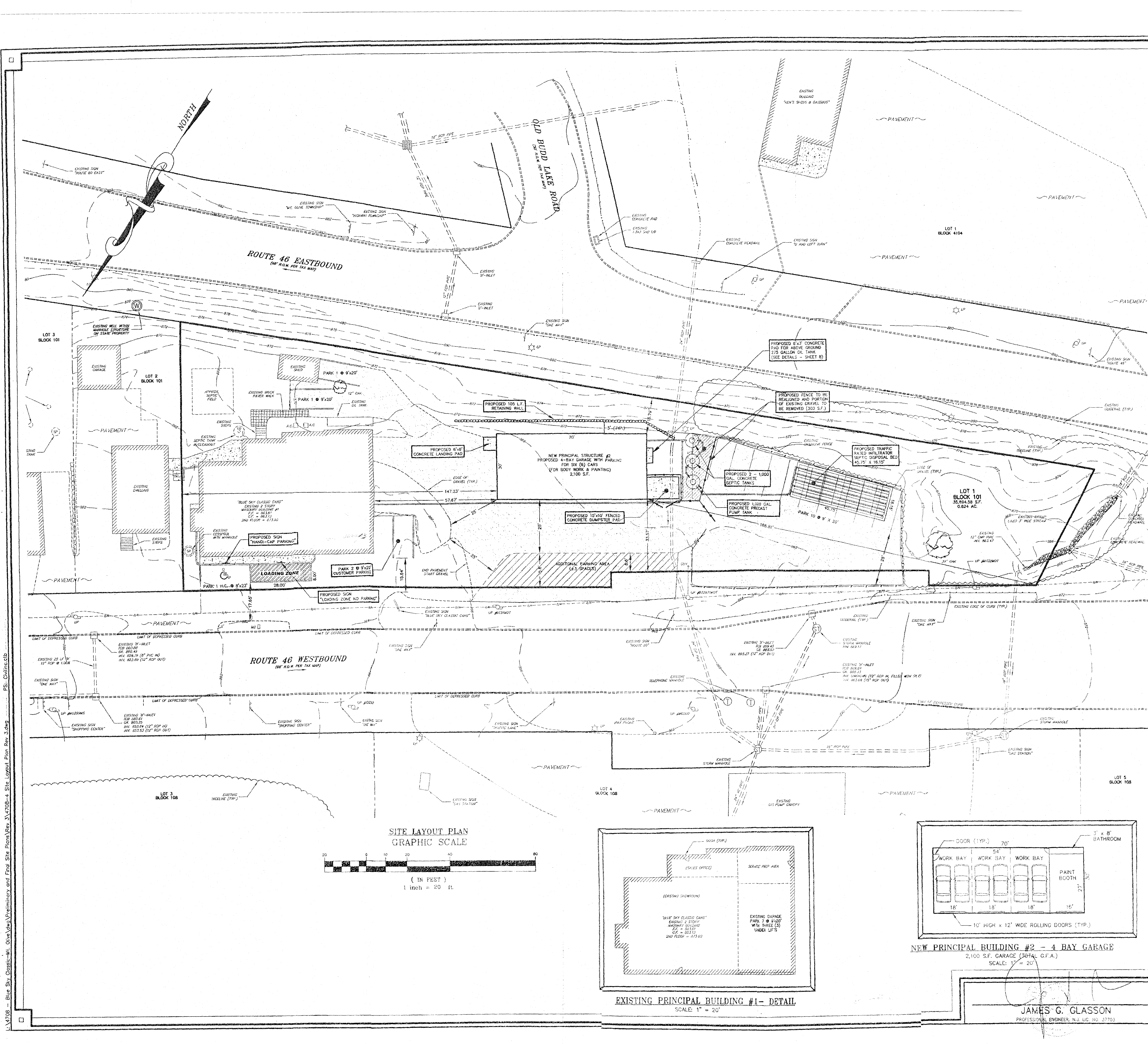




PROPOSED IMPERVIOUS COVERAGE:

BUILDINGS	
EXISTING PRINCIPAL BUILDING #1	4,378 S.F.
PROPOSED PRINCIPAL BUILDING #2	2,100 S.F.
EXISTING ACCESSORY - SHED	210 S.F.
EXISTING ASPHALT PARKING LOT	2,543 S.F.
EXISTING AND PROPOSED CONCRETE PADS	799 S.F.
EXISTING GRAVEL PARKING AREA (PORTION TO REMAIN)	10,541 S.F.
TOTAL:	20,571 S.F.

20,571 S.F. / 35,894.58 S.F. = 57.3%

PROPOSED FLOOR AREA RATIO (F.A.R.):

EXISTING PRINCIPAL BUILDING #1 - FIRST FLOOR	4,378 S.F.
EXISTING PRINCIPAL BUILDING #1 - SECOND FLOOR	2,374 S.F.
PROPOSED PRINCIPAL BUILDING #2 (ONE FLOOR)	2,100 S.F.
EXISTING SHED	210 S.F.
TOTAL:	9,062 S.F.

9,062 S.F. / 35,894.58 S.F. = .25

PROPOSED BUILDING COVERAGE:

EXISTING PRINCIPAL BUILDING #1	4,378 S.F.
PROPOSED PRINCIPAL BUILDING #2	2,100 S.F.
EXISTING SHED	210 S.F.
TOTAL:	6,688 S.F.

6,688 S.F. / 35,894.58 S.F. = 0.1863 OR 18.63%

STANDARD PARKING REQUIRED:

EXISTING SERVICE AREA (1,814 S.F.) - 2 BAYS @ 4 SPACES / BAY =	8 SPACES
EXISTING SALES AREA/SHOWROOM (2,784 S.F.) - 1 SPACE PER 300 S.F. =	10 SPACES
EXISTING APARTMENT (2,374 S.F.) - 2 BEDROOMS	2 SPACES
PROPOSED BUILDING #2 - 4 BAYS @ 4 SPACES / BAY =	16 SPACES
TOTAL:	36 SPACES

NOTE: 4 SPACES PER BAY IS BASED UPON ORDINANCE REQUIREMENT FOR SERVICE STATION. AUTO RESTORATION USE IS NOT WITHIN ORDINANCE

STANDARD PARKING PROVIDED:

8'x23' HAND-ICAP SPACE =	1 SPACE
9'x20' STANDARD SPACES (WITHIN EXISTING SERVICE AREA)	7 SPACES
9'x20' STANDARD SPACES (WITHIN NEW 4 BAY - GARAGE)	6 SPACES
9'x20' STANDARD SPACES (REAR OF PRIN. BLDG. FOR APARTMENT)	2 SPACES
9'x20' STANDARD SPACES (ACROSS FROM NEW GARAGE & WITHIN FENCED AREA)	13 SPACES
9'x20' STANDARD SPACES (CUSTOMER PARKING)	2 SPACES
TOTAL:	31+ SPACES

+ WAIVER REQUIRED

LOADING REQUIRED:

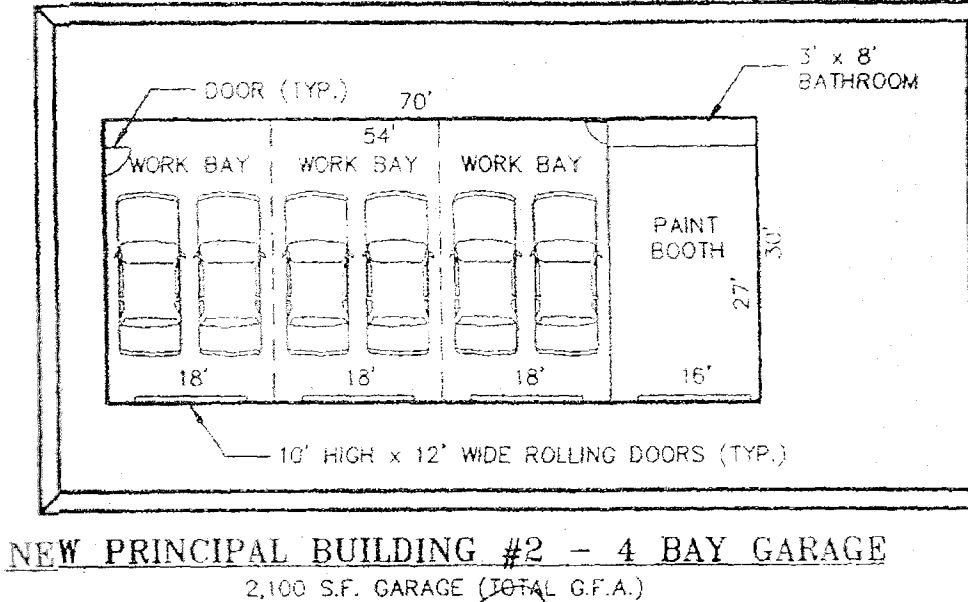
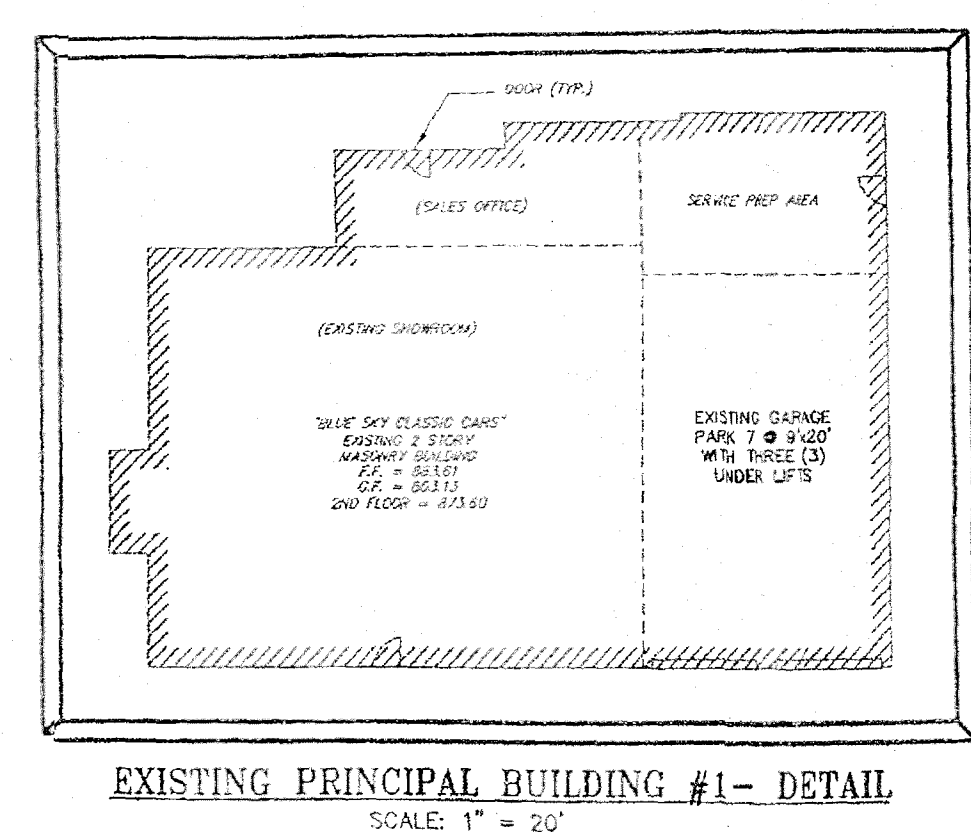
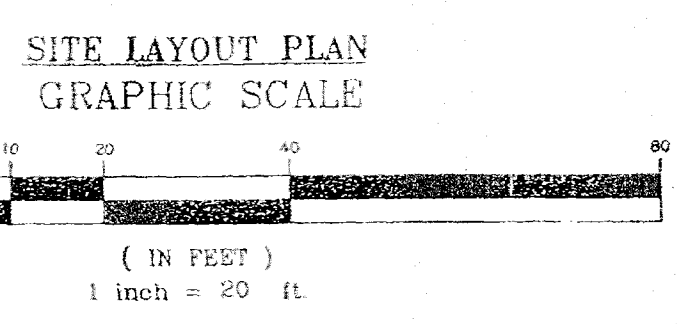
10'x80' SPACE =	1 SPACE REQUIRED
-----------------	------------------

LOADING PROVIDED:

+ 8'x20' SPACE PROPOSED =	1 SPACES PROVIDED (+ WAIVER REQUIRED)
---------------------------	---------------------------------------

LEGEND:

--- 25' ---	EXISTING MINOR CONTOUR	□	EXISTING 8-IN-LET
--- 50' ---	EXISTING MAJOR CONTOUR	⊙	EXISTING STORM MANHOLE
---	EXISTING SUBJECT PROPERTY LINE	⊙	EXISTING TELEPHONE MANHOLE
---	EXISTING ADJACENT PROPERTY LINE	⊙	EXISTING SANITARY MANHOLE
---	EXISTING ROADWAY CURB	⊙	EXISTING LIGHT POLE
---	EXISTING EDGE OF GRAVEL	⊙	EXISTING UTILITY POLE
---	EXISTING EDGE OF PAVEMENT	⊙	EXISTING SIGN
---	EXISTING STORM LINE	⊙	EXISTING TREE
---	EXISTING FENCE LINE		
---	EXISTING OVERHEAD WIRE		
---	EXISTING TREE LINE		
---	EXISTING GUIDE RAIL		
---	EXISTING ROCK WALL		
---	EXISTING CONCRETE SIDEWALK/PADS		



REVISIONS			
No.	Description	By	Date
1.	REVISED PER TOWNSHIP ZONING & PLANNING COMMENTS 9/28/11	WBB	10/17/11
2.	REVISED PER TOWNSHIP ZONING & PLANNING COMMENTS 9/28/11	WBB	4/6/11
3.	REVISED PER TOWNSHIP ZONING & PLANNING COMMENTS 9/28/11	WBB	2/25/11
Rev. No. Description By Date			
CIVIL ENGINEERING, INC.			
1 COVE STREET BUDD LAKE, N.J. 07828 Telephone: (973) 426-1776 Fax: (973) 426-0716 N.J. - C of A #24GA27922000			
JAMES G. GLASSON PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703			
SHEET 4 OF 8			
SITE LAYOUT PLAN FOR "BLUE SKY CLASSIC CARS" LOT 1 BLOCK 101 TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY, NEW JERSEY			
Checked By:	JG	Date:	02/29/08
Drawn By:	DP	Project No.:	4708