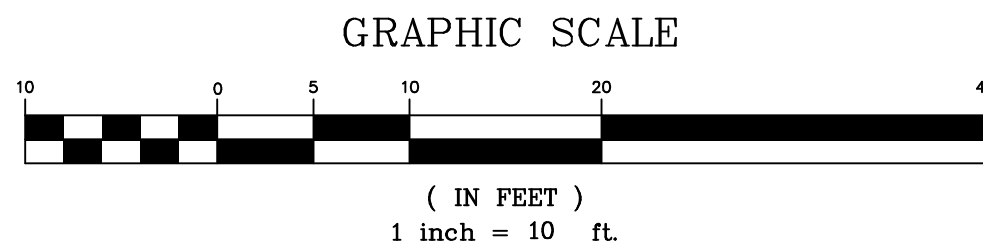


OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE CONSTRUCTION THEREOF ARE THE PROPERTY OF SCHLATTMANN ENGINEERING ASSOCIATES, L.L.C. AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF SCHLATTMANN ENGINEERING ASSOCIATES, L.L.C.

BULK REQUIREMENTS

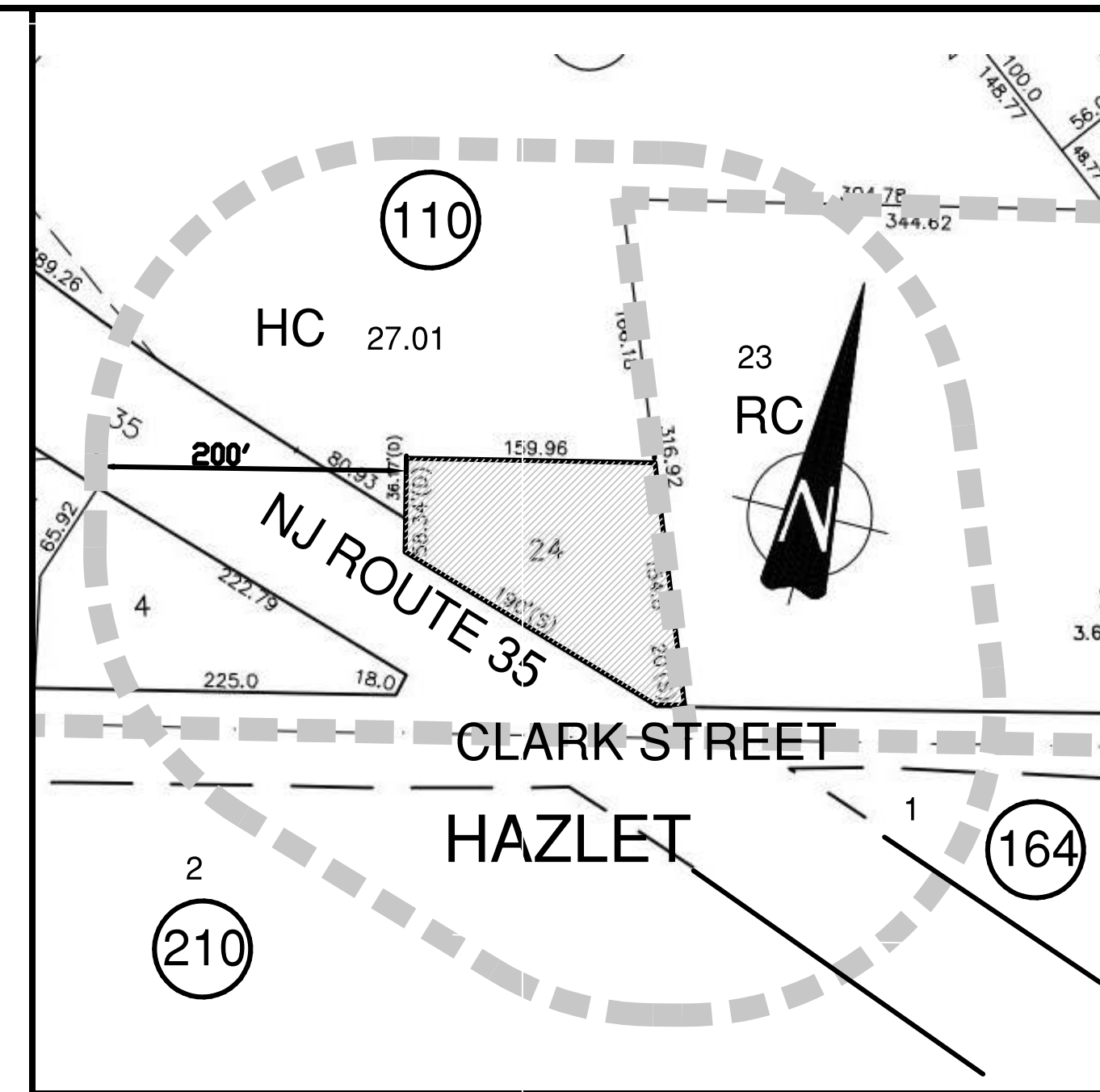
ZONING SCHEDULE HC - HIGHWAY COMMERCIAL ZONE			
PARAMETER	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	13,872 SF	13,872 SF
MIN. LOT WIDTH	100 FT	164.61 FT	164.61 FT
PRINCIPAL BUILDING REQUIREMENTS:			
MIN. FRONT SETBACK:	50 FT	N/A	11.97 FT V
MIN. SIDE SETBACK/COMBINED	6/16 FT	N/A	20.0/63.4 FT
MIN. REAR SETBACK:	20 FT	N/A	33.40 FT
MAX. BUILDING COVERAGE	35 %	N/A	17.5 %
MAX. BUILDING HEIGHT	3.5 ST/40 FT	N/A	1 ST/20 FT
MAX. LOT COVERAGE	90 %	N/A	70.0 %
PARKING REQUIREMENTS:			
MIN. SETBACK TO RES./ST. LINE:	5 FT	N/A	2.0 FT V
RETAIL SALES PARKING 1 PS/300 SF (2,433 SF)	8 PS	N/A	11 PS

V - VARIANCE CONDITION APPROVED



NEW JERSEY STATE HIGHWAY U.S. RT. 35

(A.K.A. S.R. 0035)
(VARIABLE WIDTH R.O.W.)(PUBLIC ROADWAY)
(ASPHALT ROADWAY)



INFORMATION TAKEN FROM
BOROUGH OF KEYPORT
TAX MAP #2 rev. 5/15/20 &
ZONING MAP

KEY MAP, w/ TAX & ZONING MAP DATA
SCALE : 1 IN. = 100 FT.

GENERAL NOTES:

1. THE APPLICANT, BLAZE KEYPORT, LLC HAS PREVIOUSLY RECEIVED PRELIMINARY AND FINAL APPROVAL FOR THE CONSTRUCTION OF THE 2,433 SF CANNABIS DISPENSARY AT 105 RT. 35 NORTH, KEYPORT NEW JERSEY BY RESOLUTION DATED 12/5/24.
2. THAT APPROVAL WAS BASED UPON ENGINEERING PLANS PREPARED BY JOSEPH N. BACHI OF EKA ASSOCIATES, P.A. LAST REVISED 4/29/2025.
3. THE EKA BOUNDARY SURVEY, THE BASIS OF THE SITE ENGINEERING LAYOUT HAS BEEN DETERMINED TO MISALIGN WITH THE EASTERLY PROPERTY LINE IMPACTING THE PROPOSED IMPROVEMENTS LOCATION.
4. THIS SITE/DIMENSION PLAN REPLACES SHEET 2 OF THE APPROVED PLAN SET. IT IS BASED UPON AN UPDATED "ALTA/NSPS LAND TITLE SURVEY" AS PREPARED BY JOSEPH J. WRIGHT, PLS OF BLUE MARSH ASSOCIATES, INC. AND DATED 5/15/2024 LAST REVISED 7/29/2025.
5. THIS PLAN MATCHES THE BUILDING LOCATION AS WAS APPROVED WITHOUT IMPACTING OR CREATING ANY NEW VARIANCES. THE REMAINING SHEETS OF THE APPROVED PLAN SET ARE VALID FOR THE PROPOSED GRADING, DRAINAGE AND CONSTRUCTION DETAILS.

No.	DATE:	REVISION:	INITIALS:
AMENDED PRELIMINARY AND FINAL SITE PLAN FOR PROPERTY KNOWN AS: BLAZE DISPENSARY BLOCK 110, TAX LOT 24 TRACT CONTAINING 13,872 SF OR 0.318 Ac. 105 RT. 35 NORTH KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY TAX MAP SHEET#2, LAST REVISED DEC 2013 OWNER: NVLI, LLC 11 LORIANIN ROAD WARREN, NJ 07059 APPLICANT: BLAZE KEYPORT, LLC 38 EMPRESS COURT FREEHOLD, NJ 07728 732-406-1000 ATTORNEY: BRIDGET A. SYKES FOX ROTHSCHILD 1301 ATLANTIC AVENUE MIDTOWN BLDG. SUITE 400 ATLANTIC CITY, NJ 08401 609-348-4515			
SITE/DIMENSION PLAN LOCATION MAP & GENERAL NOTES			
● Planning ● Consulting Civil Engineering ● Site Plan and Subdivision Design ● Property Development ●			
JOB NO:	K-011		
SHEET:	1 OF 1		
SCALE:	1"=10'		
DATE:	JULY 2025		
CAD: K-011 SP	Plots/tye: RWP		
DRAWN BY: KFXS	CHECK BY:		
		Kenneth F.X. Schlattmann PROFESSIONAL ENGINEER N.J. Lic.#24 GE 02781700 PROFESSIONAL PLANNER N.J. Lic.#33 LI 00279600 1233 Fifth Avenue, Toms River, N.J. 08757 Phone # (732) 341-4646 Fax # (732) 341-5218 8/01/2025 DATE:	