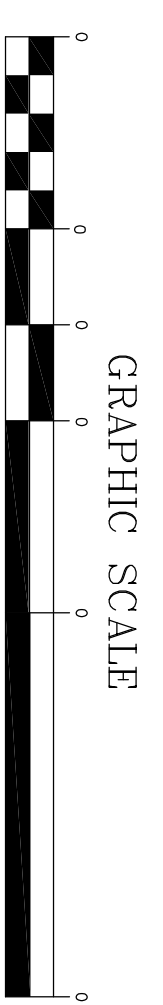


# CLEMENTS BRIDGE ROAD

## GLoucester County Route No. 544



### ZONING REQUIREMENTS

AREA/BUCK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	CONFORMING
MINIMUM LOT AREA	300 FT <sup>2</sup>	463 FT <sup>2</sup>	463 FT <sup>2</sup>	YES
MINIMUM FRONT YARD SETBACK	75 FT	N/A	53.0 FT	NO
MINIMUM REARWARD SETBACK	50 FT	N/A	124.3 FT	YES
LANDSCAPE BUFFER	50 FT	N/A	2.0 FT	NO
MAXIMUM BUILDING HEIGHT (FEET)	40 FT	N/A	53 FT	NO
MAXIMUM BUILDING FOOTPRINT (%)	N/A	N/A	13.3%	N/A
MAXIMUM IMPERVIOUS COVERAGE	60%	60%	57.8%	YES

### ESTIMATED TRAFFIC GENERATION

TRIP RATES BASED ON DATA FROM INSTITUTE OF TRAFFIC ENGINEERS (ITE)  
TRIP GENERATION TABLE FOR LAND USE: CODE 310 - HOTEL

TRIP RATES	WEEKDAY
NUMBER OF ROOMS	109
TRIP ENDS PER ROOM	1.4
PEAK TRIP ENDS (PM)	78

OVERALL SITE:  
TRIPS ALLOWED - 18 TRIPS/AC (1.25 AC) = 58.5  
TOTAL PROJECTED PEAK HOUR: 78  
CONFORMING: NO

### ESTIMATED UTILITY DEMAND

WATER - WATER DEMAND BASED ON NJAC 7:10-12.6, TABLE 1

HOTEL(6):	75 GALLONS PER PERSON PER DAY	
HOTEL -	109 ROOMS x 1.0 PERSONS x 75	= 8,175
HOTEL LAUNDRY FACILITIES (x50%)		= 4,163 GPD
TOTAL		= 12,338 GPD

SANITARY SEWER - SEWER DEMAND BASED ON NJAC 7:14A-23.3

HOTEL:	75 GPD/BEROBY x 109 ROOMS	= 8,175
HOTEL LAUNDRY FACILITIES		
TOTAL	* (4 MACHINES @580 gal. per day each) = 2,320	
TOTAL		= 10,495 GPD

### AREA OF TRACT:

LOT 1 -	0.70 AC
LOT 2 -	199.02 AC
LOT 3 -	2.55 AC
TOTAL	202.27 AC

### PARKING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
HOTEL	109	--	119
1 SPACE PER ROOM	109	--	119
1 SPACE PER EMPLOYEE	10	--	10
HOTEL PARKING:	119	--	119 (5 HIGH SPACES)

\*6 INCLUDES OPTIONAL/SHADOW PARKING SPACES



**Van Cleef**  
ENGINEERING ASSOCIATES

Consulting Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Professional Planning  
Landscape Architecture

OFFICES THROUGHOUT NJ EASTERN PA. AND DE

### RENDERING PLAN

FOR  
HOSPITALITY BUILDERS, INC.  
1635 CLEMENTS BRIDGE ROAD  
PLATE 1807 ; BLOCK 199.02 ; LOTS 1 AND 3

DEPTFORD TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

