

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

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 08527

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

(at least 3 days prior to excavation)	
ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY 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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AND MAY HAVE BEEN ALTERED.

PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33LI00626800

Row #	Date	Comment
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[illegible]

3	02/11/25	REVISED SURVEY
2	10/26/23	REVISED ARCHITECTURAL PLAN
1	05/11/23	REV PER BOROUGH
0	11/21/22	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: PRW
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DATE: 11/21/22	DRAWN BY: BRK
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JOB #: 22-2054-01	CHECKED BY: PRW
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CAD ID: 22-2054-01r1

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION			
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PLAN INFORMATION	
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DRAWING TITLE:

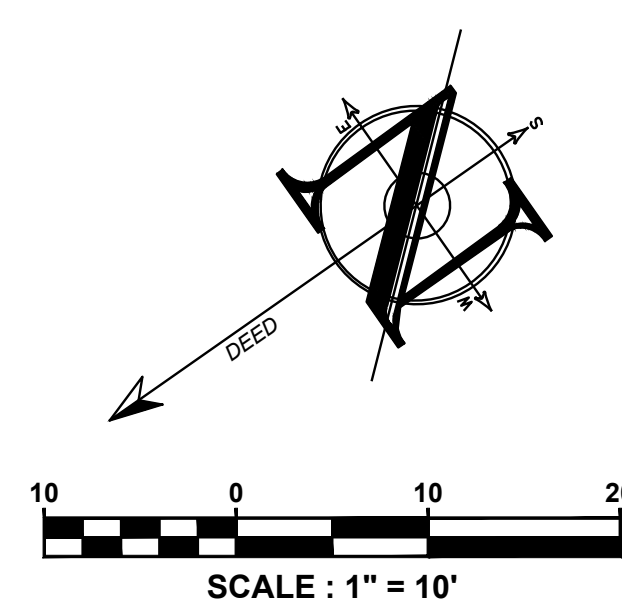
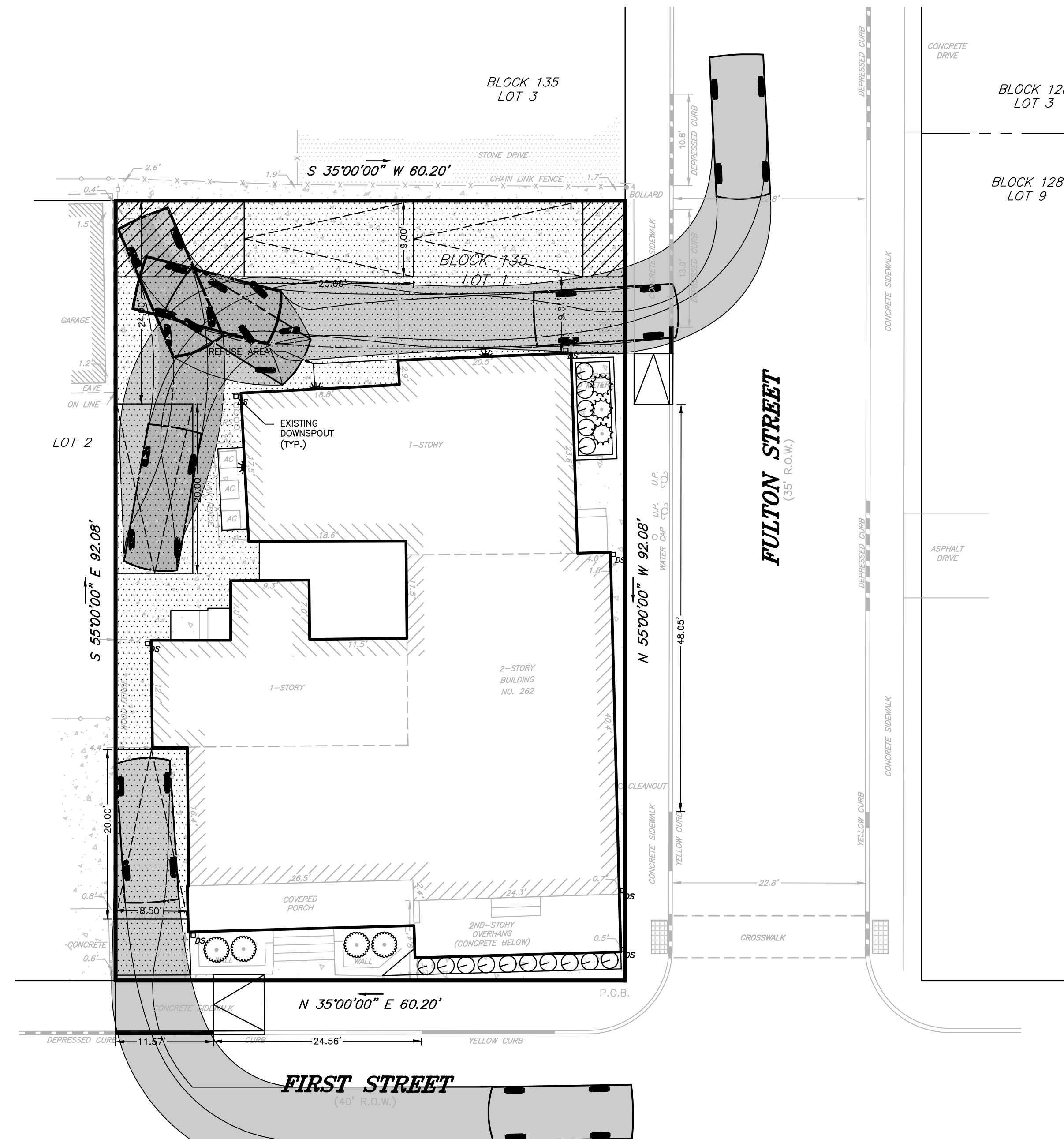
USE VARIANCE PLAN

SEE WARRIOR LEAD IN

SHEET TITLE:
TURNING MOVEMENT

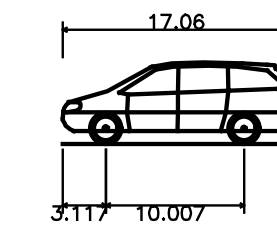
PLAN

2 OF 3



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	



Passenger vehicle	
Overall Length	17.060ft
Overall Width	6.365ft
Overall Body Height	5.920ft
Min Body Ground Clearance	0.968ft
Track Width	6.037ft
Lock-to-lock time	4.00s
Curb to curb Turning Radius	20.669ft

