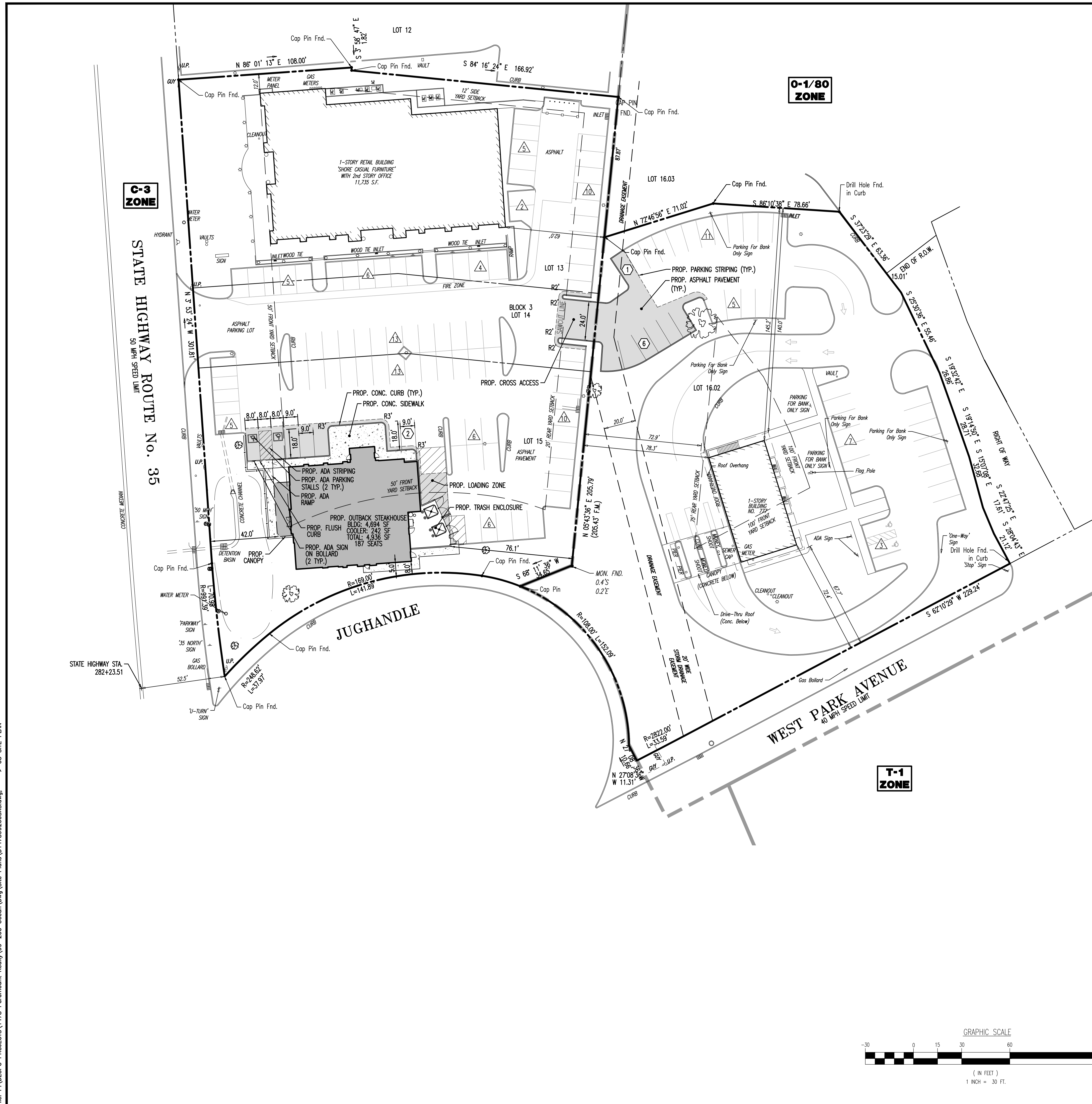
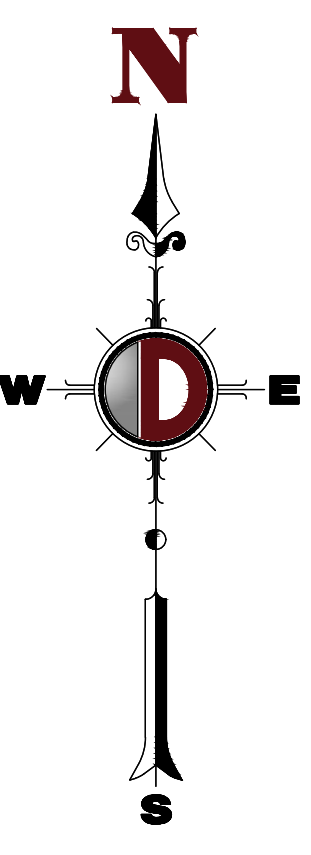


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GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - PARTIAL TOPOGRAPHIC PLAN CHARLES SIKORANTE, E.E. & P.L.S. 301 MAIN STREET, 2ND FLOOR, ALLENWOOD, NEW JERSEY 07711 SURVEYOR FILE NO. 22-233 DATED: 09/12/2022
 - SURVEY OF PROPERTY - 2105 HIGHWAY 35 CHARLES SIKORANTE, E.E. & P.L.S. 301 MAIN STREET, 2ND FLOOR, ALLENWOOD, NEW JERSEY 07711 SURVEYOR FILE NO. 22-233 DATED: 03/15/2022
 - SURVEY OF PROPERTY - 777 WEST PARK AVENUE CHARLES SIKORANTE, E.E. & P.L.S. 301 MAIN STREET, 2ND FLOOR, ALLENWOOD, NEW JERSEY 07711 SURVEYOR FILE NO. 22-233 DATED: 03/15/2022
 - APPLICANT/OWNER: WEST PARK 35 DEVELOPERS, LLC 1185 ROUTE 70 SUITE 2000 LAKEWOOD, NEW JERSEY 08701
 - PARCEL DATA: BLOCK 3, LOTS 13-15 & 16.02 NUSH ROUTE 35 & WEST PARK AVENUE TOWNSHIP OF OCEAN, MONMOUTH COUNTY, NEW JERSEY
 - ZONE: BLOCK 3, LOTS 13-15: C-3 (GENERAL COMMERCIAL) BLOCK 3, LOT 16.02: O-1/80 (OFFICE-RESEARCH-LIMITED COMMERCIAL)
 - EXISTING USE: BLOCK 3, LOT 13 (C-3) FURNITURE SALES (PERMITTED USE) (§21-37.1) BLOCK 3, LOT 15 (C-3) RESTAURANT (PERMITTED USE) (§21-37.1) BLOCK 3, LOT 16.02 (O-1/80) BANK (CONDITIONALLY PERMITTED USE) (§21-42.1)
 - PROPOSED USE: BLOCK 3, LOT 13 (C-3) FURNITURE SALES (PERMITTED USE) (§21-37.1) BLOCK 3, LOT 15 (C-3) RESTAURANT (PERMITTED USE) (§21-37.1) BLOCK 3, LOT 16.02 (O-1/80) BANK (CONDITIONALLY PERMITTED USE) (§21-42.1)
 - SCHEDULE OF ZONING REQUIREMENTS (§21 ATTACHMENT 3)
- | ZONE REQUIREMENT | C-3 (GENERAL COMMERCIAL) | EXISTING (BLOCK 3, LOTS 13-15) | PROPOSED (BLOCK 3, LOTS 13-15) | O-1/80 (OFFICE-RESEARCH-LIMITED COMMERCIAL) | EXISTING (BLOCK 3, LOT 16.02) | PROPOSED (BLOCK 3, LOT 16.02) |
|--|--------------------------|--------------------------------|--------------------------------|---|-------------------------------|-------------------------------|
| MINIMUM LOT AREA | 20,000 SF | 79,570 SF | 79,570 SF | 80,000 SF | 64,766 SF (E) | 64,766 SF (E) |
| MINIMUM LOT WIDTH | 100 FT | 302.61 FT | 302.61 FT | 200 FT | 292.88 FT | 292.88 FT |
| MINIMUM LOT DEPTH | 100 FT | 223.17 FT | 223.17 FT | 400 FT | 138.33 FT (E) | 138.33 FT (E) |
| MINIMUM FRONT YARD SETBACK | 50 FT | 20 FT (E) | 8.0 FT (V) | 100 FT (1) | 72.1 FT (E) | 72.1 FT (E) |
| MINIMUM REAR YARD SETBACK | 20 FT | 62 FT | 62 FT | 75 FT (1) | 78.34 FT | 78.34 FT |
| MINIMUM REAR YARD SETBACK (ACCESSORY) | 20 FT | 76.1 FT | 77.5 FT | [2] | N/A | N/A |
| MINIMUM SIDE YARD SETBACK | 12 FT | 12 FT | 12 FT | 50 FT (1) | 145.6 FT | 145.6 FT |
| MINIMUM SIDE YARD SETBACK (ACCESSORY) | 12 FT | N/A | N/A | [2] | N/A | N/A |
| MINIMUM GROSS FLOOR AREA | 1,200 SF | 16,805 SF | 16,871 SF | 10,000 SF | 2,457 SF (E) | 2,457 SF (E) |
| MINIMUM LOT COVERAGE (OF BUILDABLE LOT AREA) [3] [4] | 27% | 28.1% (E) | 27.9% (V) | 27% | 5.0% | 5.0% |
| MAXIMUM FLOOR AREA RATIO (FAR) (OF TOTAL LOT AREA) | 30% | 21.1% | 20.9% | 30% | 3.8% | 3.8% |
| MAXIMUM BUILDING HEIGHT | 45 FT | < 45 FT | 24 FT | 45 FT | < 45 FT | < 45 FT |
| MAXIMUM BUILDING HEIGHT (STORIES) | 2.5 STORIES | 2 STORIES | 2 STORIES | 4 STORIES | 1 STORY | 1 STORY |
- (N/S) NO STANDARD (N/A) NOT APPLICABLE (E) EXISTING NON-COMFORMANCE (V) VARIANCE
- NOTES:
 (1) BUILDING SETBACKS SHALL BE INCREASED FIVE (5) FEET FOR EVERY ONE (1) FOOT OF BUILDING HEIGHTS EXCEED THIRTY-FIVE (35) FEET. (§21 ATTACHMENT 3)
 (2) ACCESSORY BUILDINGS SHALL BE SET BACK ONE (1) FOOT FOR EACH ONE (1) FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN TWENTY-FIVE (25) FEET FROM A PROPERTY LINE. (§21-42.2.b)
 (3) BUILDABLE LOT AREA - SHALL MEAN THE TOTAL AREA OF ANY LOT OR TRACT UPON WHICH ANY BUILDING OR STRUCTURE MAY BE CONSTRUCTED, OR UPON WHICH THE DENSITY OF A CLUSTER DEVELOPMENT MAY BE CALCULATED. BUILDABLE LOT AREA SHALL BE THE TOTAL LOT OR TRACT AREA, LESS ANY REQUIRED BUFFERS, LESS ANY UNDEVELOPED WETLANDS OR FLOODPLAINS WHICH ARE LOCATED OUTSIDE THE REQUIRED TWENTY-FIVE (25) PERCENT LANDSCAPED AREA. BUILDABLE LOT AREA SHALL BE CALCULATED AS FOLLOWS:
 BUILDABLE LOT AREA = (TOTAL LOT OR TRACT AREA - MINUS REQUIRED BUFFER AREA - MINUS UNDEVELOPED WETLANDS OR FLOODPLAINS LOCATED OUTSIDE ANY REQUIRED BUFFER AREA) X SEVENTY-FIVE (75) PERCENT (§21-6)
 (4) LOT COVERAGE - BUILDING - SHALL MEAN THE PROPORTION OF THE BUILDABLE LOT AREA EXPRESSED AS A PERCENT, THAT IS COVERED BY THE MAXIMUM CROSS SECTION OF A BUILDING OR BUILDINGS, INCLUDING ACCESSORY BUILDINGS. WHERE LOT COVERAGE IS NOT SPECIFIED AS TO BUILDING OR IMPERVIOUS, LOT COVERAGE - BUILDING SHALL APPLY. (§21-6)
8. PARKING REQUIREMENTS
 A. PARKING SPACES SHALL HAVE A MINIMUM AREA OF TEN (10) FEET WIDE AND EIGHTEEN (18) FEET LONG. (§21-45.5.c) EXISTING NON-COMFORMANCE/PROPOSED VARIANCE - EXISTING AND PROPOSED PARKING STALLS LESS THAN TEN (10) FEET WIDE
 B. ALL PARKING SPACES SHALL HAVE HARPIN STRIPING. (§21-45.5.c) EXISTING NON-COMFORMANCE/PROPOSED VARIANCE - HARPIN STRIPING NOT PROVIDED
 C. NO OFF-STREET PARKING SPACE BACKING INTO AN ENTRANCE OR EXIT DRIVE SHALL BE CLOSER THAN TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY LINE. (§21-45.4) EXISTING NON-COMFORMANCE - EXISTING PARKING LOCATED TWENTY-FOUR (24) FEET FROM STREET RIGHT-OF-WAY LINE
 D. PARKING CALCULATION (21-45.17.b):
 RETAIL HOME FURNISHING (FURNITURE) STORES 1 SPACE/500 SF OF GFA
 RESTAURANTS 1 SPACE/150 SF OF GFA
 BANKS 1 SPACE/150 SF OF GFA
 (11,735 SF)*(1 SPACE/500 SF) = 23 SPACES
 (4,936 SF)*(1 SPACE/150 SF) = 33 SPACES
 (2,457 SF)*(1 SPACE/150 SF) = 16 SPACES
 REQUIRED = 72 SPACES
 PROPOSED = 133 SPACES (COMPLIES)
9. LOADING REQUIREMENTS
 A. ON THE SAME PREMISES WITH EVERY RETAIL COMMERCIAL OR INDUSTRIAL BUILDING, THERE SHALL BE PROVIDED AND MAINTAINED ON THE LOT ADEQUATE SPACE FOR OFF-STREET LOADING AND UNLOADING SERVICES IN ORDER TO AVOID INTERFERENCE WITH PUBLIC USE OF THE STREETS, SIDEWALKS, PARKING AREAS, AND PUBLIC RIGHTS-OF-WAY. (§21-46.1) EXISTING NON-COMFORMANCE - FURNITURE STORE LOADING AREA ADJACENT TO PARKING AREA
 B. FOR LOTS WITH LESS THAN 25,000 SF OF GROSS FLOOR AREA, THERE SHALL BE ONE (1) LOADING SPACE PROVIDED. (§21-46.2) (COMPLIES)
 C. LOADING AND UNLOADING AREAS SHALL BE PERMITTED ONLY IN THE REAR YARD EXCEPT FOR PROPERTIES IN THE INDUSTRIAL ZONE WHERE LOADING AND UNLOADING SHALL BE PERMITTED IN THE SIDE OR REAR YARDS. (§21-46.3) (COMPLIES)
10. DRIVEWAY REQUIREMENTS
 A. ALL CURB CUTS SHALL BE AT LEAST FIFTEEN (15) FEET BUT NOT MORE THAN THIRTY (30) FEET IN WIDTH, EXCEPT ON COUNTY OR STATE ROADS WHERE APPLICABLE COUNTY OR STATE REQUIREMENTS ARE ESTABLISHED, UNLESS SPECIFICALLY PERMITTED ELSEWHERE IN THIS CHAPTER. ONLY ONE (1) CURB CUT SHALL BE PERMITTED ON ANY STREET FRONTAGE, AND IT SHALL BE LOCATED WITHIN THE CENTER 1/3 OF THE FRONTAGE OF THE SITE. (§21-33.2) EXISTING NON-COMFORMANCE - EXISTING CURB CUT ALONG NUSH ROUTE 35 GREATER THAN THIRTY (30) FEET
 B. FOR PARKING LOTS WITH NINETY (90) DEGREE ANGLED PARKING, THE AISLE WIDTH SHALL BE TWENTY-FOUR (24) FEET. (§21-45.5.d)(1) EXISTING NON-COMFORMANCE/PROPOSED VARIANCE - EXISTING DRIVE AISLES LESS THAN TWENTY-FOUR (24) FEET; PROPOSED DRIVE AISLE LESS THAN TWENTY-FOUR (24) FEET
 C. ALL PROPERTIES, EXCEPT SINGLE FAMILY RESIDENCES AND PROPERTIES IN THE I-1 ZONE, SHALL BE LIMITED TO ONE (1) CURB CUT EACH. CURB CUTS SHALL BE LOCATED AS CLOSE TO THE CENTER OF THE LOT FRONTAGE AS IS PRACTICABLE, BUT IN NO CASE MAY THEY BE CLOSER THAN 1/3 OF THE ACTUAL LOT FRONTAGE TO ANY SIDE PROPERTY LINE. IN THE CASE OF A CORNER LOT, EXCEPT SINGLE FAMILY RESIDENCES, IN ORDER TO PREVENT UNLAWFUL TRAFFIC ON LOCAL STREETS, THE PERMITTED CURB CUT SHALL BE LOCATED ON THE STREET OF HIGHER CLASSIFICATION IN THE TOWNSHIP MASTER PLAN. (§21-45.13.a) EXISTING NON-COMFORMANCE - EXISTING DRIVEWAY SERVING LOT 16.01 LOCATED CLOSER TO SIDE LOT LINE THAN 1/3 OF STREET FRONTAGE
 D. FOR ALL USES OTHER THAN SINGLE-FAMILY DWELLINGS: A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADIUS, SHALL BE NOT LESS THAN FIFTEEN (15) FEET IN WIDTH. (§21-55.3.e.1) (COMPLIES)
 E. A CURB RETURN RADIUS FOR A DRIVEWAY AT ITS ENTRANCE TO A PUBLIC STREET SHALL BE A MINIMUM OF FIVE FEET FOR SINGLE-FAMILY RESIDENTIAL USES AND A MINIMUM OF 15 FEET FOR ALL OTHER USES. (§21-55.3.e.2) (COMPLIES)
 F. FOR ALL USES OTHER THAN SINGLE-FAMILY RESIDENTIAL USES, THE MAXIMUM WIDTH OF A DRIVEWAY EXCLUSIVE OF CURB RETURN RADIUS SHALL NOT EXCEED 30 FEET. (§21-55.3.e.3) EXISTING NON-COMFORMANCE - DRIVEWAY ALONG NUSH ROUTE 35 GREATER THAN THIRTY (30) FEET WIDE



SEE SHEET 05 OF 12 FOR SITE PLAN NOTES

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: _____

SITE PLAN

PROJECT: WEST PARK 35 DEVELOPERS, LLC
 PROPOSED OUTBACK STEAKHOUSE
 BLOCK 3 LOTS 13-15 & 16.02
 WEST PARK AVE & NUSH ROUTE 35
 TOWNSHIP OF OCEAN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 1478-99-200 DATE: 10/14/2022

DRAWN BY: PSD SCALE: (H) 1"=30'
 DESIGNED BY: MD (V)

CHECKED BY: MS SHEET No: _____

CHECKED BY: _____

MATTHEW SHARO **MARK A. WHITAKER**

PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 52989
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