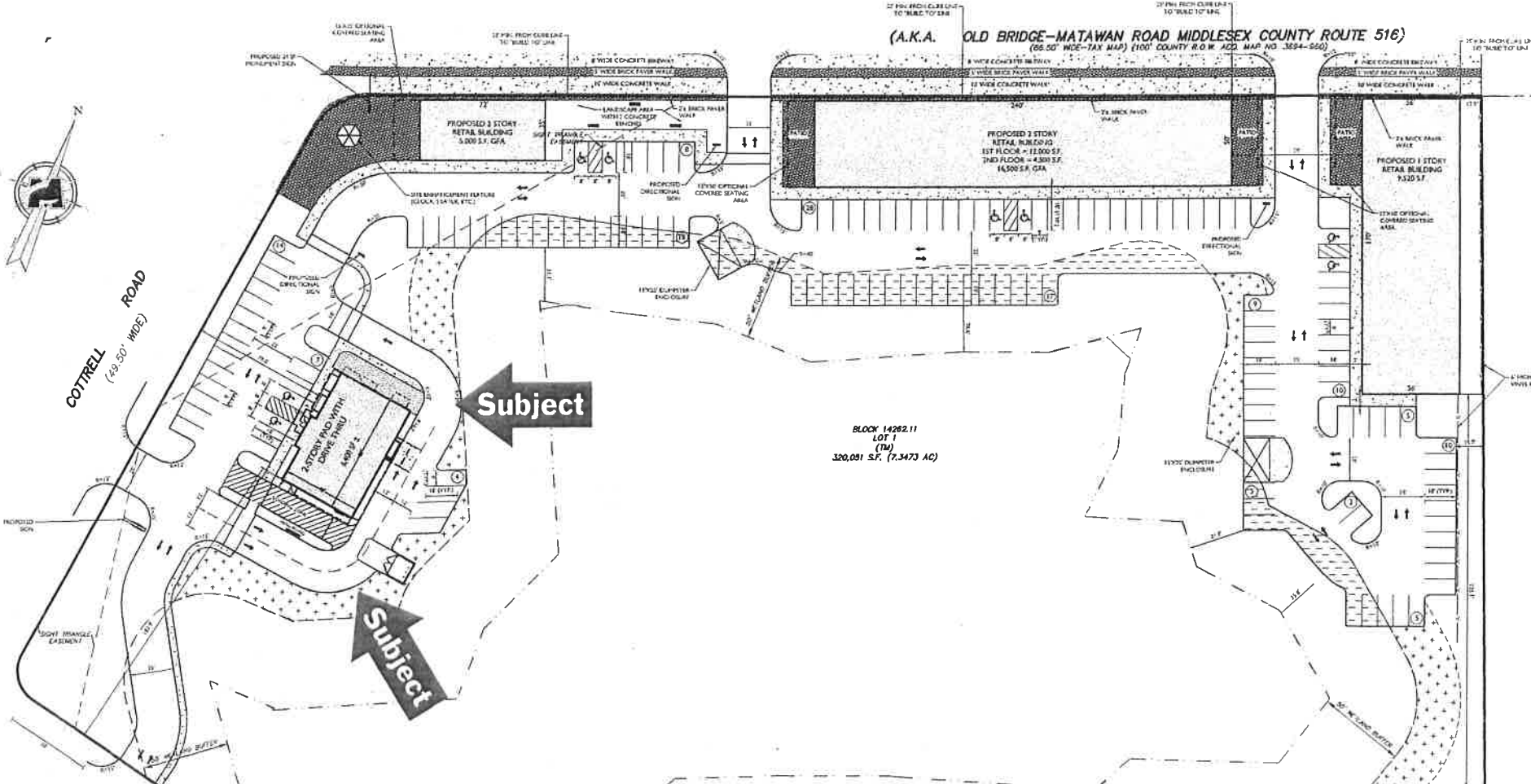


(A.K.A. OLD BRIDGE-MATAWAN ROAD MIDDLESEX COUNTY ROUTE 516)
 (66.50' WIDE-TAY MAP) (100' COUNTY R.O.W. ADJ. MAP NO. 3624-266)



Subject

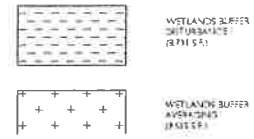
Subject

BLOCK 14282.11
 LOT 1
 (TM)
 320,051 S.F. (7.3473 AC)

ZONING REQUIREMENTS FOR TCO-1A (MAY BE SUBJECT DISTRICT ZONING) LOT 2 (TM)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	5,000 SF	110,051 SF
MINIMUM LOT WIDTH	40 FT	1,032.5 FT
MINIMUM CRITICAL AREA	80%	41.95%
FRONT YARD SETBACK	13 FT, 25 FT FROM CURB LINE TO "BUILD TO LINE"	14 FT, 25 FT FROM CURB LINE TO "BUILD TO LINE"
MINIMUM SIDE YARD	3 FT	12.5 FT
MINIMUM REAR YARD	3 FT	12.5 FT
MAXIMUM HEIGHT (STORIES)	3	2 STORY
MAXIMUM HEIGHT (FEET)	35	43.5 FT
MAXIMUM FLOOR AREA RATIO	3.02	3.13
MINIMUM LANDSCAPE AREA, % T.O.	2.43	3.64

PARKING REQUIREMENTS
 PARKING STALL SIZE: 10'x25'
 DRIVEWAY AISLE SIZE: 24'
 PARKING SPACE COUNT REQUIREMENT: 1:3,900 SF GFA (1:14,000 SF)



NOTE
 EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION TAKEN FROM ENTITLED "OUTBOUND & TOPOGRA-PAC SURVEY PLAN PREPARED FOR BLOCK 14141 II SITUATED IN T-6 TO W-49 OF P.O.D. BRIDGE-HOOK COUNTY, NEW JERSEY" PREPARED BY CLEAR POINT SERVICES, LLC, DAT 1/11/17