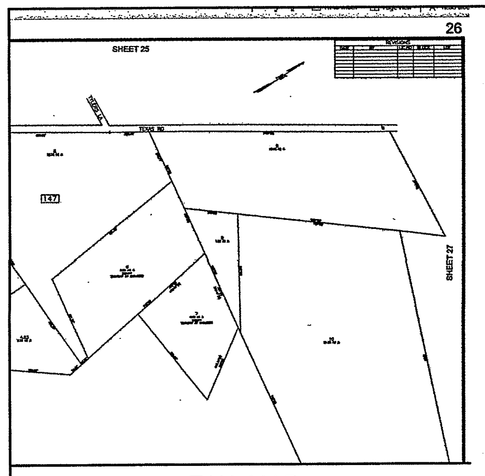


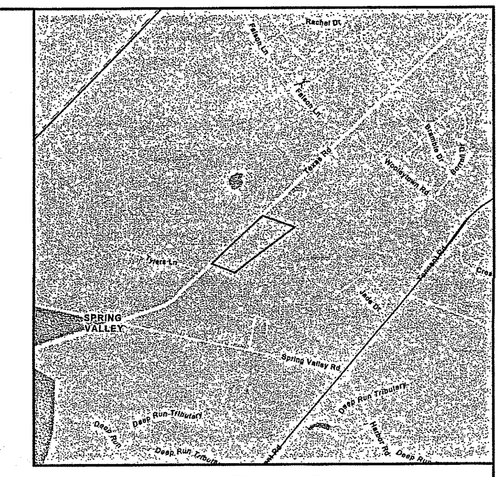
TAX MAP

EXISTING COVERAGE CALCULATIONS

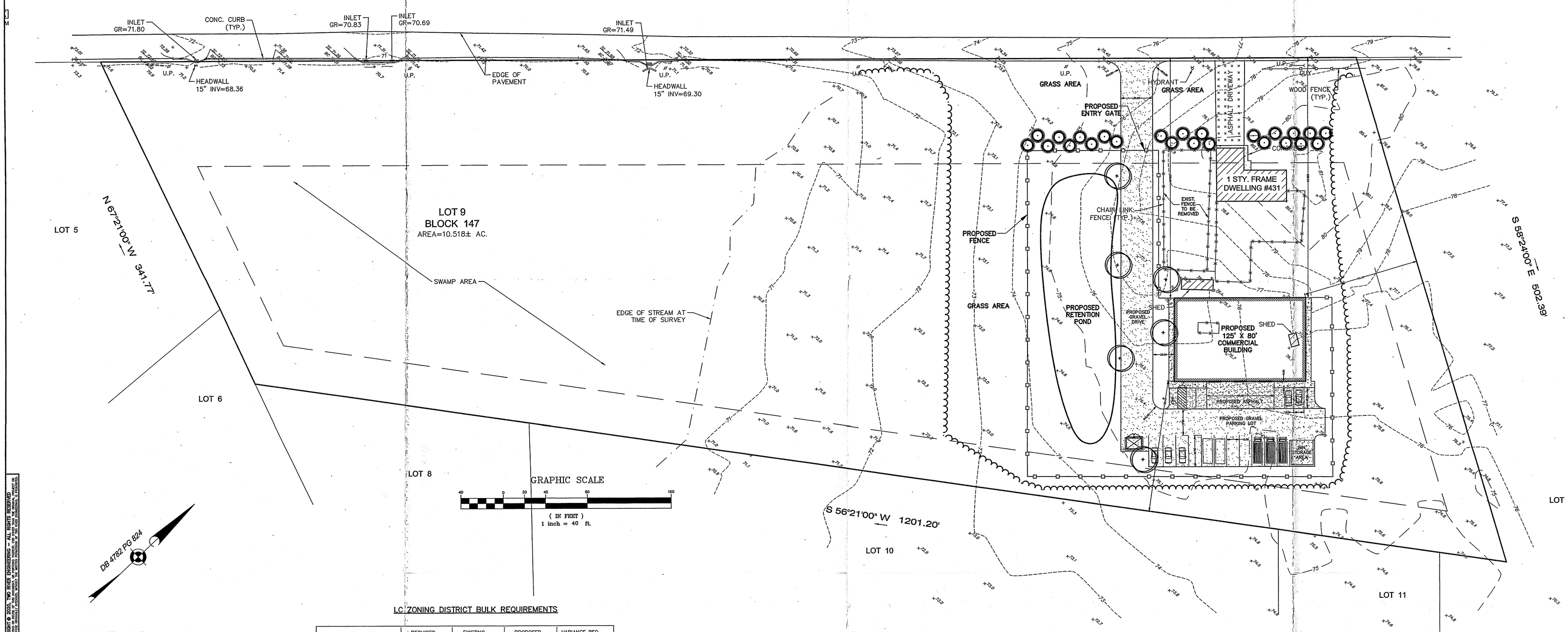
LOT COVERAGE	
LOT SIZE	458,164 SF
DRIVEWAY	2,193 SF
DWELLING	2,522 SF
WALKWAY	181 SF
TOTAL	
LOT COVERAGE	4,896 SF
	1.07%

PROPOSED COVERAGE CALCULATIONS

LOT COVERAGE	
LOT SIZE	458,164 SF
DRIVEWAY	2,193 SF
DWELLING	2,522 SF
WALKWAY	181 SF
BUILDING	10,000 SF
GRAVEL	19,447 SF
ASPHALT	3,171 SF
EAST SIDEWALK	634 SF
WEST SIDEWALK	613 SF
TOTAL	
LOT COVERAGE	38,761 SF
	8.46%



KEY MAP



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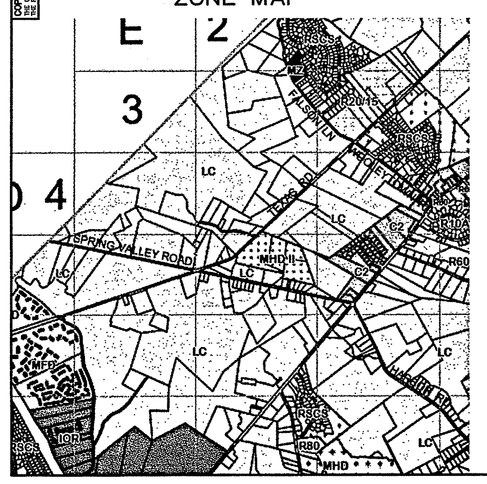
ZONE MAP



LC ZONING DISTRICT BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
MIN. LOT AREA	5 AC.	10.518 AC.	10.518 AC.	NO
MAX. DENSITY	0.16 LOTS/AC.	0.10 LOTS/AC.	0.10 LOTS/AC.	NO
MIN. LOT FRONTAGE	400 FT	1,192.95 FT	1,192.95 FT	NO
MIN. LOT WIDTH	400 FT	1,192.95 FT	1,192.95 FT	NO
MIN. LOT DEPTH	500 FT	500 FT	500 FT	NO
PRINCIPAL BUILDING				
FRONT YARD SETBACK	75 FT	86 FT	86 FT	NO
REAR YARD SETBACK	75 FT	301.8 FT	301.8 FT	NO
SIDE YARD SETBACK	75 FT	94.7 FT	94.7 FT	NO
MAXIMUM HEIGHT	35 FT	20 FT	20 FT	NO
MINIMUM G.F.A.	1,900 S.F.	2,522 S.F.	2,522 S.F.	NO
MINIMUM GROUND FLOOR AREA	1,200 S.F.	2,522 S.F.	2,522 S.F.	NO
ACCESSORY STRUCTURE				
FRONT YARD SETBACK	100 FT	N/A	229.04 FT	NO
REAR YARD SETBACK	40 FT	N/A	125.43 FT	NO
SIDE YARD SETBACK	40 FT	N/A	111.41 FT	NO
MAXIMUM HEIGHT	15 FT	N/A	26 FT	YES
MAXIMUM BLDG. COVERAGE	2%	0.56%	2.73%	YES
MAXIMUM LOT COVERAGE	5%	1.07%	8.46%	YES

GENERAL CONSTRUCTION NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY LOT 9 BLOCK 147 TOWNSHIP OF MARLBORO COUNTY OF MONMOUTH NEW JERSEY",PREPARED BY DAVID J. VON STEENBURG, NJPLS LIC. NO. 34500, DATED 11/20/19.
2. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
3. THIS PLAN IS NOT A SURVEY OR PLOT PLAN. IT IS TO BE UTILIZED TO OBTAIN A USE VARIANCE FOR A PROPOSED COMMERCIAL BUILDING.

SIGNATURE BLOCKS

APPROVED AS A USE VARIANCE PLAN BY THE TOWNSHIP OF MARLBORO ZONING BOARD OF ADJUSTMENTS ON _____

ATTEST: _____ CHAIRMAN

_____ SECRETARY _____ DATE

_____ TOWNSHIP ENGINEER _____ DATE

_____ TOWNSHIP PLANNER _____ DATE

REV.	DATE	DESCRIPTION

TRE
TWO RIVER ENGINEERING
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Colts Neck, N.J. 07722 Fax: 732.866.4348
■ Civil Engineers
■ Forensic Experts
■ Environmental Consultants

PROJECT NO.: 19103
DATE: FEB. 28, 2020
DRAWING NO.: 19103CP2
DRAWN BY: AJG
CLIENT: SAGARIA
SCALE: 1"=40'

A-18

USE VARIANCE PLAN

SOUTH SHORE PAVING COMMERCIAL BUILDING

FOR

BLOCK 147
LOT 9

TAX MAP SHEET NO. 26

TOWNSHIP OF MARLBORO
MONMOUTH COUNTY
NEW JERSEY

A.U. GARITO, JR.
02-28-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

SHEET NO. 1 OF 1