BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NJ
LAND USE BOARD
DEVELOPMENT APPLICATION

1. Applicant's Name 158 West Sylvania, LLC Phone 732-918-9008 / 732-778-0694
   Mailing Address c/o Power TST, 2 Booth Court, Edison, NJ 08820 Email sal@summitrealtynj.com

2. Present Owner Same as Applicant Phone
   Mailing Address Email

3. Attorney Represent Applicant Jeffrey P. Beekman, Esq.
   Firm Name The Beekman Law Firm, LLC Phone 732-774-8262 x107
   Mailing Address 47 Main Avenue, PO Box 395, Ocean Grove, NJ 07756 Email Jeffrey.Beekman@Beekmanlaw.com

4. Licensed NJ Engineer, Surveyor, Architect or Planner Preparing Maps
   Jason L. Fichter, PE, PP, CFM, CME
   Firm Name INSite Engineering, LLC Phone 732-531-7100
   Mailing Address 1955 Route 34, Suite 1A, Wall, New Jersey 07719 Email jason@insiteeng.net

5. Interest of Applicant if other than Owner: Same

6. Application for (check appropriate):

Bulk Variance XX	***Site Plan**
Use Variance	***Subdivision**
Interpretation	**Minor**
Conditional Use	**Preliminary Major**
	Final Plat
Other (specify)	***Site Plan Exemption**

   ***3 copies of checklist is required**

7. Address of Premises Affected by Application: 158 West Sylvania Avenue

   Known as: Block 76 Lot(s) 20
   Tax Map sheet(s) 12 Zone(s) RLC - Residential Limited Commercial
   Ownership of Adjacent Property? (if yes, indicate each block(s) and lot(s): No

8. LOT DIMENSIONS:

	Existing		Zoning Requirements	
Frontage	151.46/199.44	ft.	75	ft.
Front Yard Width	151.46/199.44	ft.	75	ft.
Depth	150.8/152.9	ft.	75	ft.
Area	26,583	sq.ft.	7,500	sq.ft.

9. SUBJECT BUILDING LOCATION:

	Existing		Proposed		Zoning Requirements	
Front Setback	47.7/47.9	ft.	47.7/47.9	ft.	40	ft.
Side Yard Setback	N/A	ft.	N/A	ft.		ft.
Rear Yard Setback	78.3/67.2	ft.	78.3/67.2	ft.	15	ft.
Height	Less than 30	ft.	less than 30	ft.	30	ft.
Coverage	63	%	63	%	70	%
Useable Floor Area	No Change	sf.	No Change	sf.	1,600	sf.

10. Accessory Uses:

	Existing	Proposed	Zoning Requirements
Describe Use	Gas Filling Station & Automobile Repair Facility	Same with Canopy proposed over gas pumps	Retail Stores, Personal Services, Business & Professional Offices
Rear Yard Setback	greater than 15 ft.	greater than 15 ft.	15 ft.
Side Yard Setback	N/A ft.	N/A ft.	ft.
Story & Height	N/A ft.	17.5 ft.	15 ft.
Front Yard Setback to Canopy	N/A	9.1	No designation for front yard

11. Existing Use: Gas Filling Station & Automobile Repair Facility
Proposed Use: Gas Filling Station & Automobile Repair Facility w/ Canopy proposed over gas pumps.
Standard Industrial Classification Code: _____

12. Permission Requested to: Erect XX Alter _____ Convey _____ Move _____
Use _____ Demolish _____ Subdivide _____ Other _____

Descriptive Explanation: Applicant proposes to construct a canopy over the existing gasoline pumping area of the site, along with signage.

13. List Variances or Interpretation Requests (include zoning ordinance section numbers and brief description of each Variance requested): Variance to construct canopy over existing gasoline pumping area located in the front yard with a height proposed of 17.5'. A canopy is not a permitted structure in the zone or in a front yard and maximum accessory structure height is 15'. Applicant also proposes signage that may require variance relief.

14. Subdivisions and Site Plans (indicate the applicable): Site Area _____
Number of Lots _____ Number of residential Units _____
Number of Nonresidential buildings _____ Sq. footage of each _____
Nonresidential buildings _____

15. DISCLOSURE STATEMENT

Applicant is a Corporation _____ Partnership X (LLC) Individual _____

Pursuant to N.J.S. 40.55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate Applicant or 10% interest in any partnership Applicant must be disclosed. In accordance with N.J.S. 40.55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the Applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attached pages as necessary to fully comply).

Name Raj Kumar Address 2 Booth Court
Interest 50% Edison, NJ 08820
Name Mamta Kumar Address 2 Booth Court
Interest 50% Edison, NJ 08820

16. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws existing or proposed on the property:
Yes (attach copies) _____ No XX Proposed None

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

17. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership Applicant. (If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this
7th day of November Dec., 2020

NOTARY PUBLIC Jeffrey P. Beckman, Attorney at Law of NJ

SIGNATURE OF APPLICANT
Raj Kumar, Managing Member

18. I certify I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the Applicant.
(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this
7th day of November Dec, 2020

NOTARY PUBLIC Jeffrey P. Beckman, Attorney at Law of NJ

SIGNATURE OF APPLICANT
Raj Kumar, Managing Member

19. STATEMENT OF TAX COLLECTOR

Status of Municipal Taxes Paid Through _____

Status of Assessments for Local Improvements _____

Dated _____

_____
Authorized Signature

Office Use Only

Application#: _____ Received By: _____ Date: _____
Completeness Reviewed By: _____ Date Application Deemed Complete: _____
HEARING DATE: _____ TIME EXTENSION: _____
Board Action: ___Approved _____ Denied _____ Date: _____
Resolution Adopted on: _____ Maps Signed On: _____

FEES PAID

Administration _____
Escrow-Professional _____
Other _____

18 Copies of plans _____
18 Copies of survey _____
3 copies of checklist _____
18 Copies of Zoning Application _____
18 Copies of Zoning Determination _____
Other _____

BOROUGH OF NEPTUNE CITY

106 W. SYVANIA AVENUE
NEPTUNE CITY, NJ 07753
PHONE: 732-776-9204
FAX: 732-776-8906
EMAIL: CONSTRUCTION@NEPTUNECITYNJ.com

ZONING PERMIT APPLICATION REVIEW RECORD

DATE: September 3, 2020 REVIEW # 1

PROJECT LOCATION: 158 W. Sylvania Ave; Block 76, Lot 20

DESCRIPTION OF WORK: Construct a Canopy with Signage

REVIEWED BY WILLIAM J. DOOLITTLE CONSTRUCTION OFFICIAL
BUILDING AND FIRE SUBCODE OFFICIAL

1. The proposed canopy is not a permitted accessory structure. (Section 139-38.B)
2. The proposed canopy is not permitted in the front yard area. (Section 139-24)
3. The proposed canopy exceeds the maximum permitted height of 15 feet for permitted accessory structures. (Schedule of Area, Yard and Building Requirements)
4. The proposed signs are not permitted. (Section 139-50.B)

WILLIAM DOOLITTLE
Construction Official
Building Official
Fire Inspector
Zoning Officer

OFFICE HOURS
Tuesday & Thursday
4:45-6:00pm

BOROUGH OF NEPTUNE CITY

Construction- Code Office
106 w. Sylvania Avenue
Neptune City, NJ 07753
Phone: (732) 776-9204 Fax: (732) 776-8906

ZONING PERMIT APPLICATION

BLOCK: 76 LOT: 20 FEE: ~~20~~ PERMIT#: Denied

All applications for construction purposes must be accompanied by a survey. Applications for a proposed use must indicate the exact scope of business including all activities which will be part of the business.

1. Applicants Name: 158 West Sylvania, LLC C/O Power TST Phone (H) 732-918-9008
   Mailing Address: 2 Booth Ct., Edison, NJ 08820 Phone (C) 732-778-0894
   Email: Sal Dellomo - sal@summitrealtynj.com Fax
2. Owner's Name: 158 West Sylvania, LLC Phone (H)
   Mailing Address: Phone (C)
3. Location of Proposed Use or Work:
   Block No. 76 Lot No. 20
   Address 158 West Sylvania Ave., Neptune City, NJ
4. Description of *Existing* or prior Use or Work:
   Business Name (If Applicable) Gasoline Filling Station and Automobile Repair Facility
   Description Sales and Service for automobiles, including mechanic's services to repair and maintain vehicles and for gasoline filling station.
5. Detailed Description of *Proposed* Use or Work: *Be specific. Include details.
   Business Name (If Applicable) Same
   Description Applicant proposes to construct a canopy over the gasoline pumping area of the site.
6. Has the above premises been the subject of any prior application to the Land Use Board, Zoning Board of Adjustment or planning Board to the applicant's knowledge? Yes No XX
   If yes please describe

Applicant Signature [signature] Date 9/1/2020

PERMIT# Denied

OFFICE USE ONLY

FEE PAID: DATE: 9-1-20

CHECK# 8812 CASH _____ RECEIPT# _____

APPROVED: _____ DATE: _____

DENIED: _____ DATE: 9-3-20

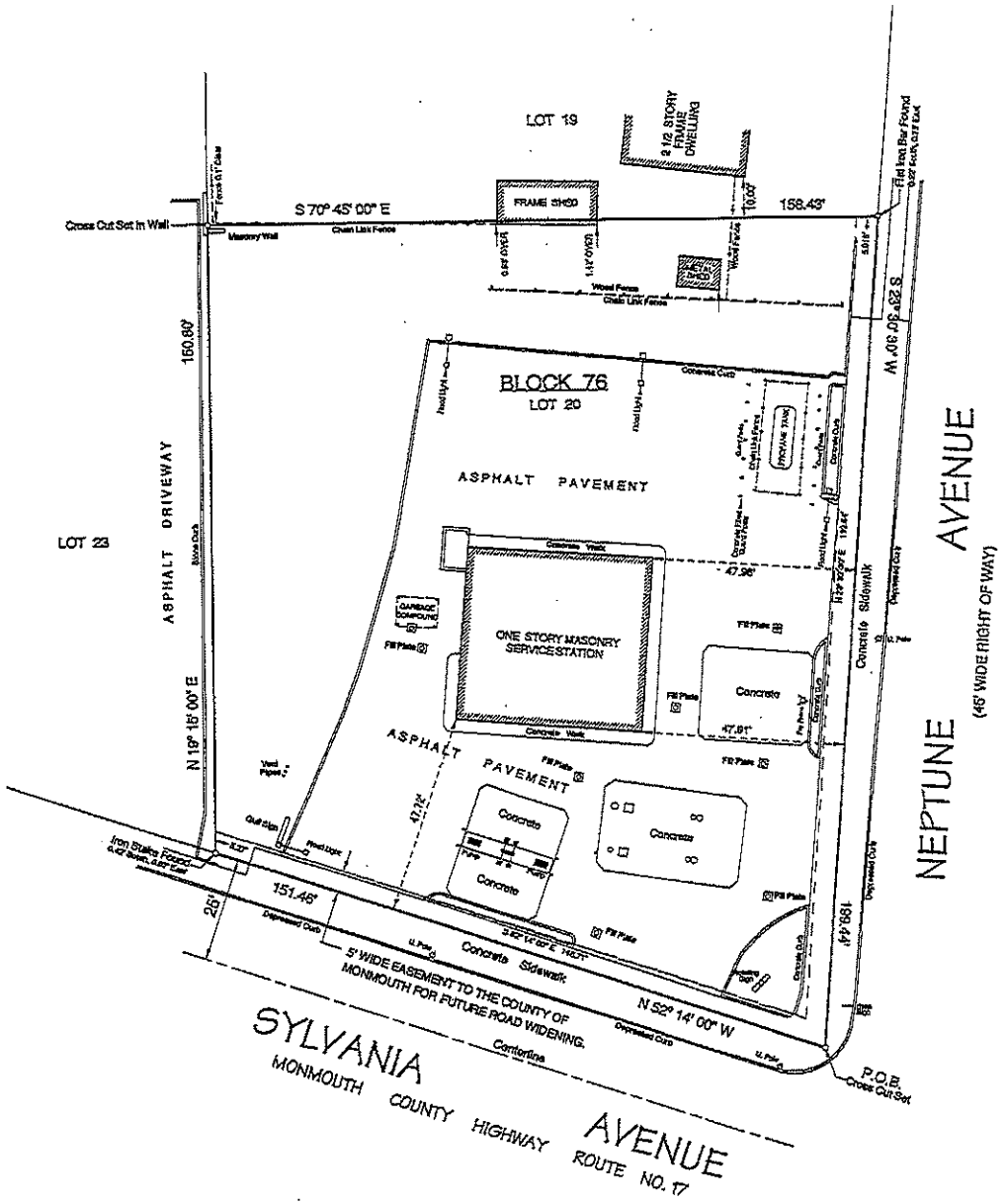
Zoning Officer

Zoning Officer

REASON FOR DENIAL: See the attached

Zoning Permit Application Review Record

Fence Fee $45 Driveway Fee $35 All other uses $20

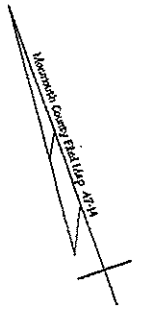


PREMISES BEING KNOWN AND DESIGNATED AS LOTS 73, 74 AND 75 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF LOTS OF THE HOMESTEAD TRACT OF THE LATE MARY BENNETT'S DECEASED, NEPTUNE TOWNSHIP, MON. CO., N.J., OCT. 1894" MADE BY WILLIAM H. SHAFTO, SURVEYOR AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 8, 1894 AS CASE 47 SHEET 14.

PREMISES KNOWN AS LOT 20 IN BLOCK 76 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF NEPTUNE CITY.

TOTAL LOT AREA: 26,583 SQUARE FEET (0.6103 ACRES).

NOTE I THIS SURVEY IS SUBJECT TO ALL EASEMENTS OF RECORD.



TO: 158 WEST SYLVANIA, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY; RED BANK TITLE AGENCY, INC., A DIVISION OF FOUNDATION TITLE, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; POWER TEST REALTY COMPANY LIMITED PARTNERSHIP; ANSELL GRIMM & AARON, PC

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON JANUARY 30, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

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

MICHAEL J. WILLIAMS
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 25600

PROFESSIONAL PLANNER
NEW JERSEY LICENSE NO. 5915

DRAWN BY:	FIELD SURVEY BY:
M.J.W.	M.J.W. & T.M.R.

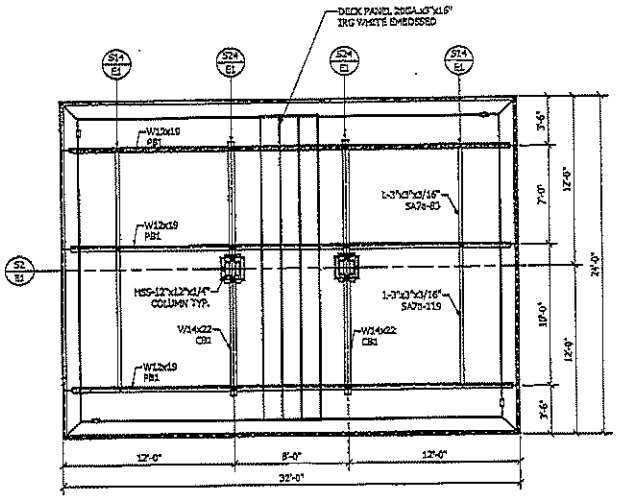
NO.	REVISIONS DATE

SURVEY OF PROPERTY

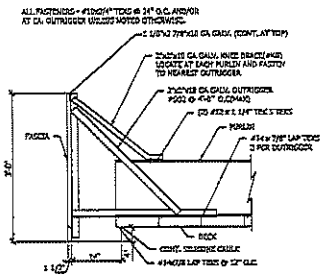
158 WEST SYLVANIA AVENUE
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY NEW JERSEY

MICHAEL J. WILLIAMS LAND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. 24GA28150500
96 MAIN AVENUE
OCEAN GROVE NEW JERSEY 07756
TEL. (732) 988 - 6440 FAX (732) 502-0643

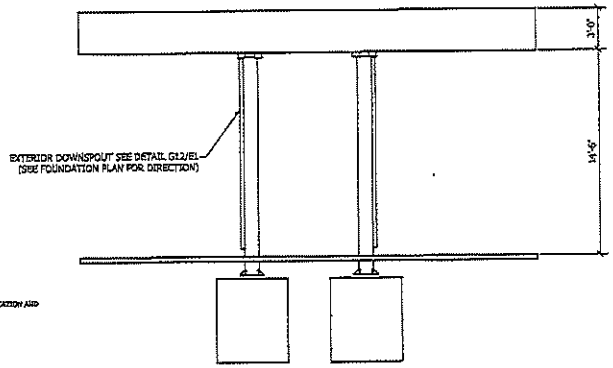
SCALE	DATE	FIELD BOOK	JOB NO.	DRAWING NO.
1" = 20'	FEBRUARY 6, 2017	SEE FILE	S - 279	B-939



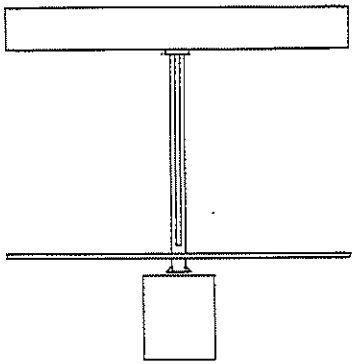
FRAMING PLAN
SCALE 1/4"=1'-0"

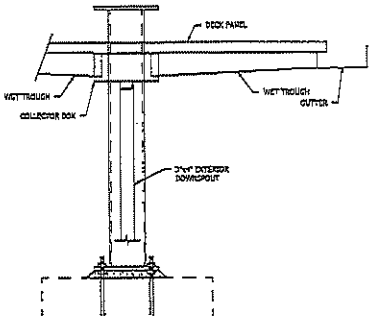


TYP. END FASCIA SECTION



ELEVATION
SCALE 1/4"=1'-0"





G12/E1 EXTERIOR DRAIN DETAIL

STEEL NOTES:
1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. DESIGN, FABRICATION AND ERECTION OF COLD FORMED STEEL DECKING SHALL CONFORM TO THE LATEST AISI SPECIFICATIONS.
2. STRUCTURAL MATERIALS:
WIDE FLANGE SECTIONS - ASTM A992 OR A572 GRADE 50 (F_y = 50 KSI)
ANGLES / CHANNELS - ASTM A36 (F_y = 36 KSI)
HOLLOW STRUCTURAL SECTIONS (HSS) - ASTM A500 GRADE B (F_y = 46 KSI)
PIPE SECTIONS - ASTM A53, GRADE B (F_y = 35 KSI)
PLATE - ASTM A36 (F_y = 36 KSI)
ROOF DECK - ASTM A653, GRADE 50 (F_y = 50 KSI), GALVANIZED (G60) WITH PAINTED SMOOTH FINISH
STEEL ENTRANCEWAYS - ASTM A653 CH. C2 (F_y = 33 KSI), GALVANIZED (G90) PER ASTM 924
STRUCTURAL BOLTS - ASTM A325
ANCHOR BOLTS - ASTM F1554 GR. 36
3. WELDING OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH LATEST AWS / AWS D1.1
4. FIELD CONNECTIONS SHALL BE BOLTED CONNECTIONS UNLESS SPECIFIED ON DRAWING.
5. ALL STRUCTURAL BOLTED CONNECTING SHALL USE ASTM A325 BOLTS. BOLTED JOINTS SHALL BE TIGHTENED TO SNUG TIGHT PER LATEST RCSC SPECIFICATION.
6. STRUCTURAL STEEL SHALL BE SHOP COATED WITH A RED OXIDE RUST INHIBITIVE PRIMER. FIELD TOUCH-UP, FINISH PAINTING, AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
7. DESIGN LOADS PER 2012 INTERNATIONAL BUILDING CODE & LOCAL BUILDING CODE REQUIREMENTS

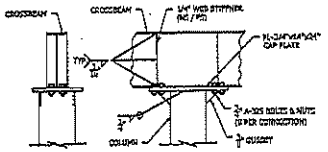
ROOF LIVE LOAD = 20 PSF

FLAT ROOF SNOW LOAD = 15.1 PSF + DRIFT
BASIC 3H GROUND SNOW LOAD = 20 PSF
RAIN SURCHARGE = 5 PSF

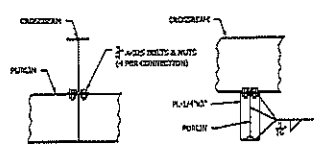
WIND LOADS:
LATERAL = 19.6 PSF (ULTIMATE)
UPLIFT = 26.7 PSF ULTIMATE)
BASED ON 105 MPH 3 SECOND GUST WIND SPEED AND EXPOSURE "C" PER ASCE 7-10.
RISK CATEGORY II

SEISMIC LOADS:
SEISMIC RISK CATEGORY II, SITE CLASS "D" ASSUMED, SEISMIC DESIGN CATEGORY "B"
S_{DS} = 0.228 g C_R = .214 (I_e = 1.0), S_{D1} = 0.098 g (ST = 0.102 g, IV = 1.4)
BUILDING FORCE RESISTING SYSTEM IS INVERTED PENDULUM - CANTILEVERED COLUMN, R = 1.25
C_S = 0.103

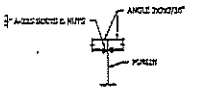
DEAD LOADS:
DECK / GUTTER / LIGHTS = 5 PSF
FASCIA = 20 PLF (PER DESIGN)
STRUCTURAL STEEL = STEP WT
CONCRETE = 150 PCF



S2/E1 CROSSBEAM TO COLUMN CONNECTION



S2.4/E1 CROSSBEAM TO PURLIN CONNECTION



S1.4/E1 ANGLE LATERAL BRACE

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF VFS IS PROHIBITED

REV	DESCRIPTION	BY	CHECKED	DATE
0	FOR APPROVAL / PERMIT	JLH	AP	4/15/15

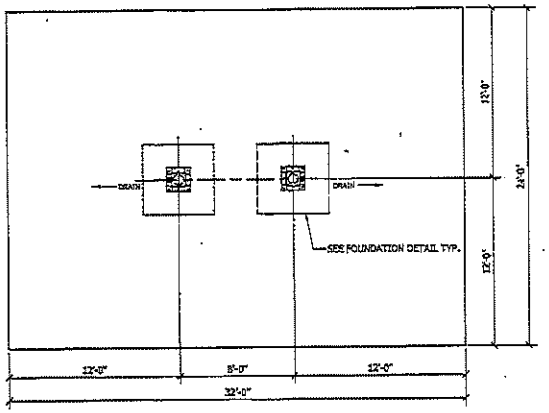
REVISION HISTORY

VFS
137 Applewood Dr.
Ilion, NY 13357
Phone: (315)895-0262

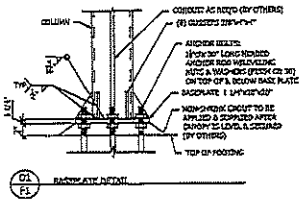
SITE:
GULF STATION
138 WEST SYLVANIA AVE.
NEPTUNE CITY, NJ.

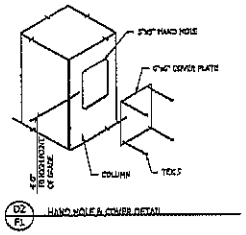
SIZE:	JOB NO.
24' x 32' 2 - COLUMN CANOPY	42399

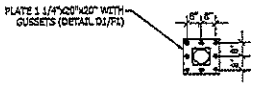
TITLE:	DRAWING NO.
FRAMING PLAN AND DETAILS	E1 OF 1

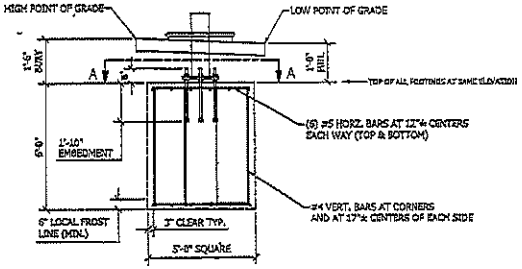


FOUNDATION PLAN
SCALE 1/4" = 1'-0"

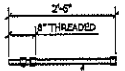




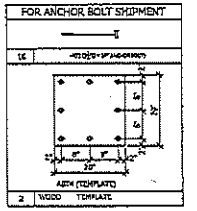




FOUNDATION DETAIL
SCALE 3/8" = 1'-0"



ANCHOR BOLTS
(8) REQ'D. PER FOOTING



FOUNDATION NOTES:

1. OWNER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTING AND ANCHOR BOLT INSTALLATION.
2. ALL FOOTINGS SHALL BE CAST ON LEVEL, UNDISTURBED SOIL, ROCK OR PROPERLY COMPACTED SUBGRADE. FOOTING SIZE BASED ON MINIMUM 2000 PSF SOIL BEARING AT 1'-10" AND 200 PSF/FT. FOOT OF DEPTH LATERAL BEARING CAPACITY. A GEOTECHNICAL INVESTIGATION REPORT WAS NOT PROVIDED BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SOIL PARAMETERS AND FOLLOWING APPROPRIATE SOIL PREPARATION RECOMMENDATIONS.
3. FOOTING CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
4. FOOTING DESIGN BASED ON A SLOPE OF 0'-0" OF THE CRUSHING FROM THE BOTTOM OF BASEPLATE TO FINISHED GRADE. ANY AMOUNT OF SLOPE LESS THAN ASSUMED WILL RESULT IN A LARGER FOOTING SIZE.
5. TOPS OF ALL FOOTINGS ARE ASSUMED TO BE AT SAME ELEVATION. OWNER / GENERAL CONTRACTOR SHALL PROVIDE NATURAL GRADE WHEN HIGH GRADE EXCEED CANOPY, WHERE TOPS OF FOOTINGS ARE AT DIFFERENT ELEVATIONS. THE OWNER / GENERAL CONTRACTOR SHALL PROVIDE THE CANOPY MANUFACTURER WITH ALL FOOTING AND GRADE ELEVATIONS PRIOR TO CANOPY FABRICATION. VARIATIONS FROM DESIGN ELEVATIONS MAY AFFECT ZN IMMEDIATE CLEARANCE AND UNDERSIZED FOOTINGS.
6. OWNER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING NON-SHRINK GROUT UNDER ALL COLUMN BASE AFTER CANOPY IS LEVELED AND SECURED.
7. FOOTING REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 DEFORMED ALLOY STEEL BARS WITH SPACING AS SHOWN ON DRAWING.
8. FOOTINGS ARE ASSUMED TO BE CONSTRAINED BY FUEL ISLAND AND DRIVE MAT CONCRETE, WHERE THIS CONDITION DOES NOT EXIST, THE CANOPY SHALL NOTIFY CANOPY MANUFACTURER.
9. ANCHOR BOLTS SHALL BE PLACED IN ACCORDANCE WITH THIS DRAWING. TEMPLATES SHALL BE USED TO ENSURE PROPER PLACEMENT OF ANCHOR BOLTS. ANCHOR BOLTS ARE TO BE INSTALLED SUCH THAT A MINIMUM OF 6" OF THREAD IS EXPOSED ABOVE TOP OF FOOTING. BOTTOM OF THREADS SHALL NOT END MORE THAN 3/4" ABOVE TOP OF FOOTER.
10. ANY DISCREPANCIES BETWEEN THE ABOVE NOTES AND LOCAL BUILDING CODE REQUIREMENTS SHALL BE REPORTED TO THE CANOPY MANUFACTURER IMMEDIATELY. COMMENCEMENT OF FOOTING INSTALLATION SHALL INDICATE THAT THE ABOVE NOTE MEETS LOCAL BUILDING CODE REQUIREMENTS.

REV	DESCRIPTION	BY	CHECKED	DATE
0	FOR APPROVAL / PERMIT	JLH	AP	4/19/18

REVISION HISTORY

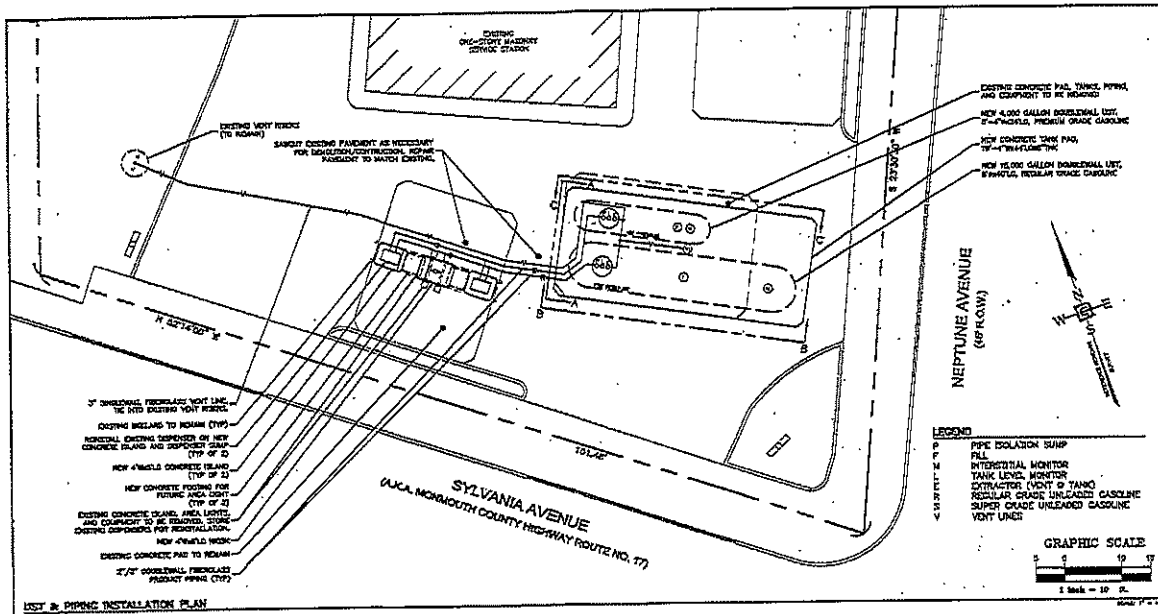
VFS
137 Applewood Dr.
Ilion, NY 13357
Phone: (315)895-0262

SITE:
GULF STATION
158 WEST SYLVANIA AVE.
NEPTUNE CITY, NJ.

SIZE:	JOB NO.:
24' x 32' 2 - COLUMN CANOPY	42199

TITLE:	DRAWING NO.:
FOUNDATION PLAN AND DETAILS	F1 OF 1

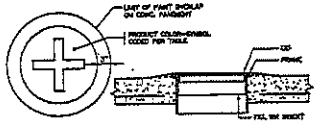
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF VFS IS PROHIBITED



UST & PIPING INSTALLATION PLAN

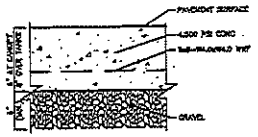
NOTES

1. PLAN BASED ON A "SURVEY OF PROPERTY: 128 WEST SYLVANIA AVENUE(S) BOROUGH OF NEPTUNE CITY, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MICHAEL A. WILLIAMS LAND SURVEYORS, LLC., DRAWING NO. 5-4134, DATED FEBRUARY 6, 2017, SIGNED BY MICHAEL A. WILLIAMS, P.L.S. LICENSE NO. 24GS.
2. TANKS AND PIPING SHALL BE UPGRADED/INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DUG CARE SHALL BE TAKEN TO AVOID UNDERMINING FOUNDATIONS OF EXISTING STRUCTURES.
4. DISPENSERS SHALL BE LOCATED AT LEAST FIVE FEET (5 FT.) FROM BUILDING OPENINGS.
5. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO: THE NATIONAL FIRE PROTECTION CODE, NFPA 30, AND NFPA 30 AND CURRENT NATIONAL ELECTRIC CODE.
6. THIS PLAN IS FOR TANK AND ISLAND UPGRADE/INSTALLATION ONLY.
7. THE UST SYSTEM SHOWN HEREIN MEETS ALL REQUIREMENTS OF N.J.A.C. 7:14B.
8. UNDERGROUND STORAGE TANKS:
   (A) TANKS SHALL BE SURROUNDED WITH A MINIMUM OF TWELVE INCHES (12") OF NON-CORROSIVE, INERT MATERIAL SUCH AS CLEAN SAND OR GRAVEL WELL TAMPED IN PLACE, OR AS PER MANUFACTURER'S INSTRUCTIONS.
   (B) MINIMUM TANK BURIAL DEPTH SHALL BE FORTY-EIGHT INCHES (48"). SET TANK DEPTH TO ACHIEVE A MINIMUM 1/8" PER FT. PIPING SLOPE BACK TO TANK (NO PIPING).
   (C) TANK VENTS SHALL EXTEND AT LEAST TWELVE FEET (12 FT.) ABOVE THE ADJACENT GROUND LEVEL, BE AT LEAST FIVE FEET (5 FT.) FROM BUILDING OPENINGS AND TEN FEET (10 FT.) FROM SOURCES OF IGNITION.
   (D) SUMPS SHALL BE EQUIPPED WITH LEAK DETECTORS.
9. SAWCUT EXISTING ASPHALT PAVEMENT AND CONCRETE PAD AS NECESSARY TO FACILITATE INSTALLATION OF PIPING AND ELECTRICAL CONDUITS.
10. REMOVE ALL UNUSED PIPING.
11. TANK/FUEL PLAN
    (A) EXISTING FEATURES ARE SHOWN IN HALF-TONE AND ARE TO REMAIN UNLESS OTHERWISE NOTED.
    (B) PROPOSED FEATURES ARE SHOWN IN FULL TONE.
12. ELECTRICAL:
    (A) SEAL ALL CONDUITS.
    (B) USE EXPLOSIONPROOF CONSTRUCTION IN HAZARD AREAS.
13. OPERATOR TO INSTALL CLASS 40 3A:10B FIRE EXTINGUISHERS.
14. OPERATOR TO INSTALL WARNING SIGNS INCORPORATING THE FOLLOWING OR EQUIVALENT WORDING:
    WARNING
    IT IS UNLAWFUL AND DANGEROUS TO DISPENSE GASOLINE INTO UNAPPROVED CONTAINERS.
    NO SMOKING.
    STOP MOTOR.
    NO FILLING OF PORTABLE CONTAINERS IN OR ON A MOTOR VEHICLE.
    PLACE CONTAINER ON GROUND BEFORE FILLING.
    DISCHARGE YOUR STATIC ELECTRICITY BEFORE FUELING BY TOUCHING A METAL SURFACE AWAY FROM THE NOZZLE.
    DO NOT RE-ENTER YOUR VEHICLE WHILE GASOLINE IS PUMPING.
    IF A FIRE STARTS, DO NOT REMOVE NOZZLE — BACK AWAY IMMEDIATELY.
    DO NOT ALLOW INDIVIDUALS UNDER LICENSED AGE TO USE THE PUMP.
15. REPLACE ALL DISTURBED CONCRETE WITH 4,000 PSI CONCRETE, SIX OR EIGHT INCHES (6" OR 8") THICK, REINFORCED WITH 6x6x6 CA. WIRE. (SEE DETAIL)
16. PERFORM FINAL TANK TEST, LINE TEST, DYNAMIC BACK PRESSURE, RELIEF VALVE TEST AND PRESSURE DECAY TEST UPON COMPLETION.
17. CALIBRATE METERS, NOTIFY BIDDERS AND MEASURES.
18. ALL WORK TO COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS/SPECIFICATIONS.

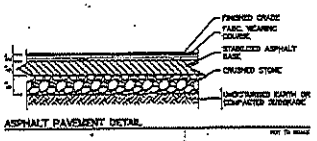


PRODUCT	COLOR CODE A	COLOR CODE B	FILL COVER MARKINGS
UNLEADED GASOLINE, HIGHEST GRADE	WHITE	RED	A B
MIDDLE GRADE	BLACK	BLUE	
LOWEST GRADE		WHITE	
LEADED GASOLINE, HIGHEST GRADE	N/A	RED	
MIDDLE GRADE	N/A	BLUE	
LOWEST GRADE	N/A	WHITE	
VAPOR RECOVERY	N/A	ORANGE	
DIESEL	N/A	YELLOW	
KER. 1-FUEL OIL	N/A	BLACK	
NO. 2-FUEL OIL	N/A	BROWN	
KEROSENE	N/A	BROWN	

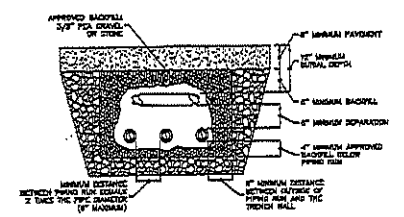
A.P.I. PRODUCT ID COLOR-SYMBOL SYSTEM



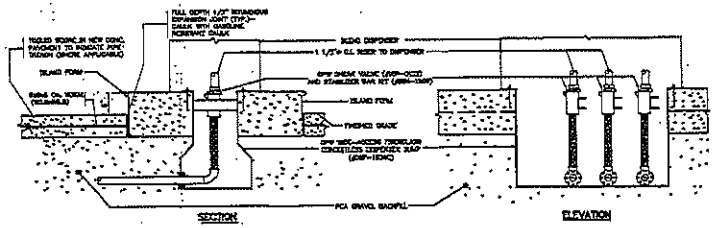
CONCRETE PAVEMENT DETAIL (TANKS/CANOPY)



ASPHALT PAVEMENT DETAIL



PIPE TRENCH DETAIL



PIPE TRENCH AND DISPENSER CONNECTION DETAIL

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PROFESSIONAL ENGINEER
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MA LIC. NO. 40855 NY LIC. NO. 90232
NH LIC. NO. 9249 RI LIC. NO. 9984

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PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE04 PRINCIPAL NO. 20578-8
LICENSED LANDSCAPE ARCHITECT
N.J.L.A. NO. 00307 NCC LICENSED CCDS-4

NO.	DATE

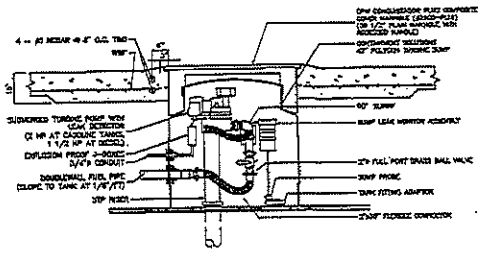
UST & PIPING INSTALLATION PLAN & DETAILS

AUTOMOBILE SERVICE STATION
BLOCK 71, LOT 20
128 WEST SYLVANIA AVENUE
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

SUMMIT REALTY SERVICES, INC.
3501 RT 66, SUITE 220, BLDG. B
NEPTUNE, NJ 07753

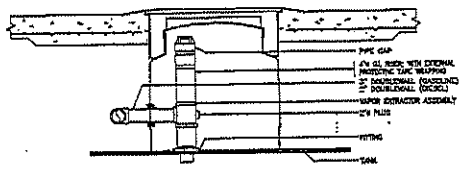
DRAWN BY: J.A.C.	CHECKED BY: J.A.
SCALE: AS SHOWN	PROJECT NO.: 19-022
DATE: 3-5-19	REVISIONS: 4

T1



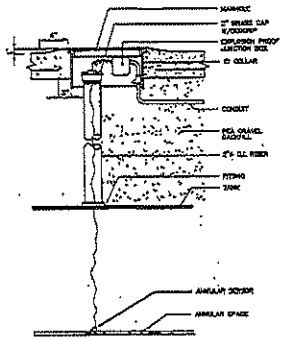
STP IN PIPING SUMP

NOTE: ADDITIONAL EQUIPMENT IN SUMP NOT SHOWN FOR CLARITY

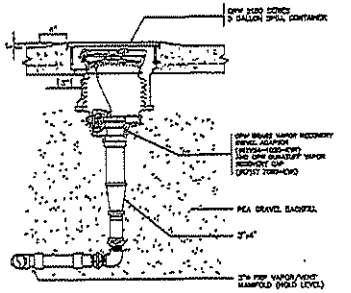


VENT EXTRACTOR IN PIPING SUMP

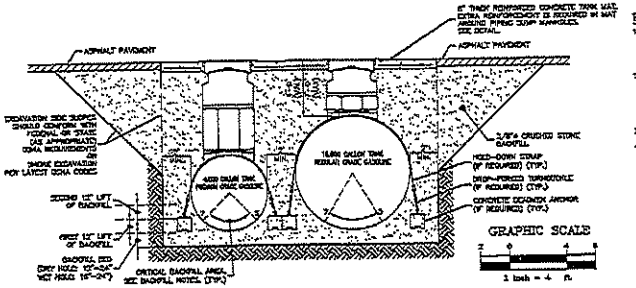
NOTE: ADDITIONAL EQUIPMENT IN SUMP NOT SHOWN FOR CLARITY



TANK INTERSTITIAL MONITOR



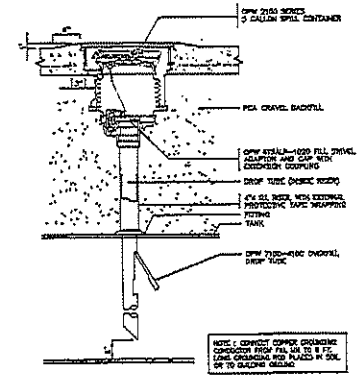
STAGE I VAPOR CONNECTION



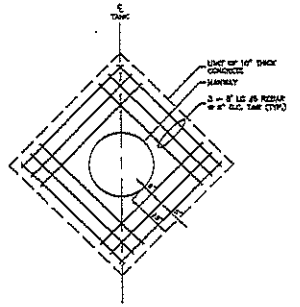
SECTION A–A

BACKFILL NOTES

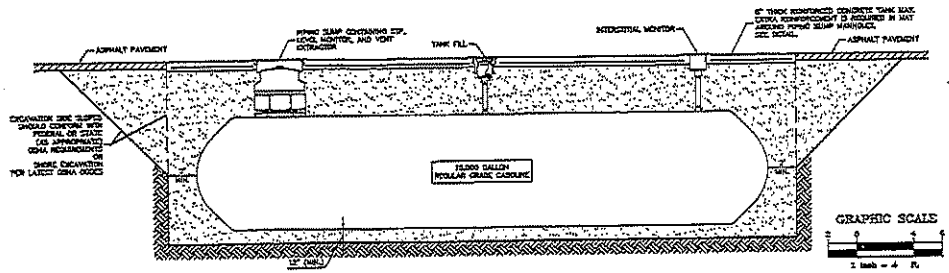
1. PLACE THE FIRST 12" LIFT OF APPROVED BACKFILL MATERIAL EVENLY AROUND THE TANK. FROM THE EDGE OF THE HOLE OR THE TOP OF A CONCRETE TANK, PUSH THE BACKFILL IN PLACE BY USING A PRIME LINE ENGINE TO ATTACH BENEATH THE TANK. WORK THE BACKFILL MATERIAL UNDER THE ENTIRE LENGTH OF THE TANK BETWEEN AND AROUND THE RISE AND DISCHARGE ELIMINATING ALL VOIDS SO THE TANK IS FULLY SUPPORTED.
2. ELIMINATE ALL VOIDS USING A LONG HANDLED PROBE TO PUSH BACKFILL (SEE DETAIL) COMPLETELY BENEATH TANK BOTTOM. COMPLETELY BETWEEN THE 4 O'CLOCK AND 7 O'CLOCK POSITIONS ALONG THE ENTIRE LENGTH OF THE TANK BETWEEN AND AROUND ALL PIPE AND DISCHARGE. IT IS CRITICAL TO TANK PERFORMANCE THAT THIS AREA HAVING FULL SUPPORT UNDER THE TANK AND PIPING.
3. REPEAT WITH SECOND 12" LIFT OF BACKFILL MATERIAL.
4. AFTER COMPLETION OF SECOND LIFT, BACKFILL CAN BE BROUGHT TO TANK TOP WITHOUT ADDITIONAL HANDWORK.



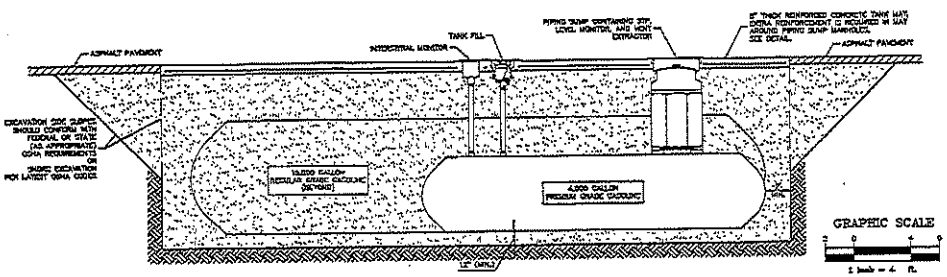
TANK FILL



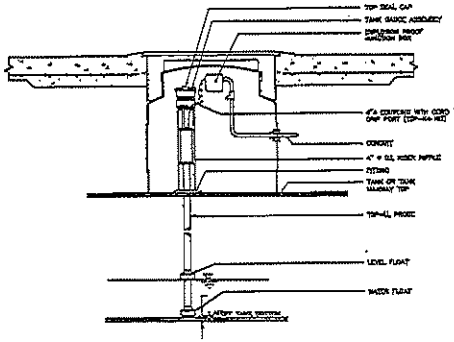
CONCRETE REINFORCEMENT AT MANWAY DETAIL



SECTION B–B

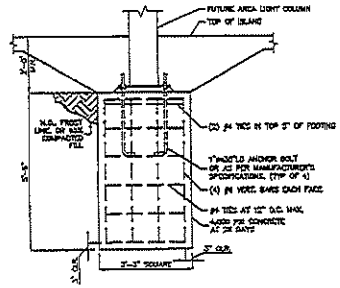


SECTION C–C



TANK LEVEL MONITOR PROBE IN PIPING SUMP

NOTE: ADDITIONAL EQUIPMENT IN SUMP NOT SHOWN FOR CLARITY



FOOTING DETAIL

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PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE04... PA LIC. NO. ...
LICENSED LANDSCAPE ARCHITECT
NJ LIC. NO. 6667 NY LIC. NO. ...

NO.	DATE	REVISION

DRAWING TITLE

UST & PIPING DETAILS & TANK SECTIONS

PROJECT

AUTOMOBILE SERVICE STATION

BLOCK 75, LOT 20
102 WEST SYLVANIA AVENUE
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

CLIENT

SUMMIT REALTY SERVICES, INC.
1301 RT. 66, SUITE 201, BLDG. D
NEPTUNE, NJ 07753

DRAWN	J.A.S.	CHECKED	J.J.B.
SCALE	AS SHOWN	PROJECT NO.	24-20
DATE	3/4/25	APPROVED	
REVISIONS	0		

SHEET NO.

T2

PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
158 WEST SYLVANIA AVENUE

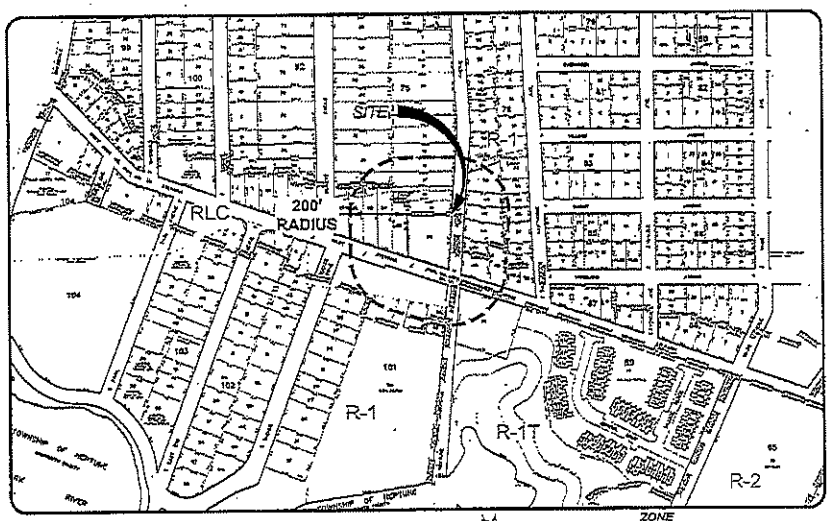
BLOCK 76, LOT 20
TAX MAP SHEET #12
158 W. SYLVANIA AVENUE
BOROUGH OF NEPTUNE CITY, MONMOUTH COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200' OF 158 W. SYLVANIA AVENUE

OWNER & ADDRESS REPORT

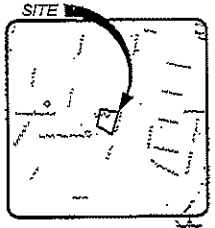
NEPTUNE CITY — Block 76 Lot 20

BLOCK	LOT	QUAL	QUA	PROPERTY OWNER	PROPERTY LOCATION	MAIL DATA
76	11		1	[illegible] NEPTUNE, NJ 07753	71 NEPTUNE AVE	
76	16		2	[illegible] NEPTUNE, NJ 07753	69 NEPTUNE AVE	
76	17		2	[illegible] NEPTUNE, NJ 07753	67 NEPTUNE AVE	
76	18		1.01	[illegible] NEPTUNE, NJ 07753	65 NEPTUNE AVE	
76	19		2	[illegible] NEPTUNE, NJ 07753	63 NEPTUNE AVE	
76	20		4A	[illegible] NEPTUNE, NJ 07753	158 W SYLVANIA AVE	
76	21		1	[illegible] NEPTUNE, NJ 07753	154 W SYLVANIA AVE	
76	22		1	[illegible] NEPTUNE, NJ 07753	152 W SYLVANIA AVE	
76	23		2	[illegible] NEPTUNE, NJ 07753	150 W SYLVANIA AVE	
76	24		4A	[illegible] NEPTUNE, NJ 07753	148 W SYLVANIA AVE	
76	25		2	[illegible] NEPTUNE, NJ 07753	64 BENNETT AVE	
76	26		2	[illegible] NEPTUNE, NJ 07753	66 BENNETT AVE	
76	27		2	[illegible] NEPTUNE, NJ 07753	68 BENNETT AVE	
76	28		2	[illegible] NEPTUNE, NJ 07753	70 BENNETT AVE	
76	29		2	[illegible] NEPTUNE, NJ 07753	72 BENNETT AVE	
76	30		2	[illegible] NEPTUNE, NJ 07753	71 HANTHORNE AVE	
76	31		2	[illegible] NEPTUNE, NJ 07753	69 HANTHORNE AVE	
76	32		2	[illegible] NEPTUNE, NJ 07753	67 HANTHORNE AVE	
76	33		2	[illegible] NEPTUNE, NJ 07753	65 HANTHORNE AVE	
76	34		2	[illegible] NEPTUNE, NJ 07753	63 HANTHORNE AVE	
76	35		2	[illegible] NEPTUNE, NJ 07753	61 HANTHORNE AVE	
76	36		2	[illegible] NEPTUNE, NJ 07753	59 HANTHORNE AVE	
76	37		2	[illegible] NEPTUNE, NJ 07753	57 HANTHORNE AVE	
76	38		2	[illegible] NEPTUNE, NJ 07753	55 HANTHORNE AVE	
76	39		2	[illegible] NEPTUNE, NJ 07753	53 HANTHORNE AVE	
76	40		2	[illegible] NEPTUNE, NJ 07753	51 HANTHORNE AVE	
76	41		2	[illegible] NEPTUNE, NJ 07753	49 HANTHORNE AVE	
76	42		2	[illegible] NEPTUNE, NJ 07753	47 HANTHORNE AVE	
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76	46		2	[illegible] NEPTUNE, NJ 07753	39 HANTHORNE AVE	
76	47		2	[illegible] NEPTUNE, NJ 07753	37 HANTHORNE AVE	
76	48		2	[illegible] NEPTUNE, NJ 07753	35 HANTHORNE AVE	
76	49		2	[illegible] NEPTUNE, NJ 07753	33 HANTHORNE AVE	
76	50		2	[illegible] NEPTUNE, NJ 07753	31 HANTHORNE AVE	
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76	56		2	[illegible] NEPTUNE, NJ 07753	19 HANTHORNE AVE	
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76	62		2	[illegible] NEPTUNE, NJ 07753	7 HANTHORNE AVE	
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76	64		2	[illegible] NEPTUNE, NJ 07753	3 HANTHORNE AVE	
76	65		2	[illegible] NEPTUNE, NJ 07753	1 HANTHORNE AVE	



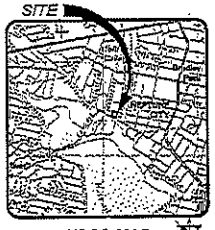
TAX MAP

Scale: 1"=200'



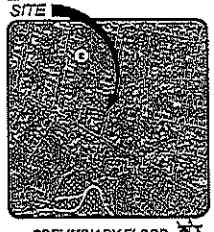
LOCATION MAP

Scale: 1"=600'



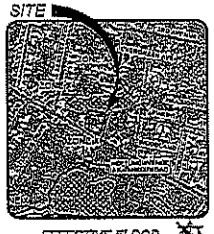
USGS MAP

Scale: 1"=2000'



PRELIMINARY FLOOD INSURANCE RATE MAP

Scale: 1"=500'



EFFECTIVE FLOOD INSURANCE RATE MAP

Scale: 1"=500'

ZONE

RLC: RESIDENTIAL LIMITED COMMERCIAL
R-1: SINGLE-FAMILY RESIDENTIAL
R-1T: SINGLE-FAMILY RESIDENTIAL/TOWNHOUSE
R-2: HIGH DENSITY RESIDENTIAL

GENERAL NOTES

1. SITE DESCRIPTION
   THE SUBJECT PROPERTY CONSISTS OF TAX MAP SHEET 12 BLOCK 76, LOT 20, BOROUGH OF NEPTUNE CITY, MONMOUTH COUNTY, NEW JERSEY. CENTER SITE COORDINATES ARE 40°12'46.7"N 74°02'03.6"W.
2. MONUMENTATION AS-BUILT
   THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY & FINAL SITE PLAN AND USE VARIANCE PLAN THROUGHOUT THE BOARD PROCESS 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.
3. BOUNDARY
   SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY MICHAEL J. WILLIAMS LAND SURVEYING, LLC, ENTITLED "SURVEY OF PROPERTY, 158 WEST SYLVANIA AVENUE, BOROUGH OF NEPTUNE CITY, MONMOUTH COUNTY, NEW JERSEY", DATED 5/9/17, WITH NO REVISIONS.
4. FLOOD ZONE ELEVATION
   ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS), COMMUNITY PANEL #34025C0131F, DATED 9/25/09, THE NORTHERN PROPERTY LINE IS WITHIN ZONE A, BUT THE REMAINDER OF THE PROPERTY, INCLUDING THE PROPOSED IMPROVEMENTS, ARE LOCATED IN ZONE X. ACCORDING TO FLOOD INSURANCE STUDY FOR OCEAN, PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #34025C0131G, DATED 9/25/09, THE NORTHERN PROPERTY LINE IS WITHIN ZONE A, BUT THE REMAINDER OF THE PROPERTY, INCLUDING THE PROPOSED IMPROVEMENTS, ARE LOCATED IN ZONE X. BOTH FIRM MAPS DEPENDENT THEREUNDER VERTICAL DATUM.
5. ARCHITECTURAL INFORMATION
   ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED UPON PLANS PREPARED BY WG CANOPY, ENTITLED "FRAMING AND FOUNDATION PLAN AND DETAILS", DATED AS REVISED THROUGH 10/2/2020.
6. UNDERGROUND UTILITY LOCATION
   FOR ANY ASSISTANCE IN LOCATING UTILITIES, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SYSTEM AT 1-800-272-1000 FOR A MARKOUT PURSUANT NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
7. MONUMENTATION AND UTILITIES
   THE LOCATION AND SIZE OF EXISTING UTILITY STRUCTURES AND FACILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, 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 LOCATIONS AND ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE LOCATIONS AND DIMENSIONS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THOSE UTILITIES OR OTHER CONSTRUCTION DETAILS. PRIOR TO THE START OF NEW CONSTRUCTION PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER(S), IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
8. SPECIFICATIONS
   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.
9. CONSTRUCTION REQUIREMENTS
   a. ALL WORK SHALL CONFORM AND THE CONTRACTOR SHALL COMPLY WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY, LAWS AND DUTIES OF CONSTRUCTION, AND SHALL COMPLY TO AND ABIDE BY ALL CURRENT OSHA REGULATIONS. SAFE OBSERVATION 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 WORKMANLIKE MANNER TO THE OWNERS SATISFACTION OF THE CONSTRUCTION IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
   c. THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES, REFLECTIVE SIGNS, LIGHTS, AND OTHER TRAFFIC CONTROL DEVICES AS MAY BE NECESSARY WHEN THE PROJECT IS IN THE PROXIMITY OF THE PUBLIC FOR THE SAFETY OF THE PUBLIC AND MAINTAIN SAFE PASSAGE 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.
10. CONSTRUCTION INSPECTIONS
    LIMITATION FEES PROVIDED FOR HEREUNDER ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PROTECTION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL SERVICES REQUIRED BY THE BOROUGH OF NEPTUNE CITY, COUNTY OF MONMOUTH, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
11. ADA COMPLIANCE
    a. ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN CONFORMANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, WITH MORE FOR PUBLIC ASSEMBLY BUILDINGS AND COMMERCIAL FACILITIES TITLE III.
    b. ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.

SIGNATURE	PRINT NAME & TITLE	ADDRESS	PHONE
[illegible]	[illegible]	[illegible]	[illegible]

LAND USE BOARD APPROVAL

APPROVED BY THE BOROUGH OF NEPTUNE CITY LAND USE BOARD

CHAIRMAN/WOMAN — DATE

SECRETARY — DATE

ENGINEER — DATE

PROJECT INFORMATION

158 W. SYLVANIA AVENUE

BLOCK 76, LOT 20
158 W. SYLVANIA AVENUE
TOWNSHIP OF NEPTUNE CITY
MONMOUTH COUNTY, NJ

158 WEST SYLVANIA LLC C/O POWER TGT
2 MOORE ST
TOWNSHIP OF EDISON, NJ 08820

SUMMIT REALTY
2201 RT 88
BOROUGH OF NEPTUNE CITY, NJ 07753

APPLICANT'S PROFESSIONALS

ATTORNEY:
[illegible]
[illegible]
[illegible]

ARCHITECT:
WG CANOPY
137 APPLEWOOD DR.
ELMORE, NY 11947

SURVEYOR:
MICHAEL J. WILLIAMS LAND SURVEYING, LLC
19 MANHANOCK
OCEAN TOWNSHIP, NJ 07712

[illegible]

HANSON ENGINEERING GROUP

CALL BEFORE YOU DIG!
NJ ONE CALL SYSTEM 811 OR 1-800-272-1000

HANSON ENGINEERING GROUP, INC.
1155 ROUTE 34, SUITE 14, WALL, NJ 07719
732-280-0700 PH 732-280-0745 FAX
HANSONENG.COM www.jhanson.com

I HEREBY CERTIFY THAT THESE PLANS AND REPORT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY LICENSED BY THE STATE OF NEW JERSEY.

JASON L. HANSON, PE, PP, CME, CRE
NJPE#24TL, NJPP #5916, CME #1, CRE #1
[illegible]

REVISIONS

NO.	DESCRIPTION	BY	DATE
[illegible]			

ISSUE TRANSMITTED

SCALE: AS SHOWN	DESIGNED: JWS
DATE: 9/17/20	DRAWN: GRS
JOB #: 20-0225-01	CHECKED: JLH
CAD #: 20-0225-01(2)	

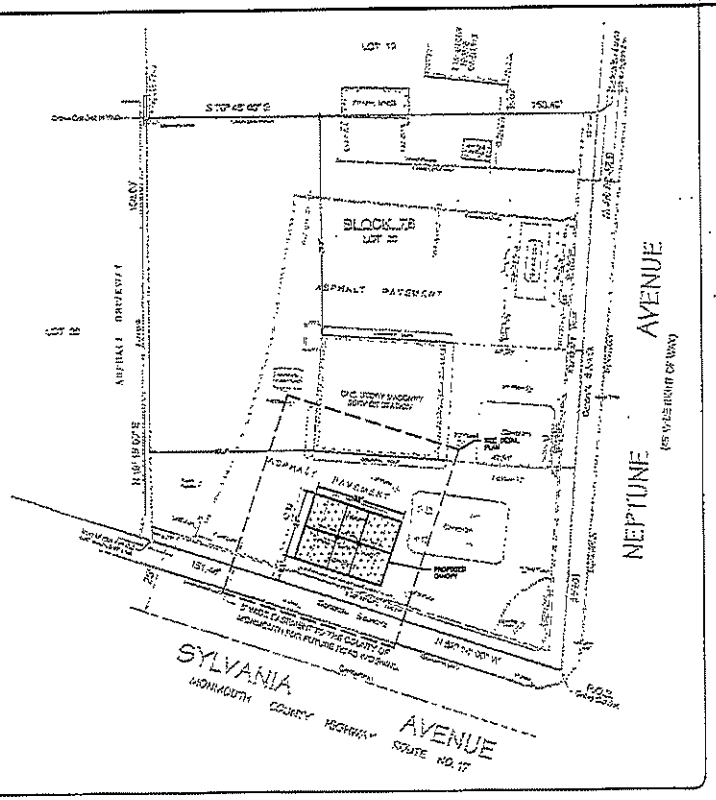
☒ NOT FOR CONSTRUCTION — APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

1 of 2


BLOCK 78
LOT 20
ASPHALT PAVEMENT
NEPTUNE AVENUE
(85 WIDE RIGHT OF WAY)
SYLVANIA AVENUE
MONMOUTH COUNTY HIGHWAY ROUTE NO. 17
PROPOSED CANOPY
PROPOSED CONCRETE
PROPOSED CURB
PROPOSED SIGN
PROPOSED BOLLARD
EXISTING CONCRETE
EXISTING ASPHALT PAVEMENT
EXISTING CURB
EXISTING SIGN
EXISTING BOLLARD
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING CATCH BASIN
EXISTING MANHOLE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING SANITARY CLEANOUT
EXISTING LIGHT POLE
EXISTING TREE
EXISTING SIGN
EXISTING BOLLARD
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING CATCH BASIN
EXISTING MANHOLE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING SANITARY CLEANOUT
EXISTING LIGHT POLE
EXISTING TREE
N 57° 45' 00" E 150.00'
S 57° 45' 00" W 150.00'
N 32° 15' 00" W 150.00'
S 32° 15' 00" E 150.00'