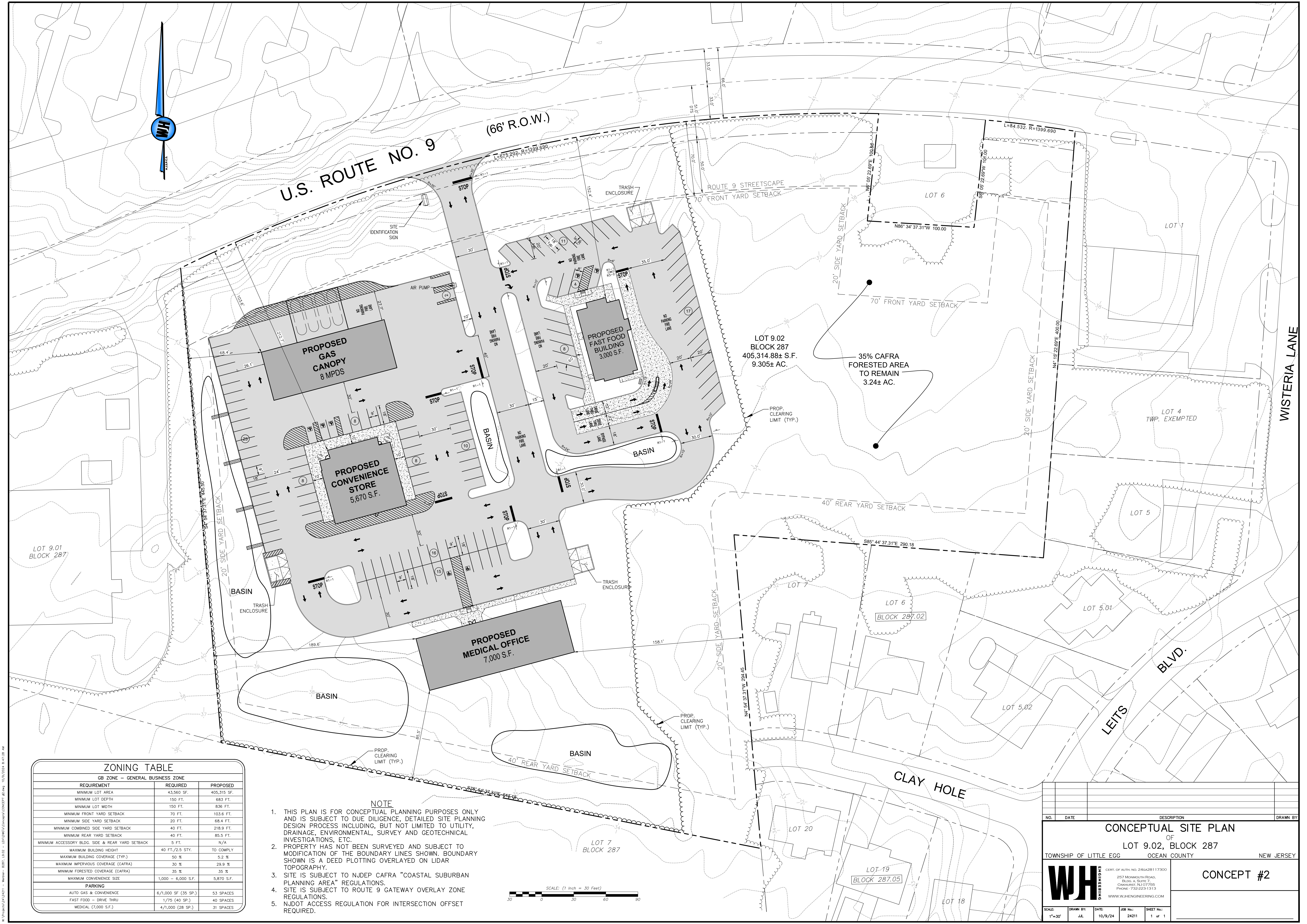


U.S. ROUTE NO. 9 (66' R.O.W.)

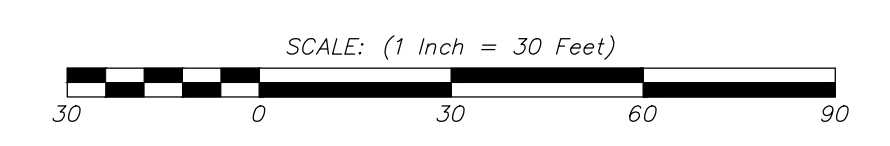


LOT 9.02  
BLOCK 287  
405,314.88± S.F.  
9.305± AC.

35% CAFRA  
FORESTED AREA  
TO REMAIN  
3.24± AC.

ZONING TABLE		
GB ZONE - GENERAL BUSINESS ZONE		
REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	43,560 SF.	405,315 SF.
MINIMUM LOT DEPTH	150 FT.	683 FT.
MINIMUM LOT WIDTH	150 FT.	836 FT.
MINIMUM FRONT YARD SETBACK	70 FT.	103.6 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	68.4 FT.
MINIMUM COMBINED SIDE YARD SETBACK	40 FT.	218.9 FT.
MINIMUM REAR YARD SETBACK	40 FT.	85.5 FT.
MINIMUM ACCESSORY BLDG. SIDE & REAR YARD SETBACK	5 FT.	N/A
MAXIMUM BUILDING HEIGHT	40 FT./7.5 STY.	TO COMPLY
MAXIMUM BUILDING COVERAGE (TYP.)	50 %	5.2 %
MAXIMUM IMPERVIOUS COVERAGE (CAFRA)	30 %	29.9 %
MAXIMUM FORESTED COVERAGE (CAFRA)	35 %	35 %
MAXIMUM CONVENIENCE SIZE	1,000 - 6,000 S.F.	5,870 S.F.
<b>PARKING</b>		
AUTO GAS & CONVENIENCE	6,71,000 SF (35 SP.)	53 SPACES
FAST FOOD - DRIVE THRU	1,75 (40 SP.)	40 SPACES
MEDICAL (7,000 S.F.)	4,11,000 (28 SP.)	31 SPACES

- NOTE**
- THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND IS SUBJECT TO DUE DILIGENCE, DETAILED SITE PLANNING DESIGN PROCESS INCLUDING, BUT NOT LIMITED TO UTILITY, DRAINAGE, ENVIRONMENTAL, SURVEY AND GEOTECHNICAL INVESTIGATIONS, ETC.
  - PROPERTY HAS NOT BEEN SURVEYED AND SUBJECT TO MODIFICATION OF THE BOUNDARY LINES SHOWN. BOUNDARY SHOWN IS A DEED PLOTTING OVERLAYED ON LIDAR TOPOGRAPHY.
  - SITE IS SUBJECT TO NJDEP CAFRA "COASTAL SUBURBAN PLANNING AREA" REGULATIONS.
  - SITE IS SUBJECT TO ROUTE 9 GATEWAY OVERLAY ZONE REGULATIONS.
  - NJDOT ACCESS REGULATION FOR INTERSECTION OFFSET REQUIRED.



NO.	DATE	DESCRIPTION	DRAWN BY
<b>CONCEPTUAL SITE PLAN</b>			
OF			
<b>LOT 9.02, BLOCK 287</b>			
TOWNSHIP OF LITTLE EGGS		OCEAN COUNTY	
		NEW JERSEY	
<b>CONCEPT #2</b>			
SCALE:	DRAWN BY:	DATE:	JOB No.:
1"=30'	JLL	10/9/24	24211
		SHEET No.:	
		1 of 1	

10/22/2024 8:42:52 AM  
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