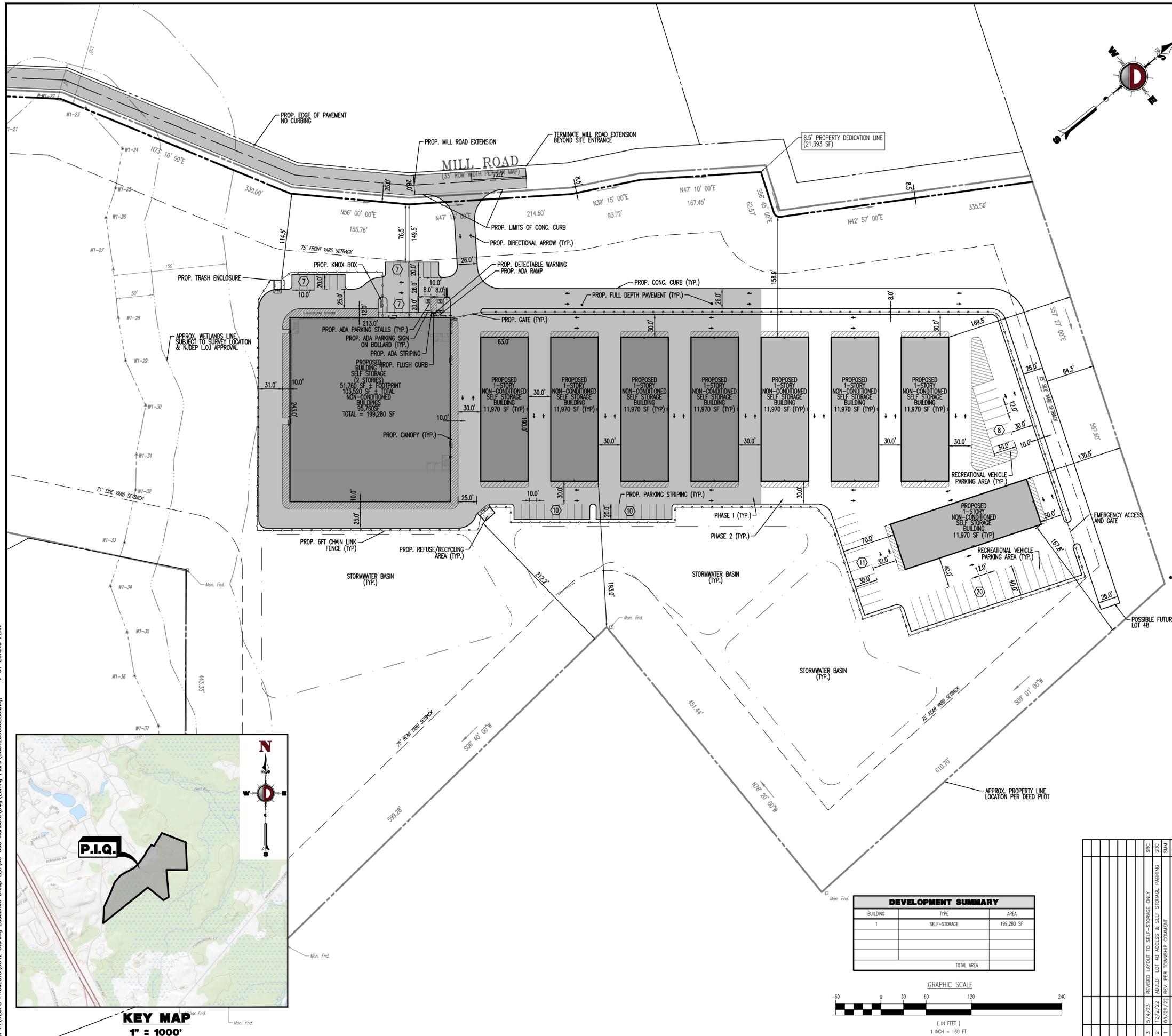


GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: DEED PLOT EXHIBIT DYNAMIC SURVEY, LLC 1904 MAIN STREET LAKE COMO, MONMOUTH COUNTY, NEW JERSEY FILE #: 1406-99-003SE DATED: 07/31/2017 LAST REVISED: 08/09/17
- OWNER: BLOCK 172, LOT 33 YANKEE INVESTMENTS, LLC 75 SOUTH ORANGE AVENUE SOUTH ORANGE, NJ 07079
- APPLICANT: 142 AMBOY ROAD LLC P.O. BOX 1537 LAKEWOOD, NJ 08701
- PARCEL DATA: BLOCK 172 LOT 33 142 AMBOY ROAD TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY ZONE: LC (LAND CONSERVATION ZONE) USE: VACANT - SELF-STORAGE-FLEX WAREHOUSE (NOT PERMITTED) (V)
- SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	ZONE LC	EXISTING	PROPOSED *
MINIMUM LOT AREA	5 Ac	1,461,735 SF (33,557 Ac)	1,440,341 (33,066 Ac)
MINIMUM LOT WIDTH	400 FT	2,167 FT	2,167 FT
MINIMUM LOT FRONTAGE	400 FT	2,523 FT	2,523 FT
MINIMUM LOT DEPTH	500 FT	575 FT	566 FT
MINIMUM FRONT YARD SETBACK (MILL ROAD)			
-BUILDING	75 FT	N/A	149.50 FT
-ACCESSORY	100 FT	N/A	114.5 FT
-PARKING	N/S	N/A	76.5 FT
MINIMUM REAR YARD SETBACK			
-BUILDING	75 FT	N/A	167.8 FT
-ACCESSORY	40 FT	N/A	212.2 FT
-PARKING	N/A	N/A	54.2 FT
MINIMUM SIDE YARD SETBACK			
-BUILDING	75 FT	N/A	130.8 FT
-ACCESSORY	40 FT	N/A	304.8 FT
-PARKING	N/A	N/A	64.3 FT
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	N/S	N/A	N/A
MAXIMUM BUILDING HEIGHT (PRINCIPAL/ACCESSORY)	35/40 FT	N/A	35 FT
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	2% (28,866 SF)	0%	10.4% (150,000 SF) (V)
MAXIMUM LOT COVERAGE (IMPERVIOUS AREA)	5% (72,166SF)	N/A	26.0% (375,000 SF) (V)
OPEN SPACE (PERVIOUS AREA)	N/S	100% (1,461,735 SF)	75.0% (1,080,341 SF)
MINIMUM GROSS FLOOR AREA	1,900 SF	N/A	235,520 SF
MAXIMUM FLOOR AREA RATIO (F.A.R.)	N/S	0.00	N/A
MINIMUM GROUND FLOOR AREA	1,200 SF	0.00	12.8% (183,760 SF)

- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
* AFTER 8.5 FT R.O.W. DEDICATION
- PARKING (OFF-STREET PARKING): § 220-97
 A. -(5) PARKING NOT PERMITTED IN THE FRONT YARD (COMPLIES)
 B. -(6) STREET PARKING SPACE SHALL BE 10 FT WIDE (COMPLIES)
 C. -(3) DRIVEWAYS SHALL NOT BE CLOSER THAN 10 FT TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTION STREET (COMPLIES)
 D. -(4) DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 25 FT (COMPLIES)
 E. -(1) OFF STREET PARKING AREAS WHICH ADJUT RESIDENTIAL USES SHALL HAVE A 25 FT SETBACK FROM THE LOT LINE (COMPLIES)
 F. -(1) SELF-STORAGE: 1 PER 5,000 SF G.F.A. 199,280 / 5,000 = 39.8 USE 40, 41 PROVIDED (COMPLIES)
 - LOADING (OFF-STREET LOADING): § 200-98
 A. 1-12'X35' LOADING STALL PER BUILDING (N/A TO SELF-STORAGE USE)
 - BUFFER AREAS: § 220-100
 E. PARKING AREAS OF FOUR (4) OR MORE VEHICLES OR LOADING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES. BUFFER SHALL BE A MINIMUM OF 6 FT HIGH (COMPLIES)
 - EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF A DETAILED SURVEY.
 - THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A DETAILED SURVEY.
 - A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
 - THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.
 - THIS PLAN IS INTENDED FOR ZONING REVIEW PURPOSES ONLY.
 - THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
 - APPROX. WETLANDS LOCATION BASED ON FILED LOCATION PERFORMED IN APRIL 2021 & SUBJECT TO SURVEY LOCATION AND AN NUDEP L.O.I APPROVAL.
 - ADDITIONAL VARIANCES AND/OR WAIVERS MAY APPLY UPON SUBMISSION OF DETAILED ENGINEERING DRAWINGS AS PART OF A SITE PLAN APPLICATION.



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: **SELF-STORAGE ONLY ZONING PLAN**

PROJECT: **MARLBORO COMMUNITY COMMERCE PARK PROPOSED SELF-STORAGE & FLEX WAREHOUSE FACILITIES**

BLOCK: 172, LOT 33
 142 AMBOY ROAD
 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ

JOB No: 3342-99-003 DATE: 5/16/2022
 DRAWN BY: SRC SCALE: (H) 1"=60' (V)
 DESIGNED BY: SRC SHEET No:
 CHECKED BY: SRC
 CHECKED BY: -

STEVEN R. CATTANI **JUSTIN A. GEONNOTTI**

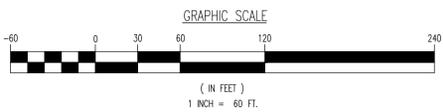
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 40014
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Rev. # 3

DEVELOPMENT SUMMARY

BUILDING	TYPE	AREA
1	SELF-STORAGE	199,280 SF
TOTAL AREA		199,280 SF



Plotted: 05/10/23 - 11:47 AM, By: scattani, Product Ver: 24.2a (LMS Tech)
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