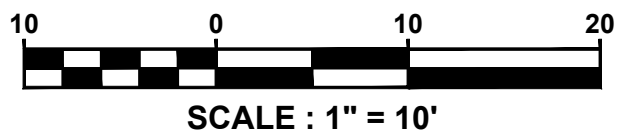
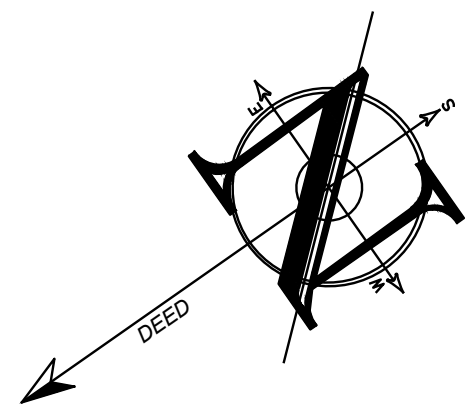
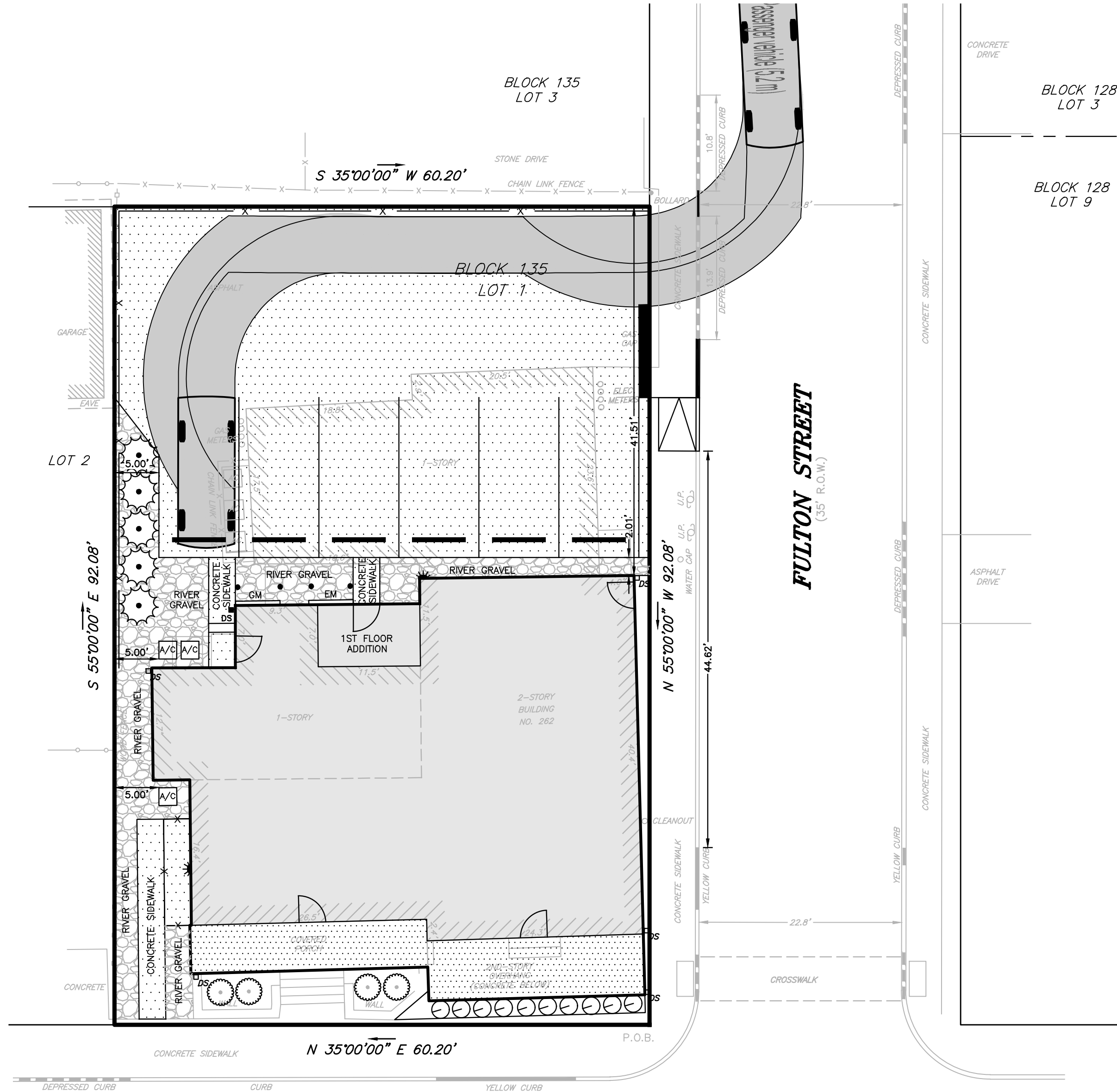


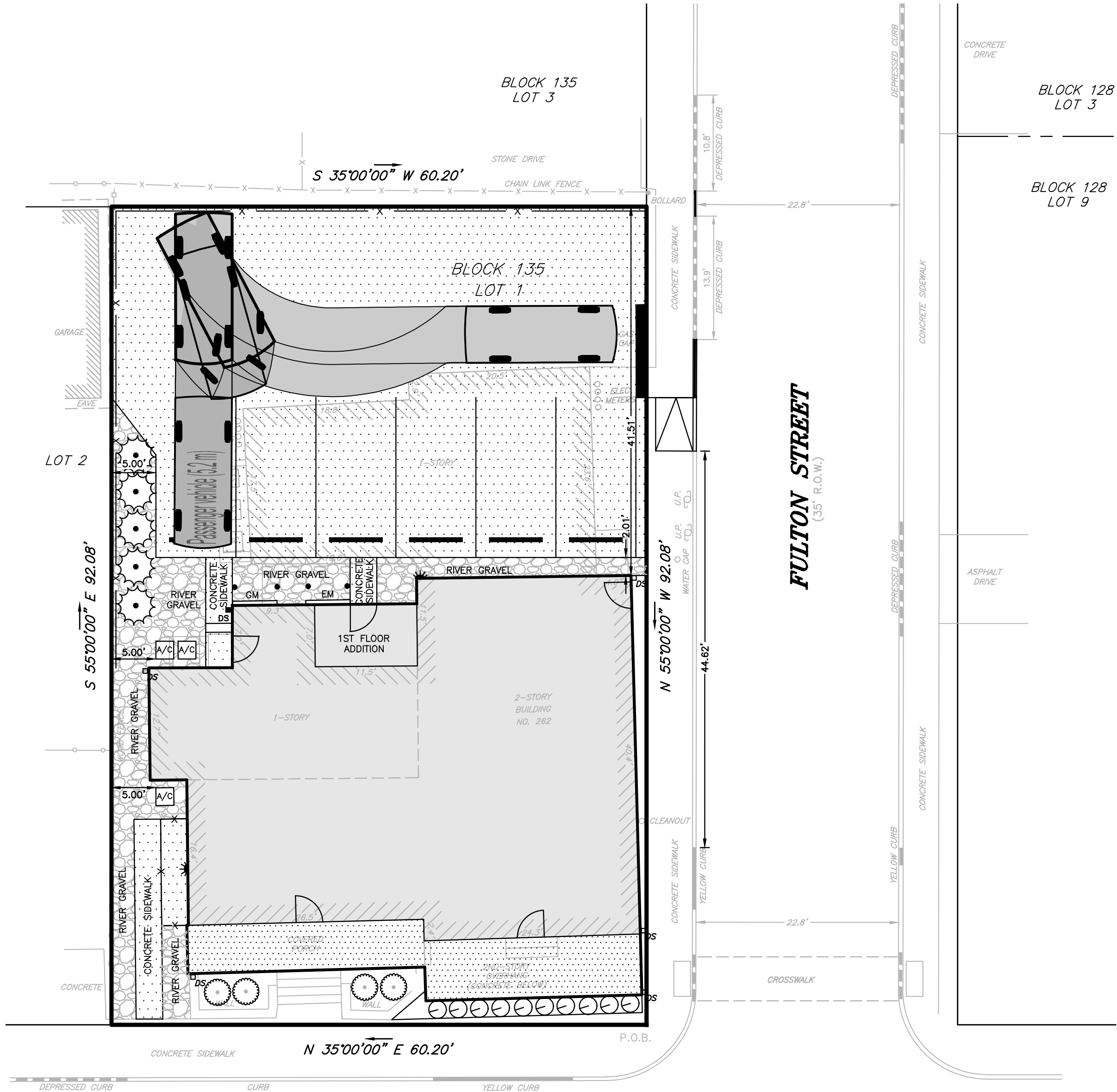
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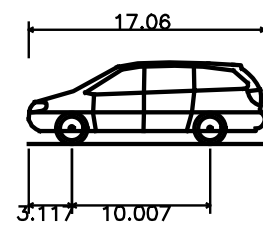
LEGEND		
EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
	SPOT ELEVATION	
	BUILDING	
	WALL	
	GAS	
	WATER	
	INLET	
	STORM	
	SANITARY MAIN	
	SANITARY LATERAL	
	OVERHEAD WIRE	
	ELECTRIC	
	TELEPHONE	
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE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



FIRST STREET
(40' R.O.W.)



FIRST STREET
(40' R.O.W.)



Passenger vehicle (5.2 m)	17.06ft
Overall Length	6.365ft
Overall Width	5.92ft
Overall Body Height	5.92ft
Min Body Ground Clearance	0.968ft
Track Width	6.037ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	20.669ft

PROJECT INFORMATION

PROJECT NAME:

262 FIRST STREET

PROJECT LOCATION:

BLOCK 135, LOT 1
262 FIRST STREET
BOROUGH OF KEYPORT,
MONMOUTH COUNTY, NJ

OWNER:

NICA NICA, LLC
262 FIRST STREET
KEYPORT, NJ 07735

APPLICANT:

NICA NICA, LLC
262 FIRST STREET
KEYPORT, NJ 07735

APPLICANT'S PROFESSIONALS:

ATTORNEY:
ROBERT J. MCGOWAN, ESQ.
ROBERT J. MCGOWAN & ASSOCIATES, LLC
24 MERCHANTS WAY, SUITE 210
COLTS NECK, NJ 07722

ARCHITECT:
CHRIS RUDMAN ARCHITECT
11 TOPAZ DRIVE
JACKSON, NJ 08857

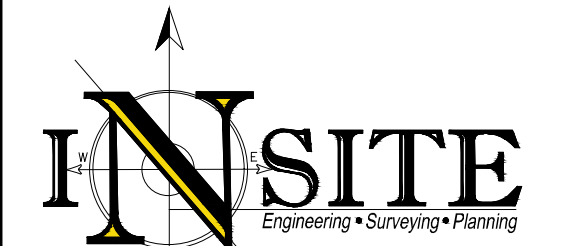
SURVEYOR:
CHARLES SURMONTE PE & PLS
301 MAIN STREET, 2ND FLOOR
ALLENHURST, NJ 07711

PLANNER:
CHRISTINE A. NAZZARO-COFONE, AICP/PP
COFONE CONSULTING GROUP, LLC
125 HALF MILE ROAD, SUITE 200
RED BANK, NJ 07701



CALL BEFORE YOU DIG!
NJ ONE CALL: 800-272-1000
(NJ One Call is not a guarantee)

ELECTRIC	RED
GAS/OIL	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SENSITIVE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 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

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ANY CHANGES HAVE BEEN ALTERED.

PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24CE05079000 NJPP 33L000626800

REVISIONS

Rev.#	Date	Comment
1	11/21/22	PER CLIENT
2	10/26/23	REVISED SURVEY
3	10/26/23	REVISED ARCHITECTURAL PLAN
4	06/14/25	REV PER BOROUGH
5	11/21/22	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: PRW
DATE: 11/21/22	DRAWN BY: BRK
JOB #: 22-2054-01	CHECKED BY: PRW
CAD ID: 22-2054-01r4	

☒ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

APPROVED BY:
PLAN INFORMATION

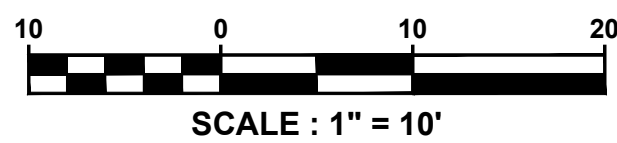
DRAWING TITLE:

USE VARIANCE PLAN

SHEET TITLE:
TURNING MOVEMENT PLAN

SHEET NO.:

2 OF 4



NOTES:

1. LIGHTING CONTOUR VALUES SHOWN ARE: 1.0, 0.50 AND 0.25 FOOTCANDLES
2. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.
3. EXISTING LIGHTS ARE NOT INCLUDED IN THIS ANALYSIS.



Mounted profile wall-mounted area downlight.
Classic and practical profile affording wildlife and dirt resistant urban area lighting solutions.

A small size quarter-cylindrical wall mounted luminaire with a selection of precision optics and beam types (I, II, III, IV & V) distributions for optimum spacing and perfect uniformity between light fixtures.

This light fixture has vandal proof tempered glass with specially designed silicon gaskets that allow for easy removal of the fixture as an uplight, as well as downlight configurations.

Installation is made easy with a die cast aluminium wall mount casting, that is attached to the wall before securing the fixture with a single vandal resistant screw.

The lens is available in clear or lightly frosted to meet any customer requirements. Designed for the illumination of entrances, terraces, corridors and building facades. For mounting in a recessed wall, the fixture is supplied with a downlight this fixture is Dark Sky compliant.

SCE
Surface Circular Decorative Trim



TYPE A LIGHT
NTS

ORDERING EXAMPLE || UQU - 31344 - 37w - T2 - W30 - 02 - 120/277v - Options

ADDITIONAL OPTIONS					
NAT - Nataratorium Rated		F - Frosted Lens			
DIM - 0-10v Dimming		EMG - Emergency Battery Pack			
SCD1 - Surface Conduit Decorative Trim		AMB - Turtle Friendly Amber LED			

TYPE B LIGHT
NTS

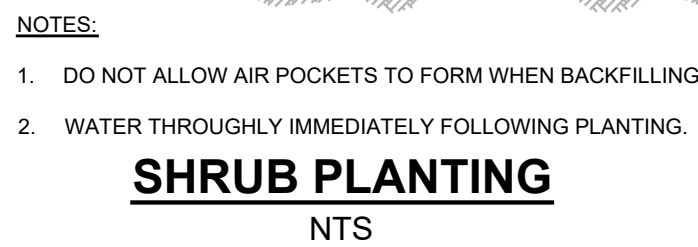
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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33L100626800

SCALE: AS SHOWN	DESIGNED BY: PRW
DATE: 11/21/22	DRAWN BY: BRK
JOB #: 22-2054-01	CHECKED BY: PRW
CAD ID: 22-2054-01r4	

NOT FOR CONSTRUCTION	APPROVED BY:
FOR CONSTRUCTION	
PLAN INFORMATION	
<u>DRAWING TITLE:</u> USE VARIANCE PLAN	
<u>SHEET TITLE:</u> LIGHTING PLAN	
<u>SHEET NO.</u> 3 OF 4	



5	5
6	6
7	7
8	8
9	9

CURB RAMP TYPE 7
NTS

