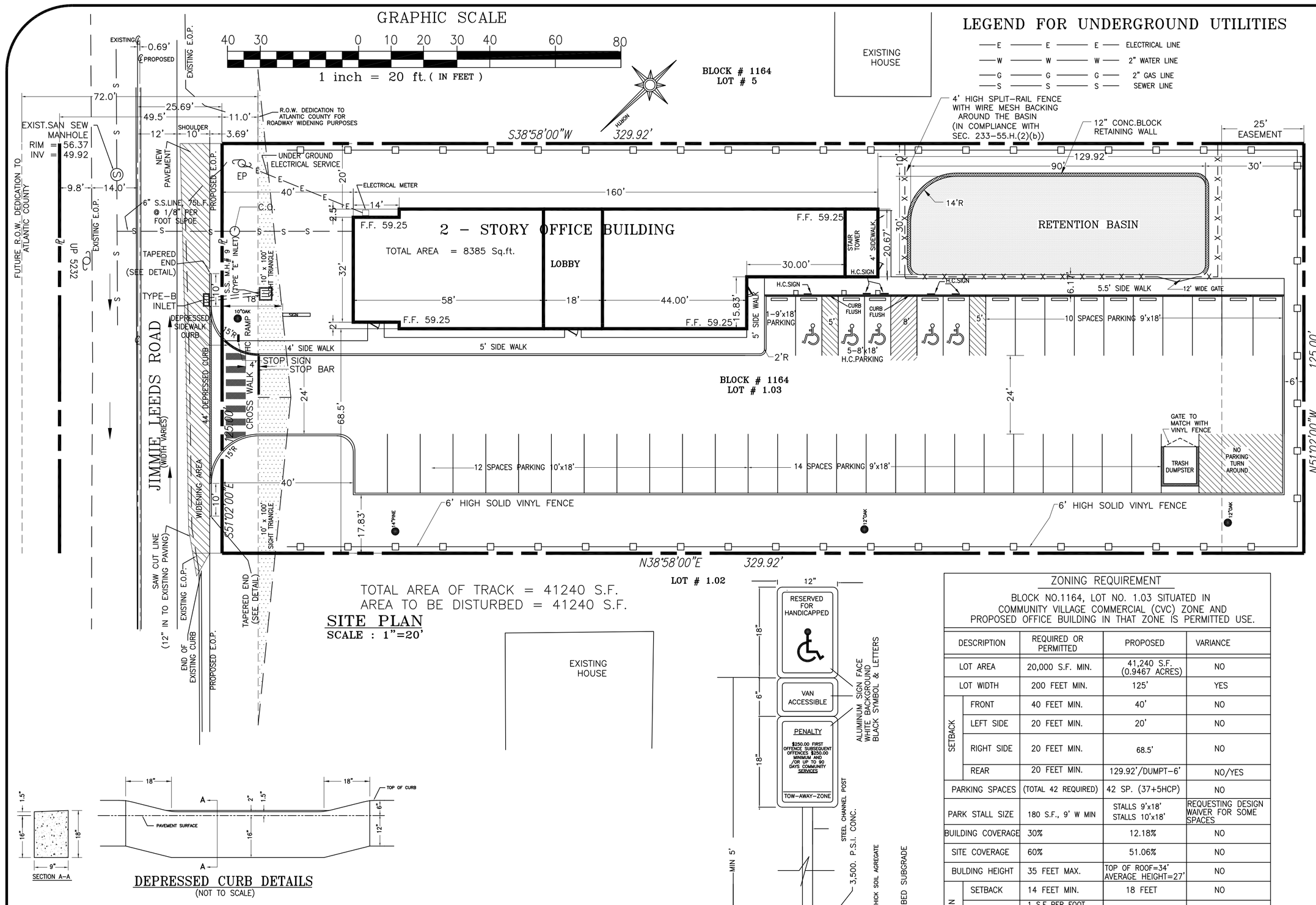
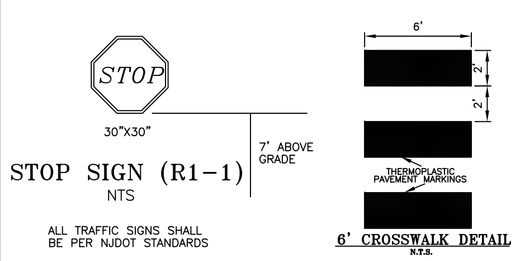


SITE PLAN
SCALE : 1"=20'

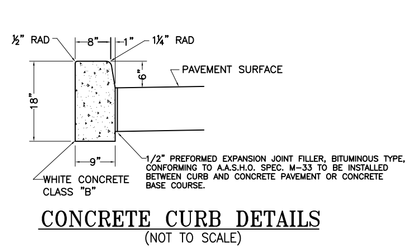
DEPRESSED CURB DETAILS
(NOT TO SCALE)



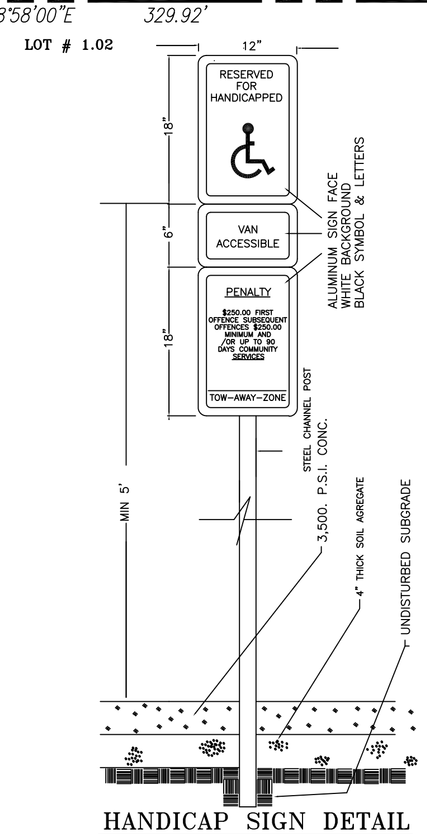
STOP SIGN (R1-1)
NTS

ALL TRAFFIC SIGNS SHALL BE PER NJDOT STANDARDS

6' CROSSWALK DETAIL
N.T.S.



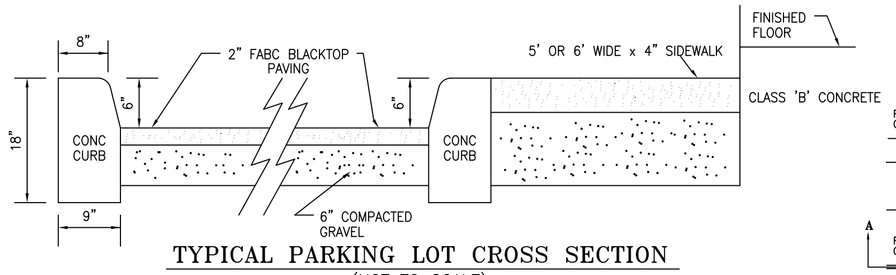
CONCRETE CURB DETAILS
(NOT TO SCALE)



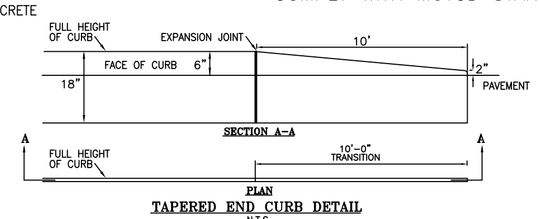
HANDICAP SIGN DETAIL
NTS
ALL TRAFFIC SIGNS SHALL BE PER NJDOT STANDARDS AND COMPLY WITH MUTCD STANDARDS

ZONING REQUIREMENT BLOCK NO.1164, LOT NO. 1.03 SITUATED IN COMMUNITY VILLAGE COMMERCIAL (CVC) ZONE AND PROPOSED OFFICE BUILDING IN THAT ZONE IS PERMITTED USE.				
DESCRIPTION		REQUIRED OR PERMITTED	PROPOSED	VARIANCE
LOT AREA		20,000 S.F. MIN.	41,240 S.F. (0.9467 ACRES)	NO
LOT WIDTH		200 FEET MIN.	125'	YES
SETBACK	FRONT	40 FEET MIN.	40'	NO
	LEFT SIDE	20 FEET MIN.	20'	NO
	RIGHT SIDE	20 FEET MIN.	68.5'	NO
	REAR	20 FEET MIN.	129.92'/DUMPT-6'	NO/YES
PARKING SPACES		(TOTAL 42 REQUIRED)	42 SP. (37+5HCP)	NO
PARK STALL SIZE		180 S.F., 9' W MIN	STALLS 9'x18' STALLS 10'x18'	REQUESTING DESIGN WAIVER FOR SOME SPACES
BUILDING COVERAGE		30%	12.18%	NO
SITE COVERAGE		60%	51.06%	NO
BULDING HEIGHT		35 FEET MAX.	TOP OF ROOF=34' AVERAGE HEIGHT=27'	NO
SIGN	SETBACK	14 FEET MIN.	18 FEET	NO
	AREA	1 S.F PER FOOT OF LOT WIDTH 125 S.F. MAX. ALLOWED HERE	100 S.F.	NO

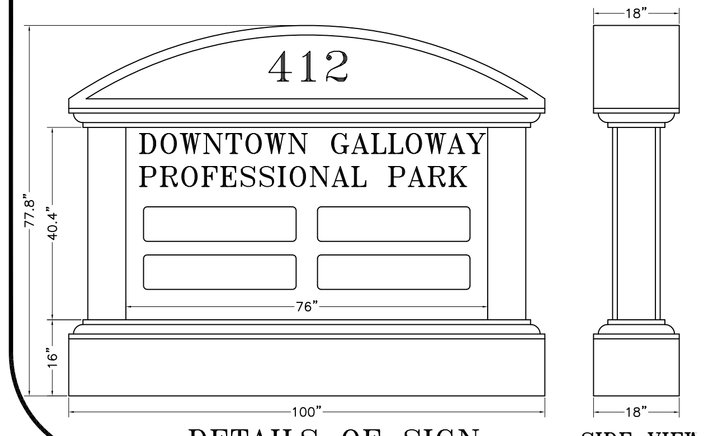
REQUESTING WAIVER FROM SECTION 233-25-C-5 BUFFER STRIPS.
(a) A BUFFER STRIP IS REQUIRED ALONG ALL LOT LINES AND STREET LINES SEPARATING THIS COMMERCIAL DISTRICT FROM A RESIDENTIAL ZONING DISTRICT FOR THE PUPOSE OF OBSCURING VIEWS, SCREENING THE GLARE FROM AUTOMOBILE HEADLIGHTS AND REDUCING NOISE.
(b) THE BUFFER STRIPS SHALL BE AT LEAST 50' IN WIDTH MEASURED IN FROM THE PROPERTY LINE AND SHALL CONSIST OF ANY/OR A COMBINATION OF THE FOLLOWING: EXISTING TREES AND SHRUBS, NEW LANDSCAPING MATERIALS, BERNS, WALLS OR FENCES.
(c) NO ACCESSORY OR STRUCTURES USES, INCLUDING DRAINAGE BASIN, PARKING AREAS, AND INTERNAL CIRCULATION LANES, SHALL BE LOCATED IN THIS DESIGNED BUFFER AREA.



TYPICAL PARKING LOT CROSS SECTION
(NOT TO SCALE)

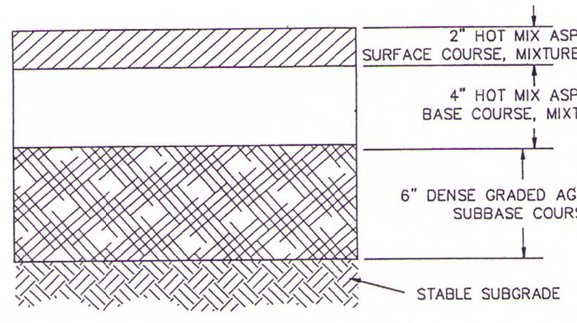


TAPERED END CURB DETAIL
N.T.S.



DETAILS OF SIGN

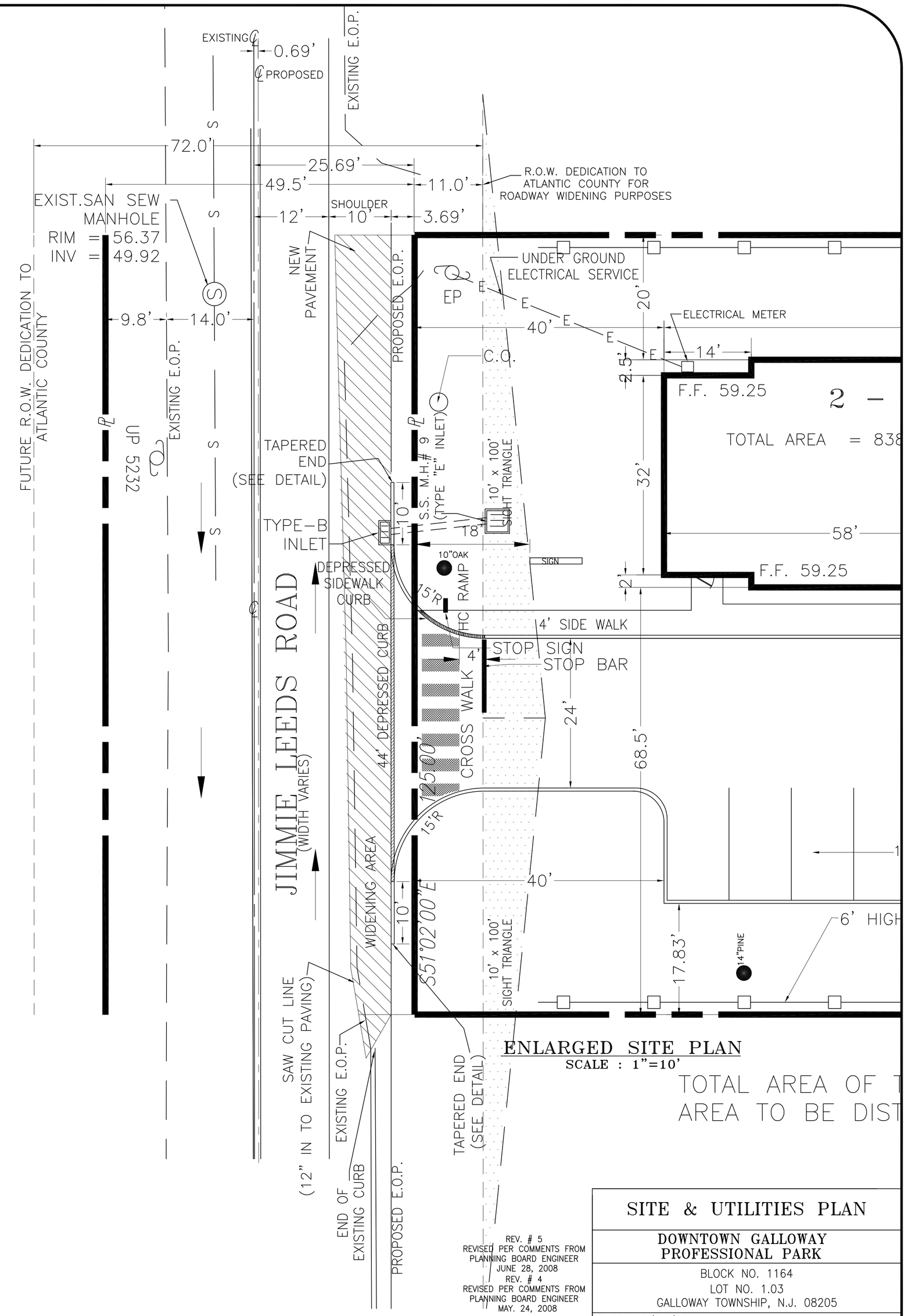
SIDE VIEW



NOTE:
1. ALL ASPHALT USED ON COUNTY ROADWAYS OR WITHIN COUNTY R.O.W. SHALL BE OBTAINED FROM A N.J.D.O.T. CERTIFIED PLANT ONLY.

COUNTY ROADWAY PAVEMENT EXTENTION AND RESTORATION DETAIL

NOTES:
1: IF ANY SOFT OR UNSUITABLE MATERIALS ARE LOCATED WITHIN THE PROPOSED AREA OF PAVEMENT, THESE AREAS WILL BE EXCAVATED AND A GRAVEL SUBBASE MATERIAL WILL BE INSTALLED AND COMPACTED.
2: ANY UTILIY SERVICES/POLES CONFLICTING WITH THE CONSTRUCTION OF THE REFERENCED PROJECT WILL BE RELOCATED AT NO COST TO THE TOWNSHIP.
3: APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND CLEANING OF THE PROPOSED RETENTION BASIN.
4: IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED DURING EXCAVATION OF THE PROPOSED BASIN THAT THESE AREAS SHALL BE REMOVED AND SUITABLE MATERIAL WILL BE INSTALLED.
5: ALL UTILITIES WILL BE INSTALLED UNDEGROUND INCLUDING ELECTRIC UTILITIES.
6: THE PARKING LOT WILL BE STRIPED INCLUDING HANDICAP SPACES.
7. THIS SITE IS NOT LOCATED IN THE FLOOD PLAIN.
8. INFORMATION HERE TAKEN FROM THE SURVEY PREPARED BY JAMES R BONEY DATED 09/01/2007
9. DESIGN ENGINEER WILL CERTIFY THAT THE STORMWATER MANAGEMENT SYSTEM IS BUILT AS PER DESIGN AND WILL PERFORM AS PER DESIGN.
10. THE APPLICANT MUST PROVIDE A "KNOX BOX" KEY VAULT AT THE MAIN ENTRANCE TO THE STRUCTURE AS PER FIRE DEPARTMENT'S REQUIREMENT.



ENLARGED SITE PLAN
SCALE : 1"=10'

REV. # 8
REVISED ZONNING REQUIREMENT TABLE PER COMMENTS FROM PLANNING BOARD PROFESSIONAL
19 OCTOBER '08

REV. # 7
REVISED FOR COMPLIANCE
August 19, 2008

REV. # 6
REVISED PER COMMENTS FROM PLANNING BOARD ENGINEER
JULY 17, 2008

REV. # 5
REVISED PER COMMENTS FROM PLANNING BOARD ENGINEER
JUNE 28, 2008

REV. # 4
REVISED PER COMMENTS FROM PLANNING BOARD ENGINEER
MAY. 24, 2008

REV. # 3
REVISED PER COMMENTS FROM PLANNING BOARD ENGINEER
APRIL. 14, 2008

REV. # 2
REVISED PER COMMENTS FROM COUNTY PLANNING BOARD
APRIL. 09, 2008

REV. # 1
REVISED PER COMMENTS FROM PLANNING BOARD ENGINEER
FEB. 04, 2008

SITE & UTILITIES PLAN

DOWNTOWN GALLOWAY PROFESSIONAL PARK

BLOCK NO. 1164
LOT NO. 1.03
GALLOWAY TOWNSHIP, N.J. 08205

DATE: 10/04/07
SCALE: AS NOTED
DWG # D-2

KISHOR L. GHELANI
PROFESSIONAL ENGINEER
N.J. LICENSE No. 21857
609 6TH AVENUE
ABSECON, N.J. 08205
PHONE:609-748-0032