

LOCATION MAP

SCALE" 1"=40'

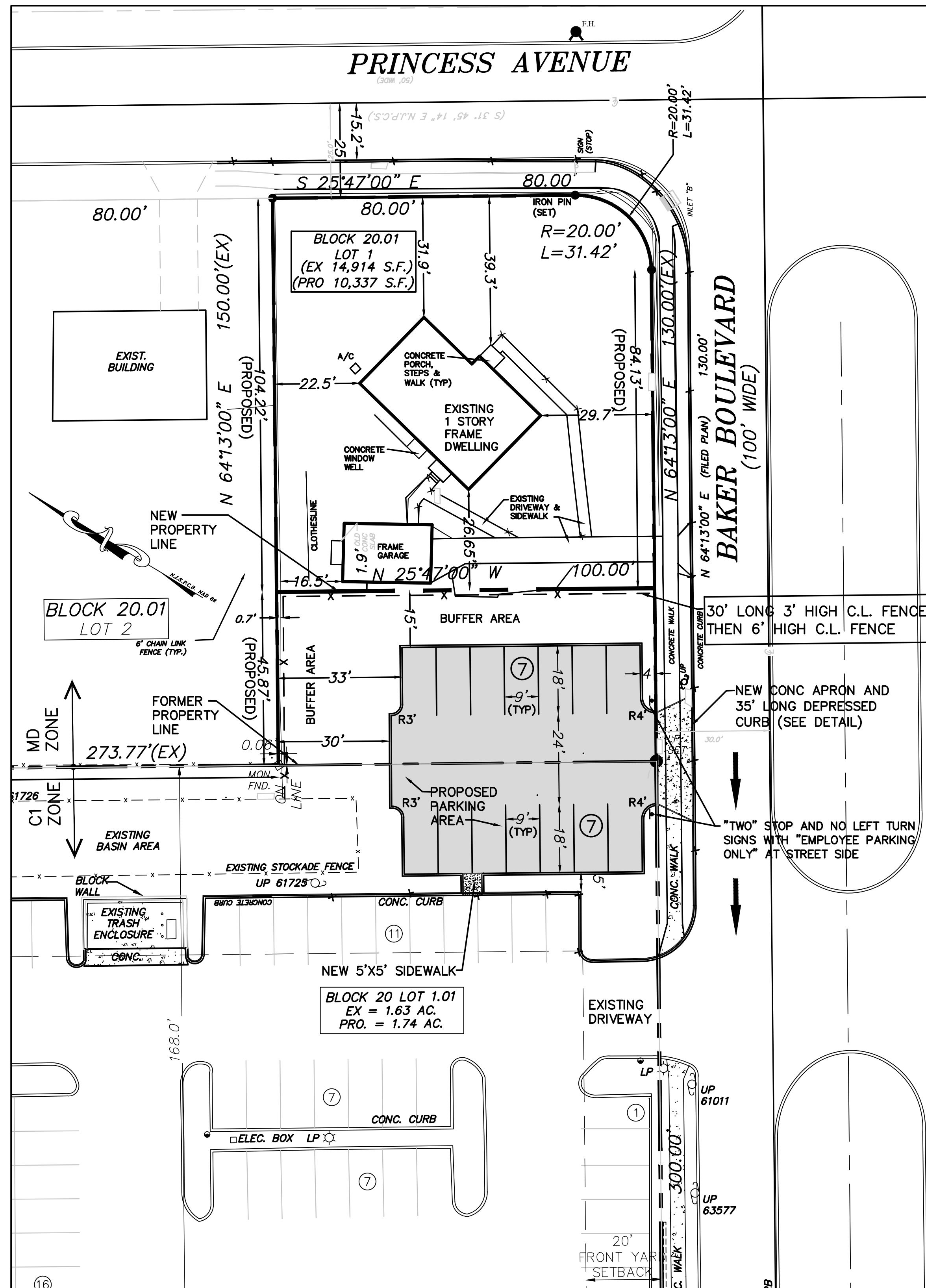
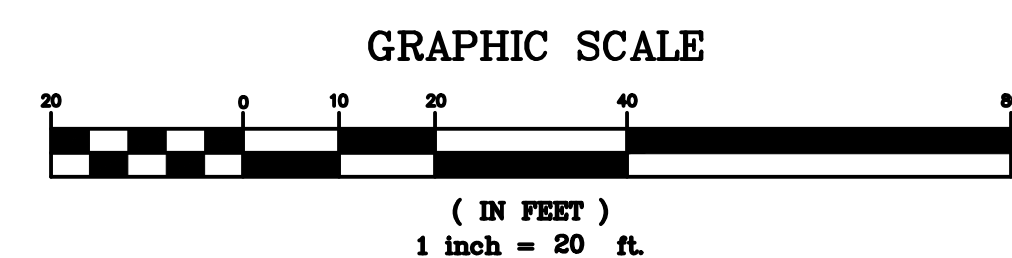
GENERAL NOTES:

1. This application proposes the construction of an additional 14 parking spaces to be utilized by the restaurant employees only
2. This plan is based on a survey by J.Maxcy, NJPLS #32562 on 9/2/21
3. Total area of disturbance = +/- 4,200 s.f.
4. A waiver is requested to omit a traffic impact study

APPROVED BY EVESHAM TWP ZONING BOARD	
CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

PROPOSED WORK AREA

SCALE" 1"=20'



AERIAL MAP

SITE DATA (LOT 1.01, BLOCK 20) (COMMERCIAL-1 (C-1) / EVESHAM CROSSROADS OVERLAY (EVCO) DISTRICT)				
DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Minimum Lot Size	1.5 Acre min	1.63 Acres	1.74 Acres	Conforms, no change
Minimum Street Frontage	150' min	200.56'	200.56'	Conforms, no change
Minimum Lot Depth	200'	200.56'	200.56'	Conforms, no change
Minimum Side Yard Setback, Each Side	25' min	N/A	N/A	Conforms, no change
Minimum Front Yard Setback	20' min	27.2' & 16'	27.2' & 16'	Variance Previously granted, No change
Minimum Front Yard Parking Setback	50' min	12.2' & 2'	12.2' & 2' & 4'	Variance Previously granted for existing Approved Variance for 4' setback
Minimum Rear Yard Setback	50' min	99.48' & 187.79'	99.48' & 187.79'	Conforms, no change
Maximum Impervious Coverage	60% max	72.75% (previously 80.40%)	73.30%	Approved Variance
Maximum Building Height	40' max	+/-27' (1 Story)	+/-27' (1 Story)	Conforms, no change
Distance Between Buildings on Same Site	20' min	N/A	N/A	Conforms, no change
Floor Area Ratio (F.A.R.)	0.15 (1 Story)	0.10	0.10	Conforms
Landscape Buffer	30' to residential min	34.89' to Res.	15'	Approved Variance
Loading Zone	1/100 seats 274 Seats = 2.74	one : 10'x22'	one : 10'x22'	Variance Previously granted, No change
Parking	150,000 S.F. of OPA 7,225 S.F. = 108 spaces	110	124	14 Additional Employee Parking Spaces are Proposed

SITE DATA (LOT 1, BLOCK 20.01) MD ZONE				
DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Lot Size	10,000 S.F.	14,914 S.F.	10,337 S.F.	Conforms
Lot width @ setback	100' min	100'	100'	Conforms
clearing ratio	0.5	N/A	N/A	Property is developed
Front Yard	30' min	29.7'	29.7'	Existing Non Conforming condition to remain
Side Yard	10' min	N/A	N/A	Two front / Two Rear Yard
Rear Yard	25' min	22.5'	22.5'	Existing Non Conforming condition to remain
Impervious Coverage	45%	17%	24.5%	Conforms
Building Height	35' max	+/-20'	+/-20'	Conforms
Usable Yard	20%	>20%	>20%	Conforms
Accessory building setback	12.5'	47.8'	1.9'	Approved Variance

LIST OF DRAWINGS

S1.0	MINOR SITE PLAN
S2.0	GRADING / DRAINAGE PLAN
S3.0	LANDSCAPING PLAN
S4.0	LIGHTING PLAN
S5.0	DETAILS

REQUIRED APPROVALS

Evesham Township Zoning Board	Pending
Burlington County Planning Board	Pending

P. LAZAROPULOS,
 R.A., P.E., P.P., LEED A.P.
 LICENSED ARCHITECT/PROFESSIONAL ENGINEER/
 PROFESSIONAL PLANNER/LEED A.P.
 N.J.# 10887/1038/2863 PA.#E 035117-E DE. #610
 NOTIS@YAHOOCOM

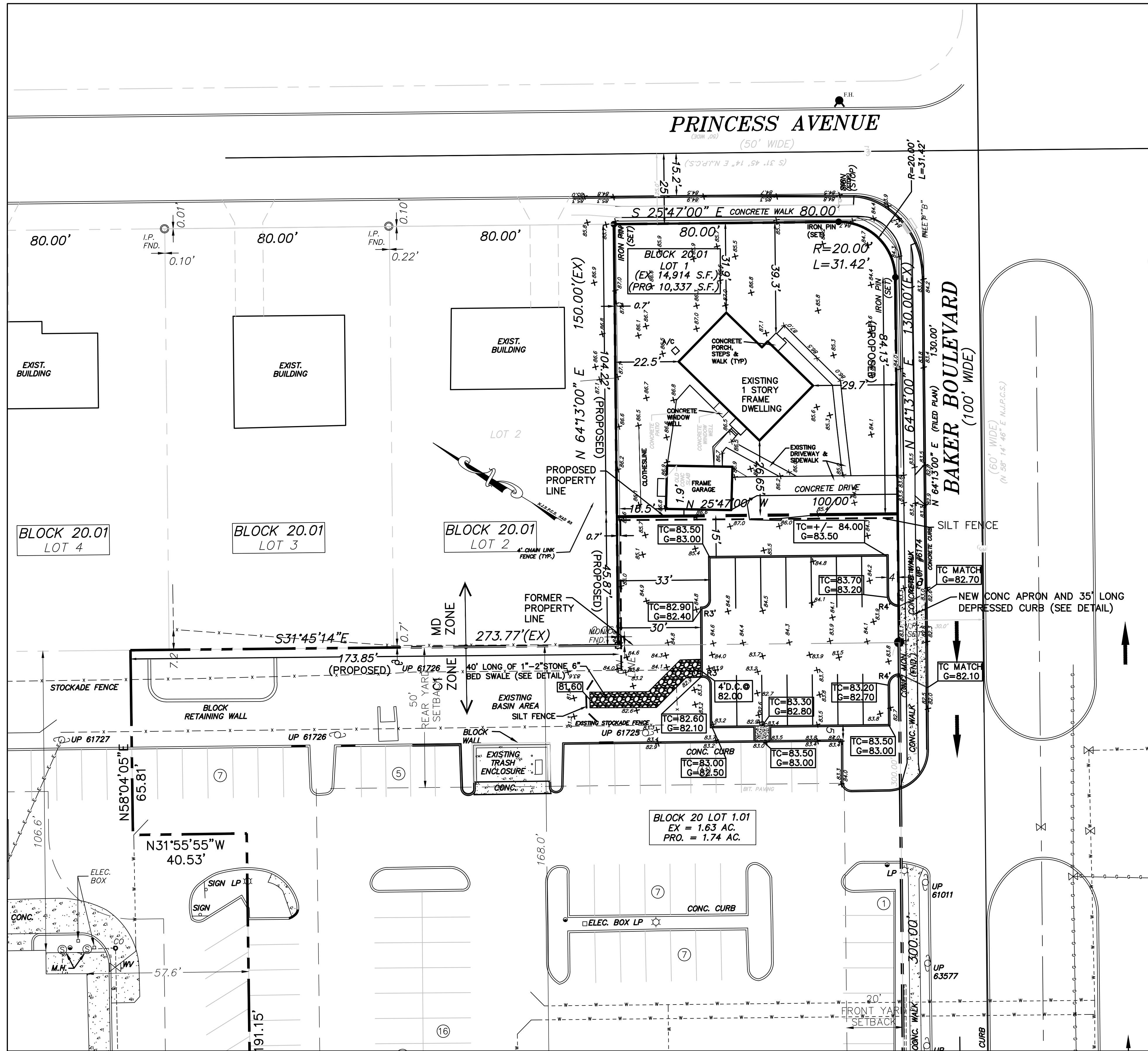
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 CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES.

MINOR SITE PLAN
 OIL GAS DINER
 200 NJ-73 & 89 BAKER BLVD
 LOT 1, /BLOCK 20.01 & LOT 1.01/ BLOCK 20
 EVESHAM TWP., BURLINGTON COUNTY, NJ
 OWNER/APPLICANT: ROUTE 73 PROPERTY, LLC
 200 N.J. RT 73 MARLTON, NJ
 Phone #609-392-6744

REVISIONS
 11/25/25
 JOB# : ODPL25
 DRAWN BY : CJA
 CHKD BY : PL
 DATE : 11-1-25
 SCALE : AS SHOWN

SHEET

S1.0



PARTIAL GRADING PLAN

1"=20'

NOTE

- TOTAL DISTURBED AREA = 4,200 S.F.
- PROVIDE TEMPORARY SILT FENCE AT END OF STONE SWALE
- SEE SHEET S5.0 FOR DETAILS

LEGEND

- x 84.5 EXISTING SPOT GRADE
- TC = 83.20 PROPOSED SPOT GRADE
- G = 82.70



AERIAL MAP

P. Lazaropoulos
SIGNATURE

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SHEET
S2.0

LANDSCAPING NOTES:

GENERAL PROVISIONS. THE FOLLOWING GENERAL PROVISIONS SHALL APPLY TO THE DESIGN AND INSTALLATION OF LANDSCAPES:

1. ALL PLANTINGS ARE TO BE OF NURSERY STOCK AND INSTALLED IN ACCORDANCE WITH THE MINIMUM QUALITY STANDARDS, AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN'S CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK.
2. EXOTIC AND INVASIVE SPECIES SHALL NOT BE PERMITTED. NATIVE SPECIES ARE ENCOURAGED.
3. ALL PLANTS SHALL BE TOLERANT OF SPECIFIC SITE CONDITIONS.
4. ALL TREES SHALL BE SUBSTANTIALLY UNIFORM IN SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS.
5. TREES SHALL BE PRUNED ANNUALLY. THE USE OF TREE WRAP SHALL BE PROHIBITED.
6. DEAD OR DYING TREES SHALL BE REPLACED BY THE DEVELOPER DURING THE NEXT SUITABLE PLANTING SEASON.
7. PLANTINGS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED A HEIGHT OF THREE (3) FEET AND THE CROWN OF TREES SHALL NOT BE LOWER THAN SEVEN (7) FEET, IN ACCORDANCE WITH §502-A.M.
8. IN RESIDENTIAL DEVELOPMENTS, ADDITIONAL PLANTINGS OR LANDSCAPING ELEMENTS SHALL BE REQUIRED THROUGHOUT THE SUBDIVISION WHERE NECESSARY FOR CLIMATE CONTROL, PRIVACY, OR FOR AESTHETIC REASONS IN ACCORDANCE WITH A TYPICAL PLANTING PLAN APPROVED BY THE BOARD.
9. FALL PLANTING HAZARD. CERTAIN TREES HAVE BEEN IDENTIFIED AS HAVING A HIGH DEGREE OF TRANSPILANTATION FAILURE IF PLANTED DURING THE FALL SEASON. THESE SHOULD BE NOTED ON LANDSCAPE PLANS AS SPRING PLANTING SEASON ONLY.

10. SLOPE PLANTINGS. LANDSCAPING SHALL BE PLANTED ON ALL STEEP SLOPES WITH GROUND COVER APPROPRIATE FOR THE PURPOSE AND SOIL CONDITIONS, WATER AVAILABILITY, AND ENVIRONMENT SUFFICIENT TO PREVENT EROSION.
11. IRRIGATION. WHERE LANDSCAPING IS PROVIDED IN CONJUNCTION WITH NON-RESIDENTIAL DEVELOPMENT, UNDERGROUND IRRIGATION OR CISTERN SYSTEM SHALL BE PROVIDED. THE USE OF RAIN BARRELS IS ENCOURAGED FOR RESIDENTIAL DEVELOPMENT, AS WELL AS SLOW RELEASE WATERING BAGS (COMMONLY KNOWN AS "TREGATORS") FOR ALL DEVELOPMENT.
12. REMOVAL OF DEBRIS. ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTIONS REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLING, SHALL BE REMOVED FROM THE SITE AND COMPOSTED. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY, SUBJECT TO APPROVAL OF THE MUNICIPAL ENGINEER, BE USED AS MULCH IN LANDSCAPED AREAS, PROVIDED THEY HAVE BEEN PROPERLY COMPOSTED.
13. TOPSOIL. ALL TOPSOIL, WHETHER IMPORTED OR FROM ON-SITE, SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
 - B. TOPSOIL DISTURBED IN THE COURSE OF DEVELOPMENT SHALL NOT BE REMOVED FROM THE SITE AND SHALL BE STORED FOR REDISTRIBUTION.
 - C. TOPSOIL SHALL BE LOAMY SAND, SANDY LOAM, CLAY LOAM, LOAM, SILT LOAM, OR OTHER SOIL APPROVED BY THE BOARD OR MUNICIPAL ENGINEER. IT SHALL BE NATURAL, FERTILE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL BE OF A UNIFORM QUALITY, FREE FROM SUBSOIL, SLAG, CHINDERS, STONES 1" INCH OR LARGER IN ANY DIMENSION, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS, UNDESIRABLE MATERIALS. TOPSOIL SHALL ALSO BE FREE OF VIABLE PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, CANADA

14. GUARANTEE. ALL PLANTING MATERIAL SHALL BE GUARANTEED FOR A TWO (2) YEAR PERIOD AFTER ACCEPTANCE BY THE TOWNSHIP AND/OR THE RELEASE OF PERFORMANCE BONDS. A NOTE ON THE LANDSCAPE PLAN SHALL REQUIRE THAT ALL PLANT MATERIAL NOT SURVIVING FOR A PERIOD OF TWO (2) YEARS SHALL BE REPLACED WITH THE SAME OR EQUIVALENT SIZE SPECIES.
15. ALL SHRUBS TO BE MAINTAINED/TRIMMED AS REQUIRED SO THEY DO NOT EXCEED 30" IN HEIGHT ABOVE ADJACENT PAVED AREAS.
16. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH, TREATED WITH PRE-EMERGENT HERBICIDE. THE MULCH "SAUCER" DEPTH AROUND EACH TREE SHALL BE 3".
17. REMOVE ALL COMPACTED SUBBASE MATERIAL IN FORMERLY PAVED AREAS IDENTIFIED FOR LANDSCAPE TREATMENT. REPLACE REMOVED SUBBASE WITH TOPSOIL.

PERMANENT SEEDING SHALL CONSIST OF A MIXTURE OF THE FOLLOWING:

80% REBEL TALL FESCUE	6 lbs./1000 S.F.
10% PALMER PERENNIAL RYEGRASS	OR
10% NASSAU OR BARON KENTUCKY BLUEGRASS	260 lbs./ACRE

FERTILIZER 10-20-20 SHALL BE APPLIED AT A RATE OF 11 lbs. PER 1,000 S.F.

LINE SHALL CONSIST OF DOLOMITIC LIMESTONE AND BE APPLIED AT A RATE OF 90 lbs. PER 1,000 S.F.

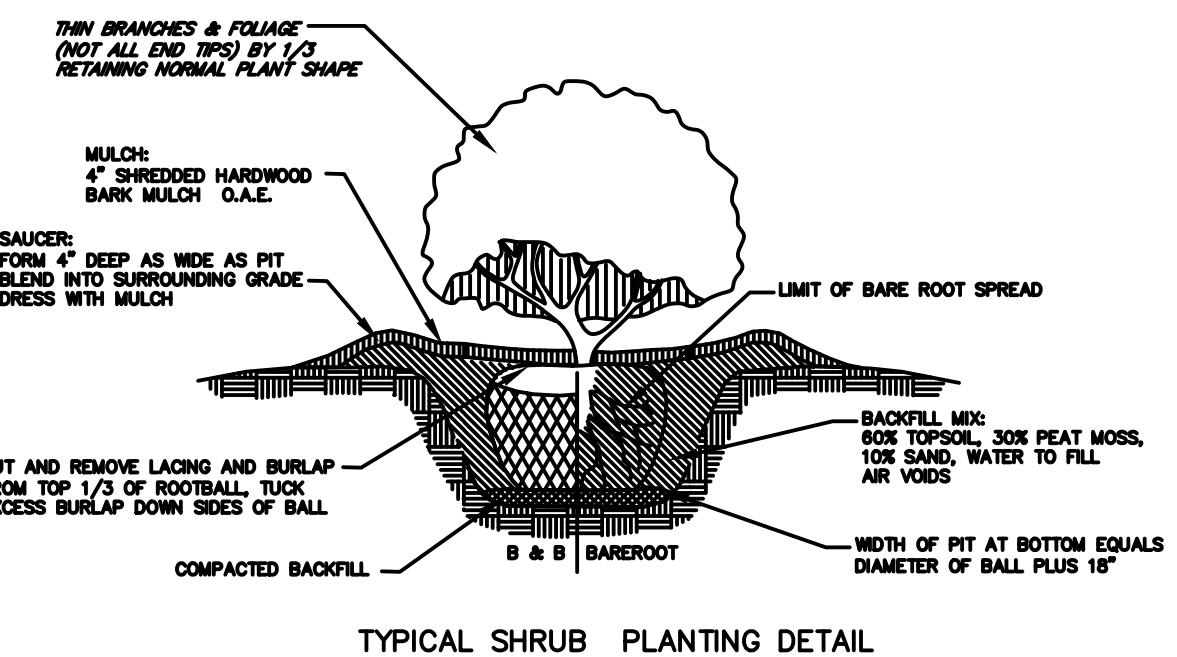
IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.

IF SEEDING IS NOT ACCOMPLISHED BEFORE NOVEMBER 1 AND AFTER FEBRUARY 15TH, MULCH SHALL BE APPLIED AT A RATE OF 80 lbs. PER 1,000 S.F. MULCH SHALL CONSIST OF UNROTTED SALT HAY OR SMALL GRAIN STRAW.

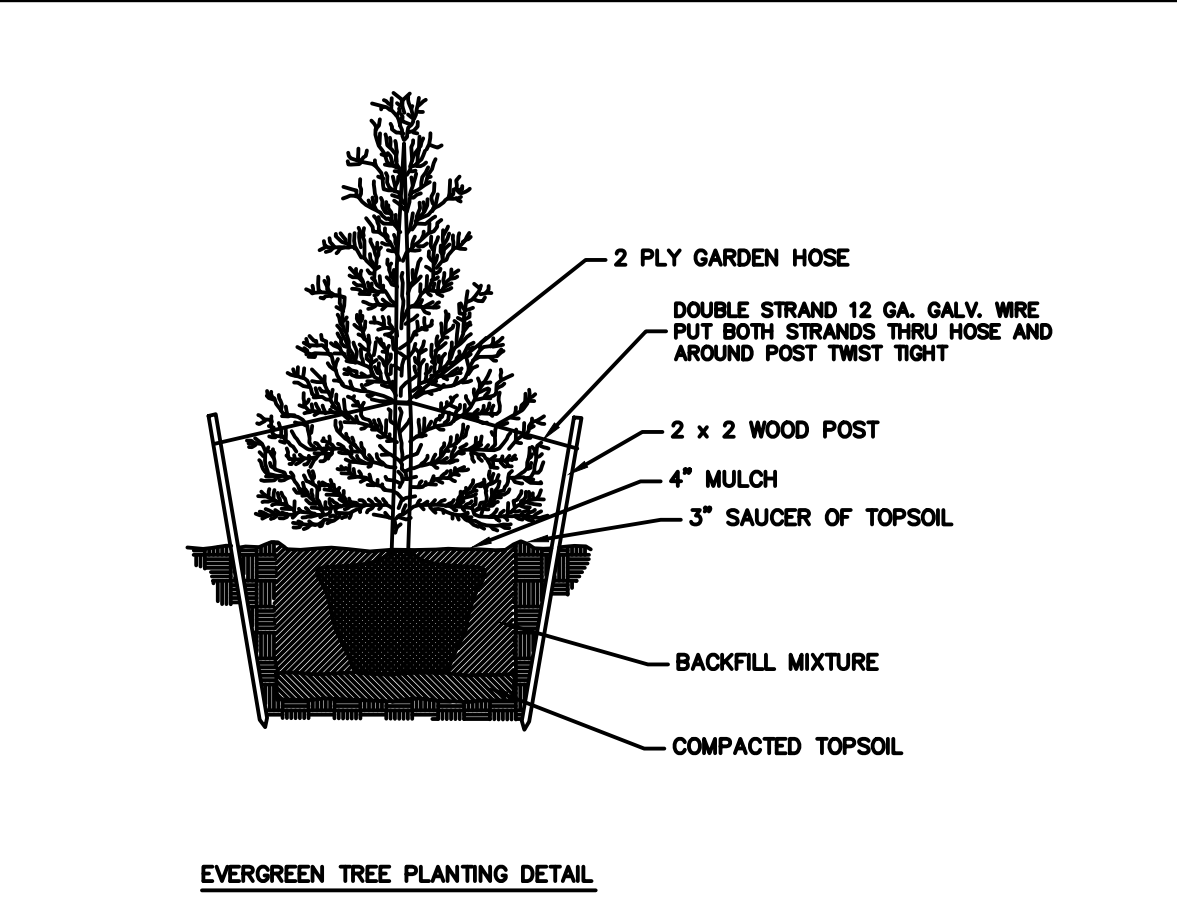
MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH. THIS SHALL BE DONE BY USING ONE OF THE FOLLOWING LIQUID MULCH-BINDERS.

1. EMULSIFIED ASPHALT - (RS-1)
2. SYNTHETIC OR ORGANIC BINDER

LIQUID MULCH-BINDERS SHALL BE APPLIED AT A RATE OF 0.04 GAL PER SQ. YD.



TYPICAL SHRUB PLANTING DETAIL
N.T.S.
(ALL SHRUBS TO BE PLACED A MINIMUM DISTANCE OF 3'-0" FROM CURB FACE WHERE APPLICABLE)



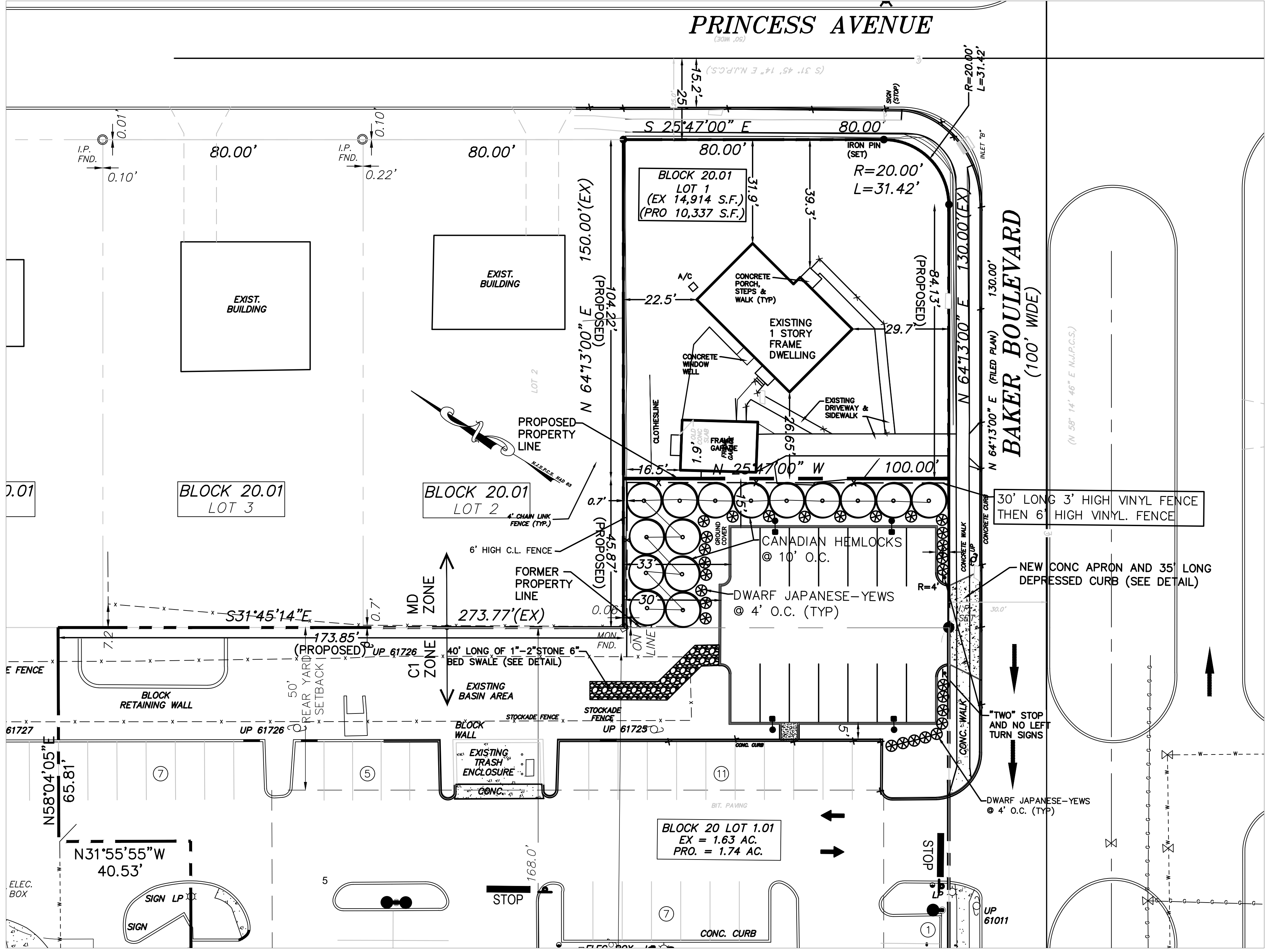
EVERGREEN TREE PLANTING DETAIL

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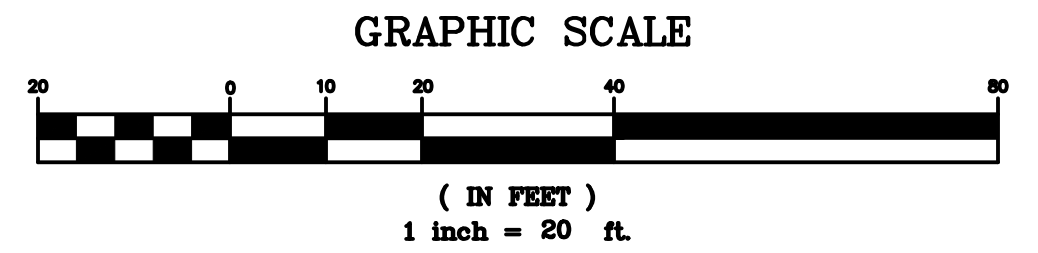


AERIAL MAP

NOTE:
ALL AREAS TO BE IRRIGATED INCLUDING ALONG THE BLDG

LANDSCAPING SCHEDULE				
SYMBOL	COMMON NAME	LATIN NAME	SIZE	QTY.
	CANADIAN HEMLOCK	TSUGA CANADENSIS	6"-8" HIGH.	15
	DWARF JAPANESE YEWS	TAXUS CUSPIDATA NANA	24"-28" HIGH.	28

NOTE:
1) ALL SHRUBS TO BE PLACED A MINIMUM OF 3'-0" SETBACK FROM CURBING WHERE POSSIBLE
2) REVIEW ALL EXISTING VEGETATION TO REMAIN AND REPLACE ALL DEAD VEGETATION WITH LIKE SPECIES.



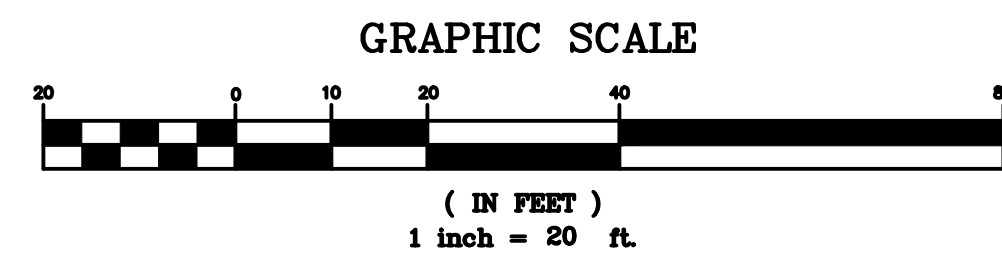
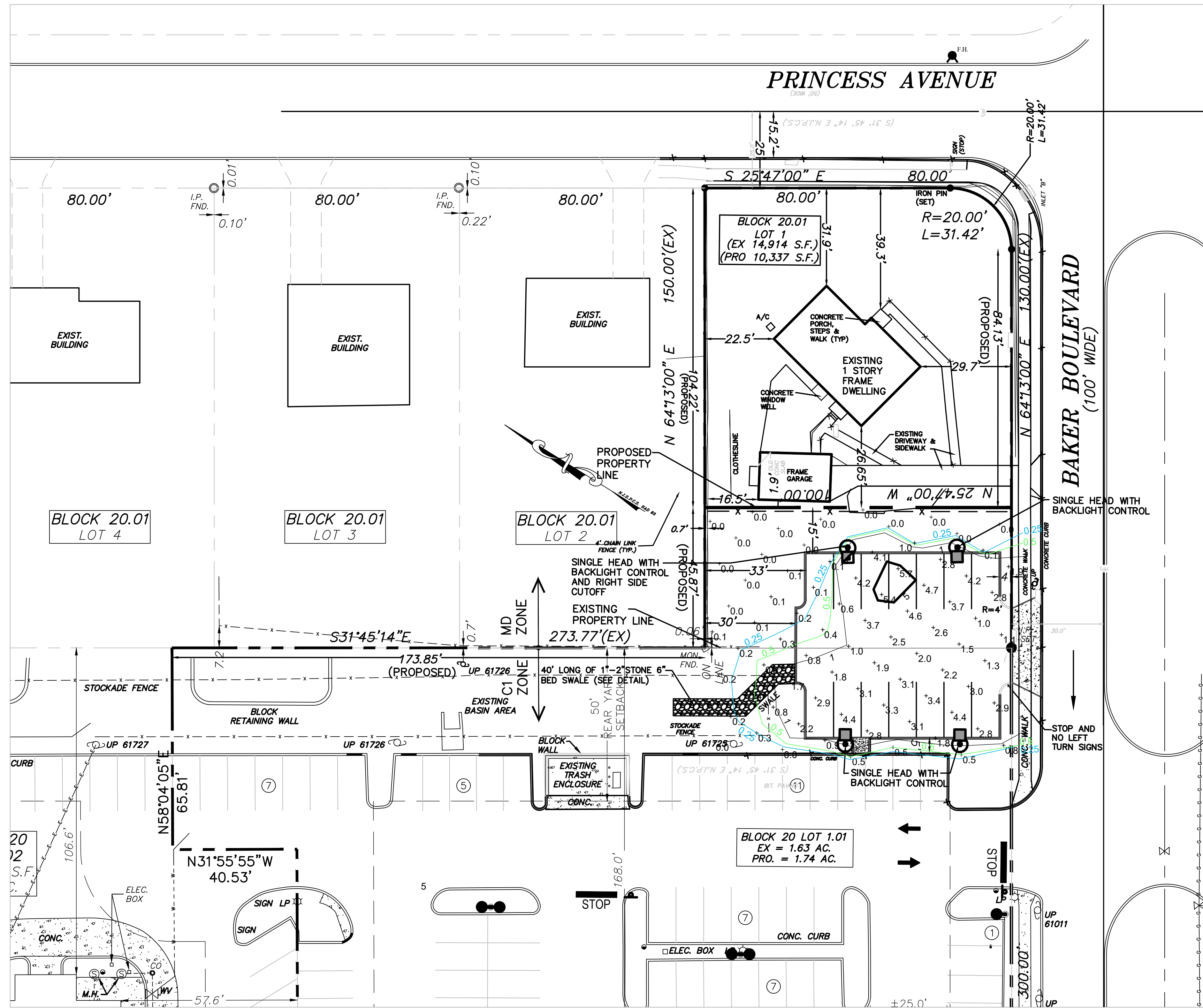
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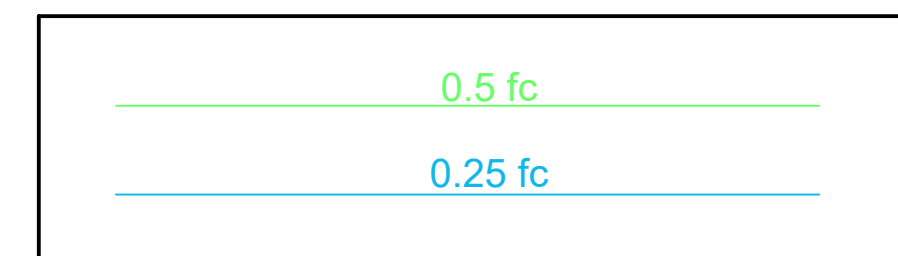
KEY MAP

LEGEND

- 12' HIGH LIGHT POLE (SINGLE HEAD) WITH INTEGRAL LIGHT CUTOFFS
12'-0" MOUNTING HEIGHT (TYPICAL) (3000K TEMPERATURE)

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
ⓐ	A	3	Lithonia Lighting	DSX0 LED P1 30K 70 CRI BLC3 MVOLT	D SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 EXTREME BACKLIGHT CONTROL	LED	DSX0_LED_P1_30K_70CRI_BLC3.ies	1.00	33.21
ⓑ	B	1	Lithonia Lighting	DSX0 LED P1 30K 70 CRI BLC3 MVOLT	D SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI RIGHT CORNER CUTOFF EXTREME BACKLIGHT CONTROL	LED	DSX0_LED_P1_30K_70CRI_RCCO.ies	1.00	33.21

Statistics	
Description	Avg
PARKING AREA	2.7 fc
ENTIRE AREA	1.5 fc



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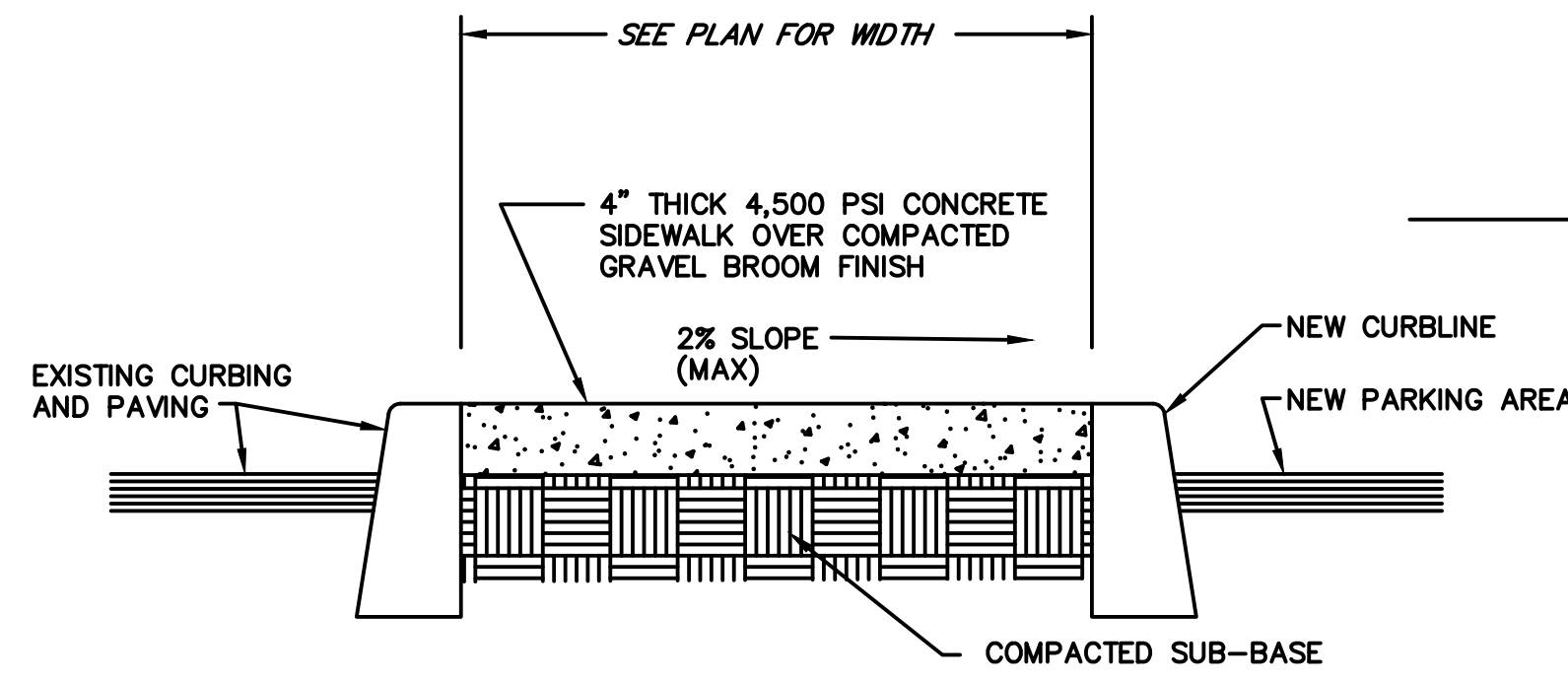
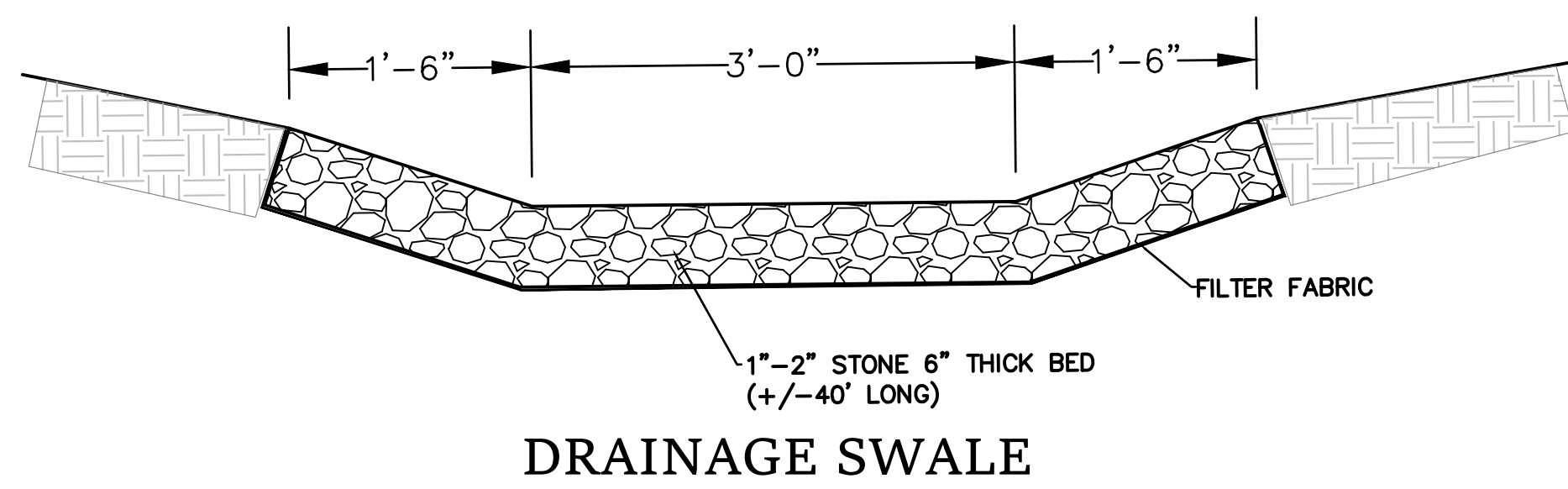
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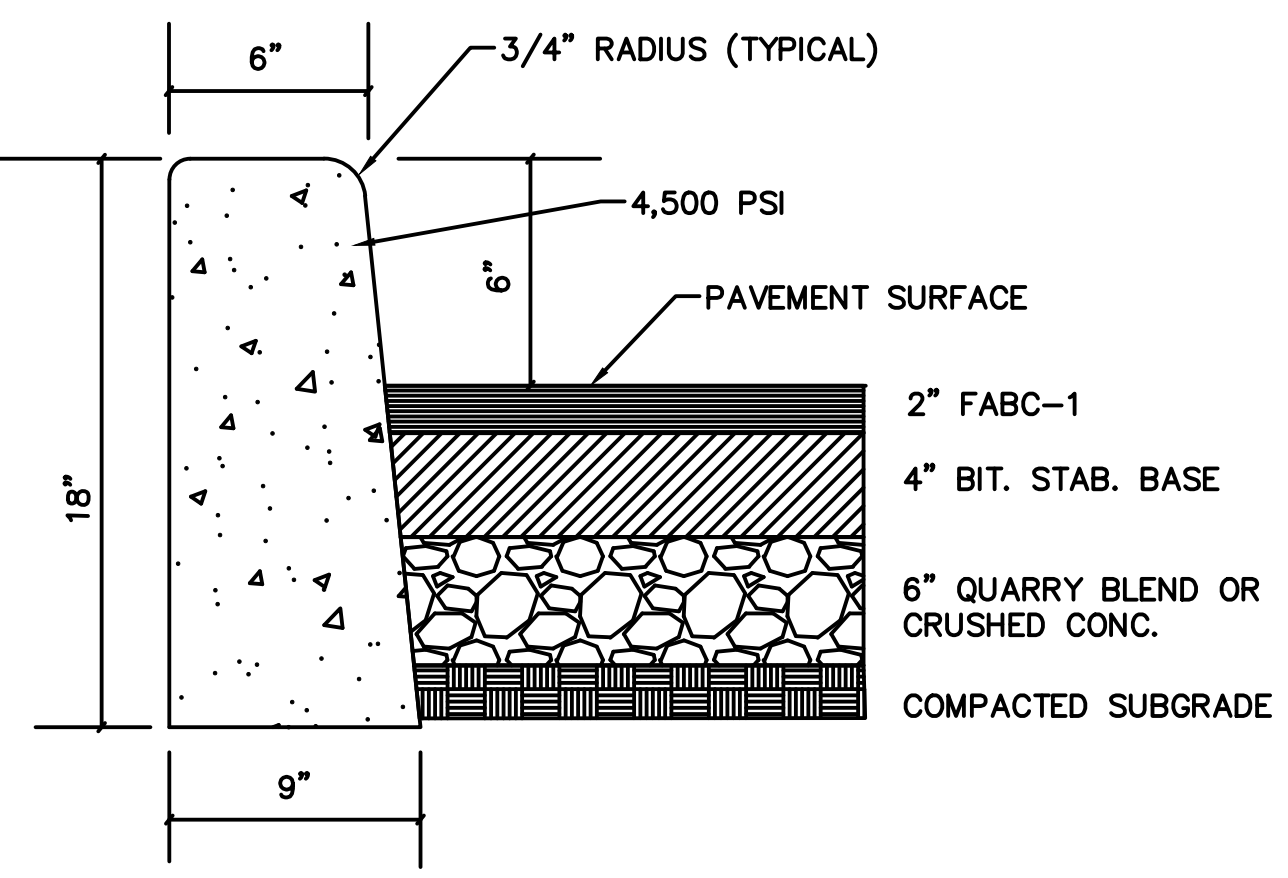
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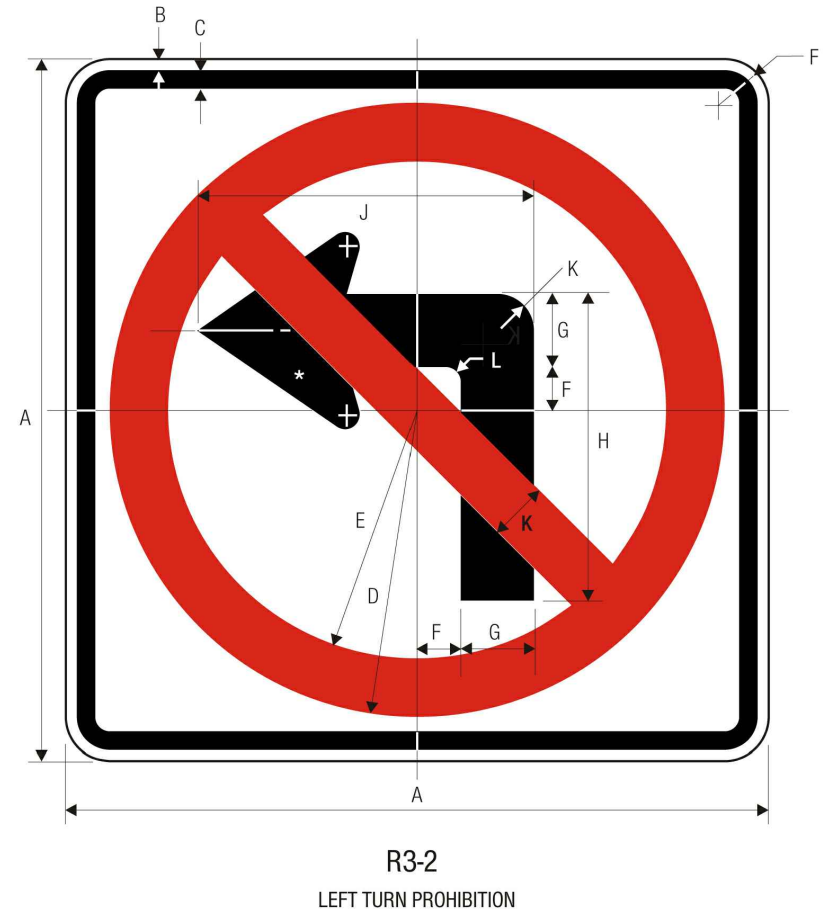


- NOTES:
- 1/2" WIDE TRANSVERSE EXPANSION JOINTS @ 20' INTERVALS TO BE INSTALLED, FILLED WITH PRE-FAB BIT. CELLULAR TYPE JOINT FILLER.
 - 1/4" WIDE TRANSVERSE JOINTS TO BE CUT @ INTERVALS EQUAL TO SIDEWALK WIDTH.
 - ALIGNMENT AND GRADE TO CONFORM WITH SITE GRADING PLAN.

CONCRETE SIDEWALK DETAIL
N.T.S.



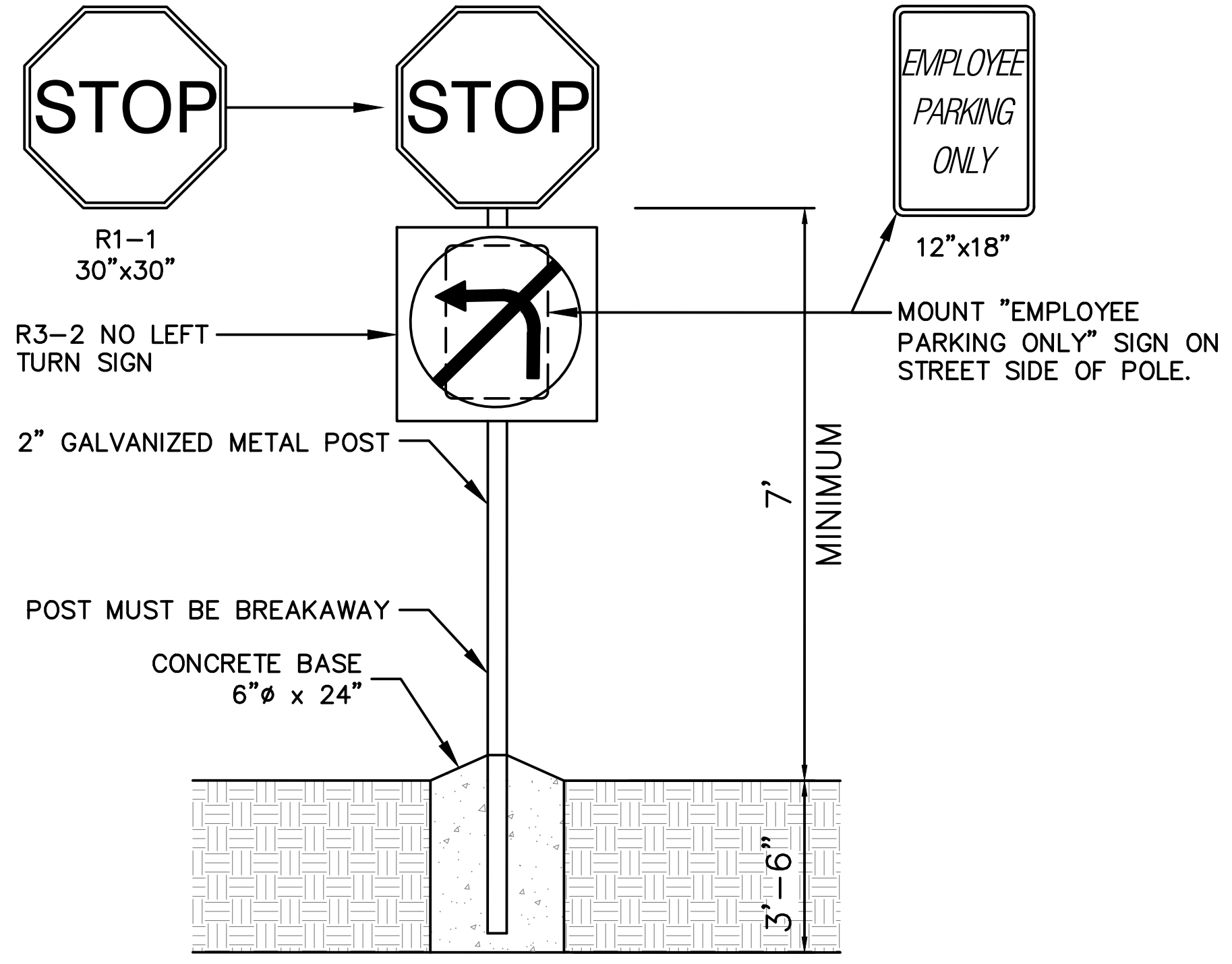
CURBING/ PAVING DETAIL (INTERIOR)



A	B	C	D	E	F	G	H	J	K	L
24	.375	.625	1.05	8.5	1.5	2.5	10.5	11.5	2	.5
30	.5	.75	1.3125	10.625	1.875	3.125	13.125	14.5	2.5	.625
36	.625	.875	1.575	12.75	2.25	3.75	15.75	17.25	3	.75
48	.75	1.25	2.1	17	3	5	21	23	4	1

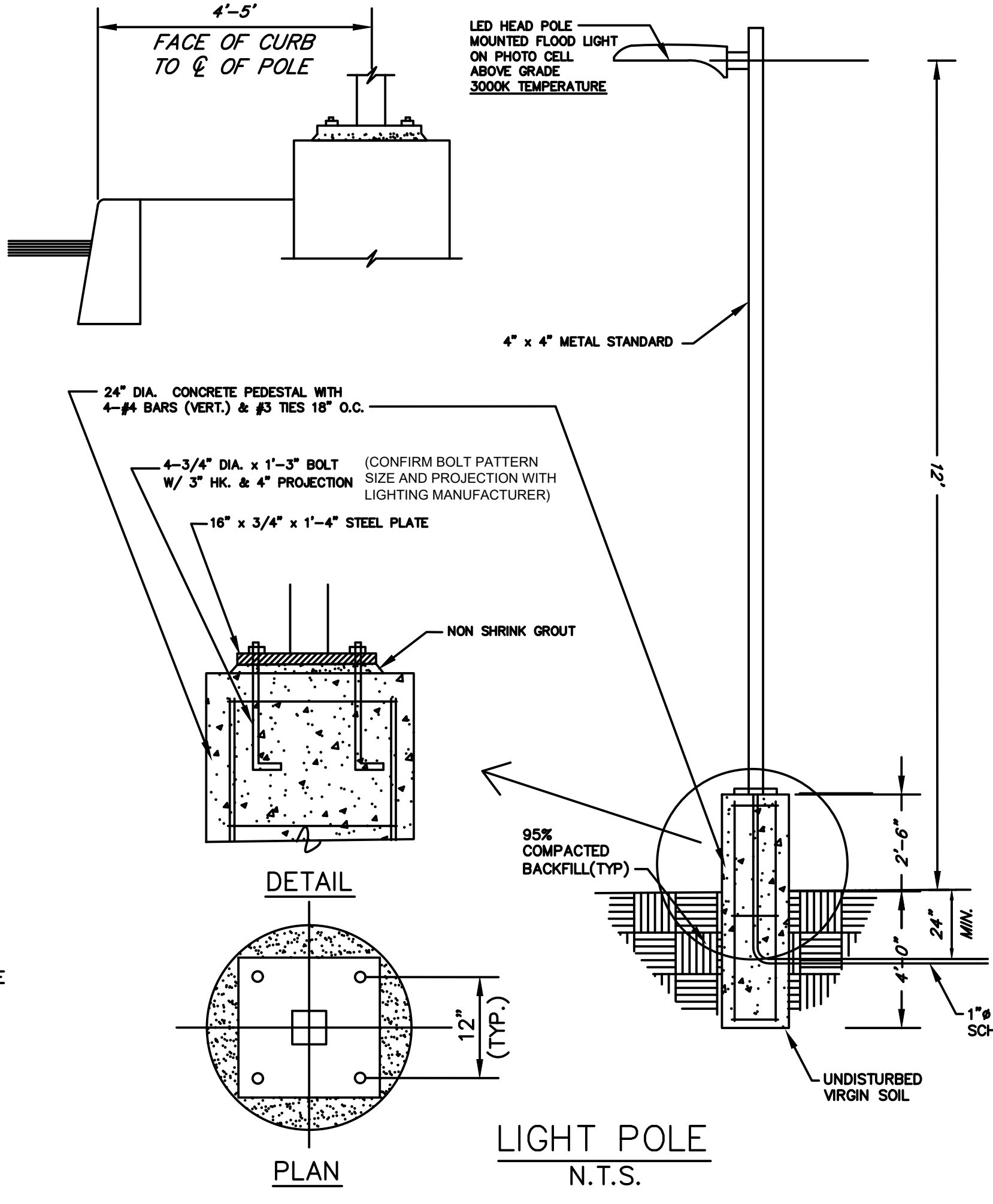
COLORS: CIRCLE & DIAGONAL - RED (RETROREFLECTIVE)
 SYMBOL & BORDER - BLACK
 BACKGROUND - WHITE (RETROREFLECTIVE)

1-23

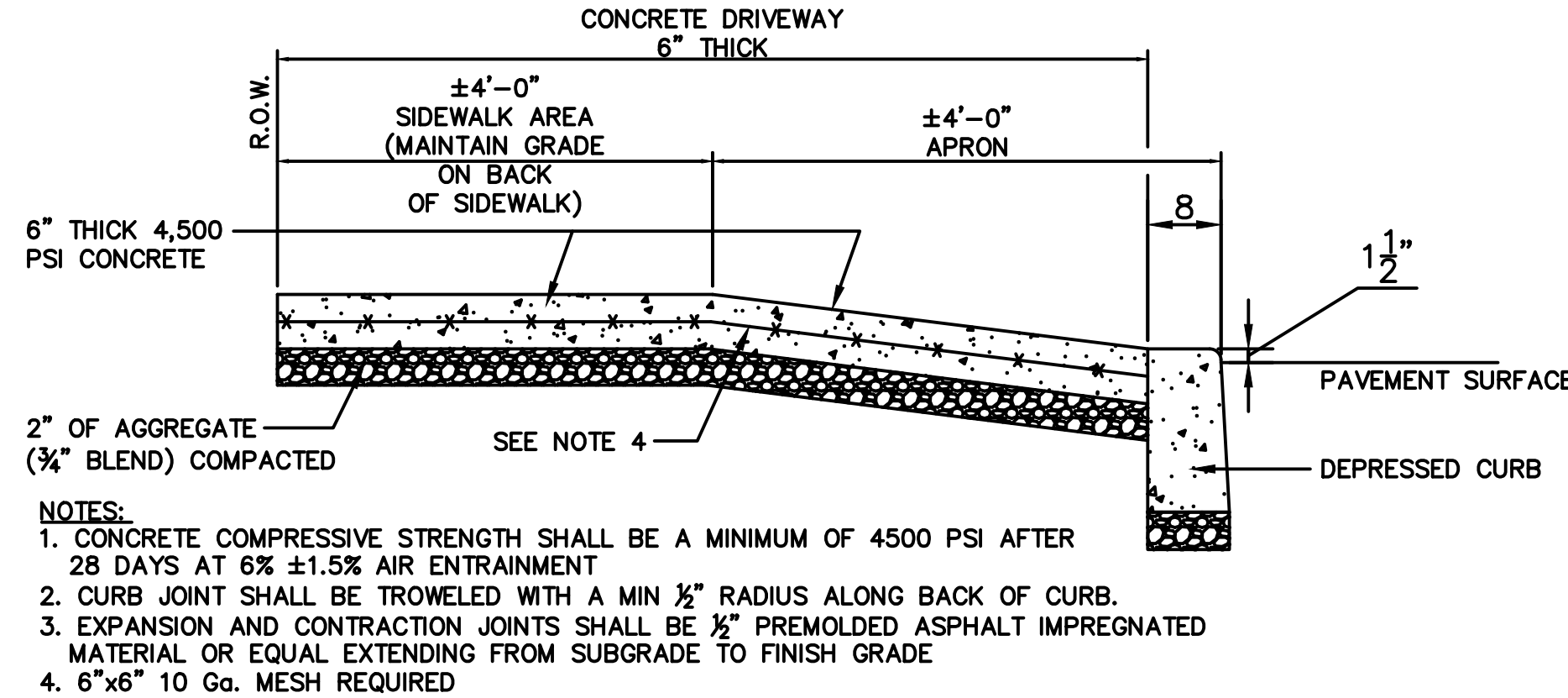
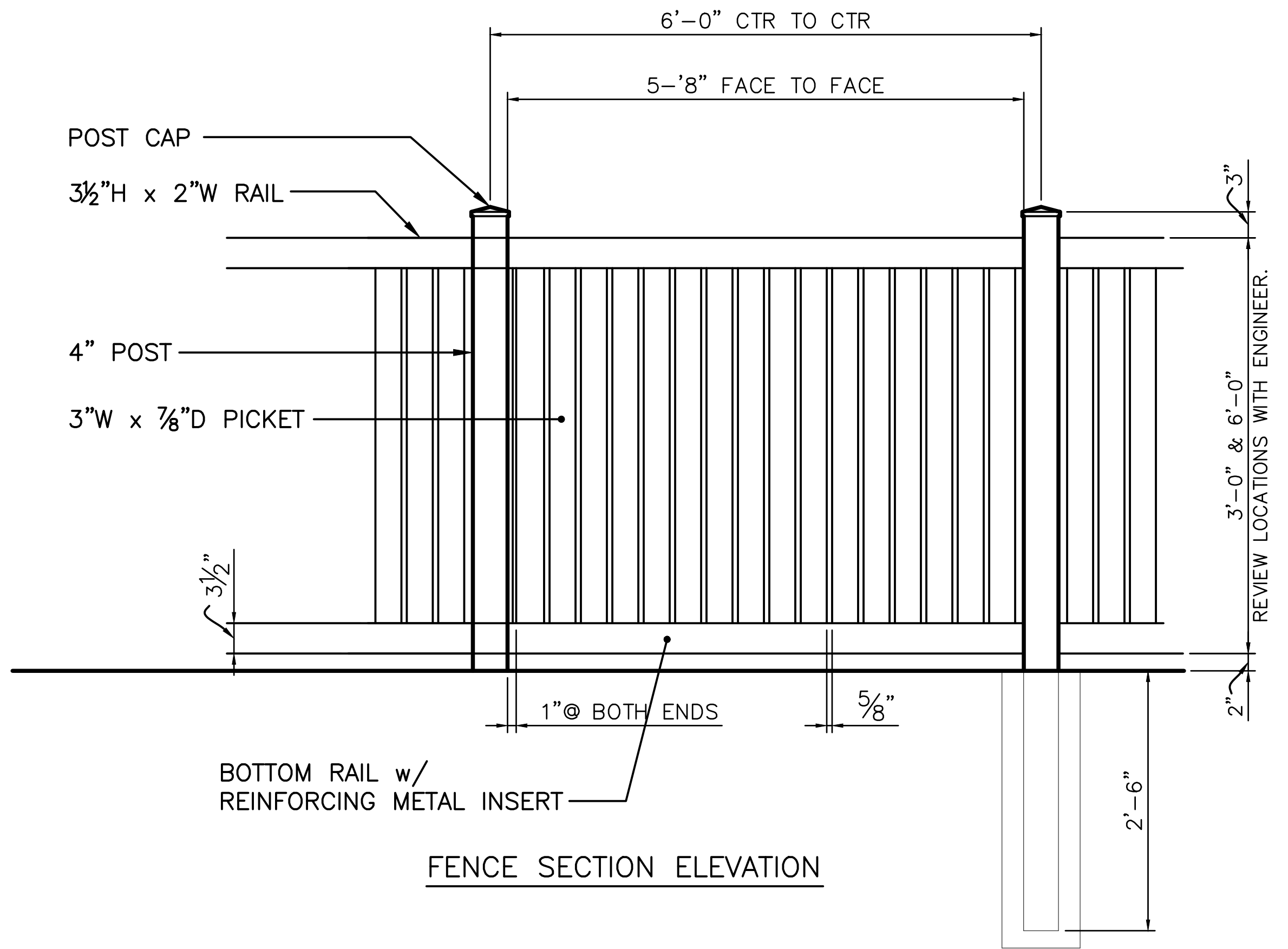


NOTE:
 ALL SIGNS MOUNTED ON EXTRUDED ALUMINUM POSTS 7' ABOVE GRADE TO BOTTOM OF SIGN U.N.O. ALL SIGNS TO MEET THE MOST CURRENT M.U.T.C.D. REQUIREMENTS. THE YEAR OF MANUFACTURE SHALL BE INDICATED ON THE BACK OF THE SIGNS.

TWO SIGNS AT PARKING ENTRANCE
N.T.S.



LIGHT POLE
N.T.S.



CONCRETE APRON DETAIL
N.T.S.

P. Lazaropoulos
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