



ZONING NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCED INCLUDING: BOUNDARY AND AS-BUILT PLAN AS PREPARED BY JTS ENGINEERS AND LAND SURVEYORS, INC. 19 STRATFORD AVENUE, STRATFORD, NJ 08084. PROJECT# 18- DATED: 9-21-2018
- OWNER: BRYN MAWR SILVERADO, LLC 785 JOHN BARRY DRIVE BRYN MAWR, PA 19010
- APPLICANT: VB WINSLOW REALTY, LLC 7811 GOVERNOR PRINCE BOULEVARD CLAYTON, DE 19703
- PARCEL DATA: BLOCK 2901.02, LOT 1 SICKLEVILLE ROAD (CR 705) AND THOUSAND OAK DRIVE TOWNSHIP OF WINSLOW CAMDEN COUNTY, NJ
- ZONING: C (MINOR COMMERCIAL) PROPOSED USE: RESTAURANT AND RETAIL - PERMITTED USE
- BULK TABLE

ZONE REQUIREMENT (RETAIL)	REQUIRED		PROPOSED	
	MIN. LOT AREA	10,500 SF	195,500 SF	(4.49 ACRES)
MIN. FRONT YARD SETBACK	40'	81.8'	81.8'	
MIN. SIDE YARD SETBACK	30'	80.6'	80.6'	
MIN. REAR YARD SETBACK	30'	133.8'	133.8'	
MAX. BUILDING HEIGHT	35'	30'	30'	
MAX. % OF LOT COVERAGE (BLDG)	30%	5.82%	5.82%	
MAX. % OF PARCEL SURFACE	40%	5.82%	5.82%	
MAX. IMPERVIOUS COVERAGE	75%	36.82%	36.82%	

- PARKING REQUIREMENTS (284-123)
 - 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 BE OF USABLE SHAPE AND CONDITION. (10' X 20' PROPOSED)
 - A MINIMUM OF 5% OF THE PARKING SPACES SHALL BE 12' WIDE IN PARKING LOTS WITH MORE THAN TWENTY PARKING SPACES.
 - REQUIRED PARKING SPACES: RETAIL STORES - ONE SPACE PER 250 SF OF GFA OFFICES - ONE SPACE PER 400 SF OF RENTABLE FLOOR AREA RESTAURANT - ONE PARKING SPACE PER 3 SEATS
 - 5,950 RETAIL/RESTAURANT & 1,500 SF MEZZANINE MANAGEMENT OFFICE
 - 4445 SF FLOOR AREA / 250 SF = 18 SPACES
 - 30 SEATS/3 SPACES = 10 SPACES
 - 1,500 SF/400 SF = 4 SPACES
 - TOTAL REQUIRED = 34 SPACES
 - 5,040 RETAIL
 - 5,040 SF FLOOR AREA / 250 SF = 20 SPACES
 - 50 SPACES REQUIRED, 88 SPACES PROPOSED
- OFF-STREET PARKING AREAS SHOULD BE DESIGNED TO PREVENT THE MANEUVERING OF VEHICLES INTO OR OUT OF PARKING AREAS OR THE STORAGE OF VEHICLES WITHIN ANY PORTION OF AN ENTRANCE DRIVEWAY LANE THAT IS WITHIN TWENTY (20) FEET OF THE RIGHT-OF-WAY LINE OF A ROAD
- FOR ALL NON-RESIDENTIAL USES, APARTMENTS, TOWNHOUSES, OR OTHER MULTIFAMILY RESIDENTIAL USES, LANDS BETWEEN THE PARKING AREA AND BUILDING SHALL BE LANDSCAPED WITH TREE, SHRUBS AND GROUND COVER TO THE MAXIMUM EXTENT POSSIBLE
- PARKING AND LOADING AREAS FOR COMMERCIAL OR INDUSTRIAL USES SHALL BE BUFFERED BY LANDSCAPING AND/OR FENCING FROM ADJOINING STREETS, EXISTING RESIDENTIAL USES OR ANY RESIDENTIAL ZONING DISTRICT AS SPECIFIED IN 284-110.
- TREES PLANTED WITHIN PARKING AREAS SHALL BE STAGGERED OR SPACED SO AS NOT TO INTERFERE WITH DRIVER VISION, SHALL HAVE BRANCHES NO LOWER THAN SIX (6) FEET AND SHALL BE PLACED AT A RATE OF ONE (1) TREE FOR EVERY TEN (10) PARKING SPACES.

- OFF STREET LOADING (284-124)
 - EACH LOADING SPACE SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH, THIRTY-FIVE (35) FEET IN LENGTH, HAVE A MINIMUM CLEARANCE OF FOURTEEN (14) FEET AND MAY OCCUPY ALL OR ANY PART OF ANY REQUIRED FRONT YARD.
 - TWO (2) LOADING BERTHS ARE REQUIRED FOR RETAIL/COMMERCIAL USES BETWEEN 25,000 AND 50,000 SF.
 - OFF STREET LOADING SPACES SHALL BE OF SUFFICIENT SIZE AND SHAPE TO ACCOMMODATE THE LARGEST VEHICLE ANTICIPATED
 - FOR EVERY RETAIL AND WHOLESALE COMMERCIAL AND/OR INDUSTRIAL BUILDING, STRUCTURE OR PART THEREOF HAVING OVER 10,000 SF OF GFA AREA ERECTED AND OCCUPIED, THERE SHALL BE PROVIDED AT LEAST ONE TRUCK STANDING LOADING AND UNLOADING SPACE ON THE PREMISES. ONE LOADING SPACE REQUIRED, ONE LOADING SPACE PROPOSED.
 - NO OFF-STREET LOADING/UNLOADING AREA SHALL BE PERMITTED IN ANY REQUIRED FRONT YARD AREA.
 - LOADING AREAS SHALL BE LOCATED ON THE SAME LOT AS THE USE BEING SERVED, MAY ABUT THE BUILDING BEING SERVED RATHER THAN REQUIRED A SETBACK FROM THE BUILDING AND SHALL BE LOCATED TO DIRECTLY SERVE THE BUILDING FOR WHICH THE SPACE IS BEING PROVIDED.
 - NO LOADING SPACE SHALL BE LOCATED WITHIN A REQUIRED BUFFER AREA.

- DRIVEWAYS (284-114)
 - NUMBER OF DRIVEWAYS PROVIDED FROM A SITE TO ANY ROAD SHALL BE AS FOLLOWS:
 - A. 100' OR LESS OF STREET FRONTAGE: 1 DRIVEWAY
 - B. MORE THAN 100 BUT LESS THAN 300' OF STREET FRONTAGE: 2 DRIVEWAYS
 - THE MINIMUM REQUIRED SIGHT DISTANCE FOR A 45 MPH ROADWAY IS 350'
 - WHERE A SITE OCCUPIES A CORNER TO 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.
 - WHERE TWO (2) OR MORE DRIVEWAYS CONNECT A SINGLE SITE TO ANY ONE (1) ROAD, A MINIMUM OF CLEAR SITE DISTANCE OF TWENTY-FIVE FEET MEASURED ALONG THE RIGHT-OF-WAY LINE SHALL SEPARATE THE CLOSEST EDGES OF ANY TWO (2) SUCH DRIVEWAYS.
 - DRIVEWAYS USED FOR TWO (2) WAY OPERATION WILL INTERSECT ANY COLLECTOR OR ARTERIAL ROAD AT AN ANGLE OF NINETY (90) DEGREES.
 - DRIVEWAYS USED BY VEHICLES IN ONE (1) DIRECTION OF TRAVEL (RIGHT TURN ONLY) SHALL NOT FORM AN ANGLE SMALLER THAN FORTY-FIVE DEGREES (45°) WITH A COLLECTOR OR ARTERIAL ROAD, UNLESS ACCELERATION AND DECELERATION LANES ARE PROVIDED.
 - THE REQUIRED DRIVEWAY WIDTHS FOR 10-FAMILY AND OVER SHALL BE AS FOLLOWS:
 - A. ONE-WAY OPERATION: CURBLINE OPENING: 12'-30", DRIVEWAY WIDTH: 10'-26".
 - B. TWO-WAY OPERATION: CURBLINE OPENING: 24'-36", DRIVEWAY WIDTH: 20'-30".
 - THE REQUIRED DRIVEWAY WIDTHS FOR COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL BE AS FOLLOWS:
 - A. ONE-WAY OPERATION: CURBLINE OPENING: 24'-50", DRIVEWAY WIDTH: 24'-34".
 - B. TWO-WAY OPERATION: CURBLINE OPENING: 24'-50", DRIVEWAY WIDTH: 24'-45".
- BUFFER STRIPS (284-110)
 - BUFFER STRIPS ARE REQUIRED ALONG ALL LOT LINES SEPARATING A NON-RESIDENTIAL USE, APARTMENTS, OR OTHER MULTIFAMILY HOUSING STRUCTURES AND TOWNHOUSES FROM AN EXISTING RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT FOR THE PURPOSE OF OBSCURING VIEWS, SCREENING THE GLARE FROM AUTOMOBILE HEADLIGHTS, AND REDUCING NOISE.
 - BUFFER STRIPS SHALL BE 50' IN WIDTH MEASURED FROM THE PROPERTY LINE AND SHALL CONSIST OF ANY, OR A COMBINATION, OF THE FOLLOWING: EXISTING TREES AND SHRUBS, NEW LANDSCAPING MATERIALS, BERRIES, WALLS OR FENCES.
 - BUFFER STRIPS SHALL HAVE EXISTING TREES AND SHRUBS OR ADDITIONAL PLANTINGS OF SUFFICIENT DENSITY AS TO OBLSCURE, THROUGHOUT THE FULL COURSE OF THE YEAR, THE GLARE OF AUTOMOBILE HEADLIGHTS.
 - MAINTENANCE OF THE BUFFER STRIP SHALL BE THE RESPONSIBILITY OF THE LAND OWNER OR THE ORGANIZATION ESTABLISHED TO OWN AND MAINTAIN COMMON OPEN SPACE, PER 284-125 OF THIS ARTICLE.

SIGNAGE TABLE

SIGN TYPE	REQUIREMENTS		PROPOSED	
	NUMBER OF SIGNS:	1 PER LOT	NUMBER OF SIGNS:	1 SIGN
FREESTANDING	MAX. SIGN AREA:	50 SF	SIGN AREA:	50 SF
	MAX. SIGN HEIGHT:	8 FT (TOP)	SIGN HEIGHT:	8'
	MAX. SIGN SETBACK:	0'	SIGN SETBACK:	5'
WALL SIGNS	PERMITTED NUMBER OF FACADE SIGNS	2 PER BUSINESS	NUMBER OF SIGNS:	1 PER BUSINESS
	MAX. SIGN AREA:	AS PERMITTED	SIGN AREA PER SIGN:	= AS PERMITTED



Seal: [Signature]

APRIL 7, 2021 REVISED PER TOWNSHIP REVIEW

REVISIONS DESCRIPTION

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

Project/Location:
RESTAURANT AND RETAIL
SHEET 29.01 BLOCK 2901.02, LOT 1
TOWNSHIP OF WINSLOW CAMDEN COUNTY NEW JERSEY

Project No: 020-011
Date: **NOVEMBER 01, 2020**
Designed By: WJS
Reviewed By: SR
Scale: 1" = 30'
Sheet Number: 3