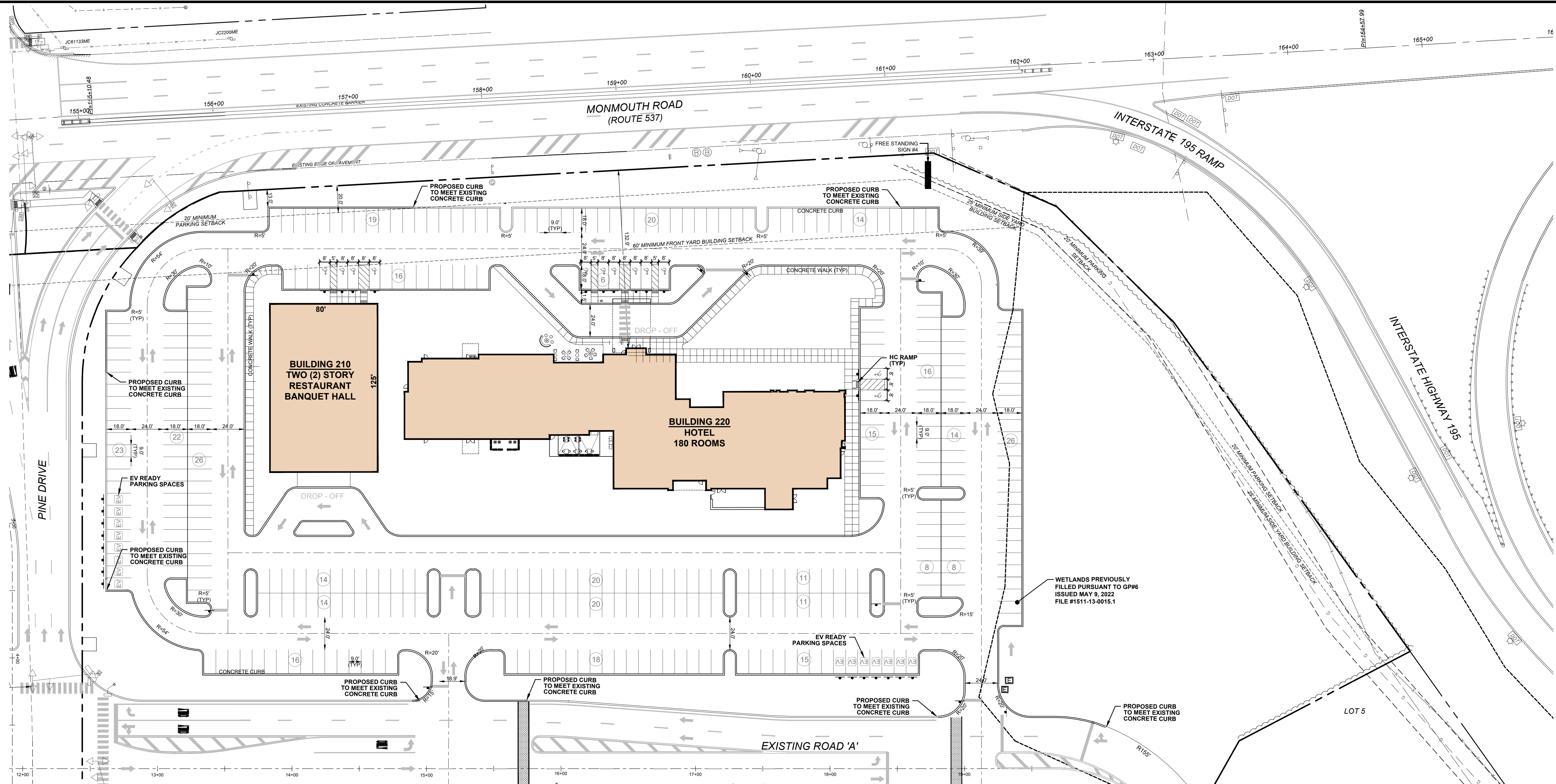


KRISTIN 9/24/25
H:\PROJECTS\16641\CONCEPTS\HOTEL PHASE D - 16641 PHASE D S04 SITE PLAN HOTEL >



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

Notes:

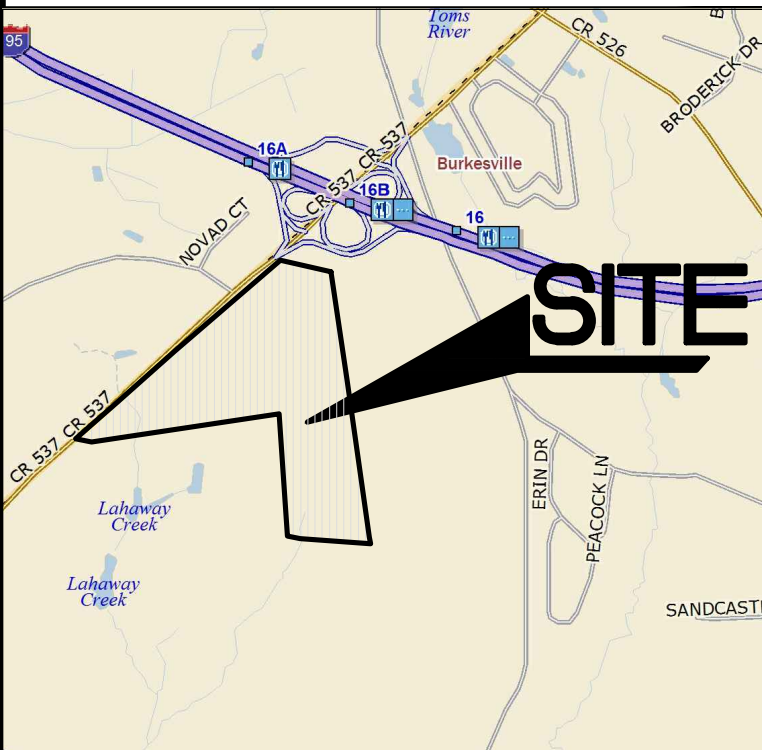
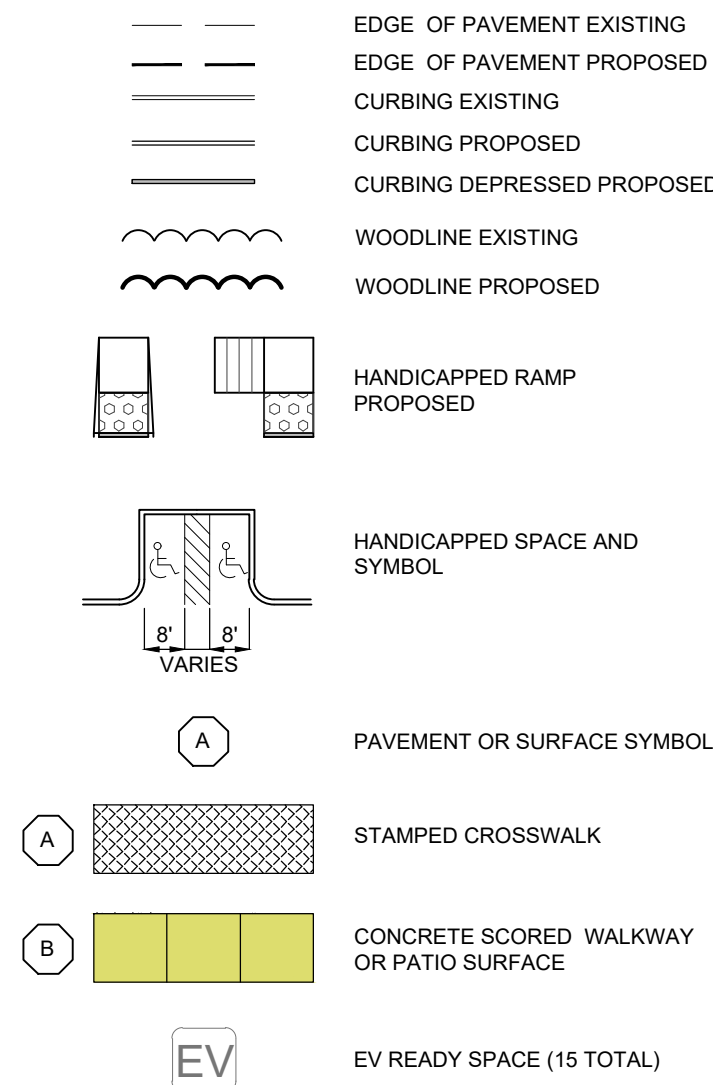
- (1) The maximum height may be increased by one foot for each 10 feet of increased distance from a public right-of-way limit to a maximum of 90 feet.
- (2) Based on Tract, Block 3001 Lots 1, 2, 3, 4, 5, 19 & 20
- (3) No Front Yard Setbacks along Road 'A' & Road 'B' per technical subdivision requirements,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

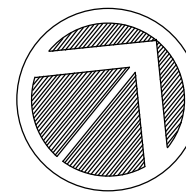
Parking Calculations - Phase D					
Building #	Land Use	Size	Parking Required (1)	Parking	
				Required	Provided
210	Restaurant/ Banquet				
		10,000	1/100 SF	100	
	Banquet	10,000	1/100 SF	100	
220	Hilton Hotel				
		Hotel	180	1 per room	180
	EV Ready Credit	28			366
			Subtotal	380	380

SITE PLAN LEGEND



KEY MAP

SCALE: 1" = 2000'



40 0 40 80
SCALE IN FEET

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE 732 363 0060 FAX 732 363 0073
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 246A28123400

IAN M BORDEN, PP

N.J. PROFESSIONAL PLANNER LICENSE #33J100617400

IBORDEN@PDS-NJ.COM

WILLIAM A. STEVENS, PE, PP

PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915

PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

IBSTEVEN@PDS-NJ.COM

GRAHAM J. MACFARLANE, PE, PP, CME

PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110

PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104

GRAHAM@PDS-NJ.COM

STEVEN METELSKI, JR., PLS

N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43333

STEVEN@PDS-NJ.COM

William A. Stevens, III
WILLIAM A. STEVENS, III, P.E., P.P.

PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915

PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

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 SHEET: 14