

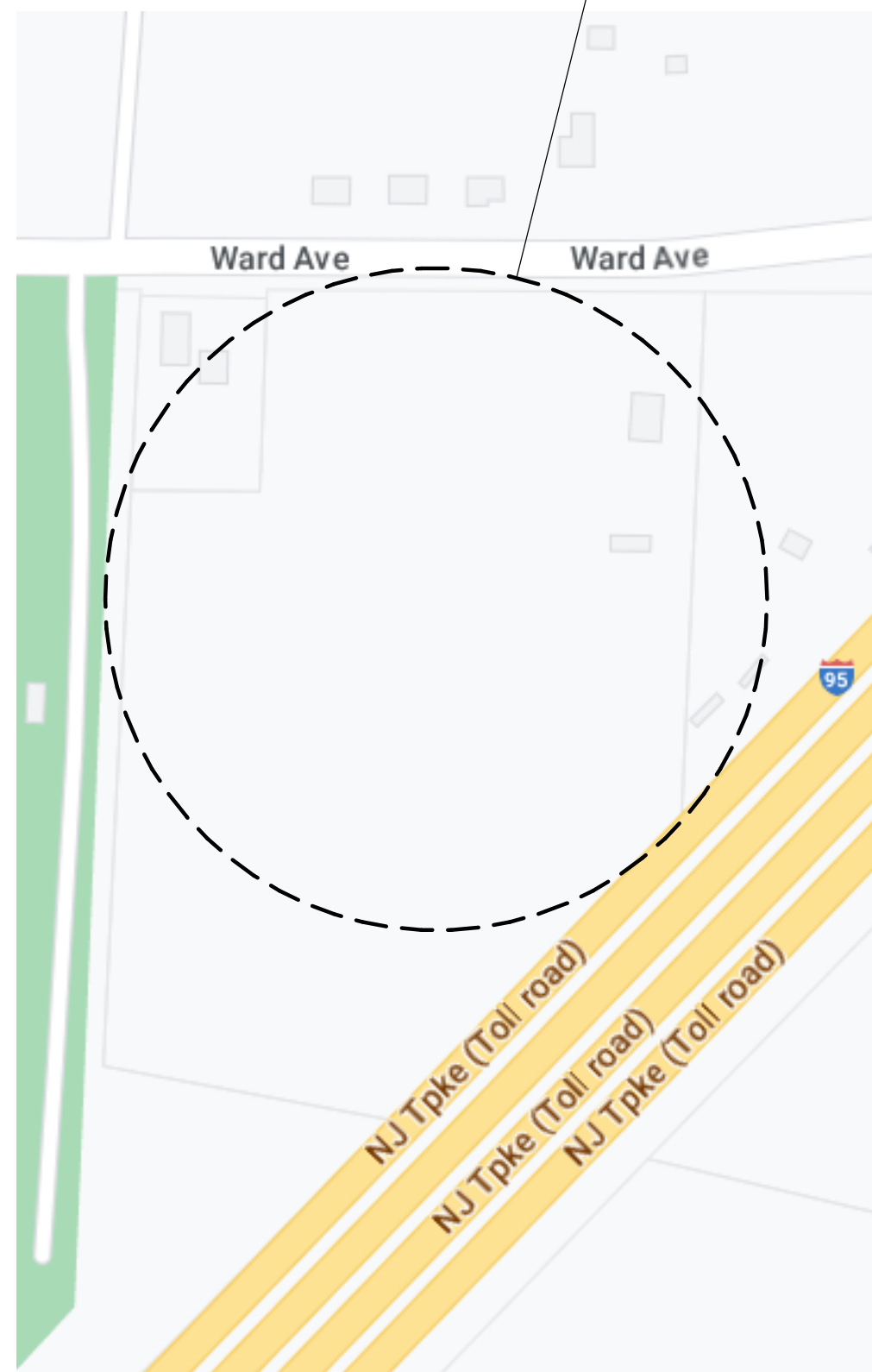


### 3 EXTERIOR PERSPECTIVE

SCALE:

PROJECT LOCATION:

463 WARD AVENUE CHESTERFIELD, NJ 08515



## 2 LOCATION MAP

SCALE: 12" = 1'-0"

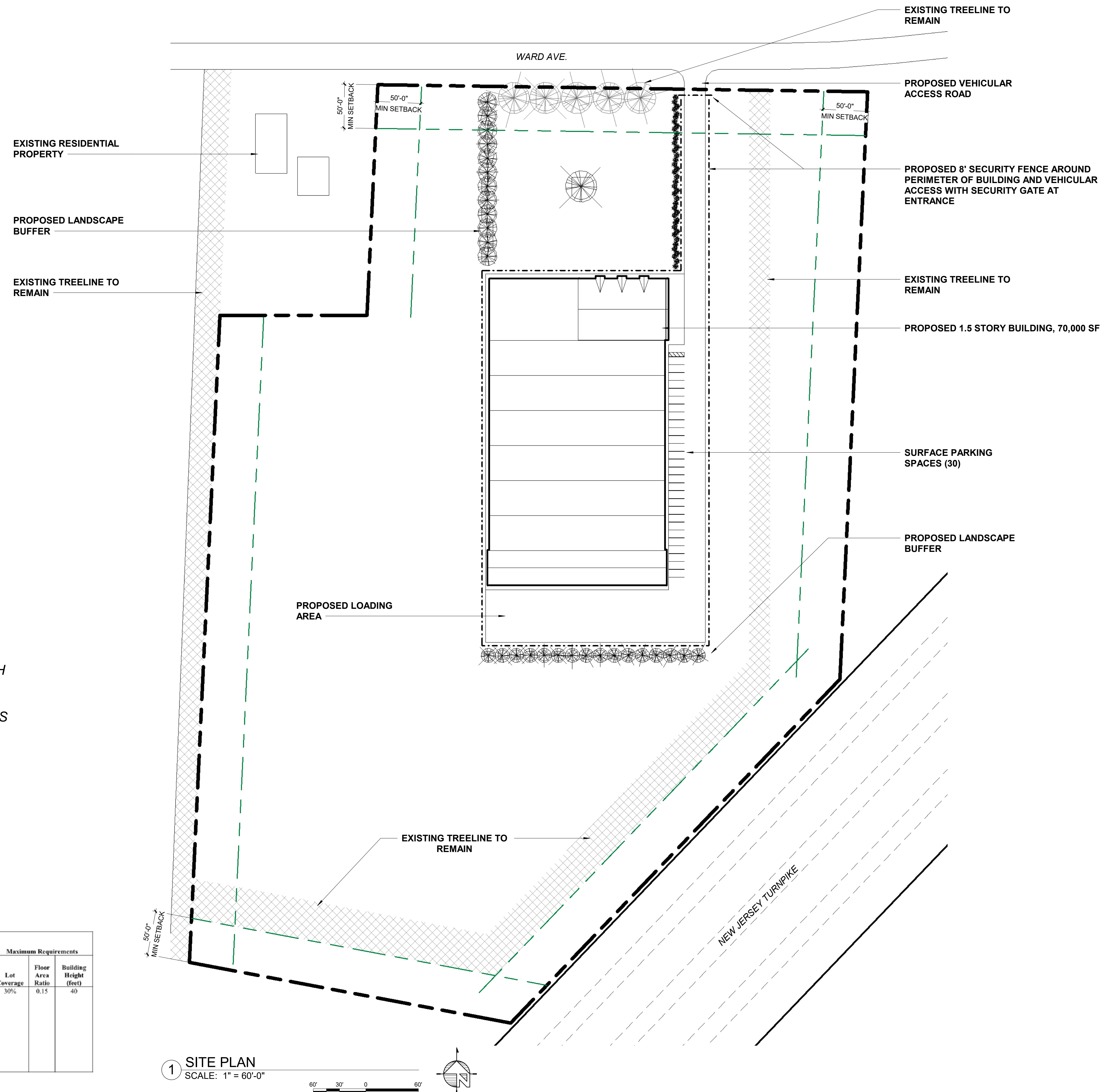
**PROPOSED BUILDING**  
LOT COVERAGE = 10%  
FLOOR AREA RATIO = 0.11

NOTE: DEVELOPMENT WILL COMPLY WITH  
THE ODOR, NOISE, WATER USE,  
CULTIVATION, MANUFACTURING AND  
OTHER REQUIREMENTS OF THE CANNABIS  
ORDINANCE

## LAND DEVELOPMENT

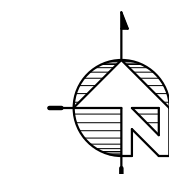
**Township of Chesterfield**  
**OP OFFICE PARK DISTRICT**  
**Area, Yard and Bulk Requirements (Principal Permitted Uses)**

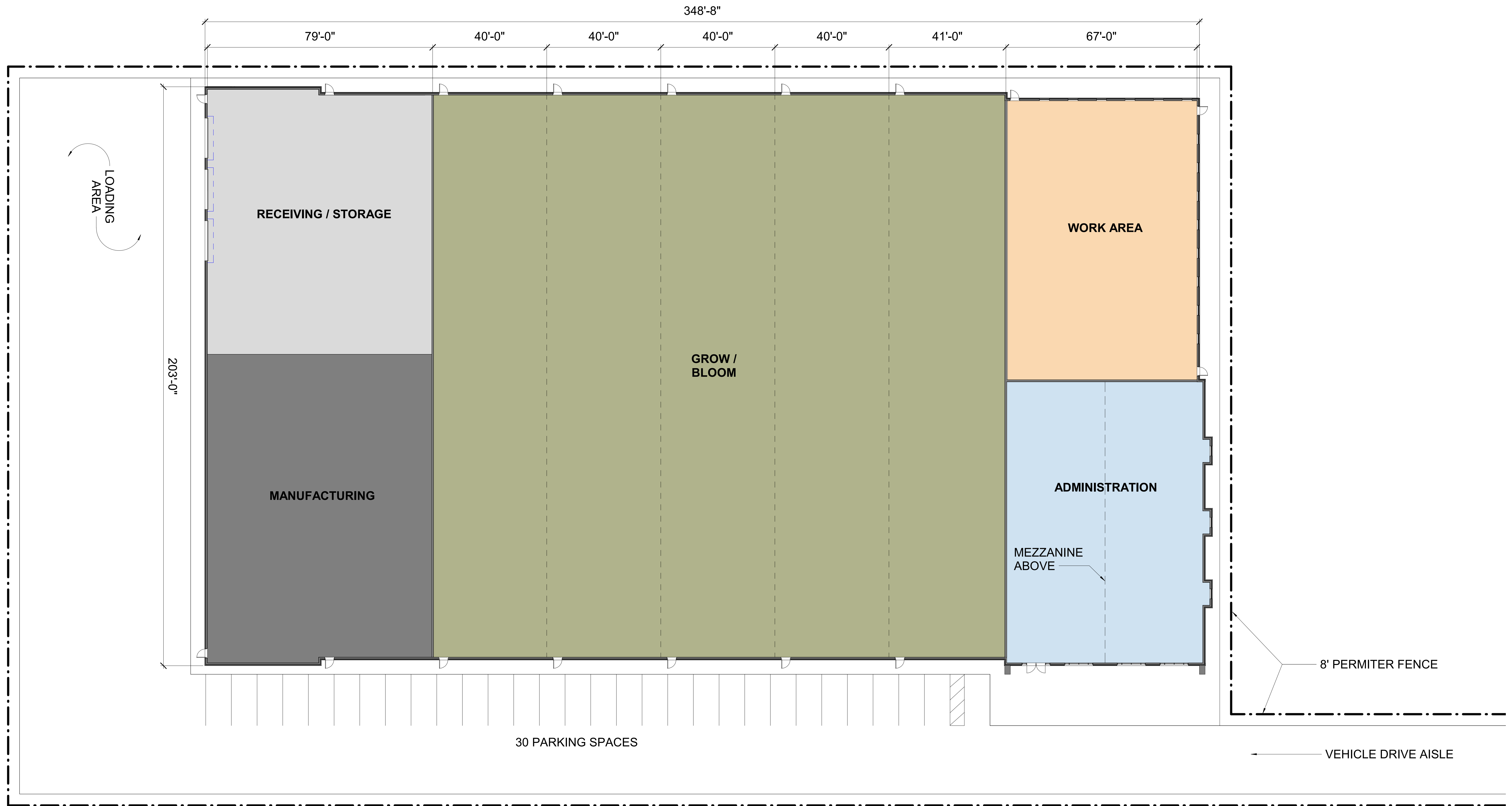
	Minimum Yard Dimensions For Principal Building							Minimum Accessory Building Setbacks From			Maximum Requirements			
	Minimum Lot Dimensions													
	Min. Lot Area (acres or (sf)	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Building	Lot Coverage	Floor Area Ratio	Building Height (feet)
Principal Permitted Use														
All uses except service stations	5 acres	150	150	150	50	50	50	100	50	50	At least twice the building height, not less than 100 feet for front yard and rear yards, 50 feet for side yard	30%	0.15	40



## 1 SITE PLAN

SCALE: 1" = 60'-0"

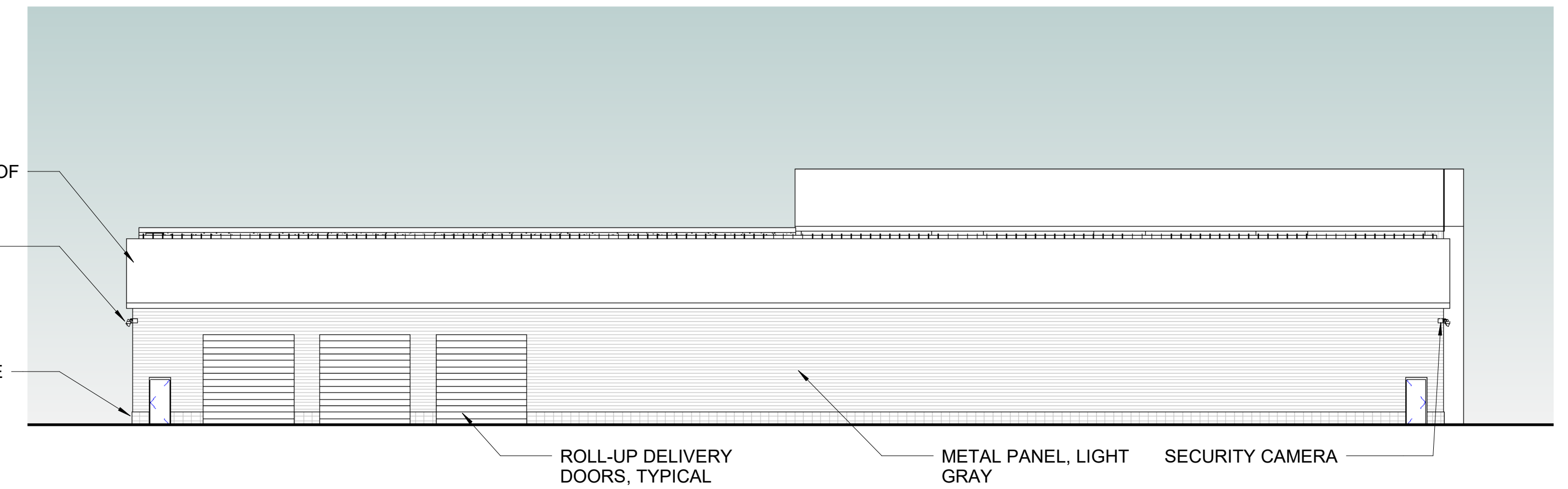




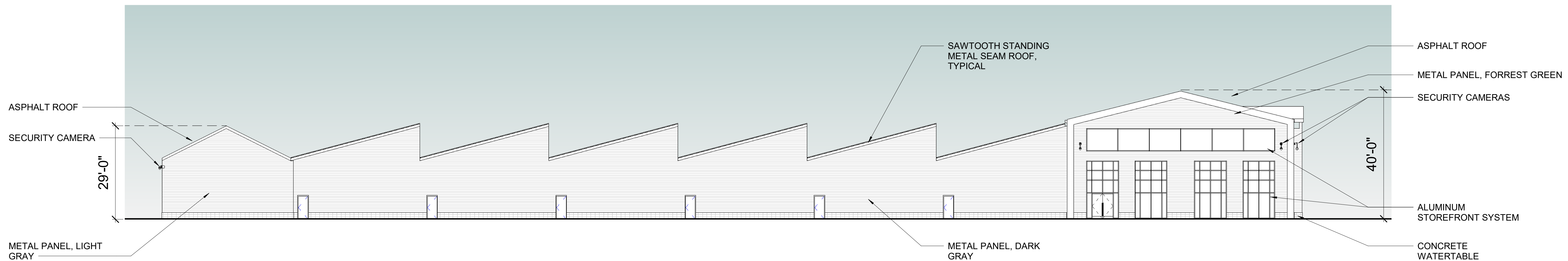




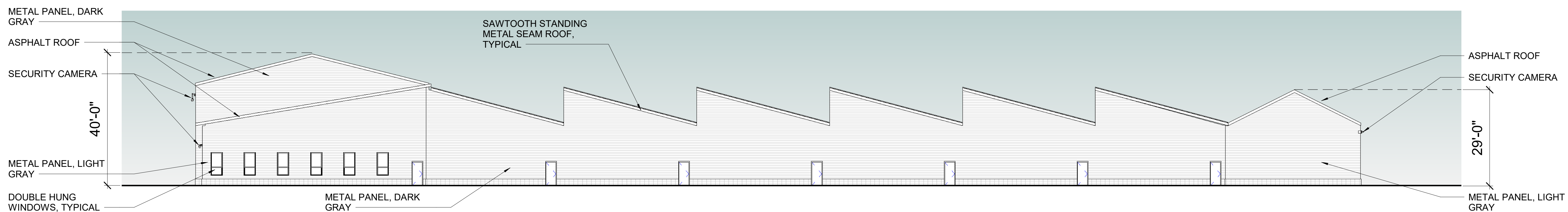
**A NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



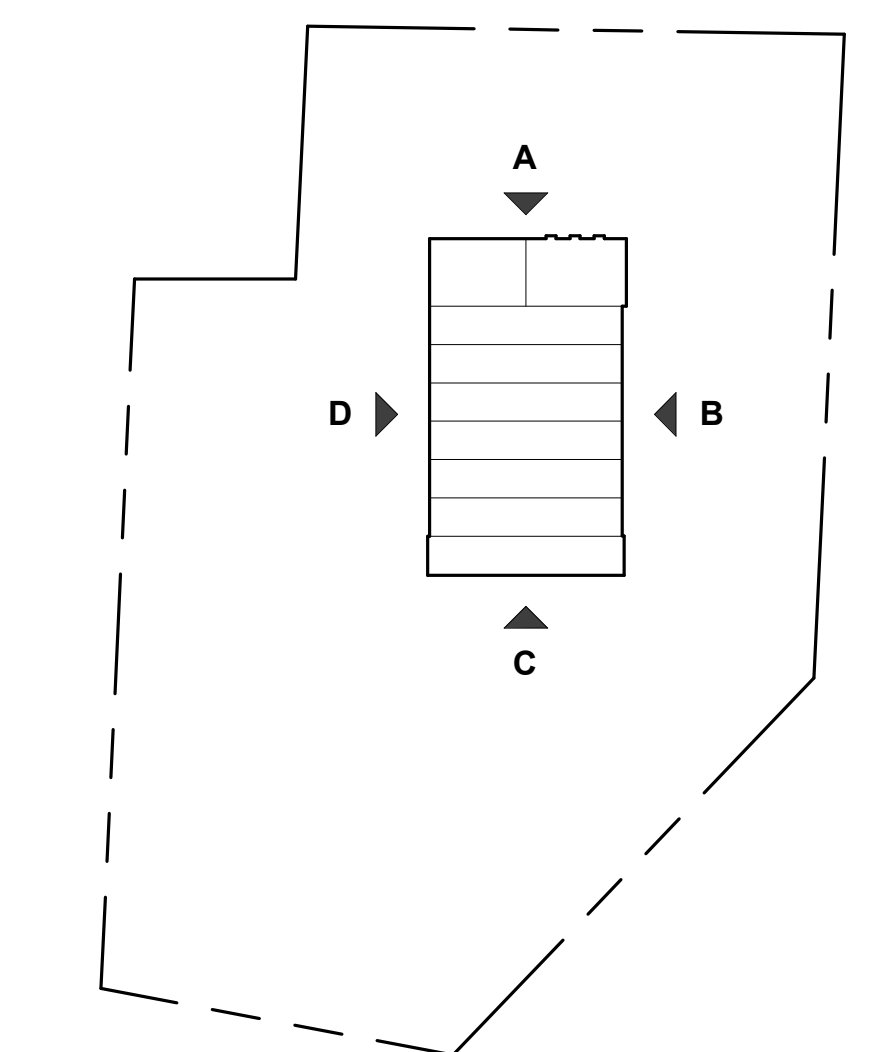
**C SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**B EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**D WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 KEY PLAN**  
SCALE: 1" = 200'-0"



