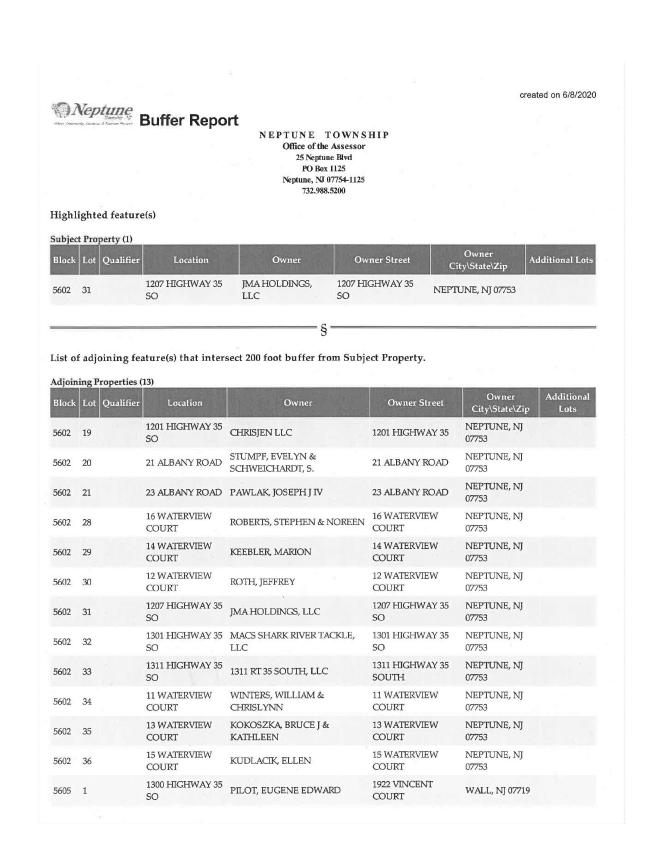
## MINOR SITE PLAN FOR MICHAEL'S MOTORCARS

BLOCK 5602, LOT 31
TAX MAP SHEET #56
1207 ROUTE 35
NEPTUNE, MONMOUTH COUNTY, NJ







MOTORCARS BLOCK 5602, LOT 31 1207 ROUTE 35 SOUTH TOWNSHIP OF NEPTUNE, JMA HOLDINGS, LLC 1207 HIGHWAY 35 SO NEPTUNE, NJ 07753 MICHAEL'S MOTORCARS, INC 51 W SYLVANIA AVENUE NEPTUNE CITY, NJ 07753 APPLICANT'S PROFESSIONALS ATTORNEY: ANSELL GRIMM & AARON PC JENNIFER S. KRIMKO 1500 LAWRENCE AVENUE OCEAN, NJ 07712 NJ ONE CALL....800-272-1000 CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA AUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605 REVISIONS SCALE: AS SHOWN DESIGNED BY: SGM *J*OВ#: **20-1387-01** CAD ID: **20-1387-01r0** NOT FOR CONSTRUCTION FOR CONSTRUCTION PLAN INFORMATION MINOR SITE PLAN TITLE SHEET

PLANNING BOARD APPROVAL

C100 TITLE SHEET
C300 EXISTING CONDITIONS & SITE LAYOUT PLAN
C301 TURNING MOVEMENT PLAN
C800 CONSTRUCTION DETAILS

PROJECT INFORMATION

MICHAEL'S

File: X:\Jobs\1387 — Michael's Motorcars Inc\20—1387—01 — 1207 Route 35\_Neptune, NJ\20138701CAD\dwg\01— Site Plan.dwg, ——> C100 Title Sheet Copyright 2020, InSite Engineering, LLC, All Rights Reserved.

TAX MAP SHEET #56: BLOCK 5602, LOT 31, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

PURPOSE OF THIS PLAN SET

THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF MINOR SITE PLAN MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.

PROPERTY, USE, AND EXISTING CONDITIONS ARE SUBJECT TO THE CONDITIONS OF THE APRIL 28, 2020 "AMENDED CONSENT ORDER OF ENFORCEMENT OF A STIPULATION OF SETTLEMENT AND DISMISSAL WITH PREJUDICE ENTERED ON OCTOBER 3, 2018".

SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY MORGAN ENGINEERING & SURVEYING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 31, BLOCK 5602, TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW

HORIZONTAL DATUM: FILED MAP NO. 21-7 VERTICAL DATUM: NAVD88

ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON A PLAN PREPARED BY FELTZ COLLINS ARCHITECTURE, LLC ENTITLED "PROPOSED RENOVATIONS TO 1207 NJ-35, BEING DATED 08/28/20.

ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW

JERSEY", BEING DATED 01/02/20.

JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0334F, DATED 9/25/09, THE SITÈ IS LÓCATED IN ZONE X, WITH NO BASE

ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED, "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #34025C0334G, DATED 01/31/14, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.

FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY II THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER. IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.

UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.

b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL

METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF

DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS. e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, WATER COMPANY AND SEWER COMPANY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.

a. ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III. b. ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.

a. SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ6008823 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR b. CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION

OF THE PROJECT.

OVERALL CONSTRUCTION DOCUMENTS
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

PERMITTED USES IN ACCORDANCE WITH THE APRIL 28, 2020 "AMENDED CONSENT ORDER OF ENFORCEMENT OF A STIPULATION OF SETTLEMENT AND DISMISSAL WITH PREJUDICE ENTERED ON OCTOBER 2, 2018", SPECIFICALLY CONDITION #5 ON PAGE 3, THE FOLLOWING USES ARE PERMITTED ON THE SITE:

a. SALE OF AUTOMOBILES, OF WHICH 90% WILL BE ON LINE BASED AND BASED ON AN APPOINTMENT ONLY BASIS; b. LIGHT DETAILING OF AUTOMOBILES FOR SALE; c. LIGHT SERVICING (TIRES, BRAKES, ETC.) OF AUTOMOBILES FOR SALE;

d. PHOTO STUDIO FOR ONLINE SALES;

e. DISPLAY OF UP TO TEN AUTOMOBILES IN THE FRONT OF THE SUBJECT BUILDING; PROVIDED ALL DISPLAYED AUTOMOBILES ARE ENTIRELY WITHIN PROPERTY LINE AND NOT EXTENDING INTO THE NJDOT RIGHT-OF-WAY: f. STORAGE OF AUTOMOBILES IN THE FENCED AREA IN THE REAR OF THE BUILDING AND UNDER REAR ROOF OVERHANG:

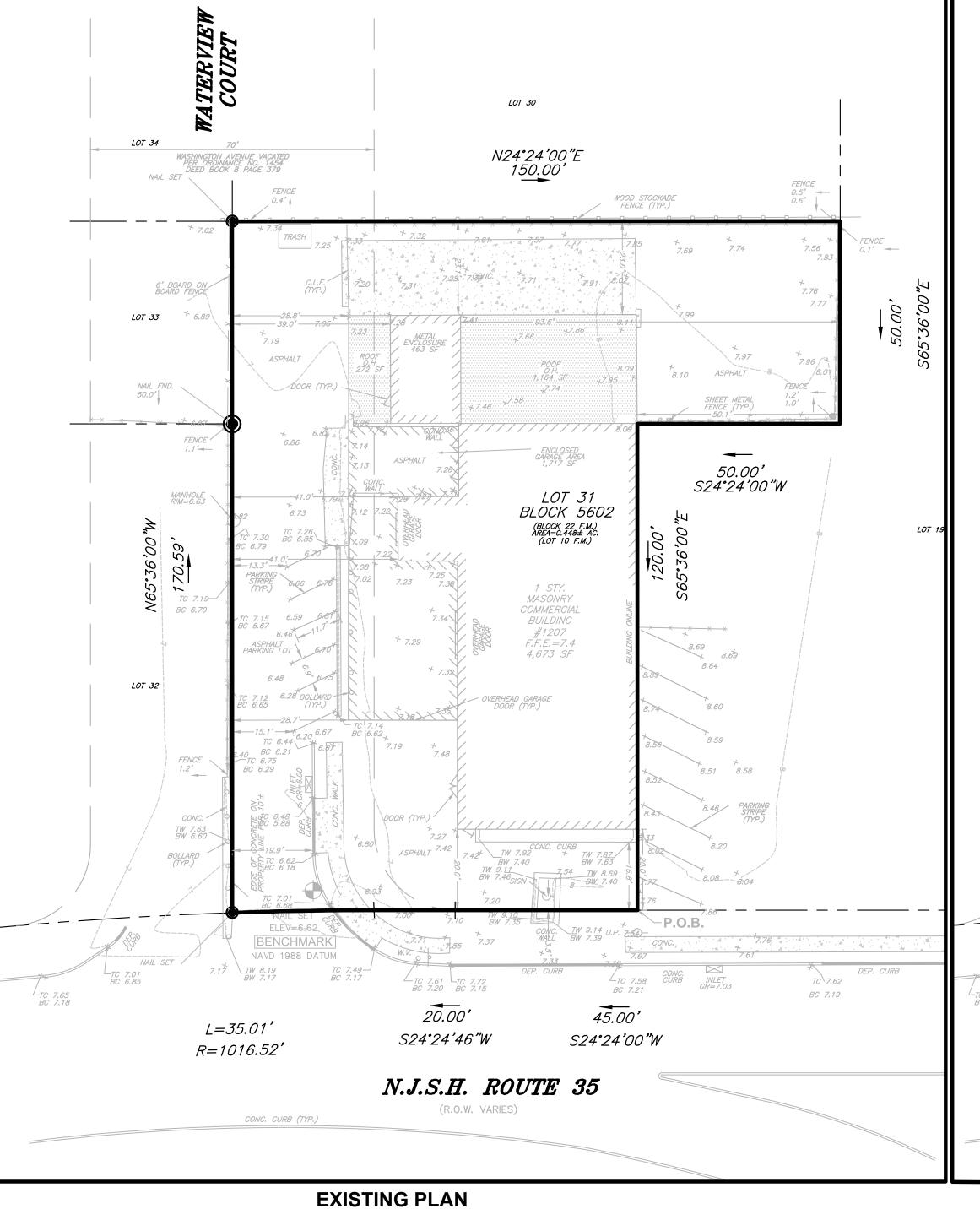
g. STORAGE OF AUTOMOBILES WITHIN THE BUILDING n. NO BANNERS, FLAGS, OR STREAMERS OR OTHER MARKETING GIMMICKS PERMITTED ON THE SITE OR THE BUILDING; i. ALL FREESTANDING SIGNAGE AND BUILDING SIGNAGE WILL NOT EXCEED THE SIZE OF WHAT WAS PREVIOUSLY EXISTING AND IS SUBJECT TO APPROVAL BY THE APPROPRIATE MUNICIPAL BOARD DURING SITE PLAN APPROVAL

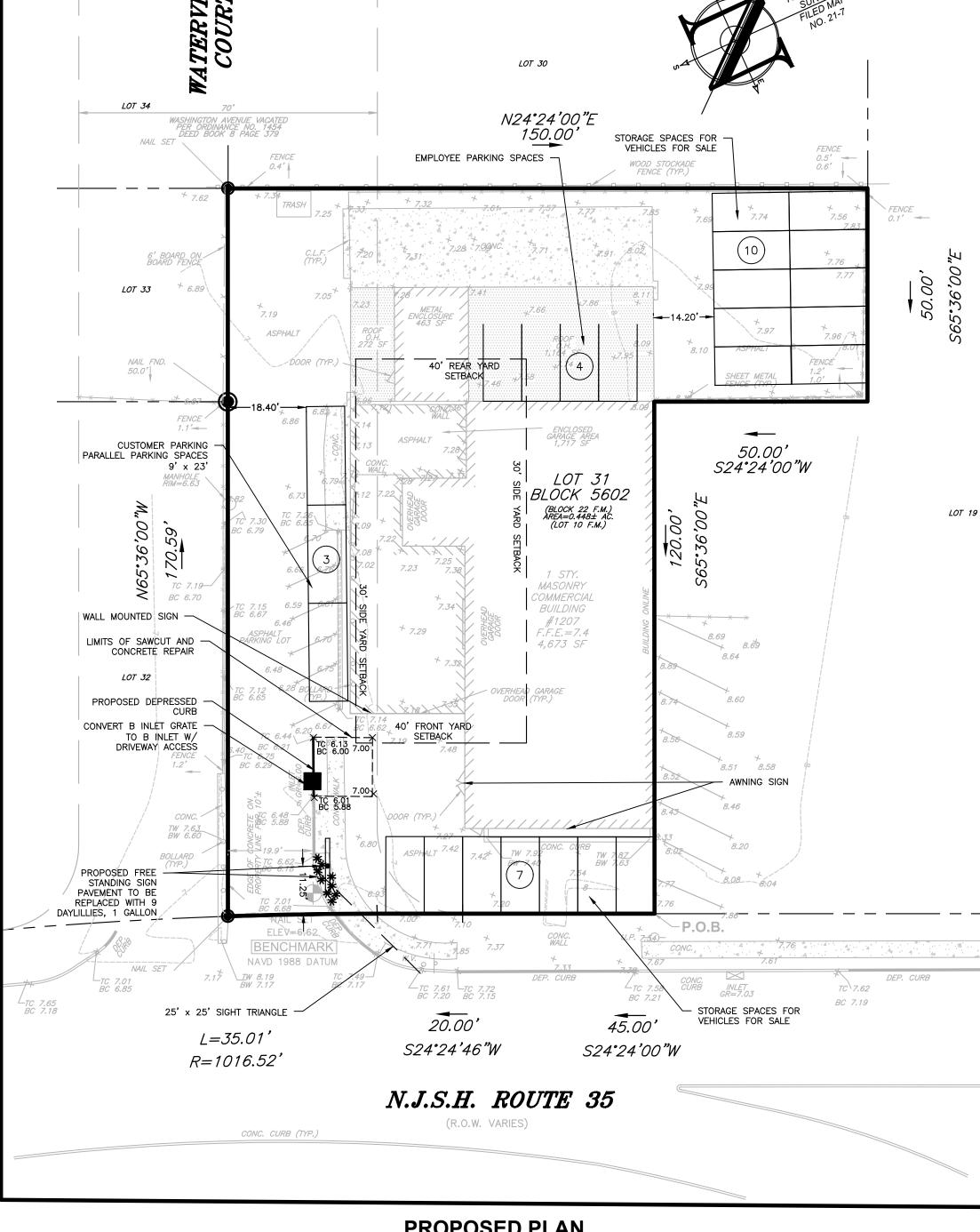
NO LARGE, MULTIPLE-CAR CARRIER DELIVERIES WILL BE MADE TO THE SITE, EITHER ON-SITE OR FROM ROUTE 35. AUTOMOBILES WILL HAVE BEEN DELIVERED TO AN OFF-SITE LOCATION FROM THE CAR CARRIER AND DRIVEN TO THE SUBJECT SITE, SINGLE CAR FLATBED DELIVERIES WILL BE PERMITTED. PROVIDED IT IS DEMONSTRATED TO THE SATISFACTION OF THE BOARD, THAT SUCH A VEHICLE CAN SAFELY CIRCULATE THE SITE.

THAT SITE PLAN APPLICATION WILL BE FILED WITH THE APPROPRIATE MUNICIPAL BOARD FOR APPROVAL OF THE USES AFORESAID PER THE REQUIREMENTS AND CONDITIONS OF THIS ORDER BY THE NEW DEFENDANTS/PURCHASERS WITHIN SIX (6) MONTHS OF THE EXECUTION OF THIS ORDER, OR BE SUBJECT TO A NOTICE OF MOTION FOR ENFORCEMENT, FOR WHICH THE PLAINTIFF MAY SEEK RETURN TO THE CONDITIONS AND LIMITATIONS OF THE ORIGINAL STIPULATION OF SETTLEMENT AND DISMISSAL WITH PREJUDICE OF OCTOBER 3, 2018, AS WELL AS COSTS AND REASONABLE ATTORNEY'S FEES FOR HAVING TO BRING SUCH A MOTION FOR ENFORCEMENT.

SCHEDULE B MIN. LOT AREA (SF)

SCHEDULE B MIN. LOT WIDTH (FT)





NO CHANGE

NO CHANGE

<b>EXISTIN</b>		
Ō	20	40
SCALE	: 1" = 20'	

				1
			416.07(B)(1)	MAX
			416.07(B)(1)	MAX
		1	416.07(B)(1)	MAX
			416.07(B)(1)	MAX
			416.07(B)(1)	MAX
	COMPLIES			IWA
(E)	NO (E)(b)		416.07(C)(1)	MAX
(E)	NO (E)(b)		416.07(C)(3)	MAX
(E)	NO (E)(b)		416.07(C)(5)	MAX
(E)			416.07(C)(7)	MIN
(L)	NO (E)(b)		416.07(C)(11)	MAX
(E)	NO (E)(b)			L
	NO (E)(b)		(N) EXISTING	NON-
(E)	NO (E)(b)		(E) EXISTING	VARI
<b>(C</b> )	NO (E)(L)		(V) PROPOSE	
(E)	NO (E)(b)		(a) THIS PER	TAINS
(E)	NO (E)(b)			
	YES	۱ ۱		
	YES		ORD.SECTION	
			412.17(B)	STAL
	YES		514.8.h	PARA
			412.17(D)	NUME
	YES			U
	YES			IN

	OLONIA OF COMPLIAN	OF OUADT (0.440.07.5	NEV / DED 0 45 00\				
	SIGNAGE COMPLIAN	CE CHART (§ 416.07 F	REV PER § 15-28)				
ORD.SECTION	STANDARD	REQUIRED	EXISTING		PROPOSED		COMPLIES
	FREESTANDING SIGN (VERTICAL)						
416.07(A)(5)	MAX. SIZE (SF): 8,289 - 5,001 = 3,288 / 500 = 6.6 + 100 = 106.6	106.6	73.5		71.5		YES
416.07(A)(7)	MAX. HEIGHT (FT)	15 (150 SF OR LESS)	20.4	(N)	15.0	(X)	YES (X)
416.07(A)(1)	MAX. QUANTITY	1	1		1		YES
416.07(A)(6)	MIN. SETBACK (FT)	3/4 SIGN HEIGHT = 11.25	3.50	(N)	11.25	(X)	YES (X)
	WALL SIGN						
416.07(B)(1)	MAX. SIZE (SF)	48	43.02		NO CHANGE		YES
416.07(B)(1)	MAX. MOUNTING HEIGHT (FT)	8	11.00±	(N)	NO CHANGE	(N)	NO (N)
416.07(B)(1)	MAX. QUANTITY	1	1		NO CHANGE		YES
416.07(B)(1)	MAX. HORIZONTAL SIGN DIMENSION (FT)	75% OF WALL FACE = 20.3	11.67±		NO CHANGE		YES
416.07(B)(1)	MAX. PROJECTION (FT)	1	0.5±		NO CHANGE		YES
. , . ,	AWNING SIGN (SINGLE TENANT STRUCTURES)						
416.07(C)(1)	MAX. QUANTITY PER AWNING	2	2		NO CHANGE		YES
416.07(C)(3)	MAX. LETTER/NUMBER HEIGHT (IN)	18	23	(N)	18	(X)	YES (X)
416.07(C)(5)	MAX. NUMBER OF COLORS	2 INCLUDING LETTERING	2		NO CHANGE		YES
416.07(C)(7)	MIN. HEIGHT FROM GROUND (FT)	8	>8		8.5		YES
416.07(C)(11)	MAX. HORIZONTAL DIMENSION (FT)	15 FT	11.1		2		YES
, ,, ,	LESSER OF 15 FT OR 60% OF LENGTH OF AWNING						
(N) EXISTING I	NON-CONFORMITY (I) IMPROVED CONDITION	·	N/A - NOT APPLICA	BLE		•	
(È) EXISTING VARIANCE (X) VARIANCE / NON-CON			N/S - NOT SPECIFI	ED			
(V) PROPOSEI	O VARIANCE (W) PROPOSED WAIVER						

	TAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO T	HIS OFFICE	
	PARKING, DRIVEWAY & LOADING C	OMPLIANCE CHART	
ORD.SECTION	STANDARD	REQUIRED	PROPOSED
412.17(B)	STALL SIZE (FT)	9 X 18	9 X 18
514.8.h	PARALLEL STALL SIZE (FT)	9 X 23	9 X 23
412.17(D)	NUMBER OF PARKING SPACES	12 SPACES	7 TOTAL (E)(a)
	USE: 2.5 SPACE PER 1,000 SF OF GROSS FLOOR AREA OF INTERIOR SALES SPACE + 3 SPACES PER SERVICE BAY	4,673 SF / 1,000 SF x 2.5 = 11.7 SPACES	4 EMPLOYEE SPACES 3 CUSTOMER SPACES
505(I)(1)	MIN. DRIVEWAY SETBACK TO PROPERTY LINES (FT)	10	0 (E)(a)
412.18	PARKING PROHIBITED IN FRONT SETBACK	OUTSIDE FRONT SETBACK	WITHIN FRONT SETBACK (E)(a)
505(B)(4)	MIN. NONRESIDENTIAL USE DRIVEWAY WIDTH (TWO WAY TRAFFIC) (FT)	20	19.9 (E)(a)
505(B)(4)	MAX. NONRESIDENTIAL USE DRIVEWAY WIDTH (TWO WAY TRAFFIC) (FT)	24	23.1
514(9)	MIN. TWO WAY DRIVEWAY WIDTH (PARALLEL PARKING) (FT)	18	18.40
412.12(A)	MIN. NUMBER OF LOADING SPACES (BUSINESS/COMMERCIAL USE)		
	UP TO 10,000 SF TOTAL FLOOR AREA	0	0
	DETERMINED N/A - NOT APPLICABLE N/P - NOT PERMITTED ERAL NOTES 3 AND 15.	(W) WAIVER REQUESTED (E) EX	ISTING VARIANCE

PROPOSED PLAN

PROJECT INFORMATION MOTORCARS BLOCK 5602, LOT 31 1207 ROUTE 35 SOUTH TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ JMA HOLDINGS, LLC 1207 HIGHWAY 35 SO NEPTUNE, NJ 07753 MICHAEL'S MOTORCARS, INC NEPTUNE CITY, NJ 07753 APPLICANT'S PROFESSIONALS ANSELL GRIMM & AARON PC JENNIFER S. KRIMKO 1500 LAWRENCE AVENUE OCEAN, NJ 07712 NJ ONE CALL....800-272-1000 nSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net LICENSED IN: NEW JERSEY NEW YORK PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA AUTION: IE THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE ND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGIN, AND MAY HAVE BEEN ALTERED JASON L. FICHTER, PE, PP, CFM, CMF NJPE 43118 NJPP 5726 PAPE 61968 DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605 REVISIONS 0 08/27/20 INITIAL RELEASE SCALE: AS SHOWN DESIGNED BY: SGM

JOB#: **20-1387-01** 

DRAWING TITLE:

CAD ID: **20-1387-01r0** 

NOT FOR CONSTRUCTION

PLAN INFORMATION

MINOR SITE PLAN

**EXISTING CONDITIONS &** 

SITE LAYOUT PLAN

FOR CONSTRUCTION

CHECKED BY: **JLF** 

APPROVED BY

**LEGEND EXISTING** PROPOSED **BOUNDARY LINE CONTOUR LINE** SPOT ELEVATION +46.80 BUILDING GAS ----- GAS ---------- WTR -----SANITARY MAIN S OVERHEAD WIRE **TELEPHONE** UTILITY POLE **HYDRANT** SIGN POST \_\_\_ FENCE • LIGHT FIXTURE TEST PIT LOCATION

GRADE FLOW ARROW

SWALE CENTER LINE ——

-**^** 

SCHEDULE B MIN. LOT FRONTAGE (FT) NO CHANGE 200 100.01 SCHEDULE B MIN. LOT DEPTH (FT) 170.59 NO CHANGE PRINCIPAL BUILDING SCHEDULE B MIN. FRONT YARD SETBACK (FT) 20.0 NO CHANGE SCHEDULE B MIN. REAR YARD SETBACK (FT) NO CHANGE SCHEDULE B MIN. SIDE YARD SETBACK NO CHANGE ONE SIDE (FT) BOTH SIDES (FT) NO CHANGE SCHEDULE B MAX. BUILDING HEIGHT (FT) NO CHANGE CHEDULE B MAX. BUILDING HEIGHT (STORIES) NO CHANGE ACCESSORY BUILDING SCHEDULE B MIN. REAR YARD SETBACK (FT) NO CHANGE SCHEDULE B MIN. SIDE YARD SETBACK (FT) NO CHANGE ONE SIDE (FT) 132.6 NO CHANGE BOTH SIDES (FT) SCHEDULE B MAX. BUILDING HEIGHT (FT) NO CHANGE LOT COVERAGE NO (E)(b) SCHEDULE B MAX. BUILDING COVERAGE (%) NO CHANGE SCHEDULE B MAX. IMPERVIOUS COVERAGE (% NO (E)(b) NO CHANGE (I (I) IMPROVED CONDITION N/A - NOT APPLICABLE N) EXISTING NON-CONFORMITY (E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED V) PROPOSED VARIANCE (W) PROPOSED WAIVER (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (b) SEE GENERAL NOTES 3 AND 15.

ZONING COMPLIANCE CHART

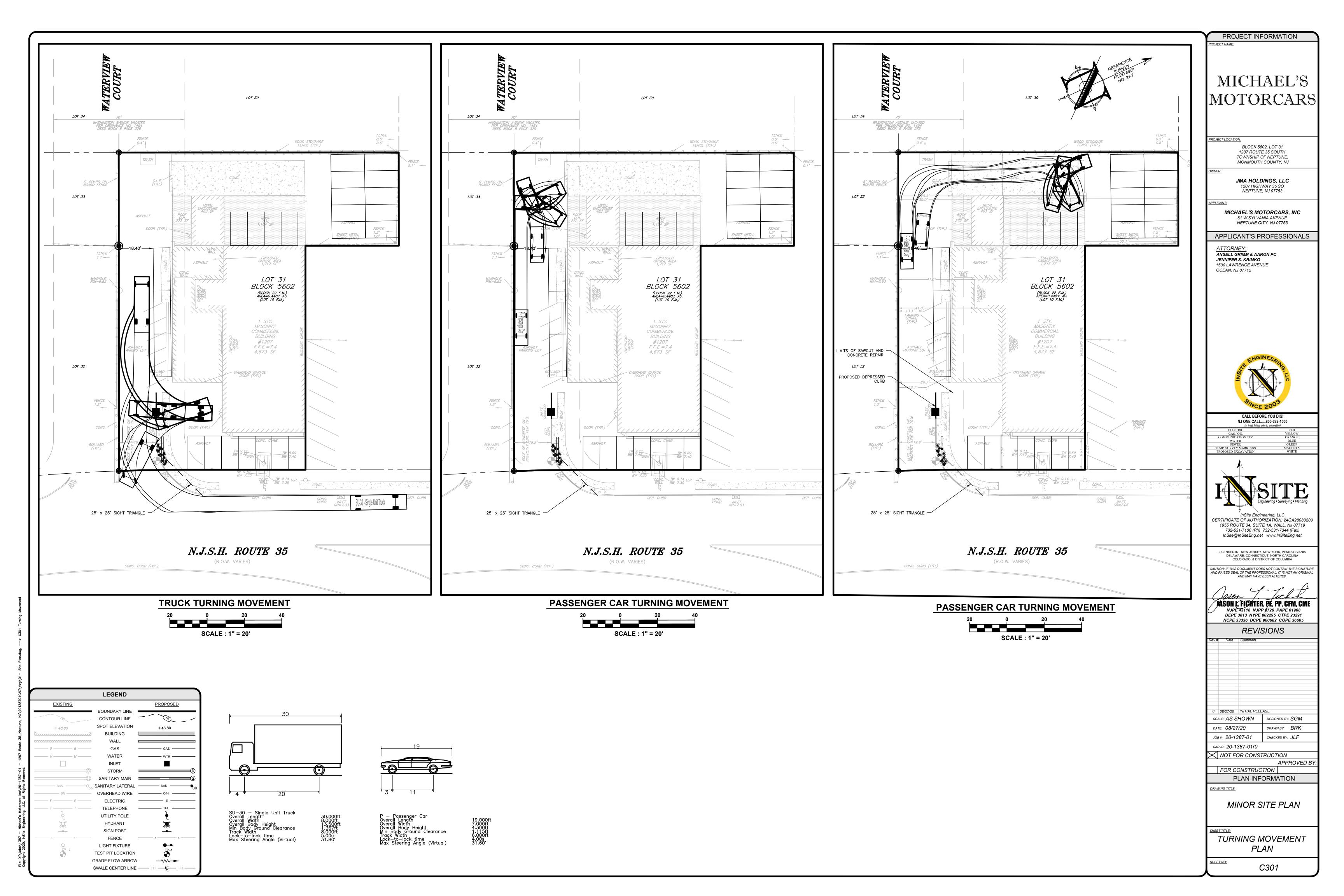
CORRIDOR COMMERCIAL (C-2) ZONE (§ 404.05)

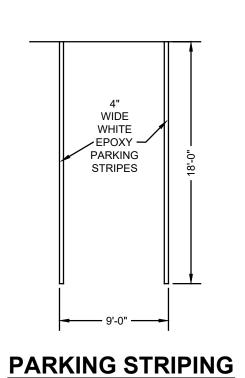
SALE AND SERVICE OF AUTOMOBILES: PERMITTED USE (SEE GENERAL NOTE 15)

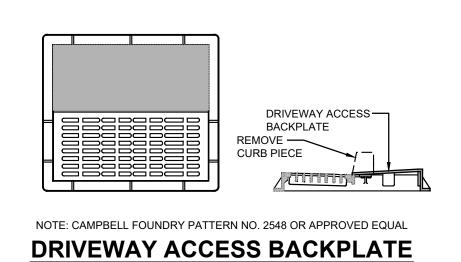
200

19,506 (0.448 AC)

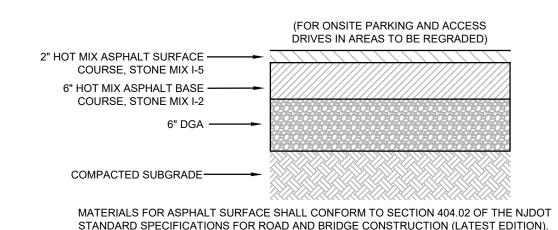
100.00

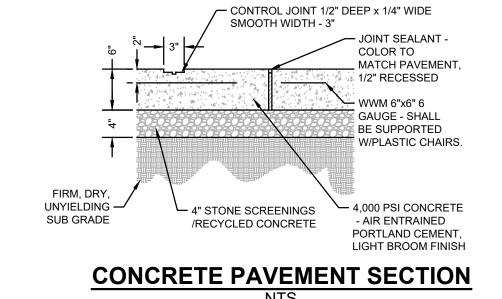






NOT TO SCALE







MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT

STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

MICHAEL'S

PROJECT INFORMATION

## MOTORCARS

PROJECT LOCATION:

ROJECT NAME:

BLOCK 5602, LOT 31 1207 ROUTE 35 SOUTH TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

JMA HOLDINGS, LLC 1207 HIGHWAY 35 SO NEPTUNE, NJ 07753

APPLICANT: MICHAEL'S MOTORCARS, INC

51 W SYLVANIA AVENUE NEPTUNE CITY, NJ 07753

APPLICANT'S PROFESSIONALS

<u>ATTORNEY:</u> ANSELL GRIMM & AARON PC JENNIFER S. KRIMKO 1500 LAWRENCE AVENUE OCEAN, NJ 07712



CALL BEFORE YOU DIG! NJ ONE CALL....800-272-1000

TEMP. SURVEY MARKINGS PROPOSED EXCAVATION



InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

JASON L. FICHTER, PE, PP, CFM, CME NJPE 43118 NJPP 5726 PAPE 61968 DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

0 08/27/20 INITIAL RELEASE SCALE: AS SHOWN DESIGNED BY: SGM

DATE: 08/27/20 JOB #: 20-1387-01 CHECKED BY: JLF

CAD ID: 20-1387-01r0

NOT FOR CONSTRUCTION

FOR CONSTRUCTION

PLAN INFORMATION

MINOR SITE PLAN

CONSTRUCTION **DETAILS**