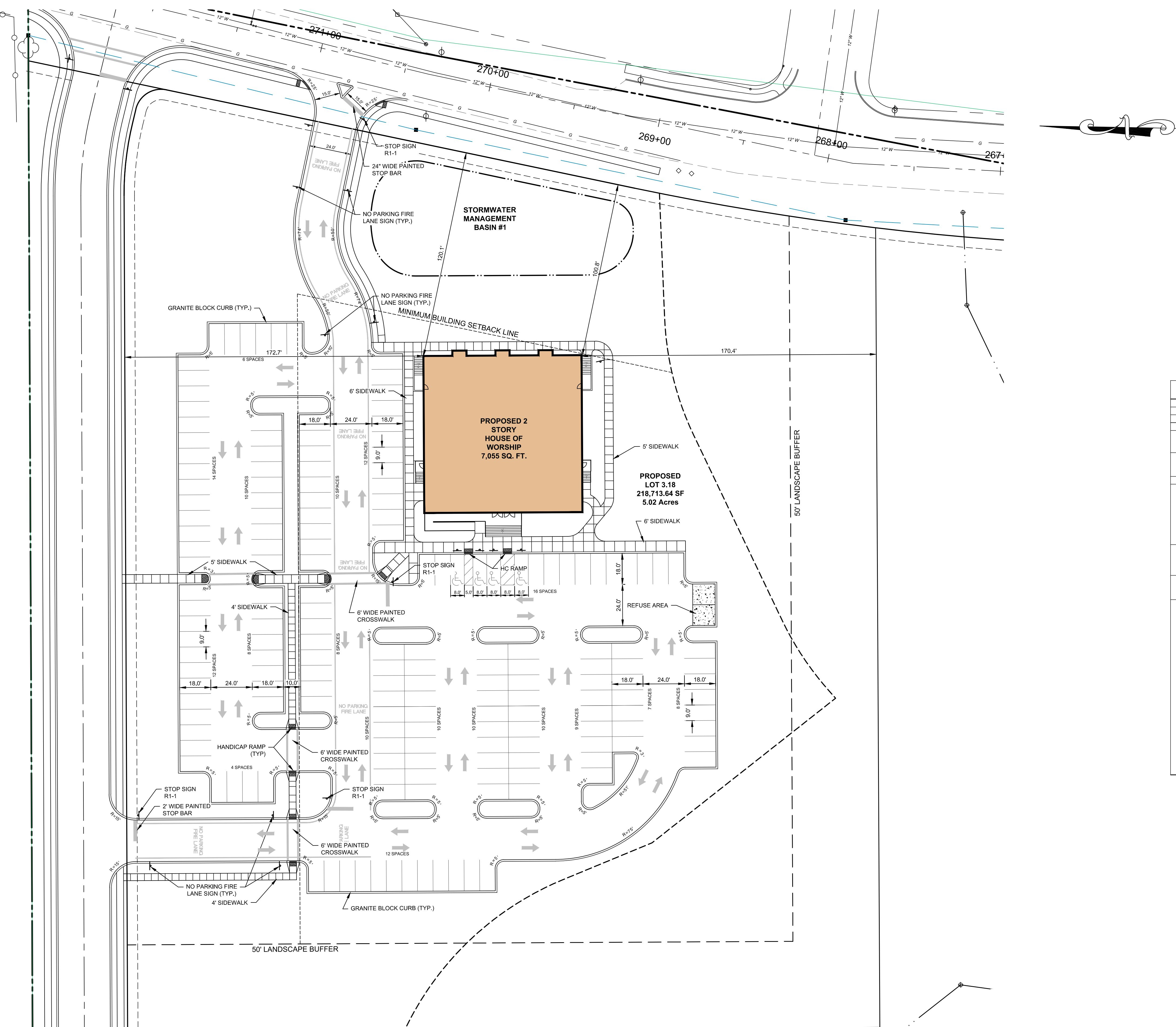


PROJECTS/24106 - 24106 100% SITE PLAN >



CHURCHES AND PLACES OF WORSHIP MAY BE PERMITTED AS A CONDITIONAL USE, PROVIDED THAT THE LOT, USE AND STRUCTURES SHALL ADHERE TO THE FOLLOWING PURSUANT TO 244-116:			
	REQUIRED	PROVIDED	NOTE
A.	THE REQUIRED MINIMUM LOT AREA SHALL BE TWO ACRES.	5.0 ACRES	COMPLIES
B.	THE REQUIRED MINIMUM LOT WIDTH SHALL BE 200 FEET.	351 FEET	COMPLIES
C.	THE REQUIRED MINIMUM LOT FRONTAGE SHALL BE 200 FEET.	351 FEET	COMPLIES
D.	NO PRINCIPAL BUILDING SHALL BE LOCATED CLOSER THAN 100 FEET TO ANY PUBLIC STREET RIGHT-OF-WAY AND NO CLOSER THAN 50 FEET TO ANY REAR OR SIDE PROPERTY LINE.	100.8 FEET TO FRONT PROPERTY LINE AND 170.4 FEET TO SIDE PROPERTY LINE	COMPLIES
E.	NO ACCESSORY BUILDING OR STRUCTURE SHALL BE PERMITTED IN ANY FRONT YARD, NOR SHALL ANY ACCESSORY BUILDING OR STRUCTURE BE LOCATED CLOSER THAN 30 FEET TO ANY REAR OR SIDE PROPERTY LINE.	NO ACCESSORY BUILDING IS PROPOSED	COMPLIES
F.	THE MAXIMUM PERMITTED BUILDING COVERAGE SHALL BE 25%.	4.0% IS PROPOSED	COMPLIES
G.	THE HEIGHT OF STRUCTURES TO BE CONSTRUCTED MAY EXCEED THE MAXIMUM HEIGHT REQUIREMENTS OF § 244-156 OF THIS CHAPTER, PROVIDED, HOWEVER, THAT THE FRONT, REAR AND SIDE YARD REQUIREMENTS SET FORTH ABOVE SHALL BE INCREASED BY TWO FEET FOR EACH FOOT BY WHICH THE HEIGHT OF THE STRUCTURE EXCEEDS THE MAXIMUM HEIGHT WHICH WOULD BE OTHERWISE PERMITTED BY THIS CHAPTER, AND FURTHER PROVIDED THAT IN NO CASE SHALL ANY PROPOSED STRUCTURE EXCEED 50 FEET IN HEIGHT.	35 FT. PROPOSED HEIGHT OF BUILDING COMPLIES WITH THE 35 FEET MAXIMUM BUILDING HEIGHT PERMITTED IN THE RG-3 ZONE	COMPLIES
H.	THE APPLICANT SHALL SUBMIT A LIST OF PROPOSED ACTIVITIES AND ANTICIPATED PARTICIPANTS, A TIMETABLE REFLECTING THE HOURS IN WHICH EACH BUILDING WILL BE USED AND ANY OTHER PERTINENT USES AND ACTIVITIES INTENDED TO TAKE PLACE ON THE SITE.	OUTLINED IN THE STATEMENT OF OPERATIONS	COMPLIES
I.	LOTS SHALL NOT HAVE THEIR PRIMARY FRONTAGE OR ACCESS ON A RESIDENTIAL ACCESS OR RESIDENTIAL NEIGHBORHOOD STREET OR ANY LOWER ORDER STREET, AS DEFINED BY THE RESIDENTIAL SITE IMPROVEMENT STANDARDS.	THE LOT HAS FRONTAGE AND ACCESS ON A MAJOR COLLECTOR STREET (SOUTH HOPE CHAPEL ROAD) AS DEFINED BY R.S.I.S.	COMPLIES
J.	BUFFER REQUIREMENTS: (1) PERIMETER BUFFER: A LANDSCAPED BUFFER SHALL BE REQUIRED AROUND THE ENTIRE LENGTH OF SIDE AND REAR PROPERTY LINES, EXCEPT WHERE ACCESS DRIVES OR OTHER ACCESSORY FEATURES MUST, OF NECESSITY, TRAVERSE THIS RESERVED STRIP. THE MINIMUM LANDSCAPE BUFFER WIDTHS SHALL BE AS FOLLOWS: (A) FROM A NONRESIDENTIAL USE OR DISTRICT: 25 FEET. (B) FROM A RESIDENTIAL USE OR DISTRICT: 50 FEET. (2) A REQUIRED BUFFER SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND OTHER SUITABLE PLANTINGS FOR BEAUTIFICATION AND SCREENING. NATURAL VEGETATION SHOULD BE RETAINED TO THE MAXIMUM DEGREE POSSIBLE. ON THOSE SITES WHERE NO EXISTING VEGETATION IS PRESENT OR EXISTING VEGETATION IS INADEQUATE TO PROVIDE SCREENING, THE APPLICANT SHALL SUITABLY GRADE AND PLANT THE REQUIRED BUFFER AREA. SUCH THAT THIS PLANTING SHALL PROVIDE AN ADEQUATE SCREEN OF AT LEAST SIX FEET IN HEIGHT SO AS TO CONTINUALLY RESTRICT THE VIEW. A MINIMUM ON-CENTER DISTANCE BETWEEN PLANTINGS SHALL BE SUCH THAT UPON MATURITY THE BUFFER WILL CREATE A SOLID SCREEN. THE BUFFER MAY BE SUPPLEMENTED WITH A FENCE OF SOLID MATERIAL WHERE NECESSARY. (3) OTHER SITE STANDARDS. THE FRONT YARD, EXCLUSIVE OF WALKWAYS, PAVILIONARE AS, OR DRIVEWAYS, SHALL BE LANDSCAPED WITH GRASS, TREES, SHRUBS, GROUND COVER, FLOWERS, EXISTING VEGETATION OR ANY SUITABLE COMBINATION THEREOF. PLANTINGS SHALL CONFORM, HOWEVER, TO RESTRICTIONS ON CORNER LOT PLACEMENT, IN ORDER TO PROTECT VISIBILITY.	NOT APPLICABLE 50 FEET	COMPLIES COMPLIES VARIANCE REQUIRED

PARKING REQUIREMENTS - HOUSE OF WORSHIP 1 (244-197)			
SANCTUARY	FLOOR AREA	PARKING SPACE REQUIRED	PARKING SPACE PROVIDED
CONGREGATION AREA (1)	8,790 SF	175	176

(1) The three (3) Bas Meдрash Rooms serve as the maximum Sanctuary Area being used at one time.

- LEGEND:**
- SITE BOUNDARY
 - - - BUILDING SETBACK LIMIT
 - EXISTING CURB
 - PROPOSED CURB
 - PROPOSED TRAFFIC FLOW DIRECTION
 - PROPOSED CONCRETE WALK / PAD

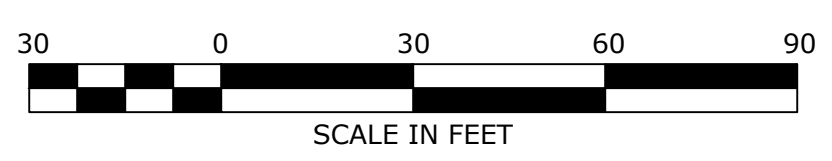
NOTE:
NO DEVELOPMENT, INCLUDING CLEARING AND LAND DISTURBANCE, IS PERMITTED IN WETLANDS OR WETLAND BUFFERS

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.

NO.	DATE	REVISION / DESCRIPTION	BY
1	5/18/22	REVISED PER ARCHITECTURAL PLANS	BK

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE: 732-383-0000 FAX: 732-383-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 246A2125400
WILLIAM A. STEVENS, P.E., P.P.
PROFESSIONAL ENGINEER NEW JERSEY LIC. #39915
PROFESSIONAL LAND SURVEYOR NEW JERSEY LIC. #5584

PRELIMINARY & FINAL MAJOR SUBDIVISION
HOUSE OF WORSHIP SITE PLAN
SWANBORNE LLC
LOTS 1, 8, 9, 10, 11, 12, 15, 116, 17, 18, AND 28 BLOCK: 20801
LOT 3 BLOCK 20701
TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY
SCALE: 1" = 30'
DATE: X JOB NUMBER: 24106 SHEET: X
DRAWN BY: BK DESIGNED BY: WAS CHECKED BY: WAS



PPSUSER:000 5/18/22
H:\PROJECTS\24106 - 24106 100% SITE PLAN >