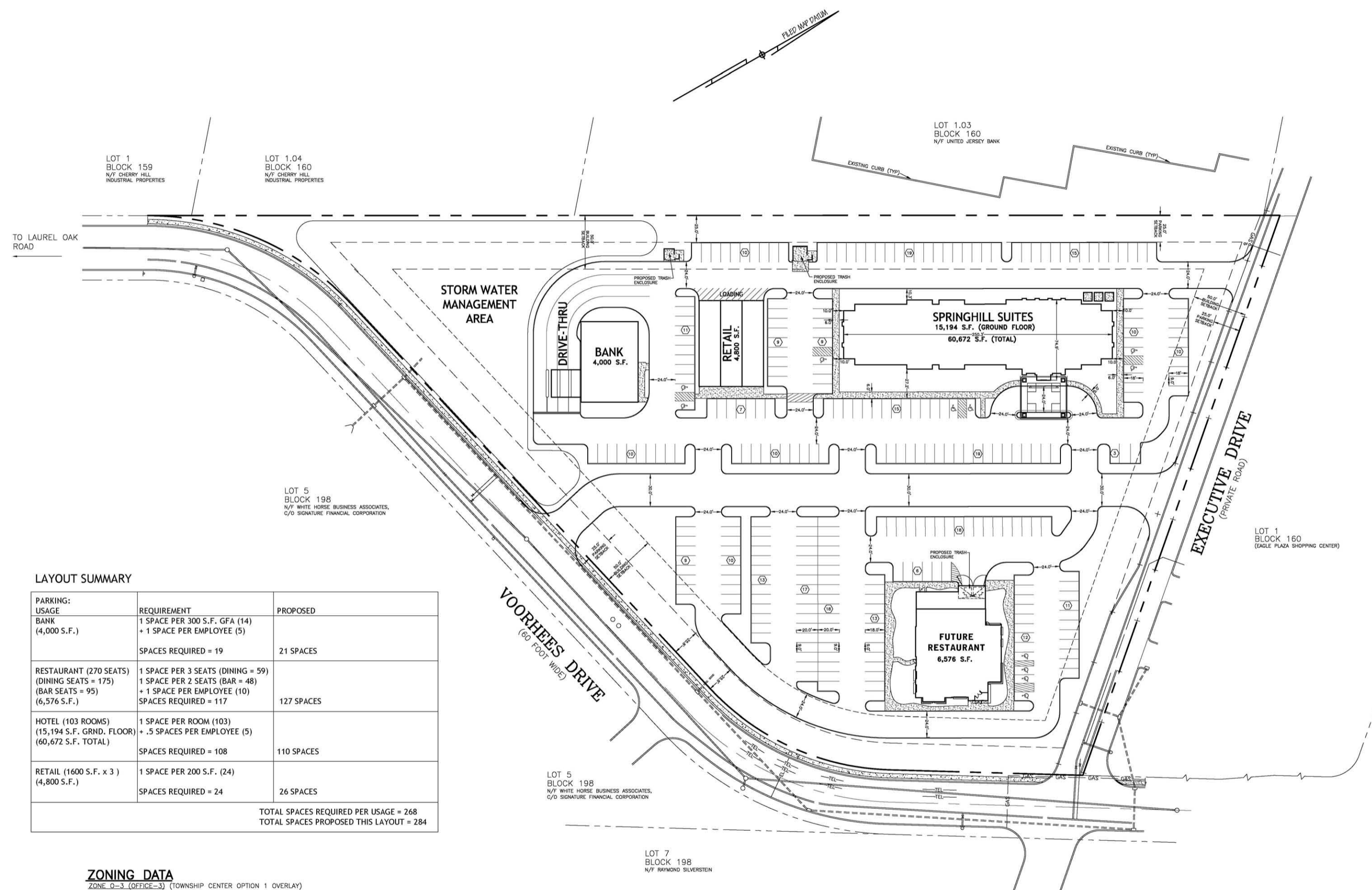


LOCATION MAP
 REF: CLEMENTON, NJ USGS QUADRANGLE
 SCALE: 1"=2,000'



LAYOUT SUMMARY

PARKING: USAGE	REQUIREMENT	PROPOSED
BANK (4,000 S.F.)	1 SPACE PER 300 S.F. GFA (14) + 1 SPACE PER EMPLOYEE (5) SPACES REQUIRED = 19	21 SPACES
RESTAURANT (270 SEATS) (DINING SEATS = 175) (BAR SEATS = 95) (6,576 S.F.)	1 SPACE PER 3 SEATS (DINING = 59) 1 SPACE PER 2 SEATS (BAR = 48) + 1 SPACE PER EMPLOYEE (10) SPACES REQUIRED = 117	127 SPACES
HOTEL (103 ROOMS) (15,194 S.F. GRND. FLOOR) (60,672 S.F. TOTAL)	1 SPACE PER ROOM (103) + .5 SPACES PER EMPLOYEE (5) SPACES REQUIRED = 108	110 SPACES
RETAIL (1600 S.F. x 3) (4,800 S.F.)	1 SPACE PER 200 S.F. (24) SPACES REQUIRED = 24	26 SPACES
TOTAL SPACES REQUIRED PER USAGE = 268 TOTAL SPACES PROPOSED THIS LAYOUT = 284		

ZONING DATA

ZONE Q-3 (OFFICE-3) (TOWNSHIP CENTER OPTION 1 OVERLAY)

ITEM	REQUIRED/PERMITTED	PROPOSED	STATUS
USE	RETAIL COMMERCIAL	RETAIL COMMERCIAL	"C"
LOT AREA	4 ACRE MIN.	7.2408 ACRES	"C"
LOT FRONTAGE	200 FT. MIN.	>200 FT	"C"
LOT WIDTH	200 FT. MIN.	>200 FT	"C"
BUILDING FRONT YARD SETBACK	50 FT. MIN.	>50 FT.	"C"
BUILDING SIDE YARD SETBACK	50 FT. MIN.	>50 FT.	"C"
BUILDING REAR YARD SETBACK	50 FT. MIN.	>50 FT.	"C"
BUILDING FLOOR AREA	20,000 S.F. MIN.	>20,000 S.F.	"C"
IMPERVIOUS COVER	60% MAX.	61.6%	"DNC"
BUILDING HEIGHT	50 FT. MAX.	56.5 FT.	"DNC"
PARKING SETBACK VOORHEES DRIVE	25 FT. MIN.	25 FT.	"C"
PARKING SETBACK EXECUTIVE DRIVE	25 FT. MIN.	25 FT.	"C"
PARKING SETBACK SIDE	25 FT. MIN.	25 FT.	"C"
CONTIGUOUS OPEN SPACE	25% MIN.	27.3%	"C"

"C" DENOTES CONFORMANCE WITH REQUIREMENTS
 "DNC" DENOTES DOES NOT CONFORM WITH REQUIREMENTS, VARIANCE NEEDED

DATE	NO.	REVISION	BY	APPR.
LOT 3, BLOCK 160 VOORHEES TOWNSHIP, CAMDEN COUNTY, NEW JERSEY				
SKETCH 20				
SIGNATURE FINANCIAL CORPORATION 15 E. RIDGE PIKE WHITEMARSH PLAZA, SUITE 450 CONSHOHOCKEN, PA 19428				
SCALE: 1"=40'	G.S. WINTERS & ASSOCIATES, INC. CONSULTING ENGINEERS 125 N. ROUTE 73 WEST BERLIN, N.J. 08091-9225 PHONE: 609-768-0759			APPROVED:
DRAWN BY: PBB				SHEET NO. 1 OF 1
DATE: 05/09/07	ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR AND THE OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK			DRAWING NO. 1
JAMES J. MADDONNI PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 35383				