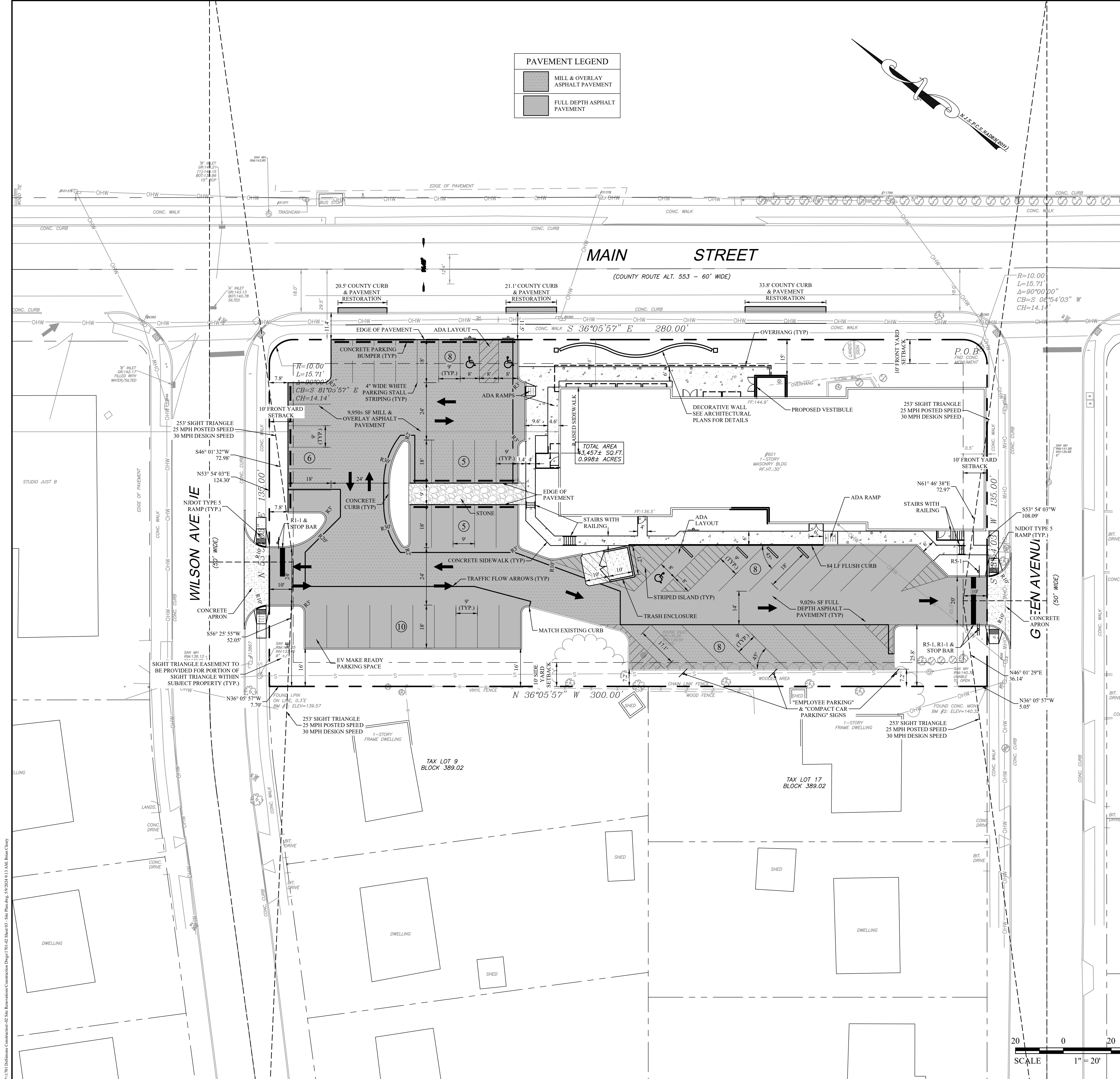


| PAVEMENT LEGEND | |
|-----------------|---------------------------------|
| | MILL & OVERLAY ASPHALT PAVEMENT |
| | FULL DEPTH ASPHALT PAVEMENT |



BOROUGH OF GLASSBORO ZONING SCHEDULE
 ZONE C-1 - NEIGHBORHOOD CONVENIENCE DISTRICT
 OFFICE IS A PERMITTED USE (S107-104 A(1))

| ITEM | REQUIRED | EXISTING | PROPOSED | ORDINANCE |
|--|----------|--------------------|--|-------------|
| LOT REQUIREMENTS: | | | | |
| MIN. LOT AREA (SF) | 7,500 | 43,457 (0.998 AC.) | 43,457 (0.998 AC.) | S107-104 D. |
| MIN. WIDTH (FT) | 50 | 135 | 135 | S107-104 D. |
| MIN. LOT DEPTH (FT) | 150 | 135* | 135 | S107-104 D. |
| BUILDING SETBACKS & HEIGHT: | | | | |
| MIN. FRONT YARD (FT) | 10 | 0.5* | 0.5 | S107-104 D. |
| MIN. SIDE YARD (FT) | 10 | N/A | N/A | S107-104 D. |
| MIN. REAR YARD (FT) | 20 | 62.55 | 65 | S107-104 D. |
| MAX. BLDG HEIGHT (FT) | 30 | 30 | 25 | S107-104 D. |
| MAX. FLOOR AREA RATIO (%) | 60 | NA | 28.65 (12,452 SF) | S107-104 D. |
| MAX. BUILDING COVERAGE (%) | 30 | 22.7 (9,847 SF) | 22.8 (9,909 SF) | S107-104 D. |
| MAX. PAVEMENT COVERAGE (%) | 25 | 44.55 (19,362 SF)* | 49.63 (21,568 SF) (ASPH. & CONC.)** | S107-104 D. |
| LANDSCAPING | | | | |
| MIN. PORTION OF LOT (%) | 5 | 32.8 (29,210 SF) | 26.7 (31,865 SF) | S107-104 D. |

PARKING REQUIREMENTS

PARKING:

| MIN. STANDARD SPACE SIZE (FT) | 10 x 18 | 10 x 18 | 9 x 17.1 ** | S107-54 E(1) |
|---|------------------|---------|-------------|--------------|
| MIN. AISLE WIDTH (90 DEGREE PARKING)(FT) | 24 | 24 | 24 | S107-54 E(1) |
| MIN. AISLE WIDTH (45 DEGREE PARKING)(1-WAY)(FT) | 15 | 19 | 14** | S107-54 E(1) |
| MIN. NUMBER OF SPACES FOR OFFICES | 1 PER 200 SF GFA | NA | 12,452 SF | S107-54 K(2) |
| TOTAL NUMBER OF SPACES | 63 | 32 | 50** | |

LOADING SPACES:

| STANDARD LOADING SPACE SIZE (FT) | 10 x 60 | N/A | N/A | S107-54 E(2) |
|--|---------|-----|-----|--------------|
| MIN. OVERHEAD CLEARANCE (FT) | 15 | N/A | N/A | S107-54 E(2) |
| MIN. NUMBER OF SPACES FOR FROM 10,000 - 100,000 SF | 1 | 0* | 0** | S107-54 J(3) |

* DENOTES EXISTING NON-CONFORMANCE
 ** DENOTES PROPOSED NON-CONFORMANCE

- GENERAL NOTES**
- OWNER/APPLICANT: 601 NORTH MAIN STREET, LLC, 711A MANTUA PIKE, WOODBURY, NJ 08096
 - THE APPLICANT SEEKS SITE PLAN APPROVAL FOR RENOVATIONS REQUIRED TO PROVIDE ADDITIONAL PARKING AND OTHER MISCELLANEOUS UPGRADES TO THE SITE ASSOCIATED WITH A PROPOSED CHANGE OF USE FROM A MEDICAL OFFICE TO THE BUSINESS OFFICES OF DESIMONE CONSTRUCTION.
 - THE EXISTING BUILDING WILL BE RENOVATED TO PROVIDE 7,617 SQ FT OF OFFICE SPACE TO BE OCCUPIED BY DESIMONE CONSTRUCTION FOR THEIR ADMINISTRATIVE OFFICES (INCLUDING STORAGE AND UTILITY AREAS) AND 4,835 SQ FT OF LEASABLE OFFICE SPACE FOR A CURRENTLY UNDETERMINED TENANT.
 - THE PROPOSED SITE PLAN WILL RESULT IN A NET INCREASE OF 2,268 SQ FT IN IMPERVIOUS COVER ASSOCIATED WITH THE ADDITION OF 18 PARKING SPACES.
 - EXISTING CONDITIONS & BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "MAP OF SURVEY, TAX LOTS 18, 18.01 & 18.02, BLOCK 389.02, BOROUGH OF GLASSBORO, GLOUCESTER COUNTY, NJ" DATED 10/22/21, BY VARGO ASSOCIATES, OFF-SITE INFORMATION SUPPLEMENTED BY AERIAL IMAGERY.
 - ELEVATION DATUM IS NAVD 88.
 - NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB MAP VIEWER.
 - THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34015C0203E.
 - THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
 - LOTS SHALL BE CONSOLIDATED.
 - ONCE A TENANT HAS BEEN IDENTIFIED, THE PARKING DEMAND SHALL BE REVIEWED BY THE ZONING OFFICER.
 - APPLICANT SHALL COORDINATE THE DELIVERY/LOADING OPERATIONS AT THE SITE TO ENSURE THAT THEY OCCUR DURING OFF-PEAK HOURS. LOADING OPERATIONS SHALL TAKE PLACE THROUGH THE FRONT DOORS OF THE BUSINESSES.
 - A FREESTANDING SIGN IS NOT INCLUDED IN THIS APPLICATION. FACADE SIGNS ARE PROPOSED WHICH SHALL MEET THE ORDINANCE, OR THE APPLICANT WILL HAVE TO OBTAIN THE NECESSARY VARIANCES.
 - EMPLOYEES, GUESTS AND/OR CUSTOMERS OF THE APPLICANT, OR ITS FUTURE TENANT, SHALL NOT BE PERMITTED TO PARK ON ANY STREET IN FRONT OF ANY OF THE SURROUNDING RESIDENTIAL PROPERTIES.
 - THE BASEMENT OF THE PROPERTY SHALL BE USED SOLELY BY THE APPLICANT AND/OR ITS EMPLOYEES.
- REQUIRED OUTSIDE AGENCY APPROVALS:**
- GLOUCESTER COUNTY PLANNING BOARD
 - GLOUCESTER COUNTY SOIL CONSERVATION DISTRICT

- GENERAL CONSTRUCTION NOTES**
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
 - THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
 - THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
 - ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI OR AS REQUIRED BY THE APPROVAL AUTHORITY.
 - ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
 - WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
 - ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019, AS AMENDED.
 - SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
 - THE OWNER, 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. 5:23-2.21 (e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
 - CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY REGARDING THE PLACEMENT OF A MAILBOX.
 - CONTRACTOR TO COORDINATE WITH THE BOROUGH ENGINEER AND THE COUNTY ENGINEER REGARDING THE REPLACEMENT OF SIDEWALK ALONG THE PROPERTY FRONTAGES.
 - CONTRACTOR SHALL PRUNE EXISTING STREET TREES.

THE PETTIT GROUP, LLC
 Engineering • Architecture • Planning
 497 Center Street • Sewell, NJ 08080
 Tel: 856-464-9600 Fax: 856-464-9606
 www.pettitgroup.com
 Certificate of Authorization No. 246A28131400

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------------------------|----------|
| 1 | REVISED FOR COUNTY SUBMISSION | 2/14/23 |
| 2 | PER BOARD APPROVAL | 04/10/23 |
| 3 | COMPLIANCE & COUNTY REVS. | 05/08/24 |

FOR APPROVAL PURPOSES ONLY

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

| | |
|------------------|-----------------|
| DESIGNED BY: THC | JOB NO: 1701-02 |
| DRAWN BY: CBJ | DATE: 12/06/23 |
| CHECKED BY: BWC | SCALE: 1" = 20' |

PRELIMINARY/FINAL MAJOR SITE PLAN
 601 NORTH MAIN STREET
 BLOCK 389.02, LOTS 18, 18.01 & 18.02, PLATE 2.12
 BOROUGH OF GLASSBORO
 GLOUCESTER COUNTY
 NEW JERSEY

FOR
 601 NORTH MAIN STREET, LLC
 711A MANTUA PIKE
 WOODBURY, NJ 08096

Brian W. Cleary
BRIAN W. CLEARY, PE
 Professional Engineer
 State of New Jersey • License # GE 51748
 State of Pennsylvania • License # PE081074
 State of Maryland • License # 54411

SITE PLAN
 3 of 10

P:\1701\Delaware Construction\02 Site Renovation Construction\Drawings\1701-02_SitePlan.dwg, 1/11/2024 11:11 AM, Brian Cleary