



HB ZONE REQUIREMENTS:

	REQUIRED	PROVIDED PHASE 1	PROVIDED PHASE 2
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.	97.76 FT.	123.83 FT.
MINIMUM REAR YARD SETBACK	40 FT.	44.00 FT.	99.00 FT.
MINIMUM SIDE YARD SETBACK	15 FT.	33.08 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.	16,235 FT.SQ. FT.	19,215 SQ. FT.
MAXIMUM LOT COVERAGE	50%	12.2%	14.3%
MAXIMUM IMPERVIOUS COVERAGE		49.8%	56.9%

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PHASE 1		
BANK - 1 SPACE PER 300 SQ. FT.	11 SPACES	19 SPACES
DRIVE IN RESTAURANT	(1)	22 SPACES
GYM	(1)	40 SPACES
		TOTAL = 81 SPACES
PHASE 2		
RESIDENTIAL (2.5 SPACES PER DWELLING UNIT / 25 UNITS)	188 SPACES	190 SPACES

(1) - NO SPECIFIC REQUIREMENTS FOUND IN BERKELEY LAND USE ORDINANCE

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NO.	DATE	DESCRIPTION	BY

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CONCEPT PLAN "D" - JUNE 24, 2010
 OF
LOTS 8 & 8.02 IN BLOCK 1247
 TOWNSHIP OF BERKELEY
 OCEAN COUNTY NEW JERSEY

SCALE: 1" = 40'	DATE: JUNE 24, 2010	JOB NUMBER: 29051	SHEET: 1
DRAWN BY: SDC	DESIGNED BY: IMB	CHECKED BY: WAS	1

