

ZONING REQUIREMENTS:

LOT AREA:	GL ZONE	PROPOSED
5 AC	S AC	7.4 AC
LOT WIDTH:	250'	261'
LOT DEPTH:	250'	614'
BUILDING COVERAGE:	N/A	---
LOT COVERAGE:	60%	---

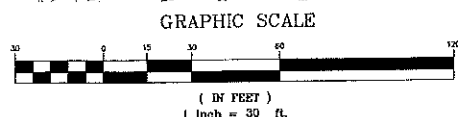
PRINCIPAL BUILDING		
FRONT YARD SETBACK:	100'	391'
SIDE YARD SETBACK:	50'	126'
REAR YARD SETBACK:	50'	194'

ACCESSORY BUILDING		
FRONT YARD SETBACK:	125'	590'
SIDE YARD SETBACK:	25'	130'
REAR YARD SETBACK:	25'	125'
FROM PRINCIPAL BUILDING:	25'	85'±

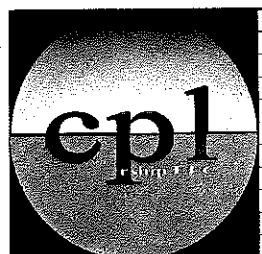
PARKING REQUIREMENTS:

OFFICE:	1,578 SF @ 4.5 SPACES/1,000 SF	= 7 SPACES
WAREHOUSE:	14,190 SF @ 1 SPACE/5,000 SF	= 3 SPACES
STORAGE:	6,000 SF @ 1 SPACE/5,000 SF	= 1 SPACE
		11 SPACES

PARKING PROVIDED: 15 SPACES



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DATE	REVISIONS
8-11-2015	REVISED PER CLIENT

FRANK J. LISOWSKY REGISTERED ARCHITECT PROFESSIONAL PLANNER	GREGORY PLOUSSAS PROFESSIONAL ENGINEER
MICHAEL PUCCI PROFESSIONAL ENGINEER	THOMAS T. MAGRAH PROFESSIONAL ENGINEER
RICHARD C. RUCHALSKI PROFESSIONAL LAND SURVEYOR	ROBERT S. LARSEN REGISTERED ARCHITECT

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
P.L.L.C. NO. 25515

CONCEPT B
PROPOSED LOT 1.01, BLOCK 106

TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY

Chester, Ploussas, Lisowsky Partnership, LLC

PLANNING • ARCHITECTURE • ENGINEERING • SURVEYING
METRO PARK SOUTH • 100 MATAWAN ROAD, SUITE 100
MATAWAN, NEW JERSEY 07747-3913 (732)566-0297 www.cplpartnership.com

FILE NO. 15054
DATE: AUG. 5, 2015
SCALE: 1"=30'
DRAWN BY: KRK, TJK
CHECKED BY: GP
DRAWING NO. CP150540B
SHEET NO. 1 OF 1