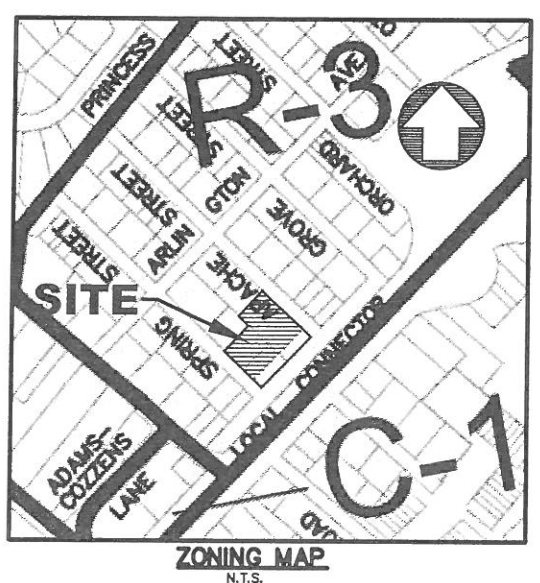
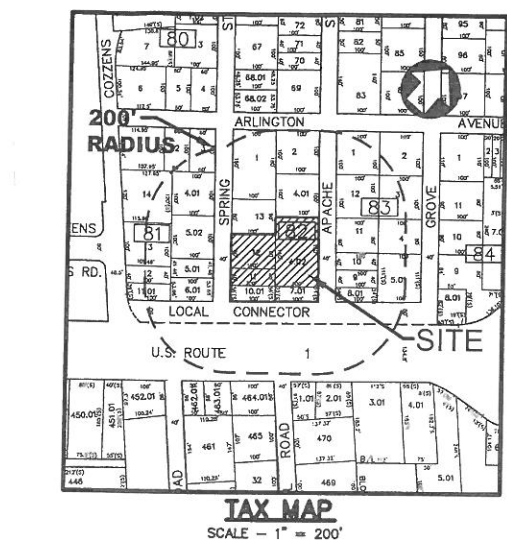
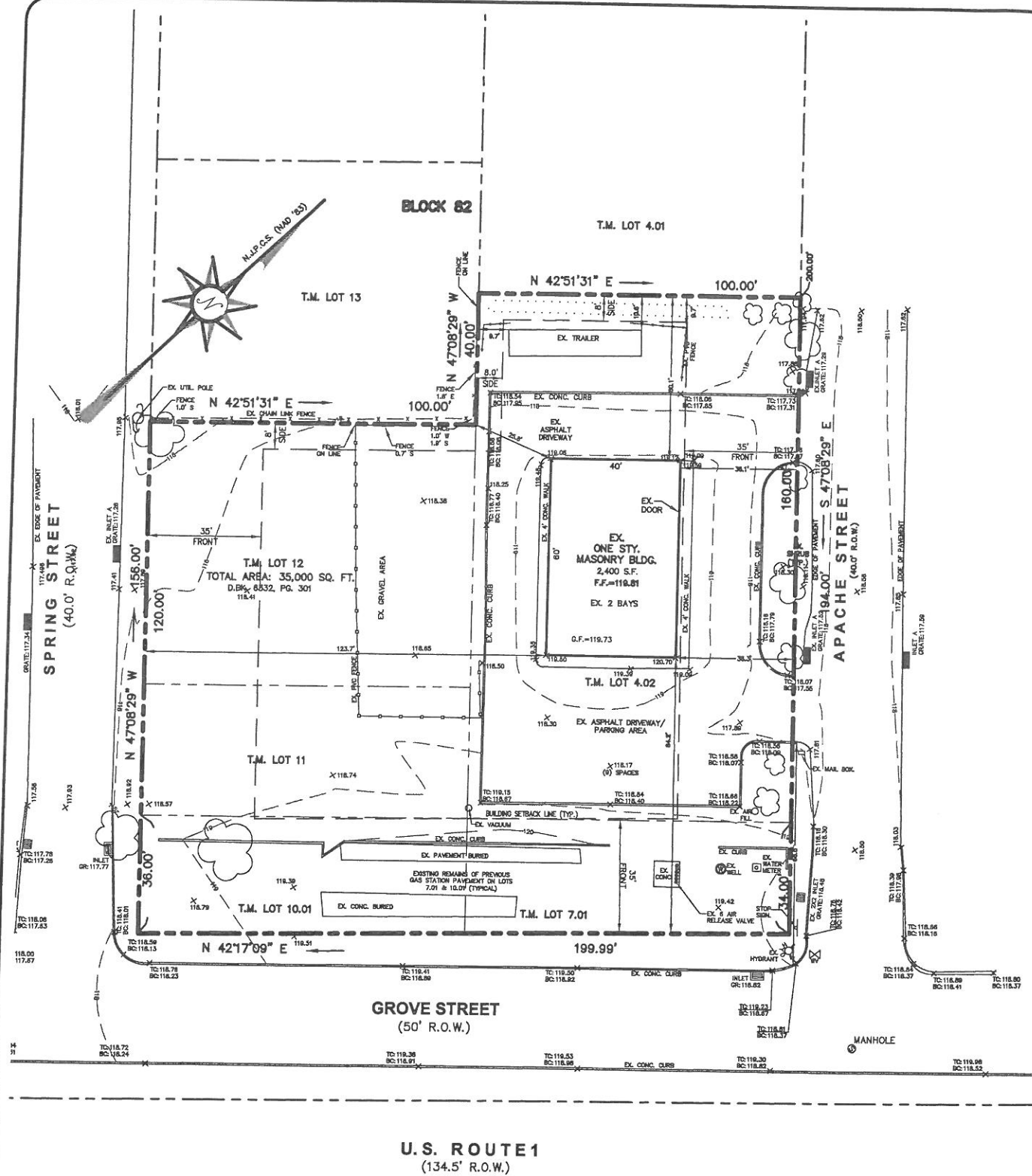




- GENERAL NOTES:**
1. PROPERTY SHOWN AS LOTS 4.02, 7.01, 10.01, 11, & 12 IN BLOCK 82, TAX MAP SHEET 21, TOWNSHIP OF NORTH BRUNSWICK, CONTAINING A TOTAL OF 35,000 SF MORE OR LESS.
 2. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND EACH DRAWING HAS BEEN REVISED TO INDICATE ISSUED FOR CONSTRUCTION.
 3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY DATED JANUARY 28, 2016, AND PLAN OF SURVEY, TAX MAP LOTS 7.01 & 10.01, BLOCK 82 DATED 5/9/2022, PREPARED BY AMERTECH ENGINEERING INC. (JOB #19-003).
 4. ALL ELEVATIONS SHOWN HEREON ARE BASED ON MADS DATUM.
 5. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVENTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
 6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
 7. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. CURRENT PREVALING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
B. CURRENT PREVALING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
C. CURRENT PREVALING BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NJ INCLUDING THE BARBER FREE SUBCODE.
D. CURRENT PREVALING FEDERAL A.D.A. REGULATIONS INCLUDING REVISED TITLES I AND II OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INCLUDING AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
 8. BARRIER-FREE FACILITIES, INCLUDING PARKING SPACES AND RAMPS, SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1990, AS CURRENTLY AMENDED OR REVISED.
 9. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
 10. DURING THE PROSECUTION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION WITH REGARD TO SAFETY, INCLUDING BUT NOT LIMITED TO, SAFE ACCESS AND EGRESS FOR THE PUBLIC, FIRE HAZARDS, DUST CONTROL, FLOODING, AND/OR ANY OTHER DANGEROUS OR HAZARDOUS CONDITIONS.
 11. THE BUILDING FOOTPRINT SHOWN ON THIS PLAN INDICATES FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE. (SEE ARCHITECTURAL PLANS).
 12. ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MADS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS CURRENTLY AMENDED OR REVISED.
 13. DESIGN AND INSTALLATION OF ANY ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITIES COMPANIES. ALL PROPOSED UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.
 14. RECYCLING AND REFUSE DISPOSAL SHALL BE CONTRACTED BY OWNER THROUGH PRIVATE HAULER.
 15. REQUIRED CURBS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE BITUMINOUS BASE COURSES. ANY REQUIRED REPAIRS TO CURBS WHICH ARE NOT SUITABLE FOR ACCEPTANCE SHALL BE MADE PRIOR TO CONSTRUCTION OF FINAL PAVEMENT WEARING COURSE.
 16. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED WITHIN THE SITE SO AS TO PROVIDE A MINIMUM OF FOUR (4) INCHES OF COVER TO ALL DISTURBED AREAS AND SHALL BE STABILIZED BY SOIL, SEEDING OR PLANTINGS.
 17. ALL CLEARING & GRADING TO BE PERFORMED IN STRICT CONFORMANCE WITH NORTH BRUNSWICK ORDINANCES, & WITH THE SECTION OF THE MADS STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION, ENTITLED "EARTHWORKS".
 18. NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL OF THE TOWNSHIP ENGINEER. ALL EXISTING OR PROPOSED GENERATED DEBRIS IS TO BE REMOVED & PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
 19. SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION & TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL & UNDISTURBED.
 20. THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

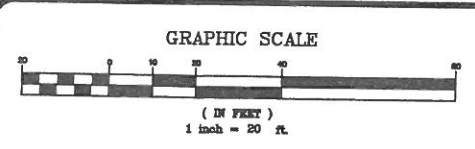
PROPERTY OWNERS WITHIN 200':

1	Harvey Paul & Brandon Deane 1102 Forest Home Blvd Edison, NJ 08817	11	Corona David & Corina Beth 1018 Corona Lane North Brunswick, NJ 08902
2	Kosman Joseph A & Alyssa Hill 1030 Spring St North Brunswick, NJ 08902	12	North Brunswick Township 275 Somerset Road North Brunswick, NJ 08902
3	Summich Daniel & Patricia 1015 Apache St North Brunswick, NJ 08902	13	Alma Township 780 Somerset Road North Brunswick, NJ 08902
4	Smart Apache LLC 1020 Apache St North Brunswick, NJ 08902	14	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902
5	Smart Apache LLC 1020 Apache St North Brunswick, NJ 08902	15	North Brunswick Township 275 Somerset Road North Brunswick, NJ 08902
6	Chambers S & Ralston D 1020 Spring St North Brunswick, NJ 08902	16	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902
7	Summich Daniel & Patricia 1015 Apache St North Brunswick, NJ 08902	17	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902
8	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902	18	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902
9	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902	19	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902
10	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902	20	Palma Adri & Loretta Maria & Palma W 1048 Grove St North Brunswick, NJ 08902

ZONING DATA - R-3 (RESIDENTIAL DISTRICT)			
EXISTING USE = OFFICE/AUTOMOTIVE REPAIR SHOP		PROPOSED USE = OFFICE/AUTOMOTIVE REPAIR SHOP ASSOCIATED WITH OUTDOOR SHOW AREA	
(FUTURE LOT 12.01 REPRESENTS THE FUTURE CONSOLIDATION OF LOTS 4.02, 7.01, 10.01, 11, & 12)			
SITE DATA	REQUIRED (R-3)	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	35,000 SF (FUTURE LOT 12.01)	35,000 SF (FUTURE LOT 12.01)
MINIMUM LOT WIDTH	90 FT.	100.99 FT. (FUTURE LOT 12.01)	100.99 FT. (FUTURE LOT 12.01)
MINIMUM LOT DEPTH	90 FT.	155 FT. (FUTURE LOT 12.01)	155 FT. (FUTURE LOT 12.01)
MINIMUM FRONT YARD SETBACK	35 FT.	36.1 FT. - APACHE ST 84.2 FT. - GROVE ST 123.7 FT. - SPRING ST	36.1 FT. - APACHE ST 84.2 FT. - GROVE ST 123.7 FT. - SPRING ST
MINIMUM SIDE YARD SETBACK (one/both)	5 FT. / 20 FT.	25.8 FT.	25.8 FT.
MINIMUM REAR YARD SETBACK	40 FT. (20% OF DEPTH)	NA	NA
MAXIMUM BUILDING HEIGHT	30 FT. OR 2 1/2 STORIES	±14 FT. / 1 STORY	±14 FT. / 1 STORY
MAXIMUM BUILDING COVER	25%	6.9%	6.9%
MAXIMUM IMPERVIOUS COVER	60%	46.3% (15,854 SF)	60% (20,973 SF)
ACCESSORY - SIDE YARD	5 FT.	6.7 FT.	6.7 FT.

- VARIANCE / WAIVER LISTING**
1. VARIANCE REQUESTED FOR USE WHERE OFFICE/AUTOMOTIVE REPAIR SHOP IS NOT A PERMITTED USE IN THE R-3 ZONE. [205-65]
 2. VARIANCE REQUESTED FOR 4 FT BUFFER PROVIDED FOR PROPOSED COMMERCIAL DEVELOPMENT WHERE ADDITIONAL 30 FT BUFFER STRIP REQUIRED TO BE ADDED TO THE REAR OR SIDE YARD. [205-68.8]
 3. VARIANCE REQUESTED FOR DRIVEWAY LOCATED 88.2 FT & 70.3 FT AWAY FROM THE INTERSECTION OF TWO PUBLIC STREETS WHERE REQUIRED IS 100 FT. [205-67.8]
 4. VARIANCE REQUESTED FOR PARKING IN FRONT YARD [205-68E]

CALL BEFORE YOU DIG:
PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE.
A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1-800-272-1000.



OWNER:
Smart Apache LLC
1020 Apache St.
No. Brunswick, NJ 08902
TEL: (732) 297-5908

APPLICANT:
Carone Auto LLC
1020 Apache St.
No. Brunswick, NJ 08902

NO.	REVISION	DATE	Dr/Ck

CAD: 18003-Sht 1	DESIGN BY: SA	DATE: 10-10-2018
PS:	DRAWN BY: SP	SCALE: 1" = 50'
BOOK:	Checked by: SA	FILE NO.: 1803-19-003

The undersigned Engineer certifies that the plan complies with the New Jersey Barrier Free Subcode and the Americans with Disabilities Act Accessibility Guidelines.

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS
2000 Route 1
North Brunswick, NJ 08902
Tel: (732) 297-5908
Fax: (732) 297-5909
www.amertech-engineering.com

SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34889

USE VARIANCE / MAJOR SITE PLAN

1020 Apache Street
Lots 4.02, 7.01, 10.01, 11, & 12, Block 82
North Brunswick, Middlesex County, New Jersey

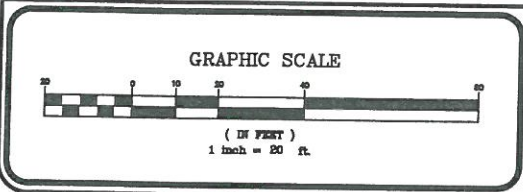
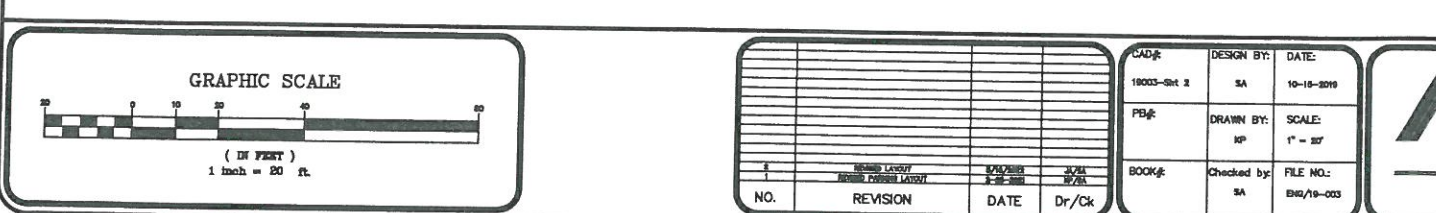
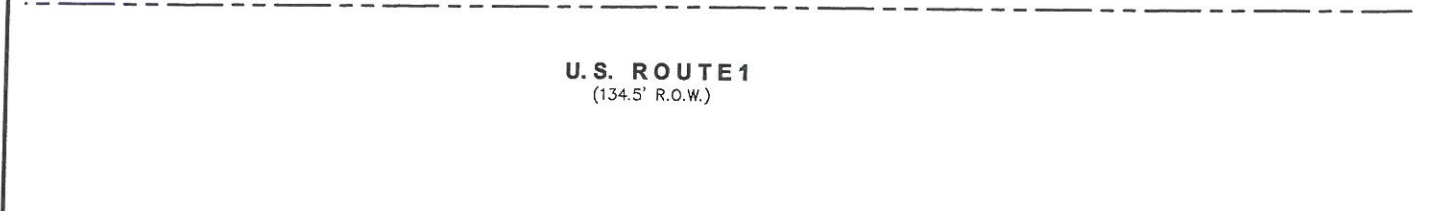
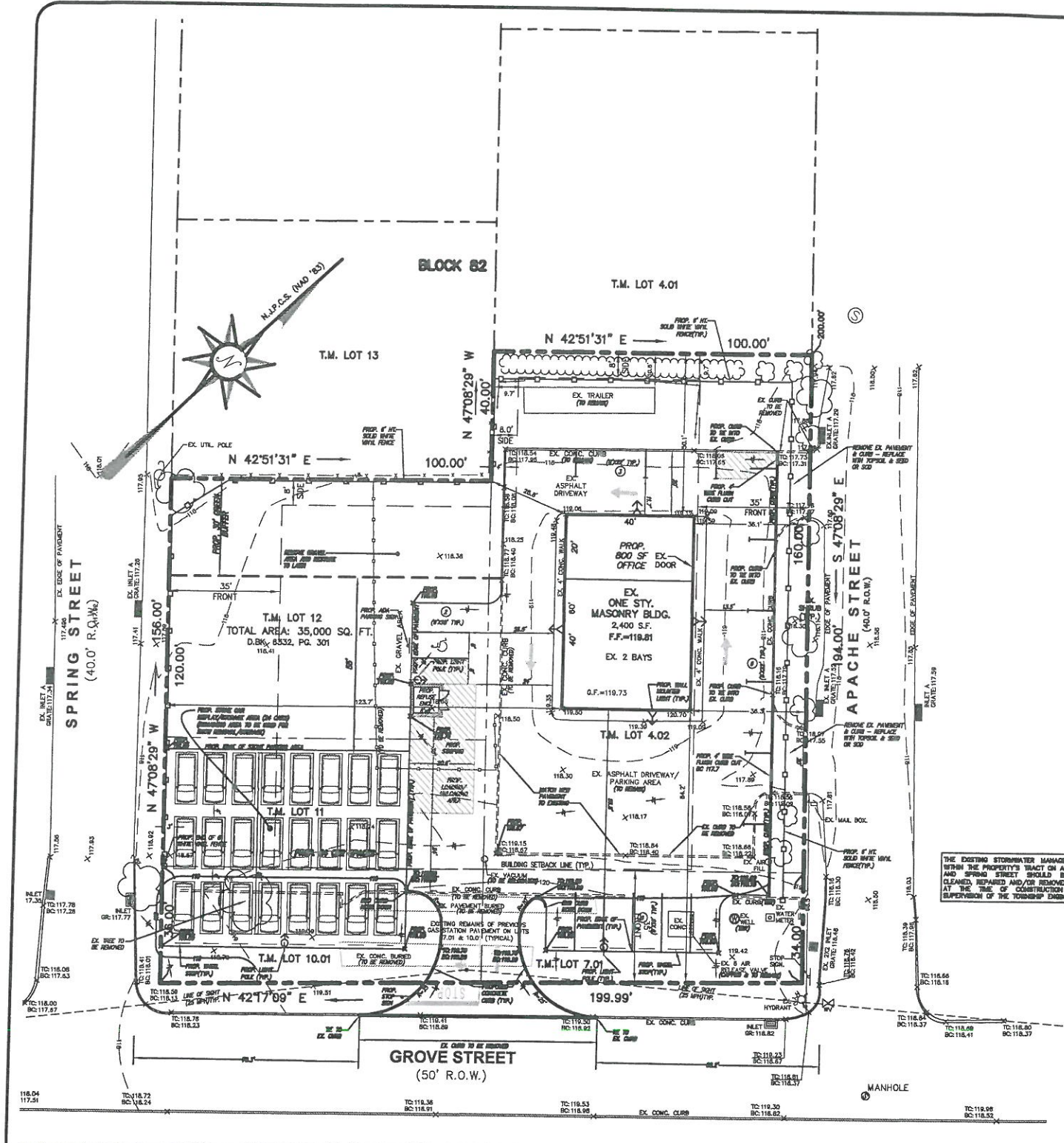
COVER SHEET

EXISTING CONDITIONS

1
3

SHEET INDEX	
SHT NO.	DESCRIPTION
1	COVER SHEET/ EXISTING CONDITIONS
2	SITE PLAN
3	LANDSCAPING & LIGHTING PLAN

UNDER SEPARATE COVER
1) BOUNDARY LINE TOPOGRAPHIC SURVEY PLAN SHT 1 OF 1



NO.	REVISION	DATE	Dr/Ck

CAD#	DESIGN BY:	DATE:
18003-Sht 2	SA	10-18-2019
PB#	DRAWN BY:	SCALE:
	MP	1" = 50'
BOOK#	Checked by:	FILE NO.:
	SA	ENG-19-003

AMERTECH ENGINEERING, INC.
BUSINESS, SURVEYING AND PLANNERS
1000 ROUTE 100, SUITE 200, NORTH BRUNSWICK, NJ 08901
TEL: 732-241-1100 FAX: 732-241-1101
www.amertech-engineering.com

SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34669

USE VARIANCE / MAJOR SITE PLAN

1020 Apache Street
Lots 4.02, 7.01, 10.01, 11, & 12, Block 82
North Brunswick, Middlesex County, New Jersey

SITE PLAN

JOB #:
19-003

2
3

