



11,707.21 sf

6,400 SF OFFICE / RETAIL

17,859.89 sf

**ZONING REQUIREMENTS**

DESCRIPTION	REQUIRED	PROVIDED
LOT SIZE 25.01 & 49.01 - ACRE	.5 ACRE	5.12 ACRE
LOT SIZE - SQUARE FEET	20,000 SF	222,755 SF
MAXIMUM BUILDING COVERAGE	60%	0.03
MAX F.A.R.	0.60	0.02
MAX IMPERVIOUS COVERAGE	60%	11%
MIN PARKING STALLS OFFICE	4.5 / 1,000 SF	
MIN PARKING STALLS OFFICE	29 STALLS	29 STALLS
FRONTAGE	150'	127.2'
PARKING SETBACK	20'	17.5'
BUILDING SETBACK - FRONT YARD	60'	60'
BUILDING SETBACK - SIDE YARD	15'	15'

\* VARIANCE REQUIRED

\* \*

TAYLORS MILL ROAD

U.S. ROUTE 9 RAMP

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Project Name: TAYLOR MILLS ROAD / ROUTE 9  
 BLOCK 10 / LOTS 25.01 / 49.01  
 MANALAPAN NJ

Revision Notes:

Title: CONCEPT SITE PLAN #1

Sheet: S1