

LAND USE AND ZONING

BLOCK 1410.01, LOT 65

VILLAGE COMMERCIAL (VC)

PROPOSED USE

| ZONING REQUIREMENT | RETAIL SALES | PERMITTED USE |
|-----------------------------|--------------|-----------------------|
| | 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% | ± 55.1% |
| MINIMUM FRONT YARD SETBACK | 25 FT | ± 79.0 FT |
| MINIMUM SIDE YARD SETBACK | 15 FT | ± 37.3 FT |
| MINIMUM REAR YARD SETBACK | 25 FT | ± 105.5 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 | 46 SPACES |
| § 218-77 A.(3) | NO PARKING AREA SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY STREET RIGHT-OF-WAY OR PROPERTY LINE | COMPLIES |

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 B)
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. 4726
LICENSED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: JMK

CHECKED BY: PDM

DATE: 03/23/2020

SCALE: (H) 1" = 40'

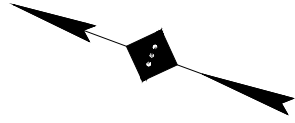
PROJECT ID: PRI-200034

TITLE:

OPTION B

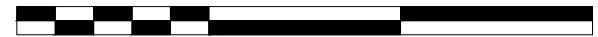
SHEET:

B-1



S DELSEA DRIVE (ROUTE 47)

50' 0' 50' 100'



GRAPHIC SCALE IN FEET
1" = 50'



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CONCEPT PLAN (OPTION B)
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. 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 B (TRUCK)

SHEET:
B-2

Z:\Princeton\PRI\2020\PR-200034 Dollar General - 512 Route 47, Middle Township, NJ\CADD\Concept\Concept D\2020-03-24 (H)-Concept-D_Green_Creek.dwg