

EXHIBIT X

NEW DEVELOPMENT CONCEPTUAL SITE PLAN



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 100'-0"

PARKING CALCULATIONS:

TOTAL PROPOSED PHASE 1A PARKING:
RESIDENTIAL: 676 SPACES (2.0 SPACES/DU)
HOTEL: 200 SPACES (1 SPACES/ROOM)

PHASE 1A PARKING:
EXISTING SPACES: 2,085 SPACES
PROPOSED SPACES: 876 SPACES
TOTAL PARKING: 2,961 SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL
PROPOSED PARKING/ SHARED PARKING ANALYSIS

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND
UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER
RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE
DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

PREPARED BY:

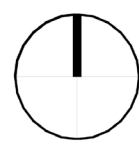
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PREPARED FOR:

JEMB
REALTY

ISSUE: DATE: FOR:

11/23/2022 NJSEA SUBMISSION - SITE PLAN
09/01/2023 OCEANPORT SUBMISSION



A-01

SITE PLAN

