

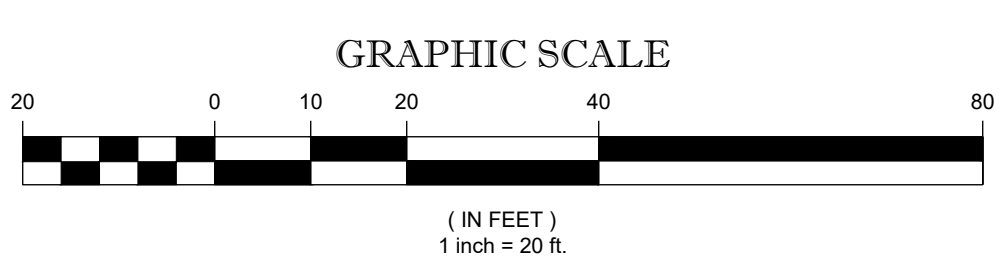
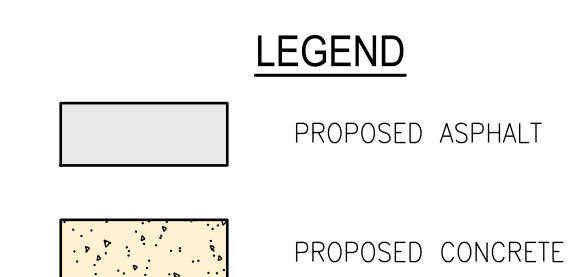
PLAN
SCALE: 1"=20'

- NOTES:**
- BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS BASED ON A PLAN TITLED, "PLAN OF SURVEY, 207 NORTHFIELD AVENUE, BLOCK 106, LOT 8, CITY OF NORTHFIELD, ATLANTIC COUNTY, NEW JERSEY" PREPARED BY THE DEBLASIO & ASSOCIATES, P.C., DATED MARCH 31, 2021.
 - ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON (NAD83).
 - ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
 - THE PROPOSED BUILDING IS TO BE SERVICED BY PUBLIC SEWER AND WATER.
 - ALL ACCESSIBLE FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NJ BARRIER-FREE SUBCODE 5.23-7 AND CURRENT ADA REQUIREMENTS.
 - THE POSTED SPEED LIMIT FOR NORTHFIELD AVENUE IS 25 M.P.H.
 - SIGHT TRIANGLES SHOWN IN ACCORDANCE WITH NJDOT DESIGN MANUAL - ROADWAY, AT GRADE INTERSECTIONS, FIGURE 6-A PER DESIGN SPEED 30 MPH FOR VEHICLE TYPE P.

CHURCH ZONING SCHEDULE ZONE DISTRICT (R-2) RESIDENTIAL			
ZONING REQUIREMENTS	PROPOSED LOT 8	C/N/C	
MIN. LOT AREA	7,500 S.F.	57,118 S.F.	C
MIN. LOT WIDTH	100 FT	209.46 FT	C
PRINCIPLE BUILDING (#207)			
USE		PLACE OF WORSHIP*	
FRONT YARD SETBACK	25 FT MIN.	43.3 FT	C
SIDE YARD SETBACK	10 FT MIN.	46.8 FT	C
SIDE YARD (TOTAL)	25 FT MIN.	46.8 FT	C
REAR YARD SET BACK	25 FT MIN.	78.6 FT	C
MAX. BUILDING HEIGHT	30 FT	NO CHANGE	C
MAX. NUMBER OF STORIES	2.5	1.5	C
SECONDARY BUILDING (#205)			
USE		SINGLE FAMILY	C
FRONT YARD SETBACK	25 FT MIN.	21.4 FT	NC*
SIDE YARD SETBACK	10 FT MIN.	204 FT	C
SIDE YARD (TOTAL)	25 FT MIN.	204 FT	C
REAR YARD SET BACK	25 FT MIN.	122.5 FT	C
MAX. BUILDING HEIGHT	30 FT	NO CHANGE	C
MAX. NUMBER OF STORIES	2.5	2.5	C
MAX. BUILDING COVERAGE	30%	14.1%	C
MAX. LOT COVERAGE	43%	46.9%	NC

MEDICAL OFFICE ZONING SCHEDULE ZONE DISTRICT (R-2) RESIDENTIAL			
ZONING REQUIREMENTS	PROPOSED LOT 8.01	C/N/C	
USE	RESIDENTIAL	MEDICAL OFFICE	NC
MIN. LOT AREA	7,500 S.F.	32,300 S.F.	C
MIN. LOT WIDTH	100 FT	161.50 FT	C
FRONT YARD SETBACK	25 FT MIN.	25 FT	C
SIDE YARD SETBACK	10 FT MIN.	16.5 FT	C
SIDE YARD (TOTAL)	25 FT MIN.	26.5 FT	C
REAR YARD SET BACK	25 FT MIN.	50 FT	C
MAX. BUILDING HEIGHT	30 FT	30 FT OR LESS	C
MAX. NUMBER OF STORIES	2.5	2.5 OR LESS	C
MIN. GROSS FLOOR AREA	1,250 S.F.	2,100 SF	C
MAX. BUILDING COVERAGE	30%	6.5 % (4,200 SF)	C
MAX. LOT COVERAGE	45%	45 %	C
MIN. PARKING SPACES	1 PER 150 SF=28 SPACES	35 SPACES	C
LANDSCAPE BUFFER SCREEN	15 FT	15 FT	C
PARKING LOT SETBACK	30 FT	50 FT	C
FREESTANDING SIGN	NOT PERMITTED IN RESIDENTIAL ZONE	CONFORMING SIGN PER COMMERCIAL ZONE REQ.	NC

C = CONFORMING
NC = NONCONFORMING



UTILITY MARKOUT REQUIRED: CONTRACTOR IS RESPONSIBLE TO CALL NEW JERSEY ONE CALL (800-272-1000) FOR UTILITY MARK-OUT 3 FULL BUSINESS DAYS PRIOR TO COMMENCEMENT OF EXCAVATION.

NO.	DATE	APPR.	REVISION

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PRELIMINARY SITE PLAN

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**PRELIMINARY MAJOR SITE PLAN
PROPOSED MEDICAL OFFICE
BLOCK 106, LOT 8
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY**

Design: BH	Drawn: BH	Check: MD	Date: 3/22/2022
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MARC A. DEBLASIO, PE
New Jersey License No. 41599

Scale: AS NOTED	App. No.: PIV-WP-20002	Sheet No.: 1	Total: 1
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