

K MART PROPERTY
104,000 SF BLDGE
10 ACRES OF LAND

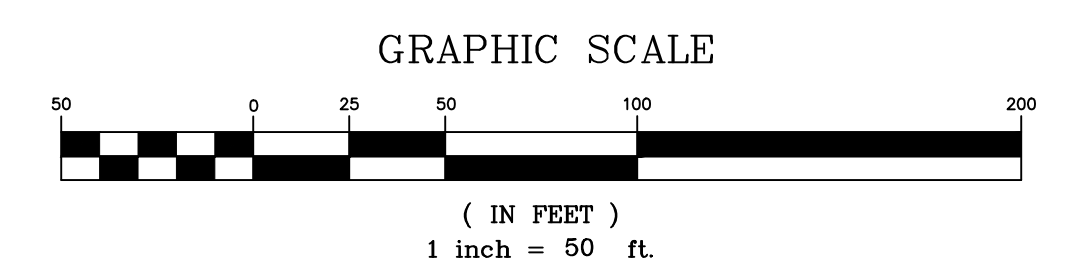
MF-8

R-50

HB ZONE DATA
HIGHWAY BUSINESS DISTRICT

ITEM	REQUIRED/PERMITTED	PROVIDED LOTS 8 & 27
MIN. LOT AREA	15,000 SF	129,577 SF
MIN. LOT WIDTH	100 FT	237 ACRES
MIN. LOT FRONTAGE	100 FT	300 FT
MIN. LOT DEPTH	150 FT	300 FT
SETBACKS:		
FRONTYARD	60 FT	** 59.8 FT
SIDEYARD (ONE)	15 FT	15.27 FT
SIDEYARD (BOTH)	50 FT	55.27 FT
REARYARD	30 FT	60.61 FT
MAX. BLDG. HEIGHT:	40 FT	-
MAX. LOT COVERAGE (BLDG.)	25%	20%
MIN. OPEN SPACE	10%	20%
MAX. IMPERVIOUS COVERAGE	80%	80%
MIN. BUFFER TO RESIDENTIAL	20 FT	20 FT
MIN. PARKING SETBACK	8 FT	* 0 FT
PARKING:		
RETAIL LOT 8 & 27 (1 SPACE/225 G.F.A.)	25,339 SF / 225 = 113 SPACES	* 102 SPACES
PARKING STALL SIZE	9 FT x 18 FT	9 FT x 18 FT
aisle width	24 FT	24 FT

* INDICATES A VARIANCE IS REQUIRED
** INDICATES AN EXISTING CONDITION



REFERENCES

- TOWNSHIP OF DOVER TAX MAP SHEET No. 74.
- TOPOGRAPHIC BOUNDARY SURVEY OF BLOCK 647 LOT 8, 27. PREP. BY: DUFY, DOLCY, McMANUS & ROESCH PROJ. No. 8465 DATED: 09/16/05.
- ALTA/ACSM LAND TITLE SURVEY - BLOCK 647 LOT 26.02. PREP. BY: HEWITT & MAGEE ASSOCIATES, INC. JOB No. 03-03-2963 DATED: 03/20/03.
- ROUTE 37 - AS BUILT. PREP. BY: NICK TSAPATSARIS & ASSOCIATES JOB No. 0316362 DWG. No. A-1.
- TOPOGRAPHIC & UTILITY SURVEY FOR PORTION OF BLOCK 647 LOT 26.02. PREP. BY: CONTROL LAYOUTS, INC. JOB No. 425-07 DATED: 03/22/07 REVISED THROUGH 10/17/07.

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 246A27951900

PRELIMINARY/FINAL PLAT - MAJOR SITE PLAN
TOMS RIVER TOWN CENTER
TOMS RIVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

SETTLEMENT CONCEPT PLAN-1
BLOCK 647 LOTS 8, 26.02 & 27 TAX MAP SHEET No. 74

DRWN. BY: CJS	DATE OF ISSUE:	SCALE: 1"=50'
DSGN. BY: RJC	JULY 18, 2012	JOB # 2005-097
CHKD. BY: RJC		DWG # SCP-1
APPR. BY: ARC		SHEET # 1