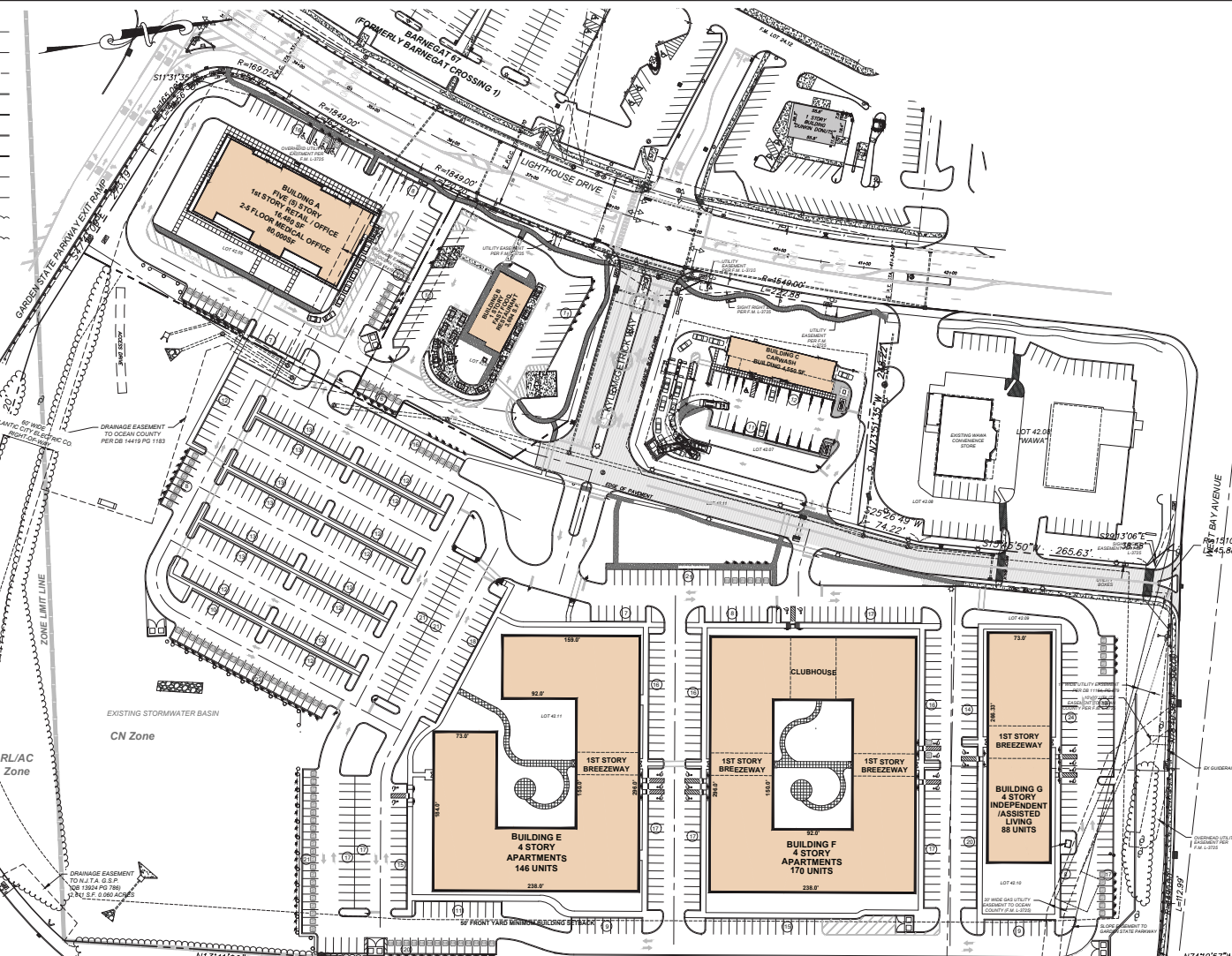


LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CURB
- EXISTING DEPRESSED CURB
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- CENTERLINE
- PROPOSED FENCE
- EXISTING WOODLINE
- PROPOSED WOODLINE
- HANDICAP CURB RAMP
- EV READY PARKING SPACE
- EXISTING PAVEMENT
- PROPOSED POROUS PAVEMENT
- PROJECT PHASE LINE



ZONE REQUIREMENTS		
1.1	RESIDENTIAL COMMERCIAL (RC)	Residential
1.2	COMMERCIAL (C)	Commercial
1.3	OFFICE (O)	Office
1.4	INDUSTRIAL (I)	Industrial
1.5	RETAIL (R)	Retail
1.6	RESTAURANT (RS)	Restaurant
1.7	AMUSEMENT (A)	Amusement
1.8	ENTERTAINMENT (E)	Entertainment
1.9	RECREATION (RE)	Recreation
1.10	UNIVERSITY (U)	University
1.11	HOUSING (H)	Housing
1.12	MANUFACTURING (M)	Manufacturing
1.13	WAREHOUSE (W)	Warehouse
1.14	TRANSPORTATION (T)	Transportation
1.15	UTILITY (U)	Utility
1.16	GOVERNMENT (G)	Government
1.17	RELIGIOUS (R)	Religious
1.18	EDUCATIONAL (E)	Educational
1.19	HEALTHCARE (H)	Healthcare
1.20	RESEARCH (R)	Research
1.21	LABORATORY (L)	Laboratory
1.22	INDUSTRIAL (I)	Industrial
1.23	WAREHOUSE (W)	Warehouse
1.24	TRANSPORTATION (T)	Transportation
1.25	UTILITY (U)	Utility
1.26	GOVERNMENT (G)	Government
1.27	RELIGIOUS (R)	Religious
1.28	EDUCATIONAL (E)	Educational
1.29	HEALTHCARE (H)	Healthcare
1.30	RESEARCH (R)	Research
1.31	LABORATORY (L)	Laboratory
1.32	INDUSTRIAL (I)	Industrial
1.33	WAREHOUSE (W)	Warehouse
1.34	TRANSPORTATION (T)	Transportation
1.35	UTILITY (U)	Utility
1.36	GOVERNMENT (G)	Government
1.37	RELIGIOUS (R)	Religious
1.38	EDUCATIONAL (E)	Educational
1.39	HEALTHCARE (H)	Healthcare
1.40	RESEARCH (R)	Research
1.41	LABORATORY (L)	Laboratory
1.42	INDUSTRIAL (I)	Industrial
1.43	WAREHOUSE (W)	Warehouse
1.44	TRANSPORTATION (T)	Transportation
1.45	UTILITY (U)	Utility
1.46	GOVERNMENT (G)	Government
1.47	RELIGIOUS (R)	Religious
1.48	EDUCATIONAL (E)	Educational
1.49	HEALTHCARE (H)	Healthcare
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1.51	LABORATORY (L)	Laboratory
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1.95	UTILITY (U)	Utility
1.96	GOVERNMENT (G)	Government
1.97	RELIGIOUS (R)	Religious
1.98	EDUCATIONAL (E)	Educational
1.99	HEALTHCARE (H)	Healthcare
2.00	RESEARCH (R)	Research

SHARED PARKING CALCULATION

Land Use	Building Area	Parking Req.	Parking Spaces				Provided
			Minimum	1 AM - 6 PM	Minimum	7 AM - 6 PM	
Car wash	4,500	150	0	0	0	0	0
Hotel	16,174	11,100 SF	84	5	7.1	5.7	85
Restaurants	6,000	11,100 SF	400	0	33	5.7	42
Medical Campus	80,000	1,000 SF	400	20	300	240	300
Apartment	318	1 sq unit	318	318	190	300	318
Assisted Living & Cognitive Care	88	1 sq unit (Assisted)	88	88	53	84	88
EV Ready Credit	470	1 sq unit (Assisted)	470	470	271	384	470
Total			435	395	737	438	819

Notes:
 1. All Parking is shared between uses.
 2. 15% of the required parking must be EV Ready with a 2:1 ratio. 5% of EV ready spaces must be ADA compliant.

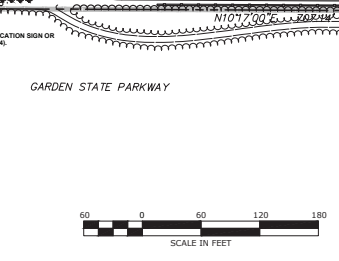
SIGN REQUIREMENTS

IT IS PERMITTED TO CONSTRUCT ONE (1) FREESTANDING SHOPPING DISTRICT SIGN OR TWO (2) MULTIPLE SIGN STRUCTURES PER SECTION 55.181-2(G) & SECTION 55.181-2(O).

IT IS PROPOSED TO CONSTRUCT ONE (1) MULTIPLE SHOPPING DISTRICT SIGN.

	PERMITTED	PROPOSED	(1)
SIGN AREA	88 SF	238 SF	
SIGN HEIGHT	25 FT	25 FT	
FRONT SETBACK	25 FT	25 FT	

(1) DESIGN WAIVER REQUIRED
 ANY WALL MOUNTED SIGNS WILL COMPLY WITH THE ORDINANCE REQUIREMENTS.



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PDS PROFESSIONAL DESIGN SERVICES, L.L.C.

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NEW JERSEY STATE BOARD OF P.E. & L.S.

CERTIFICATE OF AUTHORIZATION NO. 26418-2008

WILLIAM A. STEPHENS, P.E., P.P.

PROFESSIONAL ENGINEER, LICENSE NO. 12502

GENERAL NOTES

1. BEING KNOWN AS BLOCK 52.112 LOTS 42.06, 42.07, 42.08, 42.09, 42.10 & 42.11 AS SHOWN ON THE BARNEGAT TOWNSHIP TAX MAP, CONTAINING 24 ACRES

2. THE PROPERTY IS LOCATED IN THE CN - NEIGHBORHOOD COMMERCIAL WEST ZONE

BARNEGAT CROSSING III

PRELIMINARY & FINAL MAJOR SITE PLAN

CONCEPT PLAN

FOR
BLOCK 92.112
 LOTS 42.05, 42.06, 42.07, 42.09, 42.10 & 42.11
 TOWNSHIP OF BARNEGAT
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 60'
 DATE: APRIL 2, 2028
 JOB NUMBER: 16699
 SHEET: 1

DRAWN BY: KN
 DESIGNED BY: MB
 CHECKED BY: WAS
 BY: 1