

**S DELSEA DRIVE (ROUTE 47)**

**LAND USE AND ZONING**

**BLOCK 1410.01, LOT 65**  
**VILLAGE COMMERCIAL (VC)**

PROPOSED USE		
RETAIL SALES	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	± 1.49 AC (64,787 SF)
MINIMUM LOT WIDTH	100 FT	205 FT
MINIMUM LOT DEPTH	100 FT	318 FT
MAXIMUM BUILDING COVERAGE	30%	± 7.12%
MAXIMUM IMPERVIOUS COVERAGE	60%	± 50.4%
MINIMUM FRONT YARD SETBACK	25 FT	± 114.50 FT
MINIMUM SIDE YARD SETBACK	15 FT	± 38.36 FT
MINIMUM REAR YARD SETBACK	25 FT	± 70.04 FT
MAXIMUM BUILDING HEIGHT	35 FT	18 FT

**OFF-STREET PARKING REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
§ 218-77 B.(1)	1 PARKING SPACE PER 200 SF OF SALES FLOOR AREA REQUIRED PARKING: 46 SPACES	30 SPACES (V)
§ 218-77 A.(3)	NO PARKING AREA SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY STREET RIGHT-OF-WAY OR PROPERTY LINE	COMPLIES

(V) VARIANCE

**SIGNAGE REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
§ 218-83.C.(1)	ALL SIGNS THAT ARE TO BE ILLUMINATED SHALL BE LIT BY A SHIELDED OR INDIRECT WHITE LIGHT SOURCE.	DOES NOT COMPLY (V)*
§ 218-83.C.(4)	NO SIGN OR ANY PART THEREOF SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY LOT LINE AND NO GREATER IN HEIGHT THAN 20 FEET.	DOES NOT COMPLY (V)*
§ 218-83.J.(2)	MAXIMUM SIGN AREA FOR FREESTANDING SIGNS = 40 SF	DOES NOT COMPLY (V)*

(V)\* VARIANCE ANTICIPATED



GRAPHIC SCALE IN FEET  
1" = 40'



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CONCEPT PLAN (OPTION A)  
**PROPOSED DOLLAR GENERAL**

BLOCK 1410.01 LOT 65  
512 ROUTE 47  
MIDDLE TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.  
NEW JERSEY LICENSE No. 4729  
LICENSED PROFESSIONAL ENGINEER

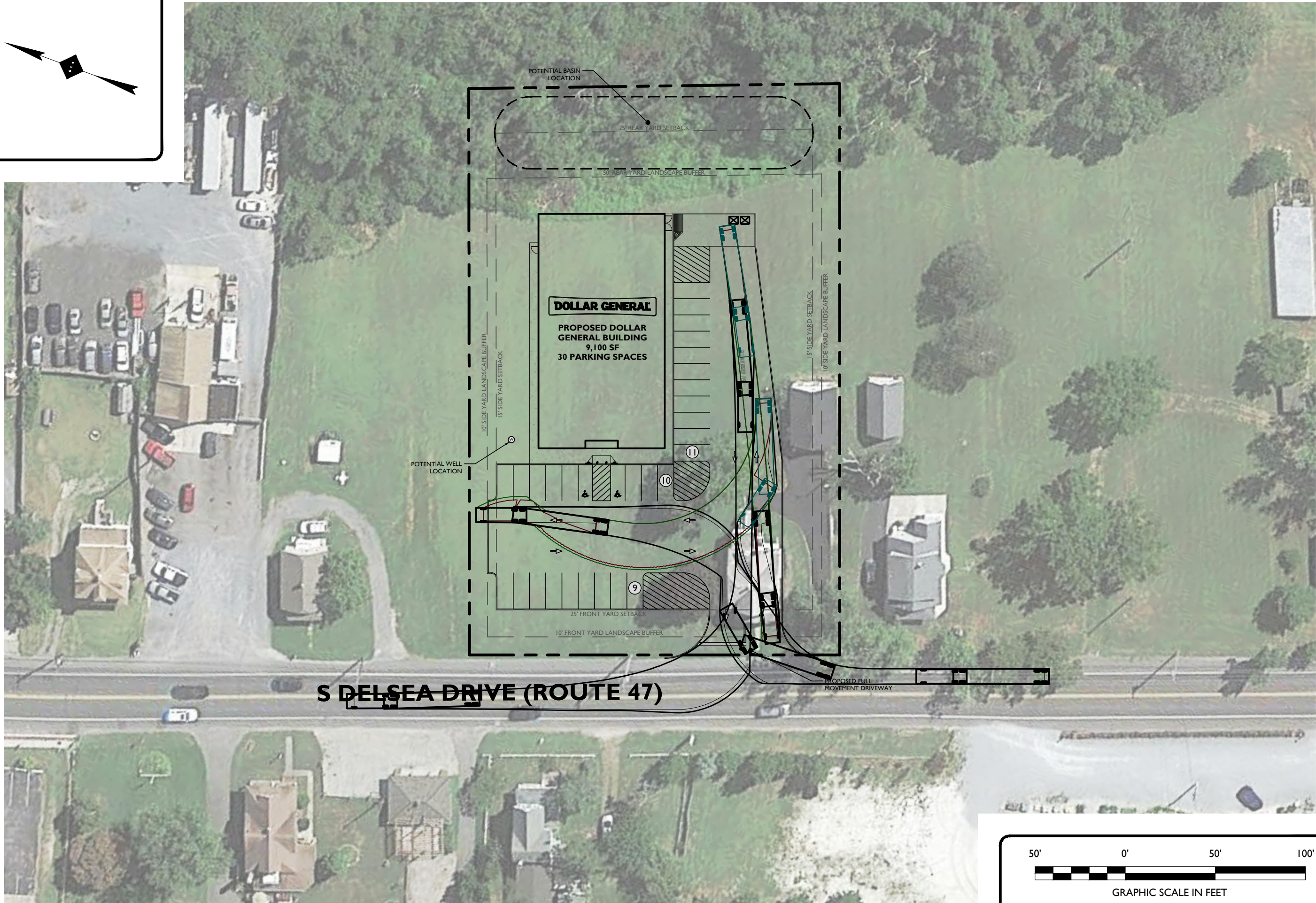
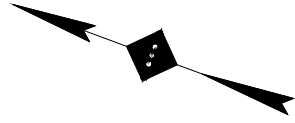
**NOT APPROVED FOR CONSTRUCTION**

**DRAWN BY:** JMK  
**CHECKED BY:** PDM  
**DATE:** 03/23/2020  
**SCALE:** (H) 1" = 40'  
**PROJECT ID:** PRI-200034  
**TITLE:**

**OPTION A**

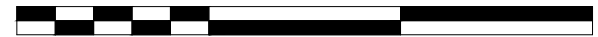
**SHEET:**  
**A-1**

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**S DELSEA DRIVE (ROUTE 47)**

50' 0' 50' 100'



GRAPHIC SCALE IN FEET  
1" = 50'

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CAPE MAY COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.  
NEW JERSEY LICENSE NO. 47296  
LICENSED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: JMK  
CHECKED BY: PDM  
DATE: 03/23/2020  
SCALE: (H) 1" = 50'

PROJECT ID: PRI-200034

TITLE:  
**OPTION A  
(TRUCK)**

SHEET:  
**A-2**

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