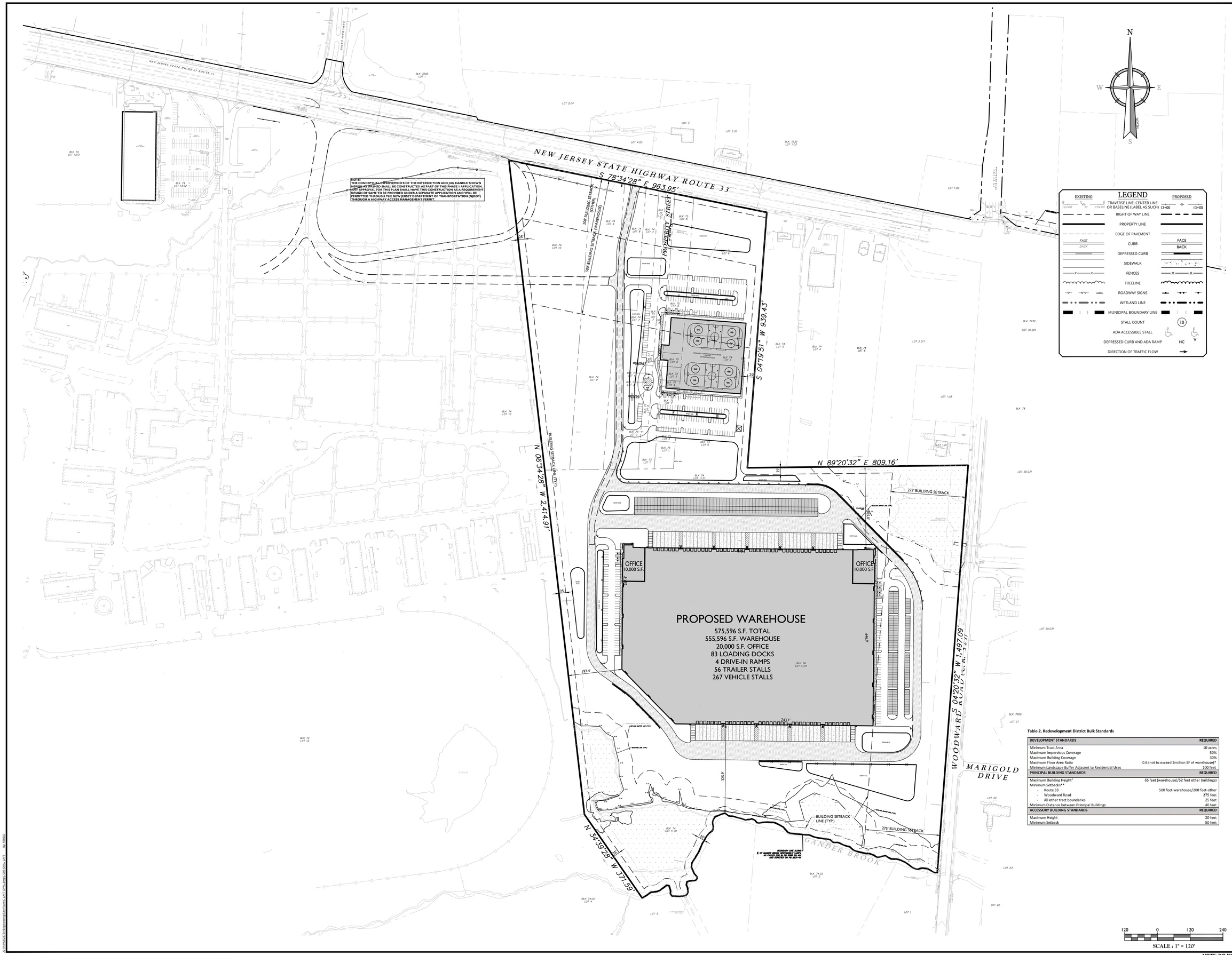

Table 2. Redevelopment District Bulk Standards

DEVELOPMENT STANDARDS	REQUIRED
Minimum Tract Area	10 acres
Maximum Impervious Coverage	50%
Maximum Building Coverage	30%
Maximum Floor Area Ratio	0.6 (not to exceed 2million SF of warehouse)*
Minimum Landscape Buffer Adjacent to Residential Uses	100 feet
PRINCIPAL BUILDING STANDARDS	**REQUIRED**
Maximum Building Height†	65 feet (warehouse)/52 feet other buildings)
Minimum Setbacks**	
- Route 33	500 feet-warehouse/200 feet-other
- Woodward Road	275 feet
- All other tract boundaries	25 feet
Minimum Distance between Principal Buildings	40 feet
ACCESSORY BUILDING STANDARDS	**REQUIRED**
Maximum Height	20 feet
Minimum Setback	50 feet

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION

MARK LESCAVAGE
NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE40346

PRELIMINARY/FINAL MAJOR SITE PLAN

FOR

GAITWAY REDEVELOPMENT PHASE 1

ACTIVE ACQUISITIONS

BLOCK 73, LOTS 1-8
BLOCK 74, LOTS 6-10, 11.01
BLOCK 75, LOTS 1-8

TOWNSHIP OF MANALAPAN
MONMOUTH COUNTY
NEW JERSEY

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AS SHOWN	03/31/2022	RT	ML
PROJECT NUMBER: 19002372A	DRAWING NAME: C-LAYT-OVAL		

SHEET TITLE:
OVERALL DIMENSION PLAN

SHEET NUMBER:
3 of 56