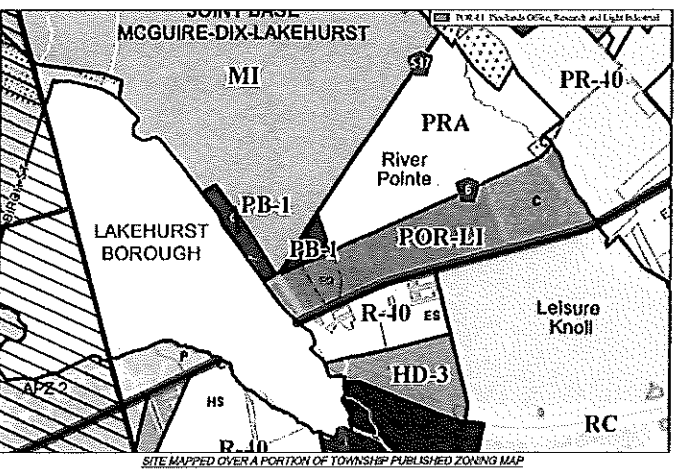
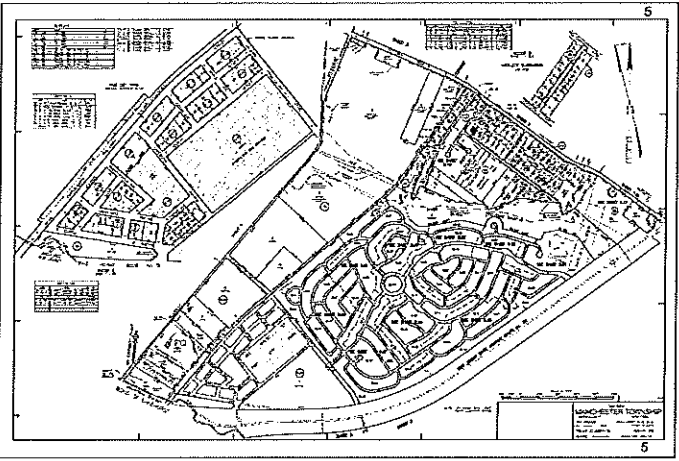
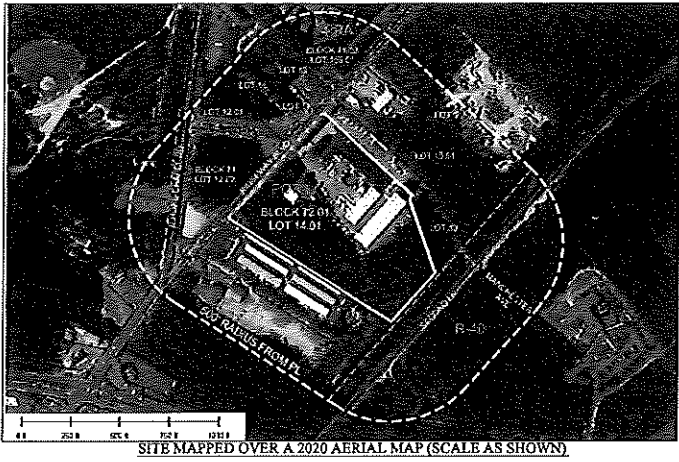


SITE PLAN FOR A MIXED USE BUILDINGS AT LOT 14.01 IN BLOCK 72.01 (2444 RIDGEWAY BOULEVARD), MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY



DRAWING INDEX:
SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 USE VARIANCE MAP

COVER SHEET AND EXISTING CONDITION SURVEY
BLOCK 72.01, LOT 14.01(TAX MAP SHEET #5)
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NJ

SHRINATH J KOTDAWALA, N.J.P.E.-LICENSE # 41204
KASHI CONSULTING COMPANY, INC. - 240A2802000
54 OAKLAND MILLS RD, ENGLISHTOWN, NJ 07728
PHONE: (848) 203 7460 FAX: (732) 482 9688

REVISIONS:

PROJECT:
2444 RIDGEWAY BOULEVARD

SCALE:
AS SHOWN
DRAWN BY: SK
CHECKED BY: SK
DATE: 03-19-2023
SHEET: 1 OF 2
PROJECT: 2444 RIDGEWAY BOULEVARD

SHRINATH J KOTDAWALA
PROFESSIONAL ENGINEER R.T. LIC. NO. 41204

OWNER & APPLICANT:
SPIROS VALHOS (CONTACT PERSON)
RIDGEWAY INDUSTRIAL PARK
P.O. BOX 6219
17 SWEETMAN LANE
FREEHOLD, NJ 07728

GRAPHIC SCALE
1 inch = 40 ft.

TAX BLOCK 200
TAX LOT 2

S 41°10'50" W 348.16'

TAX LOT 13

TAX LOT 14.02

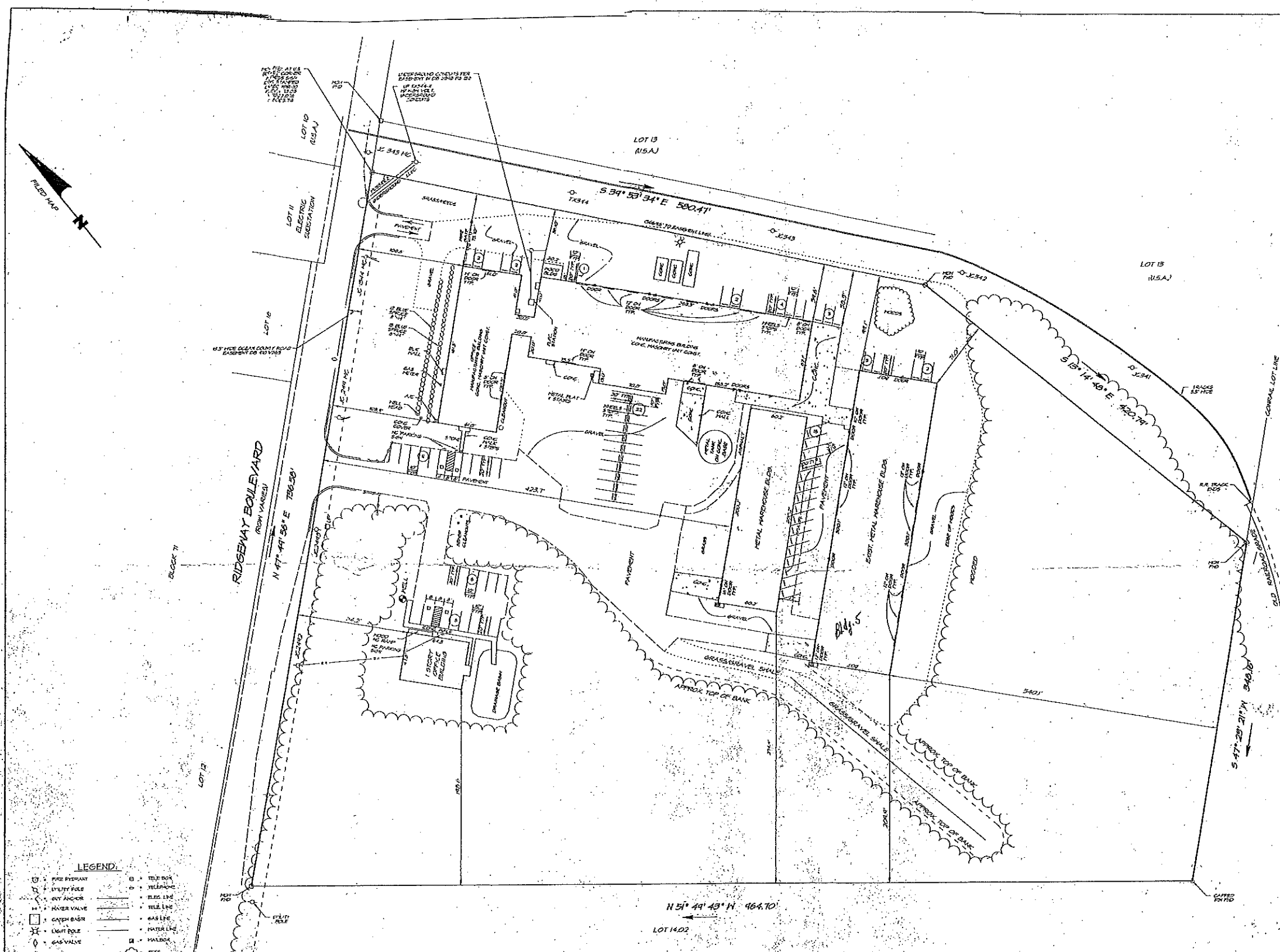
TAX BLOCK 72.01
TAX LOT 14.01
(569,756 S.F.)
(13.00 AC)

RIDGEWAY BOULEVARD
(VARIED WIDTH)
EXISTING CONDITION MAP

SYMBOL	DESCRIPTION
[Symbol]	PLOT BOUNDARY
[Symbol]	EXISTING MAIL BOX
[Symbol]	EXISTING CLEAN OUT
[Symbol]	EXISTING BOLLARD
[Symbol]	EXISTING ELECTRIC METER
[Symbol]	EXISTING ELECTRIC BOX
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS METER
[Symbol]	EXISTING TRANSFORMER
[Symbol]	EXISTING OVER HEAD WIRE
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING FENCE PVC
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING GAS LINE U/G
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT

APPROVED BY THE PLANNING BOARD
MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____
TOWNSHIP ENGINEER _____ DATE _____



- LEGEND**
- 1. FIRE HYDRANT
 - 2. UTILITY POLE
 - 3. GUY ANCHOR
 - 4. WATER VALVE
 - 5. CATCH BASIN
 - 6. LIGHT POLE
 - 7. GAS VALVE
 - 8. BOX
 - 9. MANHOLE
 - 10. CLEVERET
 - 11. HAZARDOUS WASTE
 - 12. WATER METER
 - 13. TO BE REMOVED
 - 14. TRAFFIC CONTROL BOX
 - 15. REPAIRMAN LICENSE
 - 16. SURVEY (REPAIRMAN QUARTER)
 - 17. CITY TAX INCREMENT FUND
 - 18. TIE BOX
 - 19. YELLOW-RED
 - 20. BLUE LINE
 - 21. TELE LINE
 - 22. GAS LINE
 - 23. WATER LINE
 - 24. MAILBOX
 - 25. TREE
 - 26. CATV BOX
 - 27. BLUE BOX
 - 28. TIE BOX
 - 29. CATCHER FOR FLOOD
 - 30. CATCHER FOR SET
 - 31. NON-RENT FLOOD
 - 32. NON-RENT SET
 - 33. FLOOD

OWNERSHIP OF DOCUMENTS
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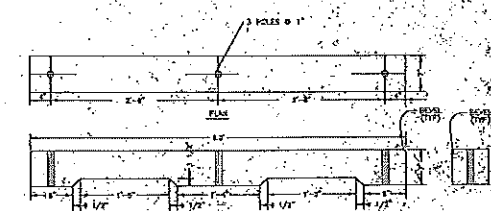
TOTAL PARKING SPACES = 66
 DEED REFERENCE BOOK 12751 PAGE 12
 LOT AREA = 554,146.54 SQUARE FEET
 OR 12.69 ACRES
 ALSO KNOWN AS BLOCK 72.01 LOT 14.01
 AS SHOWN ON THE MANCHESTER TOWNSHIP TAX MAP

O'DONNELL, STANTON & ASSOCIATES, INC.
 ENGINEERS, PLANNERS AND SURVEYORS
 CERTIFICATE OF AUTHORIZATION #44272575
 1705 ROUTE 37 EAST
 TONS RIVER, NEW JERSEY 08753
 PHONE: (732) 573-0490 FAX: (732) 573-0499
 E-MAIL: osa@csonline.net
JAMES F. STANTON, P.E.
 PROFESSIONAL ENGINEER
 DATE: 12/1/98

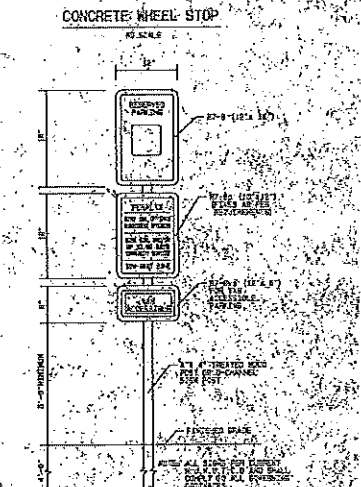
SITE LAYOUT PLAN
 BLOCK 72.01 LOT 14.01
 MINOR SUBDIVISION LOT 14.01 BLOCK 72.01
 MANCHESTER TOWNSHIP
 OCEAN COUNTY
 FILED MAP 100 E-244
 NEW JERSEY
 DATE: 12/1/98

RESEARCH & LIGHT INDUSTRIAL ZONE REQUIREMENTS

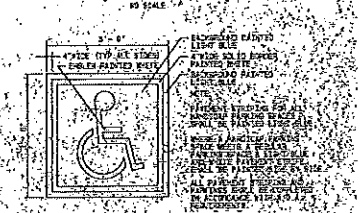
	REQUIRED	EXISTING
MIN LOT AREA	3 ACRES	15.06 ACRES
MIN LOT FRONTAGE	200 FT	121 FT
MIN LOT WIDTH	200 FT	121 FT
MIN IMPROVABLE LOT AREA	10,000 S.F.	10,000 S.F.
MIN FRONT YARD SETBACK	15 FT	106.60 FT
MIN REAR YARD SETBACK	50 FT	340.1 FT
MIN SIDE YARD SETBACK	50 FT	340.1 FT
MAX SITE IMPROVEMENTS	0.20 RATIO	15%
MAX BUILDING COVERAGE	20%	23.2%
MAX LOT COVERAGE	65%	65%
MAX BUILDING HEIGHT	35 FT	35 FT
MIN FLOOR AREA	4,000 S.F.	3,534 S.F.



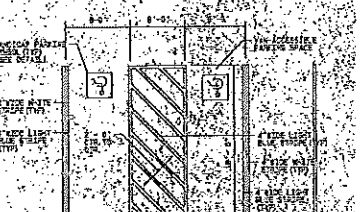
CONCRETE WHEEL STOP
 1/8" SCALE
 1. CONCRETE STOP TO HAVE A MINIMUM 24" DEPTH
 2. STOP TO BE REINFORCED TO SURFACE WITH 3" DIA. STEEL BARS
 3. ALL REINFORCEMENT TO BE 1/2"
 4. ALL ANGLES TO BE 45°



HANDICAP PARKING SPACE SIGN DETAIL
 1/8" SCALE



HANDICAP PARKING SPACE SYMBOL
 1/8" SCALE



TYPICAL HANDICAP PARKING SPACE DETAIL
 1/8" SCALE