

GENERAL NOTES

2019-03-01 / LEC STD
(AS APPLICABLE TO THIS PROJECT)

1. SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ET. AL. RELATED TO THIS PROJECT INCLUDE (BUT MAY NOT BE LIMITED TO) THE FOLLOWING:
 - 1.1 SURVEY
 - 1.2 GEOTECHNICAL REPORTS
 - 1.3 ENVIRONMENTAL REPORTS
 - 1.4 WETLANDS REPORTS
 - 1.5 STORMWATER MANAGEMENT REPORT
 - 1.6 POST CONSTRUCTION STORMWATER MANAGEMENT REPORT
 - 1.7 EROSION AND SEDIMENT CONTROL NARRATIVE
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ABOVE DOCUMENTS AND FAMILIARIZING THEMSELVES WITH THE SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
3. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
4. ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
6. THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY / ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
8. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN THE CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT AND THE PLANS ETC.
9. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
10. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, PC. AT THE TIME OF PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY LANDCORE ENGINEERING CONSULTANTS, PC. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
11. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE RE-DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL / BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY AND TOWN LOCAL LAWS AND APPLICABLE CODES.
14. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
15. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND / OR GEOTECHNICAL REPORT.
18. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS / SCOPE REVISIONS WHICH RESULT FROM THE SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS / MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
19. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
20. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO INCLUDE THE FACILITIES OF THIS PROJECT. CONTRACTORS MUST FURNISH EVIDENCE OF SUCH INSURANCE TO THE LANDCORE ENGINEERING CONSULTANTS, PC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTORS MUST FURNISH EVIDENCE OF SUCH INSURANCE TO THE LANDCORE ENGINEERING CONSULTANTS, PC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTORS MUST FURNISH EVIDENCE OF SUCH INSURANCE TO THE LANDCORE ENGINEERING CONSULTANTS, PC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. NEITHER THE PROFESSIONAL ACTIVITIES OF LANDCORE ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF LANDCORE ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBSIDIARIES AT CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES, LANDCORE ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
22. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND ACCEPT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN, NOT CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LANDCORE ENGINEERING CONSULTANTS' REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT LANDCORE ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF LANDCORE ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
23. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, LANDCORE ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
24. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
25. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM, THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

SITE PLAN NOTES

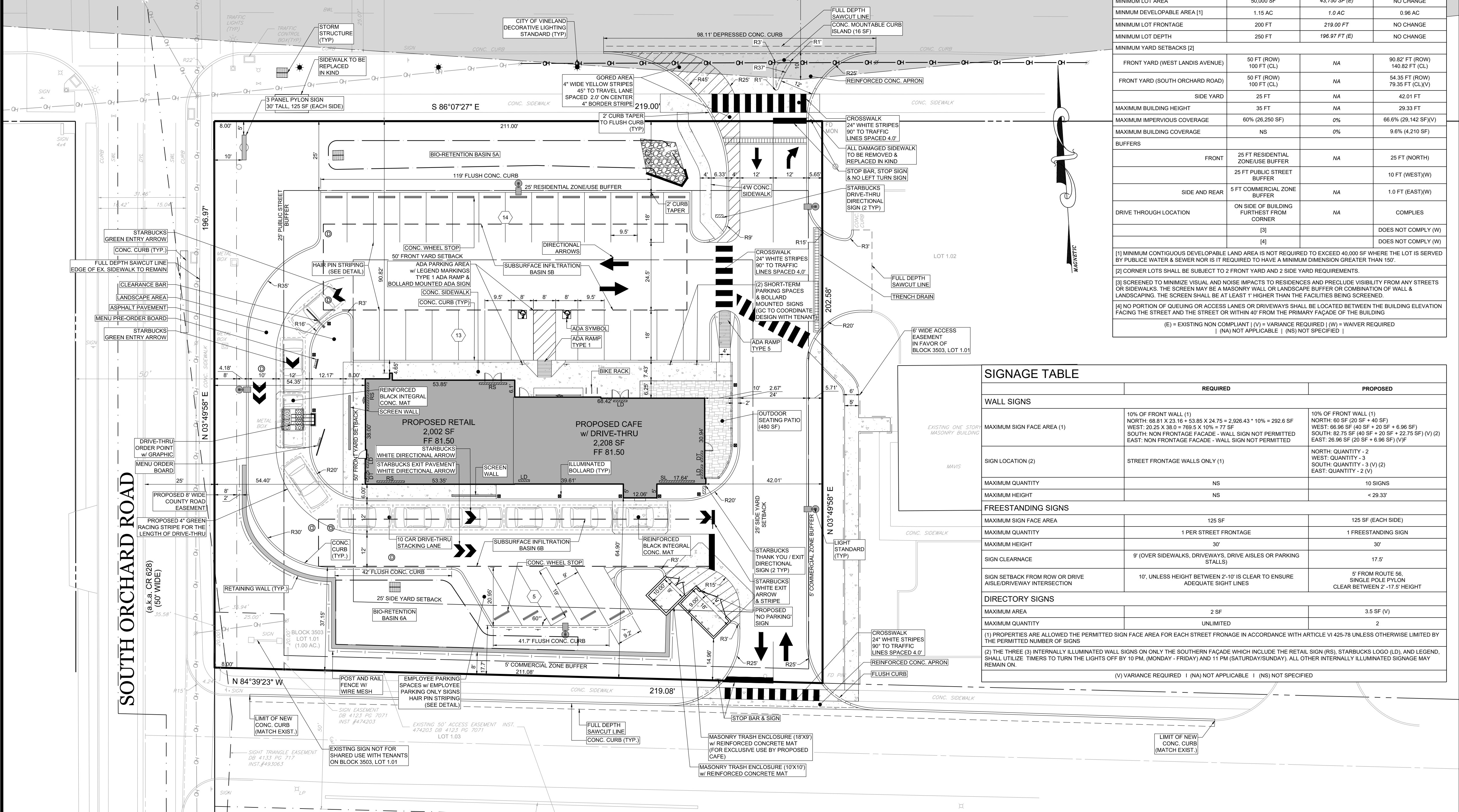
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWNSHIP / CITY / COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL PROPOSED RADII ARE 5' UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED MUNICIPAL STANDARDS.
9. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
10. BY APPROVAL OF THIS PLAN THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER. HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
11. THE OWNER, OR THE REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF THE SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 523-2.2(16) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1928.320 (OSHA COMPETENT PERSON).
12. NO PHASING IS PROPOSED AS PART OF THIS PROJECT.
13. ANY AND ALL TRASH REMOVAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. THE REFUSE AREA WILL PROVIDE FOR THE COLLECTION AND REMOVAL OF TRASH AND RECYCLABLE MATERIALS AS STIPULATED BY THE CITY OF VINELAND CODE.
15. NO FLOODPLAINS ARE PRESENT ON THIS PROPERTY.
16. EXISTING CITY OF VINELAND MONUMENTS SHALL BE PRESERVED TO THE GREATEST EXTENT PRACTICABLE. SHOULD THE MONUMENTATION BE DAMAGED OR DESTROYED, THE RESPONSIBLE PARTY SHALL REIMBURSE THE CITY OF VINELAND FOR THE REPLACEMENT OF SAID MONUMENTATION.
17. PER N.J.S.A. 40A:11-18, ONLY MANUFACTURED PRODUCTS OF THE UNITED STATES, WHERE EVER AVAILABLE, SHALL BE USED FOR WORK WHICH THE CITY OF VINELAND OR ANY OTHER GOVERNMENTAL AGENCY SHALL ULTIMATELY OWN AND MAINTAIN.
18. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
19. THE SITE IS WHOLLY WITHIN THE TIER 3, 12 YEAR, COMMUNITY WELL HEAD PROTECTION AREA AS SHOWN PER NJ-GEOWEB. CONTRACTOR SHALL FOLLOW GUIDELINES AS RECOMMENDED BY LOCAL AND STATE AUTHORITIES.
20. ANY SECTION OF SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS EXISTING CONDITION.

SITE PLAN LEGEND

---	PROPERTY LINE (ROW)
---	BUILDING SETBACK LINE
---	EASEMENT
---	PROP. BUILDING EAVE / OVERHANG
---	OVERHEAD WIRES
---	SAWCUT LINES
---	PROP. HANDRAILS

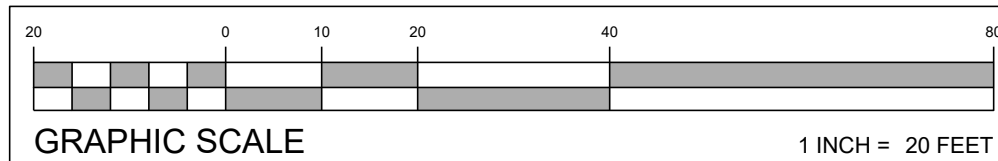
WEST LANDIS AVENUE

(a.k.a. NJ STATE ROUTE 56)
(100' WIDE)



WALL SIGN LEGEND

ABBREVIATION	DESCRIPTION	SIZE
LD	STARBUCKS LOGO	20.0 SF
DT	DRIVE THRU LEGEND	6.96 SF
RS	RETAIL STORE	40.0 SF
SL	STARBUCKS LEGEND	22.75



SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY

DUFFY DOLO MAMANUS & ROESCH
654 LOST FINE WAY
GALLOWAY, NJ 08025
FILE NO. 10440 / DATE 12-02-19

OWNER / APPLICANT

VINELAND CONSTRUCTION COMPANY
228 W. LANDIS AVENUE, SUITE 300
P.O. BOX 1517, VINELAND, NJ 08360

PARCEL DATA

1381 WEST LANDIS AVENUE
CITY OF VINELAND, NJ 08360

TAX MAP No. 35
BLOCK 3503, LOT 1.01

ZONED: B-4 BUSINESS ZONE

EXISTING USE:
VACANT LAND [PERMITTED]

PROPOSED USE:
RETAIL & FAST FOOD RESTAURANT [PERMITTED]

BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	50,000 SF	43,750 SF (E)	NO CHANGE
MINIMUM DEVELOPABLE AREA [1]	1.15 AC	1.0 AC	0.96 AC
MINIMUM LOT FRONTAGE	200 FT	219.00 FT	NO CHANGE
MINIMUM LOT DEPTH	250 FT	196.97 FT (E)	NO CHANGE

	REQUIRED	EXISTING	PROPOSED
FRONT YARD (WEST LANDIS AVENUE)	50 FT (ROW)	NA	90.82 FT (ROW)
FRONT YARD (SOUTH ORCHARD ROAD)	50 FT (ROW) 100 FT (CL)	NA	54.35 FT (ROW) 79.35 FT (CL)(V)
SIDE YARD	25 FT	NA	42.01 FT
MAXIMUM BUILDING HEIGHT	35 FT	NA	29.33 FT
MAXIMUM IMPERVIOUS COVERAGE	80% (26,250 SF)	0%	86.6% (29,142 SF)(V)
MAXIMUM BUILDING COVERAGE	NS	0%	9.6% (4,210 SF)
BUFFERS			
FRONT	25 FT RESIDENTIAL ZONE/USE BUFFER	NA	25 FT (NORTH)
SIDE AND REAR	5 FT COMMERCIAL ZONE BUFFER	NA	1.0 FT (EAST)(W)
DRIVE THROUGH LOCATION	ON SIDE OF BUILDING FURTHEST FROM CORNER	NA	COMPLIES

- [1] MINIMUM CONTIGUOUS DEVELOPABLE LAND AREA IS NOT REQUIRED TO EXCEED 40,000 SF WHERE THE LOT IS SERVED BY PUBLIC WATER & SEWER NOR IS IT REQUIRED TO HAVE A MINIMUM DIMENSION GREATER THAN 150'.
- [2] CORNER LOTS SHALL BE SUBJECT TO 2' FRONT YARD AND 2' SIDE YARD REQUIREMENTS.
- [3] SCREENED TO MINIMIZE VISUAL AND NOISE IMPACTS TO RESIDENCES AND PRECLUDE VISIBILITY FROM ANY STREETS OR SIDEWALKS, THE SCREEN MAY BE A MASONRY WALL OR LANDSCAPE BUFFER OR COMBINATION OF WALL & LANDSCAPING. THE SCREEN SHALL BE AT LEAST 1' HIGHER THAN THE FACILITIES BEING SCREENED.
- [4] NO PORTION OF QUEUING OR ACCESS LANES OR DRIVEWAYS SHALL BE LOCATED BETWEEN THE BUILDING ELEVATION FACING THE STREET AND THE STREET OR WITHIN 40' FROM THE PRIMARY FACADE OF THE BUILDING.
- (E) = EXISTING NON COMPLIANT | (V) = VARIANCE REQUIRED | (W) = WAIVER REQUIRED
(NA) NOT APPLICABLE | (NS) NOT SPECIFIED |

SIGNAGE TABLE

	REQUIRED	PROPOSED
WALL SIGNS		
MAXIMUM SIGN FACE AREA (1)	10% OF FRONT WALL (1) NORTH: 68.81' X 23.15' = 1585.5 X 24.75 = 2,926.43' * 10% = 292.6 SF WEST: 20.25' X 38.0' = 769.5 X 10% = 77 SF SOUTH: 82.75' X 40' = 3310 SF * 10% = 331 SF EAST: 26.86' X 52' = 1396.72 SF * 10% = 139.67 SF	10% OF FRONT WALL (1) NORTH: 68.81' X 23.15' = 1585.5 X 24.75 = 2,926.43' * 10% = 292.6 SF WEST: 68.96 SF (40 SF + 20 SF + 6.96 SF) SOUTH: 82.75 SF (40 SF + 20 SF + 22.75 SF) (V) (2) EAST: 26.86' X 52' = 1396.72 SF * 10% = 139.67 SF (V) (2)
SIGN LOCATION (2)	STREET FRONTAGE WALLS ONLY (1)	NORTH QUANTITY - 2 WEST QUANTITY - 3 SOUTH QUANTITY - 3 (V) (2) EAST QUANTITY - 2 (V) (2)
MAXIMUM QUANTITY	NS	10 SIGNS
MAXIMUM HEIGHT	NS	< 29.33'
FREESTANDING SIGNS		
MAXIMUM SIGN FACE AREA	125 SF	125 SF (EACH SIDE)
MAXIMUM QUANTITY	1 PER STREET FRONTAGE	1 FREESTANDING SIGN
MAXIMUM HEIGHT	30'	30'
SIGN CLEARANCE	9' (OVER SIDEWALKS, DRIVEWAYS, DRIVE AISLES OR PARKING STALLS)	17.05'
SIGN SETBACK FROM ROW OR DRIVE AISLE/DRIVEWAY INTERSECTION	10', UNLESS HEIGHT BETWEEN 2'-10' IS CLEAR TO ENSURE ADEQUATE SIGHT LINES	5' FROM ROUTE 56, SINGLE POLE Pylon CLEAR BETWEEN 2'-17.5' HEIGHT
DIRECTORY SIGNS		
MAXIMUM AREA	2 SF	3.5 SF (V)
MAXIMUM QUANTITY	UNLIMITED	2

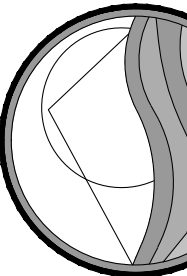
- (1) PROPERTIES ARE ALLOWED THE PERMITTED SIGN FACE AREA FOR EACH STREET FRONTAGE IN ACCORDANCE WITH ARTICLE VI 425-7 UNLESS OTHERWISE LIMITED BY THE PERMITTED NUMBER OF SIGNS.
- (2) THE THREE (3) INTERNALLY ILLUMINATED WALL SIGNS ON ONLY THE SOUTHERN FACADE (WHICH INCLUDE THE RETAIL SIGN (RS), STARBUCKS LOGO (LD), AND LEGEND, SHALL UTILIZE, TIMERS TO TURN THE LIGHTS OFF BY 10 PM (MONDAY - FRIDAY) AND 11 PM (SATURDAY/SUNDAY). ALL OTHER INTERNALLY ILLUMINATED SIGNAGE MAY REMAIN ON.
- (V) VARIANCE REQUIRED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM PARKING REQUIREMENT		
FAST FOOD RESTAURANT	1 STALL PER EMPLOYEE ON MAIN WORK SHIFT PLUS 1 STALL PER 3 SEATS	
RETAIL	1 STALL PER 200 SF OF GFA 2,002 / 200 = 10.01 STALLS = 11	
TOTAL	33 PARKING STALLS	32 PARKING STALLS (V)
MINIMUM STALL SIZE	10.0' x 19.0' (90 DEGREE) 9.5' x 21.5' (60 DEGREE)	10.0' x 19.0' (90 DEGREE) (W) 9.0' x 20.05' (60 DEGREE) (W)
MINIMUM AISLE WIDTH	21.0' (90 DEGREE) 18.0' (60 DEGREE)	24.0' (90 DEGREE) 12.0' (60 DEGREE) (W)
MAXIMUM SPACES WITHOUT A LANDSCAPE ISLAND	12	14 (W)

(E) = EXISTING NON COMPLIANT | (V) = VARIANCE REQUIRED | (W) = WAIVER REQUIRED

LANDCORE
Engineering Consultants, P.C.



PROJECT: VINELAND CONSTRUCTION CO.
PROPOSED COMMERCIAL DEVELOPMENT
TAX MAP SHEET 35, BLOCK 3503, LOT 1.01, 1381 WEST LANDIS AVE
CITY OF VINELAND
CUMBERLAND COUNTY, NEW JERSEY

SITE PLAN

SCALE: (H) AS NOTED
(V) AS NOTED

DATE: 2020, 02, 10

SHEET: SP

REV. No: 0