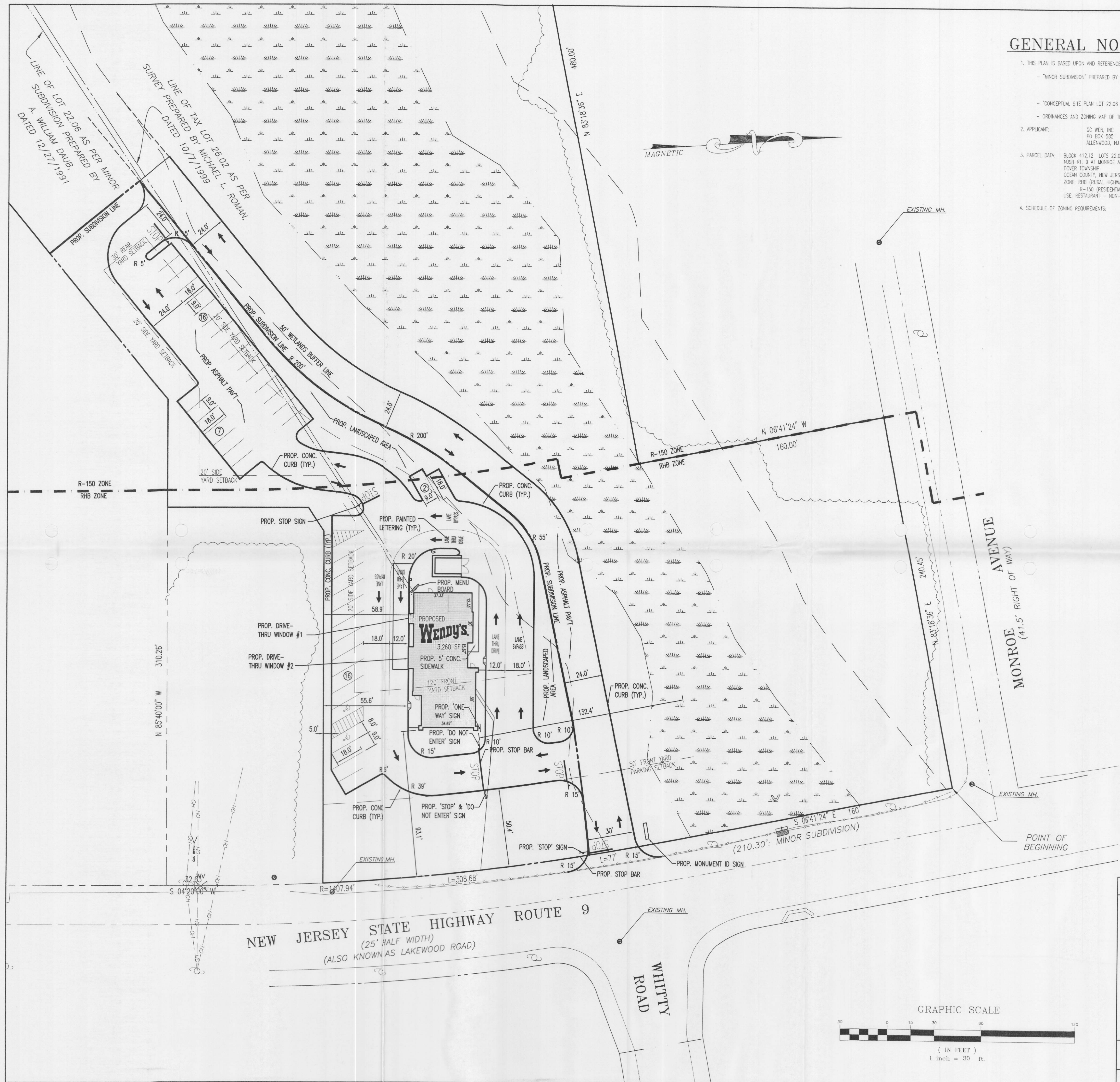




GENERAL NOTES

- THIS PLAN IS BASED UPON AND REFERENCES THE FOLLOWING:
 - "MINOR SUBDIVISION" PREPARED BY: A. WILLIAM DAUB, PLS 87 NAUTILUS STREET BEACHWOOD, NJ 08722
 - "CONCEPTUAL SITE PLAN LOT 22.06 & 26.02, BLOCK 412.12"
 - ORDINANCES AND ZONING MAP OF THE TOWNSHIP OF DOVER
- APPLICANT: CC WEN, INC
PO BOX 585
ALLENWOOD, NJ 08720
- PARCEL DATA: BLOCK 412.12 LOTS 22.06 & 26.02
NUSH RT. 9 AT MONROE AVE.
DOVER TOWNSHIP
OCEAN COUNTY, NEW JERSEY
ZONE: RHB (RURAL HIGHWAY BUSINESS ZONE)
R-150 (RESIDENTIAL ZONE)
USE: RESTAURANT - NON-PERMITTED IN R-150 ZONE
- SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	RHB ZONE	R-150 ZONE	PROPOSED (OVERALL TRACT)	PROPOSED (SUBDIVIDED LOT)
MIN. LOT AREA	43,560 SF (1 AC.)	15,000 SF	423,147 SF± (9.14 AC.±)	58,724.7 SF (1.35 AC.)
MIN. LOT WIDTH	150'	100'	487.3'±	73.5'
MIN. LOT FRONTAGE	150'	50'	509.6'±	308.68'
MIN. LOT DEPTH	200'	140'	720.8'±	200'±
MIN. FRONT YARD SETBACK	100'	40'	-	-
MIN. FRONT YARD SETBACK (ALONG NUSH RT. 9)	120'	N/A	93.1' (V)	93.1' (V)
MIN. REAR YARD SETBACK	30'	30'	30'±	30'±
MIN. SIDE YARD SETBACK (PRINCIPAL BLDG.)	20'	15'	58.9'	58.9'
MIN. SIDE YARD SETBACK (ACCESSORY BLDG.)	20'	15'	-	-
MIN. COMBINED SIDE YARD SETBACK	50'	N/A	35.126'	191.3'
MAX. BUILDING HEIGHT	40' / 3 STORIES (*)	35'	25'±	25'±
MAX. LOT COVERAGE (BY BUILDING)	20%	N/A	0.008% (3,260 SF)	5.55% (3,260 SF)
MIN. UNOCCUPIED OPEN SPACE	25%	N/A	88.5% (374,558.7 SF)	40.9% (24,025.18 SF)
FRONT SETBACK TO PARKING AREAS & VEHICULAR CIRCULATION AISLES	35'	N/A	N/A	N/A
FRONT SETBACK TO PARKING AREAS & VEHICULAR CIRCULATION AISLES (ALONG NUSH RT. 9)	50'	N/A	55.25'	55.25'
MIN. BUFFER TO RESIDENTIAL	50'	N/A	189.1' (V)	N/A

(N/A) NOT APPLICABLE

(V) VARIANCE

(*) A. NO STRUCTURE SHALL EXTEND HIGHER THAN THE LIMIT PROVIDED IN EACH ZONE CREATED HERE UNDER FOR BUILDING HEIGHT, EXCEPT IN NONRESIDENTIAL ZONES, ELEVATED WATER TOWERS, ANTENNA TOWERS OR SIMILAR SUCH STRUCTURES FOR USE BY A PUBLIC UTILITY OPERATING WITHIN THE TOWNSHIP OF DOVER SUBJECT TO SUCH STRUCTURE NOT EXCEEDING 100 FEET IN HEIGHT AND UPON THE ISSUANCE OF CONDITIONAL USE PERMIT BY THE DOVER TOWNSHIP PLANNING BOARD. [AMENDED 5-13-1992 BY ORD. NO. 2911-92]

B. THE HEIGHT LIMITATIONS CREATED HERE UNDER SHALL NOT APPLY TO SPIRES, BELFRIES, CUPOLAS OR DOMES NOT USED FOR HUMAN OCCUPANCY OR TO PARAPETS, WALLS OR CURBNES EXTENDING NOT MORE THAN FOUR FEET ABOVE THE BUILDING HEIGHT LIMIT.

C. THE HEIGHT LIMITATIONS CREATED HERE UNDER SHALL APPLY TO CHIMNEYS, VENTILATORS, SKYLIGHTS, TANKS, STAIR TOWERS, ELEVATOR TOWERS, APPURTENANCES USUALLY ORRER ABOVE THE ROOF LEVEL AND NONCOMMERCIAL RADIO AND TELEVISION ANTENNAS ATTACHED TO A BUILDING, EXCEPT THAT THE SAME MAY EXCEED SAID HEIGHT LIMITATION BY NOT MORE THAN 15 FEET, EXCEPT THAT SKYLIGHTS, HEATING AND AIR-CONDITIONING EQUIPMENT AND VENTILATORS MAY EXCEED THE HEIGHT LIMITATION BY NO MORE THAN 10 FEET. SUCH FEATURES SHALL NOT EXCEED, IN TOTAL COVERAGE, 20% OF THE TOTAL ROOF AREA.

D. FREESTANDING NONCOMMERCIAL RADIO AND TELEVISION ANTENNAS, FLAGPOLES AND WINDMILLS MAY EXCEED THE HEIGHT LIMITS CREATED HERE UNDER BY NOT MORE THAN 15 FEET. [AMENDED 2-9-1992 BY ORD. 2068]

5. PARKING:

MIN. PARKING STALL SIZE: 9' X 18' (ORD. 348-8-208(1))

MIN. REQUIRED NUMBER OF PARKING STALLS (ORD. 348-8-200(34)):

RESTAURANT: ONE (1) SPACE FOR EACH 50 SF OF GFA
THEREFORE: (3,260 SF) (1 SPACE / 50 SF OF GFA) = 65 SPACES REQUIRED
41 SPACES PROVIDED (V)

ASILES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN 24 FEET WIDE FOR PERPENDICULAR PARKING OR FOR PARKING AT ANY ANGLE GREATER THAN 45 AND 20 FEET WIDE FOR SIXTY-DEGREE-ANGLE PARKING, EXCEPT THAT ALL TWO-WAY ASILES SHALL BE A MINIMUM OF 24 FEET WIDE.

ONLY ANGLE PARKING STALLS OR PARALLEL PARKING STALLS SHALL BE USED WITH ONE WAY ASILES. (V)

NO AREA SHALL BE USED FOR PARKING UNLESS IT IS LARGE ENOUGH TO PROVIDE FOR AT LEAST THREE CONTIGUOUS STALLS.

SMALL PARKING AREAS. PARKING LOTS HAVING 50 OR LESS SPACES SHALL BE DESIGNED TO PROVIDE THE FOLLOWING MINIMUM DESIGN REQUIREMENTS:

(1) A SAFETY ISLAND WHERE PARKING IS PROVIDED IN THE FRONT YARD AREA.

(2) A FIVE-FOOT UNBROKEN LANDSCAPING STRIP ALONG SIDE AND REAR PROPERTY LINES. THE FIVE-FOOT LANDSCAPING STRIPS SHALL HAVE THE SAME MINIMUM PLANTING REQUIREMENTS AS SAFETY ISLANDS, EXCEPT THAT:

(A) WHERE SCREENING IS REQUIRED UNDER THIS CHAPTER, THE SCREENING REQUIREMENTS SHALL TAKE PRECEDENCE.

(B) WHERE THE PROPERTY ADJUTS A LOT ZONED FOR NONRESIDENTIAL PURPOSES, BUT UTILIZED FOR RESIDENTIAL PURPOSES, THE PLANNING BOARD MAY ALSO REQUIRE SCREENING.

(3) NOT MORE THAN ONE TWO-WAY ACCESS DRIVE OR TWO ONE-WAY ACCESS DRIVES SHALL BE PERMITTED ON ANY STREET.

(4) WHERE POSSIBLE, ACCESS DRIVES SHALL NOT BE LOCATED CLOSER THAN 100 FEET TO THE NEAREST "T-OF-WAY LINE OF AN INTERSECTING STREET."

(5) NO PARKING STALL SHALL BE LOCATED TO REQUIRE A VEHICLE TO BACK INTO ANY PORTION OF THE RIGHT-OF-WAY IN ORDER TO ENTER OR EXIT THE PARKING STALL.

(6) ALL PARKING AREAS FOR 10 OR MORE VEHICLES SHALL HAVE ARTIFICIAL LIGHTING THAT WILL PROVIDE A MINIMUM LIGHTING LEVEL OF 0.5 HORIZONTAL FOOTCANDLE THROUGHOUT THE PARKING AREA AND ACCESS DRIVES. FOR MULTIFAMILY USES, SUCH LIGHTS SHALL BE OPERATED FROM DUSK TO DAWN AND FOR ALL OTHER USES WHEN THE SITE OR STRUCTURE IS OCCUPIED. FREESTANDING LIGHT POLES SHALL BE NO HIGHER THAN THE HEIGHT OF THE HIGHEST PRINCIPAL BUILDING PLUS FEET. SHIELDING SHALL BE REQUIRED WHERE NECESSARY TO PREVENT GLARE UPON ADJACENT PROPERTIES OR STREETS.

6. LOADING (ORD. 348-8-19)

MIN. LOADING SPACE SIZE: 12' X 35' WITH 14' CLEARANCE

FOR EVERY BUILDING, STRUCTURE OR PART THEREOF HAVING OVER 10,000 SQUARE FEET OF GROSS FLOOR AREA ERECTED AND OCCUPIED FOR ANY USE OTHER THAN RESIDENTIAL, THERE SHALL BE PROVIDED AT LEAST ONE TRUCK STANDING, LOADING AND UNLOADING SPACE ON THE PREMISES, NOT LESS THAN 12 FEET IN WIDTH, 35 FEET IN LENGTH AND WITH A MINIMUM VERTICAL CLEARANCE OF 14 FEET. BUILDINGS THAT CONTAIN IN EXCESS OF 15,000 SQUARE FEET OF GROSS FLOOR AREA SHALL BE REQUIRED TO PROVIDE ADDITIONAL OFF-STREET LOADING SPACES AS DETERMINED BY THE PLANNING BOARD DURING SITE PLAN REVIEW.

7. BUFFERS (§348-8.4)

A. BUFFER AREAS. ALL USES, OTHER THAN SINGLE-FAMILY DETACHED AND TWO-FAMILY DETACHED DWELLINGS AND THEIR ACCESSORY USES (EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER), SHALL PROVIDE BUFFER AREAS ALONG ALL SIDE AND REAR PROPERTY LINES WHICH ADJUTS AREAS ZONED RESIDENTIALLY (INCLUDING SINGLE-FAMILY DETACHED, TWO-FAMILY OR MULTIFAMILY DETACHED DWELLINGS) AND ALONG FRONT PROPERTY LINES ON LOCAL, LOCAL COLLECTOR, MINOR COLLECTOR AND MAJOR COLLECTOR STREETS WHEN ADJUTS AREAS ZONED FOR SUCH RESIDENTIAL USES.

(1) THE WIDTH OF THE BUFFER AREA SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING:

(A) USES IN THE RURAL HIGHWAY BUSINESS, 0-10 OFFICE, 0-15 OFFICE, INDUSTRIAL, LIGHT INDUSTRIAL, R-800, RURAL, R-400, R-400C AND R-200 ZONES: 50 FEET.

(B) USES IN THE REGIONAL COMMERCIAL ZONE: MINIMUM OF 100 FEET AND A MAXIMUM OF 200 FEET.

(C) USES IN ALL OTHER ZONES: 20 FEET, UNLESS A GREATER WIDTH IS SPECIFIED FOR A USE IN THIS CHAPTER.

8. DRIVEWAYS

ENTRANCE AND EXIT DRIVES SHALL HAVE A MINIMUM WIDTH OF 18 FEET FOR THOSE DESIGNED FOR ONE-WAY TRAFFIC AND 24 FEET FOR THOSE CARRYING TWO-WAY TRAFFIC.

PARKING AREAS FOR 25 OR MORE CARS AND ACCESS DRIVES FOR ALL PARKING AREAS ON MAJOR THOROUGHFARES OR MAJOR ARTERIAL HIGHWAYS SHALL PROVIDE CURBED RETURN RADI OF NOT LESS THAN 15 FEET FOR ALL RIGHT-TURN MOVEMENTS AND LEFT-TURN ACCESS FROM ONE-WAY STREETS AND CONCRETE APRONS ON ENTRANCE AND EXIT DRIVES.

PARKING AREAS FOR LESS THAN 25 CARS MAY UTILIZE CONCRETE APRONS WITHOUT CURB RETURNS AT ENTRANCE AND EXIT DRIVES WHICH ARE NOT LOCATED ON A MINOR ARTERIAL OR PRINCIPAL ARTERIAL HIGHWAY.

9. EXACT LOCATION OF PROPOSED BUILDING SHALL BE IDENTIFIED AFTER SURVEY.

10. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING INFORMATION SHOWN HEREON WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PREPARATION AND WILL BE UPDATED UPON PERFORMANCE OF A SURVEY.

NOTE: NDEP PERMITS REQUIRED FOR TRANSITION AREA WAIVER, SWGP#11, SWGP#10A

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TITLE: **CONCEPTUAL SITE PLAN 'C'**

PROJECT: **GC WEN, INC.**
PROPOSED WENDY'S RESTAURANT
BLOCK 412.12, LOTS 22.06 & 26.02
NUSH RT. 9 AT MONROE AVE.
DOVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

JOB No: 0072-05-001
DATE: 3/16/05

DRAWN BY: MWK
DESIGNED BY: SPS/JDS
CHECKED BY: JDS

SCALE: (H) 1"=30'
(V)
SHEET No:

J.D. SPALT **J.A. PALUS**

CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

DEC Client Code: 0072
Rev. # 0

