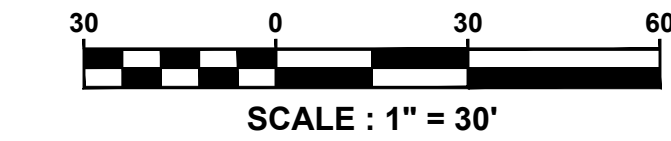
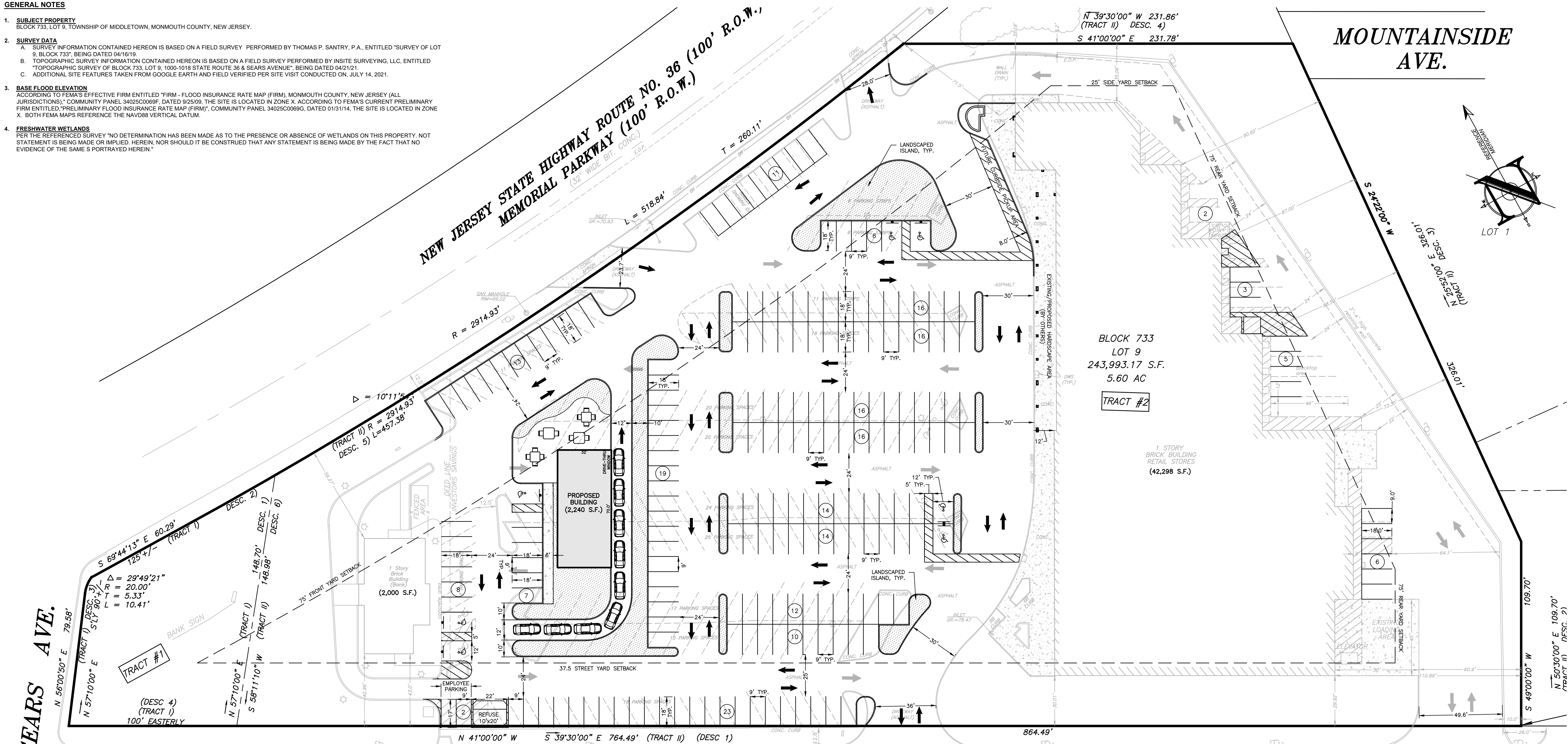


GENERAL NOTES

- SUBJECT PROPERTY**
BLOCK 733, LOT 9, TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY.
- SURVEY DATA**
 - SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THOMAS P. SANTRY, P.A., ENTITLED "SURVEY OF LOT 9, BLOCK 733", BEING DATED 04/16/19.
 - TOPOGRAPHIC SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "TOPOGRAPHIC SURVEY OF BLOCK 733, LOT 9, 1000-1018 STATE ROUTE 36 & SEARS AVENUE", BEING DATED 04/21/21.
 - ADDITIONAL SITE FEATURES TAKEN FROM GOOGLE EARTH AND FIELD VERIFIED PER SITE VISIT CONDUCTED ON, JULY 14, 2021.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL 34025C0069F, DATED 9/25/09, THE SITE IS LOCATED IN ZONE X. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL 34025C0069G, DATED 01/31/14, THE SITE IS LOCATED IN ZONE X. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
- FRESHWATER WETLANDS**
PER THE REFERENCED SURVEY "NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NOT STATEMENT IS BEING MADE OR IMPLIED. HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN."



EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

ZONING COMPLIANCE CHART							
B-3 (BUSINESS) ZONE (§540-922)							
COFFEE SHOP / BANKING / BAR / MEDICAL OFFICE / FOOD RETAIL / LAUNDRY AND DRY CLEANING / GYM / GROCERY STORE / SECOND HAND SHOP: PERMITTED							
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES		
540-922(A)	MIN. GROSS LOT AREA (SF)	130,680 (3 AC)	243,993.17 (5.60 AC)	NO CHANGE	YES		
540-922(A)	MIN. LOT FRONTAGE (FT)	200	>200	NO CHANGE	YES		
SCHEDULE	MIN. BUILDABLE LOT AREA (SF)	108,900 (2.5 AC)	132,302	NO CHANGE	YES		
SCHEDULE	PRINCIPAL BUILDING (EXISTING RETAIL)						
SCHEDULE	MIN. FRONT YARD SETBACK (FT)	75	71.5	(E)	NO CHANGE	NO (E)	
SCHEDULE	MIN. REAR YARD SETBACK (FT)	75	73.3	(E)	NO CHANGE	NO (E)	
SCHEDULE	MIN. STREET REAR YARD (FT)	75	N/A		NO CHANGE	YES	
SCHEDULE	MIN. SIDE YARD SETBACK (FT)	25	35.18		NO CHANGE	YES	
SCHEDULE	MIN. STREET SIDE YARD (FT)	37.5	29.92	(E)	NO CHANGE	NO (E)	
SCHEDULE	MAX. BUILDING HEIGHT (FT)	40	(1)(2)	(a)	NO CHANGE	YES	
SCHEDULE	MAX. BUILDING HEIGHT (STORIES)	3	(1)(2)	1	NO CHANGE	YES	
SCHEDULE	PRINCIPAL BUILDING (EXISTING BANK)						
SCHEDULE	MIN. FRONT YARD SETBACK (FT)	75	59.27	(E)	NO CHANGE	NO (E)	
SCHEDULE	MIN. REAR YARD SETBACK (FT)	75	>75		NO CHANGE	YES	
SCHEDULE	MIN. STREET REAR YARD (FT)	75	N/A		NO CHANGE	YES	
SCHEDULE	MIN. SIDE YARD SETBACK (FT)	25	N/A		NO CHANGE	YES	
SCHEDULE	MIN. STREET SIDE YARD (FT)	37.5	42.96		NO CHANGE	YES	
SCHEDULE	MAX. BUILDING HEIGHT (FT)	40	(1)(2)	(a)	NO CHANGE	YES	
SCHEDULE	MAX. BUILDING HEIGHT (STORIES)	3	(1)(2)	1	NO CHANGE	YES	
SCHEDULE	PRINCIPAL BUILDING (PROPOSED COFFEE SHOP WITH DRIVE-THRU)						
SCHEDULE	MIN. FRONT YARD SETBACK (FT)	75	N/A		75	YES	
SCHEDULE	MIN. REAR YARD SETBACK (FT)	75	N/A		>75	YES	
SCHEDULE	MIN. STREET REAR YARD (FT)	75	N/A		>75	YES	
SCHEDULE	MIN. SIDE YARD SETBACK (FT)	25	N/A		>25	YES	
SCHEDULE	MIN. STREET SIDE YARD (FT)	37.5	N/A		>37.5	YES	
SCHEDULE	MAX. BUILDING HEIGHT (FT)	40	(1)(2)		N/A	TO COMPLY	YES
SCHEDULE	MAX. BUILDING HEIGHT (STORIES)	3	(1)(2)		N/A	TO COMPLY	YES
SCHEDULE	LOT COVERAGE						
SCHEDULE	MAX. BUILDING COVERAGE (%)	N/S	19.0		19.6	YES	
SCHEDULE	MAX. LOT COVERAGE (%)	70	(3)(4)	(E)	75.1	(I)	NO (V)
SCHEDULE	MIN. TOTAL GROSS FLOOR AREA (ONE-STORY) (SF)	5,000	2,000	(E)	NO CHANGE	NO (E)	
SCHEDULE	MAX. FLOOR AREA RATIO	0.25	0.19		0.20	YES	
SCHEDULE	BUFFERS						
540-922(C)	MIN. RESIDENTIAL ZONE LANDSCAPE BUFFER (FT)	75	<75	(E)	NO CHANGE	NO (E)	
(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE							
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED N/A - NOT SPECIFIED							
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE							
(1) MAXIMUM BUILDING HEIGHT ON LOTS 100 FEET WIDE OR LESS MEASURED AT THE STREET LINE SHALL BE 28 FEET. BUILDING HEIGHT MAY INCREASE 1 FOOT FOR EVERY 5 FEET OF LOT WIDTH ABOVE 100 FEET, BUT IN NO CASE SHALL EXCEED 35 FEET.							
(2) IN SPECIAL FLOOD HAZARD AREAS, HEIGHT OF BUILDINGS LOCATED ON LOTS 125 FEET WIDE OR LESS MAY BE INCREASED TO 35 FEET AS MEASURED FROM 1 FOOT ABOVE BASE FLOOD ELEVATION IF (A) THE AREA BELOW THE BASE FLOOD ELEVATION CONTAINS NO PHYSICAL ENCLOSURES, (B) THE VERTICAL DISTANCE FROM PRE-DEVELOPMENT GRADE TO THE ROOF PEAK DOES NOT EXCEED 40 FEET, AND (C) A NONCONVERSION AGREEMENT IS RECORDED WITH THE MONMOUTH COUNTY RECORDING OFFICER.							
(3) LOT COVERAGE FOR ALL IMPROVEMENTS (IMPERVIOUS OR PERVIOUS) INCLUDING ALL PARKING AREAS AND AUTOMOBILE ACCESS DRIVEWAYS AND INTERNAL ROADWAYS, WHETHER COVERED BY AN IMPERVIOUS OR PERVIOUS MATERIAL, PATIOS ASSOCIATED WITH AN IN-GROUND OR ABOVE-GROUND SWIMMING POOL, SURFACE AREA OF AN IN-GROUND OR ABOVE-GROUND SWIMMING POOL ABOVE 800 SQUARE FEET AND ALL OTHER IMPERVIOUS SURFACES.							
(4) WHEN THE BUILDING IS ONE STORY ONLY, PERMITTED LOT COVERAGE IS UP TO 70%.							

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
540-627(C)	PERPENDICULAR / ANGLED STALL SIZE (FT)	9 X 18	<9X18	9X18	(X)
540-627(C)	HANDICAP STALL SIZE (FT)	12 X 18	12X18	12X18	(X)
540-627(C)(3)	EMPLOYEE PARKING STALL SIZE (FT)	9 X 16	-	N/A	YES
540-627(I)	PARKING STALL MARKING	HAIRPIN STYLE	SINGLE LINE	NO CHANGE	NO (N)
540-627(O)	MIN. NUMBER OF ADA SPACES (201-300 SPACES)	209 SPACES	215 SPACES	219 SPACES	YES
540-627(R)	NUMBER OF PARKING SPACES	2,000/1,000*4.5 = 9 SPACES	2,240/1,000 = 10 SPACES	2,240/1,000 = 10 SPACES	YES
540-627(K)(1)	MIN. PARKING TO STRUCTURES SETBACK (FT)	20	5	5	NO (V)
540-627(O)(7)	MIN. DRIVEWAY TO SIDE PROPERTY LINES (FT)	10	10	10	YES
540-627(O)(7)	MIN. DRIVEWAY TO EXISTING DRIVEWAY (FT)	30	26	NO CHANGE	NO (N)
540-612(C)(1)	MIN. AND MAX. DRIVEWAY WIDTH (TWO WAY)(FT)	24 TO 36	30 TO 49.6	NO CHANGE	NO (N)
540-612(C)(1)	MIN. AND MAX. DRIVEWAY WIDTH (ONE WAY)(FT)	18 TO 34	23.7 TO 28	NO CHANGE	YES
540-612(C)(2)	RECOMMENDED NUMBER OF DRIVEWAYS	2 PER STREET	2 PER STREET	NO CHANGE	YES
540-612(D)	MIN. DISTANCE FROM INTERSECTION (FT)	200	>200	NO CHANGE	YES
540-612(E)	MIN. DISTANCE FROM SIDE PROPERTY LINE (FT)	20	5.2	NO CHANGE	NO (N)
540-612(H)	MIN. CURB RETURN RADIUS (FT)	15	0	5	NO (N)
540-612(K)(1)	MAX. CURB DEPRESSION (FT)	35	N/A	N/A	YES
540-612(O)(1)	MIN. AISLE WIDTH (PERPENDICULAR PARKING)(FT)	24	21.1	24	YES
540-612(O)(1)	MIN. AISLE WIDTH (60° PARKING)(FT)	20	12.5	NO CHANGE	NO (N)
540-627(B)(5)	MIN. PARKING SETBACK FROM STREET LINE (FT)	20	0	NO CHANGE	NO (N)
540-627(B)(5)	MIN. PARKING DISTANCE FROM R.O.W. (FT)	50	>50	NO CHANGE	YES
540-627(B)(4)	MIN. PARKING TO RESIDENTIAL ZONE (FT)	10	4.5	NO CHANGE	NO (N)
540-627(B)(11)	MIN. CURBED ISLAND WIDTH (FT)	1	6	NO CHANGE	YES
540-626(A)(1)	MIN. NUMBER OF LOADING SPACES (FT)	16 X 35 X 14	45 X 50 X 14	NO CHANGE	YES
540-626(A)(1)	MIN. LOADING SPACE SIZE (FT)	N/A - NOT APPLICABLE	N/A - NOT APPLICABLE	N/A - NOT APPLICABLE	NO (E)
(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION (X) VARIANCE / NON-COMFORMITY ELIMINATED (V) PROPOSED VARIANCE					
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED (V) PROPOSED VARIANCE					
(1) WHEN OFF-STREET PARKING IS PROVIDED IN CONNECTION WITH A USE WHICH WILL ASSIGN OR CAN CONTROL THE UTILIZATION OF PARKING AREAS, THE MUNICIPAL AGENCY MAY APPROVE SEPARATE PARKING AREAS FOR SUBCOMPACT VEHICLES. WITHIN SUCH AREAS, THE MUNICIPAL AGENCY MAY APPROVE THE REDUCTION OF STALL SIZE SUBJECT TO THE FOLLOWING:					
A. APPROPRIATE SIGNAGE AND MARKINGS SHALL BE DESIGNATED.					
B. THE NUMBER OF PARKING SPACES WHICH MAY BE DESIGNATED FOR SUBCOMPACT VEHICLES SHALL BE DETERMINED BY THE MUNICIPAL AGENCY BASED UPON DOCUMENTATION SUBMITTED BY THE APPLICANT.					
C. IF NO GARAGE IS PROVIDED, THE PARKING SPACES REQUIRED MAY NOT BE LOCATED IN ANY REQUIRED FRONT SETBACK AREA. NOTWITHSTANDING THAT PARKING IS PERMITTED IN FRONT SETBACK AREAS BY ORDINANCE SECTION 540-627(B)(1).					

PROJECT INFORMATION

PROJECT NAME:

NAVESINK CENTER LLC

PROJECT LOCATION:

BLOCK 733, LOT 9
1000-1018 STATE ROUTE 36
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER:

NAVESINK CENTER LLC
22 HAZLEWOOD TERRACE
TINTONFALLS, NJ 07724

APPLICANT:

NAVESINK CENTER LLC
22 HAZLEWOOD TERRACE
TINTONFALLS, NJ 07724

APPLICANT'S PROFESSIONALS

SURVEYOR:

THOMAS P. SANTRY, P.A.
128 EAST RIVER ROAD
RUMSON, NJ 07760

SURVEYOR:

INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719



CALL BEFORE YOU DIG!
NJ ONE CALL... 800-272-1000
(NJ One Call is a registered trademark of the National One Call System, Inc.)

ELECTRIC	RED
GAS LINE	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
DEVELOPMENT EXCAVATION	WHITE



InSite Engineering, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

732-531-7700 (P) 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

PRELIMINARY

CHRISTOPHER M. BEDNARSKI, P.E.

NJPE LIC. NO. 24GE0526400

REVISIONS

Rev# Date Comment

0 03/17/22 INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: CMB

DATE: 03/17/22 DRAWN BY: JLS

JOB #: 20-1550-01 CHECKED BY: CMB

CAD ID: 20-1550-01_Concept D

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

CONCEPT PLAN

SHEET TITLE:

CONCEPT PLAN E

SHEET NO.:

1 OF 1