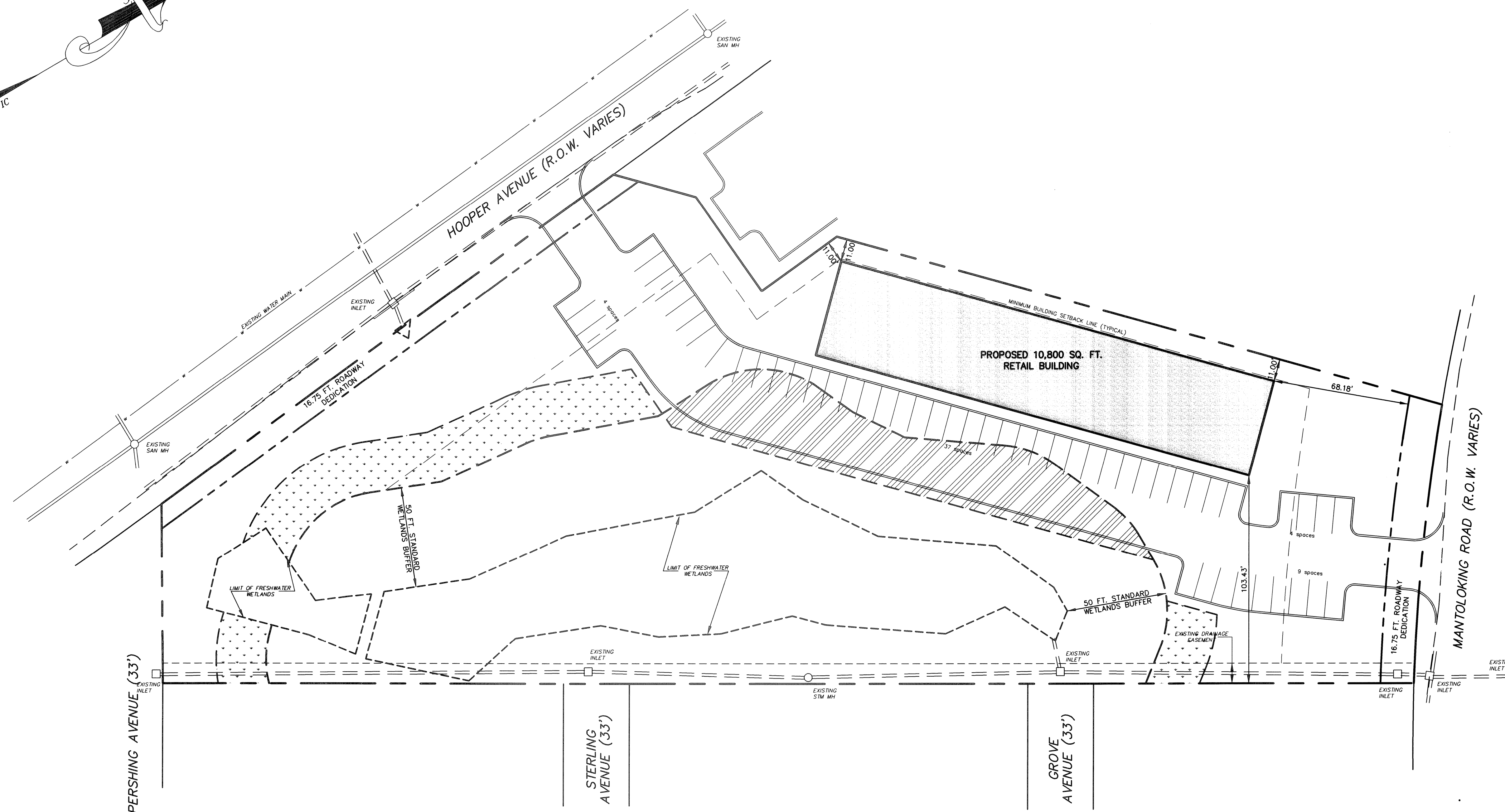
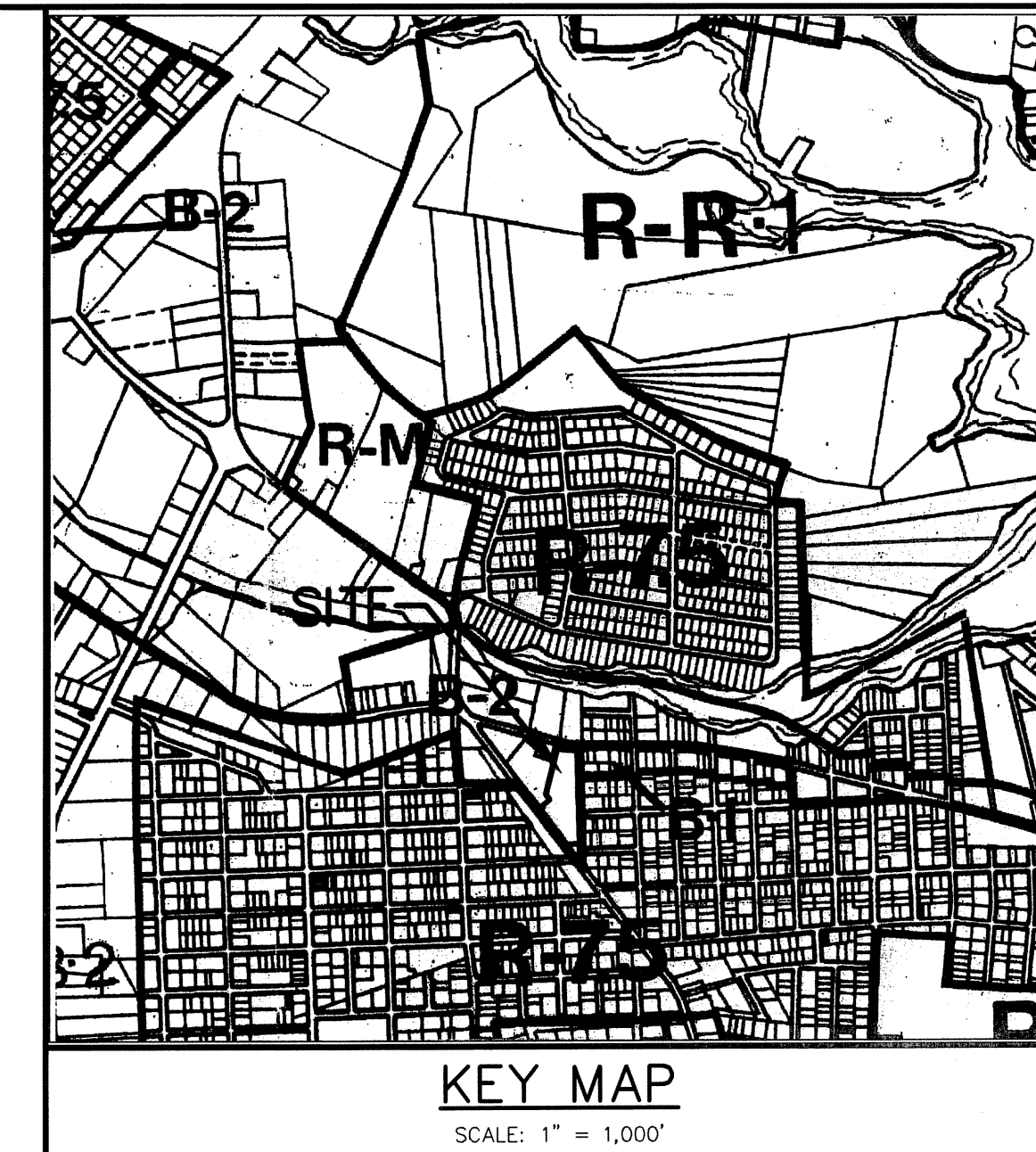




1. BEING KNOWN AS LOT 2 IN BLOCK 551 AS SHOWN ON SHEET 36 OF THE BRICK TOWNSHIP TAX MAPS.
2. THE PROPERTY LIES WITHIN THE B-2 ZONE.
3. TOTAL TRACT AREA = 2.6 ACRES±
AREA OF TRACT EXCLUDING WETLANDS, WETLAND BUFFERS,
EASEMENTS AND DEDICATIONS = 1.31 ACRES
4. IT IS PROPOSED TO CONSTRUCT A 10,800 SQ. FT. RETAIL BUILDING IN ACCORDANCE WITH THE B-2 ZONE REQUIREMENTS.
5. THIS CONCEPT IS BASED UPON A MAP ENTITLED "DRAFT / BOUNDARY & TOPOGRAPHICAL SURVEY FOR KEY INVESTMENTS, A N.J. PARTNERSHIP (BLOCK 551, LOT 2, TAX MAP SHEET 36) SITUATED IN THE TOWNSHIP OF BRICK-OCEAN COUNTY--NEW JERSEY" PREPARED BY JAMES E. CLEARY ASSOCIATES, INC. DATED JANUARY 21, 2004 AND LAST REVISED DECEMBER 9, 2004. CONCEPT IS SUBJECT TO CHANGE UPON THE COMPLETION OF AN UPDATED AND ACCURATE OUTLINE TOPOGRAPHIC SURVEY AND AN ENVIRONMENTAL EVALUATION OF THE SITE AND SURROUNDING AREAS.

	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	20,000 SQ. FT.	2.6 ACRES
MINIMUM LOT WIDTH	125 FT.	138 FT.
MINIMUM LOT DEPTH	125 FT.	530 FT.
MINIMUM FRONT YARD SETBACK	50 FT.	68.18 FT.
MINIMUM SIDE YARD SETBACK	10 FT.	11 FT.
MINIMUM COMBINED SIDE YARD SETBACK	20 FT.	114.43 FT.
MINIMUM REAR YARD SETBACK	50 FT.	N/A
MINIMUM ACCESSORY SIDE YARD SETBACK	10 FT.	N/A
MINIMUM ACCESSORY REAR YARD SETBACK	10 FT.	N/A
MAXIMUM LOT COVERAGE	30% (1)	19.1%
MAXIMUM BUILDING HEIGHT	35 FT.	LESS THAN 35 FT.
MINIMUM FLOOR AREA	2,000 SQ. FT.	10,800 SQ. FT.
MAXIMUM ALLOWABLE IMPERVIOUS AREA	65%	42%

RETAIL: 1 SPACE PER 200 SQ. FT. OF FLOOR AREA
8,800 SQ. FT. PROPOSED, 44 SPACES REQUIRED, 45 SPACES PROVIDED

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CERTIFICATE OF AUTHORIZATION NO. 246242/25400

WILLIAM A. STEVENS, P.E., P.P.

PROFESSIONAL ENGINEER, NEW JERSEY L.C. #39915
PROFESSIONAL PLANNER, NEW JERSEY L.C. #5304

CONCEPT PLAN "B"
OF
LOT 2 IN BLOCK 551
TOWNSHIP OF BRICK
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 30'	DATE: MARCH 8, 2010	JOB NUMBER: 10010	SHEET 1 1
DRAWN BY: SDC	DESIGNED BY: WAS	CHECKED BY: WAS	

