SECTION 8.3.C.1.r - FROM PROVIDING A DECELERATION LANE.
   e. SECTION 8.3.D.17.a - TO ALLOW HDPE PIPING.
   f. SECTION 8.3.G.6 - FROM PROVIDING STREET TREES.
3. VARIANCES WERE GRANTED FROM THE FOLLOWING:
   a. SECTION 5.4.N.1 - MAXIMUM NUMBER OF FREESTANDING SIGNS
      1 PERMITTED; 5 SIGNS TOTAL
      2 PROPOSED PYLON/HIGHWAY SIGNS
      2 MENU BOARDS
      1 DRIVE-THRU DIRECTIONAL SIGN
   b. SECTION 5.4.N.1 - MAXIMUM FREESTANDING SIGN AREA
      40 SF PERMITTED; 127.3 & 140 SF EXISTING
      162 & 200 SF PROPOSED
      45.36 SF MENU BOARDS
   c. SECTION 5.4.N.1 - MAXIMUM FREESTANDING SIGN HEIGHT
      20 FEET PERMITTED; 25 FOOT TALL PYLON SIGN
      100 FOOT TALL HIGHWAY SIGN PROPOSED
   d. SECTION 5.4.N.1 - MAXIMUM NUMBER OF FACADE SIGNS
      1 PERMITTED PER USE; 3 PROPOSED (TACO BELL)
      5 PROPOSED (KFC)
   e. SECTION 5.4.N.1 - MAXIMUM TOTAL FACADE SIGN AREA
      40 SF PERMITTED; 157.55 SF PROPOSED (KFC)
      72.03 SF PROPOSED (TB)
   f. SECTION 5.111.F.1.a - MINIMUM LOT SIZE
      2.0 ACRES REQUIRED; 1.465 ACRES EXISTING/PROPOSED
   g. SECTION 5.111.F.1.d - MINIMUM LOT DEPTH
      200 FEET REQUIRED; 188 FEET EXISTING/PROPOSED
   h. SECTION 5.111.F.1.e - MINIMUM FRONT YARD
      50 FEET REQUIRED; 22.7 FEET EXISTING
      31.7 FEET PROPOSED
   i. SECTION 5.111.F.1.o - MAXIMUM NUMBER OF PRINCIPAL STRUCTURES
      1 STRUCTURE PERMITTED; 2 STRUCTURES PROPOSED
   j. SECTION 5.111.F.1.t - MAXIMUM IMPERVIOUS COVERAGE
      65% PERMITTED; 80.4% EXISTING
      70.6% PROPOSED

REQUESTED WAIVERS & VARIANCES

1. SUBMISSION WAIVERS WERE GRANTED FROM THE FOLLOWING:
   a. CHECKLIST R ITEM #18 - FROM PROVIDING CENTERLINE PROFILES OF EXISTING STREETS.
   b. CHECKLIST R ITEM #20 - FROM PROVIDING PROFILES OF UTILITIES.
2. VARIANCES ARE REQUESTED FROM THE FOLLOWING:
   a. SECTION 5.4.N.1 - MAXIMUM NUMBER OF FREESTANDING SIGNS
      1 PERMITTED; 6 SIGNS TOTAL
      2 PROPOSED PYLON/HIGHWAY SIGNS
      3 MENU BOARDS
      1 DRIVE-THRU DIRECTIONAL SIGN
   h. SECTION 5.111.F.1.E - MINIMUM FRONT YARD
      50 FEET REQUIRED; 22.7 FEET EXISTING
      31.9 FEET PROPOSED
   i. SECTION 5.111.F.1.T - MAXIMUM IMPERVIOUS COVERAGE
      65% PERMITTED; 80.4% EXISTING
      70.1% PROPOSED

SIGN SUMMARY

Type	Description	Sign Area Permitted (SF)	Sign Area
TACO BELL BUILDING - 1 SIGN PERMITTED			
Wall Sign	Taco Bell - South Elevation	40	24.29
Wall Sign	Taco Bell - East Elevation	40	23.45
Wall Sign	Taco Bell - West Elevation	40	24.29
KFC - 1 SIGN PERMITTED			
Wall Sign	KFC - South Elevation	40	17.82
Wall Sign	World Famous Chicken - South Elevation	40	38.57
Wall Sign	Colonel - West Elevation	40	73.11
Wall Sign	KFC - West Elevation	40	17.82
SITE SIGNS			
Freestanding	Highway Sign	40	200
Freestanding	Pylon Sign	40	162
Freestanding	KFC Menu Board	40	45.36
Freestanding	Taco Bell Digital Menu Board	40	25.1 x 2
Freestanding	Drive-Thru Directional Sign	40	13.33

20 0 20 40
SCALE 1" = 20' FEET

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Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

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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 CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: BWC	JOB NO: 1061-16
DRAWN BY: BWC	DATE: 05/27/20
CHECKED BY: BWC	SCALE: 1" = 20'

PROJECT:

TACO BELL

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

430 NORTH BROADWAY
BLOCK 206, LOTS 2 & 3, PLATE 2
PENNSVILLE TOWNSHIP,
SALEM COUNTY
NEW JERSEY

FOR

462 N. BROADWAY, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA 19428

BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51748
State of Pennsylvania • License # PE081074
State of Maryland • License # 54411

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

3 of 11

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