	REQUIRED	EXISTING	PROPOSED		
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (591,435.3 SF)	NO CHANGE		
MAXIMUM LOT DENSITY	N/A	N/A	N/A		
MAXIMUM FLOOR AREA RATIO	0.6	±0.07	0.06		
MINIMUM LOT WIDTH	500 FT	527.7 FT	NO CHANGE		
MINIMUM LOT FRONTAGE	500 FT	2,244 FT	NO CHANGE		
MINIMUM LOT DEPTH	600 FT	753.3 FT	NO CHANGE		
MINIMUM FRONT YARD SETBACK					
- ASBURY AVENUE (C.R. 16)	50 FT	84.6 FT	36.6 FT (V)		
- HIGHWAY INTERCHANGE	50 FT	±283.5 FT	39.6 FT (V)		
- N.J. ROUTE 35	50 FT	189.9 FT	50.0 FT		
MINIMUM SIDE YARD SETBACK	30 FT	368.3 FT	199.1 FT		
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	368.3 FT	199.1 FT		
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A		
MAXIMUM PERCENT BUILDING COVER	30%	±7.1% (42,030 SF)	6.09% (36,042 SF)		
MAXIMUM PERCENT LOT COVER	65%	±26.0% (155,300.4 SF)	34.6% (204,694.4 SF)		
MAXIMUM NUMBER OF STORIES	TWO (2)	ONE (I)	ONE (I)		
MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 18 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD -TBD		
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	NO CHANGE		
M.I.A DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE		
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	252 SPACES		
LOADING SPACES	-	ONE (I)	FOUR (4)		
SIGNS	-	-	**		
EXISTING USE OR USES:	MANUFACTURING F	ACILITY			
PROPOSED USE OR USES:	RESTAURANT / TAKE-OUT, GROCERY STORE, CONVENIENCE STORES				
EXISTING FLOOR AREA:	0.96 AC (42,030 SF)				
PROPOSED FLOOR AREA:	0.82 AC (36,042 SF)				

(V) VARIANCE
(TBD) TO BE DETERMINED
(*) SEE CONDITIONAL USE STANDARDS TABLE
(**) SEE SIGNAGE TABLE

CODE SECTION	REQUIRED	PROPOSED
	<u> </u>	
§ 412.17.B	PARKING SPACE DIMENSIONS: 9FT x 18FT HANDICAPPED PARKING: 12FT x 18FT	COMPLIES
§ 412.17 TABLE 4.2 PARKING REQUIREMENTS	RETAIL SALES & SERVICE - I SPACE PER 250 SF OF GROSS FLOOR AREA.	40 SPACES
	8,000SF / 250SF = 32 SPACES	
	CONVENIENCE STORE WITH GAS- I SPACE PER 200 SF OF BUILDING FOOTPRINT PLUS ONE SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT 4,500SF/200SF = 22.5~ 23 SPACES + 3 EMPLOYEES	30 SPACES
	SHOPPING CENTER - I SPACE PER 250 SF OF GROSS FLOOR AREA.	98 SPACES
	20,442SF / 250SF = 81.7 ~ 82 SPACES	
	RESTAURANT, TAKE-OUT - I SPACE PER 60 SF OF GROSS FLOOR AREA PLUS I SPACE PER EMPLOYEE ON PEAK SHIFT.	54 SPACES
	3,100SF / 60SF = 51.67 ~ 52 SPACES +3 EMPLOYEES	
§ 412.17.G	ALL PERMITTED & REQUIRED ACCESSORY PARKING STRUCTURE SHALL BE LOCATED ON THE SAME LOT AS THE USE TO WHICH THE SPACES ARE ACCESSORY, OR UPON AN ADJACENT LOT IN COMMON OWNERSHIP.	COMPLIES
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	DOES NOT COMPLY (V)
§ 514.B (9)	PARKING AISLE WIDTHS -	PROPOSED:
	45° → ONE-WAY: 13 FT 90° → ONE-WAY: 22 FT 90° → TWO-WAY: 24 FT	45° → 18 FT 90° → 24 FT

(V) VARIANCE

CONDITIONAL USE STANDARDS								
BLOCK 233, LOT I								
PLANNED	COMMERCIAL DEVE	LOPMENT ZONE (C-I)						
PROPOSED USE								
CONVENIENCE STORES WITH GAS	CONDITIONAL USE							
RESTAURANT, DRIVE-THROUGH	RESTAURANT, DRIVE-THROUGH CONDITIONAL USE							
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED					
MINIMUM LOT AREA	1.5 AC (63,340 SF)	13.5 AC (591,435.3 SF)	NO CHANGE					
MINIMUM LOT FRONTAGE	200 FT	2,244 FT	NO CHANGE					
MINIMUM FRONT YARD GAS CANOPY SETBACK	50 FT	N/A	56.0 FT					
MAXIMUM CANOPY HEIGHT	18 FT	N/A	17.5 FT					

PERFORMANCE AND DESIGN STANDARDS								
CODE SECTION	REQUIRED	PROPOSED						
§ 505 B 4. DRIVEWAY DESIGN STANDARDS	MINIMUM TWO WAY TRAFFIC DRIVEWAY WIDTH: 24 FT	30 FT						
§ 502 D I. RETAIL DESIGN STANDARDS	RETAIL STORES ORIENTED TOWARDS A STREET OR PARKING LOT SHALL HAVE A MINIMUM OF 50% OF THE FIRST FLOOR BUILDING FACADE THAT FACES A STREET OR PARKING LOT CONSIST OF GLASS DISPLAY WINDOWS	CONVENIENCE STORE - WILL COMPLY RETAIL - COMPLIES SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD - WILL COMPLY						
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE -COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD -COMPLIES						
§ 519 B I. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE STREET FOR ALL MAJOR ARTERIALS, MINOR ARTERIAL ROADS, COLLECTOR ROADS AND LOCAL ROADS IN ASSOCIATION WITH NONRESIDENTIAL DEVELOPMENT.	COMPLIES						
§ 519 B 2. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	ALL LOTS SHALL HAVE PRIVATE WALKWAY ACCESS TO A PUBLIC SIDEWALK IN THE RIGHT-OF-WAY. SUCH ACCESS SHALL BE DESIGNED FOR THE SAFETY, CONTROL, EFFICIENT MOVEMENT, CONVENIENCE AND ENCOURAGEMENT OF PEDESTRIAN TRAFFIC INTO AND OUT OF THE SITE AND TO PROMOTE PEDESTRIAN CIRCULATION GENERALLY WITHIN THE TOWNSHIP.	COMPLIES						
§ 519 B 5. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	IN COMMERCIAL OR INDUSTRIAL DEVELOPMENTS, SIDEWALKS SHALL BE PROVIDED TO LINK STREETS, BUILDINGS WITHIN A COMPLEX, AND ON-SITE ACTIVITIES SUCH AS PARKING AND RECREATIONAL AREAS. SUCH SIDEWALKS SHALL BE LINKED TO PUBLIC SIDEWALKS WITHIN THE RIGHT-OF-WAY.	COMPLIES						

LIGHTING REQUIREMENTS							
CODE SECTION	REQUIRED	PROPOSED					
§ 412.11 LIGHT FIXTURE MOUNTING HEIGHT	LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 14 FT.	14 FT					
§ 511.A.2 GENERAL REQUIREMENTS	LIGHTING SHALL BE DESIGNED TO AVOID THE CREATION OF HAZARDS TO MOTORISTS AND PEDESTRIANS OR NUISANCE TO ADJOINING PROPERTY OWNERS OR RESIDENTS.	COMPLIES					
§ 511.A.3 GENERAL REQUIREMENTS	LIGHTING LEVELS, LAMP COLOR AND AND FIXTURE TYPE SHALL BE CONSISTENT THROUGHOUT PARCEL IN QUESTION AND SHALL COMPLEMENT BUILDING AND LANDSCAPING.	COMPLIES					
§ 511.A.5 GENERAL REQUIREMENTS	EXTERIOR LIGHTING NOT BUILDING MOUNTED SHALL BE SUPPLIED BY ELECTRICITY FROM UNDERGROUND CABLING	UNDERGROUND CONDUIT					
§ 511 TABLE 5.3 MINIMUM ILLUMINATION FOR SURFACE PARKING	MEDIUM ACITVITY MINIMUM AVERAGE LEVEL: VEHICULAR TRAFFIC: I.0 FC PEDESTRIAN SAFETY: 0.5 FC PEDESTRIAN SECURITY: I.5	1.4 FC 2.7 FC 2.7 FC					
§ 511 TABLE 5.4 PEDESTRIAN WAY	SIDEWALKS (ROAD SIDE):						
	MIN AVERAGE LEVEL: 0.6 FC	0.8 FC					
	SIDEWALKS (DISTANT FROM ROADWAYS):						
	MIN AVERAGE LEVEL: 0.5 FC	2.7 FC					
§ 511.B.2.d STREET LIGHTING	STREET LIGHTS SHALL BE PLACED A MAXIMUM OF 75 FT ON STRAIGHT ROAD SEGMENTS	COMPLIES					
§ 511.E.3 STREET LIGHTING	OLD TOWN A850 LUMINAIRE REQUIRED FOR STREET LIGHTS NOT WITHIN HISTORIC HD-B-I ZONING DISTRICT	COMPLIES					
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	RATIO OF AVERAGE TO MINIMUM ILLUMINATION FOR SURFACE PARKING: 4 TO I	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W)					
	RATIO OF MAXIMUM TO MINIMUM ILLUMINATION FOR SITE LIGHTING: 10 TO 1	MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO 1 (W)					

(W) WAIVER

SIGNAGE REQUIREMENTS								
CODE SECTION	REQUIRED	PROPOSED (SUPERMARKET)	PROPOSED (FAST FOOD)	PROPOSED (RETAIL)	PROPOSED (CONVENIENCE)			
§ 416.07.A.2	FREESTANDING TYPE B SIZE: 48 SF MAXIMUM HEIGHT: 15 FT MAXIMUM QUANTITY: 1 MAXIMUM SETBACK: 10 FT MINIMUM HORIZONTAL DIM.: 10 FT MAXIMUM	COMPLIES	COMPLIES	COMPLIES	COMPLIES			
§ 416.07.A.6	ADDITIONAL FREESTANDING TYPE B SIZE: 72 SF MAXIMUM HEIGHT: 15 FT MAXIMUM SETBACK: 10 FT MINIMUM HORIZONTAL DIM.: 12 FT MAXIMUM *SHALL BE VISIBLE ONLY FROM A MAJOR ARTERIAL ROADWAY AS IDENTIFIED BY THE TOWNSHIP MASTER PLAN.	COMPLIES	COMPLIES	COMPLIES	COMPLIES			
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT) SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE. QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	75.7 SF (V) 25.75 FT (V) TWO (V) 7.96 FT	COMPLIES	COMPLIES	COMPLIES			
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	COMPLIES	COMPLIES	COMPLIES			
§ 416.07.B.3 (b)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR SERVICE STATIONS, WITH MAX AREA OF 50% OF PRIMARY BUILDING SIGN AREA (SIGN MAY NOT FACE A RESIDENTIAL USE, OR HAVE CHANGEABLE LETTERING)	N/A	N/A	COMPLIES	N/A			

(TBD) TO BE DETERMINED

CODE	REQUIRED	PROPOSED				
§ 503.A BUFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT	COMPLIES				
	PROPOSED USE: REQUIRED: NON-RESIDENTIAL USE BUFFER 10 FT					
§ 503.B(I) BUFFER	BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.	COMPLIES				
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)				
§ 503.C(I) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)				
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)				
§ 509.F LANDSCAPING						
§ 509.I(1) LANDSCAPING	THE PERIMETER OF ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET.	11.07 FT				
§ 509.I(1)(a) LANDSCAPING	PARKING LOT LANDSCAPING SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	COMPLIES				
§ 509.I(1)(b) LANDSCAPING	PARKING LOT LANDSCAPING FRONT YARDS: MINIMUM HEDGE 3 FT TALL AT PLANTING. I TREE PER 30 FT ON-CENTER:	COMPLIES				
	[808 LF / 30 = 27 TREES]	27 TREES				
§ 509.I(4) LANDSCAPING	PARKING LOTS OVER 100 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (I) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES.					
	[222 PROPOSED PARKING SPACES = 45 TREES]	46 TREES				
	[123,837 INTERIOR ASPHALT AREA * 5% = 6,192 SF PLANTING ISLAND]	18,680 SF (15.08%)				
§ 509.I(4)(a) LANDSCAPING	DIAMOND-SHAPED TREE ISLANDS SHALL BE UTILIZED IN HEAD TO HEAD PARKING: MIN SIZE 36 SF.	LANDSCAPE ISLANDS PROPOSED				
§ 509.I(4)(b) LANDSCAPING	4 FT LANDSCAPE ISLAND STRIP ADJACENT TO THE END OF EACH PARKING ROW.	COMPLIES				
§ 509.I(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (I) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)				
§ 509.I(4)(d) LANDSCAPING	SIDEWALKS WITH A MINIMUM WIDTH OF FOUR (4) FEET SHALL BE PLACED ADJACENT TO LANDSCAPED ISLAND STRIPS.	COMPLIES				
§ 509.I(4)(f) LANDSCAPING	THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS.	COMPLIES				
§ 509.J LANDSCAPING	SLOPE STABILIZATION ON ALL AREAS OVER 1:3	COMPLIES				
§ 509.M LANDSCAPING	SITE AMENITY FURNISHINGS LOCATED ON SITE					
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)				
§ 523.B STREET TREES	SPACING: I LARGE STREET TREE PER 35 FT					
	[RT 35: 692 LF/35 = 20 TREES]	20 TREES				
	[ASBURY AVENUE: 593/35 = 17 TREES]	17 TREES				

(W)	WAIVE

TREES TO BE REMOVED							
TREES TO BE REMOVED: CALIPER INCHES	REPLACEMENT TREES REQUIRED PER TREE REOMVED	QUANTITY OF TREES TO BE REMOVED	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROPOSED			
> 6" & < 12"	I	I	I				
> 12 & < 18"	3	0	0				
> 18" & < 24"	6	0	0				
> 24"	8	14	112				
٦	TOTAL TREES TO BE REMOVED: 15 TOTAL REPLACEMENT TREES REQUIRED: 113						

(*) REFERENCE LANDSCAPE PLAN (SHEET C-12) FOR LOCATIONS

ZONING RELIEF TABLE RECTION RECUIRED RECORDS RELIEF TYPE							
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE				
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 39.6 (HIGHWAY INTERCHANGE)	VARIANCE				
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE				
§ 514.B (2) PARKING LOT SHALL BE LOCA' TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF TH SITE WHERE ITS VISUAL IMPACT ADJACENT PROPERTIES AND T PUBLIC R.O.W. CAN BE MINIMI NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRO YARD.		DOES NOT COMPLY (V)	VARIANCE				
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE				
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER				
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE	SUPERMARKET:	VARIANCE				
	TENANT)	75.7 SF (V)					
	SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS.	25.75 FT (V)					
	HEIGHT: 15 ET MAXIMUM & NOT EXTEND ABOVE PARAPET LINE. QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	TWO (V) 7.96 FT					
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	VARIANCE				
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, MEASURED IN FOOTCANDLES, TO MINIMUM ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO I. THE MAXIMUM ILLUMINATION PROVIDED ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO I.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO I (W) MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO I (W)	WAIVER				
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER				
§ 503.C(I) BUFFER			WAIVER				
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER				
§ 509.I(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (I) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER				
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER				
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE -COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD -COMPLIES	WAIVER				

									- 14
				REVISED PER MUNICIPAL COMMENTS	REVISED PER NJDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	DESCRIPTION
				PC	PC	AMB	AMB	PC	ВҮ
				04/22/2021	04/02/2021	03/10/2021	01/27/2021	12/29/20	DATE
				2	4	٣	2	_	ISSUE
NOT APPROVED FOR CONSTRUCTION									

M&M NEPTUNE, LLC

JEFFREY A. MARTELL, P.E. NEW JERSEY LICENSE No. 47290 LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: NOT TO SCALE PROJECT ID: PRI-200142

ZONING REQUIREMENT **TABLES**

DRAWING: