



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
RESIDENTIAL (2.5 SPACES PER DWELLING UNIT / 25 UNITS)	63 SPACES	63 SPACES

OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.

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. 246A28125400
WILLIAM A. STEVENS, P.E., P.P.
 PROFESSIONAL ENGINEER, NEW JERSEY, LIC. #39915
 PROFESSIONAL PLANNER, NEW JERSEY, LIC. #3384

CONCEPT PLAN "B" - JULY 15, 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

