



Compass Neptune Storage

3300 Auburn Rd. Ste. 300 | Auburn Hills, MI | 48326 | p 248 601 4422 | www.designhaus.com

March 23, 2023





Site Address

1109 9th Ave.
Neptune City, NJ 07753

Owner Information

Amsdell Companies
20445 Emerald Parkway Drive, Ste. 220
Cleveland, OH 44135
Jonathan Steele
Email: jsteele@amsdellcompanies.com
Direct: 216.458.0670 ext. 269
Mobile: 303.681.7675

Architectural Team

Designhaus Architecture LLC
3300 Auburn Rd Ste. 300
Auburn Hills, MI 48326
248.601.4422

Chief Architect: Peter Stuhldreier AIA

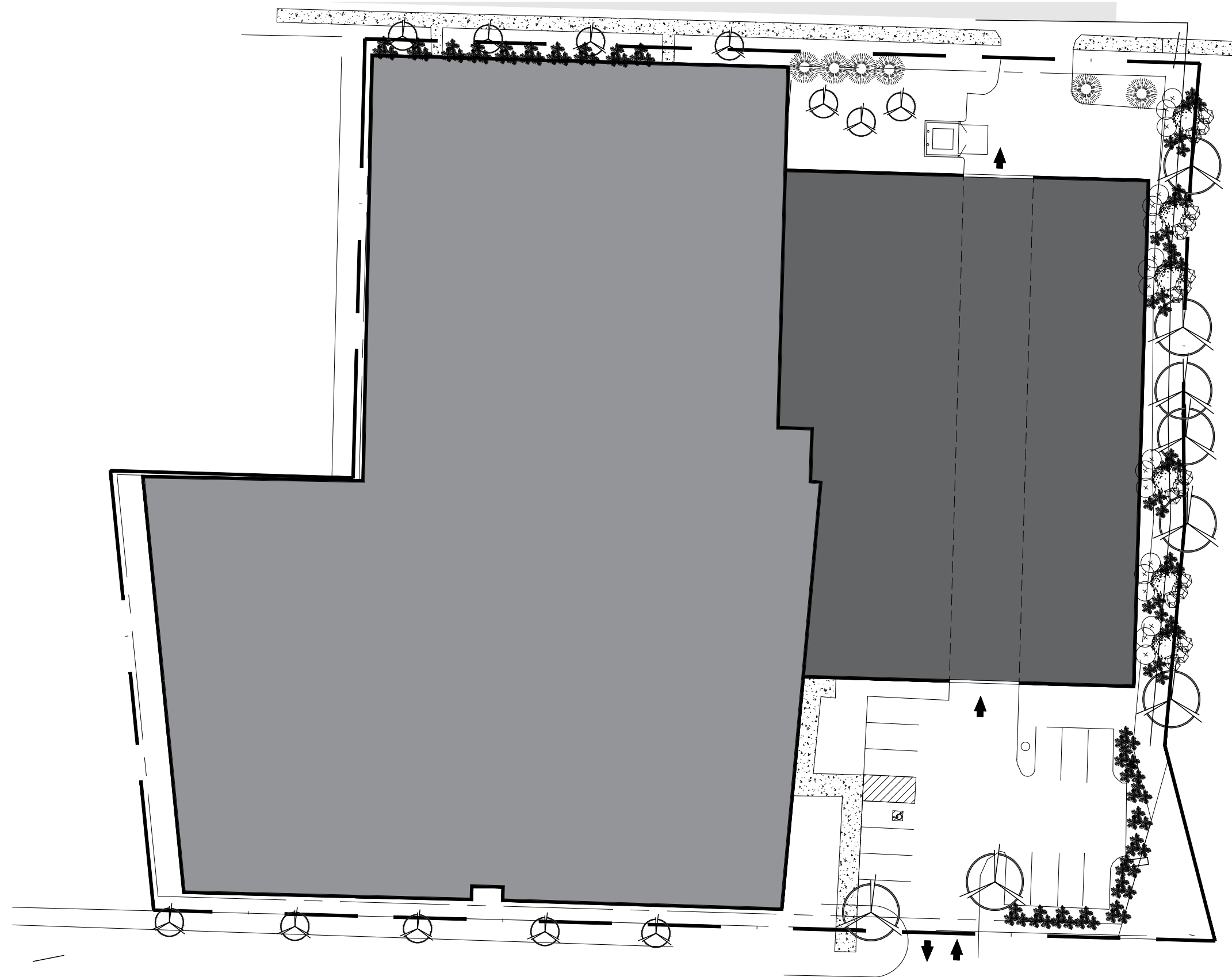
Civil Team

Crest Engineering Associates Inc.
100 Rike Drive
Millstone, NJ 08535
Peter W. Strong, P.E., P.P.
Email: pstrong@crestengineering.net
Phone: 609.448.5550

Attorney Team

Heilbrunn Pape
516 State Route 33
Millstone, NJ 08535
Kenneth L. Pape
Email: kpape@hpnjlaw.com
Phone: 732.679.8844





CODE ANALYSIS

ZONING ANALYSIS

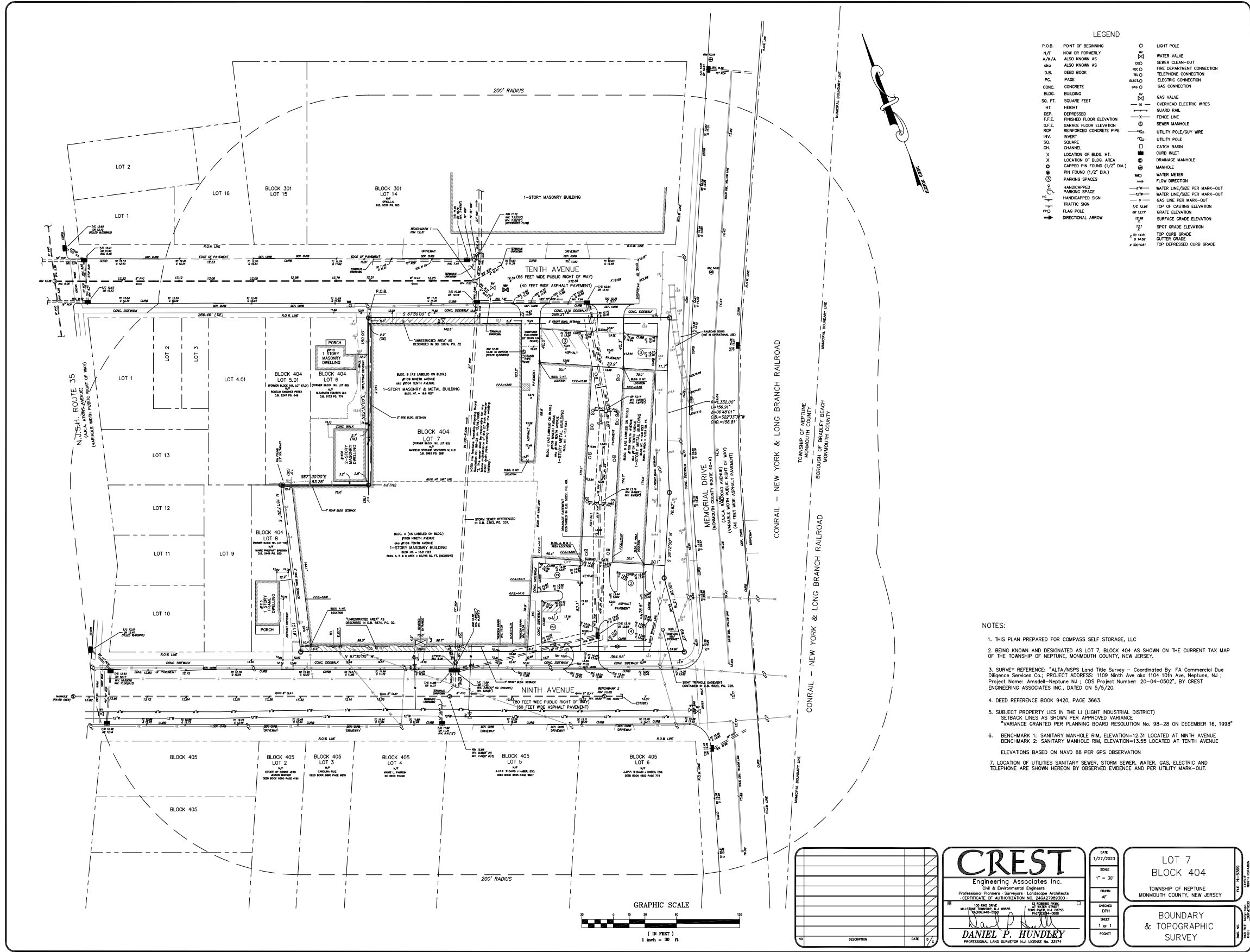
Current: 50,000 GFS.
 Proposed: 84,204 GSF
 Zoning District: LI Light Industrial
 *Self Storage Permitted w/Special Land Approval

Front Yard Set-back: 40' (Existing 5'/11' Per Variance)
 Side Yard Set-back: 25' (Existing 2' Per Variance)
 Rear Yard Set-back: 25' (Existing 1' Per Variance)

Maximum Building Height: 4 Stories 60'
 Density Requirements: n/a
 Maximum Lot Coverage: 40,000 Sq. Ft.
 FAR Requirements: 1.6 Per LI Regulations
 (Per Ordinance 415.18 Maximum Permitted 0.90)
 Open Space: +/- 3,520 Sq. Ft. New Open Space
 (3.64% Increase)

Parking Requirements
 Required: 1 Space/ Employee
 1 Space/10,000 SF GFA
 Required: 14
 Provided: 16
 Total Parking: 16





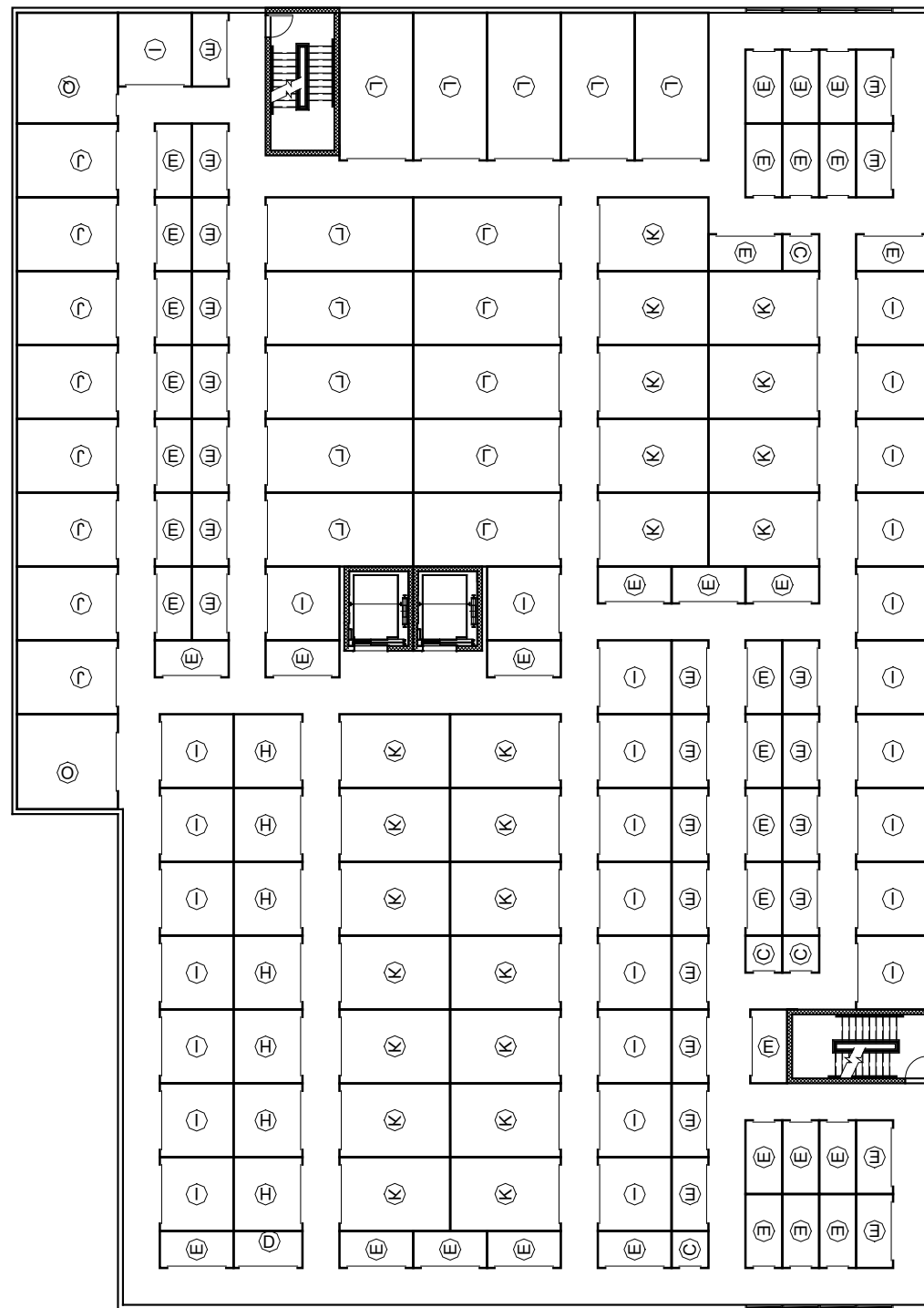
 Engineering Associates Inc. Civil & Environmental Engineers Professional Planners - Surveyors - Landscape Architects CERTIFICATE OF AUTHORIZATION NO. 24562700000 100 WIDE ORCHARD HOLLAND, MI 48033 (248) 854-5500 www.crest-engineers.com	DATE	1/27/2023	LOT 7 BLOCK 404 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY BOUNDARY & TOPOGRAPHIC SURVEY
	SCALE	1" = 30'	
	DRAWN BY	AP	
	CHECKED BY	DPH	
100 WIDE ORCHARD HOLLAND, MI 48033 (248) 854-5500 www.crest-engineers.com DANIEL P. HUNDELEY PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 33174		SHEET NO. 1 TOTAL SHEETS 1	DATE 1/27/2023



Unit Matrix							
Mark	Size	Level 1	Level 2	Level 3	Level 4	Unit Totals	Unit Area
A	4.3 x 10			5	5	10	430 sf
B	4.3 x 12			1	1	2	103.2 sf
C	5 x 5		4	5	5	14	651 sf
D	5 x 9.3		1	1	1	3	75 sf
E	5 x 10	11	61	66	66	204	10,200 sf
F	8.6 x 10			8	8	16	1,376 sf
G	8.6 x 15			1	1	2	258 sf
H	9.3 x 10		7			7	651 sf
I	10 x 10	11	28	59	59	157	15,700 sf
J	10 x 13.6		8			8	1,088 sf
K	10 x 15	15	23	24	24	86	12,900 sf
L	10 x 20	15	15			30	6,000 sf
M	10 x 25	5				5	1,250 sf
N	10 x 30	11				11	3,300 sf
O	12.8x13.6		1			1	174.08 sf
P	12.8x18.6			1	1	2	476.16 sf
Q	13.6 x 15		1			1	204 sf
Total		68	149	171	171	559	54,836sf

Total Net Rentable: 54,836 sf
 Total Floor Area: 84,204sf
 Total Efficiency: 65%

Barrier Free Units: REQUIRED 1-200 5% (MIN.)
 OVER 200 1% PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200
 TOTAL UNITS = 559 = 10
 559 x .02 = 11.18 = 12 UNITS
 10 UNITS + 12 UNITS = 22 UNITS

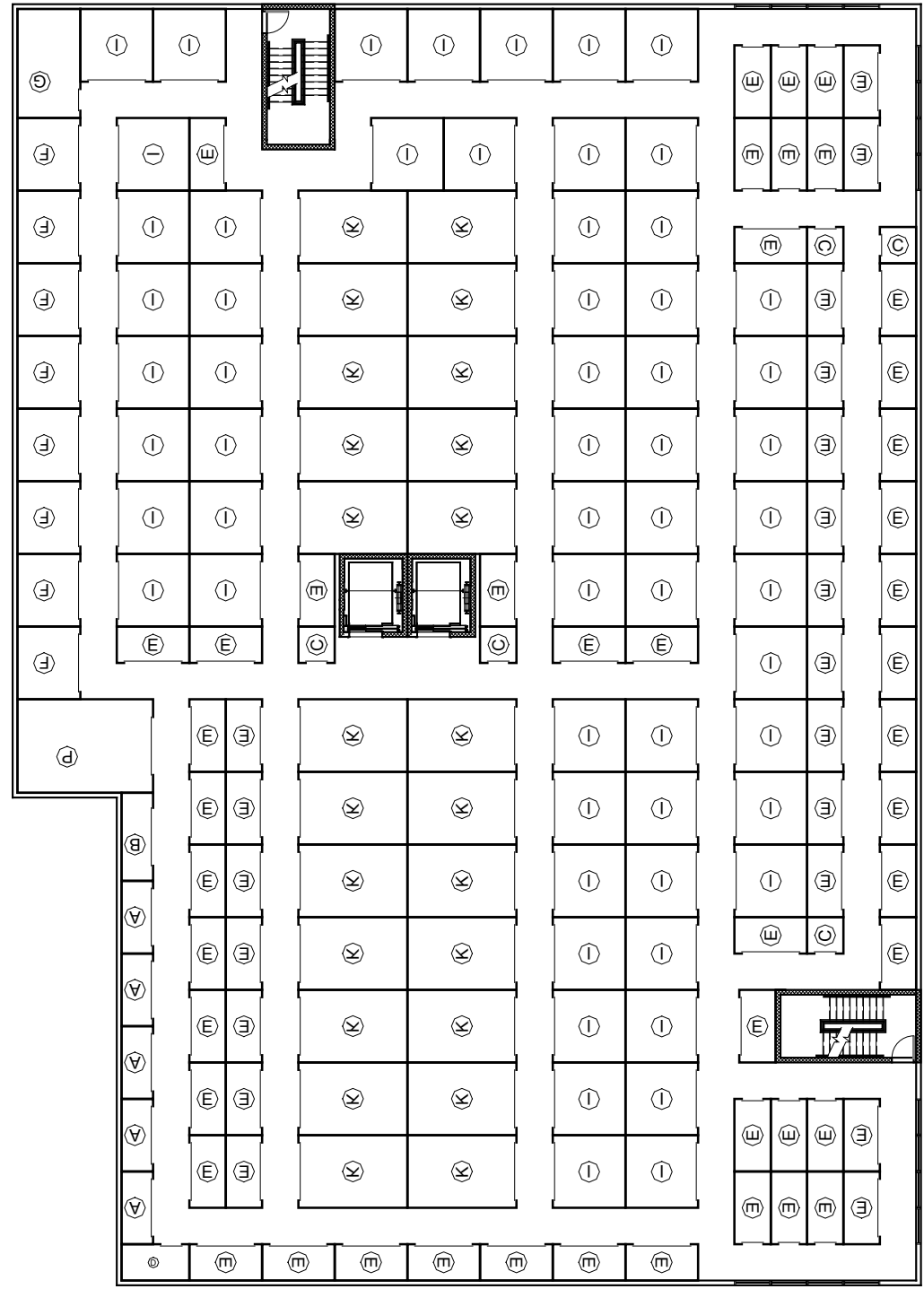


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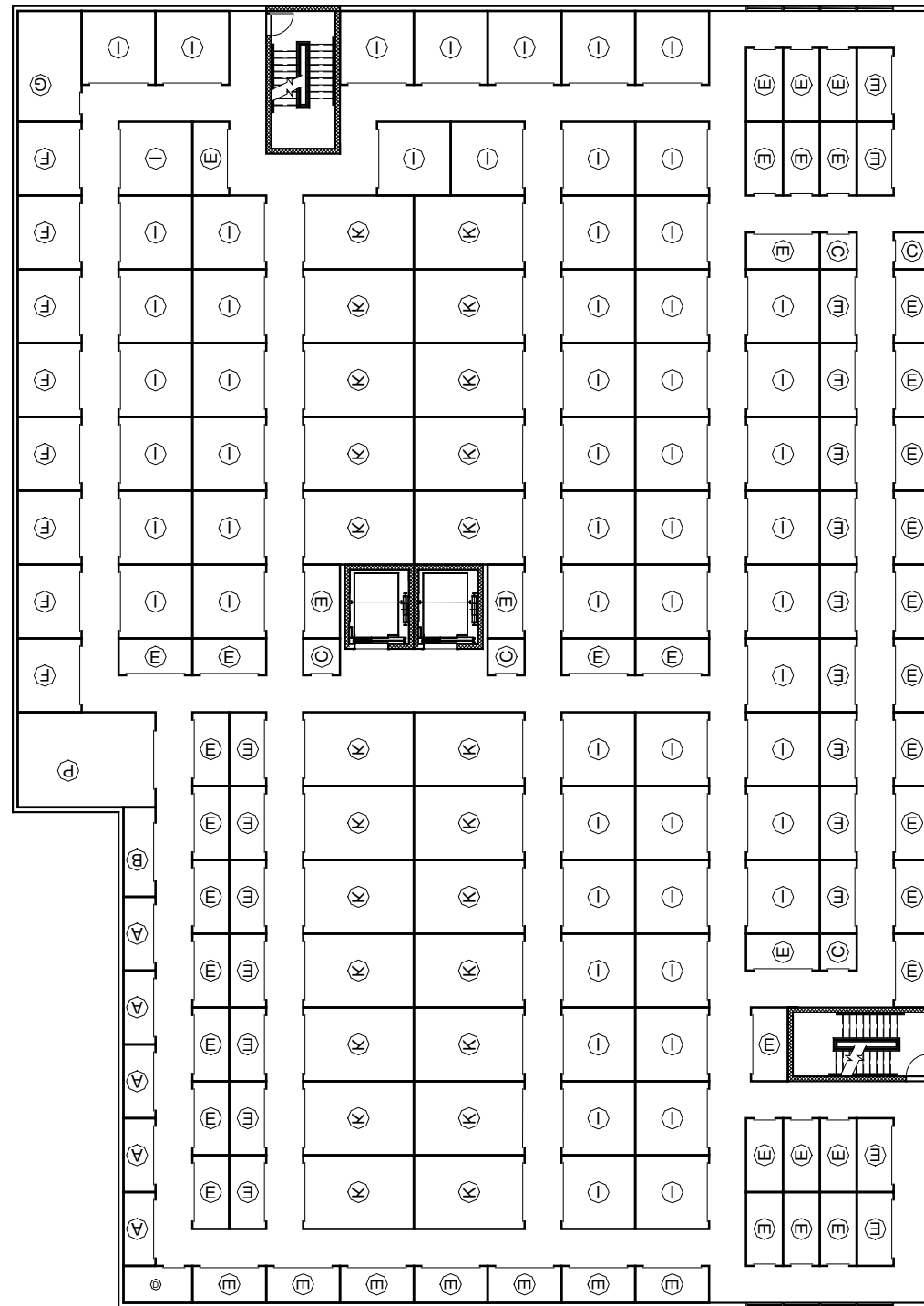


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