


**ZONING INFORMATION**  
(TOWNSHIP OF EAST BRUNSWICK)

	REQUIRED	EXISTING	PROPOSED
ZONE: HG-2			
MIN. LCT AREA	45,000 SF	121,372 SF	121,372 SF
MIN. LCT WIDTH	200 FT	190.6 FT	190.6 FT
MIN. FRONT YARD SETBACK	60 FT	74.5 FT	74.5 FT
MIN. SIDE YARD SETBACK	20 FT	21.8 FT	21.8 FT
MIN. SIDE YARD SETBACK (CORNER)	20 FT	90.9 FT	90.9 FT
MIN. REAR YARD BLDG SETBACK	60 FT	158.3 FT	158.3 FT
MAX. LOT COVERAGE	75%	77%	72.5%
MAX. BUILDING HEIGHT	35 FT	<38 FT	<35 FT

1. PARKING SPACES EXISTING = 141
2. PARKING SPACES REQUIRED = 183  
 DAY CARE - 1 PER CLASSROOM + 1 PER TEACHER = 37  
 RETAIL - 1 PER 200 SF (13,115/200) = 66
3. SPACES LOST TO SITE MODIFICATION = 13
4. PARKING SPACES REMAINING = 128


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RECORD PLOT OR EXISTING ASSES  
 RECORD PLOT 11 FOR PROPERTY TAXES AS OF 1/1/2007  
 RECORD PLOT 12 FOR PROPERTY TAXES AS OF 1/1/2008  
 RECORD PLOT 13 FOR PROPERTY TAXES AS OF 1/1/2009  
 RECORD PLOT 14 FOR PROPERTY TAXES AS OF 1/1/2010

PRELIMINARY & FINAL SITE PLAN FOR  
**THE LEARNING EXPERIENCE**  
 LOT 6.06 IN BLOCK 32.01  
 TOWNSHIP OF EAST BRUNSWICK  
 MIDDLESEX COUNTY, NEW JERSEY

**SITE DIMENSION PLAN**

DATE: 1/28/07  
 SCALE: 1" = 30'  
 SHEET NO.: 3 OF 7  
 PROJECT NO.: 1472