



**WOODRUFF LANE**  
(120' WIDE R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

**SPRING STREET**  
(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 1 & 9)  
(F.K.A. STATE HIGHWAY ROUTE NO. 25)  
(120' WIDE R.O.W.) (ASPHALT ROADWAY) (TWO WAY TRAFFIC)

NEW JERSEY  
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
1-800-272-1000  
www.nj-811.org

ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL

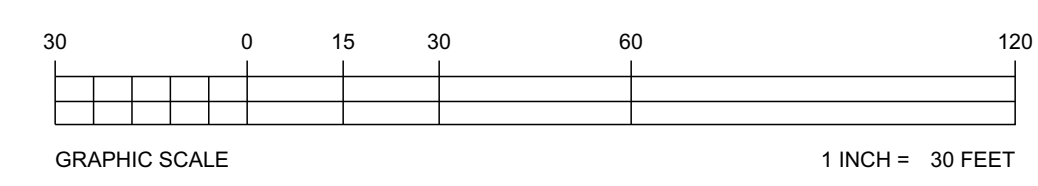
ZONING TABLE					
ZONES: HC & MRC USE: DIESEL DISPENSER & CANOPIES BLOCK & LOTS: 1699 & 1699A					
APPLICANT/ OWNER INFORMATION					
APPLICANT:	SPEEDWAY, LLC 503 SPEEDWAY DRIVE ENON, OH 45323				
PROPERTY OWNER:	SPEEDWAY, LLC 539 SOUTH MAIN STREET FINDLAY, OH 45840				
BULK REQUIREMENTS					
ITEM	CODE	PERMITTED HC ZONE	PERMITTED MRC ZONE	EXISTING	PROPOSED
MIN. LOT AREA	17.36.190 / SCHEDULE IB	10,000 SF	N/A	111,103 SF	111,103 SF
MIN. LOT FRONTAGE	17.36.190	N/A	50'	648.56'	648.56'
MIN. LOT DEPTH	17.36.190	100'	N/A	271.94'	271.94'
MIN. LOT WIDTH	17.36.190	100'	N/A	N/A*	N/A
MIN. FRONT YARD	17.36.190 / SCHEDULE IB	PREVAILING 65' (SPRING ST) 0' (WOODRUFF LN)	35'	45.6'	145.8' (SPRING ST) 45.6' (WOODRUFF LN)
MIN. SIDE YARD	17.36.190	PREVAILING	N/A	N/A	N/A
MIN. REAR YARD	17.36.190 / SCHEDULE IB	20'	25'	179.8'	179.8'
MIN. ACCESSORY FRONT YARD	17.36.110	0.75 OF ACCESSORY HEIGHT	0.75 OF ACCESSORY HEIGHT	4.1' (EN)	4.1'
MAX. PRINCIPAL BUILDING HEIGHT	17.36.190 SCHEDULE IB	3 STORIES / 35'	3 STORIES / 40'	1 STORY	1 STORY
MAX. ACCESSORY BUILDING HEIGHT	17.36.110	1 STORY / 15'	1 STORY / 15'	<15'	20.5' (CANOPY)
MAX. PRINCIPAL FAR	17.36.110	0.11	N/A	0.03 (3,530 SF)	0.03 (3,530 SF)
MAX. ACCESSORY FAR	17.36.110	0.1 OF PRINCIPAL BUILDING GFA	N/A	1.45 OF PRINCIPAL BUILDING GFA (EN)	1.86 OF PRINCIPAL BUILDING GFA (EN)
MIN. PRINCIPAL BUILDING SIZE	SCHEDULE IB	N/A	N/A	3,530 SF	3,530 SF
MAX. BUILDING COVERAGE	SCHEDULE IB	N/A	N/A	3,530 SF	3,530 SF
MAX. IMPERVIOUS COVERAGE	17.36.190	80%	N/A	63.1% (70,066 SF)	62.8% (61,949 SF)
MIN. OPEN SPACE	17.36.190	20%	N/A	36.9% (41,037 SF)	17.2% (19,154 SF)
MIN. UNDERGROUND STORAGE TANK SETBACK	CONDITIONAL USE STANDARDS	20'	20'	63.2'	13.5'

WALL SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	17.48.060	3	1
MAX. SIGN AREA ON SIDE WALL OR REAR WALL WHICH ADJOINS PARKING AREA	17.48.080	10 SF OR 2% OF WALL (2.4 SF ALLOWED)	19.48 SF
MAX. SIGN DIMENSIONS ON FACADE WALLS	17.48.060	MAX. WIDTH 80% OF STORE WIDTH (24' ALLOWED), MAX HEIGHT 2'	15.75' WIDTH X 3' HEIGHT
MAX. SIGN PROJECTION	17.48.060	1'	0'
MAX. HEIGHT ABOVE GRADE	17.48.060	14'	19.75'
MAX. LETTERING HEIGHT	17.48.060	2'	3'

- LIST OF VARIANCES / WAIVERS**
- USE OF DIESEL DISPENSERS AND CANOPY NOT PERMITTED PER CITY ORDINANCE 17.36.190 AND SCHEDULE IB.
  - MINIMUM ACCESSORY FRONT YARD SETBACK NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.110: 0.75 OF ACCESSORY HEIGHT ALLOWED (0.75 X 20.5' = 15.375' ALLOWED); 4.1' PROVIDED (EN).
  - MAXIMUM ACCESSORY BUILDING HEIGHT NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.110: 15' ALLOWED; 20.5' PROVIDED.
  - MAXIMUM ACCESSORY FAR NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.110: 0.1 OF PRINCIPAL BUILDING GFA ALLOWED; 1.86 OF PRINCIPAL BUILDING GFA PROVIDED.
  - MAXIMUM IMPERVIOUS COVERAGE NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.190: 80% IMPERVIOUS COVERAGE (88,882 SF) ALLOWED; 62.8% IMPERVIOUS COVERAGE (61,949 SF) PROVIDED.
  - MINIMUM OPEN SPACE NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.190: 20% OPEN SPACE (22,220 SF) REQUIRED; 17.2% OPEN SPACE (19,154 SF) PROVIDED.
  - UNDERGROUND STORAGE TANK SETBACK NOT IN COMPLIANCE PER CONDITIONAL USE STANDARDS. MINIMUM ALLOWED SETBACK 20'; 13.5' PROVIDED.
  - MAXIMUM SIGN AREA ON SIDE WALL OR REAR WALL WHICH ADJOINS PARKING AREA NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.080: 2% OF WALL (2.4 SF) ALLOWED; 19.48 SF PROVIDED.
  - MAXIMUM SIGN DIMENSIONS ON FACADE WALLS NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.060: 80% OF STORE WIDTH (24') AND HEIGHT OF 2' ALLOWED; WIDTH OF 15.75' AND HEIGHT OF 3' PROVIDED.
  - MAXIMUM SIGN HEIGHT ABOVE GRADE NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.060: 14' ALLOWED; 19.75' PROVIDED.
  - MAXIMUM SIGN LETTERING HEIGHT NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.060: 2' ALLOWED; 3' PROVIDED.
  - LANDSCAPE STRIP NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.140 D. LANDSCAPE STRIP REQUIRED. LANDSCAPE STRIP NOT PROVIDED.

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLE ENGINEERING, LLC  
35 TECHNOLOGY DRIVE  
WARREN, NJ 07099  
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NJ CERT. OF AUTHORIZATION NO. 24032817179 & 240401022

**R.L. STREKER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 45344  
NEW YORK LICENSE NO. 079512

Prepared By:  
Speedway Engineering and Construction  
Dept. Enon, OH 45323

NO.	REVISIONS	DATE	DESIGNER	DATE	PROJ. NO.	REVISION
1	REV. PER CLIENT COMMENTS	3/11/20		3/11/20	3/11/20	
2	REV. PER CLIENT COMMENTS	3/19/20		3/19/20	3/19/20	

**PLOT PLAN**  
LOCATION OF SITE:  
623 SPRING STREET  
ELIZABETH,  
UNION COUNTY, NJ 07201

STORE OR BLDG. NO. # 0003495  
VERSION OR PROJECT ID J190876  
DESIGN TEAM DATE  
DGNR. GS 03-04-20  
P.MGR. BE 03-04-20  
RVWR. RLS 03-04-20  
DWG. NO. 3495-CS