GENERAL NOTES

1. 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: 05/19/2020

2. APPLICANT: 405 ROUTE 9, LLC
   396-402 WHITEHEAD AVENUE
   SOUTH RIVER, NJ 08882

3. OWNER: 405 ROUTE 9, LLC
   396-402 WHITEHEAD AVENUE
   SOUTH RIVER, NJ 08882

4. PARCEL DATA: BLOCK 288, LOTS 370 & 371
   TOWNSHIP OF MARLBORO
   MONMOUTH COUNTY, NJ

5. ZONE: C-3 ZONE (COMMUNITY COMMERCIAL DISTRICT)

6. EXISTING USE: RESTAURANT **(PERMITTED USE)** (§ 220-86.A(1)(E)) (LOT 371)
   VACANT LAND (LOT 370)

7. PROPOSED USE: RETAIL/SHOPPING CENTER **(PERMITTED USE)** (§ 220-86.A(1))
   RESTAURANT W/ DRIVE-THRU **(CONDITIONAL USE)** (§ 220-86.D) **(V)**

8. SCHEDULE OF ZONING REQUIREMENTS (§ 220 ATTACHMENT 9)

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)**	74.1 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% (15,153 SF)
MAXIMUM IMPERVIOUS COVERAGE	70%	26.3% (46,736 SF)	45.4% (80,680 SF)
MAXIMUM FLOOR AREA RATIO	0.30	0.082 (14,597 SF)	0.085 (15,153 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

[1] NO PARKING AREA SHALL BE LOCATED WITHIN 150 FEET OF ANY FRONT, SIDE OR REAR LOT LINE THAT ABUTS OR IS NEAR THE STREET LINE OPPOSITE A RESIDENTIAL ZONE. (§ 220-89.J(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.E(1))

[3] PARKING AREAS MAY BE LOCATED IN ANY REAR OR SIDE YARD. (§ 220-97-A(1))

MARLBORO TOWNSHIP
ZONING BOARD

MAY 17 2021

ZB# 21-6729 A37

GENERAL NOTES (CONT'D)

9. DRIVE-THRU RESTAURANT - CONDITIONAL USE REQUIREMENTS (§ 220-109)
   A. THE MINIMUM LOT AREA SHALL BE THREE (3) ACRES. **(COMPLIES)**
   B. THE MINIMUM LOT FRONTAGE SHALL BE 300 FEET. **(COMPLIES)**
   C. THE MINIMUM LOT DEPTH SHALL BE 300 FEET. **(V)**
   D. THE MAXIMUM LOT COVERAGE SHALL BE TEN (10) PERCENT. **(COMPLIES)**
   E. THE MINIMUM OPEN SPACE SHALL BE THIRTY (30) PERCENT OF THE LOT AREA. **(COMPLIES)**
   F. ALL MINIMUM REQUIREMENTS OF FRONT, REAR AND SIDE YARDS, SETBACKS AND BUILDING HEIGHT SHALL CONFORM TO THOSE ESTABLISHED FOR THE ZONE, EXCEPT THAT GREATER REQUIREMENTS MAY BE ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT.
   G. THE APPLICANT SHALL SUBMIT PLANS SHOWING THE PLACEMENT, TYPE, INTENSITY AND DIRECTION OF ALL LIGHTING.
   H. THERE SHALL BE A BUFFER STRIP ALONG THE ENTIRE PERIMETER OF THE PROPERTY, EXCLUSIVE OF THE FRONT YARD, OF AT LEAST TEN (10) FEET IN WIDTH MEASURED INWARD FROM THE PROPERTY LINE AND SUITABLY LANDSCAPED WITH GRASS AND/OR GROUND COVER, SHRUBS AND TREES. THE BUFFER SCREEN SHALL BE SIX (6) FEET IN HEIGHT AND SHALL ADHERE TO THE STANDARDS SET FORTH IN § 220-100. **(COMPLIES)**
   I. DRIVEWAYS SHALL BE NOT MORE THAN THIRTY-FIVE (35) FEET NOR LESS THAN TWENTY-FIVE (25) FEET WIDE AT ANY POINT. DRIVEWAYS MUST BE AT LEAST TEN (10) FEET FROM ANY SIDE LOT LINE AND FIFTY (50) FEET FROM THE INTERSECTION OF STREET LINES. NO MORE THAN ONE DRIVEWAY SHALL BE PERMITTED FOR EACH 100 FEET OF STREET FRONTAGE. **(COMPLIES)**
   J. THE APPLICANT SHALL SUBMIT A DETAILED LANDSCAPING PLAN SHOWING THE LOCATION, TYPE AND SIZE OF ALL TREES, SHRUBS, GROUND COVER, PAVED AREA AND OTHER OUTDOOR FEATURES.
   K. THE APPLICANT SHALL DEMONSTRATE THAT TRASH WILL ADEQUATELY BE DISPOSED OF AND THAT THE DRIVE-IN USE SHALL NOT BECOME A PUBLIC NUISANCE.
   L. ALL PAVED AREAS OTHER THAN DRIVEWAYS SHALL BE LOCATED NO CLOSER THAN FORTY (40) FEET TO THE RIGHT-OF-WAY LINE. **(V)**
10. PARKING REQUIREMENTS
   A. 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.E(1)) **(COMPLIES)**
   B. EACH OFF-STREET PARKING SPACE SHALL MEASURE NOT LESS THAN TEN (10) FEET BY TWENTY (20) FEET, EXCLUSIVE OF ACCESS DRIVES AND AISLES. (§ 220-97.B) **(COMPLIES)**
   C. NINETY (90) PARKING SHALL HAVE A MINIMUM AISLE WIDTH OF TWENTY-FIVE (25) FEET IN WIDTH. (§ 220-169.H(1)) **(COMPLIES)**
   D. OFF-STREET PARKING AREAS WHICH ABUT A RESIDENTIAL OR INSTITUTIONAL USE ON ANY SIDE SHALL BE SET BACK A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE LOT LINE AND ADEQUATELY BUFFERED AND SCREENED FROM SUCH USE WITH PLANTING OR FENCING. (§ 220-97.E(1)) **(COMPLIES)**
   E. FOR COMMERCIAL AND ALL NONRESIDENTIAL USES IN BUSINESS DISTRICTS, REQUIRED PARKING SHALL BE PROVIDED WITHIN 150 FEET OF SUCH USE, MEASURED FROM THE NEAREST POINT OF THE PARKING FACILITY TO THE NEAREST POINT OF THE BUILDING THAT SUCH FACILITY IS REQUIRED TO SERVE. (§ 220-97.E(5)) **(COMPLIES)**
   F. ALL DRIVE-THROUGHS REQUIRE A RESERVOIR CAPACITY EQUAL TO SIX (6) SPACES PER WINDOW. (§ 220-97.F(11))
   G. FAST-FOOD RESTAURANTS REQUIRE ONE (1) PARKING SPACE PER 1.5 SEATS PLUS DRIVE-THROUGH RESERVOIR. (§ 220-97.F(11))
   H. GENERAL RETAIL STORES REQUIRE ONE (1) PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA (§ 220-97.F(11))
   I. PARKING CALCULATION:

   LOT 371:
   RESTAURANT W/ DRIVE-THRU: (30 SEATS)*(1 PARKING SPACE/1.5 SEATS) + (1 WINDOWS)*(6 SPACES/WINDOW) = 26 SPACES
   RETAIL STORE: (6,148 SF)*(1 PARKING SPACE/200 SF) = 31 SPACES
   TOTAL = 57 REQUIRED
   TOTAL = 66 PROVIDED **(COMPLIES)**

   LOT 370:
   RESTAURANT W/ DRIVE-THRU: (30 SEATS)*(1 PARKING SPACE/1.5 SEATS) + (1 WINDOWS)*(6 SPACES/WINDOW) = 26 SPACES
   RETAIL STORE: (2,005 SF)*(1 PARKING SPACE/200 SF) = 10 SPACES
   TOTAL = 36 REQUIRED
   TOTAL = 39 PROVIDED **(COMPLIES)**
11. LOADING REQUIREMENTS
   A. FOR EVERY BUILDING HAVING OVER 5,000 SQUARE FEET OF BUILDING AREA, THERE SHALL BE AT LEAST ONE (1) LOADING SPACE NOT LESS THAN TWELVE (12) FEET IN WIDTH, THIRTY-FIVE (35) FEET IN LENGTH AND FOURTEEN (14) FEET IN HEIGHT. (§ 220-98.A) **(V)**
   B. WHENEVER AN OFF-STREET LOADING AND UNLOADING AREA SHALL BE LOCATED NEXT TO A RESIDENTIAL ZONE, SAID LOADING AND UNLOADING AREA SHALL BE SUITABLY SCREENED AND BUFFERED. (§ 220-98.E) **(N/A)**
   C. NO OFF-STREET LOADING AND UNLOADING AREA SHALL BE PERMITTED IN ANY REQUIRED FRONT YARD AREA. (§ 220-98.F) **(N/A)**
12. DRIVEWAY REQUIREMENTS
   A. NO DRIVEWAY TO OR FROM A PARKING AREA OF A SHOPPING CENTER SHALL BE LOCATED CLOSER THAN 200 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET. (§ 220-97.C(3)) **(COMPLIES)**
   B. DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF TWENTY-FIVE (25) FEET FOR TWO-WAY TRAFFIC. (§ 220-97.C(4)) **(COMPLIES)**
   C. NOT MORE THAN TWO (2) DRIVEWAYS USED AS A MEANS OF INGRESS OR EGRESS FOR NONRESIDENTIAL OFF-STREET PARKING AREAS SHALL BE PERMITTED FOR EACH 600 FEET OF FRONTAGE ON A PUBLIC STREET, NOR SHALL ANY DRIVEWAY BE LOCATED CLOSER THAN 100 FEET TO THE INTERSECTION OF TWO PUBLIC STREETS. (§ 220-97.E(2)) **(COMPLIES)**
13. SIDEWALK REQUIREMENTS
   A. SIDEWALKS WITH A MINIMUM WIDTH OF FOUR (4) FEET SHALL BE PROVIDED IN ALL PARKING AREAS FOR FIVE (5) OR MORE VEHICLES, BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG AISLES AND DRIVEWAYS AND WHEREVER PEDESTRIAN TRAFFIC SHALL OCCUR. SIDEWALKS MUST BE RAISED SIX INCHES ABOVE THE PARKING AREA EXCEPT WHERE CROSSING STREETS OR DRIVEWAYS, AND CURBED AS A PROTECTION TO PEDESTRIANS USING THE WALKS. SIDEWALKS AND PARKING AREAS MUST BE ARRANGED TO PREVENT CARS FROM OVERHANGING OR EXTENDING OVER SIDEWALK AREAS. (§ 220-97.D) **(COMPLIES)**
14. TRASH ENCLOSURE REQUIREMENTS
   A. ALL RUBBISH AND GARBAGE AND WASTE MATERIALS SHALL BE STORED IN METAL OR PLASTIC CONTAINERS SECURELY CLOSED WITH METAL OR PLASTIC COVERS. CONTAINERS MAY BE STORED IN A BUILDING, IN THE REAR YARD OR IN THE SIDE YARD IF PROPERLY SCREENED FROM VIEW. (§ 220-86.E(4)) **(COMPLIES)**
   B. A SEPARATED STORAGE AREA MUST BE PROVIDED TO ACCOMMODATE A ONE- TO FOUR-WEEK ACCUMULATION OF RECYCLABLE MATERIAL. THE MUNICIPAL AGENCY MAY REQUIRE THE LOCATION OF ONE OR MORE COMMON STORAGE AREAS AT CONVENIENT LOCATIONS WITHIN THE DEVELOPMENT. (§ 220-101.C) **(COMPLIES)**
15. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
16. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
18. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
21. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 12/15/2020, LAST REVISED 03/01/2021.

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

Rev.	Date	Comments	By

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TITLE:

SITE PLAN RENDERING

PROJECT: **405 ROUTE 9, LLC**
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
DATE: 05/25/2021
DRAWN BY: AJH
SCALE: (H) 1"=30' (V)
DESIGNED BY: RTO
CHECKED BY: JEH
CHECKED BY: -
SHEET No: 1 OF 1
Rev. # 0

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