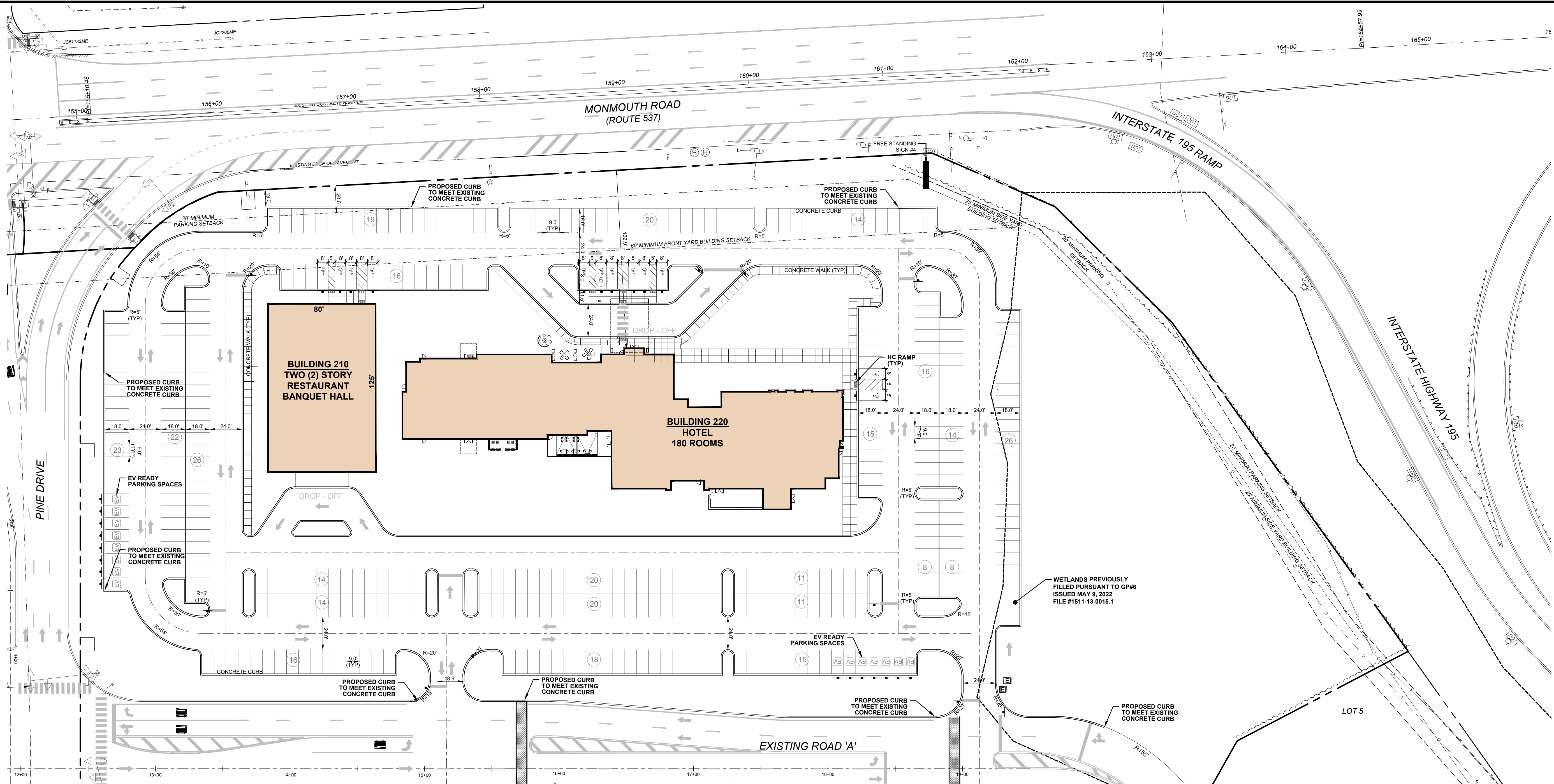


KRISTIN 9/24/25
H:\PROJECTS\16641\CONCEPTS\HOTEL PHASE D - 16641 PHASE D S04 SITE PLAN HOTEL >



PHASE 'E'

HCMU Zone Requirements (244-57.2) - Phase 1D

	Required	Provided
Lot Area (Acres)	70	286.5 (2)
Lot Width (Feet)	2,900 contiguous	>2,900 (2)
Lot Frontage (Feet)	2,900 contiguous	>2,900 (2)
Lot Depth (Feet)	1,000	2,950

Principal Building Requirements:

Front Yard Setback (feet) (3)	60	132.9
Rear Yard Setback (Feet)	40	> 500'
Side Yard Setback, Each Side (Ft)	25	> 500'
Maximum Building Height (Ft) (1)	42	56 (4)

Maximum Building Coverage (Combined coverage of all principal and accessory buildings.)

30% 10% (2)

Maximum Impervious Coverage

75% 40% (2)

Parking Area Setbacks:

Setback from Right-of-Way (Feet)	#	20	13 (4)
Setback from Property Line (Feet):			
Residential Use	20	N/A	
Non-Residential Use	10	N/A	

Notes:

- (1) The maximum height may be increased by one foot for each 10 feet of increased distance from a public right-of-way limit to a maximum of 90 feet.
- (2) Based on Tract, Block 3001 Lots 1, 2, 3, 4, 5, 19 & 20
- (3) No Front Yard Setbacks along Road 'A' & Road 'B' per technical subdivision requirements, Ordinance Section 244-57.2F.
- (4) Variance Required

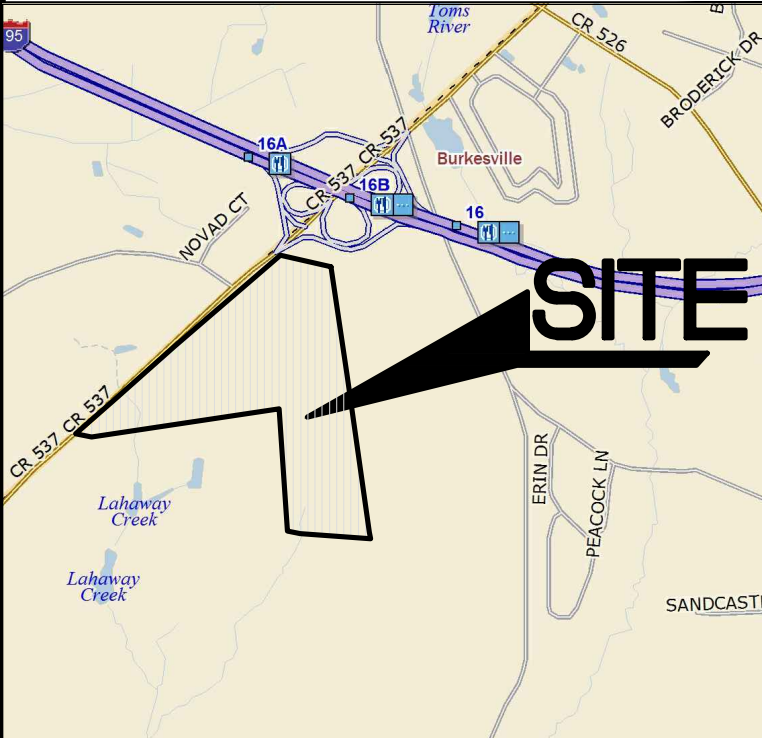
Variances Required:

1. C Variance for parking setback to Monmouth Road, 20 feet required and 13 feet provided
2. D(6) height variance required for building height of 56 feet where 42 feet is permitted.

Parking Calculations - Phase D					
Building #	Land Use	Size	Parking Required (1)	Parking	
				Required	Provided
210	Restaurant/ Banquet				
	Restaurant	10,000	1/100 SF	100	
	Banquet	10,000	1/100 SF	100	
220	Hilton Hotel				
	Hotel	180	1 per room	180	
	EV Ready Credit	28			14
Subtotal				380	380

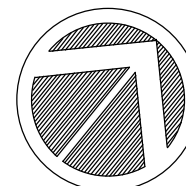
SITE PLAN LEGEND

- EDGE OF PAVEMENT EXISTING
- EDGE OF PAVEMENT PROPOSED
- CURBING EXISTING
- CURBING PROPOSED
- CURBING DEPRESSED PROPOSED
- WOODLINE EXISTING
- WOODLINE PROPOSED
- HANDICAPPED RAMP PROPOSED
- HANDICAPPED SPACE AND SYMBOL
- PAVEMENT OR SURFACE SYMBOL
- STAMPED CROSSWALK
- CONCRETE SCORED WALKWAY OR PATIO SURFACE
- EV READY SPACE (15 TOTAL)



KEY MAP

SCALE: 1" = 2000'



40 0 40 80
SCALE IN FEET

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AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN
SITE PLAN

FOR
ADVENTURE CROSSING
PHASE 1 - PHASE D
BLOCK 3001 - LOT 2.01
TOWNSHIP OF JACKSON

OCEAN COUNTY NEW JERSEY

SCALE: 1" = 40' JOB NUMBER: 16641

DRAWN BY: KNL DATE: SEPTEMBER 24, 2025

DESIGN/CALC'D BY: IMB SHEET: 4

CHECKED BY: WAS 14