

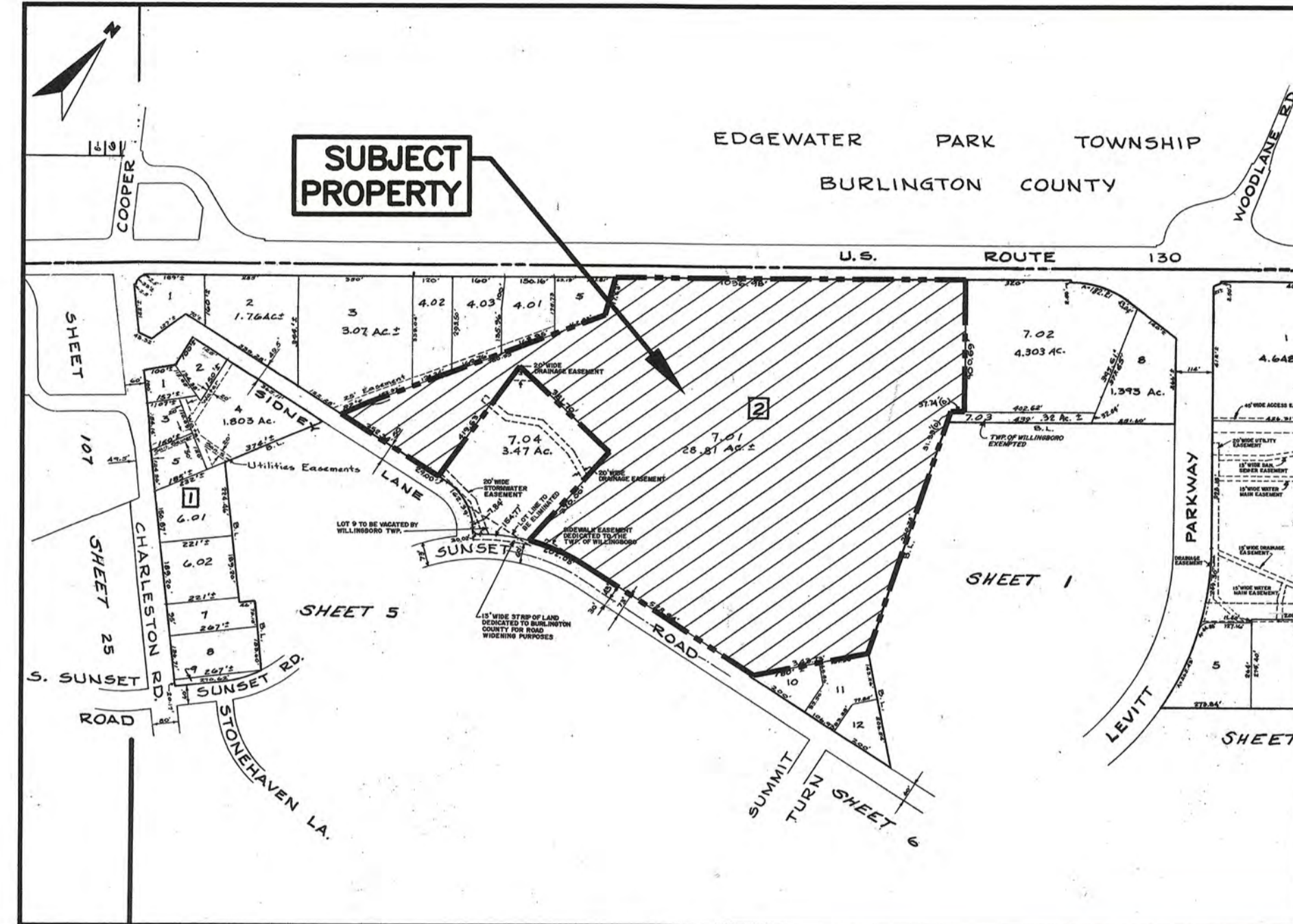
WILLINGBORO GRAND MARKETPLACE

MINOR SITE AND CONDITIONAL USE PLAN

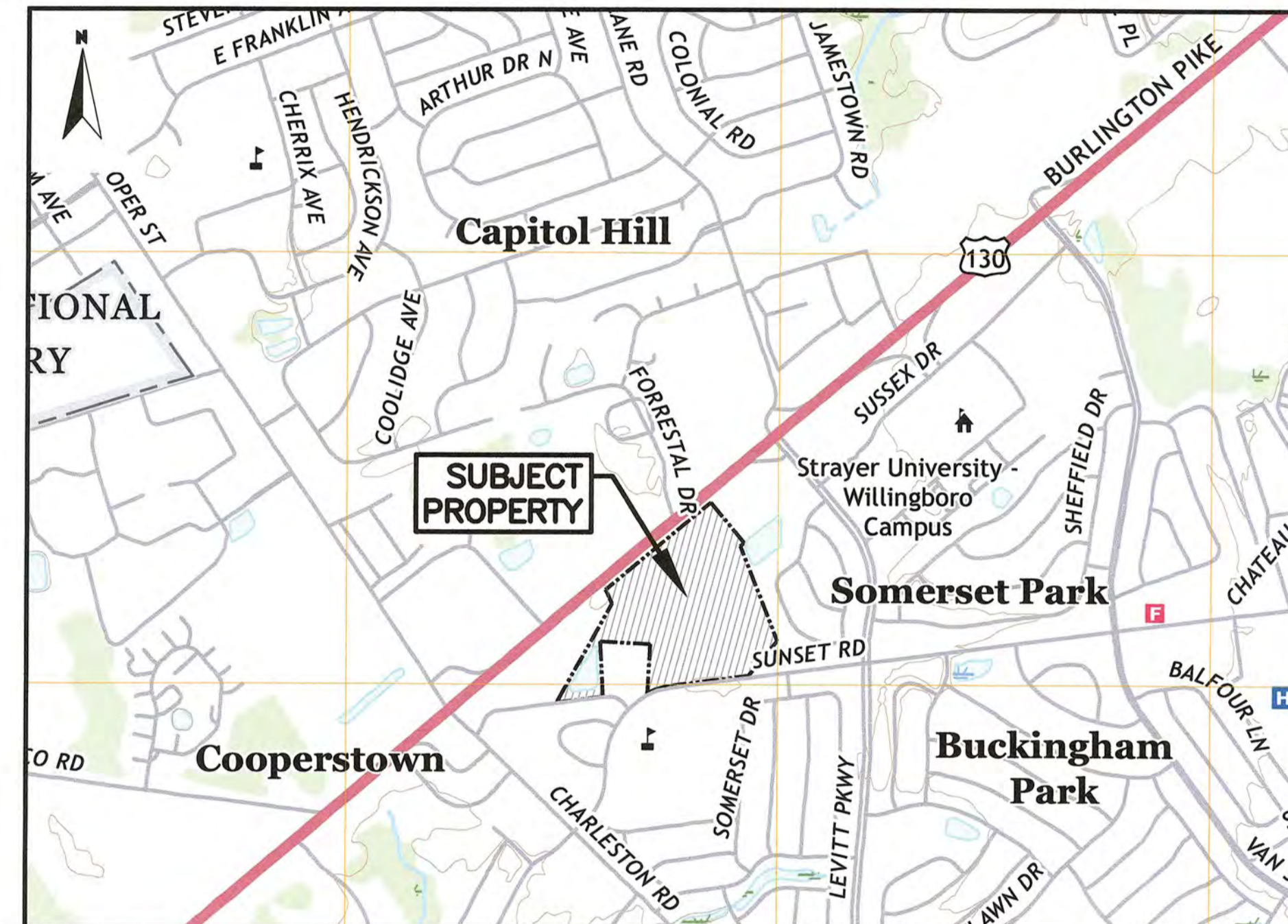
PREPARED FOR NORTH EMPIRE GROUP

SITUATED IN:

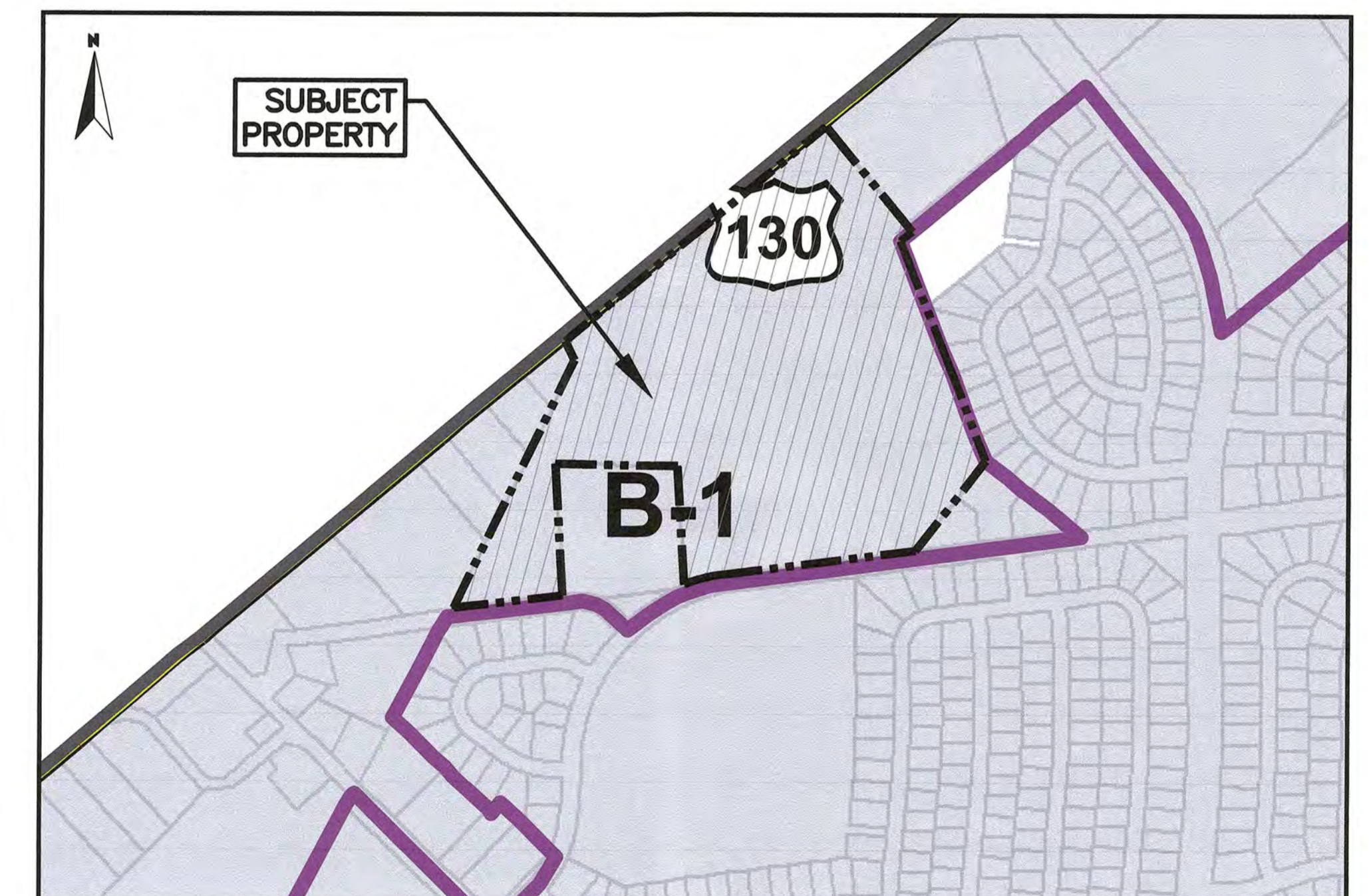
WILLINGBORO TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY



TAX MAP
(TOWNSHIP OF WILLINGBORO MAP #105)
SCALE: 1" = 400'



KEY MAP
(USGS BEVERLY QUADRANGLE)
SCALE: 1" = 1,000'



ZONING MAP
(ZONE B-1 PRIMARY BUSINESS)
SCALE: 1" = 400'

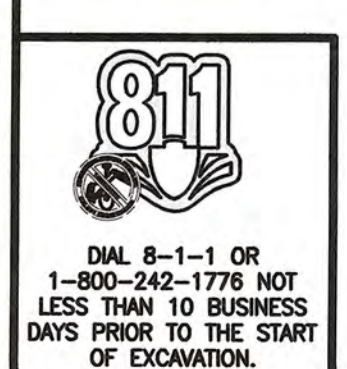
DRAWING INDEX			
SHEET NUMBER	DRAWING NAME	DATE	REVISION DATE
1	COVER SHEET	9/3/2020	
2	SITE PLAN	9/3/2020	
3	DEMOLITION AND DRAINAGE PLAN	9/3/2020	
4	SIGNAGE PLAN	9/3/2020	
5	LANDSCAPING PLAN	9/3/2020	
6	SITE DETAILS	9/3/2020	

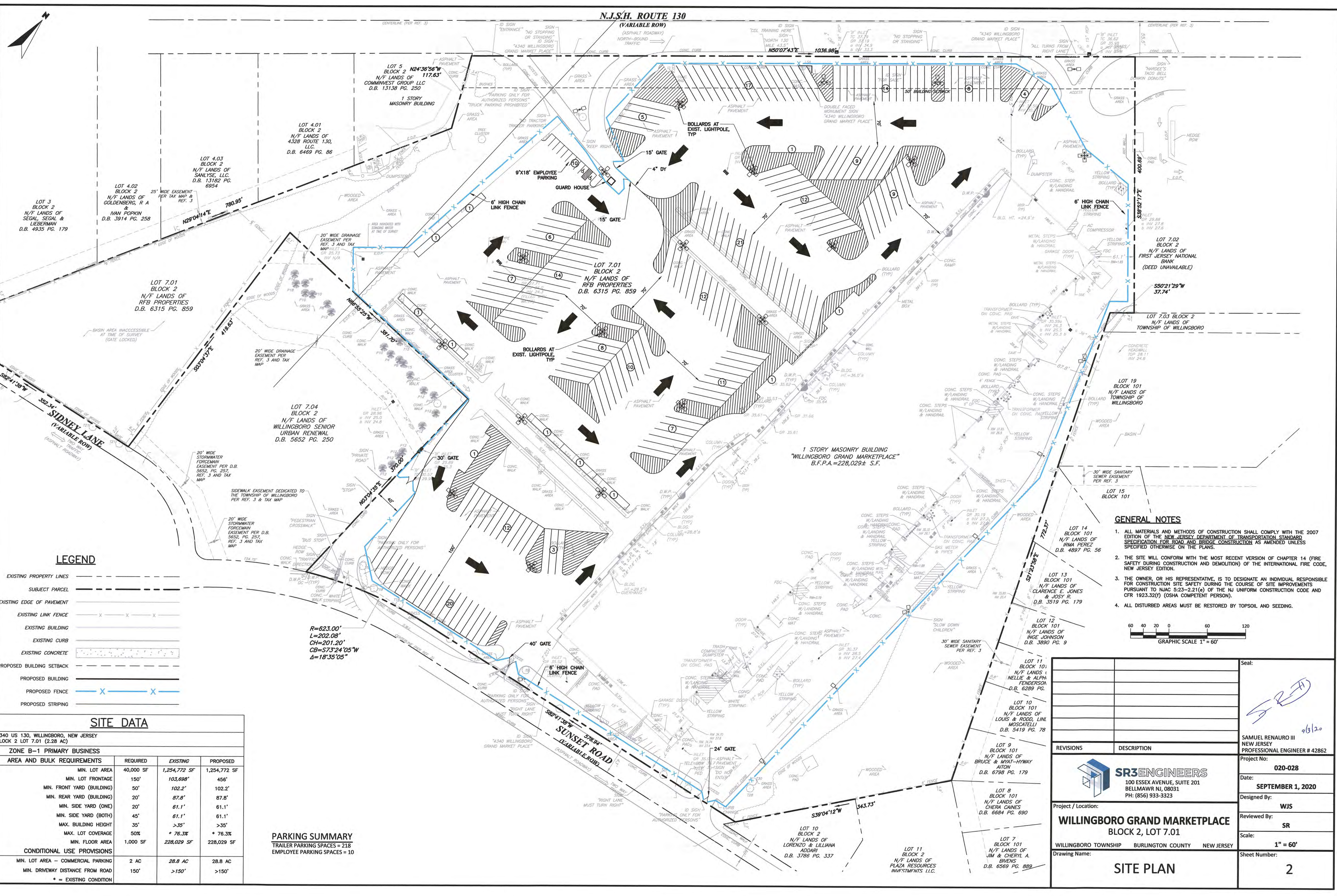
OWNER/APPLICANT :
NORTH EMPIRE GROUP
873 ROUTE 45, SUITE 101
NEW YORK CITY, NY 10956
ATTN: MAYER DEUTSCH

ENGINEER & PLANNER :
SR3 ENGINEERS, LLC
100 ESSEX AVENUE, SUITE 201
BELLMAWR, NJ 08031
ATTN: SAMUEL RENAURO PE, PP

	Seal:
	
	Project No: 020-028
	Date: SEPTEMBER 1, 2020
	Designed By: WJS
	Reviewed By: SR
	Scale: AS NOTED
	Sheet Number: 1
 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323	
WILLINGBORO GRAND MARKETPLACE BLOCK 2, LOT 7.01 WILLINGBORO TOWNSHIP BURLINGTON COUNTY NEW JERSEY	
Drawing Name: COVER SHEET	

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LEGEND

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

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	2 AC	28.8 AC	28.8 AC
MIN. DRIVEWAY DISTANCE FROM ROAD	150'	>150'	>150'

* = EXISTING CONDITION

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

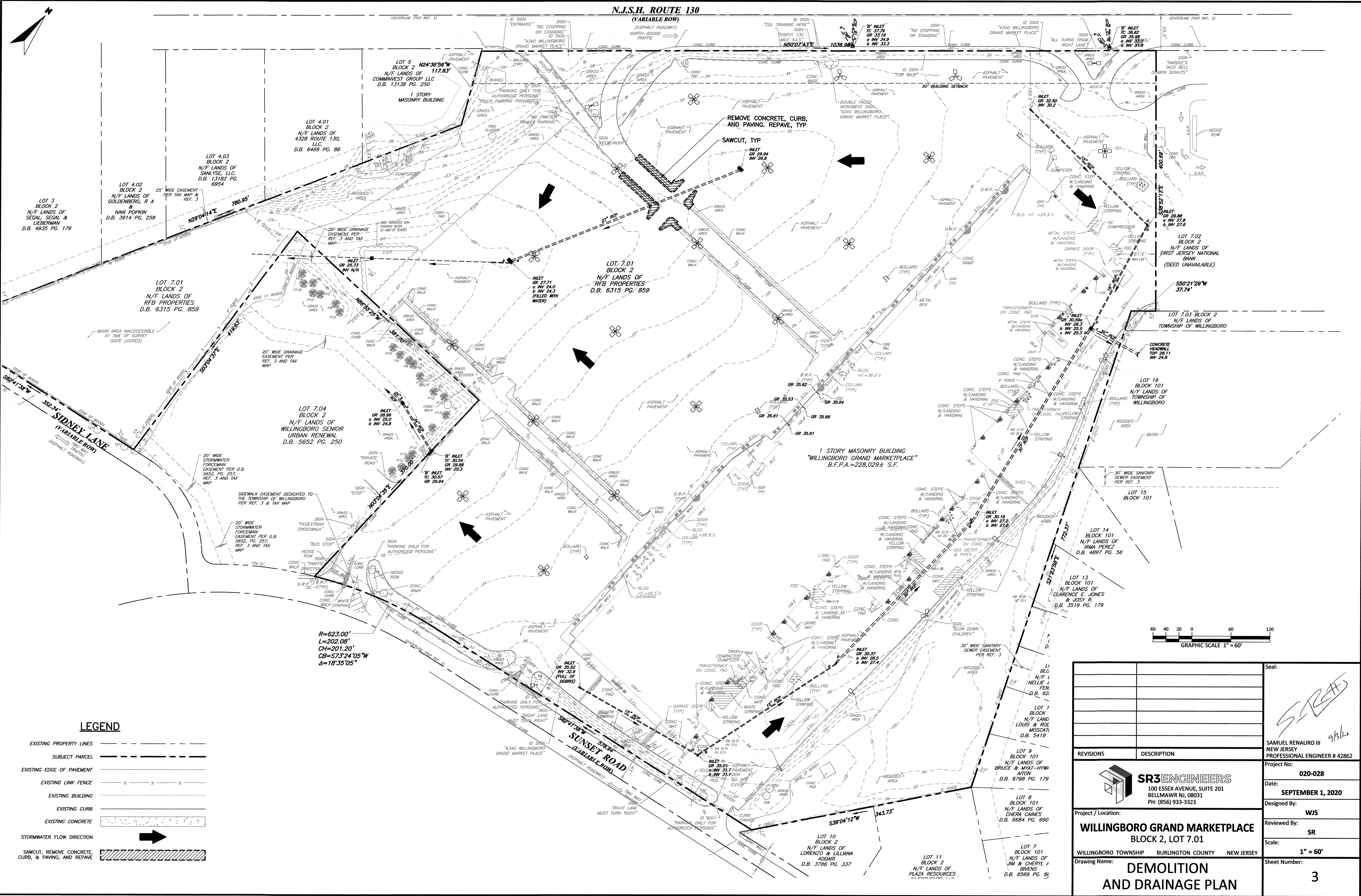
- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE 2007 EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED UNLESS SPECIFIED OTHERWISE ON THE PLANS.
 - THE SITE WILL CONFORM WITH THE MOST RECENT VERSION 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 NJ UNIFORM CONSTRUCTION CODE AND CFR 1923.32(f) (OSHA COMPETENT PERSON).
 - ALL DISTURBED AREAS MUST BE RESTORED BY TOPSOIL AND SEEDING.



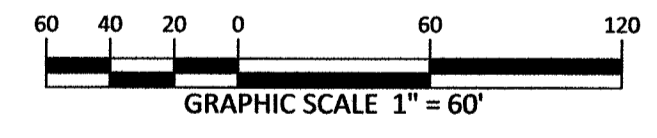
 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323		Seal: SAMUEL RENAURO III NEW JERSEY PROFESSIONAL ENGINEER # 42862
Project / Location: WILLINGBORO GRAND MARKETPLACE BLOCK 2, LOT 7.01	Project No: 020-028	Date: SEPTEMBER 1, 2020
WILLINGBORO TOWNSHIP BURLINGTON COUNTY NEW JERSEY	Designed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

N.J.S.H. ROUTE 130

(VARIABLE ROW)



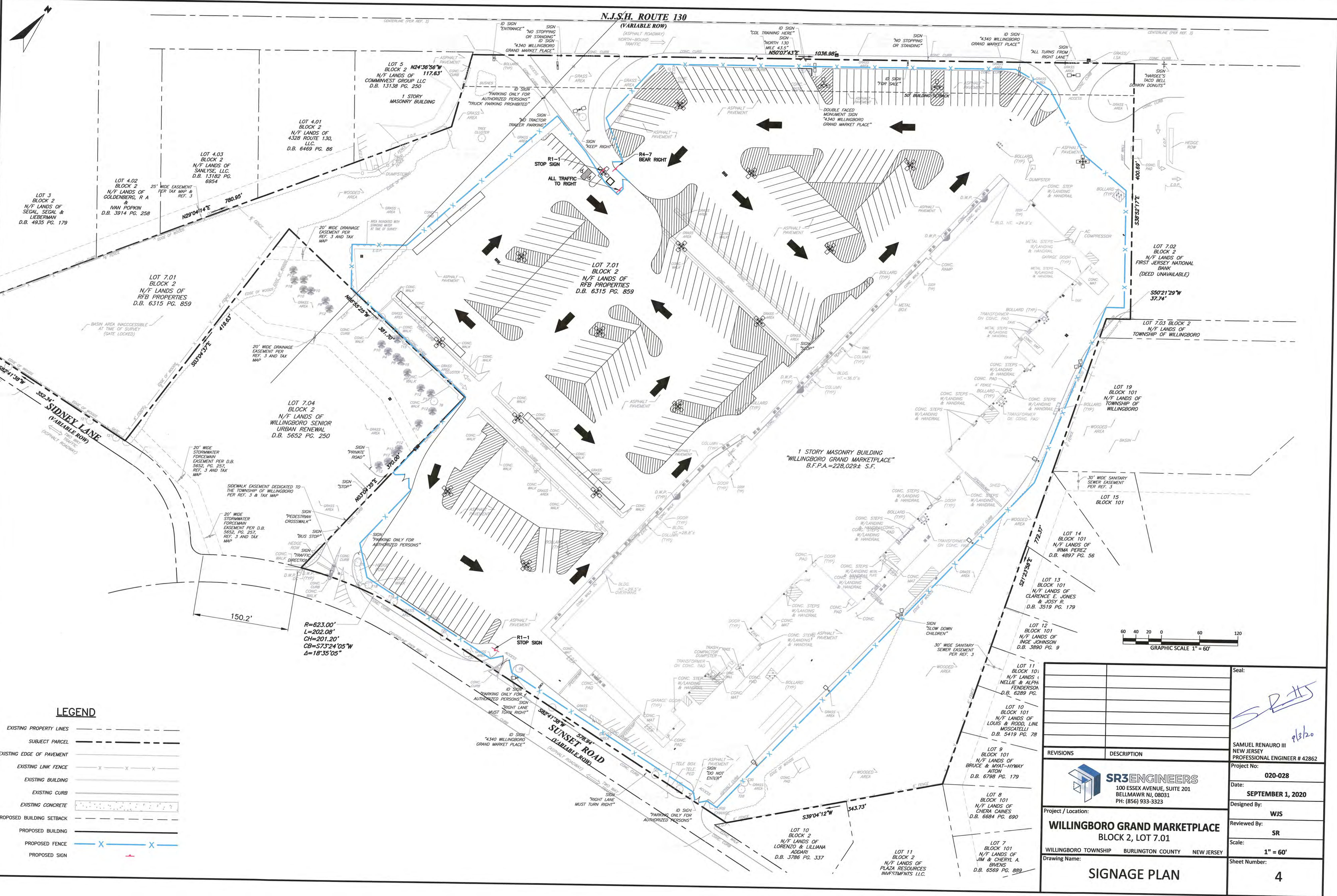
$R=623.00'$
 $L=202.08'$
 $CH=201.20'$
 $CB=S73^{\circ}24'05''W$
 $\Delta=18^{\circ}35'05''$



LEGEND

- EXISTING PROPERTY LINES ————
- SUBJECT PARCEL ————
- EXISTING EDGE OF PAVEMENT ————
- EXISTING LINK FENCE — x — x — x —
- EXISTING BUILDING ————
- EXISTING CURB ————
- EXISTING CONCRETE ————
- STORMWATER FLOW DIRECTION →
- SAWCUT, REMOVE CONCRETE, CURB, & PAVING, AND REPAVE ————

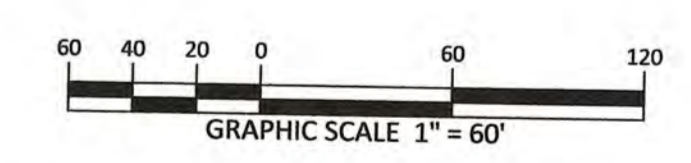
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NO.	DESCRIPTION									
<p>Project / Location:</p> <p>WILLINGBORO GRAND MARKETPLACE BLOCK 2, LOT 7.01</p> <p>WILLINGBORO TOWNSHIP BURLINGTON COUNTY NEW JERSEY</p> <p>Drawing Name: DEMOLITION AND DRAINAGE PLAN</p>										
<p>Project No: 020-028</p> <p>Date: SEPTEMBER 1, 2020</p> <p>Designed By: WJS</p> <p>Reviewed By: SR</p> <p>Scale: 1" = 60'</p> <p>Sheet Number: 3</p>										



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 — x —
- PROPOSED SIGN ———

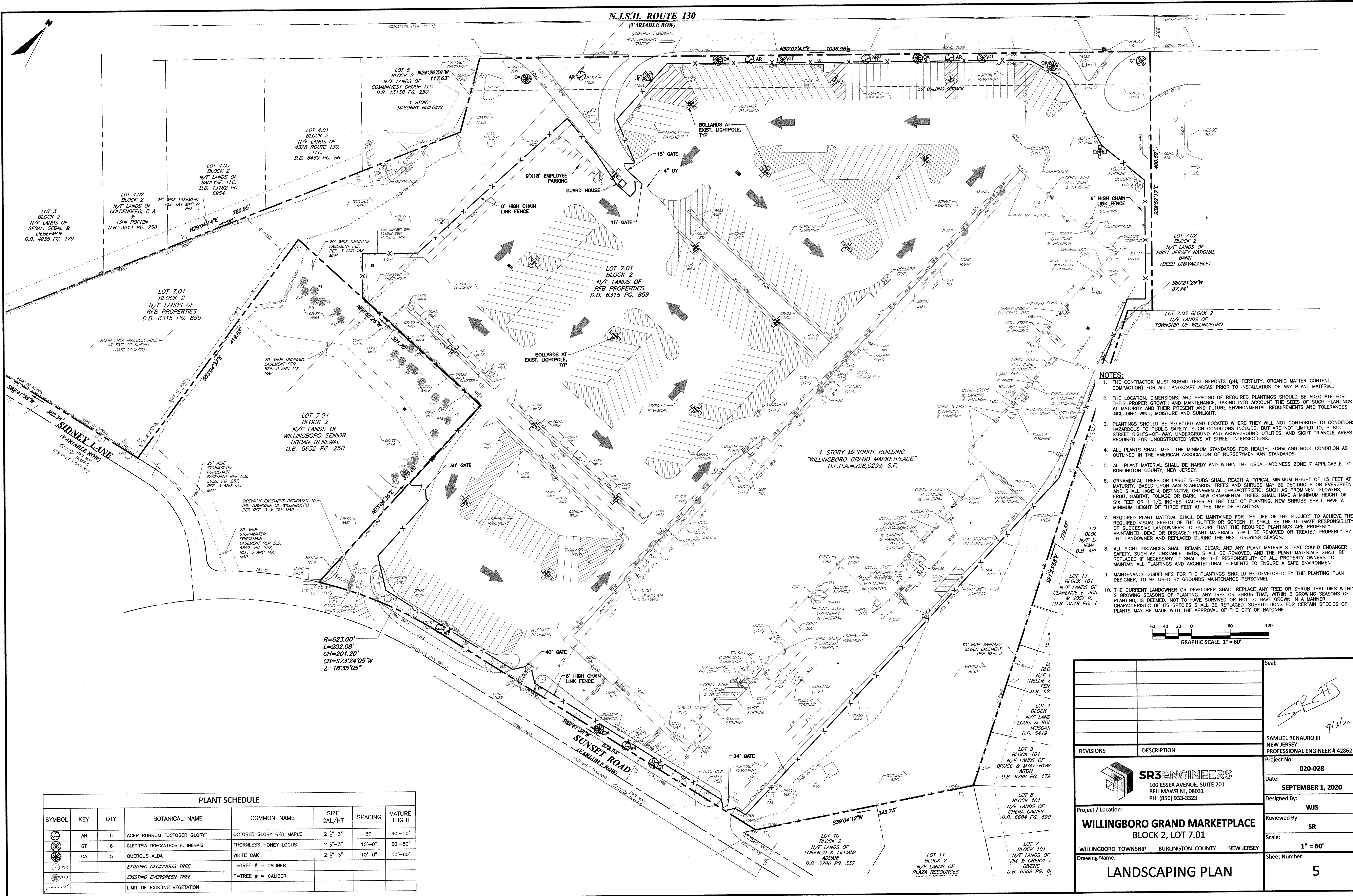
 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323		Seal: SAMUEL RENAURO III NEW JERSEY PROFESSIONAL ENGINEER # 42862 Project No: 020-028 Date: SEPTEMBER 1, 2020 Designed By: WJS Reviewed By: SR Scale: 1" = 60' Sheet Number: 4
REVISIONS 1 2 3	DESCRIPTION 1 2 3	Project / Location: WILLINGBORO GRAND MARKETPLACE BLOCK 2, LOT 7.01 WILLINGBORO TOWNSHIP BURLINGTON COUNTY NEW JERSEY Drawing Name:



$R=623.00'$
 $L=202.08'$
 $CH=201.20'$
 $CB=S73^{\circ}24'05"W$
 $\Delta=18^{\circ}35'05"$

9/3/20
 SR3

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Seal:

SR3

9/3/20

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 2862

Project No: **020-028**

Date: **SEPTEMBER 1, 2020**

Designed By: **WJS**

Reviewed By: **SR**

Scale: **1" = 60'**

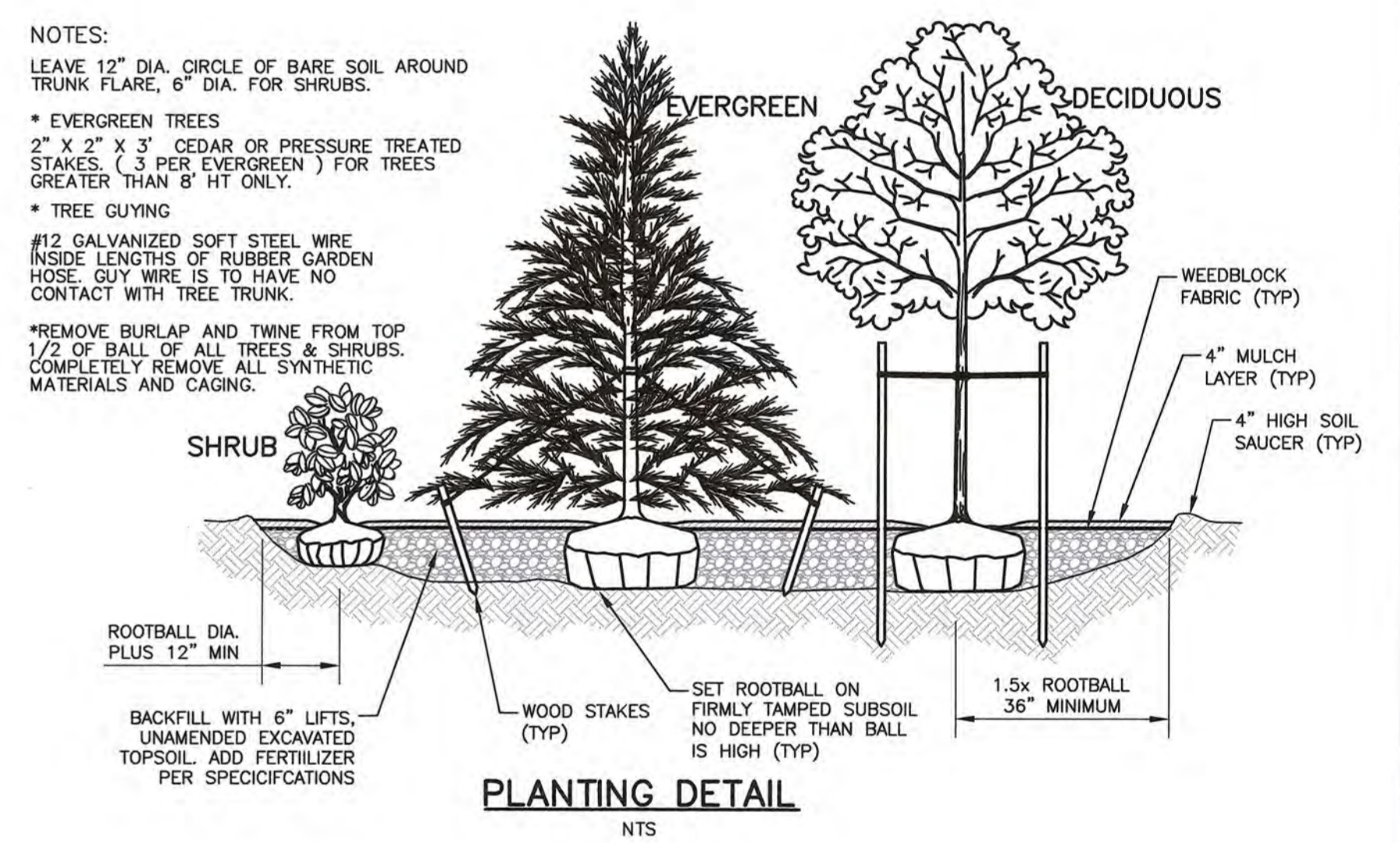
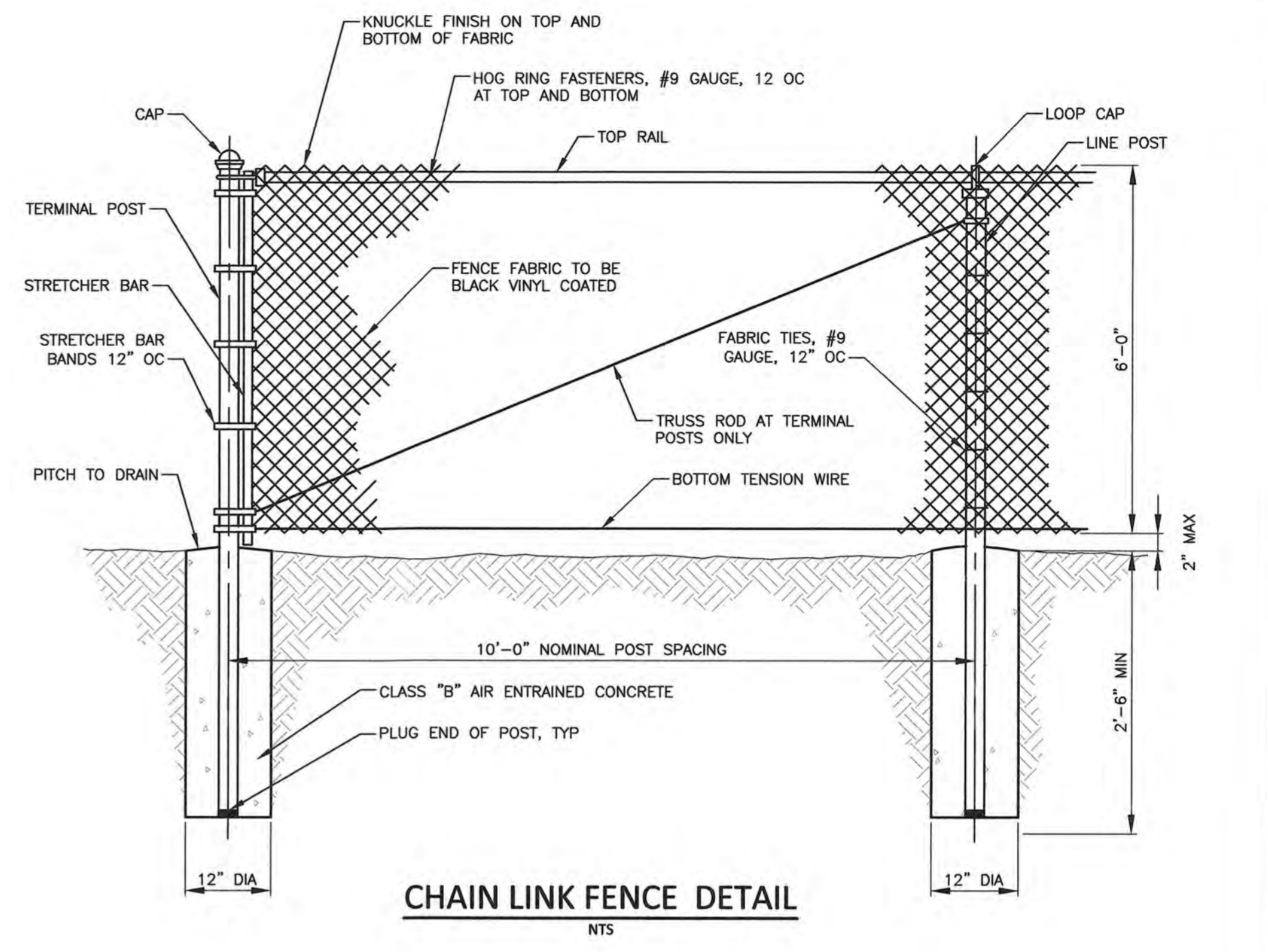
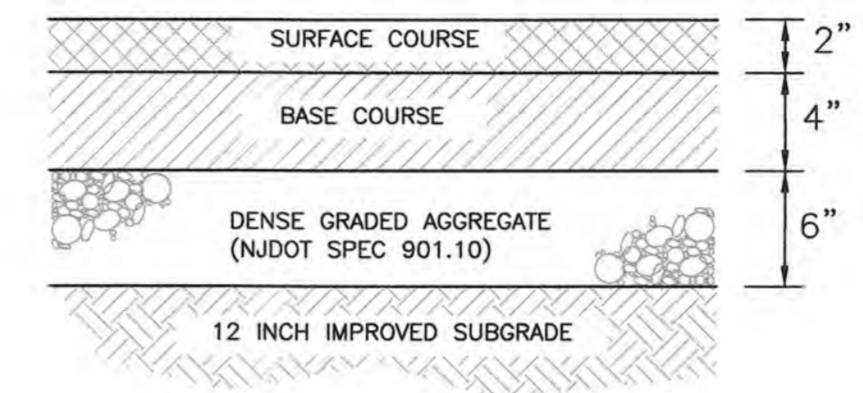
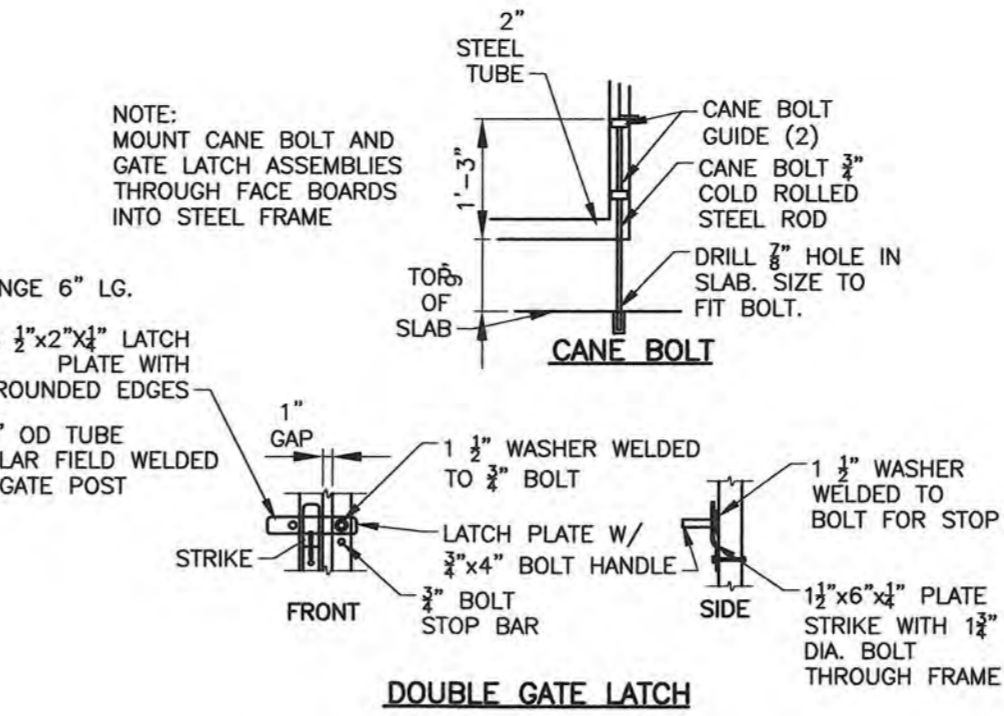
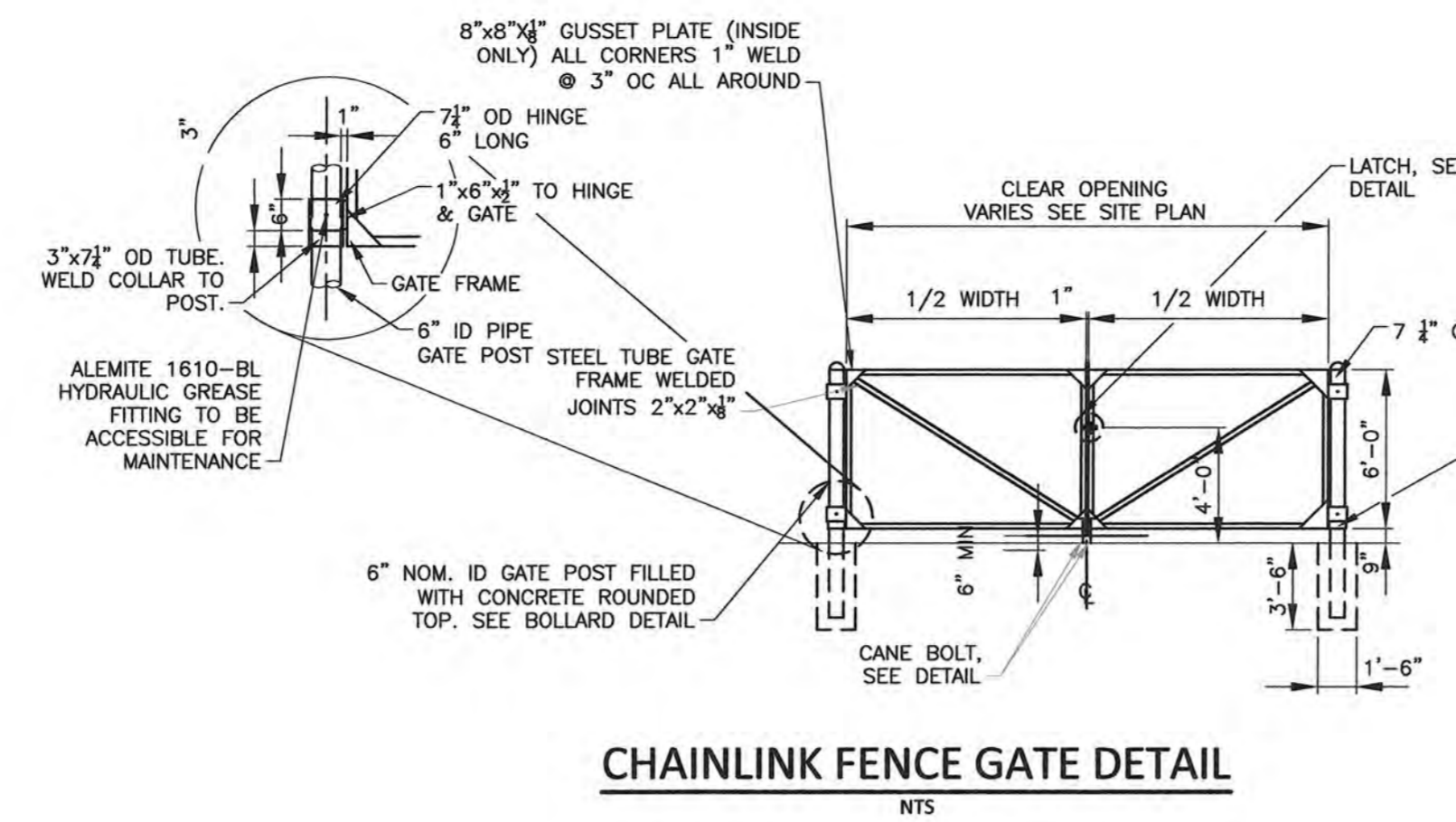
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REVISIONS	DESCRIPTION

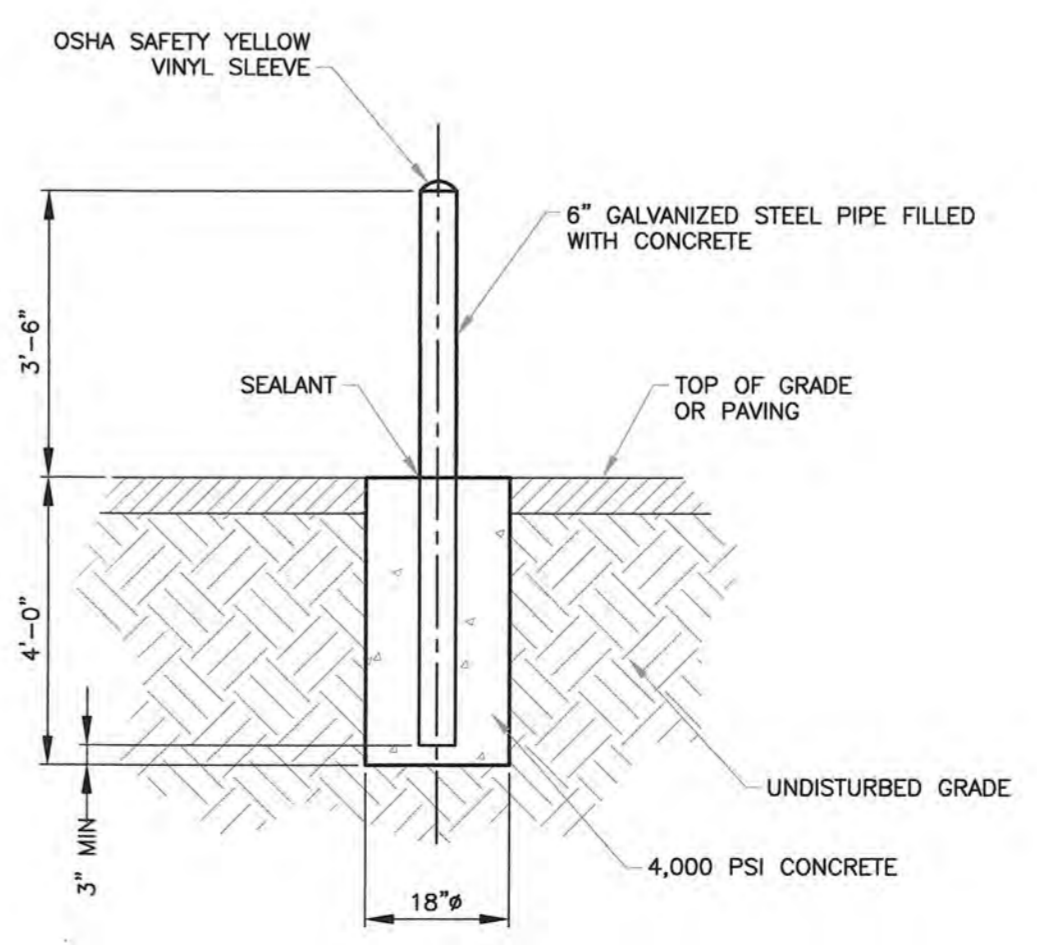
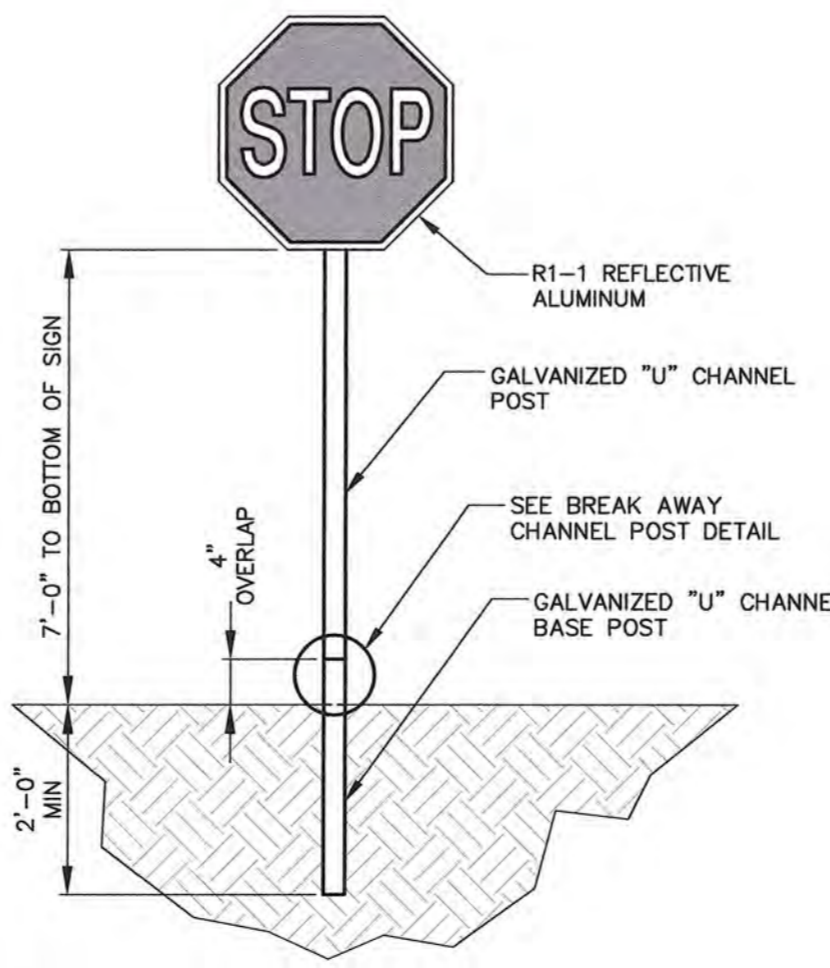
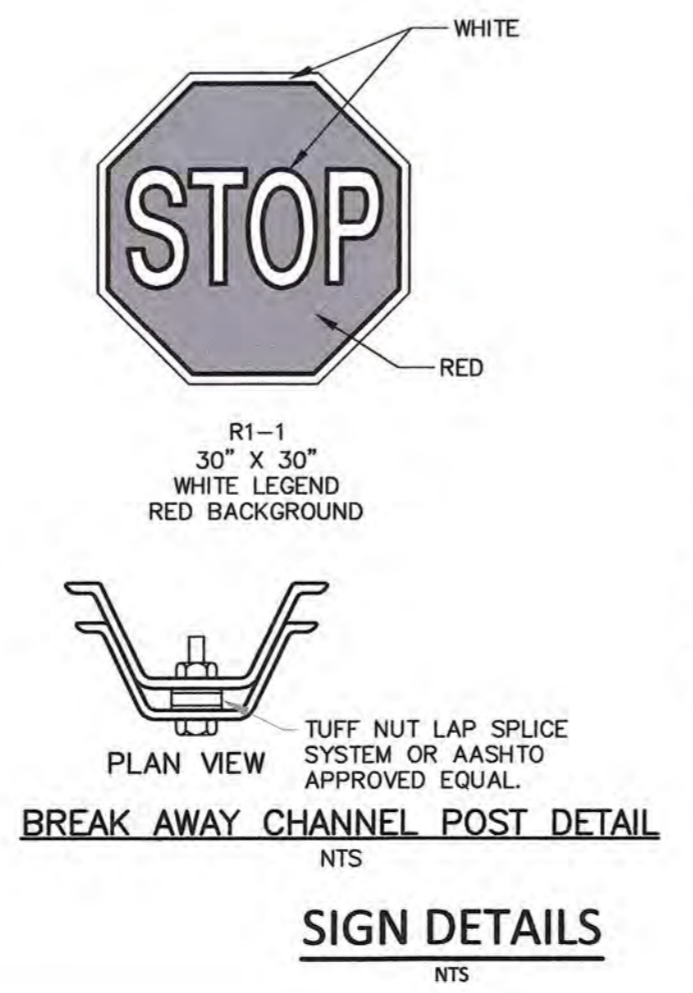
SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:
WILLINGBORO GRAND MARKETPLACE
BLOCK 2, LOT 7.01
WILLINGBORO TOWNSHIP BURLINGTON COUNTY NEW JERSEY

Drawing Name:
LANDSCAPING PLAN



- DIMENSIONS, COLORS, AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- ALL SIGNS SHALL BE OF THE ENCAPSULATED LENS TYPE.
- ALL SIGN MATERIALS SHALL BE MADE OF RETROREFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON GALVANIZED STEEL POSTS, ALL CONFORMING TO N.J.DOT STANDARD SPECIFICATIONS.
- ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- ALL SIGNS LOCATED WITHIN LANDSCAPE AREAS SHALL BE POST-DRIVEN INTO THE GROUND WITH BREAKAWAY SIGN SUPPORTS.
- ALL SIGNS INSTALLED WITHIN THE COUNTY RIGHT OF WAY (ROW) SHALL BE FABRICATED USING 3M BRAND DIAMOND GRADE SHEETING, AND INSTALLED 7 FEET ABOVE FINISHED GRADE ON GREEN ALKYD PAINTED U POSTS WITH LAP SPLICE BREAKAWAY DEVICES.
- NO SIGNS INSTALLED WITHIN THE COUNTY RIGHT OF WAY (ROW) SHALL BE PERMITTED TO BE INSTALLED IN CONCRETE OR CONCRETE FILLED STEEL PIPE.
- BREAK AWAY CHANNEL POST TO BE INSTALLED PER N.J.DOT STANDARDS.



REVISIONS		DESCRIPTION	Seal:
 SR3 ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323			SAMUEL RENAURO III NEW JERSEY PROFESSIONAL ENGINEER # 42862 Project No: 020-028 Date: SEPTEMBER 1, 2020 Designed By: WJS Reviewed By: SR Scale: AS NOTED
Project / Location:		WILLINGBORO GRAND MARKETPLACE BLOCK 2, LOT 7.01 WILLINGBORO TOWNSHIP BURLINGTON COUNTY NEW JERSEY	
Drawing Name:			Sheet Number:
SITE DETAILS			6