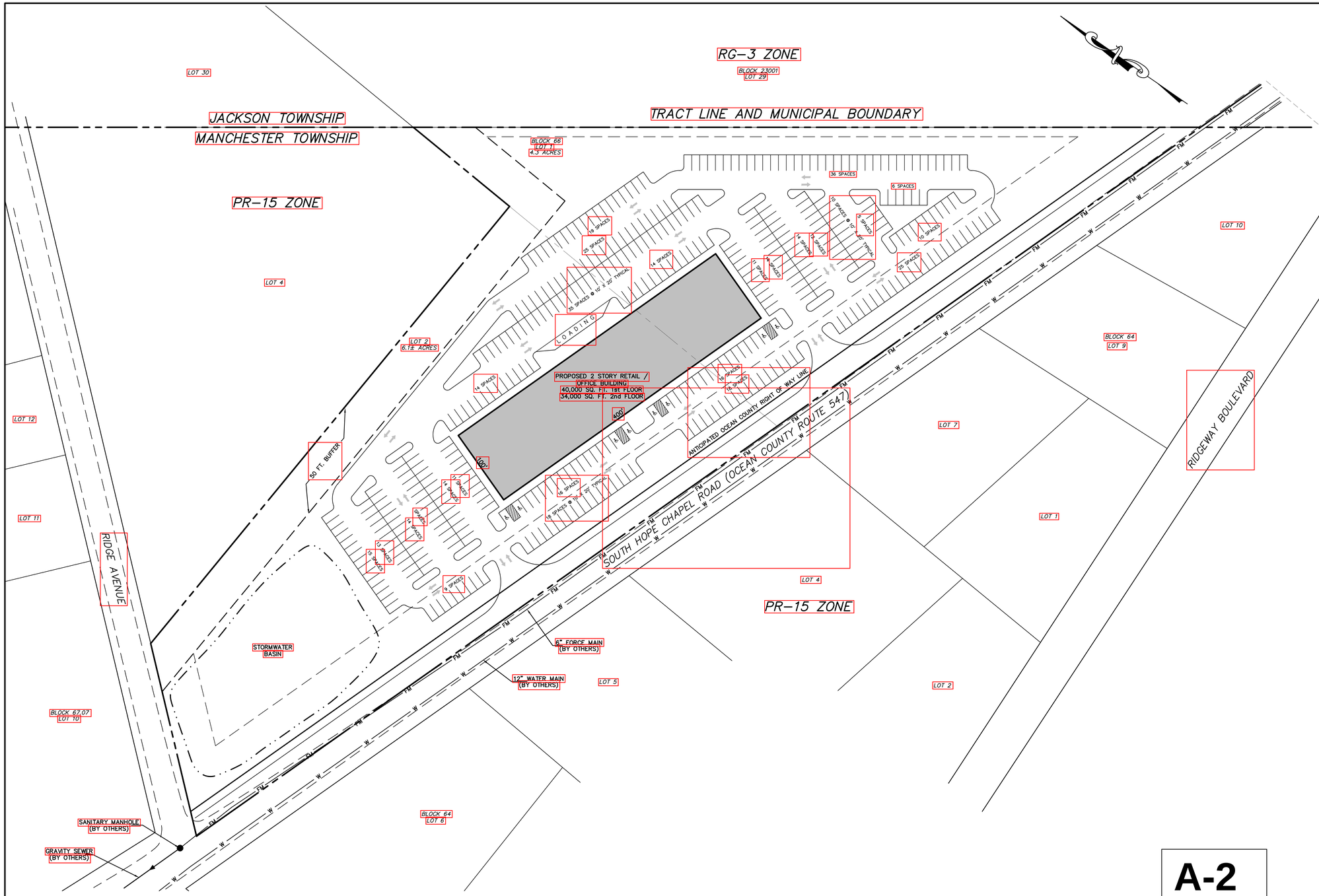

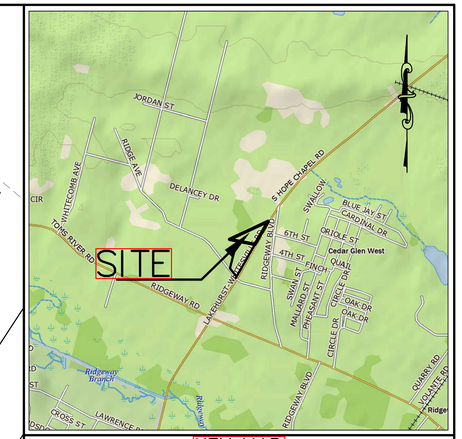

KEY MAP
SCALE: 1" = 2,000'

PR-15 ZONE REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SQ. FT.	10.4 ACRES
MINIMUM LOT FRONTAGE	100 FT.	1,500 FT.
MINIMUM LOT WIDTH	100 FT.	1,500 FT.
MINIMUM IMPROVABLE LOT AREA	9,600 SQ. FT.	9.0 ACRES
PRINCIPAL BUILDING		
MINIMUM FRONT YARD SETBACK	30 FT.	94 FT.
MINIMUM REAR YARD SETBACK	15 FT.	130 FT.
MINIMUM SIDE YARD SETBACK	12 FT.	160 FT.
MAXIMUM BUILDING COVERAGE	25%	10%
MAXIMUM LOT COVERAGE	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.
ACCESSORY BUILDING		
MINIMUM REAR YARD SETBACK	10 FT.	10 FT.
MINIMUM SIDE YARD SETBACK	6 FT.	6 FT.

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
RETAIL & OFFICE 1 PER 200 SQ. FT.	370 SPACES	408 SPACES

GENERAL NOTES:

1. BEING KNOWN AS LOTS 1 & 2 IN BLOCK 66 AS SHOWN ON SHEET 4 OF THE MANCHESTER TOWNSHIP TAX MAPS.
2. THE PROPERTY IS LOCATED WITHIN THE PR-15 AND CONTAINS 10.4± ACRES. THIS MAP IS BASED UPON TAX MAP INFORMATION.
3. THERE ARE NO FRESHWATER WETLANDS LOCATED ON OR WITHIN 300 FT. OF THE SITE.
4. A D(1) VARIANCE WILL BE REQUIRED TO CONSTRUCT RETAIL AND OFFICE IN THE PR-15 ZONE.
5. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND SEWER.

A-2

60 0 60 120 240
SCALE IN FEET

OWNERSHIP OF DOCUMENTS

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NO.	DATE	DESCRIPTION	BY

PDS
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VARIANCE PLAN
FOR
PROPOSED MAJOR SUBDIVISION

LOTS 1 & 2 – BLOCK 66

TOWNSHIP OF MANCHESTER
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 60'	DATE: MARCH 9, 2021	JOB NUMBER: 321618	SHEET 2
DRAWN BY: SDC	DESIGNED BY: IMB	CHECKED BY: WAS	2