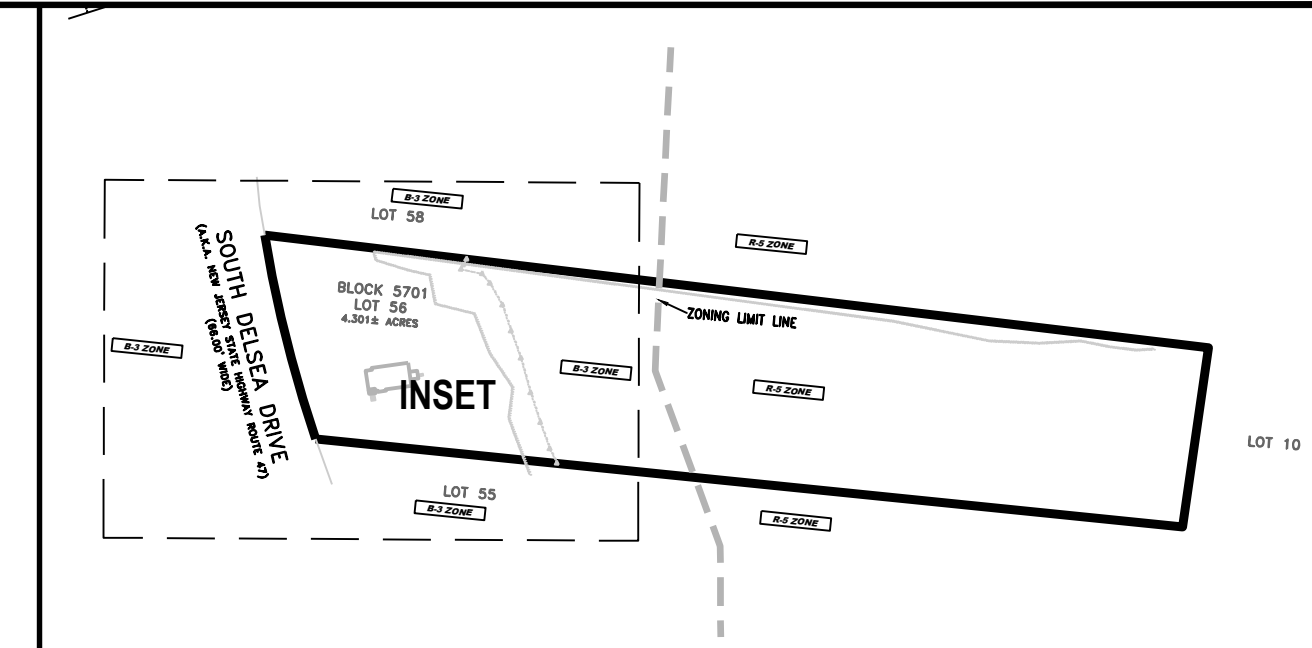
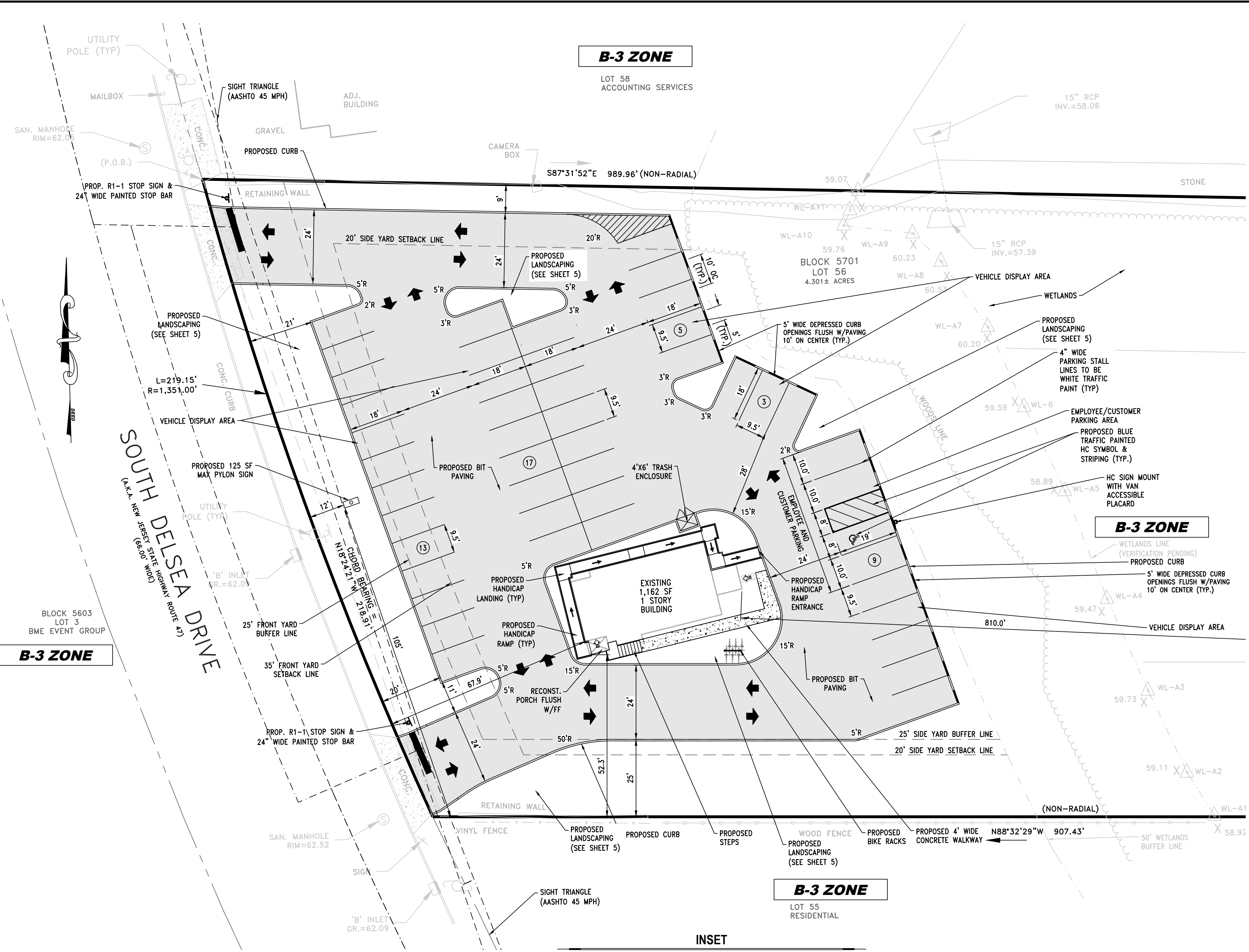


NOTES

- BOUNDARY AND TOPOGRAPHY AS TAKEN FROM PLAN ENTITLED EXISTING CONDITIONS PLAN MARK BABENKO, BLOCK 5701, LOT 56 PREPARED SCHAEFFER NASSAR SCHEIDEGG, DATED DECEMBER 15, 2020, FILE NUMBER 20-406.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DETAILS AND DIMENSIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF VINELAND AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR INSTALLATION ACTIVITY.
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1000 TO ORDER MARK-OUTS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS TO REQUEST EXACT FIELD LOCATION OF UTILITIES BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO BUILDING, SIDEWALK/STREET CLOSING AND DEMOLITION.
- ALL CONSTRUCTION REQUIREMENTS AND MATERIALS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS, SPECIFICATIONS AND DETAILS OF THE CITY OF VINELAND, CUMBERLAND COUNTY, NJDEP, AND NJDOT WHERE APPLICABLE.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS (OSHA COMPETENT PERSON).
- EXISTING CITY OF VINELAND MONUMENTS SHALL BE PRESERVED TO THE GREATEST EXTENT PRACTICAL. SHOULD THE MONUMENTATION BE DAMAGED OR DESTROYED, THE RESPONSIBLE PARTY SHALL REIMBURSE THE CITY OF VINELAND FOR REPLACEMENT OF SAID MONUMENTATION.
- PER N.J.S.A. 40A-11-18, ONLY MANUFACTURED PRODUCTS OF THE UNITED STATES, WHEREVER AVAILABLE, SHALL BE USED FOR WORK WHICH THE CITY OF VINELAND, OR ANY OTHER GOVERNMENT AGENCY, SHALL ULTIMATELY OWN OR MAINTAIN.
- THE SITE IS NOT WITHIN ANY WELLHEAD PROTECTION AREA.
- THE SITE IS WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP #34011C0183E.
- NO SEPTIC SYSTEMS, WELLS OR DWELLINGS ARE PROPOSED FOR THIS SITE.
- THE TRASH ENCLOSURE WILL PROVIDE FOR THE COLLECTION AND REMOVAL OF TRASH AND RECYCLABLE MATERIALS AS STIPULATED BY CITY CODE.
- ALL SIGNS MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



KEY MAP
SCALE: 1" = 200'

SITE STATISTICS

OWNER:	1573 S. DELSEA DRIVE, LLC 875 S. BREWSTER ROAD VINELAND, NJ 08360
APPLICANT:	MARK BABENKO 875 S. BREWSTER ROAD VINELAND, NJ 08360
TRACT IDENTIFICATION:	PLATE 57, BLOCK 5701, LOT 56 CITY OF VINELAND CUMBERLAND COUNTY, NEW JERSEY
TRACT ZONING:	RESIDENTIAL (R-5) BUSINESS ZONE (B-3)
TRACT AREA:	4.3 ACRES
DEVELOPABLE AREA:	0.85 ACRES
EXISTING USE:	CAR SALES
PROPOSED USE:	CAR SALES

APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED	STATUS
MINIMUM LOT AREA	B-3 45,000 SF	4.30 AC	CONFORMS
MINIMUM LOT FRONTAGE:	150 FT	219.15 FT ±	CONFORMS
MINIMUM LOT DEPTH:	200 FT	969.9 FT ±	CONFORMS
MINIMUM FRONT YARD:	35 FT	67.9 FT	CONFORMS
MINIMUM SIDE YARD:	20 FT	52.3 FT	CONFORMS
MINIMUM REAR YARD:	20 FT	81.0 FT	CONFORMS
MINIMUM FRONT BUFFER: (ALONG DELSEA DRIVE)	25 FT	20 FT	VARIANCE
MINIMUM SIDE YARD BUFFER: (ADJACENT A RESIDENCE)	25 FT	25 FT	CONFORMS
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	CONFORMS
MAXIMUM LOT COVERAGE	50%	14%	CONFORMS
WALL SIGN SIZE	10% OF FRONT WALL	0%	CONFORMS
FREESTANDING SIGN SIZE	125 SF	125 SF	CONFORMS
FREESTANDING SIGN HEIGHT	30 FT	30 FT	CONFORMS
FREESTANDING SIGN NUMBER PER STREET FRONTAGE	1	1	CONFORMS
FREESTANDING SIGN DISTANCE FROM SIDE PROPERTY LINE	30 FT	105 FT	CONFORMS
MINIMUM DRIVEWAY CURB RADIUS DISTANCE FROM EXTENDED PROPERTY LINE	0 FT	0 FT	EXISTING
PARKING SPACE DEPTH (EMPLOYEE/CUSTOMER)	19 FT	19 FT	CONFORMS
PARKING SPACE WIDTH (EMPLOYEE/CUSTOMER)	10 FT	10 FT	CONFORMS
PARKING SPACE DEPTH (VEHICLE DISPLAY)	18 FT	18 FT	CONFORMS
PARKING SPACE WIDTH (VEHICLE DISPLAY)	9.5 FT	9.5 FT	CONFORMS
PARKING AISLE WIDTH	24 FT	24 FT	CONFORMS
ON-SITE PARKING REQUIRED	47 SPACES	47 SPACES	CONFORMS
MAXIMUM PARKING ROW LENGTH WITHOUT A TREE ISLAND BREAK	25 SPACES	13 SPACES	CONFORMS

VARIANCE REQUIREMENTS VINELAND CODE 425 ATTACHMENT 1.2 - VARIANCE TO PERMIT PROPOSED 20' FRONT YARD BUFFER WHERE 25' FRONT YARD REQUIRED.	
BUILDING SCHEDULE: EXISTING BUILDING 1 STORY FRAME BUILDING	FLOOR AREA 1,162 SQ FT

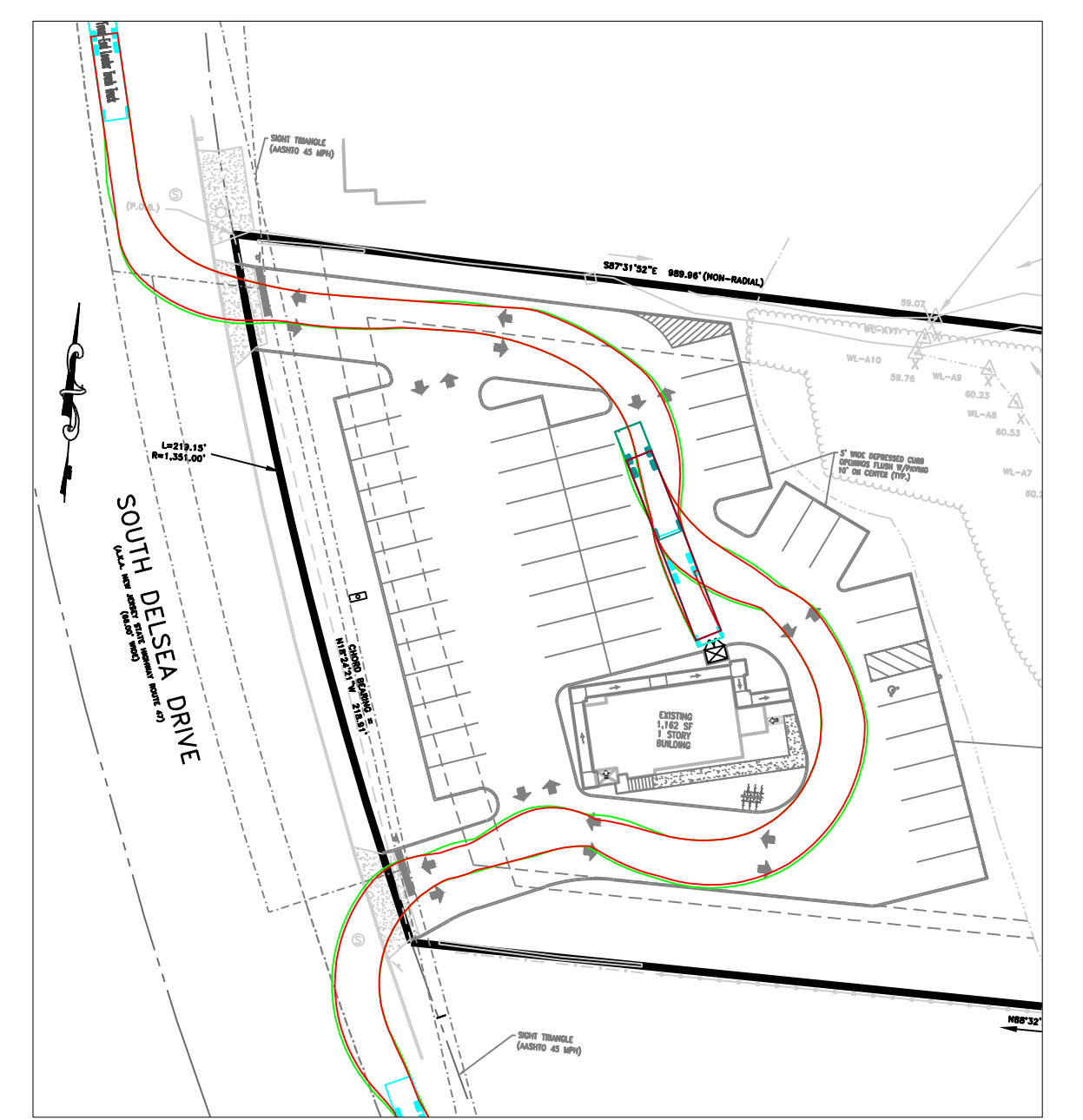
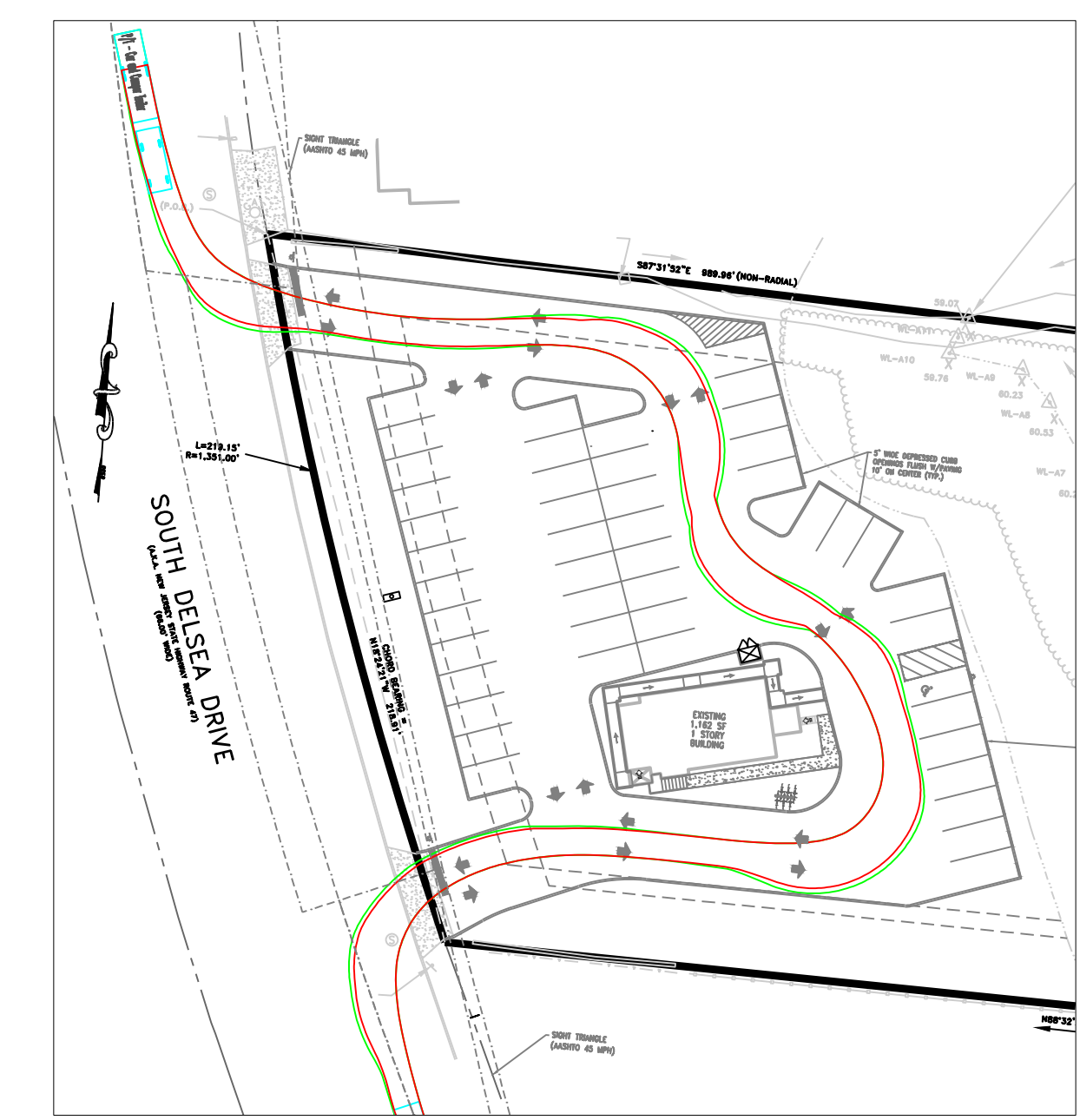
SITE PLAN

SITE PLANS FOR
LEGACY AUTO LINES LLC
PLATE 57, BLOCK 5701, LOT 56
1573 S. DELSEA DRIVE
SITUATED IN THE
CITY OF VINELAND
COUNTY OF CUMBERLAND, STATE OF NEW JERSEY

SITE CIVIL ENGINEERING
2205 DELSEA DRIVE, SUITE 7
FRANKLINVILLE, NEW JERSEY 08322
(856) 885-8679
FAX (856) 513-6594
N.J. CERTIFICATE OF AUTHORIZATION No. GA28188600

LEGEND

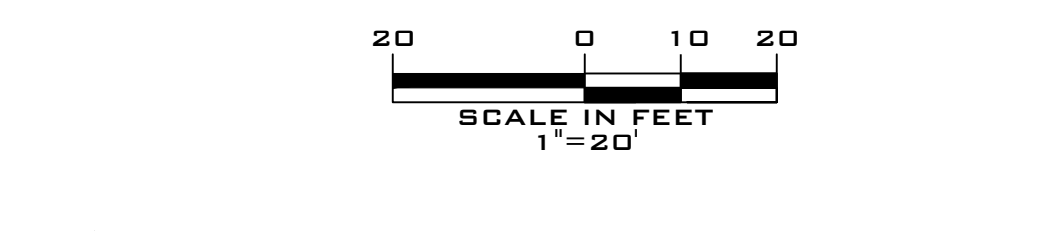
AIR CONDITIONER	SPOT ELEVATION	1' CONTOUR INTERVAL
BOLLARD	SHD BOX	5' CONTOUR INTERVAL
CABLE TV BOX	PEDESTRIAN CROSSING SIGNAL	CURB
CLEANOUT	TRAFFIC LIGHT	EDGE OF PAVEMENT
CONCRETE MONUMENT	STORM MANHOLE	EDGE OF STONE
ELECTRIC BOX	TELEPHONE MANHOLE	EDGE OF DIRT
ELECTRIC METER	TELEPHONE BOX	CHAIN LINK FENCE
ELECTRIC TRANSFORMER	UTILITY MANHOLE	WOOD FENCE
FIRE HYDRANT	UTILITY POLE	VINYL FENCE
GAS METER	UTILITY POLE W/LIGHT	OVER-HEAD WIRES
GAS VALVE	GUY WIRE	PROPERTY LINE
GAS MARKER	WATER VALVE	SANITARY SEWER LINE
HANDICAP PARKING	WELL	STORM LINE
INLET '8'	STUMP	BUILDING ENTRANCE LOCATION
INLET '12'	TREE	
MAILBOX	SHRUB	
SANITARY MANHOLE		
SIGN		



STORMWATER MANAGEMENT
THE PROJECT PROPOSES A DECREASE OF THE IMPERVIOUS SURFACE COVERAGE BY 12,444 SF AND WILL DISTURB LESS THAN 1 ACRE. THEREFORE, THE PROJECT IS EXEMPT FROM NJAC 7.8 STORMWATER MANAGEMENT REGULATIONS AND IS CONSIDERED A MINOR SITE PLAN PER THE VINELAND CITY CODE AND STORMWATER MANAGEMENT IS NOT REQUIRED.

PARKING SUMMARY

PARKING CALCULATIONS PER ORDINANCE:
NEW AND USED CAR SALES
REQUIRED:
2 PER EMPLOYEE ON MWS, IN ADDITION TO AREAS DESIGNATED FOR VEHICLE DISPLAY
2 EMPLOYEES ON MWS, 43 VEHICLES FOR DISPLAY
(2 x 2) + 43 = 47 SPACES REQUIRED
47 SPACES PROPOSED INCLUDING 1 HANDICAP SPACE



FILE NUMBER 780 - 2020	DATE 11/01/21
CHECKED BY: WG	DATE
DRAWN BY: MPG	DATE
SCALE: 1" = 20'	PROJECT NO. 780
DATE: NOVEMBER 1, 2021	SHEET 3 OF 9