



LEGEND

EXISTING PROPERTY LINES	---
SUBJECT PARCEL	---
EXISTING EDGE OF PAVEMENT	---
EXISTING LINK FENCE	-X-X-X-
EXISTING BUILDING	▬
EXISTING CURB	---
EXISTING CONCRETE	▨
PROPOSED BUILDING SETBACK	---
PROPOSED BUILDING	▬
PROPOSED FENCE	-X-X-
PROPOSED STRIPING	---

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE 2007 EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED UNLESS SPECIFIED OTHERWISE ON THE PLANS.
 - THE SITE WILL CONFORM WITH THE MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE INTERNATIONAL FIRE CODE, NEW JERSEY EDITION.
 - THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1923.32(f) (OSHA COMPETENT PERSON).
 - ALL DISTURBED AREAS MUST BE RESTORED BY TOPSOIL AND SEEDING.



SITE DATA

4340 US 130, WILLINGBORO, NEW JERSEY
BLOCK 2 LOT 7.01 (2.28 AC)

ZONE B-1 PRIMARY BUSINESS

AREA AND BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	1,254,772 SF	1,254,772 SF
MIN. LOT FRONTAGE	150'	103,698'	456'
MIN. FRONT YARD (BUILDING)	50'	102.2'	102.2'
MIN. REAR YARD (BUILDING)	20'	87.8'	87.8'
MIN. SIDE YARD (ONE)	20'	61.1'	61.1'
MIN. SIDE YARD (BOTH)	45'	61.1'	61.1'
MAX. BUILDING HEIGHT	35'	>35'	>35'
MAX. LOT COVERAGE	50%	* 76.3%	* 76.3%
MIN. FLOOR AREA	1,000 SF	228,029 SF	228,029 SF

CONDITIONAL USE PROVISIONS

	MIN. LOT AREA - COMMERCIAL PARKING	MIN. DRIVEWAY DISTANCE FROM ROAD
EXISTING	2 AC	150'
PROPOSED	28.8 AC	>150'

* = EXISTING CONDITION

PARKING SUMMARY
TRAILER PARKING SPACES = 218
EMPLOYEE PARKING SPACES = 10

 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323		Seal: SAMUEL RENAURO III NEW JERSEY PROFESSIONAL ENGINEER # 42862
Project / Location:	WILLINGBORO GRAND MARKETPLACE BLOCK 2, LOT 7.01	
Project No:	020-028	
Date:	SEPTEMBER 1, 2020	
Designed By:	WJS	
Reviewed By:	SR	
Scale:	1" = 60'	
Sheet Number:	1 of 1	

EXHIBIT A-3

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