



GENERAL NOTES

- OWNER/APPLICANT: 462 N. BROADWAY, LLC, 14 BALLGOMINGO RD, CONSHOCKEN, PA 19428
- 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.
- 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.
- PROPOSED BUILDINGS TO BE SERVICED WITH NEW 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 NAVD83.
- NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB MAP VIEWER.
- 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 FIRMP MAP 34033C0061C.
- THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
- EXISTING LOTS TO BE CONSOLIDATED AS A PART OF THIS APPLICATION.
- REQUIRED OUTSIDE AGENCY APPROVALS:
 - SALEM COUNTY PLANNING BOARD
 - CUMBERLAND-SALEM COUNTY SOIL CONSERVATION DISTRICT
 - NEW JERSEY DEPARTMENT OF TRANSPORTATION

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 4500 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 NJDOT 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 DEDICATED 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. 2:23-2.1 (6) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
- 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).

WAIVERS & VARIANCES

- SUBMISSION WAIVERS WERE GRANTED FROM THE FOLLOWING:
 - CHECKLIST R ITEM #18 - FROM PROVIDING CENTERLINE PROFILES OF EXISTING STREETS.
 - CHECKLIST R ITEM #20 - FROM PROVIDING PROFILES OF UTILITIES.
- DESIGN WAIVERS WERE GRANTED FROM THE FOLLOWING:
 - SECTION 8.3.C.1.b - MINIMUM PARKING SETBACK FROM DRIVEWAY INTERSECTION WITH STREET. 50 FEET REQUIRED; 20 FEET EXISTING.
 - SECTION 8.3.C.1.b - MINIMUM SIDE YARD PARKING SETBACK. 10 FEET REQUIRED; 1.5 FEET EXISTING.
 - SECTION 8.3.C.1.b - MINIMUM PARKING SETBACK FROM STREET. 10 FEET REQUIRED; 0 FEET EXISTING.
 - SECTION 8.3.C.1.f - FROM PROVIDING A DECELERATION LANE.
 - SECTION 8.3.D.17.a - TO ALLOW HDPE PIPING.
 - SECTION 8.3.G.6 - FROM PROVIDING STREET TREES.
- VARIANCES WERE GRANTED FROM THE FOLLOWING:
 - SECTION 5.4.N.1 - MAXIMUM NUMBER OF FREESTANDING SIGNS. 5 SIGNS TOTAL. 2 PROPOSED PYLON/HIGHWAY SIGNS, 2 MENU BOARDS, 1 DRIVE-THRU DIRECTIONAL SIGN.
 - SECTION 5.4.N.1 - MAXIMUM FREESTANDING SIGN AREA. 127.3 & 140 SF EXISTING, 162 & 200 SF PROPOSED, 45.36 SF MENU BOARDS.
 - SECTION 5.4.N.1 - MAXIMUM FREESTANDING SIGN HEIGHT. 20 FEET PERMITTED; 25 FOOT TALL PYLON SIGN.
 - SECTION 5.4.N.1 - MAXIMUM NUMBER OF FACADE SIGNS. 1 PERMITTED PER USE; 3 PROPOSED (TACO BELL), 5 PROPOSED (KFC).
 - SECTION 5.4.N.1 - MAXIMUM TOTAL FACADE SIGN AREA. 40 SF PERMITTED; 157.55 SF PROPOSED (KFC), 72.03 SF PROPOSED (TB).
 - SECTION 5.11.F.1.a - MINIMUM LOT DEPTH. 2.0 ACRES REQUIRED; 1.465 ACRES EXISTING/PROPOSED.
 - SECTION 5.11.F.1.a - MINIMUM LOT DEPTH. 200 FEET REQUIRED; 188 FEET EXISTING/PROPOSED.
 - SECTION 5.11.F.1.c - MINIMUM FRONT YARD. 50 FEET REQUIRED; 22.7 FEET EXISTING.
 - SECTION 5.11.F.1.e - MAXIMUM NUMBER OF PRINCIPAL STRUCTURES. 1 STRUCTURE PERMITTED; 2 STRUCTURES PROPOSED.
 - SECTION 5.11.F.1.f - MAXIMUM IMPERVIOUS COVERAGE. 65% PERMITTED; 80.4% EXISTING, 70.6% PROPOSED.

PENNSVILLE TOWNSHIP ZONING SCHEDULE

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS				
MIN. LOT AREA (AC)	2	1.465 (63,824 SF)*	1.465 (63,824 SF)*	SECT. 5.11.F.1.a
MIN. LOT FRONTAGE (FT)	200	>200	>200	SECT. 5.11.F.1.b
MIN. LOT WIDTH (FT)	200	>200	>200	SECT. 5.11.F.1.c
MIN. LOT DEPTH (FT)	200	188*	188*	SECT. 5.11.F.1.d
BUILDING SETBACKS & HEIGHT:				
MIN. FRONT YARD (FT)	50	22.7*	31.9**	SECT. 5.11.F.1.e
MIN. SIDE YARD (FT)	10	32.2	29	SECT. 5.11.F.1.g
MAX. BLDG HEIGHT (FT)	50	<50	<50	SECT. 5.11.F.1.i
MAX. PRINCIPLE STRUCTURES ON LOT	1	2**	2**	SECT. 5.11.F.1.o
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.b
FROM STREET (FT)	10	0*	2*	SECT. 8.3.C.1.b
SIGNAGE REQUIREMENTS				
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'-11" & 25'-6"*	100'-11" & 25'-6"*	SECT. 5.4.N.1
MAX. MENU BOARD AREA (SF)	40	45.36 (KFC)*	45.36 (KFC)*	SECT. 5.4.N.1
MAX. MENU BOARD HEIGHT (FT)	20	7'-3" (KFC), 6'-2" (TB)	7'-3" (KFC), 6'-2" (TB)	SECT. 5.4.N.1
FACADE SIGNS				
MAX. NUMBER OF SIGNS PER USE	1	3 (TB) & 8 (KFC)*	3 (TB) & 8 (KFC)*	SECT. 5.4.N.1
MAX. SIGN AREA (SF)	40	SEE SIGN SUMMARY*	SEE SIGN SUMMARY*	SECT. 5.4.N.1
PARKING REQUIREMENTS				
ITEM				
MIN. STANDARD SPACE SIZE (FT)	9' x 18'	9' x 18'	9' x 18'	SECT. 8.3.C.1.a
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	25	26	26	SECT. 8.3.C.1.e.v
PARKING CALCULATION FOR RESTAURANTS	1 PER 2 SEATS	104	104	SECT. 8.3.C.2
NUMBER OF SPACES	52	52	52	SECT. 8.3.C.2

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	Real Meals to Go - North Elevation	40	10.23
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	13.53

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REVISIONS

NO.	DESCRIPTION	DATE
1	PER REVISED LAYOUT	12/26/18
2	PER BOARD ENGINEER REVIEW	02/08/19
3	PER CLIENT REVISIONS & REVISED BUILDING TOPOC	07/23/19
4	PER RAISED HIGHWAY SIGN	09/11/19
5	PER RAISED HIGHWAY SIGN	10/18/19
6	PER BOARD APPROVAL	01/02/20
7	PER FINAL COMPLIANCE REVIEW	01/16/20
8	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 PURPOSES 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 ALL 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 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: 05/16/18
 CHECKED BY: JMP SCALE: 1" = 20'

TACO BELL
 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 BALLGOMINGO ROAD
 CONSHOCKEN, PA 19428

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