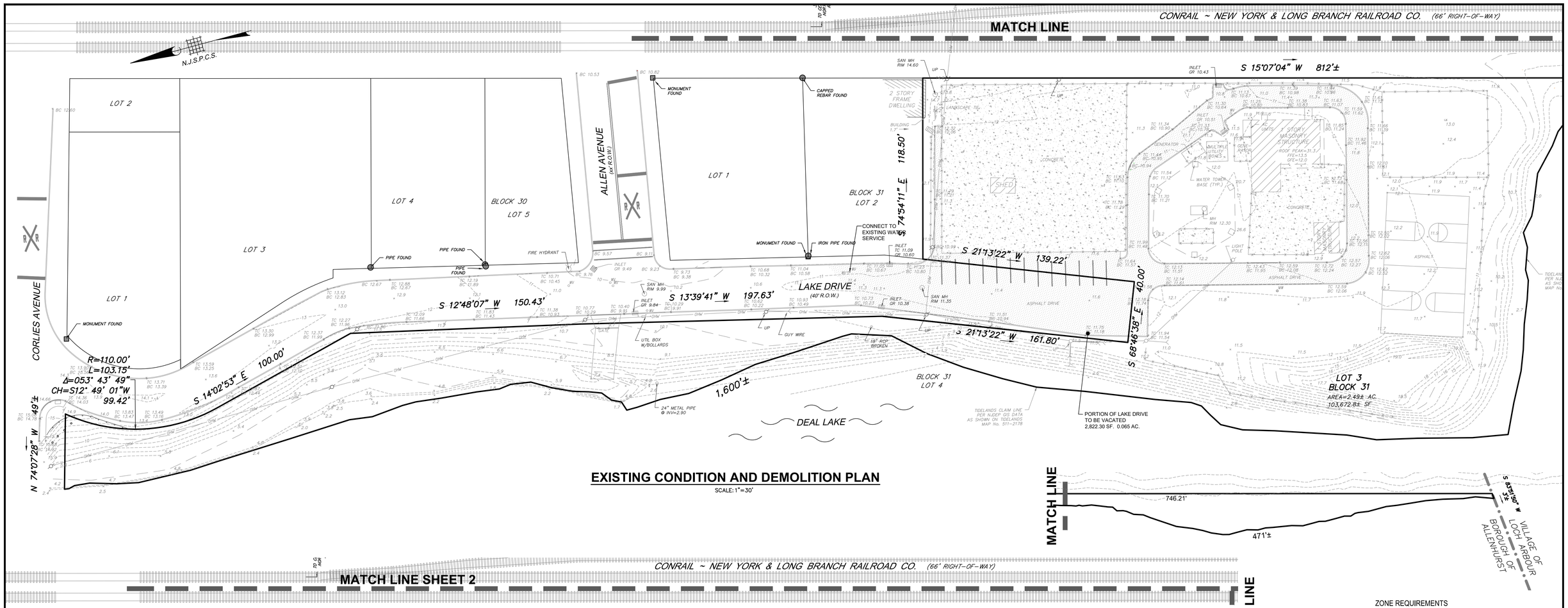
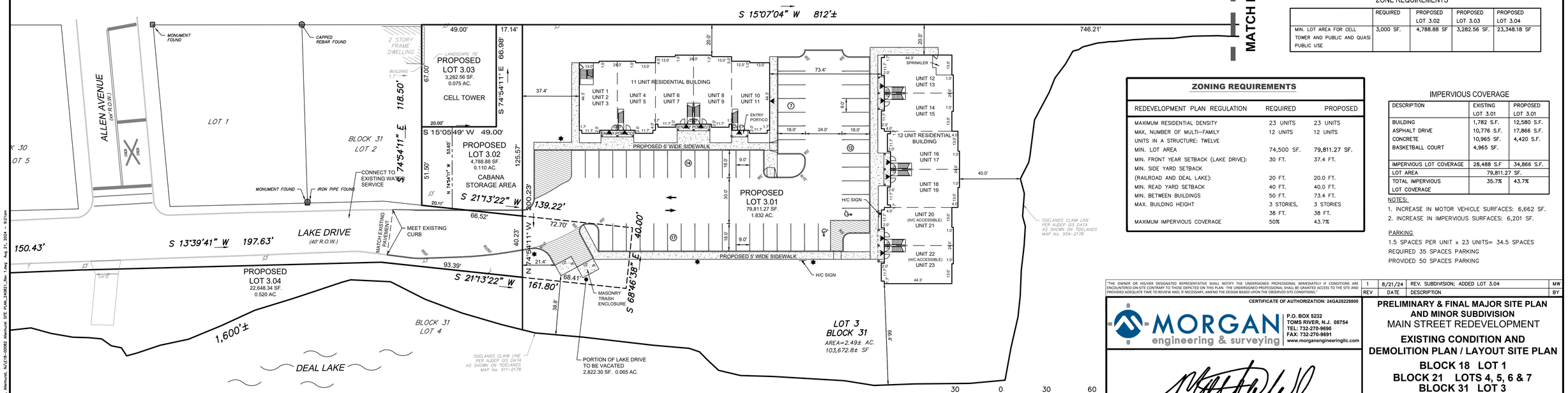


EXISTING CONDITION AND DEMOLITION PLAN

SCALE: 1"=30'



LAYOUT SITE PLAN

SCALE: 1"=30'

30 0 30 60

SCALE IN FEET (1"=30')

ZONE REQUIREMENTS

	REQUIRED	PROPOSED LOT 3.02	PROPOSED LOT 3.03	PROPOSED LOT 3.04
MIN. LOT AREA FOR CELL TOWER AND PUBLIC AND QUASI PUBLIC USE	3,000 SF.	4,788.88 SF	3,282.56 SF.	23,348.18 SF

ZONING REQUIREMENTS

REDEVELOPMENT PLAN REGULATION	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY	23 UNITS	23 UNITS
MAX. NUMBER OF MULTI-FAMILY UNITS IN A STRUCTURE: TWELVE	12 UNITS	12 UNITS
MIN. LOT AREA	74,500 SF.	79,811.27 SF.
MIN. FRONT YEAR SETBACK (LAKE DRIVE):	30 FT.	37.4 FT.
MIN. SIDE YARD SETBACK (RAILROAD AND DEAL LAKE):	20 FT.	20.0 FT.
MIN. READ YARD SETBACK	40 FT.	40.0 FT.
MIN. BETWEEN BUILDINGS	50 FT.	73.4 FT.
MAX. BUILDING HEIGHT	3 STORIES, 38 FT.	3 STORIES 38 FT.
MAXIMUM IMPERVIOUS COVERAGE	50%	43.7%

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING LOT 3.01	PROPOSED LOT 3.01
BUILDING	1,782 S.F.	12,580 S.F.
ASPHALT DRIVE	10,776 S.F.	17,866 S.F.
CONCRETE	10,965 SF.	4,420 S.F.
BASKETBALL COURT	4,965 SF.	
IMPERVIOUS LOT COVERAGE	28,488 S.F	34,866 S.F.
LOT AREA	79,811.27 SF.	
TOTAL IMPERVIOUS LOT COVERAGE	35.7%	43.7%

NOTES:

1. INCREASE IN MOTOR VEHICLE SURFACES: 6,662 SF.
2. INCREASE IN IMPERVIOUS SURFACES: 6,201 SF.

PARKING

1.5 SPACES PER UNIT x 23 UNITS= 34.5 SPACES
REQUIRED 35 SPACES PARKING
PROVIDED 50 SPACES PARKING

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

REV	DATE	DESCRIPTION	BY
1	8/21/24	REV. SUBDIVISION; ADDED LOT 3.04	MW

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION

MAIN STREET REDEVELOPMENT

EXISTING CONDITION AND DEMOLITION PLAN / LAYOUT SITE PLAN

BLOCK 18 LOT 1
BLOCK 21 LOTS 4, 5, 6 & 7
BLOCK 31 LOT 3

BOROUGH OF ALLENHURST
COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=30'	DS	11/6/23	E18-00082	Site Plan.dwg	3 OF 14

X:\Matt W\Allenhurst, NJ\E18-00082 Allenhurst SITE PLAN_2024\01_Dwg 1.dwg Aug 21, 2024 - 9:21am