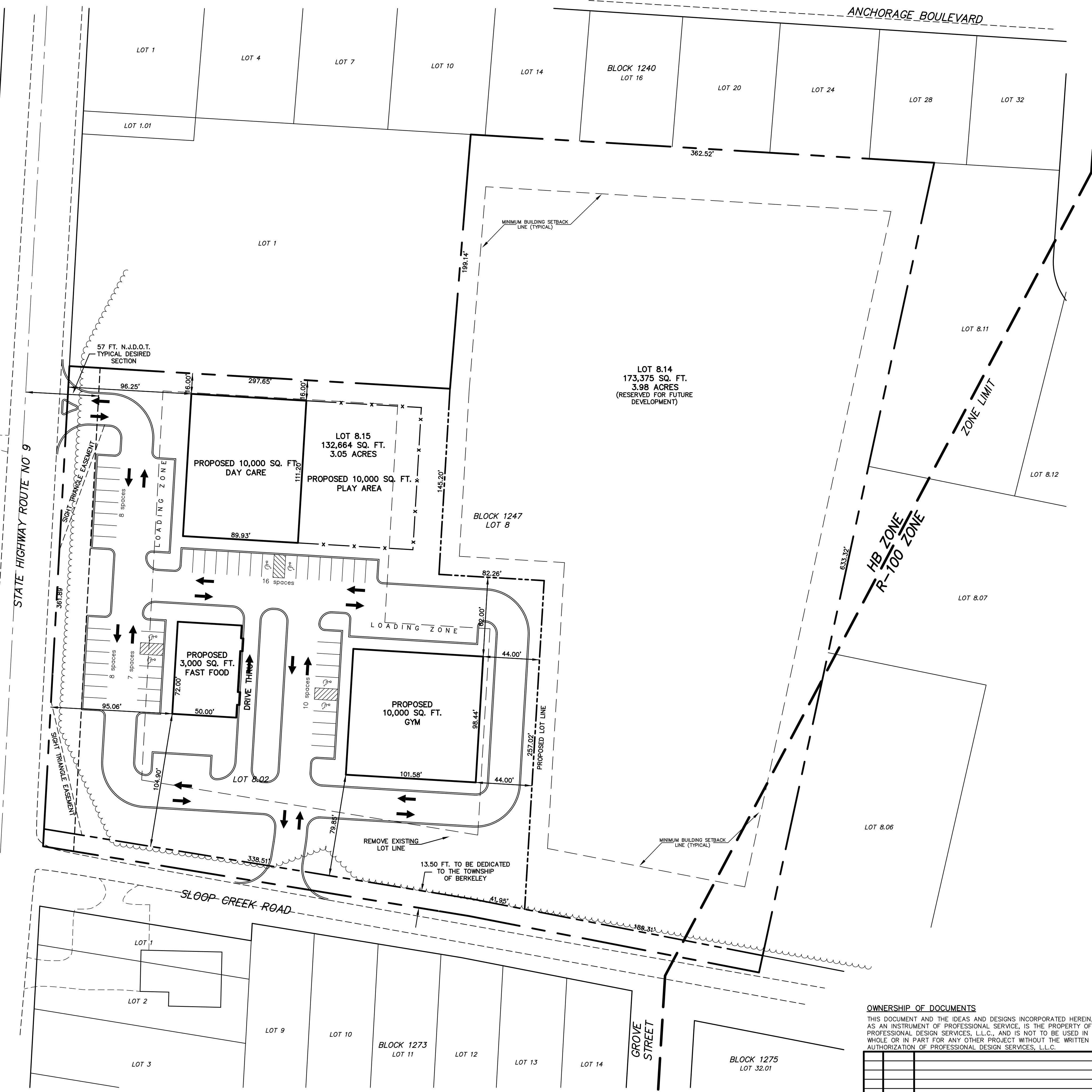


BLOCK 85B  
LOT 20

LOT 21

LOT 27.02

STATE HIGHWAY ROUTE NO 9



LOT 8.14  
173,375 SQ. FT.  
3.98 ACRES  
(RESERVED FOR FUTURE DEVELOPMENT)

LOT 8.15  
132,664 SQ. FT.  
3.05 ACRES

PROPOSED 10,000 SQ. FT.  
DAY CARE

PROPOSED 10,000 SQ. FT.  
PLAY AREA

PROPOSED 3,000 SQ. FT.  
FAST FOOD

DRIVE THRU

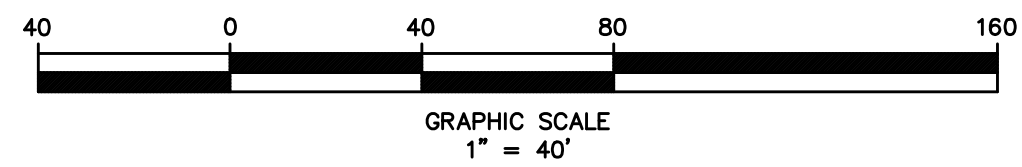
PROPOSED 10,000 SQ. FT.  
GYM

**HB ZONE REQUIREMENTS:**

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SQ. FT.	132,664 SQ. FT.
MINIMUM LOT FRONTAGE	150 FT.	361 FT.
MINIMUM FRONT YARD SETBACK	50 FT.	79.85 FT.
MINIMUM REAR YARD SETBACK	40 FT.	44.00 FT.
MINIMUM SIDE YARD SETBACK	15 FT.	16.00 FT.
MINIMUM COMBINED SIDE YARD SETBACK	40 FT.	N/A
MINIMUM ACCESSORY REAR YARD SETBACK	10 FT.	N/A
MINIMUM ACCESSORY SIDE YARD SETBACK	10 FT.	N/A
MINIMUM FLORR AREA	700 SQ. FT.	23,000 SQ. FT.
MAXIMUM LOT COVERAGE	50%	17.3%

**PARKING REQUIREMENTS:**

	REQUIRED	PROVIDED
SHOPPING CENTER (4.5 SPACES PER 1,000 SQ. FT. / 232,000 SQ. FT.)	104 SPACES	49 SPACES



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NO.	DATE	DESCRIPTION	BY

PDS  
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CONCEPT PLAN "A" - JULY 8, 2009  
OF  
LOTS 8 & 8.02 IN BLOCK 1247  
TOWNSHIP OF BERKELEY  
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 40'	DATE:	JULY 8, 2009	JOB NUMBER:	29051	SHEET	1
DRAWN BY:	SDC	DESIGNED BY:	IMB	CHECKED BY:	WAS	1	

