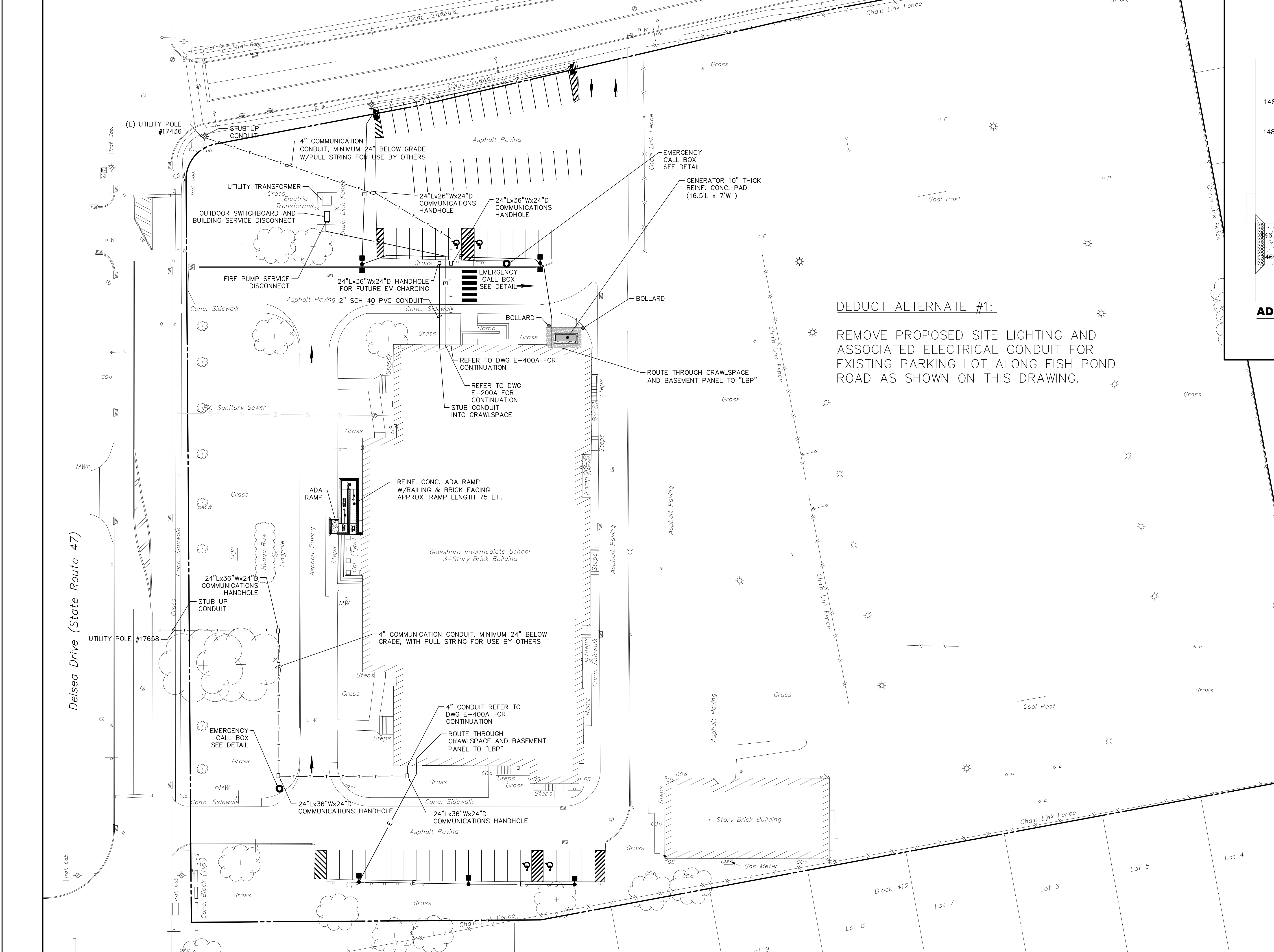


N.J.S.P.C.S.
NAD83East Forcer Street (Also Known As Fish Pond Road)
(50' Wide)

DEDUCT ALTERNATE #1:

REMOVE PROPOSED SITE LIGHTING AND
ASSOCIATED ELECTRICAL CONDUIT FOR
EXISTING PARKING LOT ALONG FISH POND
ROAD AS SHOWN ON THIS DRAWING.

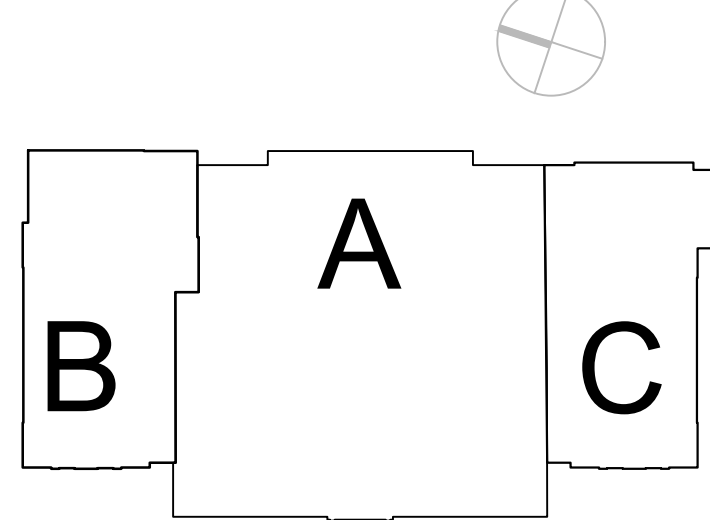
ADA RAMP DETAIL

SCALE: 1" = 10'

LEGEND

PROPERTY LINE	---
EXISTING CONCRETE CURB	=====
PROPOSED CONCRETE CURB	=====
EDGE OF PAVEMENT	-----
EXISTING BUILDING LINE	-----
PROPOSED BUILDING	=====
PROPOSED CONCRETE SIDEWALK	=====
EXISTING GAS LINE	G
PROPOSED GAS LINE	G
EXISTING SEWER LINE	S
PROPOSED SEWER LINE	S
EXISTING WATER LINE	W
PROPOSED WATER LINE	W
EXISTING STORM PIPE	D
PROPOSED STORM PIPE	D
UTILITY VALVE	UV
TREE	74"
EXISTING SIGN	+
EXISTING GAS VALVE	+
GREEN ROOF DRAIN	+
BUILDING ENTRY WAY	+
PROPOSED HANDICAP PAVEMENT MARKING	+
CLEANOUT	+
EXISTING SEWER MANHOLE	+
PROPOSED STORM MANHOLE	+
TRENCH DRAIN	+
SUPPORT COLUMN	+
CONCRETE WHEEL STOP	+
PROPOSED STORM INLET	+
PROPOSED FLOW ARROW	+
UTILITY POLE	+

KEY PLAN:

ZONING FOR THE BOROUGH OF GLASSBORO
CHAPTER 107, ARTICLE VIII
PUBLIC DISTRICT (P)

APPLICABLE REGULATIONS	PERMITTED/REQUIRED (PUBLIC ZONE)	PROPOSED
USE REGULATIONS: (ORDINANCE SECTION §107-114.1)	STATE COLLEGE ADMINISTRATIVE BUILDING	STATE COLLEGE ADMINISTRATIVE BUILDING
MINIMUM LOT AREA (SQUARE FEET): (§107-114.D.1)	30,000	430,530
MINIMUM LOT WIDTH (FEET): (§107-114.D.2)	150	584.17
MINIMUM LOT DEPTH (FEET): (§107-114.D.3)	150	738.60
MINIMUM FRONT YARD (FEET): (§107-114.D.4)	30	119.94
MINIMUM SIDE YARD (FEET): (§107-114.D.5)	60	88.39
MINIMUM REAR YARD (FEET): (§107-114.D.6)	50	N/A
MINIMUM LANDSCAPED PORTION (%): (§107-114.D.7)	15	17.8 (75,775 SF)
MAXIMUM FLOOR AREA RATIO: (§107-114.D.8)	0.20	XX
MAXIMUM BUILDING HEIGHT (FEET): (§107-114.D.9)	30	> 30
MAXIMUM LOT COVERAGE (%): (§107-114.D.10)	60	45 (193,714 SF)

APPLICABLE PARKING REGULATIONS	PERMITTED/REQUIRED	PROPOSED
MINIMUM PARKING REQUIREMENTS (§107-54.K)	60	60
MAXIMUM PARKING SPACES IN FRONT YARD (§107-54.L)	20% (12 SPACES)	5% (3 SPACES)
MINIMUM PARKING SPACE DIMENSIONS (§107-54.E.1)	10' x 20'	9' x 18'
MINIMUM PARKING AISLE WIDTH (FEET) (§107-54.E.1)	90' PARKING: 24 60' PARKING (ONE-WAY): 18	90' PARKING: 24 60' PARKING (ONE-WAY): 24

SITE PLAN

Sheet No:

C-200

Sheet 3 of 10

GENERAL NOTES:

1. APPLICANT/OWNER OF RECORD:
ROWAN UNIVERSITY
201 MULICA HILL ROAD
GLASSBORO, NJ 08028
2. PROPERTY ADDRESS:
202 DEISEA DRIVE
GLASSBORO, NJ 08028
3. TAX MAP NUMBER: BLOCK 26, LOT 412.
4. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1000 TO ORDER UTILITY MARK-OUTS.
5. ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
6. EXISTING FEATURES AND ELEVATIONS SHOWN HEREON ARE DEPICTED AS THEY EXISTED IN DECEMBER 2018 AS SURVEYED BY KS ENGINEERS, P.C.
7. ALL DIMENSIONS ARE IN UNITED STATES STANDARD UNITS.
8. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL INFORMATION SHOWN WITH SLANT AND/OR SCREENED TEXT REPRESENTS EXISTING FEATURES.
10. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DETAILS AND DIMENSIONS.
11. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD.

12. 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 PRIOR TO THE START OF CONSTRUCTION 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.
13. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
14. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL PROVISIONS OF THE BOROUGH OF GLASSBORO STANDARDS AND SPECIFICATIONS.
15. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
16. ALL TRAFFIC CONTROL DEVICES (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
17. ALL TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED TO BREAK-AWAY SIGN POSTS.

18. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS AS NEEDED.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO BUILDING, SIDEWALK AND DEMOLITION.
20. ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS, SPECIFICATIONS, AND DETAILS OF THE BOROUGH OF GLASSBORO, GLOUCESTER COUNTY, GCMJA, NJDEP, AND NJDOT, WHERE APPLICABLE.
21. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F)(O.S.H.A. COMPETENT PERSON).
22. SIDEWALKS SHALL NOT BE LESS THAN FOUR (4) FEET IN WIDTH. SIDEWALKS SHALL BE CONSTRUCTED WITH FOUR (4) INCH THICK CONCRETE. SIDEWALKS SHALL BE CONSTRUCTED OF 28 TO 43% PORTLAND AIR ENTRAINED CONCRETE.

23. SIDEWALKS SHALL SLOPE GRADUALLY SO AS TO PROVIDE AN UNINTERRUPTED LINE OF TRAVEL. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER SIDEWALK AREAS, UNLESS AN ADDITIONAL SIDEWALK WIDTH OF 2 1/2 FEET IS PROVIDED TO ACCOMMODATE SUCH OVERHANG.
24. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.

25. HAVING A COMPRESSIVE STRENGTH OF 3,500 POUNDS PER SQUARE INCH AT 28 DAYS. SURFACE SHALL BE WOOD FLOAT OR BROOM FINISH.

GRAPHIC SCALE

