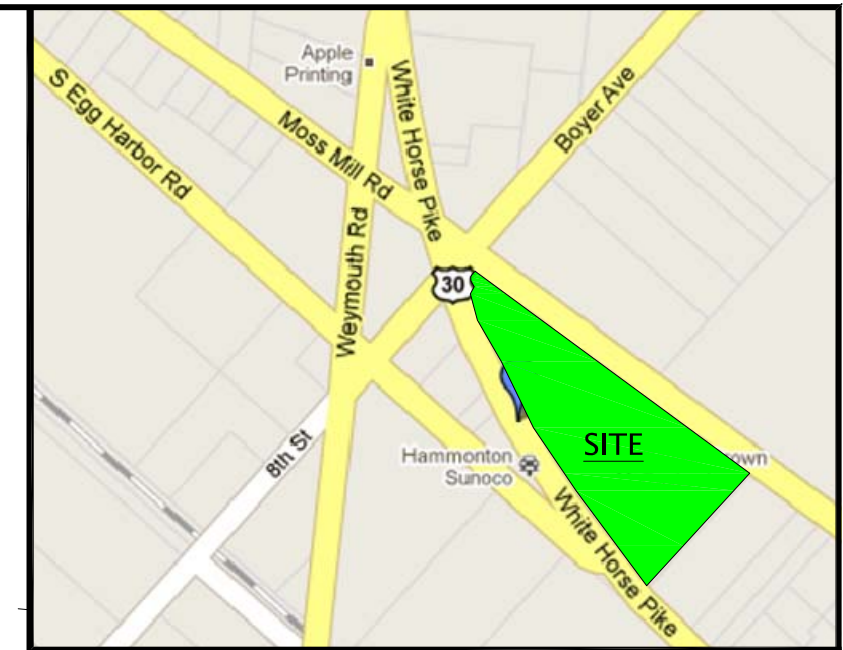


**ATLANTIC COUNTY ROUTE 602
(A.K.A. WHITE HORSE PIKE)**



LOCATION MAP
NOT TO SCALE



**ATLANTIC COUNTY ROUTE 561
(A.K.A. MOSS MILL ROAD)**

BULK REQUIREMENTS

REQUIREMENT	B-2 ZONE	LOT A	LOT B	LOT C
MIN. LOT AREA	50,000 SF	87,120 SF	95,832 SF	104,544 SF
MIN. LOT FRONTAGE	200'	200'	239'	40' (E)
MIN. FRONT YARD	65'	174'	65.5'	41.6' (V)
MIN. SIDE YARD	40'	40'	47.3'	42.4'
MIN. REAR YARD	50'	N/A	N/A	N/A
MAX. LOT COVERAGE	75%	49% ±	73% ±	59% ±
MAX. BUILDING HEIGHT	42'	<42'	<42'	<42'

(E) = EXISTING NON-CONFORMITY
(V) = VARIANCE

PARKING REQUIREMENTS:

BANK
1 SPACE PER 200 SF GFA
THEREFORE: 3,600 SF / 200 SF = 18 SPACES REQUIRED
= 26 SPACES PROPOSED

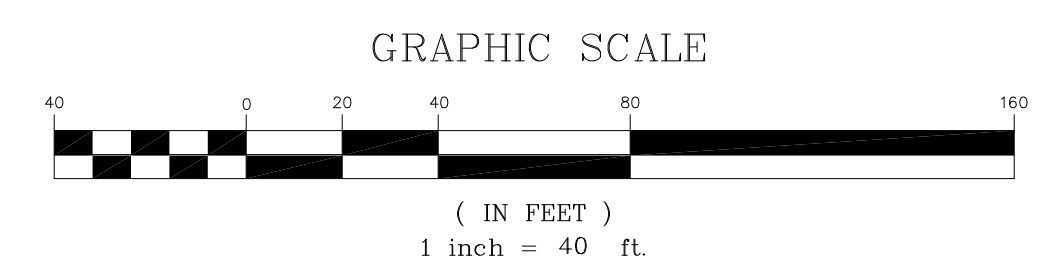
CONVENIENCE STORE
1 SPACE PER 200 SF GFA
THEREFORE: 5,700 SF / 200 SF = 28.5 OR 29 SPACES REQUIRED
= 58 SPACES PROPOSED

PHARMACY
1 SPACE PER 200 SF GFA
THEREFORE: 13,000 SF / 200 SF = 65 SPACES REQUIRED
= 65 SPACES PROPOSED

NOTE: LOTS B & C WILL REQUIRE A VARIANCE FOR PARKING SETBACK

NOTES

- THIS PLAN REFERENCES THE TAX MAPS OF THE TOWNSHIP OF HAMMONTON.
- EXACT LOCATION OF PROPOSED FEATURES MUST BE EVALUATED UPON COMPLETION OF A SURVEY AND ENVIRONMENTAL EVALUATION.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS AVAILABLE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE. THIS PLAN MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.



PROJECT #:	2010-003	<p>CONCEPT 'A' FOR RETAIL DEVELOPMENT BY 4202 PIKE TRUST ASSOCIATES, LLC BLOCK 4202, LOTS 1, 2 & 3 N.J.S.H. ROUTE 30 AND MOSS MILL ROAD (C.R. 561) TOWNSHIP OF HAMMONTON, ATLANTIC COUNTY, NEW JERSEY</p> <p>JOHN P. TULLY DESIGN & ENGINEERING SERVICES 37 SUTPHIN ROAD FLEMINGTON, NJ, 08822 PHONE (908) 237-9831</p>	
CAD FILE I.D.#:	2010-003-CA0		
DRAWN BY:	J.P.T.		
CHECKED BY:	J.B.		
DATE:	12/08/10	SCALE:	1"=40'
REV. DESCRIPTION		DATE	BY