TABLE OF LAND USE AND ZONING PROPOSED BLOCK 7.04, LOT 6.07				
PROPOSED USE				
FAST FOOD RESTAURANT	PERMITTED USE			
ZONING REQUIREMENT	REQUIRED	PROPOSED		
MIN. LOT AREA	7,500 SF	48,386.2 SF (1.11 AC)		
MIN. LOT WIDTH	100 FEET	207.5 FEET		
MIN. LOT FRONTAGE	100 FEET	183.0 FEET		
MIN. FRONT YARD SETBACK	10 FEET	63.2 FEET		
MAX. FRONT YARD SETBACK	15 FEET	87.9 FEET (*)		
min. side yard setback	8 FEET	53.0 FEET		
MIN. REAR YARD SETBACK	35 FEET	94.1 FEET		
MAX. IMPERVIOUS COVERAGE	80%	71.2% (34,492 SF)		
MAX. BUILDING HEIGHT	50 FEET	20 FEET		
MAX. BUILDING COVERAGE	40%	6.1% (2,975 SF)		

(\*) MULTI-USE DEVELOPMENT SETBACK IS 152.4 FT

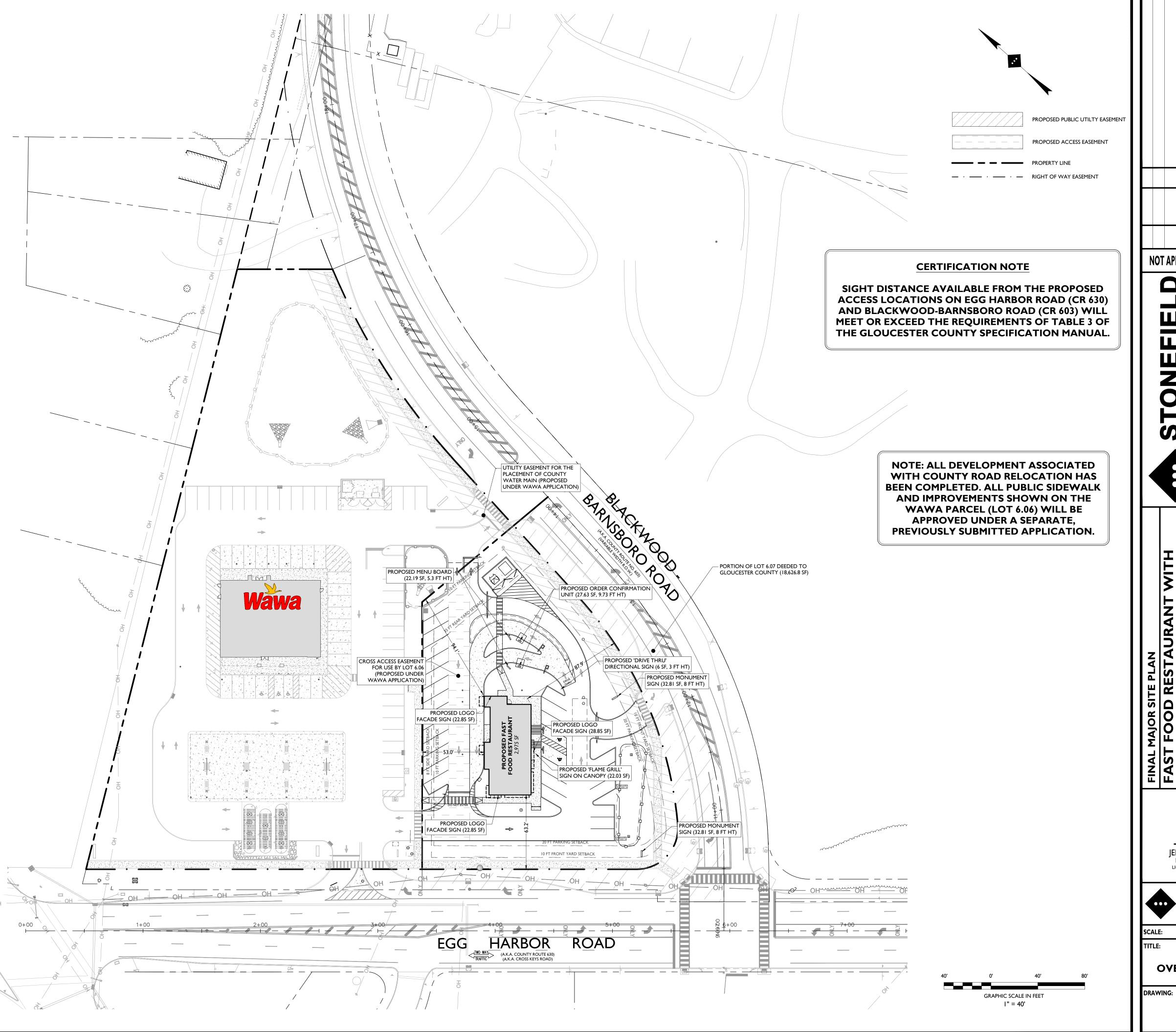
CODE SECTION	REQUIRED	PROPOSED	
§ III.B.2.a	SIDEWALKS AND CURBING SHALL BE PROVIDED ALONG ENTIRE PROPERTY FRONTAGE	SIDEWALK ALONG FRONTAGE TO BE CONSTRUCTED UNDER WAWA PLAN	
§ III.B.3.a	MIN. FRONT YARD PARKING SETBACK: 20 FEET	24.0 FEET	
	MINIMUM SIDE/REAR YARD PARKING SETBACK (WHEN ABUTTING A NON-RESIDENTIAL USE): 10 FEET (UNLESS WAIVED)	WAIVED **	
§ III.B.3.b	OFF-STREET PARKING MUST HAVE SUFFICIENT SCREENING TO PREVENT ITS SIGHT FROM SURROUNDING USES	COMPLIES	
§ III.B.3.e	MIN. I SHADE TREE / 5 PARKING SPACES	10 SHADE TREES	
	28 SPACES / 5 = 6 TREES		
§ III.B.3.g	MAXIMUM NUMBER OF OFF-STREET PARKING SPACES: 105% OF ORDINANCE REQUIREMENT	28 SPACES (V)	
	19 SPACES × 1.05 = 19.95 SPACES		
§ III.B.3.i	ALL PARKING AND LOADING AREAS SHALL HAVE BELGIAN BLOCK CURBING	COMPLIES	
§ III.B.3.k	OFF-STREET PARKING SHALL BE HIDDEN FROM VIEW TO THE MAXIMUM EXTENT PRACTICAL	LANDSCAPING SCREEN PROVIDED	
§ III.B.3.n	MINIMUM PARKING STALL DIMENSIONS: 10 FEET × 18 FEET	10 FEET x 19 FEET	
§ III.B.3.o	MINIMUM PARKING (PARCEL 'A'):  I SPACE PER TWO EMPLOYEES ON MAX SHIFT  + I SPACE PER FOUR CUSTOMER SEATS	28 SPACES	
	(10 EMPLOYEE / 2) + (56 SEAT / 4) = 19 SPACES		
§ III.B.5.e	FOR RETAIL FRONTAGES, A MINIMUM OF 65% OF EACH FACADE SHOULD BE PROVIDED WITH FENESTRATION.  FRONT ELEVATION - (262 SF)/(825 SF) = 31.7%  REAR ELEVATION - (0 SF)/(908 SF) = 0.0%  DT ELEVATION - (116 SF)/(1,910 SF) = 6.1%  ENTRANCE ELEVATION - (203 SF)/(1,878 SF) = 10.8%	FRONT = 31.7% (V) REAR = 0.0% (V) DRIVE-THRU = 6.1% (V) ENTRANCE = 10.8% (V)	
§ III.B.5.n	FLAT ROOFS ARE PERMITTED ON BUILDING A MINIMUM OF TWO (2) STORIES IN HEIGHT, PROVIDED ALL VISIBLY EXPOSED WALLS HAVE AN ARTICULATED CORNICE THAT PROJECTS OUT HORIZONTALLY FROM THE VERTICAL BUILDING WALL PLANE.	FLAT ROOF; I STORY (	
§ 220-36.F.I	MINIMUM DRIVE AISLE WITH FOR 60 DEGREE ONE-WAY PARKING STALLS: 18 FEET	18 FEET	
§ 285-196.C.	MINIMUM DRIVE AISLE WIDTH FOR 90 DEGREE PARKING STALLS: 25 FEET	25.0 FEET	
§ 285-197 D.	ONE LOADING SPACE REQUIRED FOR EACH COMMERCIAL USE	NONE PROPOSED *	

\* RELIEF GRANTED UNDER MARCH 3, 2020 PLANNING BOARD RESOLUTION REQUIREMENT
\*\* WAIVED BY SHARED OWNERSHIP PARKING AGREEMENT

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ III.B.8.b.1	ONE FREESTANDING SIGN PERMITTED PER ROADWAY FRONTAGE	8 FREESTANDING SIGNS PROPOSED [2 MONUMENT SIGNS, 2 PREVIEW BOARDS, 2 CLEARANCE OCUS, 2 MENU BOARDS] (V)
§ III.B.8.b.2	ALL FREESTANDING SIGNS MUST BE OF THE MONUMENT TYPE, UNLESS ASSOCIATED WITH CONVENIENCE STORE WITH GASOLINE SERVICES LOCATED ON EGG HARBOR ROAD	ALL FREESTANDING SIGNS PROPOSED FOR BURGER KING DEVELOPMENT ARE MONUMENT TYPE
§ III.B.8.b.3	MAXIMUM FREESTANDING SIGN AREA:  MONUMENT: 50 SF	MONUMENT SIGN: 32.94 SF PREVIEW BOARD: 19.45 SF CLEARANCE OCU: 27.63 SF MENU BOARD: 22.19 SF
§ III.B.8.b.3	MAXIMUM FREESTANDING SIGN HEIGHT:  MONUMENT: 18 FEET	MONUMENT SIGN: 8.0 FT PREVIEW BOARD: 6.16 FT CLEARANCE OCU: 9.73 FT MENU BOARD: 5.3 FT
§ III.B.8.b.4	ONE FACADE SIGN PER FRONTAGE PERMITTED	4 FACADE SIGNS PROPOSED [3 LOGO SIGNS, I 'FG' SIGN] (V)
§ III.B.8.b.4	MAXIMUM FACADE SIGN AREA: 40 SF	LOGO SIGN EAST: 22.85 SF 'FLAME GRILL' SIGN: 22.03 SF
§ III.B.8.b.4	MAXIMUM FACADE SIGN HEIGHT: 3 FEET	LOGO SIGN: 5 FT (V) FLAME-GRILL SIGN: 1.08 SF
§ III.B.8.b.6	ONE DIRECTIONAL SIGN PERMITTED PER SITE ENTRANCE	8 DIRECTIONAL SIGNS PROPOSED (V)
	MAXIMUM SIGN AREA: 2 SF	6 SF (V)
	MAXIMUM SIGN HEIGHT: 4 FEET	3 FT
	MINIMUM SIGN SETBACK: 6 FEET	6 FT

(V) VARIANCE







JEFFREY A. MARTELL, P.E. NEW JERSEY LICENSE No. 47290 LICENSED PROFESSIONAL ENGINEER

**OVERALL SITE PLAN** 

STONEFIELD engineering & design

I" = 40' PROJECT ID: T-17447