

HC - HIGHWAY COMMERCIAL ZONE REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SQ. FT.	186,470 SQ. FT. (4.28 AC.)
MINIMUM LOT WIDTH	175 FT.	524 FT.
MINIMUM LOT FRONTAGE	175 FT.	528.8 FT.
MINIMUM LOT DEPTH	200 FT.	355 FT.
MINIMUM FRONT YARD SETBACK	60 FT.	197 FT.
MINIMUM REAR YARD SETBACK	40 FT.	40.20 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	36.43 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	LESS THAN 35 FT.
MINIMUM ACCESSORY FRONT YARD SETBACK	NOT PERMITTED	N/A
MINIMUM ACCESSORY REAR YARD SETBACK	25 FT.	N/A
MINIMUM ACCESSORY SIDE YARD SETBACK	25 FT.	N/A
MAXIMUM ACCESSORY BUILDING HEIGHT	15 FT.	N/A
MAXIMUM BUILDING COVERAGE	30%	18.5%
MAXIMUM IMPERVIOUS COVERAGE	75%	74.5%
MINIMUM PARKING SETBACK FROM R.O.W.	20 FT.	20 FT.
MINIMUM SIDE YARD PARKING SETBACK	10 FT.	15 FT.

SHOPPING CENTER PARKING REQUIREMENTS:

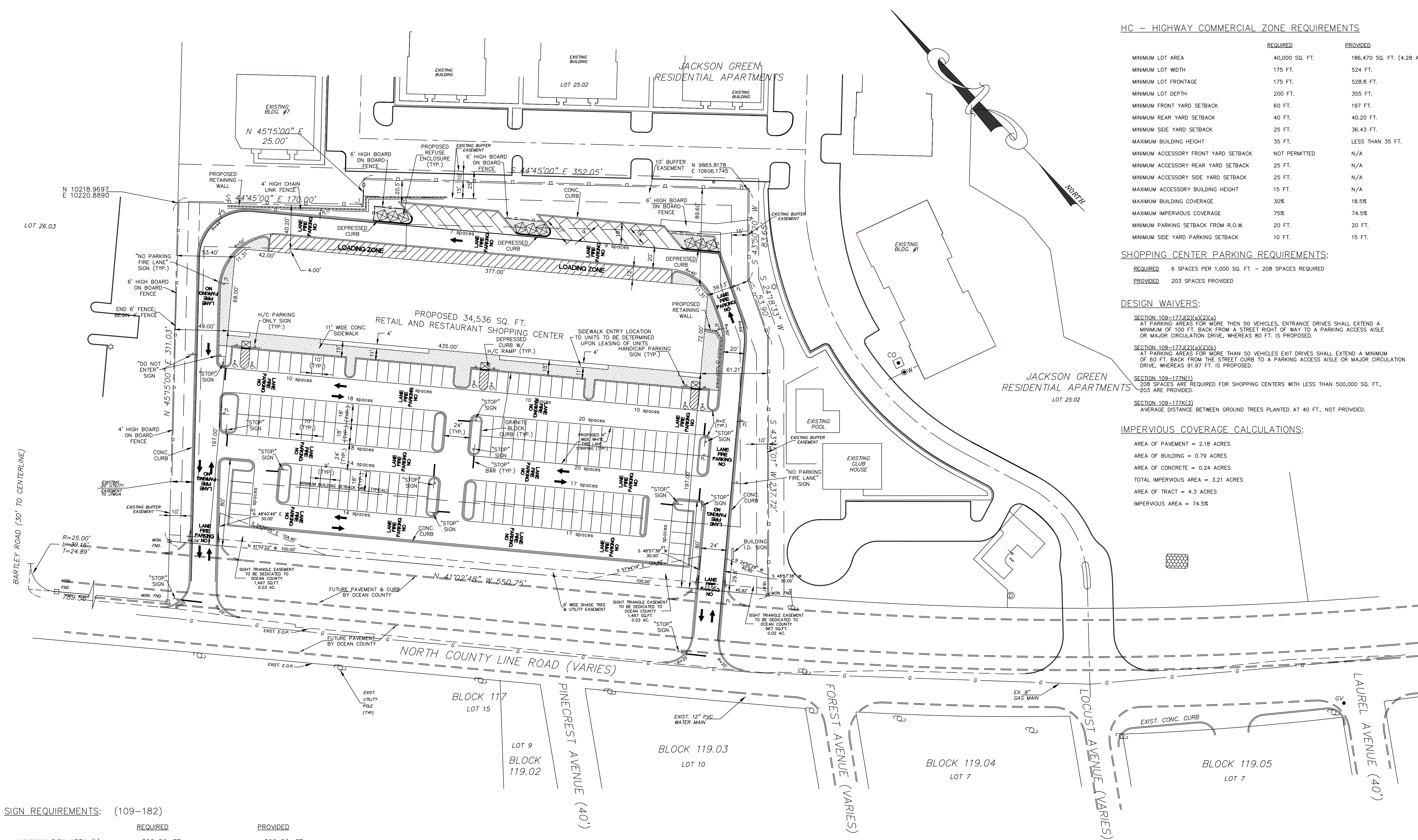
REQUIRED	6 SPACES PER 1,000 SQ. FT. - 208 SPACES REQUIRED
PROVIDED	203 SPACES PROVIDED

DESIGN WAIVERS:

- SECTION 109-177(2)(a)(2)(a)
AT PARKING AREAS FOR MORE THAN 50 VEHICLES, ENTRANCE DRIVES SHALL EXTEND A MINIMUM OF 100 FT. BACK FROM A STREET RIGHT OF WAY TO A PARKING ACCESS AISLE OR MAJOR CIRCULATION DRIVE, WHEREAS 80 FT. IS PROPOSED.
- SECTION 109-177(2)(a)(2)(b)
AT PARKING AREAS FOR MORE THAN 50 VEHICLES EXIT DRIVES SHALL EXTEND A MINIMUM OF 60 FT. BACK FROM THE STREET CURB TO A PARKING ACCESS AISLE OR MAJOR CIRCULATION DRIVE, WHEREAS 91.97 FT. IS PROPOSED.
- SECTION 109-177N(1)
208 SPACES ARE REQUIRED FOR SHOPPING CENTERS WITH LESS THAN 500,000 SQ. FT., 203 ARE PROVIDED.
- SECTION 109-177K(3)
AVERAGE DISTANCE BETWEEN GROUND TREES PLANTED AT 40 FT., NOT PROVIDED.

IMPERVIOUS COVERAGE CALCULATIONS:

- AREA OF PAVEMENT = 2.18 ACRES
- AREA OF BUILDING = 0.79 ACRES
- AREA OF CONCRETE = 0.24 ACRES
- TOTAL IMPERVIOUS AREA = 3.21 ACRES
- AREA OF TRACT = 4.3 ACRES
- IMPERVIOUS AREA = 74.5%



SIGN REQUIREMENTS: (109-182)

	REQUIRED	PROVIDED
MAXIMUM SIGN AREA (1)	500 SQ. FT.	500 SQ. FT.
MINIMUM GROUND SIGN SETBACK	26 TO 75 SQ. FT. = 25 FT.	N/A
	>76 SQ. FT. = 30 FT.	30 FT.

FREESTANDING SIGN:

MAXIMUM HEIGHT	16 FT.	16 FT.
MAXIMUM NUMBER OF SIGNS	1	1

SIGN NOTES:

- THE PROPOSED SIGNS SHALL HAVE TIMERS TO ENSURE THE SIGNS WILL NOT BE ILLUMINATED WHEN THE PREMISES IS CLOSED.

OWNERSHIP OF DOCUMENTS

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NO.	DATE	DESCRIPTION	BY
5	2/2/06	REV PER JTMJA ENGINEER	PS
4	1/4/06	REV PER JTMJA ENGINEER	PS
3	10/27/05	REVISED FOR RESOLUTION COMPLIANCE	MCS
2	8/7/05	REVISED PER JACKSON TOWNSHIP PLANNING	PS
1	7/6/05	REVISED PER JACKSON TOWNSHIP PLANNING	PS

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PRELIMINARY & FINAL MAJOR SITE PLAN
SITE PLAN
FOR
BLOCK 128.01 - LOT 25.01
TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE: 1"=40'	DATE: 3/15/05	JOB NUMBER: 25002	SHEET 2
DRAWN BY: PS	DESIGNED BY: IMB	CHECKED BY: WAS	12

