





- ### GENERAL NOTES
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
    - ALTA/DEEDS LAND TITLE SURVEY PROVIDED BY DYNAMIC SURVEY, LLC (18th APR 2018)
    - DEEDS, N.J. 07/19/19
    - SURVEY P.L. NO. 1478-09-0895 DATED 7/1/2019, LAST REVISED 10/10/2019
  - APPLICANT: WINSLOW 30 DEVELOPERS LLC
  - OWNER: SALVATORE, ALFRED F JR & DARYL A SR
  - PARCEL DATA: BLOCK 5402, LOT 4 SOUTH WHITE HORSE PIKE (NASH ROUTE 30) & WATERFORD-BLUE ANCHOR ROAD (CR 722)
  - ZONE: PR-1 (SINGLE RESIDENTIAL ZONE)
  - EXISTING USE: RESIDENTIAL, DWELLING (PERMITTED USE) (§208-11A.1) RETAIL SALES (PERMITTED USE) (§208-11A.2)
  - PROPOSED USE: RETAIL SALES (PERMITTED USE) (§208-11A.2) SERVICE STATION (PERMITTED USE) (§208-11A.2)

### SIGNAGE TABLE

| TYPE             | REQUIREMENTS                          | PROPOSED       |
|------------------|---------------------------------------|----------------|
| FREETOWNING      | NUMBER OF SIGNS                       | ONE (1)        |
|                  | MAXIMUM SIGN AREA                     | 20 SF PER SIDE |
|                  | MAXIMUM SIGN HEIGHT                   | 15 FT          |
|                  | MAXIMUM SIDE YARD SETBACK             | 30 FT          |
|                  | MAXIMUM CLEARANCE                     | 9 FT           |
|                  | MAXIMUM PROJECTION                    | 12 IN          |
| BUILDING MOUNTED | NUMBER OF SIGNS                       | N/A            |
|                  | MAXIMUM SIGN AREA                     | N/A            |
|                  | MAXIMUM SIGN HEIGHT                   | N/A            |
|                  | MAXIMUM CLEARANCE                     | N/A            |
|                  | MAXIMUM PROJECTION                    | N/A            |
|                  | MAXIMUM PERCENTAGE OF BUILDING FACADE | N/A            |
| CANOPY SPANNER   | NUMBER OF SIGNS                       | N/A            |
|                  | MAXIMUM SIGN AREA                     | N/A            |
| CANOPY FACADE    | NUMBER OF SIGNS                       | N/A            |
|                  | MAXIMUM SIGN AREA                     | N/A            |

- ### LOADING REQUIREMENTS
- EACH OFF-STREET PARKING SPACE SHALL HAVE AN AREA OF NOT LESS THAN TWO HUNDRED (200) SQUARE FEET, EXCLUSIVE OF ACCESS DRIVES OR ALLEYS, AND SHALL BE OF USABLE SHAPE AND CONDITION (§208-77.2.1) (COMPLIES)
  - FOR PARKING LOTS WITH TWENTY (20) OR MORE SPACES, A MINIMUM OF FIVE PERCENT (5%) OF ALL SPACES SHALL BE TWELVE (12) FEET WIDE. THESE WIDER SPACES SHALL BE LOCATED IN ONE (1) AREA AND DESIGNATED AS PARKING FOR THE HANDICAPPED. THESE SPACES SHALL BE LOCATED SO THAT ACCESS DOES NOT REQUIRE WHEELING OR WALKING BEHIND PARKED CARS (§208-77.2.2) (VARIANCE - UNIMPAVED STALLS ARE 8 FEET IN WIDTH WITH AN 8 FOOT SHARED ACCESS AISLE)
  - OFF-STREET PARKING SPACES FOR ALL VEHICLES SHALL BE LOCATED WITHIN THE FRONT BUILDING LINE AND THE RIGHT-OF-WAY LINE ON CORNER LOTS. THIS REQUIREMENT SHALL ALSO APPLY TO THE SPACE BETWEEN THE SIDE STREET RIGHT-OF-WAY LINE AND THE SIDE BUILDING LINE (§208-77.2.3) (VARIANCE - PARKING LOCATED BETWEEN BUILDING LINE AND SOUTH WHITE HORSE PIKE (NASH ROUTE 30) & WATERFORD-BLUE ANCHOR ROAD (CR 722))
  - PARKING CALCULATION: RETAIL STORES: ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA (208-77.2.1) (2588 SF/1) PARKING SPACE/250 SF = 23 SPACES (COMPLIES)

- ### DRIVEWAY REQUIREMENTS
- OFF-STREET DRIVEWAYS SHOULD BE DESIGNED TO PREVENT THE WANDERING OF VEHICLES INTO OR OUT OF PARKING SPACES OR THE STRAYING OF VEHICLES WITHIN THE PORTION OF AN ENTRANCE DRIVEWAY OR DRIVEWAY LINE THAT IS WITHIN TWENTY (20) FEET OF THE EXISTING DRIVEWAY LINE. A ROAD CLOSURE SIGN SHOULD BE SO LOCATED TO PREVENT ALL VEHICLES FROM TURNING AROUND ON THE SITE IN ORDER TO PREVENT THE NECESSITY OF ANY VEHICLE BACKING ONTO THE ROAD FROM SUCH SITE (§208-77.2.4) (COMPLIES)
  - FOR A SIDE DRIVEWAY OF 150 TO 300 FEET, TWO (2) DRIVEWAYS ARE PERMITTED (§208-12-0.1) (COMPLIES)
  - WHERE A SIDE DRIVEWAY OCCUPIES A CORNER OF TWO (2) INTERSECTING ROADS, NO DRIVEWAY ENTRANCE OR EXIT MAY BE LOCATED WITHIN A MINIMUM OF THIRTY (30) FEET OF THE TANGENT OF THE EXISTING OR PROPOSED CURB RADIUS OF THAT SIDE (§208-12.0.4) (COMPLIES)
  - DRIVEWAYS USED FOR TWO-WAY OPERATION WILL INTERFERE WITH COLLECTION OR ARTIFICAL ROAD AT AN ANGLE TO AS NEW INETRY DEVICES (PP) AS SITE CONDITIONS WILL PERMIT AND IN NO CASE SHALL BE LESS THAN SIXTY DEGREES (§208-12.0.7) (COMPLIES)
  - TWO-WAY DRIVEWAYS FOR COMMERCIAL USES SHALL HAVE A CURBLINE OPENING OF TWENTY-FOUR (24) TO FIFTY (50) FEET AND A DRIVEWAY WIDTH OF TWENTY-FOUR (24) TO FIFTY (50) FEET. TWO-WAY DRIVEWAYS FOR SERVICE STATION USES SHALL HAVE A CURBLINE OPENING OF TWENTY-FOUR (24) TO THIRTY-TWO (32) FEET AND A DRIVEWAY WIDTH OF TWENTY (20) TO THIRTY-TWO (32) FEET (§208-12.0.8) (COMPLIES)

- ### LANDSCAPING REQUIREMENTS
- FOR ALL NONRESIDENTIAL USES, LANDS BETWEEN THE PARKING AREA AND BUILDING SHALL BE LANDSCAPED WITH TREES, SHRUBS AND GRASS COVER TO THE MAXIMUM EXTENT POSSIBLE (§208-77.0.1) (VARIANCE - NO LANDSCAPING PROPOSED BETWEEN BUILDING AND PARKING)
  - PARKING AND LOADING AREAS FOR COMMERCIAL AND INDUSTRIAL USES SHALL BE BUFFERED BY LANDSCAPING AND/OR FENCING FROM ADJACENT STREETS, EXISTING RESIDENTIAL USES OR ANY RESIDENTIAL ZONING DISTRICT (§208-77.0.2) (COMPLIES)
  - TREES PLANTED WITHIN PARKING AREAS SHALL BE SPACED OR SPACED SO AS NOT TO INTERFERE WITH DRIVEN VEHICLES SHALL HAVE BRANCHES NO LOWER THAN SIX (6) FEET AND SHALL BE PLACED AT THE RATE OF AT LEAST ONE (1) TREE FOR EVERY TEN (10) PARKING SPACES (§208-77.0.3) (VARIANCE - NO TREES PROPOSED WITHIN PARKING AREA)
  - NO BUILDING, OTHER THAN BUILDINGS FOR AGRICULTURAL, PRODUCT SALES ESTABLISHMENTS, SHALL BE LOCATED WITHIN TWO HUNDRED (200) FEET FROM THE CENTER LINE OF A SCENIC CORRIDOR UNLESS ENVIRONMENTAL OR OTHER PHYSICAL CONSIDERATIONS MAKE IT IMPRACTICABLE TO DO SO. IN SUCH CASE, THE BUILDING SHALL BE SET BACK AS CLOSE TO TWO HUNDRED (200) FEET AS IS PRACTICABLE, AND THE SITE SHALL BE LANDSCAPED SO AS TO PROVIDE SCREENING FROM THE CORRIDOR (§208-77.0.4) (VARIANCE - CANOPY LOCATED 73.1 FT AND 43.5 FEET FROM EACH ROADWAY AND BUILDING LOCATED 112.3 FT AND 43.6 FT)

- ### PC-3 ZONE
- THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION
- DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
- 1500 Main Street  
Lark Camp, NJ 07031  
P: 732.974.0188  
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www.dynamiceng.com
- DATE: 12/27/19  
JOB NO: 1478-09-0895  
SCALE: 1"=30'  
SHEET NO: 5 OF 24
- PROJECT: WINSLOW 30 DEVELOPERS, LLC  
PROPOSED WAWA FOOD MARKET & FUELING STATION  
BLOCK 5402, LOT 4 (TAX MAP SHEET #54)  
SOUTH WHITE HORSE PIKE (NASH ROUTE 30) & WATERFORD-BLUE ANCHOR ROAD (CR 722)  
TOWNSHIP OF WINSLOW, CAMDEN COUNTY, NEW JERSEY
- DESIGNED BY: CAM  
CHECKED BY: MAM  
DATE: 12/27/19
- MATTHEW SHARO  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52889
- MARK A. WHITAKER  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 41417

TAX LOT 4  
BLOCK 5402  
N/ ALFRED F JR & DARYL A SR SALVATORE  
DE. 7595, PG. 6336  
268,184 SF, 6.157 AC.

TAX LOT 5  
N/ KIMBERLY M & DARYL A SR SALVATORE  
DE. 8923, PG. 760

WATERFORD ROAD  
(66' ROW WITH 20' 0" W/ 60' ROW WITH 20' 0" W)

SOUTH WHITE HORSE PIKE  
(66' ROW WITH PER TAX MAP)

BATES ROAD  
(66' ROW WITH 20' 0" W/ 60' ROW WITH 20' 0" W)

PC-3 ZONE

GRAPHIC SCALE  
1" = 30 FT

Product: 12/16/20 - 11447\_A44\_Bir\_eplan.dwg  
File: P:\Projects\1478\1478\1478.dwg  
Date: 12/27/19