

BULK REQUIREMENTS, C2 ZONE			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 ACRES	16,646 S.F./0.38 Ac. (*)	NO CHANGE (N/C)
MINIMUM LOT FOOTAGE	300 FT.	158.46 Ft. (*)	(N/C)
MINIMUM LOT WIDTH	300 FT.	113.54 Ft. (*)	(N/C)
MINIMUM LOT DEPTH	200 FT.	176.34 Ft. (*)	(N/C)
MINIMUM FRONT YARD	75 FT.	31.73 Ft. (*)	(N/C)
MINIMUM SIDE YARD	50 FT.	20.72 Ft. (*)	(N/C)
MINIMUM REAR YARD	50 FT.	85.97 Ft.	(N/C)
MAXIMUM BUILDING HEIGHT—FEET (BUILDINGS & STRUCTURES)	35 FT./1.5 STORIES	<35 FT./1.5 STORIES	(N/C)
MAXIMUM LOT COVERAGE	30%	7.4%	(N/C)
MAXIMUM IMPERVIOUS COVERAGE	60%	21.7%	25.4%
MAXIMUM F.A.R.	0.30	0.09	(N/C)
PARKING			
TOTAL PARKING SPACES	1 PER 250 S.F. 7 SPACES	3 SPACES (*) ++	8 SPACES ++
ACCESSORY BUILDING			
MINIMUM SIDE YARD	40 FT.	22.95 Ft. (*)	(N/C)
MINIMUM REAR YARD	40 FT.	6.26 Ft. (*)	(N/C)

(\*) EXISTING CONDITIONS  
 ++ INCLUDES TWO (2) SPACES IN GARAGE

**GENERAL NOTES**

- The property is known as Lot 4, Block 355, Marlboro Township, Monmouth County, N.J. Tax Map Sheet 159.
- The tract consists of 16,646 S.F., 0.38 Acre.
- The property in question is located in the C-2 zone.
- The total existing impervious lot coverage is 3,620 S.F./0.083 Ac. (21.7%), proposed coverage is 4,225 S.F./0.097 Ac. (25.4%).
- The purpose of this application is to create a parking lot for Avis Realty LLC, 8 parking spaces is proposed.
- Site benchmark based on NAVD 29, existing sanitary manhole #1 Rim El.=171.58.
- This set of plans has been prepared for purposes of municipal and agency review and approval only. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate "issued for construction." All documents including drawings and specifications prepared by Concept Engineering Consultants (CEC) are instruments of service in respect to the project. Any re-use without written verification or adaptation by CEC for the specific purposes intended will be at the user's sole risk and without liability of legal exposure to CEC. CEC shall retain all rights of ownership and authorship. Any unauthorized use without the express permission of CEC is strictly prohibited.
- Existing utility information shown hereon has been collected from various sources and is not guaranteed by the engineer as to accuracy or completeness. The contractor shall verify all location services (1-800-272-1000) to obtain a mock out of the utilities.
- Where existing utilities are to be crossed by proposed construction, test pits shall be dug by the contractor prior to construction to ascertain existing inverts, material and sizes. Test pit information shall be given to the design engineer prior to construction to permit adjustments as required.
- The contractor shall notify the undersigned professional immediately if any field conditions encountered differ materially from those represented hereon and/or if such conditions in the contractor's opinion should or could render the designs shown hereon as inappropriate or ineffective.
- Adjacent and surrounding physical conditions, buildings, structures, etc. are schematic only, except where dimensions are shown thereto.
- All materials, workmanship, and construction for site improvements shown hereon shall be in accordance with one or more of the following:
  - N.J. Department of Transportation "Standard Specifications for Road and Bridge Construction" as currently amended.
  - Current, prevailing municipal and/or county specifications, standards and requirements.
  - Current, prevailing utility company/authority specifications, standards and requirements.
- All work to be done in accordance with Marlboro MUA requirements.
- All future construction shall be completed in accordance with current Township of Marlboro standards, ordinances and regulations.
- Design Waiver requested for 9' x 18' parking stall in lieu of 10' x 20'.
- Design Waiver requested for parking within the front yard.

**OWNER/APPLICANT**

AVIS GARDEL  
 AVIS REALTY LLC  
 41 HIGHWAY 34 SOUTH  
 COLTS NECK, NJ 07722

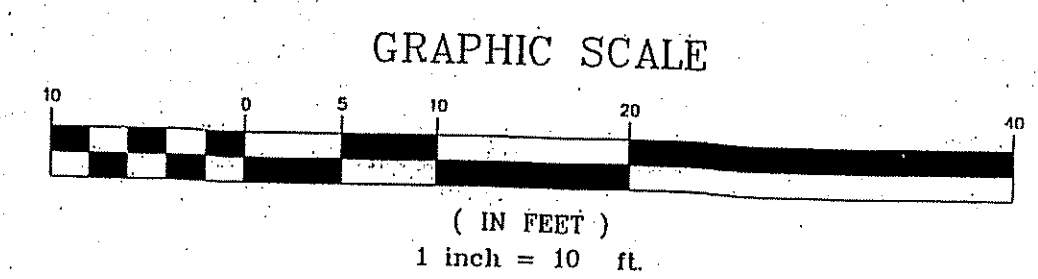
**LEGEND**

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXIST. SPOT ELEVATION
	PROPOSED CURB
	EXIST. CURB
	EXIST. E.O.P.
	EXIST. LIGHT POST
	EXIST. SIGN
	EXIST. CURB INLET
	EXIST. STORM MANHOLE
	EXIST. STORM MANHOLE
	EXIST. WATER MAIN
	EXIST. GAS MAIN

MAY 6 2001  
 ZB# 21-6743

I CERTIFY THAT THIS SURVEY IS A TRUE AND EXACT REPRESENTATION OF MY PROPERTY AS IT EXISTS TODAY

*Christina Melano*  
 SIGNATURE



Site Plan of  
**Lot 3, Block 355**  
 'AVIS REALTY INC.'

SITUATED IN  
 Tax Map Sheet #159  
 Township of Marlboro, Monmouth County, New Jersey

CONCEPT ENGINEERING CONSULTANTS, P.A.  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS  
 227 ROUTE 33, BUILDING #2, UNIT #7, MANALAPAN, NJ 07726  
 PHONE 732-792-2750

**JOHN J. PLOSKONKA P.E.**  
 PROFESSIONAL ENGINEER - N.J. LIC. No. 15301

**NEAL BARTON P.L.S.**  
 PROFESSIONAL LAND SURVEYOR - N.J. LIC. No. 36840

DATE: 11/25/08  
 SCALE: 1" = 10'  
 DRAWN BY: JN  
 CHECKED BY: JN  
 SHEET: 3 OF 4  
 DATE: 27 AUG 07