

**NEW VARIANCES:**  
 1.) SECT. 417.C.3 USE/DENSITY: RESTAURANT TYPE B IS NOT PERMITTED ON LOT SIZE (10 AC. MIN, 0.89 AC. EXISTING (ENC), NO CHANGE (EXPANSION OF ENC. PROPOSED)).  
 2.) SECTION 417.H.2 MINIMUM FRONT YARD SETBACK: 50 FT REQUIRED; 35.87 FT EXISTING (ENC), 30.3+ FT PROPOSED.  
**EXISTING NON-CONFORMING CONDITIONS TO REMAIN:**  
 1.) SECTION 417.A. MAXIMUM LOT COVERAGE: 70% PERMITTED; 94.6% EXISTING (ENC), 94.6% PROPOSED.  
 2.) SECTION 417.A. MINIMUM OPEN SPACE: 23% REQUIRED; 5.0% EXISTING (ENC), 5.0% PROPOSED.  
 3.) SECTION 417.H.2.4 PARKING SETBACK: 10 FT FROM STRUCTURE; 3.5 & 4.72 FT EXISTING (ENC), 3.5 & 4.72 FT PROPOSED.

**SITE DATA:**  
 SITE ADDRESS: 2320 ROUTE 70, CHERRY HILL TOWNSHIP, CAMDEN CO, NJ  
 TAX MAP DATA: SHEET 106, BLOCK 12.01, LOT 16 (ONLY)  
 ZONE: B4 (REGIONAL BUSINESS DISTRICT)  
 TRACT AREA: 30,446.38 S.F. (0.6988 AC.)

**OWNER:**  
 2320 MARLTON PKE, LLC  
 2320 ROUTE 70  
 CHERRY HILL, NJ 08002

**APPLICANT:**  
 MIKADO INC  
 2320 ROUTE 70  
 CHERRY HILL, NJ 08002  
 PHONE: 856-364-6352

**ZONING ANALYSIS - USE (SECTION 417.C.3.G.1):**

PERMITTED	EXISTING	PROPOSED	CONFORMS
RESTAURANTS	RESTAURANT B (138 SEATS) (ENC-1)	RESTAURANT B (138 SEATS) (P)	NO - USE VARIANCE REQUIRED FOR EXPANSION OF ENC. (Y)

(\*) PURSUANT TO TABLE 4.1 (SECT. 417.C.3), A RESTAURANT TYPE B IS NOT PERMITTED ON A LOT THAT IS 0-4.99 AC.

**BULK REQUIREMENTS - SECT. 417.H & ZONING SCHEDULE B4 (REGIONAL BUSINESS):**

USE REQUIREMENTS	REQUIRES	PROPOSED	COMPLIES
MIN. LOT SIZE	SEE TABLE 4.1 (10 AC MIN. FOR USE)	30,446.38 S.F.	NO CHANGE
MIN. LOT DEPTH	125 FT.	125 FT.	NO CHANGE
MIN. SIDE YARD SETBACK	20 FT./50 FT.	83.3 FT./145.67 FT.	83.3 FT./145.67 FT.
MIN. REAR YARD SETBACK	30 FT.	11.9+ FT. (3611.42 S.F.)	13.6+ FT. (25,125.35 S.F.)
MAX. BUILDING HEIGHT	150 FT.	30 FT.	30 FT.
MAX. BUILDING COVERAGE	30 %	94.6 % (28,800.43 S.F.) (ENC)	94.6 % (28,800.43 S.F.) (ENC)
MAX. LOT COVERAGE	70 %	94.6 % (28,800.43 S.F.) (ENC)	94.6 % (28,800.43 S.F.) (ENC)
OPEN SPACE (MIN.)	23 %	5.0 % (1,532.48 S.F.) (ENC)	5.0 % (1,532.48 S.F.) (ENC)
PARKING SETBACK (SECT. 417.H.2.4)	10 FT. FROM STRUCTURE	3.5 FT (ENC) & 4.72 FT.	3.5 FT (Y) & 4.72 FT.

**LOT COVERAGE SUMMARY:**

EXISTING	PROPOSED	TOTAL
EXISTING: 3,611.42 S.F.	24,368.39 S.F.	28,000.43 S.F.
CHANGE: +513.93 S.F.	+2,988 S.F.	+3,501.93 S.F.
PROPOSED: 4,125.35 S.F.	24,371.37 S.F.	30,496.72 S.F.

**NET INCREASE IN IMPERVIOUS COVERAGE = 0 S.F. (0.0% AC)**  
**AREA OF DISTURBANCE = 397 S.F. (0.01% AC)**

**PERVIOUS (NON-IMPERVIOUS) COVERAGE:**  
 EXISTING: 28,800.43 S.F. / 30,446.38 S.F. = 0.9469 = 94.6%  
 PROPOSED: 28,800.43 S.F. / 30,446.38 S.F. = 0.9469 = 94.6%  
 LOT COVERAGE: EXISTING = 28,800.43 S.F. / 30,446.38 S.F. = 0.9469 = 94.6%  
 PROPOSED = 28,800.43 S.F. / 30,446.38 S.F. = 0.9469 = 94.6%

**OPEN SPACE:**  
 EXISTING = 1,532.48 S.F. / 30,446.38 S.F. = 0.050 = 5.0%  
 PROPOSED = 1,532.48 S.F. / 30,446.38 S.F. = 0.050 = 5.0%

(\*) EXCLUDES NON-CONTIGUOUS AREAS LESS THAN 100 S.F. PER SECT. 202.

**NOTE:** AS THE INCREASE IN IMPERVIOUS COVERAGE IS LESS THAN 0.1% AND DISTURBANCE IS LESS THAN 1.0 AC, THE IMPROVEMENTS ARE NOT CONSIDERED A MAJOR DEVELOPMENT PURSUANT TO N.J.A.C. 7:9 AND THEREFORE, STORMWATER MANAGEMENT MEASURES ARE NOT REQUIRED.

**PARKING ANALYSIS (SECTION 511):**

**CRITERIA:** 1 STALL PER 3 SEATS PLUS ONE STALL PER TWO (2) EMPLOYEES.

**EXISTING CONDITIONS:** 120 SEATS (108 INDOOR + 12 OUTDOOR PATIO) + 12 EMPLOYEES (MAX. ON ANY OF THE 2 SHIFTS)

**PROPOSED CONDITIONS:** 118 SEATS (108 INDOOR DINING + 10 INDOOR PATIO) + 12 EMPLOYEES (MAX. ON ANY OF THE 2 SHIFTS)

**PARKING QUANTITY REQUIRED:**  
 EXISTING CONDITIONS: (120 SEATS X 1 STALL/3 SEATS) + (12 EMPLOYEES X 1 STALL/2 EMPLOYEES) = 46 STALLS  
 PROPOSED CONDITIONS: (118 SEATS X 1 STALL/3 SEATS) + (12 EMPLOYEES X 1 STALL/2 EMPLOYEES) = 45 STALLS

**PARKING QUANTITY PROVIDED:**  
 EXISTING: 51 STALLS (COMPLIES)  
 PROPOSED: 51 STALLS (COMPLIES)

**HANDICAP PARKING STALL ANALYSIS (ADA GUIDELINES 2010):**

BASED UPON OVERALL PARKING QUANTITY = 51 STALLS

QUANTITY	STANDARD	VAN ACCESSIBLE	TOTAL
QTY. REQUIRED (MIN)	2	1	3
QTY. EXISTING (Y)	2	1	3
QTY. PROPOSED	2	1	3 (COMPLIES)

**GENERAL SITE NOTES:**

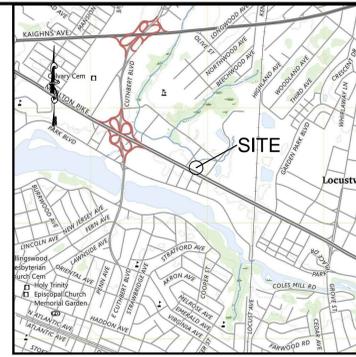
- 1) SURVEY INFORMATION REFERENCED FROM PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PENNELL LAND SURVEYING, INC. DATED MAY 29, 2025. REFERENCE TO THE NOTES AND QUALIFICATIONS ON SAID PLANS IS MADE HEREIN.
- 2) BY GRAPHICAL PLOTTING AND PURSUANT TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL, 840000000, DATED SEPTEMBER 28, 2007, THE SITE IS LOCATED IN FLOOD ZONE X.
- 3) THE GENERAL CONTRACTOR OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 9:23-2.2 (1) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSH A COMPETENT PERSON).
- 4) THE CONTRACTOR SHALL OBEY AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND OTHER REGULATIONS PERTAINING TO THE PROPOSED SITE IMPROVEMENTS.
- 5) THE CONTRACTOR SHALL VERIFY SIZES, DIMENSIONS, AND LOCATIONS OF ALL EXISTING SITE FEATURES AND PROPOSED IMPROVEMENTS.
- 6) THESE DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES. CLARITY OF DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
- 7) PROPOSED CONDITIONS SHOWN ARE SUBJECT TO THE APPROVAL OF THE MUNICIPAL LAND USE BOARD.
- 8) ALL TRAFFIC CONTROL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AS ISSUED BY THE U.S. DEPT. OF TRANSPORTATION - FEDERAL HIGHWAY ADMINISTRATION.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL MEASURES.
- 10) THE CONTRACTOR SHALL CONTACT THE NEW JERSEY STATE UTILITY ONE-CALL PRIOR TO COMMENCEMENT OF ANY EXCAVATION. CONTRACTOR SHALL THEN ALSO CONFIRM THE LOCATION OF ALL UTILITIES.
- 11) THE CONTRACTOR SHALL REMOVE ALL DEMOLITION DEBRIS FROM THE SITE AND DISPOSE OF IT PROPERLY OFF-SITE. NO BURNING OF DEBRIS ON SITE OR BURNING WILL BE PERMITTED.
- 12) CONTRACTOR TO FIELD VERIFY CONNECTION OF ALL EXISTING UTILITY LOCATIONS.
- 13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY DURING THE DURATION OF CONSTRUCTION.

**SITE IDENTIFICATION SIGNAGE NOTES:**

- 1) NO SITE IDENTIFICATION SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION. EXISTING SIGNAGE IS TO REMAIN.

**AS-BUILT PLAN NOTES:**

- 1) AT THE COMPLETION OF ALL CONSTRUCTION AND PRIOR TO RELEASE FROM SUCH PERFORMANCE GUARANTEES AS MAY HAVE BEEN IMPOSED BY THE TOWNSHIP, AS-BUILT PLANS SHALL BE PREPARED TO SHOW THE ACTUAL LOCATION OF ALL CONSTRUCTED IMPROVEMENTS, TOPOGRAPHY AND UNDERGROUND UTILITIES (INCLUDING CABLES, DUCTS, PIPE SIZES AND INVERTS, STORMWATER MANAGEMENT MEASURES). THE AS-BUILT PLANS SHALL BE PROVIDED IN AUTOCAD COMPATIBLE DIGITAL FILE, WITH HORIZONTAL AND VERTICAL DATUM CONFORMING TO CURRENT TOWNSHIP DIGITAL FILES, AND SUBMITTED WITH PAPER COPIES OF PLAN AND SURVEY SIGNED AND SEALED BY A NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR. THE AS-BUILT INFORMATION SHALL BE FURNISHED TO THE CONSTRUCTION OFFICIAL & TOWNSHIP ENGINEER FOR THE PERMANENT FILES, ALONG WITH OTHER CERTIFICATE OF COMPLETION.
- ADA ACCESSIBILITY NOTE:**  
 THE FACILITY OWNER IS RESPONSIBLE TO ENSURE THAT PROPOSED ACCESSIBLE PARKING STALLS, ACCESS ROUTE, AND ENTRANCE INTO THE BUILDING/PROPOSED OFFICE AREA ARE IN CONFORMANCE WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
- ARCHITECTURAL NOTE:**  
 THE PROPOSED ADDITION INFORMATION WAS REFERENCED FROM ARCHITECTURAL PLANS PREPARED BY RAYMOND BROGREN OF BAO-BROGREN ARCHITECTURAL OFFICE.



**KEY MAP**  
 U.S.G.S. QUADRANGLE MAP - 7.5 MINUTE SERIES  
 SCALE: 1"=2000'

**USE DATA:**

**USE RESTAURANT:**  
 HOURS OF OPERATION: MON - THURS: 11:30 AM - 10:30 PM  
 FRIDAY: 11:30 AM - 11:00 PM  
 SATURDAY: 12:30 PM - 11:00 PM  
 SUNDAY: 12:30 PM - 10:00 PM

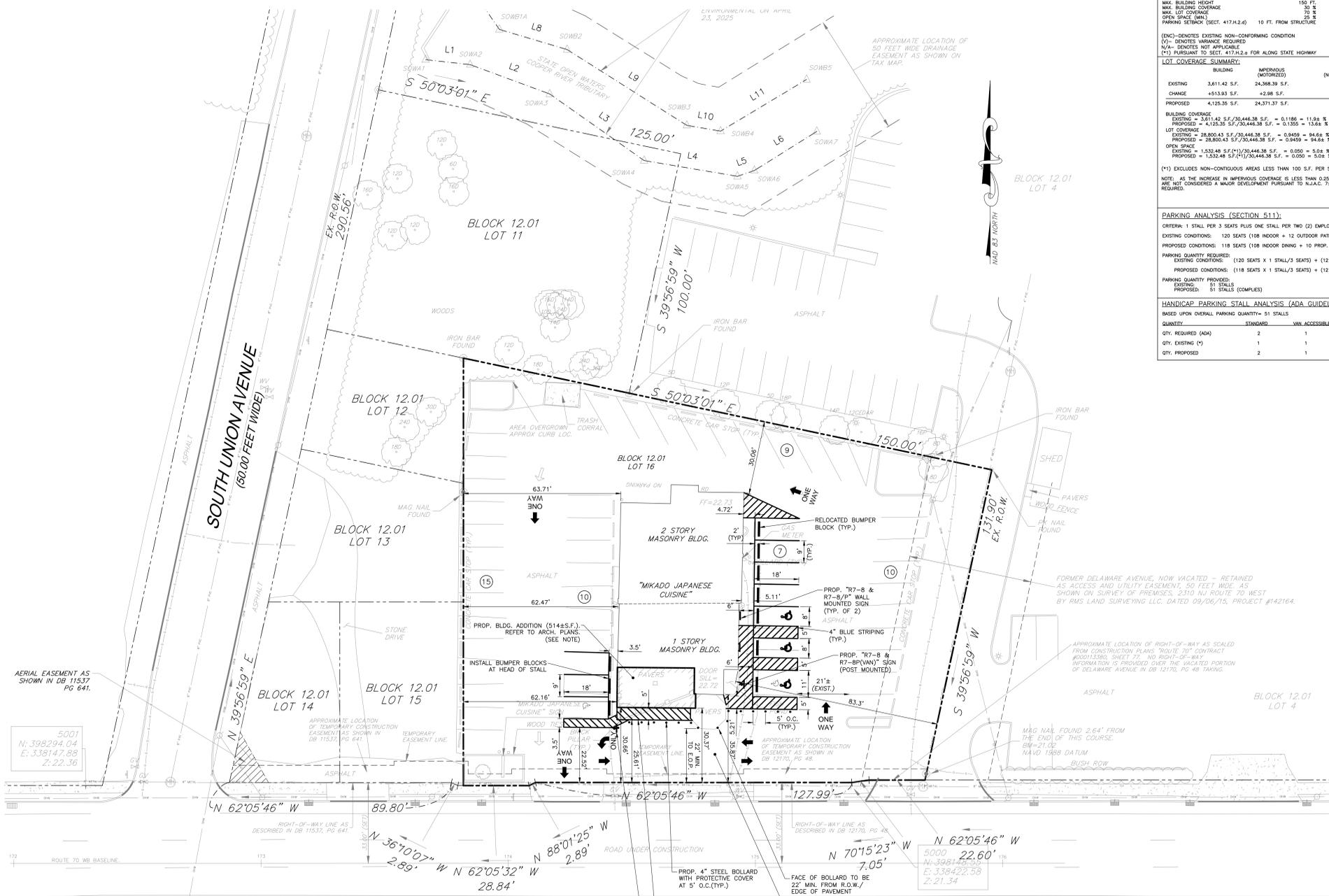
**NUMBER OF EMPLOYEES:** 12 MAX. SHIFT

**NUMBER OF SEATS:**  
 EXISTING: 108 INDOOR + 12 PATIO = 120 SEATS  
 PROPOSED: 108 INDOOR + 10 PATIO = 118 SEATS



CONTRACTOR SHALL CONTACT NEW JERSEY STATE ONE CALL PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

- 14) THESE SITE DEVELOPMENT PLANS DO NOT INCLUDE ANY ENVIRONMENTAL REMEDIATION WHICH MAY BE REQUIRED ON THE PROPERTY. JEFFERIS ENGINEERING ASSOCIATES, LLC ASSUMES NO RESPONSIBILITY FOR IDENTIFICATION, DELINEATION OR INSTRUCTION FOR DEMOLITION/ABANDONMENT OR PERMITTING ASSOCIATED WITH ANY ENVIRONMENTAL ISSUES WHICH MAY BE PRESENT ON THE SITE OR IN THE EXISTING BUILDINGS.
- 15) NO LAND IS PROPOSED TO BE RESERVED FOR PUBLIC OR CONSERVATION USE.
- 16) TRASH COLLECTION SHALL CONTINUE TO BE CONDUCTED BY A PRIVATE HAULING COMPANY UNDER SUBCONTRACT AGREEMENT WITH THE FACILITY.
- 17) THE CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE DISCONNECTION OF ALL SITE UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION.
- 18) SAWCUT EXISTING SIDEWALKS, PAVEMENT, AND ASPHALT FORMING A CLEAN EDGE AT PORTIONS TO REMAIN, SAWCUT EXISTING CONCRETE SIDEWALKS/PAVS TO REMAIN AT EXISTING CONCRETE JOINTS.
- 19) THE CONTRACTOR SHALL IMPLEMENT SOIL EROSION CONTROL MEASURES, AS OUTLINED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN, PRIOR TO AND DURING CONSTRUCTION OF APPROX. 42.
- 20) NO NEW UTILITY SERVICES OR CONNECTIONS ARE PROPOSED.
- 21) NO CONSTRUCTION OF THE SITE IMPROVEMENTS OR BUILDING SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF TOWNSHIP STAMPED APPROVED SITE PLANS AS REVISED IN ACCORDANCE WITH THE RESOLUTION OF APPROVAL.
- 22) THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS OF THE "HIGH VOLTAGE PROXIMITY ACT".
- 23) A FRESHWATER WETLAND INVESTIGATION WAS PERFORMED BY SCHETTER ENVIRONMENTAL, IN APRIL 2025 AND NO FRESHWATER WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY.
- 24) EXISTING UTILITY INFORMATION AND LOCATIONS IN THE AREA OF THE PROPOSED IMPROVEMENTS ARE REFERENCED FROM SURVEY (SEE GENERAL PLAN NOTE #1). THESE LOCATIONS SHALL NOT BE CONSIDERED ABSOLUTE OF ALL-INCLUSIVE, AND A UTILITY MARKOUT AND FIELD VERIFICATION OF ALL UTILITIES ARE STILL REQUIRED.



**PARKING SUMMARY**  
 EXISTING PARKING QUANTITY = 51  
 PROPOSED PARKING QUANTITY = 51

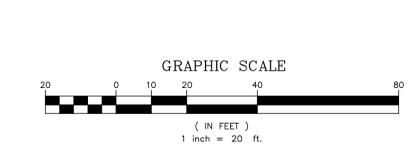
REMOVE EXISTING ADA PARKING STALL SIGNAGE AND REPLACE WITH NEW SIGNAGE AS NOTED.

**REFERENCE NOTES:**

- 1) REFER TO ZONING SITE PLANS PREPARED BY BAO, DATED JULY 1, 2025 FOR PROPOSED ARCHITECTURAL PLANS AND SITE IMPROVEMENTS ASSOCIATED WITH BUILDING ADDITION.
- 2) SURVEY INFORMATION REFERENCED FROM PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PENNELL LAND SURVEYING, DATED MAY 29, 2025.

APPROVED BY THE TOWNSHIP OF CHERRY HILL ZONING BOARD OF ADJUSTMENT:  
 RESOLUTION NO.: \_\_\_\_\_  
 RESOLUTION DATE: \_\_\_\_\_

BOARD CHAIRPERSON	(DATE)
BOARD SECRETARY	(DATE)
BOARD ENGINEER	(DATE)



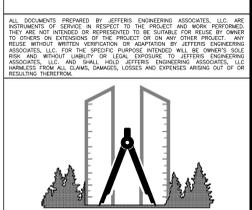
**REVISION**

NO.	DATE	DESCRIPTION
1	06/27/2025	ISSUED FOR PERMITS
2	06/27/2025	REVISION PER TWP COMMENTS
3	06/27/2025	INITIAL ISSUE



CONTRACTOR SHALL CONTACT NEW JERSEY STATE ONE CALL PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

**PROPOSED BUILDING ADDITION**  
**MIKADO JAPANESE CUISINE**  
 2320 ROUTE 70  
 BLOCK 12.01, LOT 16  
 CHERRY HILL TOWNSHIP, CAMDEN COUNTY, N.J.



**JEFFERIS ENGINEERING ASSOCIATES, LLC.**  
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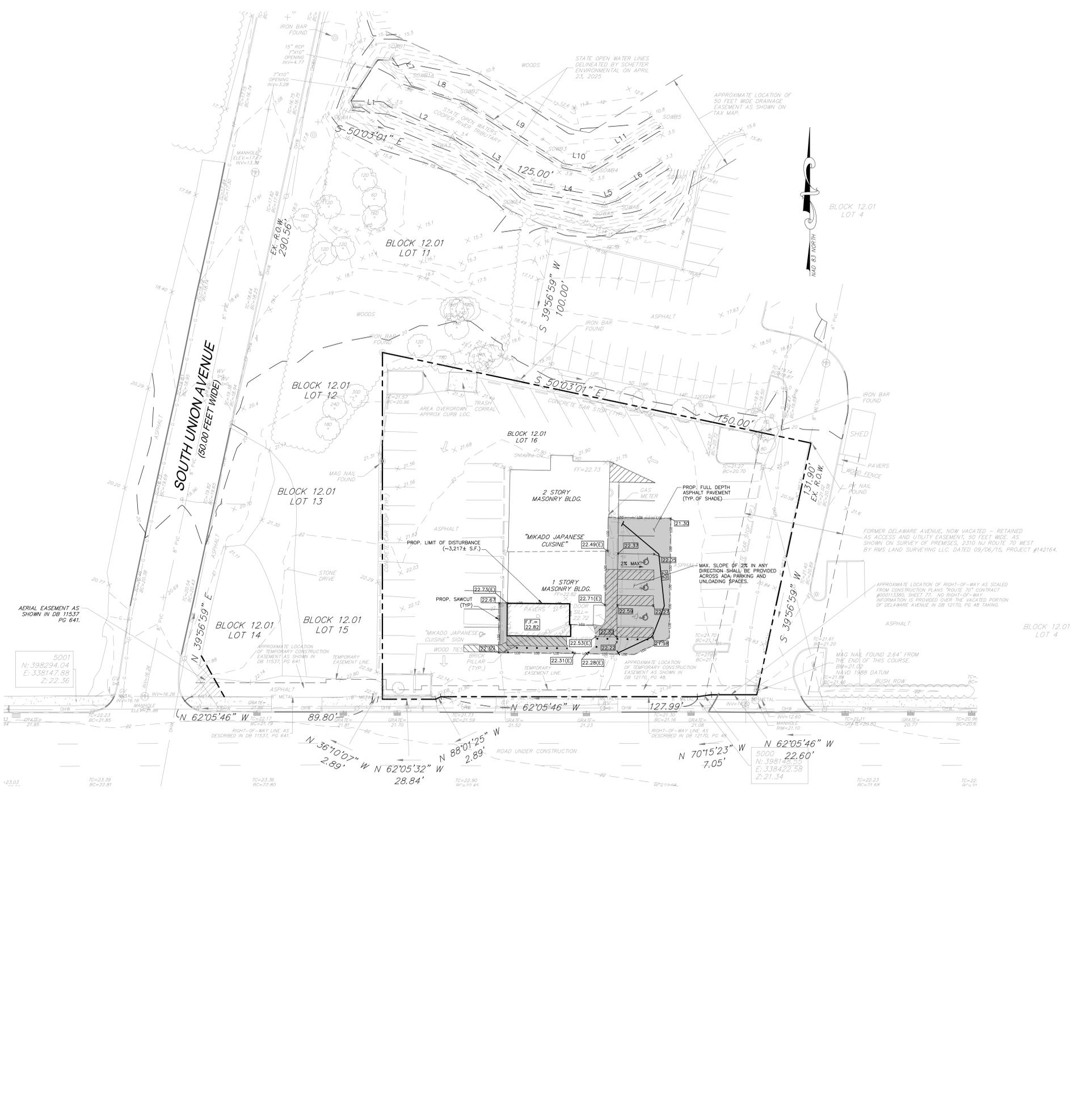
N.J. CERTIFICATE OF AUTHORIZATION #24CA28092500



**TEAL S. JEFFERIS, P.E., CME, CDT**  
 NJ PROFESSIONAL ENGINEER LIC # GE42699  
 PA PROFESSIONAL ENGINEER LIC #PE070754  
 DE PROFESSIONAL ENGINEER LIC #11181

JEFA FILE NO: 25-MKA-002 DRAWN BY: RAH  
 DATE: 08-18-25 CHECKED: TSJ  
 DRAWING NO.

**C-1.0**  
**PARKING LOT**  
**RESTRIPING PLAN**  
 SCALE: 1" = 20' 1 OF 3



- GRADING NOTES:**
- 1) ALL CONSTRUCTION MATERIALS, METHODS OF INSTALLATION AND TEST SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY.
  - 2) PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED PLANS AND PROVIDE REQUIRED NOTICE TO THE COUNTY CONSERVATION DISTRICT.
  - 3) THE CONTRACTOR SHALL NOT PLACE ANY MATERIAL OR DISTURB ANY SOIL BEYOND PROPERTY LINES OR RIGHT OF WAY WITHOUT WRITTEN PERMISSION OF PROPERTY OWNER DIRECTLY INVOLVED.
  - 4) THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES ON THE SITE AND SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF EXCAVATION.
  - 5) THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES. THE CONTRACTOR SHALL GIVE SUFFICIENT ADVANCE NOTICE TO THE TOWNSHIP ENGINEER AND ALL OTHER APPLICABLE PARTIES SO THAT REQUIRED INSPECTIONS CAN BE PERFORMED.
  - 6) INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIAL OR WORKMANSHIP BY TOWNSHIP, COUNTY OR STATE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, LAWS AND ORDINANCES.
  - 7) THESE DRAWINGS DO NOT SHOW OR INCLUDE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING THE METHODS OF CONSTRUCTION AND SHALL MEET ALL APPLICABLE SAFETY RULES AND REGULATIONS.
  - 8) TOPSOIL PRESERVATION - TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR (4) INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
  - 9) 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 THE LAW. NO TREE STUMPS, OR PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE WHERE DISTURBANCE IS PROPOSED. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY BE USED AS MULCH IN LANDSCAPE AREAS, SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER.
  - 10) SLOPE PLANTING - LANDSCAPING OF ALL CUTS AND FILLS AND/OR TERRACES SHALL BE SUFFICIENT TO PREVENT EROSION, AND ALL ROADWAY SLOPES STEEPER THAN ONE(1) FOOT VERTICALLY TO THREE (3) FEET HORIZONTALLY SHALL BE PLANTED WITH GROUND COVER APPROPRIATE FOR THE PURPOSE AND FOR SOIL CONDITIONS, WATER AVAILABILITY, AND ENVIRONMENT.
  - 11) ELEVATIONS BASED UPON NJSPCS NAD 1983 VERTICAL DATUM AS USED TO DEVELOP EXISTING CONTOUR DATA.
  - 12) THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ACROSS ALL PROPOSED IMPROVEMENTS, WITH A MINIMUM SLOPE OF 0.75% ALONG CURBING AND ACROSS PAVING.
  - 13) PROTECTION OF EXISTING PLANTINGS - MAXIMUM EFFORT SHOULD BE MADE TO SAVE FINE SPECIMENS (BECAUSE OF SIZE OR RELATIVE RARITY), NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN FOUR FEET (4') OF SHRUBS OR TEN FEET (10') OF TREES DESIGNATED TO BE RETAINED ON THE PRELIMINARY AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF-SUPPORTING. THEY SHALL BE A MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED. SNOW FENCES AND SLIT FENCES ARE EXAMPLES OF ACCEPTABLE BARRIERS.
  - 14) MAXIMUM SLOPES ACROSS UNPAVED TRANSITION GRADING AREAS SHALL BE 3:1 (H:V).
  - 15) PROPOSED FILL MATERIAL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY, AS DETERMINED BY PROCTOR TESTING OF FILL MATERIAL. PLACEMENT OF FILL MATERIAL SHOULD BE OVERSEEN AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.

- HANDICAP RAMP & WALKWAY CONSTRUCTION NOTES:**
- 1) PROPOSED HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). SLOPES GREATER THAN THIS WILL NOT BE ACCEPTED AND REPLACEMENT OF SUCH WILL BE AT THE EXPENSE OF THE CONTRACTOR.
  - 2) PROPOSED LANDINGS SHALL BE A MINIMUM OF 5' WIDE AND HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 2% (1:50-V:H). SLOPES GREATER THAN THIS WILL NOT BE ACCEPTED AND REPLACEMENT OF SUCH WILL BE AT THE EXPENSE OF THE CONTRACTOR.
  - 3) OUTSIDE OF DESIGNATED LANDINGS AND RAMPS, THE MAXIMUM PERMITTED SLOPE OF THE SIDEWALK IS 5% (1:20-V:H). SLOPES GREATER THAN THIS WILL NOT BE ACCEPTED AND REPLACEMENT OF SUCH WILL BE AT THE EXPENSE OF THE CONTRACTOR.
  - 4) FOR ALL NEW SIDEWALKS, THE MAXIMUM PERMITTED CROSS-SLOPE OF THE SIDEWALK IS 2% (1:50-V:H). CROSS-SLOPES GREATER THAN THIS WILL NOT BE ACCEPTED AND REPLACEMENT OF SUCH WILL BE AT THE EXPENSE OF THE CONTRACTOR.
  - 5) WHERE PROPOSED CONCRETE SIDEWALK MEETS EXISTING WALKWAY OR BUILDING FLOOR, THE PROPOSED CONCRETE WALKWAY SURFACE SHALL MEET FLUSH WITH THE EXISTING SURFACE AND BE SEPARATED FROM SUCH VIA AN EXPANSION JOINT.
  - 6) ALL CONCRETE SURFACES SHALL BE BROOM FINISHED (FOR NON-SLIP SURFACE) WITH TROWELED EDGES.
  - 7) ALL CONCRETE PAVEMENT JOINTS SHALL BE SEALED WITH JOINT SEALER.
  - 8) GRADE GRASS OR LANDSCAPE AREA IMMEDIATELY ADJACENT TO THE PROPOSED WALKWAY AND/OR RAMP FLUSH WITH AND AT SAME SLOPE AS THE WALKWAY SLOPE FOR A MINIMUM DISTANCE OF 12" ON BOTH SIDES.

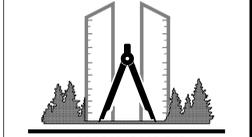
- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- 1) THE AREA OF PROPOSED DISTURBANCE IS 3,217± S.F. AS IDENTIFIED ON THE PLAN. AS THE PROPOSED AREA OF DISTURBANCE IS LESS THAN 5,000 S.F., ACQUISITION OF A SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION FROM THE COUNTY SOIL CONSERVATION DISTRICT IS NOT REQUIRED.

REVISION			
NO.	DATE	DESCRIPTION	BY
1	08/20/25	REVISION PER TWP COMMENTS	RAH
2	08/20/25	REVISION PER TWP COMMENTS	RAH
3	08/20/25	INITIAL ISSUE	RAH



**PROPOSED BUILDING ADDITION**  
**MIKADO JAPANESE CUISINE**  
 2320 ROUTE 70  
 BLOCK 12.01, LOT 16  
 CHERRY HILL TOWNSHIP, CAMDEN COUNTY, N.J.

ALL DOCUMENTS PREPARED BY JEFFERIS ENGINEERING ASSOCIATES, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT AND WORK PERFORMED. THEY ARE NOT INTENDED OR REPRESENTED TO BE CONTRACT DOCUMENTS. OWNER RELEASES WITHOUT LIMITATION OR LIABILITY TO JEFFERIS ENGINEERING ASSOCIATES, LLC FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.



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 PA PROFESSIONAL ENGINEER LIC # PE070754  
 DE PROFESSIONAL ENGINEER LIC #1181

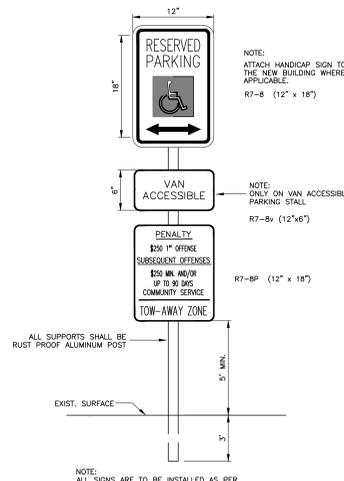
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DATE: 08-18-25 CHECKED: TSJ

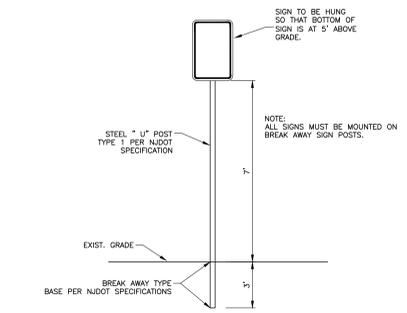
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GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

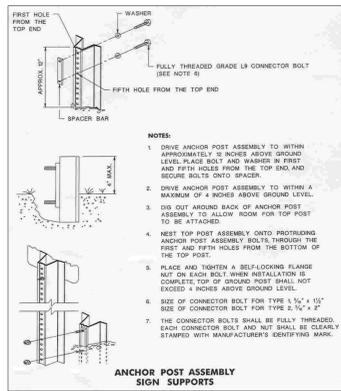
SCALE: 1" = 20' 2 OF 3



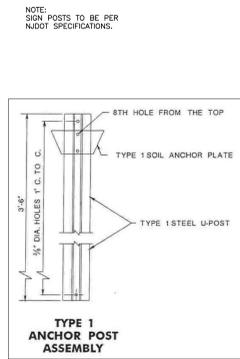
1 HANDICAP SIGN POST DETAIL  
C-1.0 N.T.S.



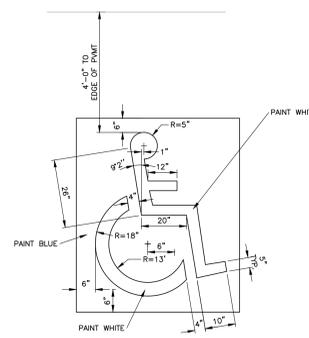
2 TYPICAL SIGN POST DETAIL  
C-1.0 N.T.S.



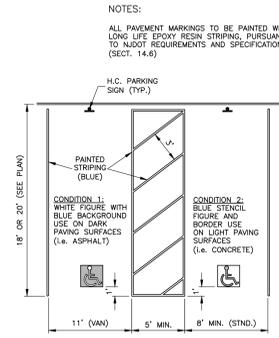
3 SIGN POST ASSEMBLY  
C-1.0 N.T.S.



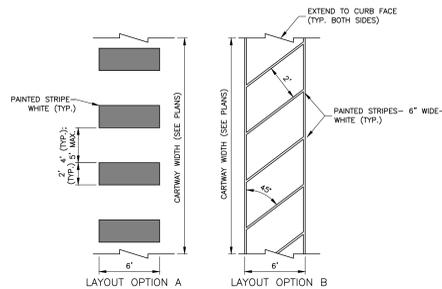
TYPE 1 ANCHOR POST ASSEMBLY



4 HANDICAPPED PARKING DETAIL  
C-1.0 N.T.S.



5 HANDICAP STRIPING DETAIL  
C-1.0 N.T.S.

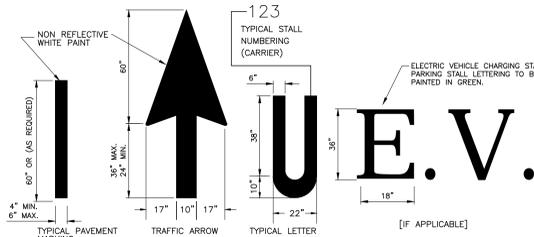


SIGNAGE AND STRIPING NOTES:

1. ALL PAVEMENT MARKINGS/STRIPING SHALL BE OF A REFLECTIVE THERMOPLASTIC MATERIAL, THERMOPLASTIC PAINT, OR LONG LIFE EPOXY RESIN APPLIED IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 511-A-J-J, AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.
2. ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO THE SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S.D.O.T., FEDERAL HIGHWAY ADMINISTRATION. SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH DIAMOND GRADE REFLECTIVE SHEETING, SERIES 4000 TYPE XI DESIGNATION PER ASTM.

- MAINTENANCE NOTE:
1. ADA COMPLIANT CROSSWALKS SHALL BE MAINTAINED BY PROPERTY OWNER.

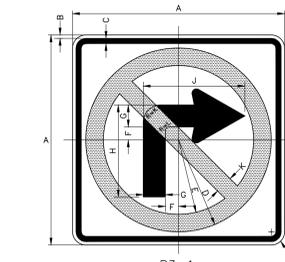
6 PAINTED CROSS-WALK DETAIL  
C-1.0 N.T.S.



USER NOTES:

1. FOR FURTHER INFORMATION REFER TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
2. YELLOW PAINT MAY BE USED ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE EFFICIENT CONTRAST.

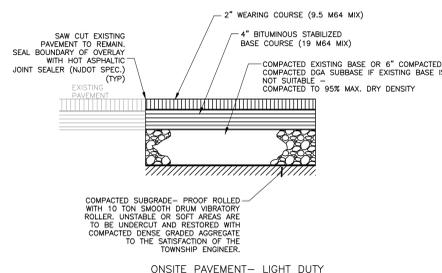
7 PAVEMENT MARKING DETAIL  
C-1.0 N.T.S.



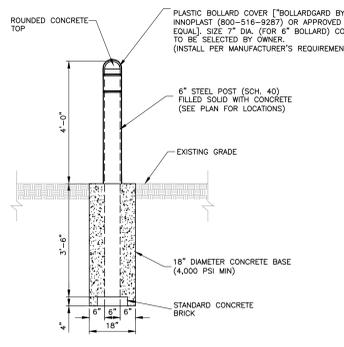
SIGN	DIMENSION (INCHES)										
	A	B	C	D	E	F	G	H	J	K	L
STD. & MIN.	24	3/8	5/8	10 1/2	8 1/2	1 1/2	2 1/2	10 1/2	1 1/2	2	1/2
SPECIAL	30	1/2	3/4	13 1/8	10 5/8	1 7/8	3 1/8	13 1/8	1 1/2	1/2	5/8
EXPWY.	36	5/8	7/8	15 3/4	12 1/4	2 1/4	3 3/4	15 3/4	1 3/4	3/4	3/4
SPECIAL	48	3/4	1 1/4	21	17	3	5	21	2 3/4	4	1

COLORS:  
CIRCLE & DIAGONAL - RED (REFLECTIVE)  
ARROW, LEGEND, & BORDER - BLACK (NON-REFL.)  
BACKGROUND - WHITE (REFLECTIVE)

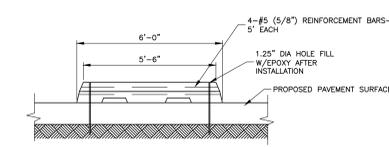
8 "NO RIGHT TURN" SIGN DETAIL  
C-1.0 N.T.S.



9 BITUMINOUS ASPHALT PAVEMENT DETAIL FOR FULL DEPTH RESTORATION  
C-1.0 N.T.S.



10 BOLLARD DETAIL  
C-1.0 N.T.S.



11 CONCRETE WHEEL STOP DETAIL  
C-1.0 N.T.S.

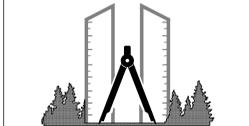
REVISION

NO.	DATE	REVISIONS/ISSUES
1	06/05/20	ISSUE
2	06/22/20	REVISION
3	06/22/20	REVISION
4	06/22/20	REVISION
5	06/22/20	REVISION
6	06/22/20	REVISION
7	06/22/20	REVISION
8	06/22/20	REVISION
9	06/22/20	REVISION
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47	06/22/20	REVISION
48	06/22/20	REVISION
49	06/22/20	REVISION
50	06/22/20	REVISION



**PROPOSED BUILDING ADDITION**  
**MIKADO JAPANESE CUISINE**  
2320 ROUTE 70  
BLOCK 12.01, LOT 16  
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, N.J.

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N.J. CERTIFICATE OF AUTHORIZATION #24CA28092500

TEAL S. JEFFERIS, P.E., CME, CDT  
NJ PROFESSIONAL ENGINEER LIC # GE42969  
PA PROFESSIONAL ENGINEER LIC #PE070754  
DE PROFESSIONAL ENGINEER LIC #1181

JEI FILE No: 25-MKA-002 DRAWN BY: RAH  
DATE: 08-18-25 CHECKED: TSJ

DRAWING NO.  
**C-3.0**

STANDARD DETAILS

SCALE: N.T.S. 3 OF 3