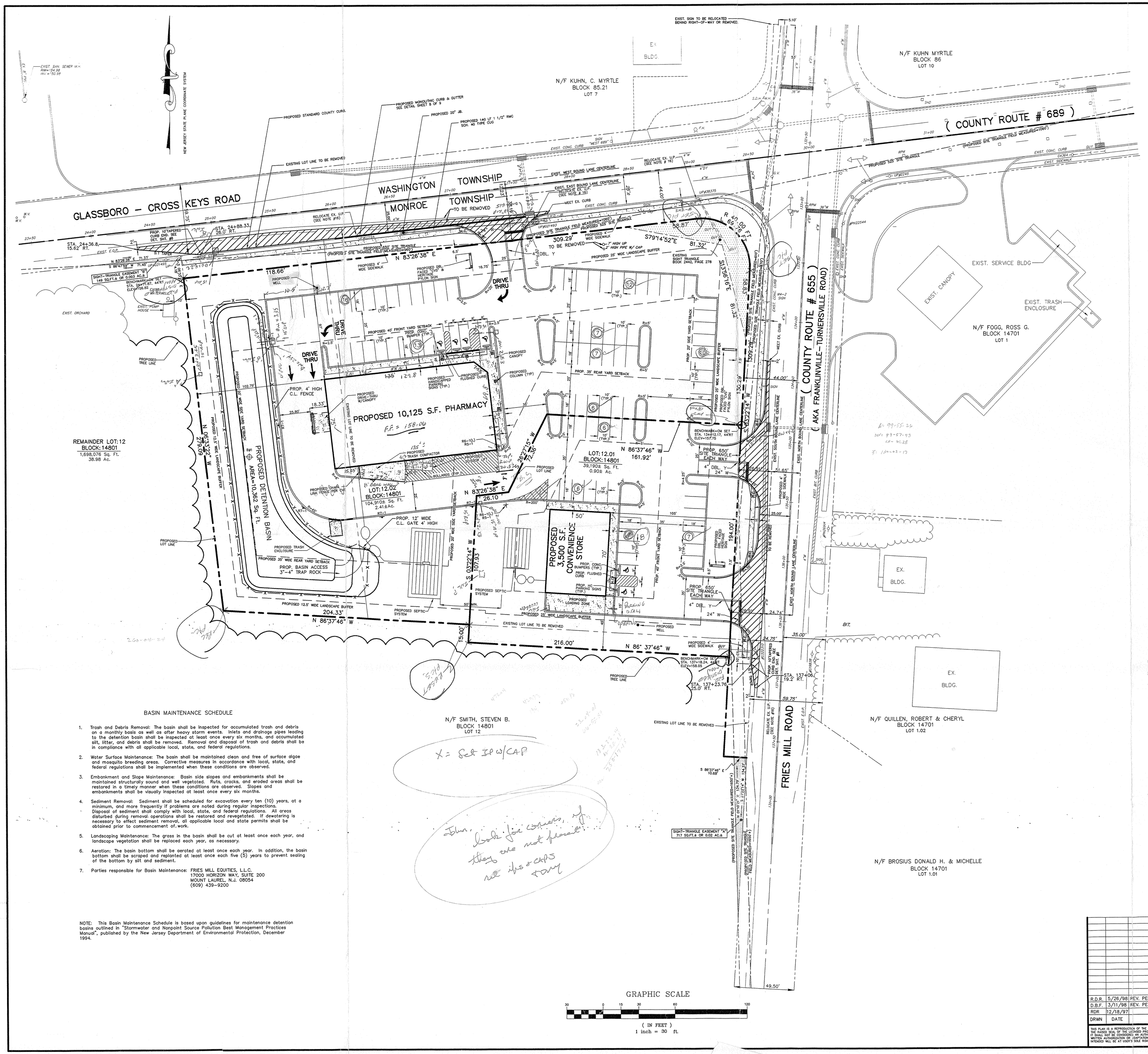
Exhibit A-3 (1998 Approved Site Plan for CVS)



SITE DATA\CONSTRUCTION NOTES

1. PROPERTIES IN QUESTION BEING KNOWN AS LOTS 12 & 12.01, BLOCK 14801, PLATE 148 OF THE OFFICIAL TAX MAPS OF MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY.
2. PROPERTIES IN QUESTION ARE PRESENTLY ZONED "CC", COMMUNITY COMMERCIAL.
3. PRESENT OWNER OF LOT 12, BLOCK 14801: STEVEN B. SMITH
   FISHPOND ROAD R.D. 3
   SEWELL, N.J. 08080
   (609)881-1411
4. PRESENT OWNER OF LOT 12.01, BLOCK 14801: HERITAGE DAIRY STORE
   JESSUP ROAD
   THOROFARE, N.J. 08086
   (609)845-2855
5. PREPARED BY: CONSULTING ENGINEER SERVICES
   150 DELSEA DRIVE, SUITE 1
   SEWELL, N.J. 08080
6. APPLICANT: FRIES MILL EQUITIES, L.L.C.
   17000 HORIZON WAY, SUITE 200
   MOUNT LAUREL, N.J. 08054
   (609)439-9200
7. PROPERTIES IN QUESTION CONTAIN: 3.31 ACRES±
   PROPOSED LOT 12.01= 0.90 ACRES
   PROPOSED LOT 12.02= 2.41 ACRES
8. PRESENT USE: FARMING
   PROPOSED USE: RETAIL STORES
9. BULK REQUIREMENTS:

	REQUIRED	PROPOSED LOT 12.01	PROPOSED LOT 12.02
LOT AREA (MIN.)	20,000 S.F.	39,190 S.F.	104,910 S.F.
LOT FRONTAGE (MIN.)	100 FEET	194 FEET	427.95 FEET
FRONT YARD SETBACK	40 FEET	105 FEET	97 FEET
SIDE YARD SETBACK	20 FEET	45 FEET	102.79 FEET
REAR YARD SETBACK	35 FEET	61 FEET	123.73 FEET
BUFFERS	12.5-25 FEET	25 FEET	12.5 FEET
LOT COVERAGE	75%	67% ±	60% ±

10. PARKING REQUIREMENTS: (RETAIL)= ONE(1) PARKING SPACE/ONE HUNDRED FIFTY(150) Sq. Ft.

	REQUIRED	PROPOSED
LOT 12.01:	23 SPACES	26 SPACES
LOT 12.02:	68 SPACES	71 SPACES
TOTAL:	91 SPACES	97 SPACES

11. HANDICAP PARKING REQUIREMENTS (PER ORDINANCE): PARKING LOTS CONTAINING MORE THAN TWENTY(20) PARKING SPACES SHALL PROVIDE FIVE PERCENT(5%) OF THE TOTAL REQUIRED SPACES TO BE HANDICAP ACCESSIBLE.

	REQUIRED	PROPOSED
LOT 12.01:	1.15 SPACES	2 SPACES
LOT 12.02:	3.4 SPACES	4 SPACES
TOTAL:	4.55 SPACES	6 SPACES

12. HANDICAP PARKING REQUIREMENTS (PER A.D.A.): PARKING LOTS CONTAINING SEVENTY SIX (76) TO ONE HUNDRED (100) SPACES SHALL PROVIDE A MINIMUM OF FOUR(4) HANDICAP ACCESSIBLE SPACES.

	REQUIRED	PROPOSED
LOT 12.01 & 12.02:	4 SPACES	6 SPACES

13. LOTS 12.01 & 12.02 SHALL BE SERVICED BY AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND INDIVIDUAL/NON-COMMUNITY WATER SUPPLY SYSTEMS. APPROVAL FOR THESE SYSTEMS SHALL BE OBTAINED FROM THE GLOUCESTER COUNTY HEALTH DEPARTMENT.
14. THE PROPERTIES IN QUESTION ARE NOT LOCATED WITHIN THE ONE HUNDRED(100) YEAR FLOOD HAZARD ZONE.
15. THIS PLAN IS BASED ON:
    a.) "PLAN OF TOPOGRAPHIC SURVEY", PREPARED BY CONSULTING ENGINEER SERVICES, DATED 9/16/94 AND LAST REVISED TO 3/98
    b.) "PLAN OF MINOR SUBDIVISION", PREPARED BY CONSULTING ENGINEER SERVICES, DATED 1/20/94.
    C.) "PLAN OF MINOR SUBDIVISION", PREPARED BY CONSULTING ENGINEER SERVICES, DATED 12/18/97 AND LAST REVISED TO 3/98
16. ALL UTILITY POLES MUST BE RELOCATED A MINIMUM OF 2 FEET BEHIND ALL PROPOSED CURBLINES.
17. ALL TRAFFIC STRIPING ON THE COUNTY ROADS, THE 24" STOP LINE AND THE ARROW & ONLY SYMBOLS ON THE ENTRANCE ROAD SHALL BE HOT THERMOPLASTIC MATERIAL (3MM THICK). ALL OTHER TRAFFIC STRIPING ON THE COUNTY ROAD SHALL BE EITHER HOT THERMOPLASTIC MATERIAL (3MM THICK) OR TRAFFIC STRIPES, LONG LIFE, EPOXY RESIN, CONFORMING TO THE CURRENT NJDOT SPECIFICATIONS. CONTRACTOR SHALL HAVE STRIPING SUBCONTRACTOR SUBMIT PROPOSED SPECIFICATIONS, CONFORMING TO THE INSTITUTE OF TRANSPORTATION ENGINEERS SPECIFICATIONS, FOR THE THERMOPLASTIC MATERIALS TO THE COUNTY ENGINEER FOR APPROVAL.
18. ALL TRAFFIC CONTROL SIGNS AND SIGN SUPPORTS SHALL CONFORM WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1989, SECTION 916, SIGN MATERIALS.
19. ALL EXISTING TRAFFIC STRIPING AND PAVING MARKINGS NOT CONFORMING WITH THIS PLAN SHALL BE REMOVED BY WATER BLASTING OR GRINDING, AS APPROVED BY THE COUNTY.

POSTED SPEED LIMITS

CR. 655 NORTH BOUND=50 MPH
CR. 655 SOUTH BOUND=50 MPH
CR. 689 EAST BOUND =50 MPH
CR. 689 WEST BOUND =45 MPH

LEGEND

EXIST. CONC. CURB	EXISTING CONCRETE CURB
EXIST. BT. CURB	EXISTING BITUMINOUS CURB
EXIST. E.O.P.	EXISTING EDGE OF PAVING
	EXISTING WOODS LINE
EX. 24" C.A.P.	EXISTING CORRUGATED ALUMINUM PIPE
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
GP38,375	EXISTING UTILITY POLE
S.H.D.-M.H.	EXISTING STATE HIGHWAY DEPARTMENT MANHOLE
	EXISTING TRAFFIC SIGNAL
G.V.	EXISTING GAS VALVE
W.V.	EXISTING WATER VALVE
MB	EXISTING MAILBOX
F.H.	EXISTING FIRE HYDRANT
SIGN	EXISTING SIGN
RPM	EXISTING ROAD REFLECTOR
	PROPOSED WOODS LINE
SIGN	PROPOSED SIGN
	PROPOSED COUNTY CURB
	PROPOSED STANDARD CURB
	PROPOSED MONOLITHIC CURB & GUTTER
	PROPOSED CONCRETE
SB#1	SOIL BORING LOCATION
	PROPOSED HANDICAPPED RAMP (TYPE II)
	PROPOSED HANDICAPPED RAMP @ SIDEWALK (TYPE I)
	TOWNSHIP LINE
	AREA OF PROP. COUNTY PAVING
	PROP. PAINTED ARROWS

BASIN MAINTENANCE SCHEDULE

1. Trash and Debris Removal: The basin shall be inspected for accumulated trash and debris on a monthly basis as well as after heavy storm events. Inlets and drainage pipes leading to the detention basin shall be inspected at least once every six months, and accumulated silt, litter, and debris shall be removed. Removal and disposal of trash and debris shall be in compliance with all applicable local, state, and federal regulations.
2. Water Surface Maintenance: The basin shall be maintained clean and free of surface algae and mosquito breeding areas. Corrective measures in accordance with local, state, and federal regulations shall be implemented when these conditions are observed.
3. Embankment and Slope Maintenance: Basin side slopes and embankments shall be maintained structurally sound and well vegetated. Ruts, cracks, and eroded areas shall be restored in a timely manner when these conditions are observed. Slopes and embankments shall be visually inspected at least once every six months.
4. Sediment Removal: Sediment shall be scheduled for excavation every ten (10) years, at a minimum, and more frequently if problems are noted during regular inspections. Disposal of sediment shall comply with local, state, and federal regulations. All areas disturbed during removal operations shall be restored and revegetated. If dewatering is necessary to effect sediment removal, all applicable local and state permits shall be obtained prior to commencement of work.
5. Landscaping Maintenance: The grass in the basin shall be cut at least once each year, and landscape vegetation shall be replaced each year, as necessary.
6. Aeration: The basin bottom shall be aerated at least once each year. In addition, the basin bottom shall be scraped and replanted at least once each five (5) years to prevent sealing of the bottom by silt and sediment.
7. Parties responsible for Basin Maintenance: FRIES MILL EQUITIES, L.L.C.
   17000 HORIZON WAY, SUITE 200
   MOUNT LAUREL, N.J. 08054
   (609) 439-9200

NOTE: This Basin Maintenance Schedule is based upon guidelines for maintenance detention basins outlined in "Stormwater and Nonpoint Source Pollution Best Management Practices Manual", published by the New Jersey Department of Environmental Protection, December 1994.

X = Set IP w/CAP

John, look for corners, if they are not present set pipe & CAPS Tony

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SITE PLAN

DRWN	DATE	ACTION	CHK'D
R.D.R.	5/26/98	REV. PER COUNTY	
D.B.F.	3/11/98	REV. PER TWP. & COUNTY	
RDR	12/18/97	ORIGINAL	

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN. UNLESS THIS PLAN HAS THE RAISED SEAL OF A LICENSED PROFESSIONAL ENGINEER, IT IS NOT VALID. IT MAY BE COPIED, BUT NOT BE ALTERED OR ALTERED AN AUTHORIZED DOCUMENT. ANY REUSE WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY CES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CES.

CVS & HERITAGE DAIRY STORES
LOTS 12 & 12.01, BLOCK 14801, PLATE 148
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

6/2/98
DATE

STAN WOJCIECHOWSKI
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 38938

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SEWELL, N. J. 08080 (609) 228-2200

DATE 12/18/97 SCALE 1"=30' CES NO 1888 SHT NO 3 OF 9

1888\REV2\CSP001.DWG

Jun 01 15:53:59 1998