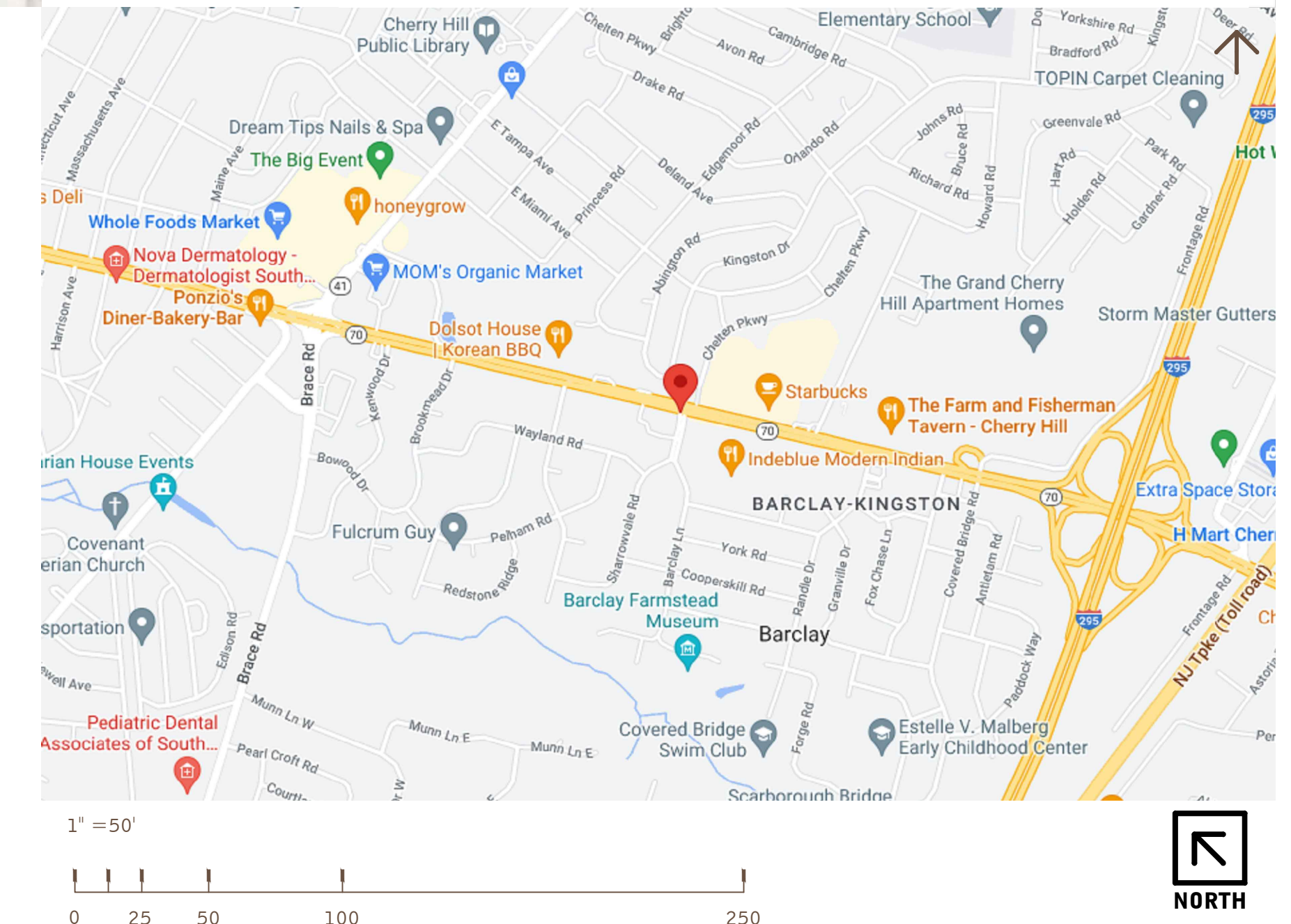


DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction		Cherry Hill
Zoning Designation		B2
Max Coverage		70%
Max F.A.R		0.30
Max Height		35 FT
Parking Standards		
	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking		
	Medical Office	1/200 SF
	General Retail (Unspecified)	1/250 SF
	Fast Food/Drive Through	1/100 SF
	Grocery	1/250 SF
	Restaurant Services	1/100 SF
	General Office	1/250 SF
PROJECT DATA		
Site Summary		
Gross Site Area	569,469 SF	APN(s): TBD
Total Building Area(s)	Footprint	108,316 SF
	Gross Floor Area	125,741 SF
Coverage	Gross	19%
FAR	Gross	0.22
Building 1 (Demo)		
Building Area(s)	Gross Floor Area	1,990 SF
Building 2		
Building Area(s)	Gross Floor Area	13,462 SF
Cars Required		54 Stalls
Cars Provided	@4.46/1,000 SF	60 Stalls
	Req. Accessible	3 Stalls
Building 3		
Building Area(s)	Gross Floor Area	21,716 SF
Cars Required		87 Stalls
Cars Provided	@4.14/1,000 SF	90 Stalls
	Req. Accessible	4 Stalls
Building 4		
Building Area(s)	Gross Floor Area	19,375 SF
Cars Required		97 Stalls
Cars Provided	@5.16/1,000 SF	100 Stalls
	Req. Accessible	4 Stalls
Building 5		
Building Area(s)	Gross Floor Area	14,040 SF
Cars Required		56 Stalls
Cars Provided	@4.06/1,000 SF	57 Stalls
	Req. Accessible	3 Stalls
Building 6		
Building Area(s)	Gross Floor Area	6,418 SF
Cars Required		25 Stalls
Cars Provided	@3.9/1,000 SF	25 Stalls
	Req. Accessible	1 Stalls
Building 7		
Building Area(s)	Gross Floor Area	6,720 SF
Cars Required		27 Stalls
Cars Provided	@4.02/1,000 SF	27 Stalls
	Req. Accessible	2 Stalls
Building 8		
Building Area(s)	Gross Floor Area	4,980 SF
Cars Required		20 Stalls
Cars Provided	@4.02/1,000 SF	20 Stalls
	Req. Accessible	1 Stalls
Building 9		
Building Area(s)	Gross Floor Area	2,775 SF
Cars Required		11 Stalls
Cars Provided	@4.32/1,000 SF	12 Stalls
	Req. Accessible	1 Stalls
Building 10		
Building Area(s)	Gross Floor Area	9,300 SF
Cars Required		37 Stalls
Cars Provided	@5.27/1,000 SF	49 Stalls
	Req. Accessible	2 Stalls
Proposed Grocer Retail		
Building Area(s)	Gross Floor Area	20,520 SF
Cars Required		82 Stalls
Cars Provided	@4.92/1,000 SF	101 Stalls
	Req. Accessible	5 Stalls
Proposed Quick Serve Restaurant		
Building Area(s)	Gross Floor Area	4,445 SF
Cars Required		44 Stalls
Cars Provided	@15.75/1,000 SF	70 Stalls
	Req. Accessible	3 Stalls
Site-Wide Required Parking		
		570 Stalls
Site-Wide Provided Parking		
		609 Stalls
Notes		
Calculations and areas are subject to change.		



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: PDF ALTA SURVEY

Stormwater Management Design: NONE REQUIRED

SCHEME: 4

Conceptual Site Study
1409 NJ-70

West Gate Drive and Marlton Pike East, Cherry Hill, NJ - NY23-4008-00

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2023.04.04

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