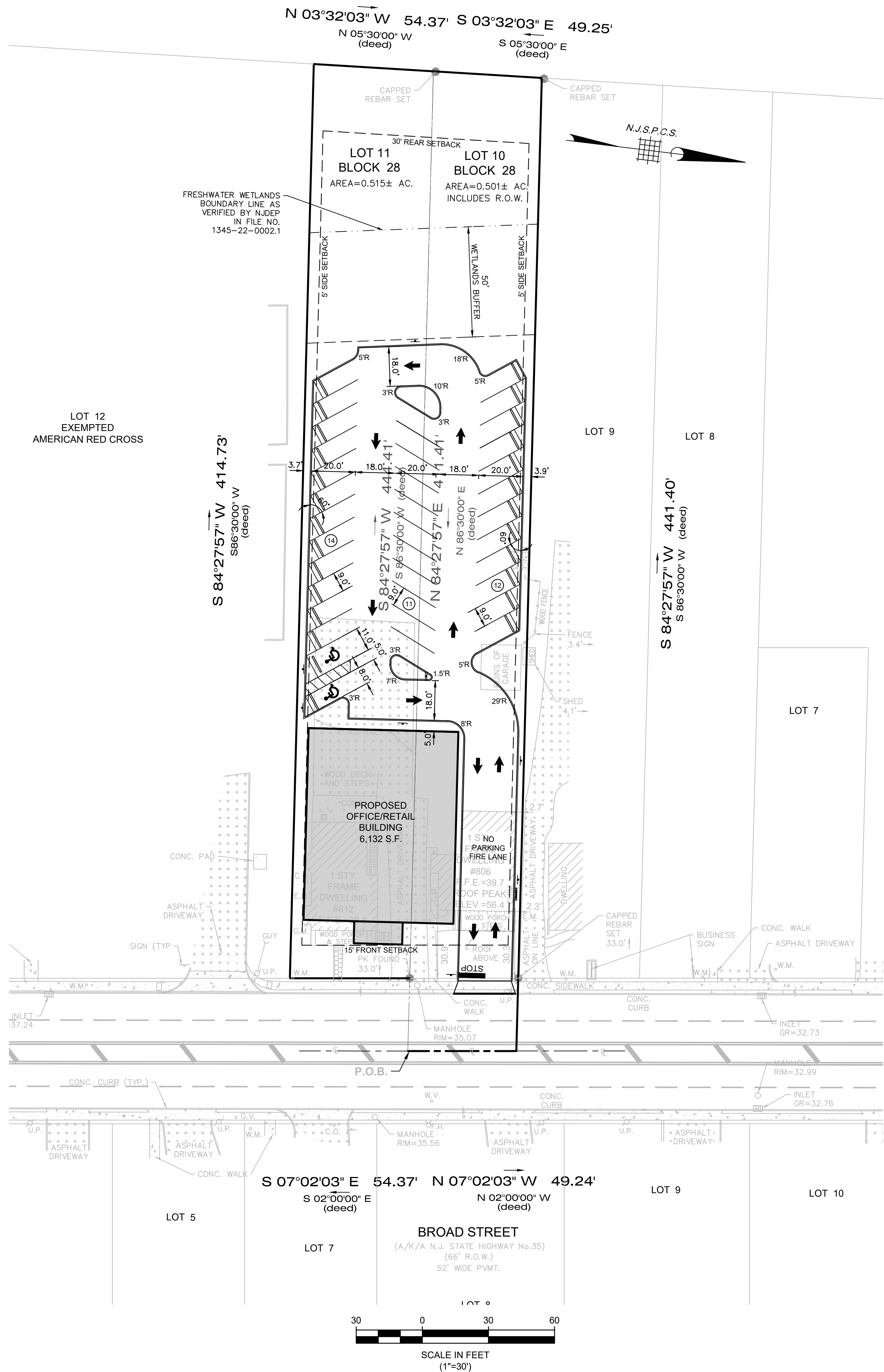


N:\Jobs\1\123-00770 Broad St. Shrewsbury NJ\123-00770-001.dwg New 06.2023 - 4444.dwg



ZONING TABLE			
BLOCK 40, LOT 10		ZONE: B-1 GENERAL BUSINESS	
EXISTING USE: RETAIL PROPOSED USE: RETAIL/OFFICE WITH PARKING LOT			
ITEM	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	20,000 S.F.	42,624 S.F.	42,624 S.F.
Min. Lot Width	150'	103.61'	103.61'(V)
Min. Front Yard	15'	21.48'	15.5'
Min. Side Yard	5'	2.3'	5.5'
Min. Rear Yard	30'	330.94'	298.34'
Max. Building Height	30 Ft./2 stories	15'	15'
Max. Bldg. Coverage	40%	7.00%	14%
Max. Imp. Coverage	65%	22.00%	57.00%
Min. Gross Floor Area	625 S.F.		
Max. Floor Area Ratio	0.40	0.15	0.15
PARKING			
Required:	1 per 150 S.F.	10 Spaces (E)	37 Spaces(V)
	(6,136 S.F./150 S.F. = 41 Spaces)		
(N.C.) = No Change			
(E) = Existing Non Conformity			
(V) = Variance			

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."



MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

REV	DATE	DESCRIPTION	BY
PRELIMINARY & FINAL MAJOR SITE PLAN			
SITE LAYOUT PLAN			
LOT 10 & 11 BLOCK 28			
806 & 812 BROAD STREET			
BOROUGH OF SHREWSBURY			
COUNTY OF MONMOUTH NEW JERSEY			
Scale: 1"=30'	Drawn By: JJK	Date: 10/30/23	JOB #: E23-00770
CAD File #: SITE PLAN		Sheet #: 2	of 7