

CONCEPTUAL SITE PLAN

DEVELOPMENT CALCULATIONS

| Required Parking | | | |
|------------------|---|--|--|
| Office Use | 4,090 gsf (2,890 sf 1st fl.) (1,200 sf bsmt.) | @ 4.0 parking spaces per 1,000 sf | |
| | | @ 50% discount for mixed-use shared parking arrangement | 8.18 spaces required |
| Residential Use | (12) 2BR units (11) 1BR units | @ 1.7 parking spaces per unit @ 1.2 parking spaces per unit | 20.40 spaces required 13.20 spaces required |
| | 23 units | | 41.78 total parking spaces required |
| Provided Parking | | | |
| | 23 | regular on-site surface spaces | |
| | 5 | parking under building | |
| | 3 | new parallel spaces on Main Street, in front of new building | |
| | 4 | new parallel spaces on Main Street, in front of church property | |
| | 4 | newly created surface spaces in municipal parking lot across Main Street | |
| | 3 | existing surface spaces in municipal parking lot across Main Street | |
| | 42 | total parking spaces provided | |



REFERENCE SITE PLAN

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63 East Main Street
Marlton, NJ

Project Number: 16044
Client: Pat McKenna Realtors
Drawing Number: 01 of 05
Date: 2017.06.05

Handwritten signature: RUG

BARTON PARTNERS
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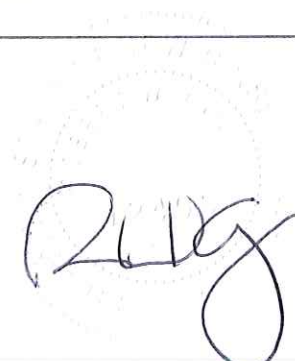
PERSPECTIVE #1
NTS

The above illustrations are representative of the architectural style. They are not meant to illustrate the final design or materials but are intended to depict the size, mass, and general materials of the proposed building.

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63 East Main Street
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Project Number: 16044
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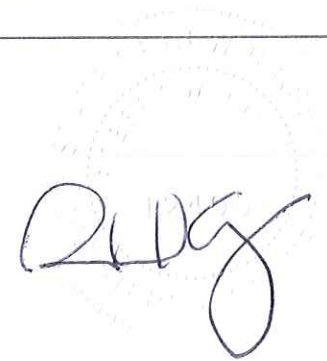
PERSPECTIVE #2
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FRONT ELEVATION
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SIDE ELEVATION
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