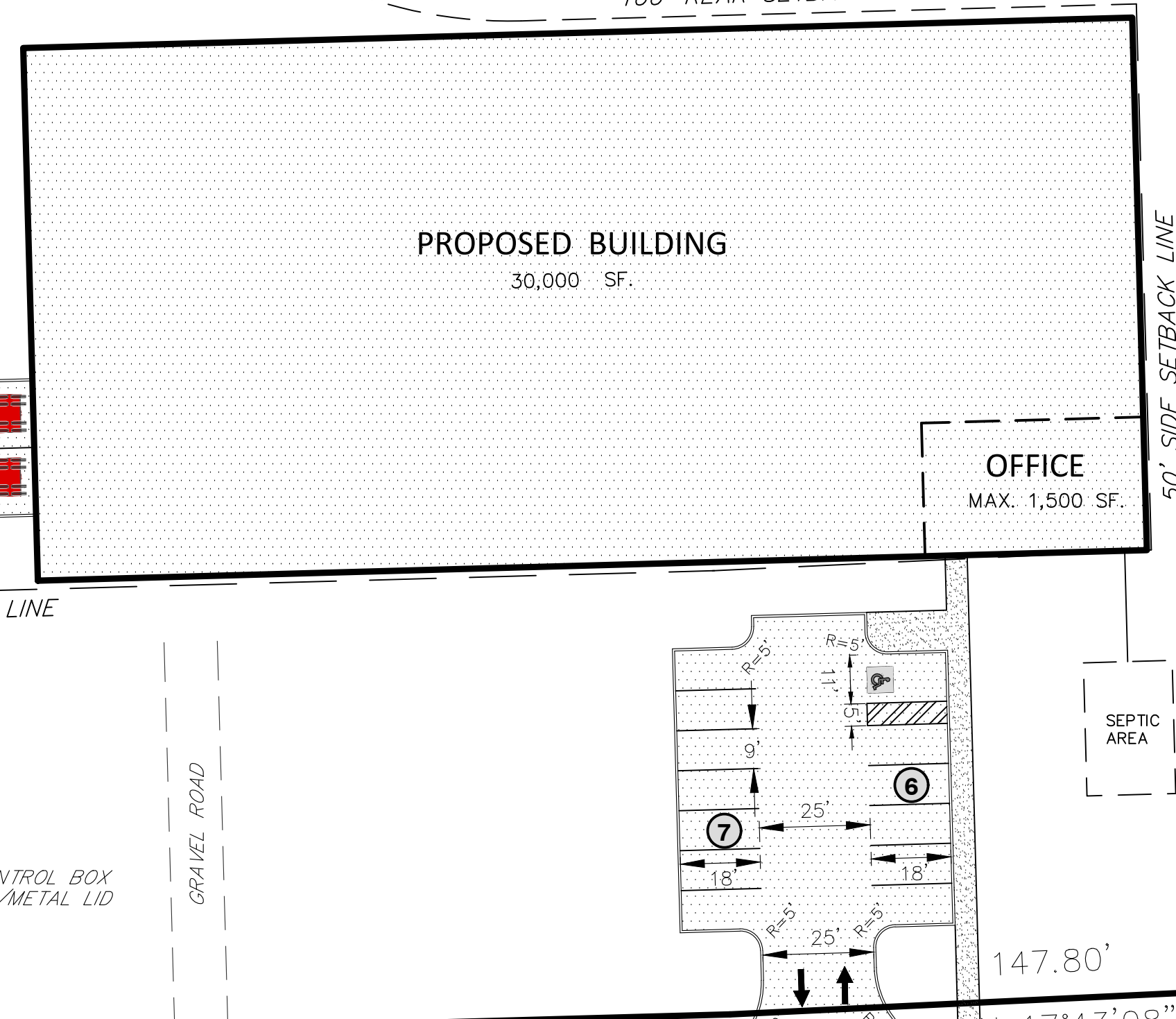


BLOCK 16
LOT 10
MAOR MATITIAHU, ET. ALS

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.



FRESHWATER WETLANDS/WATERS BOUNDARY
VERIFIED BY NJDEP PER FILE 1332-98-0001.1
DATED JULY 17, 1998.

APPROVED FRESHWATER WETLANDS
TRANSITION AREA AVERAGING LINE
PER NJDEP FILE No. 1332-98-0001.5
DATED MAR. 31, 1999

EXISTING
DRAINAGE
EASEMENT

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

Business Park Zone

assume entire easement is excluded

AREA/FAR/COVERAGE	ALLOWABLE (sq ft or %)	PROPOSED (sq ft or %)
PERMITTED		
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%	32.84
SF of Impervious Coverage (3X4)	72702.5	47750
Maximum allowable building coverage in zone	30%	20.63
Maximum SF of building coverage per item 6 (3X6)	43621.5	30000
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 FAR	36351.25	0.21
Calculated allowable floor Area office	29081	N/A

Yard set backs

	PERMITTED (feet)	PROPOSED (feet)	COMMENT
FRONT YARD	100	100	
SIDE YARD	50	50	
REAR YARD	100	100	

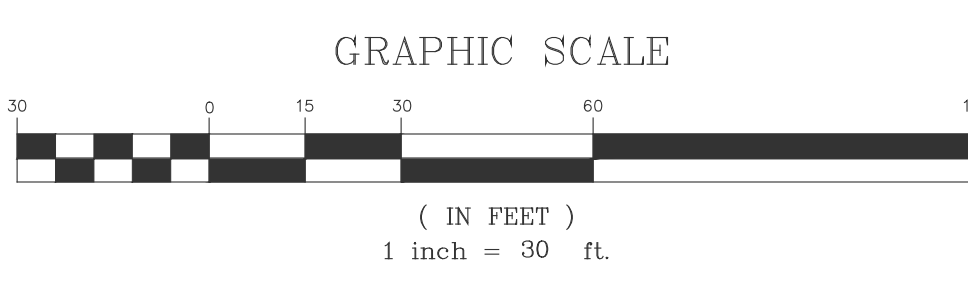
Parking:

office parking space @ 1/200 sf = 1500/200 = 7.5 SPACES
warehouse parking space @ 1/5000 sf = 28500/5000 = 5.7 SPACES

Total parking spaces required = 13.2 (1 EV space counts as two) provided 13 +/-14

LOT 2
DJ'S CAPITAL ENTERPRISES, LLC

BLOCK 16.01
LOT 1
TLP REALTY, LLC



NO.	DESCRIPTION	DATE

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 245427883-500 •
100 RIKE DRIVE MILLSTONE TOWNSHIP, NJ 08535
PH: 609-948-5550

12 ROBERTS POBY 41 WATER STREET TOMS RIVER, NJ 08753
PH: 856-224-0900

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 "A"