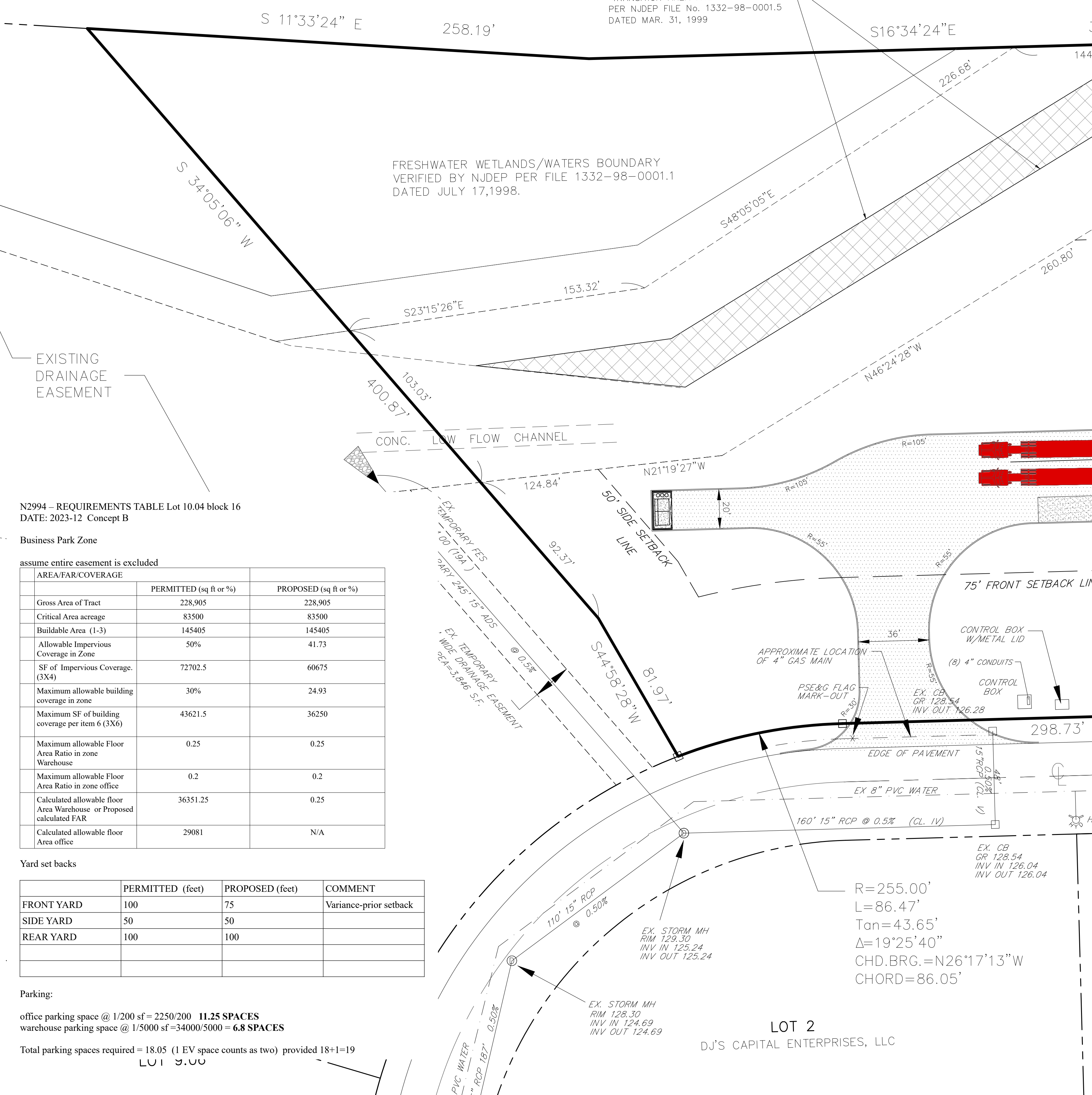
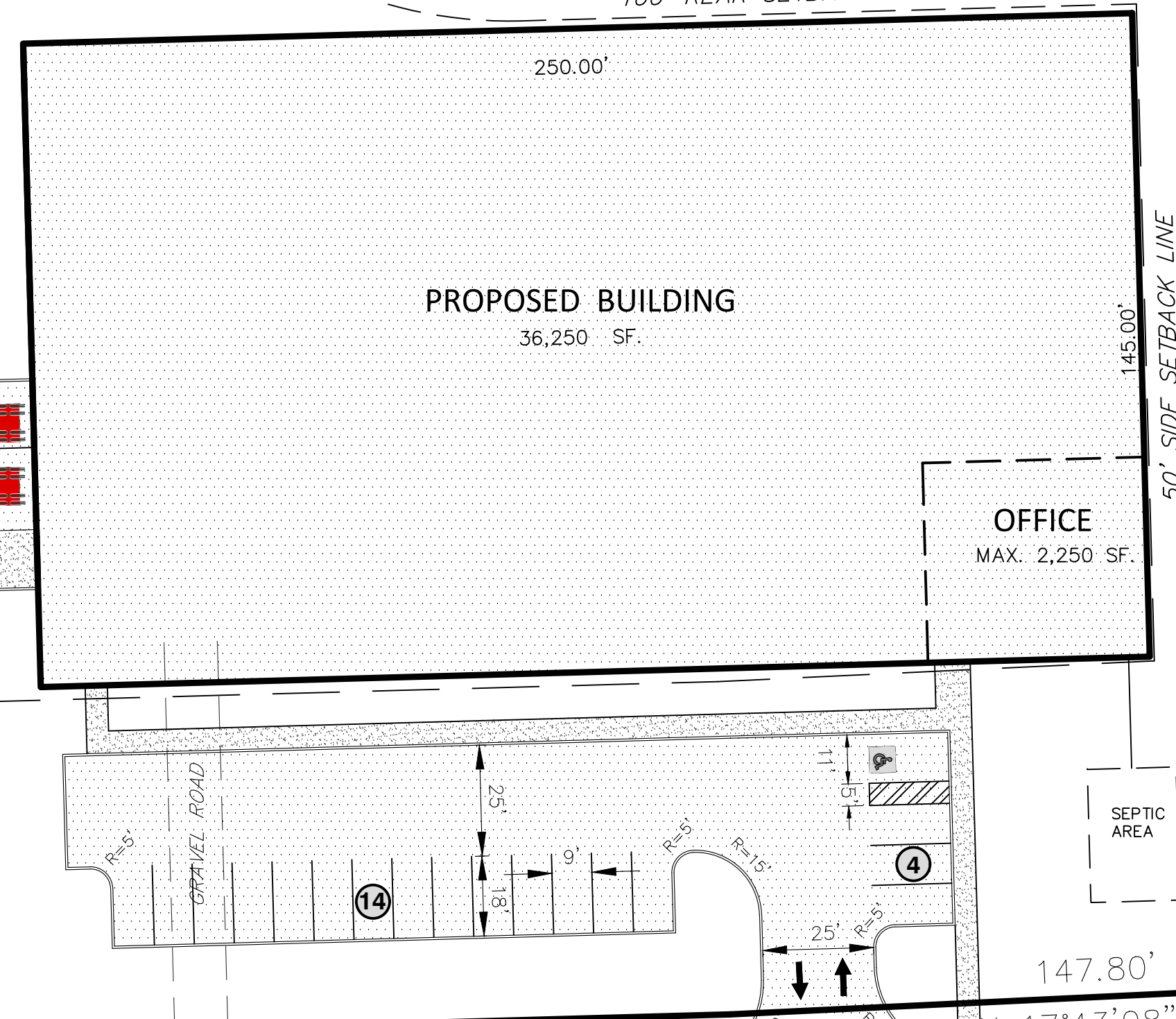


BLOCK 16
LOT 10
MAOR MATITIAHU, ET. ALS

LOT 10.06
MECCA INVESTORS, INC.

(VACANT)
BLOCK 16
LOT 10.04
MECCA INVESTORS, INC.
AREA=228,905 S.F.
5.25 AC.

LOT 10.05
MECCA INVESTORS, INC.



N2994 - REQUIREMENTS TABLE Lot 10.04 block 16
DATE: 2023-12 Concept B

Business Park Zone

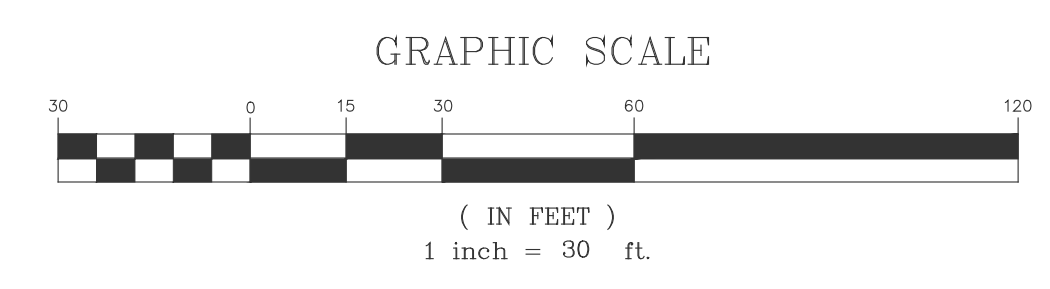
assume entire easement is excluded

AREA/FAR COVERAGE	PERMITTED (sq ft or %)	PROPOSED (sq ft or %)
Gross Area of Tract	228,905	228,905
Critical Area acreage	83500	83500
Buildable Area (1-3)	145405	145405
Allowable Impervious Coverage in Zone	50%	41.73%
SF of Impervious Coverage	72702.5	60675
Maximum allowable building coverage in zone	30%	24.93%
Maximum SF of building coverage per item 6 (3X6)	43621.5	36250
Maximum allowable Floor Area Ratio in zone Warehouse	0.25	0.25
Maximum allowable Floor Area Ratio in zone office	0.2	0.2
Calculated allowable floor Area Warehouse or Proposed calculated FAR	36351.25	0.25
Calculated allowable floor Area office	29081	N/A

Yard set backs

	PERMITTED (feet)	PROPOSED (feet)	COMMENT
FRONT YARD	100	75	Variance-prior setback
SIDE YARD	50	50	
REAR YARD	100	100	

Parking:
office parking space @ 1/200 sf = 2250/200 **11.25 SPACES**
warehouse parking space @ 1/5000 sf = 34000/5000 = **6.8 SPACES**
Total parking spaces required = 18.05 (1 EV space counts as two) provided 18+1=19
LOT 10.04



NO.	DESCRIPTION	DATE

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 245427989-500 •
100 RIKE DRIVE
MILLSTONE TOWNSHIP, NJ 08535
PH: 609-948-5550

12 ROBERTS PKWY.
41 WATER STREET
TOWNSHIP, NJ 08875
PH: 202-224-0908

RICHARD P. WIENER
L.L.A. NJ LIC. NO. 21A500046400

DATE	11/29/23
SCALE	1"=30'
DRAWN	
CHECKED	
SHEET	1 of 1
POCKET	

**LOT 10.04
BLOCK 16**

MILLSTONE TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

CONCEPT "B"