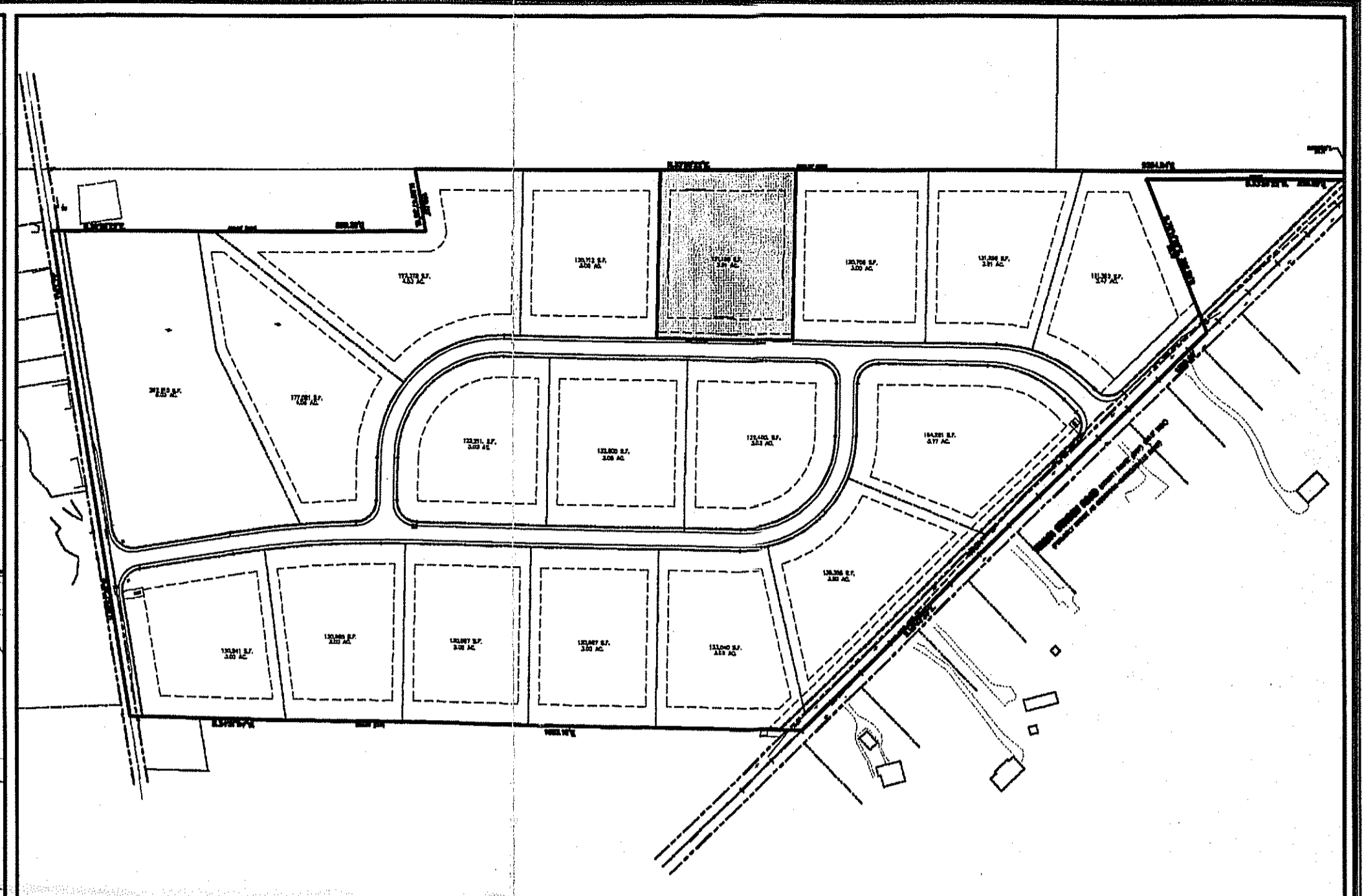
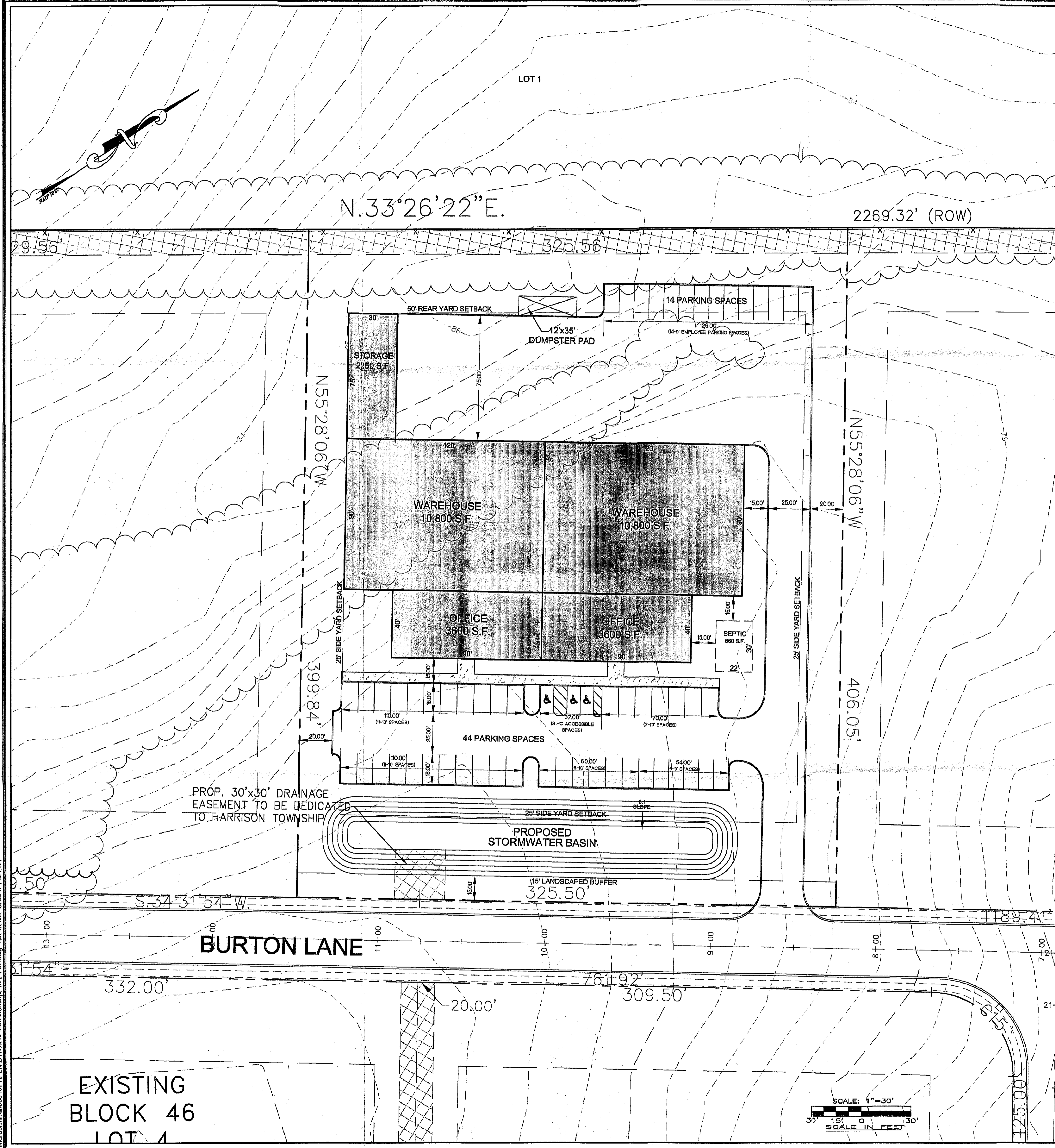


adams, rehmann & hegg  
 ENGINEERS  
 600 South Main Street, 2nd Floor, Newark, NJ 07102  
 Phone: (973) 261-1100  
 Fax: (973) 261-1101  
 E-mail: info@arh-engineers.com

LOT LAYOUT PLAN FOR:  
 TOMLIN STATION COMMERCE CENTER  
 PHASE ONE AND TWO  
 HARRISON TOWNSHIP, GLoucester COUNTY, NEW JERSEY

DATE: JUNE 23, 2005  
 SCALE: 1"=100'  
 DRAWN BY: RALPH  
 CHECKED BY: RALPH  
 SHEET NO.: 005193E

1 of 1



- General Notes:**
- Applicant: GMAC Construction  
58 Paulsboro Road - Suite 2  
Swedesboro, NJ 08085
  - Owner: Woodland Four, L.L.C.  
P.O. Box 95  
Glen Mills, PA 19342
  - The parcel, which is the subject of this application, will be created under the approved major subdivision of Block 46, Lot 4 in Harrison Township, Gloucester County. The property is shown on tax map sheet #26. The proposed property will be known as Block 46 Lot 4.06 after filing of the subdivision plot.
  - The future parcel contains a total of 3.01 acres and is located entirely within the C-55 Flexible Planned Industrial-Commercial District. The project will be part of the future Tomlin Station Commerce Center.
  - The proposed project includes:
    - 7,200 s.f. of one story office
    - 21,600 s.f. of warehouse
    - 58 parking spaces (35-10' spaces, 20-9' spaces and 3 HC spaces)
    - Paved truck loading area & 2,250 s.f. enclosed storage area
    - Stormwater Management Facility
  - 3,600 s.f. of office, 10,800 s.f. of warehouse and the 2,250 s.f. of storage will be utilized by GMAC. The remainder will be leased to an undetermined tenant.
  - The proposed open space/stormwater management basin on lot 4.06 will be maintained by the owner of Lot 4.06. A predetermined portion of the drainage needs for the office project will utilize capacity in the stormwater management facilities to be constructed initially by the owner of the overall Tomlin Station Commerce Center. The project owner of Lot 4.06 will be a member of an association that will be created for the stormwater maintenance obligations of the community basin at Tomlin Station Commerce Center.
  - Outbound and topographic information is based on approved engineering and survey plans prepared by Adams, Rehmann & Heggan Assoc., Inc. for the Tomlin Station Commerce Center on Block 46, Lot 4, Harrison Township, Gloucester County, New Jersey, dated April 23, 2004, last revised 2/28/2007.
  - Block 46, Lot 4 is not impacted with freshwater wetlands/waters per a Letter of Interpretation for a Presence/Absence Determination, NJDEP approved, File No. 0808-04-0004. (PAW040001) and no freshwater wetlands or open waters are present on the property and no part of the subject property occurs within a transition area or buffer.
  - The office will be serviced with public water and an individual septic system. Water will be supplied by South Jersey Water Supply Company.
  - The proposed project will front on a future 50' wide public right-of-way to be known as Burton Avenue.
  - Parking Compliance:**  
The project will meet the ordinance parking standards. A total of 58 parking spaces are provided, whereas a total of 58 are required. There are 35 - 10x20' spaces (60%), 20 - 9x12' spaces (34%) and 3 handicap spaces.
- The building will contain the following:
- 7,200 s.f. of office space and 21,600 s.f. of warehouse space:
  - 7,200 s.f. x 1 space per 200 s.f. = 36 spaces required
  - 21,600 s.f. x 1 space per 1,000 s.f. = 22 spaces required
  - 58 spaces required

**12. REQUIRED BULK STANDARDS:**

**HARRISON TOWNSHIP - C-55 Flexible Planned Industrial-Commercial District**

	REQUIRED	PROPOSED
Minimum Tract Size	20 ac.	N/A
Minimum Lot Area	900 s.f.	3.01 ac.
Except, Min. Lot Area for Public Utility Facilities		N/A
Maximum Impervious Cover - overall site	75%	N/A
Max. Impervious Cover - individual lots	75%	58.3%
Minimum "Green Area" Lands	10%	41.7%

	REQUIRED	PROVIDED
Principal Building Setback		
2 From Tract Perimeter	50 feet	50 feet
3 From Front Property Line	50 feet	145 feet
4 From Rear Property Line	50 feet	50 feet
5 From Side Property Line	25 feet	25 feet
6 Buildings in excess of 35 ft. shall set back an additional 25'	added 25 feet	N/A
Any principal building with another principal building	50 feet	N/A
Building to face arterial street	75 feet	N/A
Building to face collector or local road	50 feet	145 feet
Building face to parking space	15 feet	15 feet
Parking space to arterial street	25 feet	N/A
Maximum Building Height	35 ft./80 ft. (Note 1)	<35 feet

Note: Maximum building height is 35 feet with standard setback requirements, however, a maximum building height of 80 feet is permitted with additional setbacks of 25 feet.

**adams, rehmann & heggan**  
associates inc.  
ENGINEERS SURVEYORS PLANNERS

850 south white horse pike, po box 579 hammonden nj 08037  
609-561-0482 fax 609-567-8909  
NEW JERSEY LICENSE NO. 3310031600

**TERRENCE H. COMBS**  
PROFESSIONAL PLANNER  
NEW JERSEY LICENSE NO. 3310031600

**SITE PLAN FOR:**  
BLOCK 46, LOT 4.06 (TAX SHEET 26)  
TOMLIN STATION COMMERCE CENTER  
HARRISON TOWNSHIP, GLoucester COUNTY, NEW JERSEY

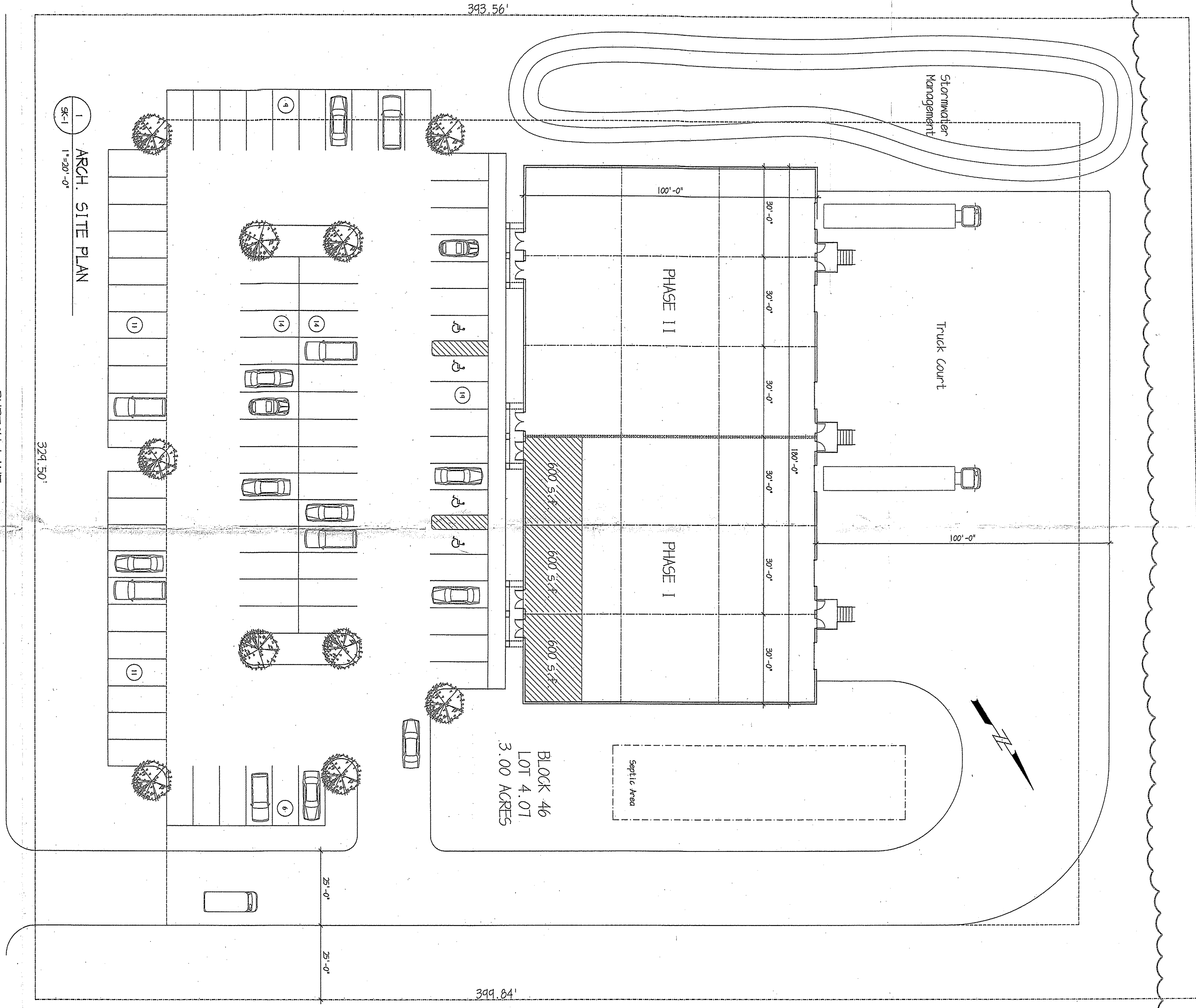
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PROJ. NO.: 50-51671

1 of 1

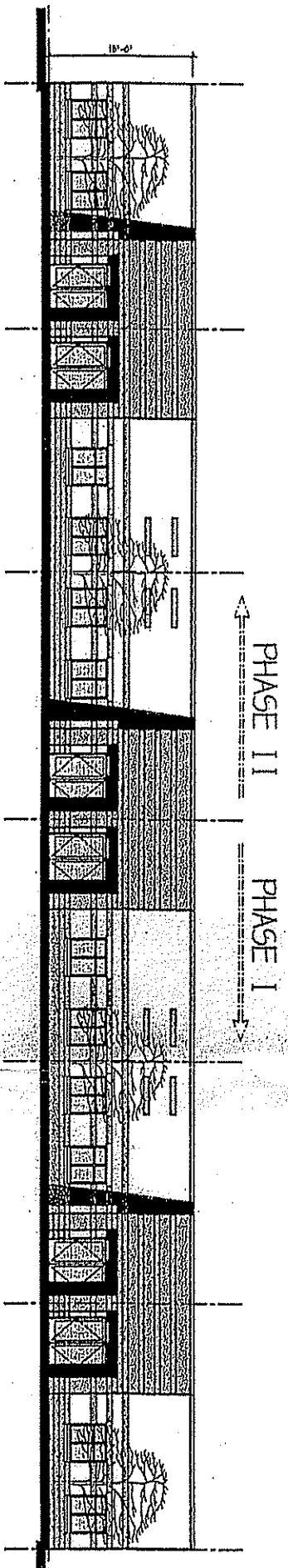
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324.56'



1 ARCH. SITE PLAN  
SK-1 1"=20'-0"



2 BUILDING ELEVATION  
SK-1 1"=20'-0"

BURTON LANE

BLOCK 46  
LOT 4.07  
3.00 ACRES

RUGGIERI  
& PARTNERS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

TOMLIN STATION COMMERCE CENTER