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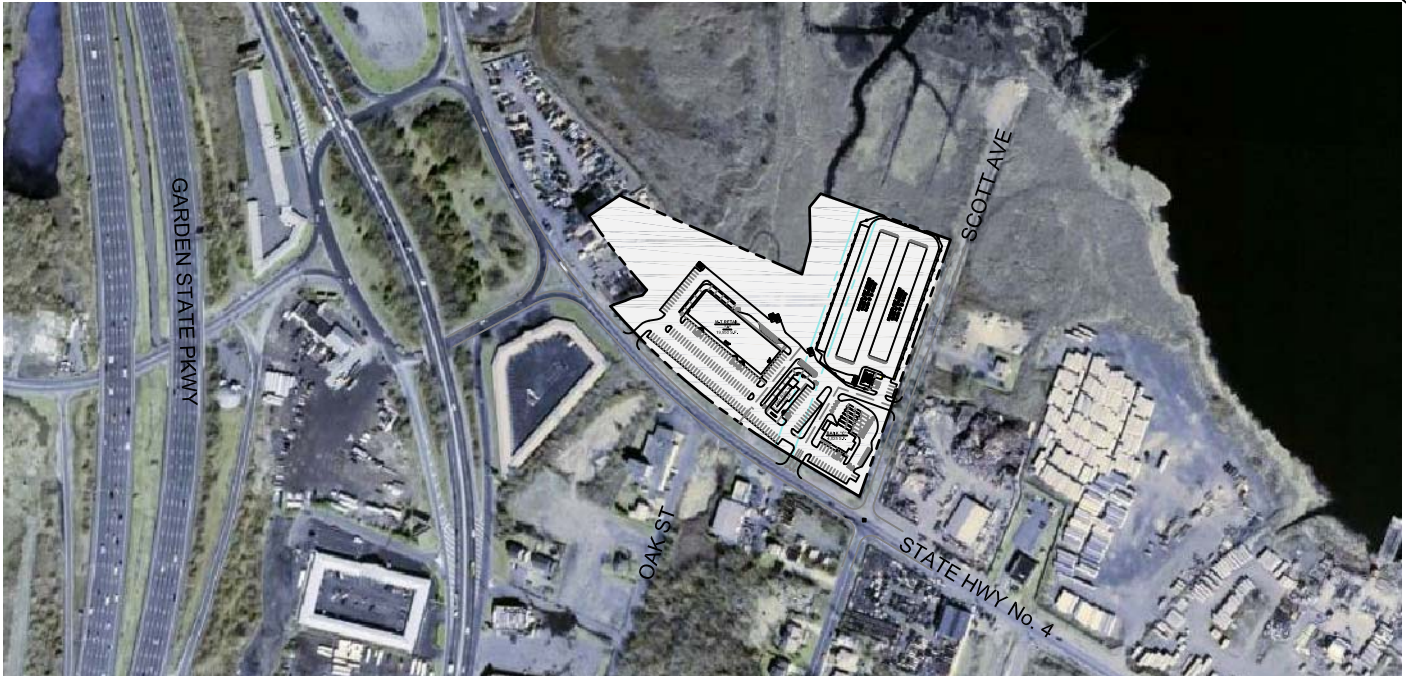
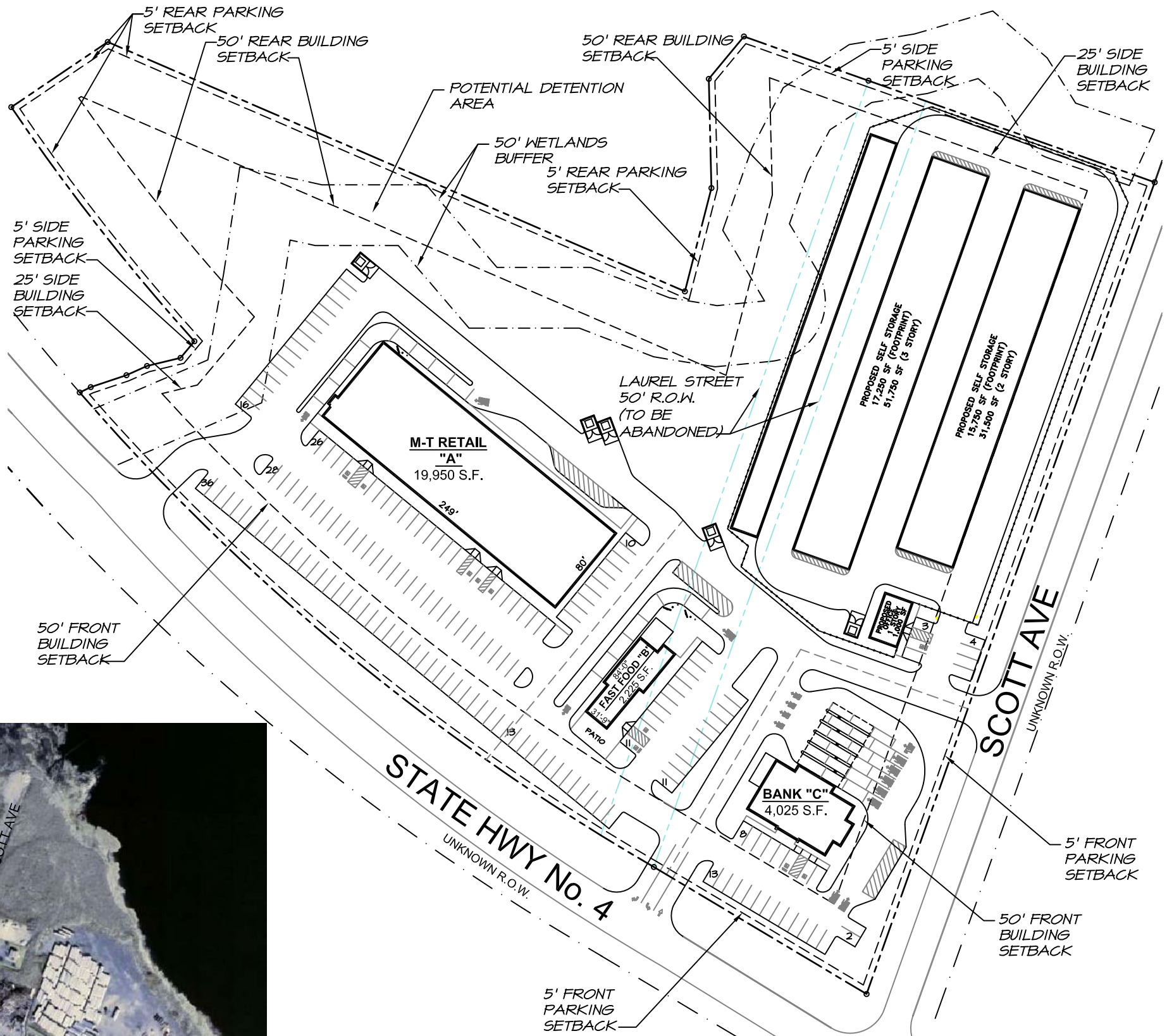
SITE CALCULATIONS

SCHEME: 4c

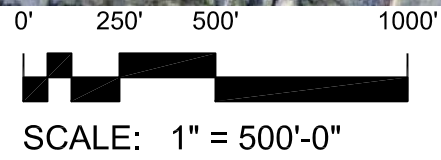
Tract	Tenant/Use	Land Area	Lease Area	Bldg Area	Strictest Parking Ratio	Strictest Parking Required	Regular Parking Provided	Over/ (Under)	Notes
M-T Retail "A"	front 249			19,950 s.f.	200 (5/1000)	99.75	99.75	113	8
Fast Food "B"		1,749 s.f.			24 seats 25 s.f. (1:3 seats + 1:25 of take-out service)	8.00 4.00 12.00	36 36	24.00	10 10
Bank "C"		4,025 s.f.			250 s.f. (4/1000)	16.10	23	6.90	9
Self Storage "D"		1,749 s.f.			100 s.f. (10/1000)	17.49	7	-10.49	
Total:		398,316 s.f.		27,473 s.f.					
Lot Cover:		9.14 Ac.		6.90%					

Landscaping Required:	79,663 s.f.	20%	
Landscaping Provided:	178,249 s.f.	45%	
Total parking:	145	179	33.66
Handicapped parking:	7	10	3 11
Loading Spaces:	3	3	0 12
Zoning:	B-3		

- Notes:
- 1 Min. drive aisle is 24 for 90° parking.
 - 2 Typical parking stall dimensions are 9x18'.
 - 3 Minimum turn radius to face of curb at drives is 10' unless noted otherwise.
 - 4 Minimum turn radius to face of curb at parking spaces is 2' unless noted otherwise.
 - 5 This site drawing was made with in-house research or info provided to us, but does not include all boundary, improvements or other site data of unknown nature or known site data not made available to us. No warranties or guaranties are given or implied.
 - 6 Confirm adjacent zoning, meets & bounds, utilities, drainage, CC&R's, easements & landscape reqmts
 - 7 Landscaping to be 20% of total site.
 - 8 The city parking ratio for Retail is 1 p.s. per 200 s.f. = 5/1000
 - 9 The city parking ratio for Banks is 1 p.s. per 250 s.f. = 4/1000
 - 10 The city parking ratio for Restaurants is 1 p.s. per 3 seats + 1 p.s. per 25 s.f. of take-out service.
 - 11 50' wetlands buffer to detain storm water for new impervious surface.
 - 12 ADA Accessible Parking Spaces required: 1-25=1, 26-50=2, 51-75=3, 76-100=4, 101-150=5, 151-200=6, 201-300=7, 301-400=8, 401-500=9, 501-1,000=2% of total, >1001=20+1 per ea. 100 over 1,000.
 - 13 Typical loading space is 12x50'; 1@ 0-25,000 s.f. + 1:15,000 s.f. thereafter.
 - 14 A minimum of 10% of any surface parking facility shall be landscaped about the interior and shall include one shade tree for every twenty parking spaces.
 - 15 Shaded cells () have not been calculated or confirmed, yet.



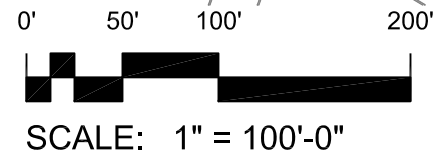
AREA MAP



SITE SKETCH #5a

Sayreville, NJ

State Highway No. 4 & Scott Ave



ISSUED: 8/29/07

REVISIONS:

361 GROUP
DESIGN SERVICES, INC.

BANK, FAST FOOD, SELF STORAGE & M-T RETAIL
STATE HWY No. 4 & SCOTT AVE
SAYREVILLE, NJ

DRAWN: SMO CHECKED: _____
JOB NO: 2007-0809

TITLE: Site Sketch
Sayreville, NJ

SHEET: SS-5a
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