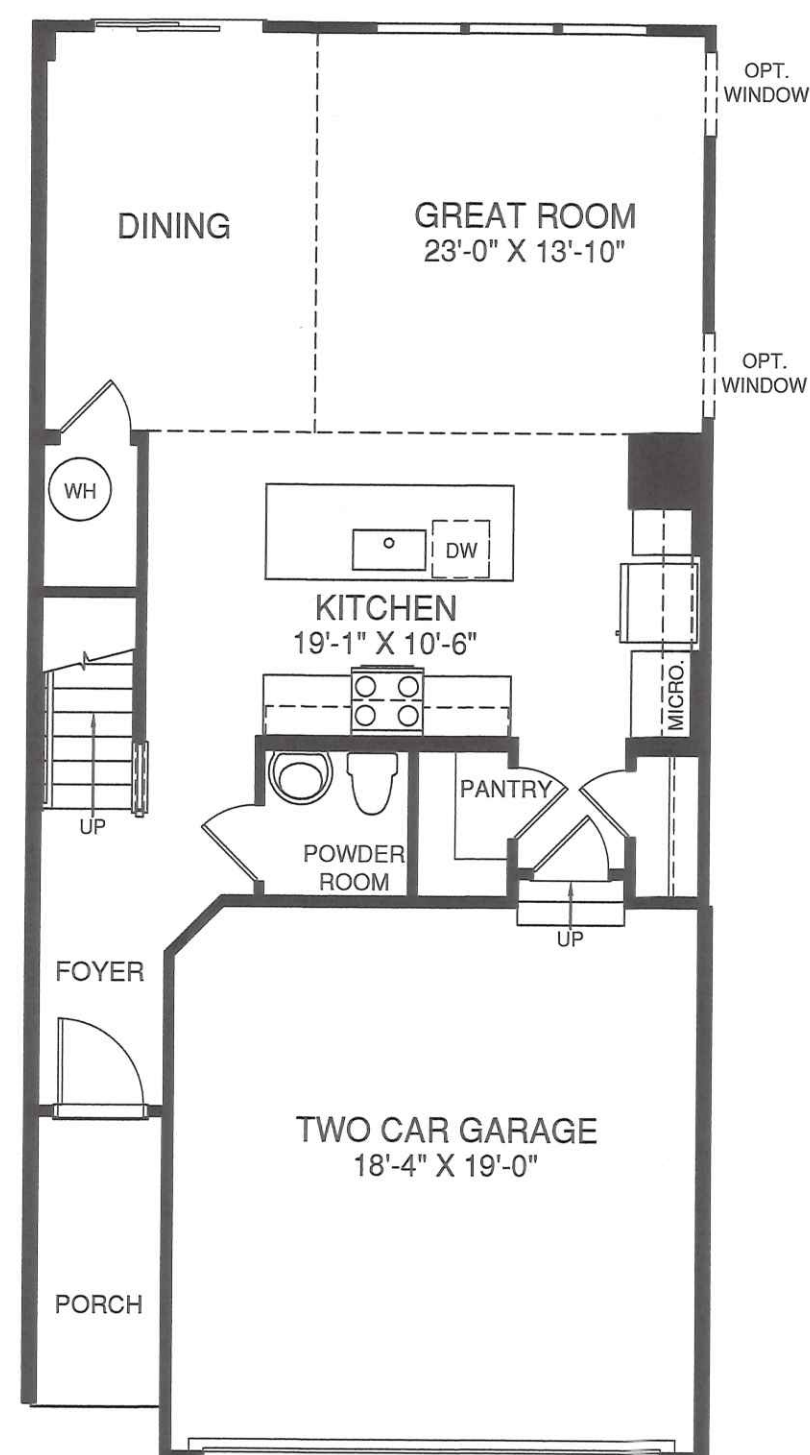
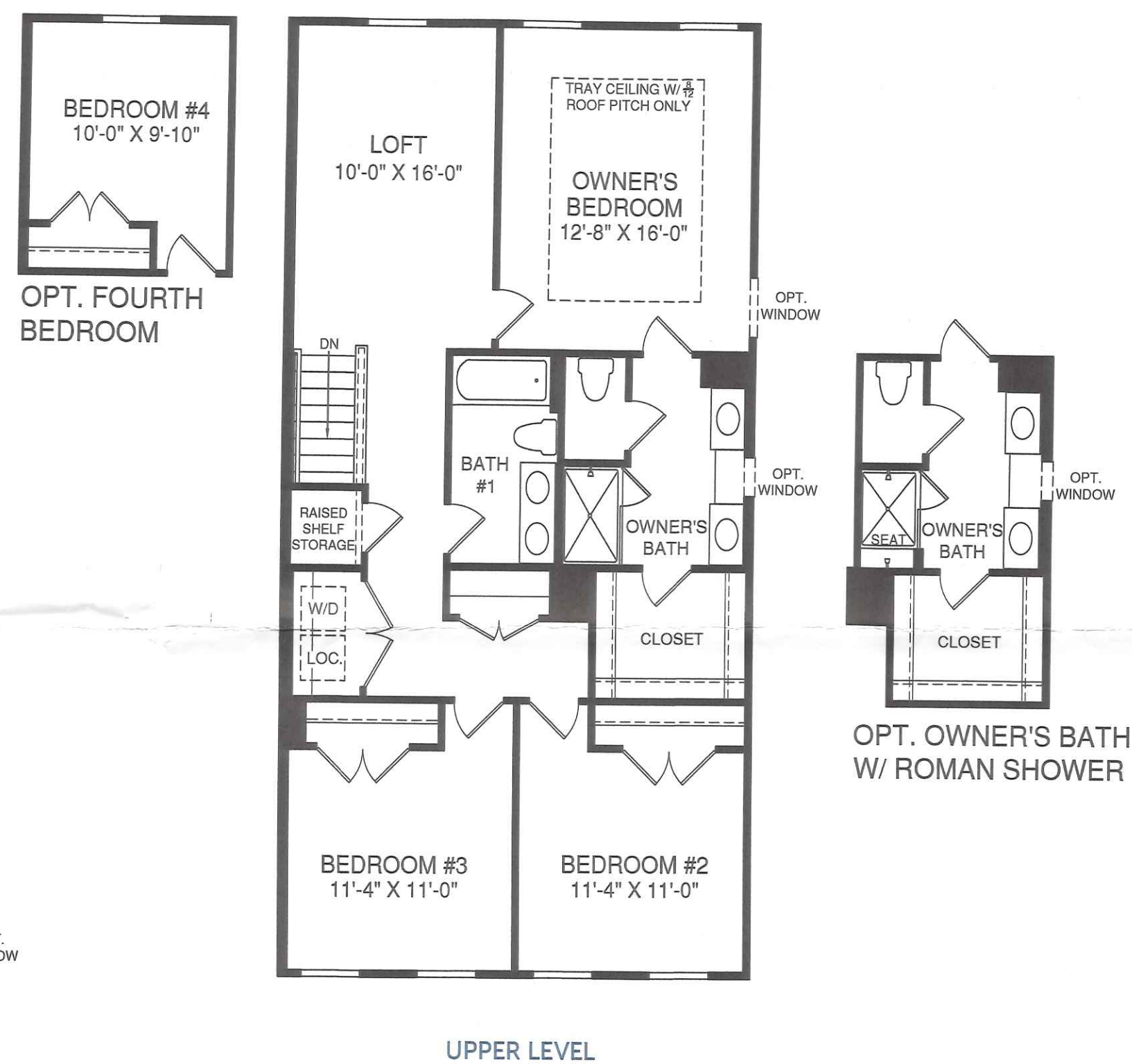
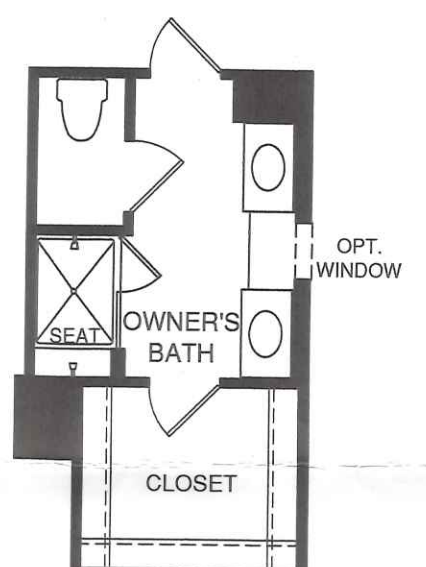
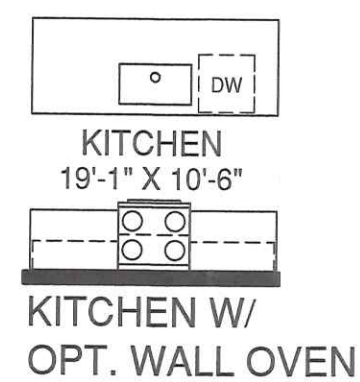


THORNEWOOD

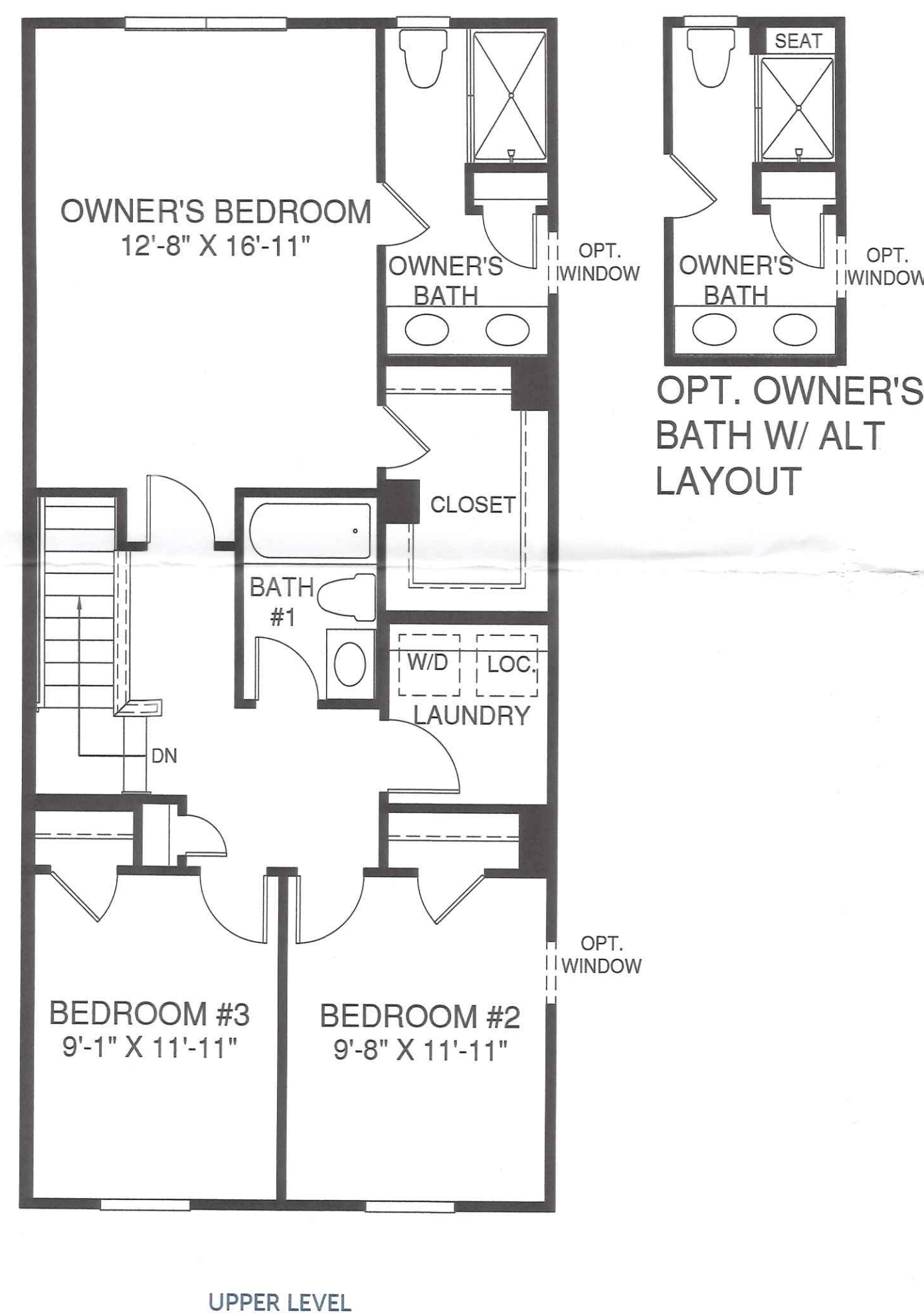


MAIN LEVEL

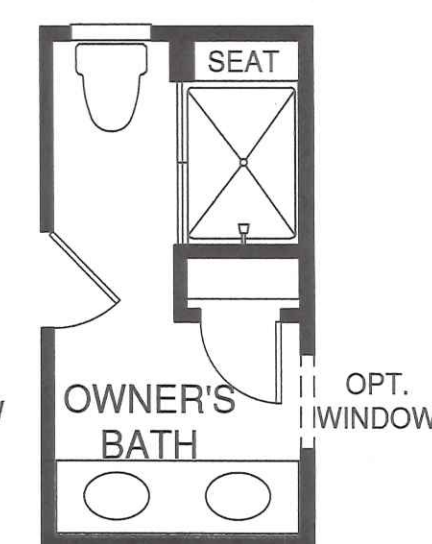


OPT. OWNER'S BATH W/ ROMAN SHOWER

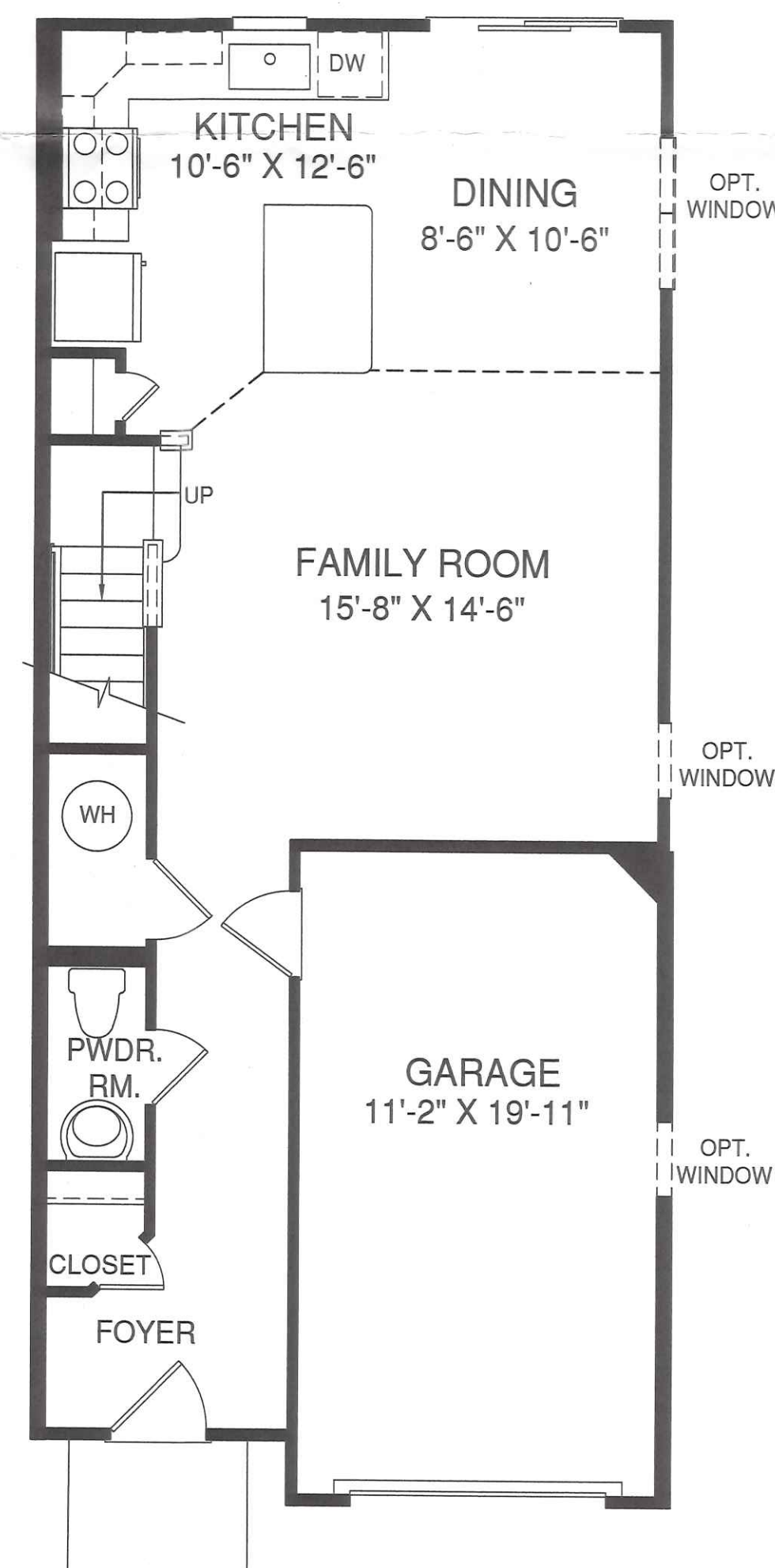
ODESSA



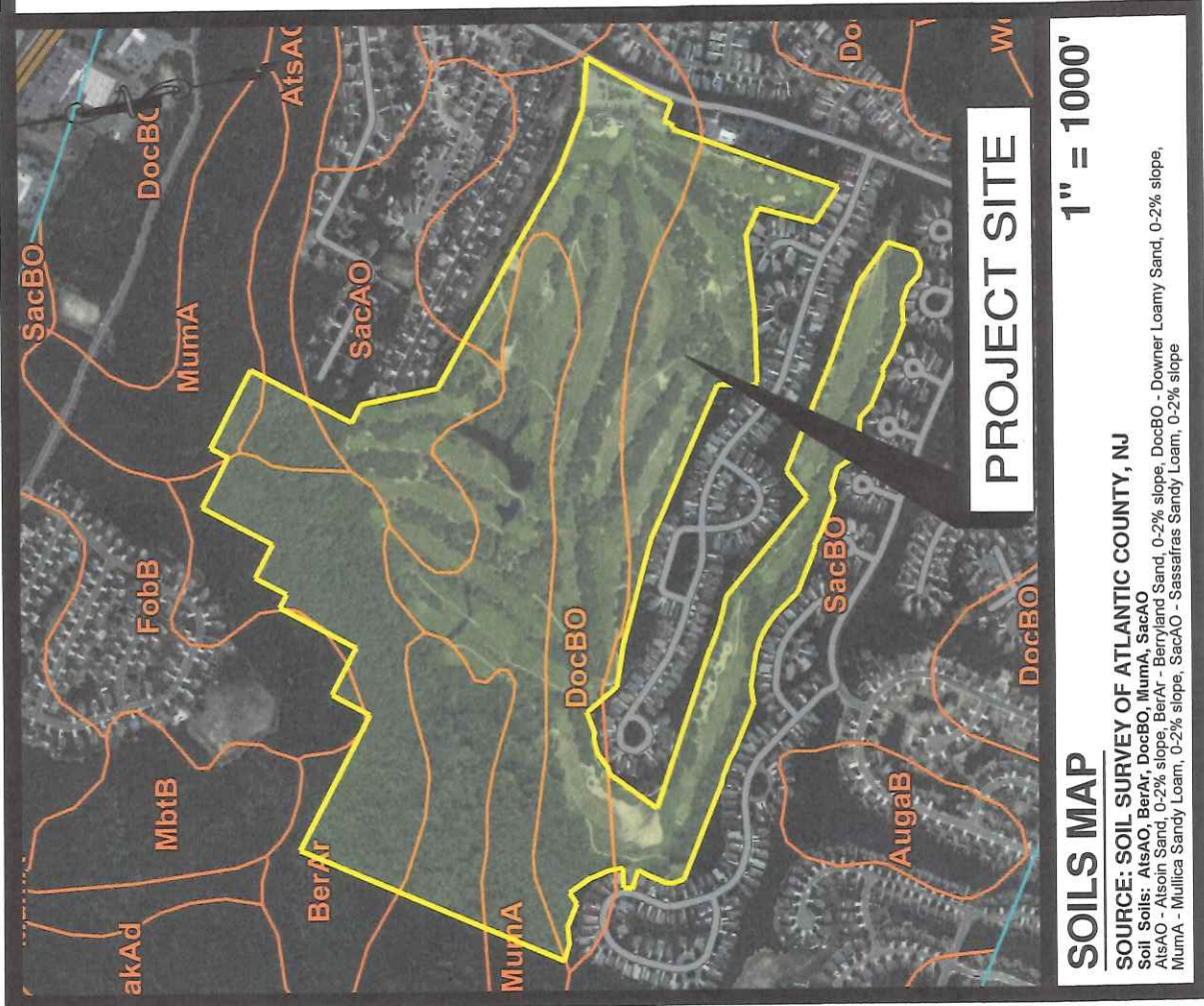
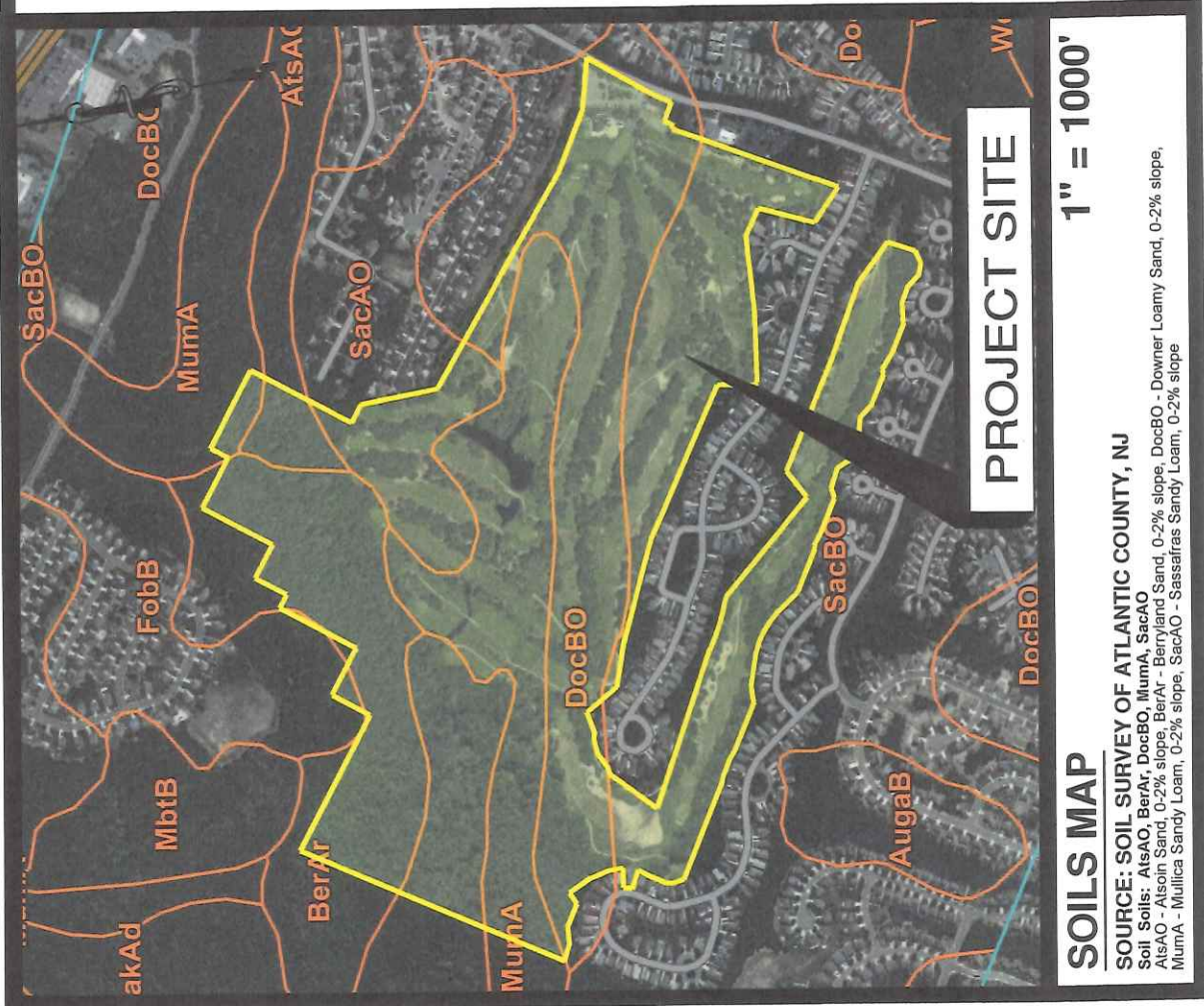
UPPER LEVEL



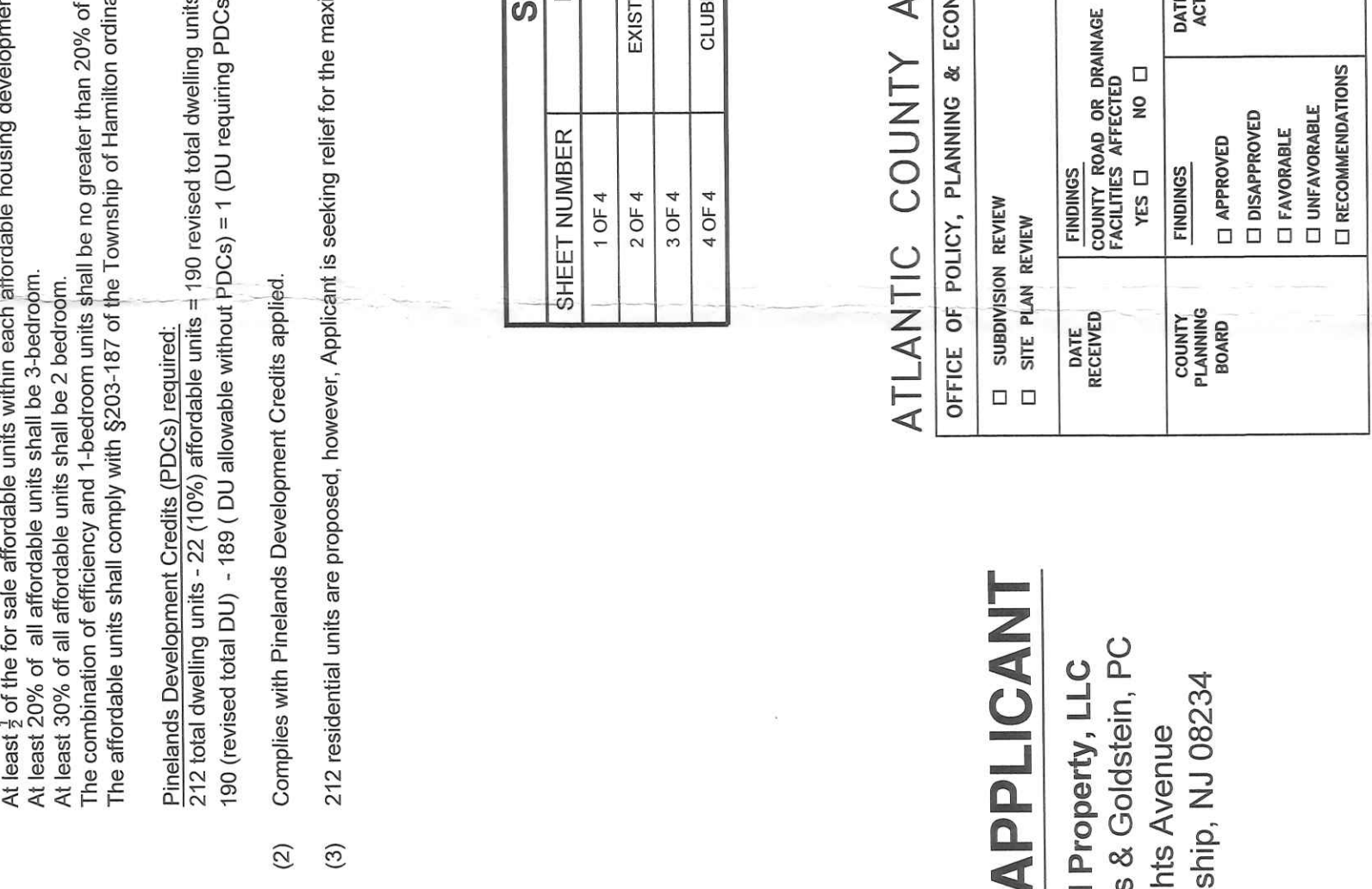
OPT. OWNER'S BATH W/ ALT LAYOUT



MAIN LEVEL



Principal structure		30	25	30	C
Front yard setback (ft)		25 aggregate, min. 10 on one side	20 aggregate, min. 10 on one side	25 aggregate, min. 10 on one side	C
Side yard setback (ft)		50	35	50	C
Rear yard setback (ft)					
Accessory structure					
Front yard setback (ft)		not permitted	not permitted		C
Side yard setback (ft)		5	5		C
Rear yard setback (ft)		5	5		C
Parking (620± f60)					
Single-family, detached		2 spaces/2dwelling unit	2 spaces/2dwelling unit	2 spaces/2dwelling unit	C
Single-family attached		2 spaces/2dwelling unit	2 spaces/2dwelling unit	2 spaces/2dwelling unit	C
Table 11.2: Building Spacing, Length & Units					
Max. length		180	230	181.75 *	C*
Max. wall length		120	50'	8	C
Max. units per building		8	10		C
Building Space					
other wall to other wall		20			C
window wall to window wall (natural pine)		60		20' min.	C
window wall to window wall (natural oak)		70		70' min.	C
window wall to window wall (other)		80			
window wall to other wall (natural pine)		50		57' min.	C
window wall to other wall (natural oak)		55			
window wall to other wall (other)		60			
window wall to other wall (natural oak)		20	25	N/A	N/A
building face to parking edge		20	30	4ft (30' to 40' w.)	C
building face to street curb		25			



DIXON ASSOCIATES ENGINEERING, LLC

315 E. JIM LEEDS ROAD
SUITE 102
GALLATWAY, IN 46055

TN, State Board of Professional Engineers & Land Surveyors Certificate of Authorization No. 243428-1481
WWW.DIXONASSOCIATES.COM
FAX (909) 652-2613
(909) 652-7151

REVISIONS:	
DATE:	09/30/25
SCALE:	AS NOTED
DRAWN BY:	SB
CHK'D BY:	KJD
PROJECT No.	1
DA23-007	4

**TOWNSHIP OF HAMILTON
ZONING BOARD OF ADJUSTMENT**

ATLANTIC COUNTY APPROVALS
OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT**OWNER / APPLICANT**

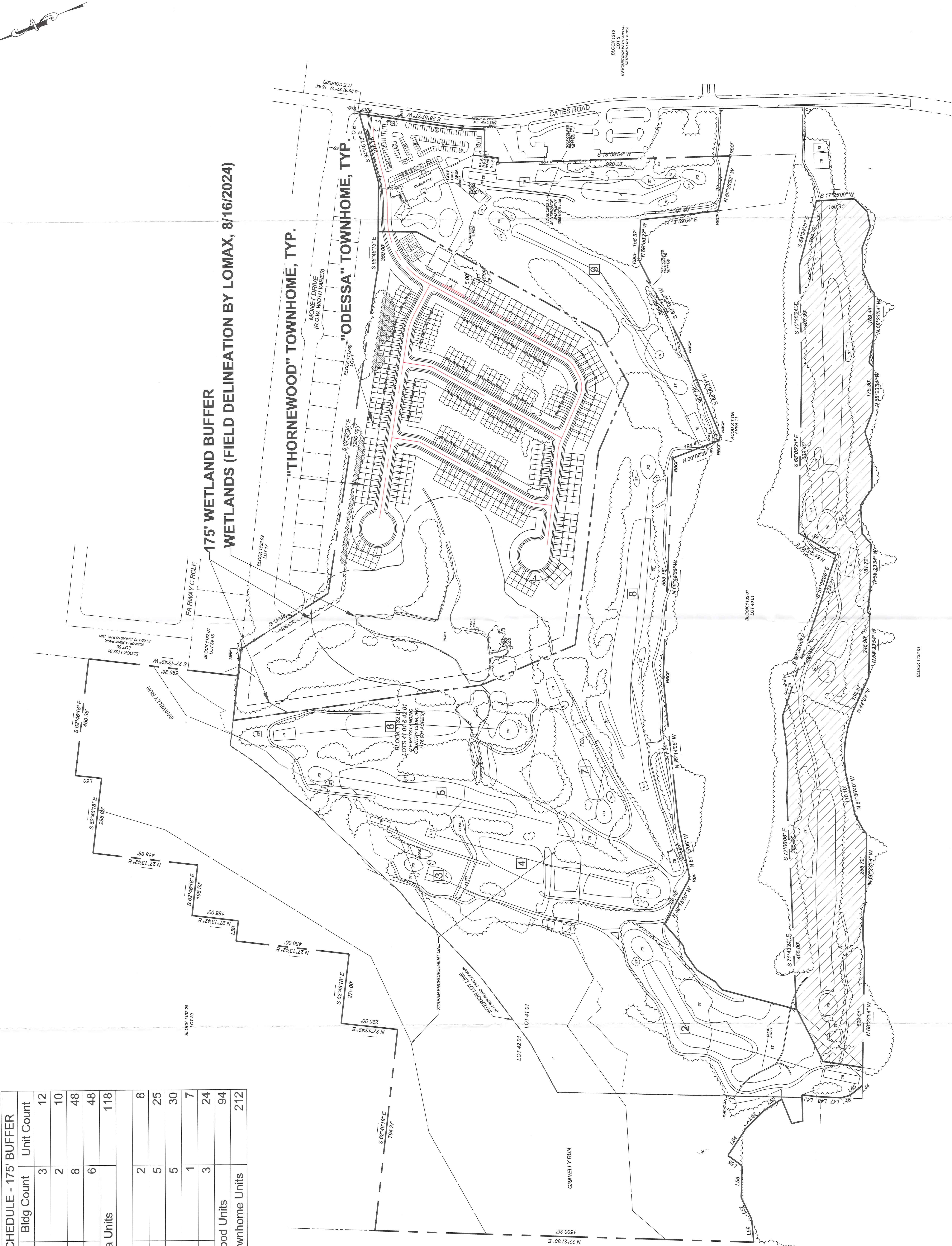
1855 Cates Road Property, LLC
c/o Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

**TOWNSHIP OF HAMILTON
ZONING BOARD OF ADJUSTMENT**

ATLANTIC COUNTY APPROVALS
OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT**OWNER / APPLICANT**

1855 Cates Road Property, LLC
c/o Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

RESIDENTIAL SCHEDULE - 175' BUFFER		
Bldg. Type	Bldg Count	Unit Count
Odessa - 4 unit	3	12
Odessa - 5 unit	2	10
Odessa - 6 unit	8	48
Odessa - 8 unit	6	48
Total Odessa Units		118
Thornewood - 4 unit	2	8
Thornewood - 5 unit	5	25
Thornewood - 6 unit	5	30
Thornewood - 7 unit	1	7
Thornewood - 8 unit	3	24
Total Thornewood Units		94
Total Residential Townhome Units		212

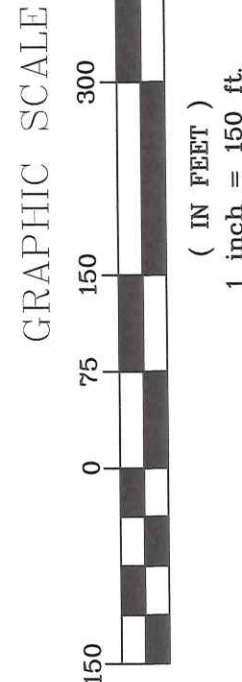


THIS PLAN IS NOT VALID UNLESS A RAISED SEAL IS AFFIXED HERETO

KEVIN J. DIXON, P.E.
PROFESSIONAL ENGINEER
NO. 110,129,678

DIXON
ENGINEERING, LLC
ASSOCIATES
315 E. MAIN STREET, SUITE 102
GALLOWAY, NJ 08045
TEL: (609) 652-1151
FAX: (609) 652-8813
WWW.DIXONASSOCIATES.COM

REVISIONS:



DATE: 09/30/25
SCALE: AS NOTED
DRAWN BY: SB
CHK'D BY: KJD
PROJECT No. DA23-007

SITE PLAN
RESIDENTIAL DEVELOPMENT AT MAYS LANDING COUNTRY CLUB
BLOCK 1132.01, LOTS 41.01 & 42.01
HAMILTON TOWNSHIP, ATLANTIC CO., NEW JERSEY

CLUBHOUSE PARKING PLAN
RESIDENTIAL DEVELOPMENT at MAYS LANDING COUNTRY CLUB
BLOCK 13.01, LOTS 41.01 & 42.01
HAMILTON TOWNSHIP, ATLANTIC CO., NEW JERSEY

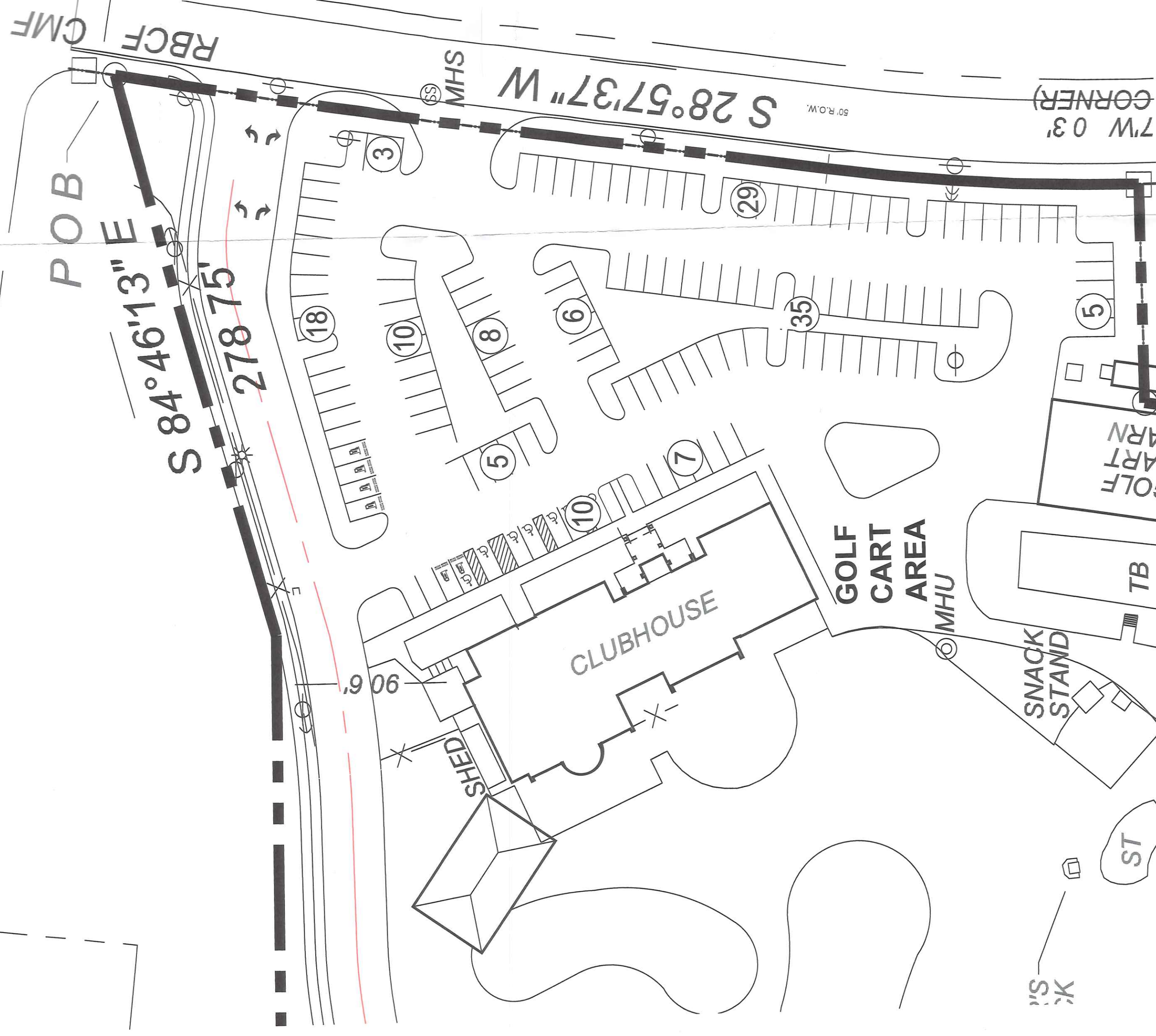
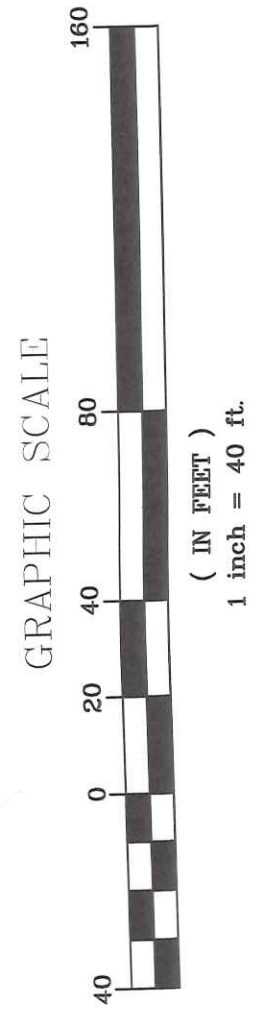
THIS PLAN IS NOT VALID UNLESS A RAISED SEAL IS AFFIXED HERETO

KEVIN J. DIXON, P.E.
PROFESSIONAL ENGINEER
NJ License No. 359878

DIXON
ASSOCIATES
ENGINEERING, LLC
1820 622-7131
FAX (856) 622-2513
WWW.DIXONASSOCIATES.COM
SUE J. JAMES ROAD
GALLOWAY, NJ 08055
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization No. 243438148100

REVISIONS:

DATE: 9/30/25
SCALE: AS NOTED
DRAWN BY: SD
CHK'D BY: KJD
PROJECT No.:
DA23-007



PARKING SCHEDULE				
REGULATION	REQUIREMENT	EXISTING	STATUS	PROPOSED
Golf course 77 seats, 1 space per 2 seats = 39 spaces required banquet catering (1 space/100 ft) office (1 space/200 ft)	\$300-400 OFF-STREET PARKING (Number of spaces)			
	proposed golf course: 12 holes x 18 holes = 102			
	2543 sq. ft. per 200 sq. ft. = 26 spaces required			
	338 sq. ft. = 1 space			
Total Spaces (see survey for details, 1 per 150 sq. ft. min. accessible per every 4 ADA spaces)	168	132	ENC	132
ENC = EXISTING NON-COMPLIANCE	8 (1 per accessible)	1 ADA	ENC	7 ADA (1 per accessible)
ENC = EXISTING NON-COMPLIANCE	4% of parking stalls for parking areas over 150 stalls req'd 1 ADA ENC = EXISTING NON-COMPLIANCE	none	ENC	6 EXISTING Non-Compliant stalls req'd 1 ADA
ENC = EXISTING NON-COMPLIANCE				C