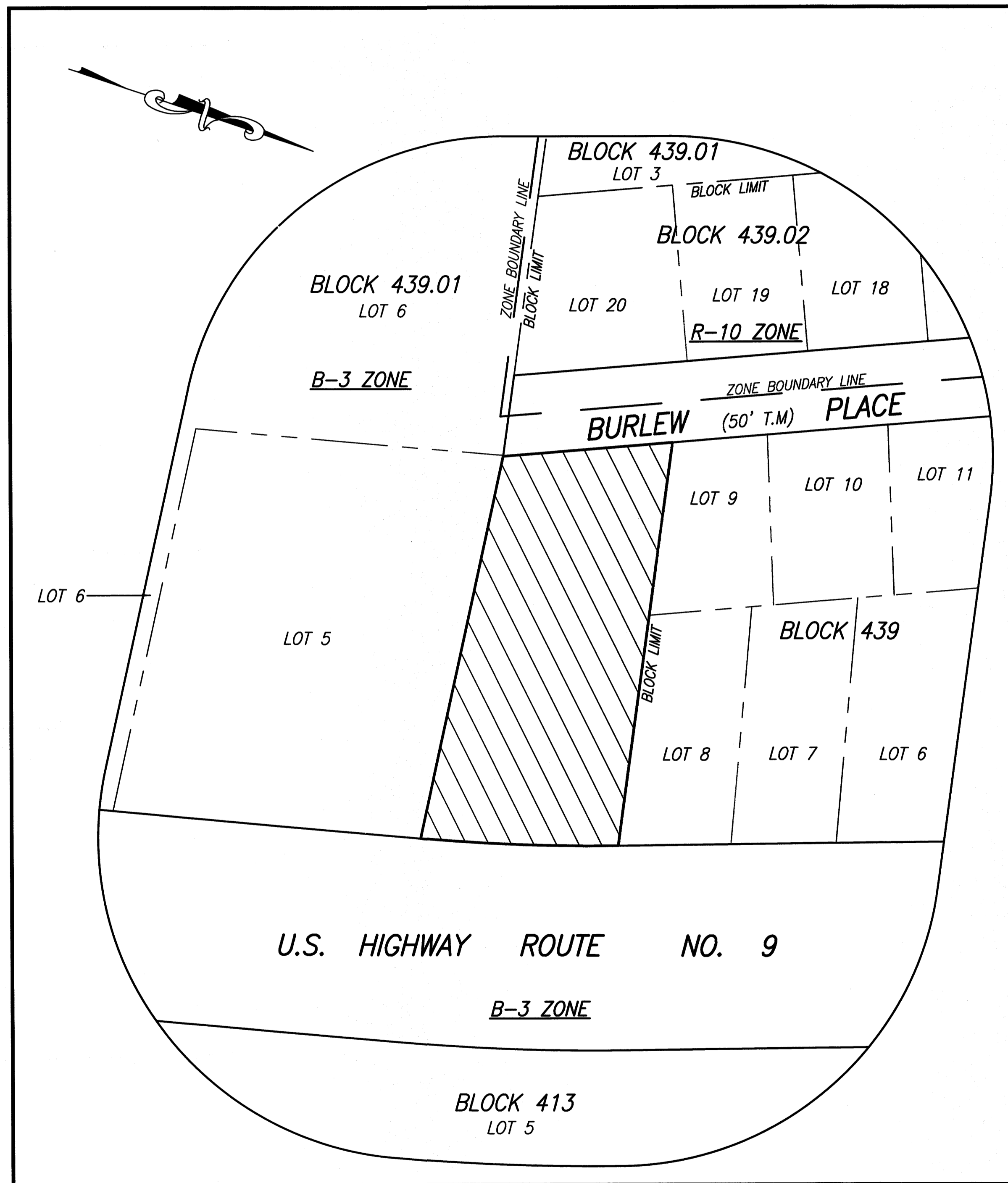


# MINOR SITE PLAN FOR MK ASSOCIATES

SITUATED IN

## BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY



### PROPERTY OWNERS WITHIN 200 FEET

BLOCK 413 - LOT 2 SUNCOCK, LLC C/O K.E. ANDREWS & COMPANY 1900 DALROCK ROAD ROWLETT, TX 75088	BLOCK 439 - LOT 9 DEREK SHAER 12 BURLEW PLACE PARLIN, NJ 08859	BLOCK 439.02 - LOT 17 WALTER & BERNEDETTE TEREBECKY, JR. P.O. BOX 213 SOUTH AMBOY, NJ 08879
BLOCK 413 - LOT 3 947 ROUTE 9, LLC 947 ROUTE 9 SOUTH AMBOY, NJ 08879	BLOCK 439 - LOT 10 PETRE M. BOGDAN 10 BURLEW PLACE PARLIN, NJ 08859	BLOCK 439.02 - LOT 18 JULIO A. & ISABEL B. NEVES 7 BURLEW PLACE PARLIN, NJ 08859
BLOCK 413 - LOT 4 PERNAZE LATIF & M.M.M. FAMILY PARTNERSHIP, L.P. 1865 OAK TREE ROAD EDISON, NJ 08817	BLOCK 439 - LOT 11 SOUTH 9 REALTY 3, LLC 8 BURLEW PLACE PARLIN, NJ 08859	BLOCK 439.02 - LOT 19 WALTER ELLIS 9 BURLEW PLACE PARLIN, NJ 08859
BLOCK 413 - LOT 5 DCH INVESTMENT, INC. 955 ROUTE 9 SOUTH AMBOY, NJ 08879	BLOCK 439.01 - LOT 3 MARY ROMAN 1126 BORGENTOWN AVENUE PARLIN, NJ 08859	BLOCK 439.02 - LOT 20 BURLIN ENTERPRISES, LLC 11 HOP BROOK LANE HOLMDEL, NJ 07733
BLOCK 439 - LOT 6 SOUTH 9 REALTY, LLC 928 U.S. HIGHWAY 9 SOUTH AMBOY, NJ 08879	BLOCK 439.01 - LOT 5 YERSON P.O. BOX 152206 IRVING, TX 75015	EASEMENT NEW JERSEY DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE EDWING, NJ 08818
BLOCK 439 - LOTS 7 & 8 SOUTH 9 REALTY, LLC 928 ROUTE 9 SOUTH AMBOY, NJ 08879	BLOCK 439.01 - LOT 6 SAYREVILLE PLAZA, LLC 275 NORTH FRANKLIN TURNPIKE RAMSEY, NJ 07446	

### NOTES

- THIS DRAWING IS BASED UPON A SURVEY ENTITLED "SURVEY OF PROPERTY FOR MK ASSOCIATES (BLOCK 439.01, LOT 4; TAX MAP SHEET NO. 118), SITUATED IN BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, NEW JERSEY" WHICH WAS PREPARED BY JAMES E. CLEARY & ASSOCIATES, INC., DATED MARCH 14, 2006.
- ALSO BASED UPON A SITE PLAN ENTITLED "SITE PLAN FOR MK ASSOCIATES, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" WHICH WAS PREPARED BY GROTTO ENGINEERING ASSOCIATES, L.L.C., DATED MARCH 14, 2006, AND REVISED TO MARCH 12, 2008.

### B-3 ZONE COMPLIANCE SCHEDULE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SF	27,471 SF	N/A
LOT WIDTH	100 LF	103.99 LF	N/A
LOT DEPTH	100 LF	243.69 LF	N/A
FRONT YARD	50 LF	56 LF	N/A
SIDE YARD	10/25 LF	11/25.50 LF	N/A
REAR YARD	25 LF	N/A	N/A
HEIGHT	35'	25'	N/A
LOT COVERAGE (BLDG.)	25%	22%	N/A
LOT COVERAGE (IMPERVIOUS)	85%	86%	N/A

### PARKING REQUIREMENTS

NUMBER OF PARKING SPACES:  
(AS PER ORDINANCE REQUIREMENTS)

3 P.S. PER CAR WASHING LANE  
4 P.S. PER BAY (2 BAYS)  
1 P.S. PER 250 SF OFFICE

REQUIRED - 14 P.S.  
PROVIDED - 15 P.S.

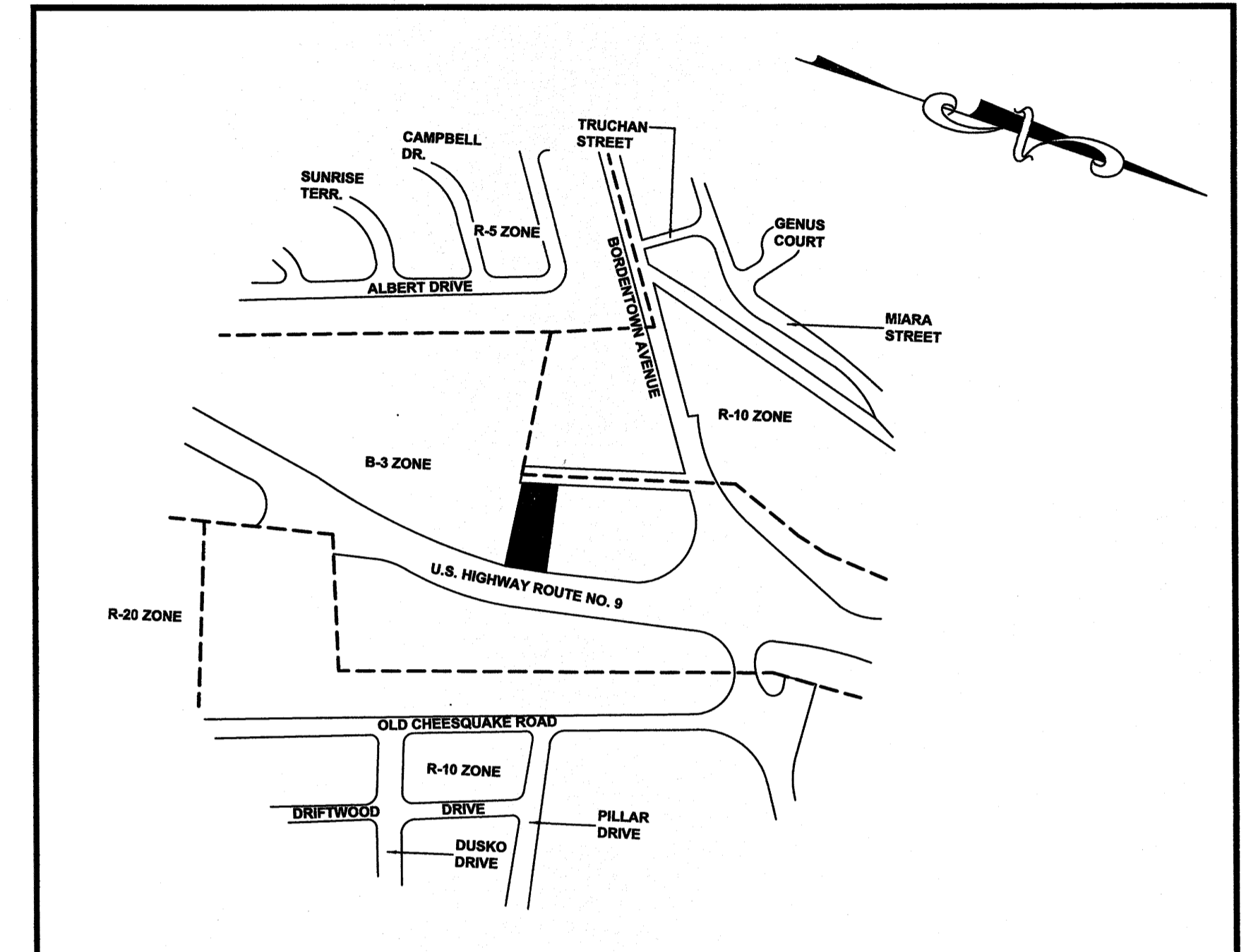
### OWNER'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE PREMISES SHOWN ON THIS MAP AND AUTHORIZES AND CONSENTS TO THE FILING THERETO IN THE OFFICE OF THE CLERK OF THE COUNTY OF MIDDLESEX.

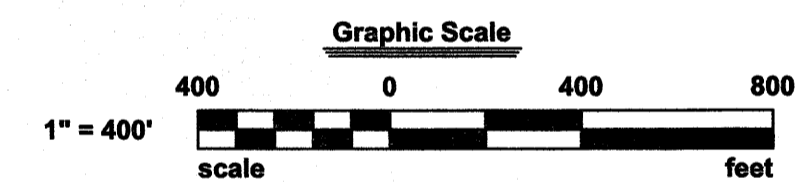
OWNERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC OF NEW JERSEY \_\_\_\_\_



### KEY MAP



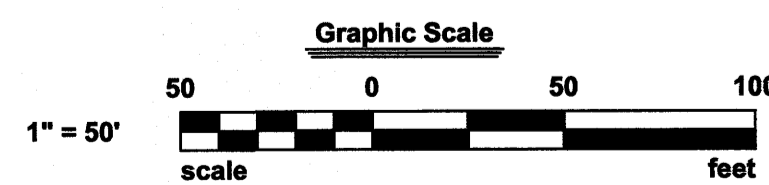
INDEX OF SHEETS	
SHEET No.	TITLE
1	TITLE AND LOCATION PLAN
2	EXISTING SITE CONDITIONS
3	MINOR SITE PLAN

### COUNTY APPROVALS

APPROVED BY THE PLANNING BOARD OF THE COUNTY OF MIDDLESEX, NEW JERSEY

DATE \_\_\_\_\_ PLANNING BOARD CHAIRMAN

DATE \_\_\_\_\_ PLANNING BOARD SECRETARY



### MUNICIPAL APPROVALS

APPROVED BY THE PLANNING BOARD OF THE COUNTY OF MIDDLESEX, NEW JERSEY

DATE \_\_\_\_\_ PLANNING BOARD CHAIRMAN

DATE \_\_\_\_\_ PLANNING BOARD SECRETARY

DATE \_\_\_\_\_ PLANNING BOARD ENGINEER

### APPLICATION DATA

- OWNER/APPLICANT: MK ASSOCIATES  
832 ROUTE NO. 9  
SOUTH AMBOY, NEW JERSEY 08879
- ATTORNEY/AGENT: MICHAEL PAIGE, ESQUIRE  
308 WASHINGTON ROAD  
SAYREVILLE, NEW JERSEY 08872
- PROPERTY REFERENCE: BLOCK 439.01, LOT 4  
TAX MAP SHEET #118
- PRESENT ZONING: B-3 HIGHWAY BUSINESS ZONE DISTRICT
- PROPOSED USE: THE APPLICANT PROPOSES A SIX(6)-PUMP  
VACUUM SYSTEM WITH PARKING STALL ALTERATIONS
- AREA OF TRACT: 27,471.4 SF OR 0.63 ACRES

REVISIONS	
DATE	DESCRIPTION

THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. CHANGES TO THE PLANS BY THE OWNER AND THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

**TITLE AND LOCATION PLAN**

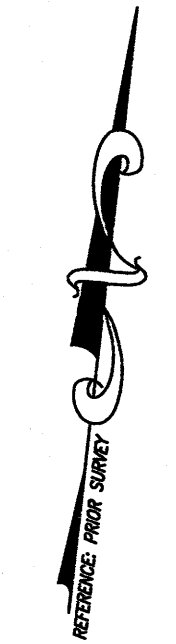
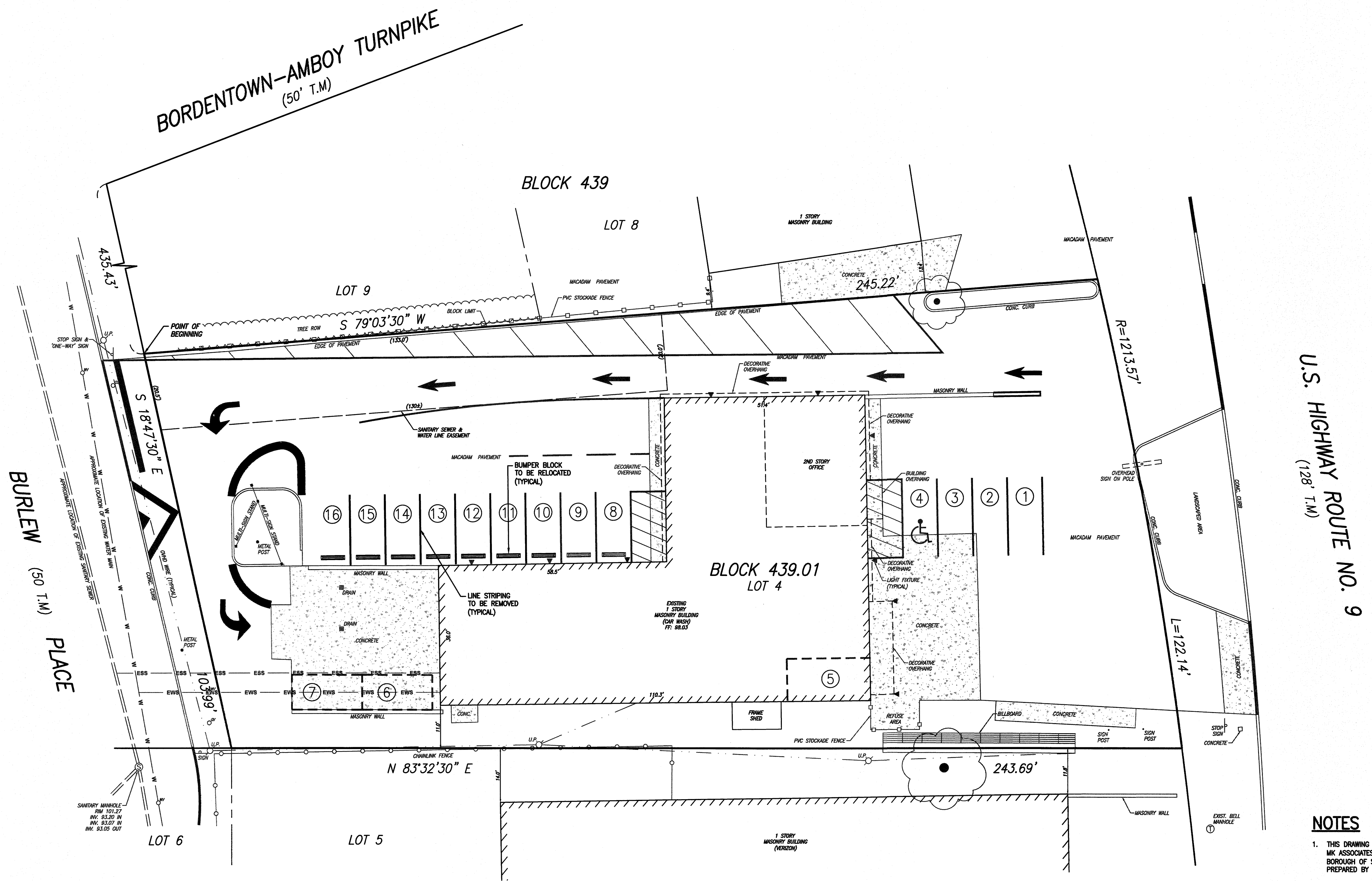
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(BLOCK 439.01, LOT 4; TAX MAP SHEET NO. 118)

SITUATED IN  
**BOROUGH OF SAYREVILLE**  
MIDDLESEX COUNTY, NEW JERSEY

**GROTTO ENGINEERING ASSOCIATES, LLC**  
ENGINEERS • PLANNERS • SURVEYORS  
Certificate of Authorization No. 24GA27918300  
340 NORTH AVENUE  
CRANFORD, NEW JERSEY 07016  
908-272-8901 (F) 908-272-8902

**FRANK W. FARRELL**  
PROFESSIONAL ENGINEER  
N.J. LICENSE NO. 51556

DATE: 10/26/2021 SCALE: AS SHOWN DRAWN: JPC CHECKED: FWJ SHEET: 1 OF 3 JOB: PR-0251



U.S. HIGHWAY ROUTE NO. 9  
(128' T.M.)

BUREW PLACE  
(50' T.M.)

BORDENTOWN-AMBOY TURNPIKE  
(50' T.M.)

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- EXISTING SITE CONDITIONS HAVE BEEN UPDATED BY FIELD OBSERVATION AND MEASUREMENT BY GROTTO ENGINEERING ASSOCIATES, L.L.C. ON
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, BASED UPON FIELD OBSERVATIONS, AND MAY NOT BE COMPLETE. EXACT LOCATION OF ALL UNDERGROUND UTILITIES TO BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**EXISTING SITE CONDITIONS**

**MK ASSOCIATES**  
(BLOCK 439.01, LOT 4; TAX MAP SHEET NO. 118)

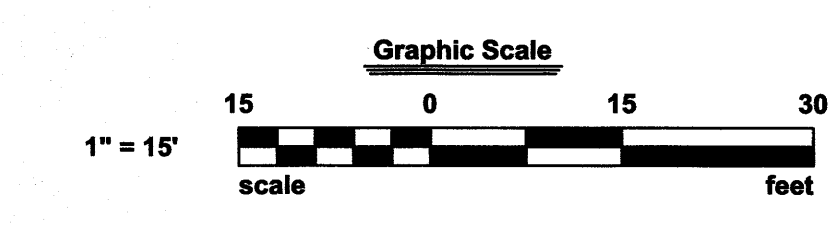
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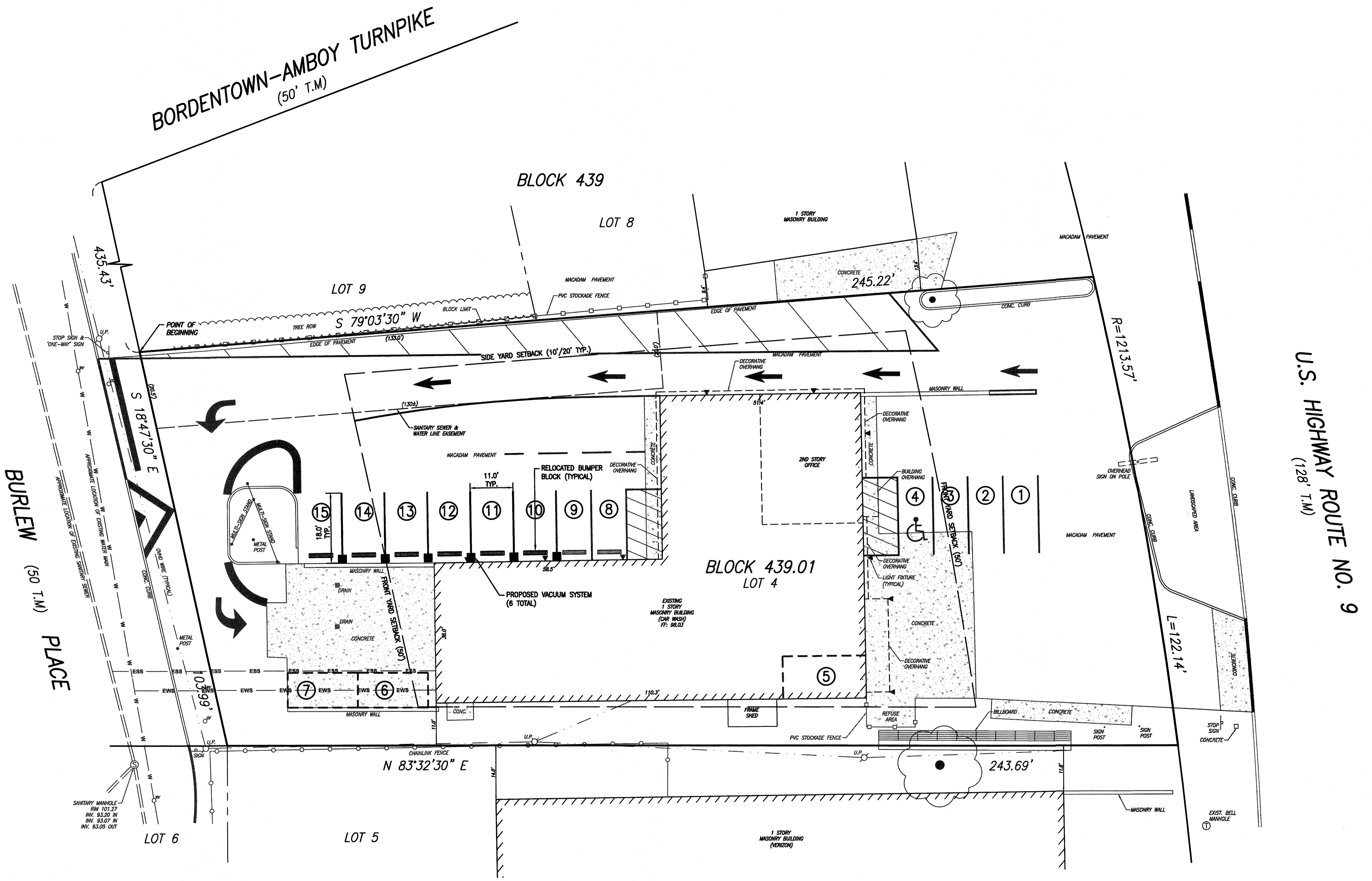
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**CONSTRUCTION NOTES**

- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE BOROUGH OF SAYREVILLE DESIGN STANDARDS AND DETAILS.
- ALL EXISTING STREET IMPROVEMENTS DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED IN CONFORMANCE WITH THE BOROUGH OF SAYREVILLE STANDARDS AND DETAILS.
- THE BOROUGH ENGINEER SHALL DICTATE THE REMOVAL AND RECONSTRUCTION OF ALL MUNICIPAL CURB AND SIDEWALK.
- ALL DISTURBED NON-PAVED AND NON-LANDSCAPED AREAS SHALL BE TOPSOILED, SEED, AND MULCHED.
- ALL ROADS SHALL BE MAINTAINED AND SWEEPED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- NO NEW UTILITY SERVICES ARE PROPOSED FOR THIS APPLICATION.
- NO SITE GRADING OR CHANGE IN ELEVATIONS ARE PROPOSED FOR THIS APPLICATION.
- NO NEW LIGHTING IS PROPOSED FOR THIS APPLICATION.
- NO ALTERATIONS TO HANDICAP PARKING IS PROPOSED FOR THIS APPLICATION.
- PROPOSED CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CURRENT ADA & NJ BARRIER FREE REQUIREMENTS.
- NO NEW SANITARY SEWER CONNECTIONS OR ALTERATIONS ARE PROPOSED FOR THIS APPLICATION.
- NO NEW WATER SERVICE CONNECTIONS OR ALTERATIONS ARE PROPOSED FOR THIS APPLICATION.
- NO SOIL IS TO BE REMOVED AS A RESULT OF THIS APPLICATION.
- TOTAL NUMBER OF EMPLOYEES: 5
- HOURS OF OPERATION: CARWASH USE: 8 A.M. TO 9 P.M.  
OIL CHANGE USE: 8 A.M. TO 5 P.M.  
VACUUM STALL USE: 8 A.M. TO 8 P.M.

**MINOR SITE PLAN**

**MK ASSOCIATES**  
(BLOCK 439.01, LOT 4; TAX MAP SHEET NO. 118)

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