

**HB ZONE REQUIREMENTS:**

	REQUIRED	PROVIDED LOT 8.14	PROVIDED LOT 8.15
MINIMUM LOT AREA	15,000 SQ. FT.	3.05 ACRES	3.98 ACRES
MINIMUM LOT FRONTAGE	150 FT.	361 FT.	189 FT.
MINIMUM FRONT YARD SETBACK	50 FT.	79.85 FT.	123.83 FT.
MINIMUM REAR YARD SETBACK	40 FT.	44.00 FT.	99.00 FT.
MINIMUM SIDE YARD SETBACK	15 FT.	16.00 FT.	46.08 FT.
MINIMUM COMBINED SIDE YARD SETBACK	40 FT.	N/A	N/A
MINIMUM ACCESSORY REAR YARD SETBACK	10 FT.	N/A	N/A
MINIMUM ACCESSORY SIDE YARD SETBACK	10 FT.	N/A	N/A
MINIMUM FLOOR AREA	700 SQ. FT.	23,000 SQ. FT.	19,215 SQ. FT.
MAXIMUM LOT COVERAGE	50%	17.3%	14.3%
MAXIMUM IMPERVIOUS COVERAGE		49.4%	43.3%

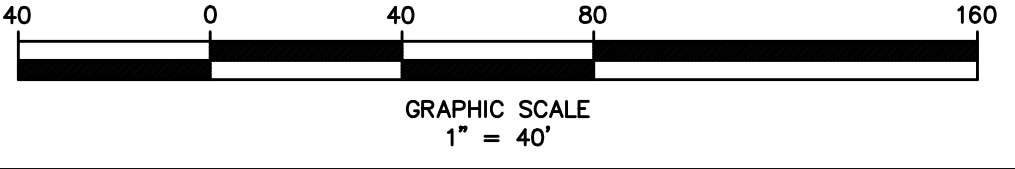
**PARKING REQUIREMENTS:**

	REQUIRED	PROVIDED
SHOPPING CENTER (4.5 SPACES PER 1,000 SQ. FT. / 232,000 SQ. FT.)	104 SPACES	49 SPACES
RESIDENTIAL (2.5 SPACES PER DWELLING UNIT / 25 UNITS)	188 SPACES	190 SPACES

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NO.	DATE	DESCRIPTION	BY

**PDS**  
**PROFESSIONAL DESIGN SERVICES, L.L.C.**  
 CONSULTING ENGINEERS, PLANNERS, ENVIRONMENTAL SCIENTISTS  
 700 HOOPER AVENUE, TOMS RIVER, NEW JERSEY 08753  
 PHONE 732 244 6500 FAX 732 797 1654  
 ENGINEERING@PDSOVER.COM  
 NEW JERSEY STATE BOARD OF P.E. & L.S.  
 CERTIFICATE OF AUTHORIZATION NO. 24GA28125400  
**WILLIAM A. STEVENS, P.E., P.P.**  
 PROFESSIONAL ENGINEER, NEW JERSEY, L.I.C. #39015  
 PROFESSIONAL PLANNER, NEW JERSEY, L.I.C. #5384



**CONCEPT PLAN "C" - AUGUST 18, 2009**  
 OF  
**LOTS 8 & 8.02 IN BLOCK 1247**  
 TOWNSHIP OF BERKELEY  
 OCEAN COUNTY NEW JERSEY

SCALE: 1" = 40'	DATE: JULY 15, 2009	JOB NUMBER: 29051	SHEET: 1
DRAWN BY: SDC	DESIGNED BY: IMB	CHECKED BY: WAS	1