



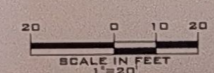
PROPOSED USE:
DISTRICT:
APPLICABLE REGULATIONS:

MIN. LOT AREA
 MIN. LOT FRONTAGE
 MAX. BUILDING COVERAGE
 MAX. IMPERVIOUS COVERAGE
 MIN. OPEN SPACE COVERAGE
 MAX. BUILDING HEIGHT
 MIN. FRONT YARD SETBACK
 MIN. SIDE YARD SETBACK
 MIN. REAR YARD SETBACK
 MIN. LANDSCAPING
 ACCESSORY:
 MIN. FRONT YARD SETBACK
 MIN. SIDE YARD SETBACK
 MIN. REAR YARD SETBACK
 PARKING:
 FRONT
 SIDE
 REAR
 MIN. PARKING LANDSCAPING
 MIN. RECREATIONAL BUFFER
 FREESTANDING SIGN AREA (EACH SIDE)
 FREESTANDING SIGN FROM FLOW
 FREESTANDING SIGN HEIGHT (GROUND-BASED MONUMENT)
 FACADE SIGN (PER BUILDING)
 FACADE SIGN
BUILDING SCHEDULE:
 BUILDING UNIT
 1 A
 2 B
 3 C
 4 D
 5 E
 6 F
 7 G
 8 H
 TOTAL
PARKING CALCULATION:
 GENERAL BUSINESS OFFICE
 1 SPACE PER 400 SQUARE FEET
 WAREHOUSE OR MATERIALS STORAGE OR INDUSTRIAL USE:
 1 SPACE PER 5,000 SQUARE FEET
 OFFICE: 1,000 SF / 400 SF =
 WAREHOUSE: 22,400 SF / 5,000 =
 TOTAL
 PROPOSED: 30 PARKING SPACES
 PARKING SPACES & 3 MAKE UP
VARIANCES REQUESTED:
 • TO ALLOW 25 FT RESIDENTIAL

LEGEND

AC	AIR CONDITIONER	SE	SPOT ELEVATION
B	BOLLARD	SH	SHO BOX
CB	CABLE TV BOX	PC	PEDESTRIAN CROSSING SIGNAL
CL	CLEANOUT	TL	TRAFFIC LIGHT
CM	CONCRETE MONUMENT	SM	STORM MANHOLE
EB	ELECTRIC BOX	EM	ELECTRIC MANHOLE
EM	ELECTRIC METER	TR	TELEPHONE BOX
ET	ELECTRIC TRANSFORMER	UM	UTILITY MANHOLE
FM	FIRE HYDRANT	UP	UTILITY POLE
GM	GAS METER	UPL	UTILITY POLE W/LIGHT
GL	GAS VALVE	GW	GUY WIRE
GM	GAS MANHOLE	WV	WATER VALVE
HP	HANDICAP PARKING	W	WELL
HT	HOLEY T	ST	STUMP
HT	HOLEY T	TR	TREE
HL	HOLEY T	SH	SHRUB
SM	SANITARY MANHOLE		
SN	SN		

- NOTES**
- BOUNDARY AND TOPOGRAPHY AS TAKEN FROM PLAN ENTITLED "SURVEY OF PREMISES, BLOCK 1306 AND LOT 34 SITUATED IN TOWNSHIP OF FRANKLIN, COUNTY OF GLOUCESTER, NEW JERSEY, PREPARED BY EWING ASSOCIATES, DATED MAY 15, 2024, REVISED SEPTEMBER 14, 2024, PROJECT 024211.
 - THE SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP FOR GLOUCESTER COUNTY, NEW JERSEY, MAP #240150293E, EFFECTIVE DATE JANUARY 20, 2010.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DETAILS AND DIMENSIONS.
 - THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP OF FRANKLIN AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR INSTALLATION ACTIVITY.
 - IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1500 TO ORDER MARK-OUTS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS TO REQUEST EXACT FIELD LOCATION OF UTILITIES BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO BUILDING, SIDEWALK/STREET CLOSING AND DEMOLITION.
 - ALL CONSTRUCTION REQUIREMENTS AND MATERIALS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS, SPECIFICATIONS, AND DETAILS OF THE TOWNSHIP OF FRANKLIN, GLOUCESTER COUNTY, N.J. DEP, AND NJDOT WHERE APPLICABLE.
 - THE OWNER OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS (OSHA COMPETENT PERSON).
 - PER N.J.S.A. 40A-11-10, ONLY MANUFACTURED PRODUCTS OF THE UNITED STATES, WHENEVER AVAILABLE, SHALL BE USED FOR WORK WHICH THE TOWNSHIP OF FRANKLIN OR ANY OTHER GOVERNMENT AGENCY, SHALL ULTIMATELY OWN OR MAINTAIN.
 - NO WETLANDS ARE LOCATED ON THE SITE.
 - A TRASH ENCLOSURE WILL BE PROVIDED FOR THE COLLECTION AND REMOVAL OF TRASH AND RECYCLABLE MATERIALS AS STIPULATED BY TOWNSHIP CODE.
 - ALL SIGNS MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



RENDE
 PLAINS FA
 PLATE 13, BLOC
 DELSEA
 SITUATED
 TOWNSHIP OF
 COUNTY OF GLOUCESTER
SITE CIVIL E
 2205 DELSEA
 FRANKLINVILLE, N
 (856) 88
 FAX (856)
 N.J. CERTIFICATE OF AUTH

FILE NUMBER	1045 - 2024						
CHECKED BY:	WG						
REV.	DATE	DESCRIPTION	BY	SCALE:	1"=20'	PROJECT NO.	1045
1	06/17/25	REVISED PER TOWNSHIP REVIEW LETTER	MPG	DRAWN BY:	MPG		