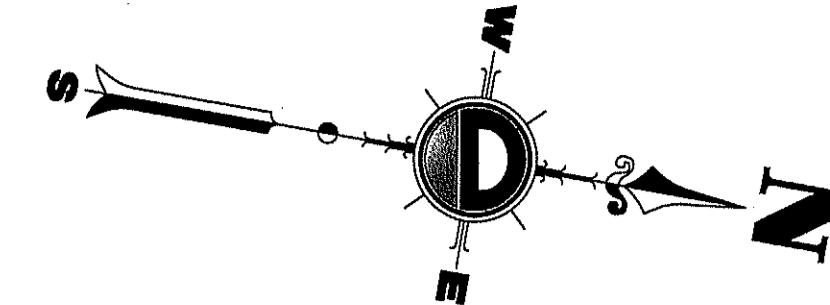


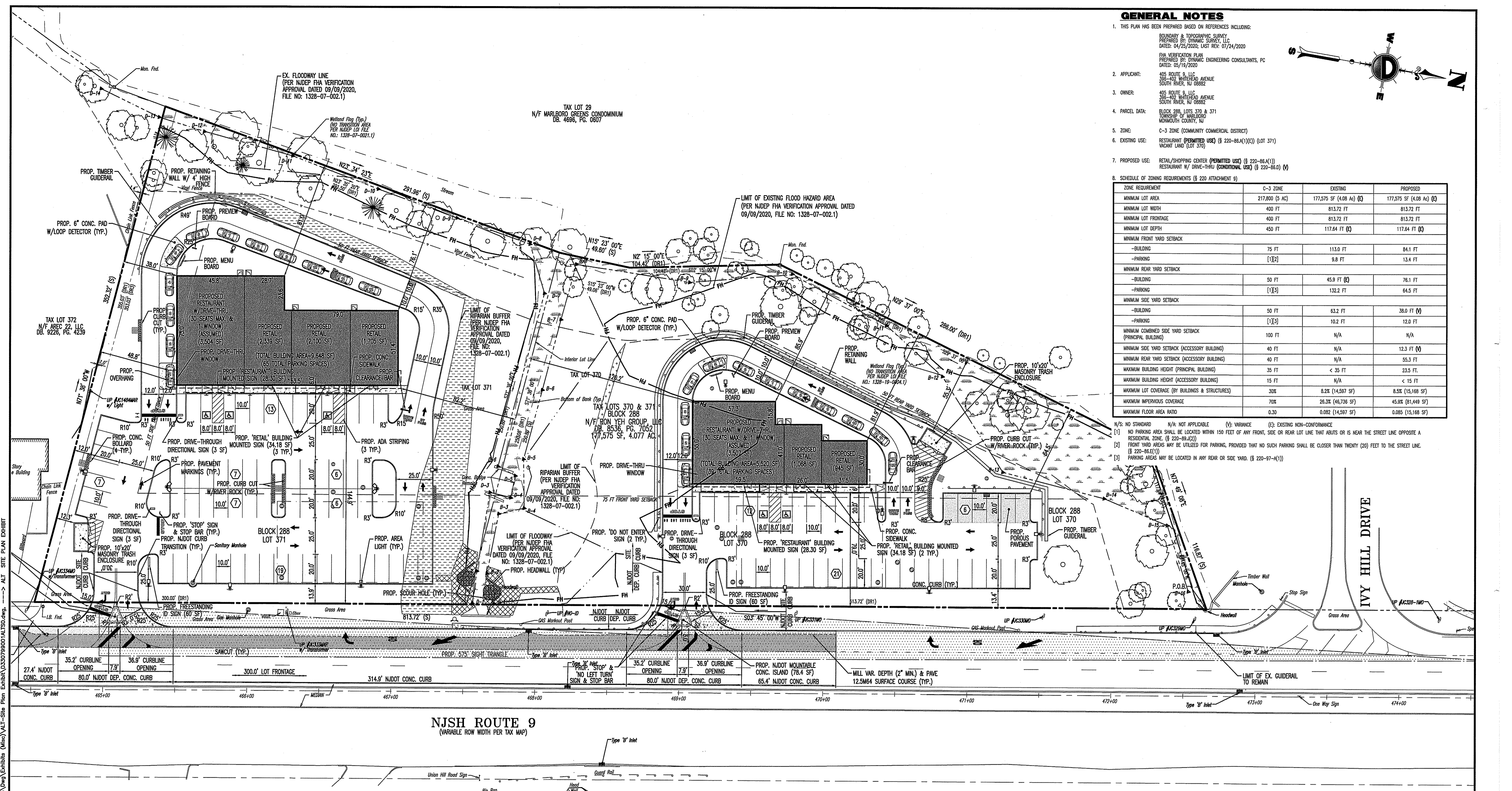
**GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
BOUNDARY & TOPOGRAPHIC SURVEY  
PREPARED BY: DYNAMIC SURVEY, LLC  
DATED: 04/25/2020; LAST REV: 07/24/2020  
FHA VERIFICATION PLAN  
PREPARED BY: DYNAMIC ENGINEERING CONSULTANTS, PC  
DATED: 07/19/2020
- APPLICANT: 405 ROUTE 9, LLC  
395-402 WHITEHEAD AVENUE  
SOUTH RIVER, NJ 08882
- OWNER: 405 ROUTE 9, LLC  
395-402 WHITEHEAD AVENUE  
SOUTH RIVER, NJ 08882
- PARCEL DATA: BLOCK 288, LOTS 370 & 371  
TOWNSHIP OF MARLBORO  
MONMOUTH COUNTY, NJ
- ZONE: C-3 ZONE (COMMUNITY COMMERCIAL DISTRICT)
- EXISTING USE: RESTAURANT (PERMITTED USE) (§ 220-86.4(1)(E)) (LOT 371)  
VACANT LAND (LOT 370)
- PROPOSED USE: RETAIL/SHOPPING CENTER (PERMITTED USE) (§ 220-86.4(1))  
RESTAURANT W/ DRIVE-THRU (CONDITIONAL USE) (§ 220-86.0) (V)

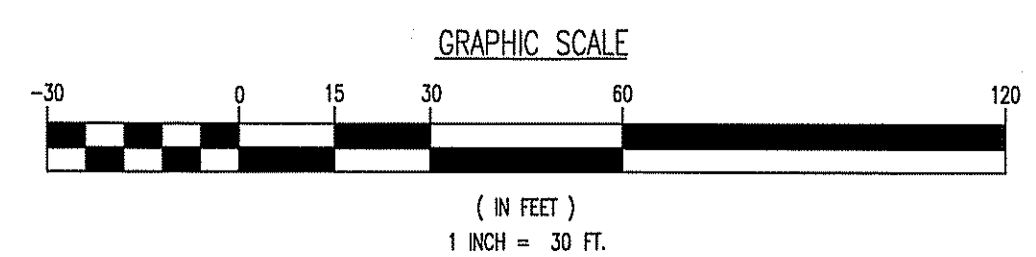


ZONE REQUIREMENT	C-3 ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	217,800 (5 AC)	177,575 SF (4.08 AC) (E)	177,575 SF (4.08 AC) (E)
MINIMUM LOT WIDTH	400 FT	813.72 FT	813.72 FT
MINIMUM LOT FRONTAGE	400 FT	813.72 FT	813.72 FT
MINIMUM LOT DEPTH	450 FT	117.64 FT (E)	117.64 FT (E)
MINIMUM FRONT YARD SETBACK			
-BUILDING	75 FT	113.0 FT	84.1 FT
-PARKING	[1][2]	9.8 FT	13.4 FT
MINIMUM REAR YARD SETBACK			
-BUILDING	50 FT	45.9 FT (E)	76.1 FT
-PARKING	[1][3]	132.2 FT	64.5 FT
MINIMUM SIDE YARD SETBACK			
-BUILDING	50 FT	63.2 FT	38.0 FT (V)
-PARKING	[1][3]	10.2 FT	12.0 FT
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	100 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	40 FT	N/A	12.3 FT (V)
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	40 FT	N/A	55.3 FT
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	35 FT	< 35 FT	23.5 FT
MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING)	15 FT	N/A	< 15 FT
MAXIMUM LOT COVERAGE (BY BUILDINGS & STRUCTURES)	30%	8.2% (14,597 SF)	8.5% (15,168 SF)
MAXIMUM IMPERVIOUS COVERAGE	70%	26.3% (46,736 SF)	45.9% (81,449 SF)
MAXIMUM FLOOR AREA RATIO	0.30	0.082 (14,597 SF)	0.085 (15,168 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-COMFORMANCE  
 [1] NO PARKING AREA SHALL BE LOCATED WITHIN 150 FEET OF ANY FRONT, SIDE OR REAR LOT LINE THAT ADJUTS OR IS NEAR THE STREET LINE OPPOSITE A RESIDENTIAL ZONE. (§ 220-89.4(2))  
 [2] FRONT YARD AREAS MAY BE UTILIZED FOR PARKING, PROVIDED THAT NO SUCH PARKING SHALL BE CLOSER THAN TWENTY (20) FEET TO THE STREET LINE. (§ 220-86.1(1))  
 [3] PARKING AREAS MAY BE LOCATED IN ANY REAR OR SIDE YARD. (§ 220-97-4(1))



**NJSH ROUTE 9**  
(VARIABLE ROW WIDTH PER TAX MAP)



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

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

**TITLE: ALTERNATE SITE PLAN EXHIBIT**

PROJECT: <b>405 ROUTE 9, LLC</b> PROPOSED RETAIL AND RESTAURANTS W/ DRIVE-THRU BLOCK 288, LOTS 370 & 371 405 NJSH ROUTE 9 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY	JOB No: 3307-99-001 DRAWN BY: DJB DESIGNED BY: RTO CHECKED BY: JEH	DATE: 05/12/2021 SCALE: (H) 1"=30' SHEET No: <b>1</b> OF 1
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<b>JAMES E. HENRY</b> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266	<b>TIAGO F. DUARTE</b> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52688
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PROTECT YOURSELF  
ALL CITY, COUNTY, STATE AND FEDERAL AGENCIES MUST BE NOTIFIED OF ANY PERMITS REQUIRED TO BE OBTAINED BEFORE ANY CONSTRUCTION BEGINS.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALLER1.COM

Product Ver: 24.06 (LMS Tech) By: Dboyd, Date: 05/13/21, 11:12 AM  
 File: P:\DEPC Products\3307-99-001 Marlboro\3307-99-001-Alt-Site Plan Exhibit\330799001\ALTSO.dwg, Date: 05/13/21, 11:12 AM  
 Alt Site Plan Exhibit