

WETLANDS OUTSIDE FRESHWATER WETLANDS AND BUFFER AREA (DEVELOPMENT RESTRICTIONS)

APPROX. LOCATION
ZONE BOUNDARY

TOWN CENTER OVERLAY

[illegible]

CPHD ZONE

CPHD ZONE SCHEDULE

	ONE ZONE REFORMANTS	REQUIRED
unusable LOT AREA:	30,000 S.F.	
unusable LOT FRONTAGE:	160 FT.	
unusable LOT DEPTH:	80 FT.	
unusable FLOOR SPACE:	90 FT.	
unusable EXIST'G FLOOR SPACE:	70 FT.	
unusable LOT SETBACKS:	20 FT.	
unusable FLOOR SETBACK:	40 FT.	
unusable BUILDING FOOTPRINT:	50 X	
unusable BUILDING HEIGHT (FT.):	30 FT.	
unusable BUILDING IDENTIFICATION:	50 FT.	
ACCESSORY USE:		
REAR SETBACK:	10 FT.	
FRONT SETBACK:	5 FT.	

8-20 PROGRAM LIST:

[illegible][illegible][illegible]

DR. JOHNSON • ■

[illegible]

POTENTIAL DEVELOPMENT MAP

SITE ADDRESS: GUNNING RIVER RD & ROUTE B
BLOCK 174 LOT 46
BLOCK 187, LOTS 2, 3, 4 & 6.01
BLOCK 196, LOT 1
BAILEY TOWNSHIP, OCEAN COUNTY, NEW JERSEY

APR 2005

OWNER	DATE	BY
GUNNING INC.	10-11-04	LMH
STATE OF NJ	10-11-04	LMH
BANK OF AMERICA	10-11-04	LMH
DATE PREPARED	07/11/2005	

East
Engineering Inc.
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GRAPHIC SCALE 1"=40'