

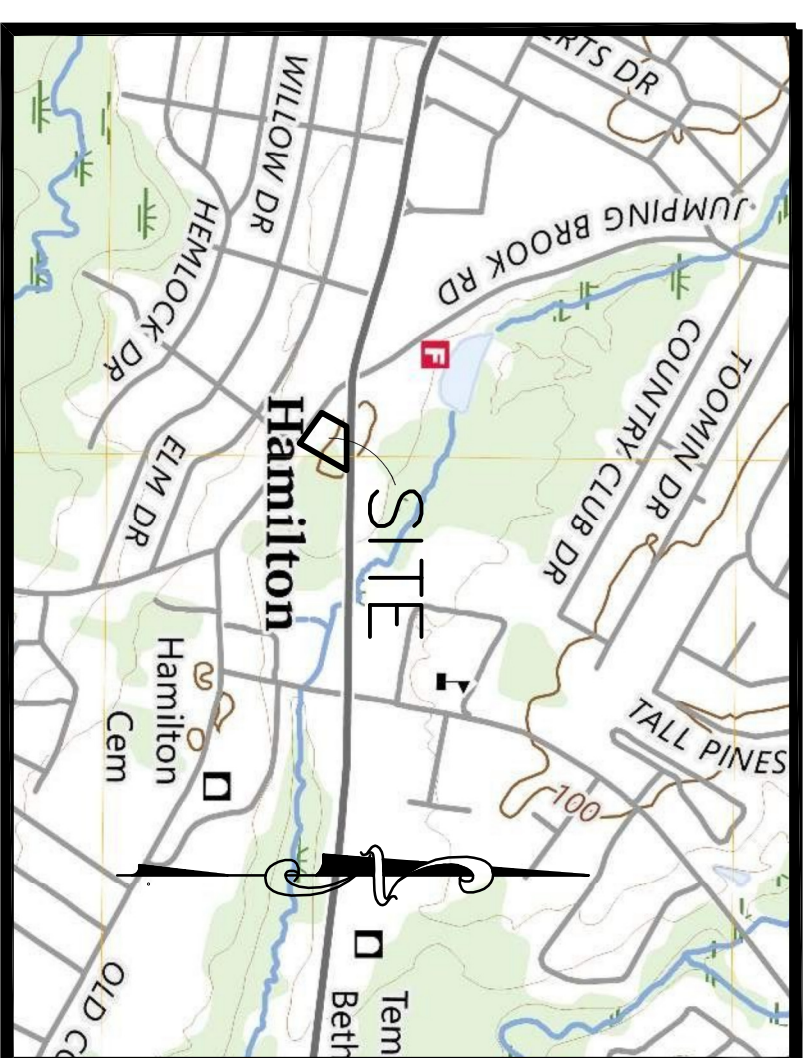
PRELIMINARY & FINAL SITE PLAN

FOR PLANET CAR WASH PAY STATION

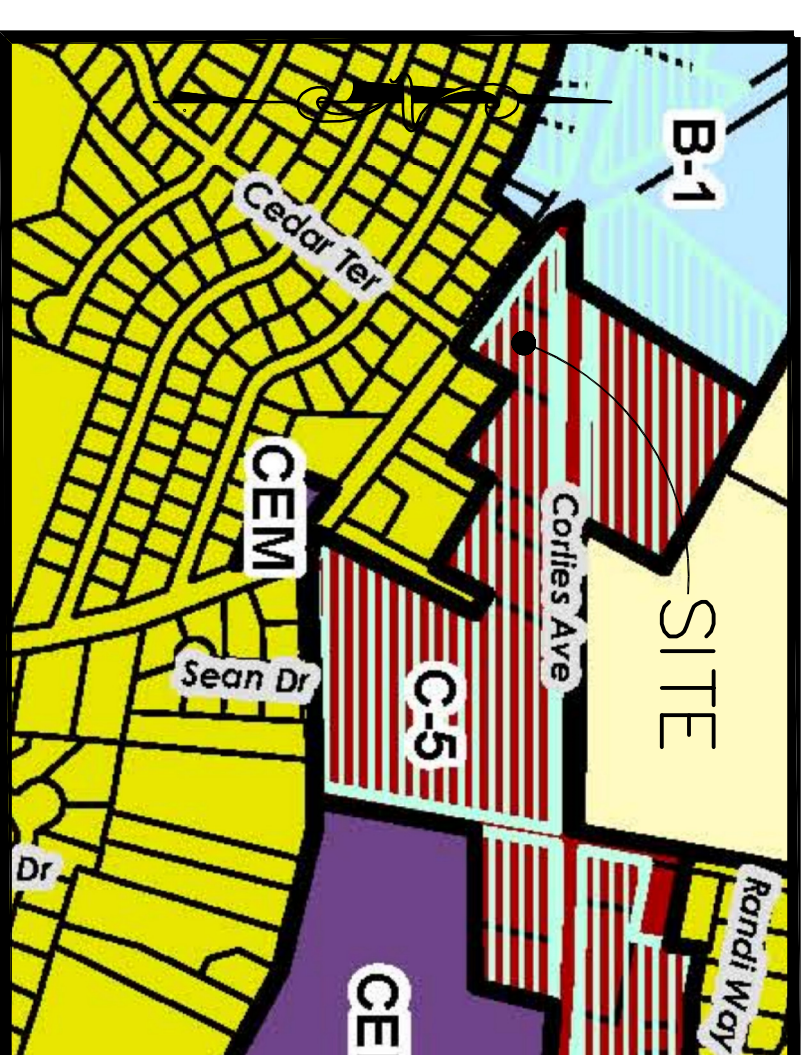
LOT 2 BLOCK 3102 SITUATED IN TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT.

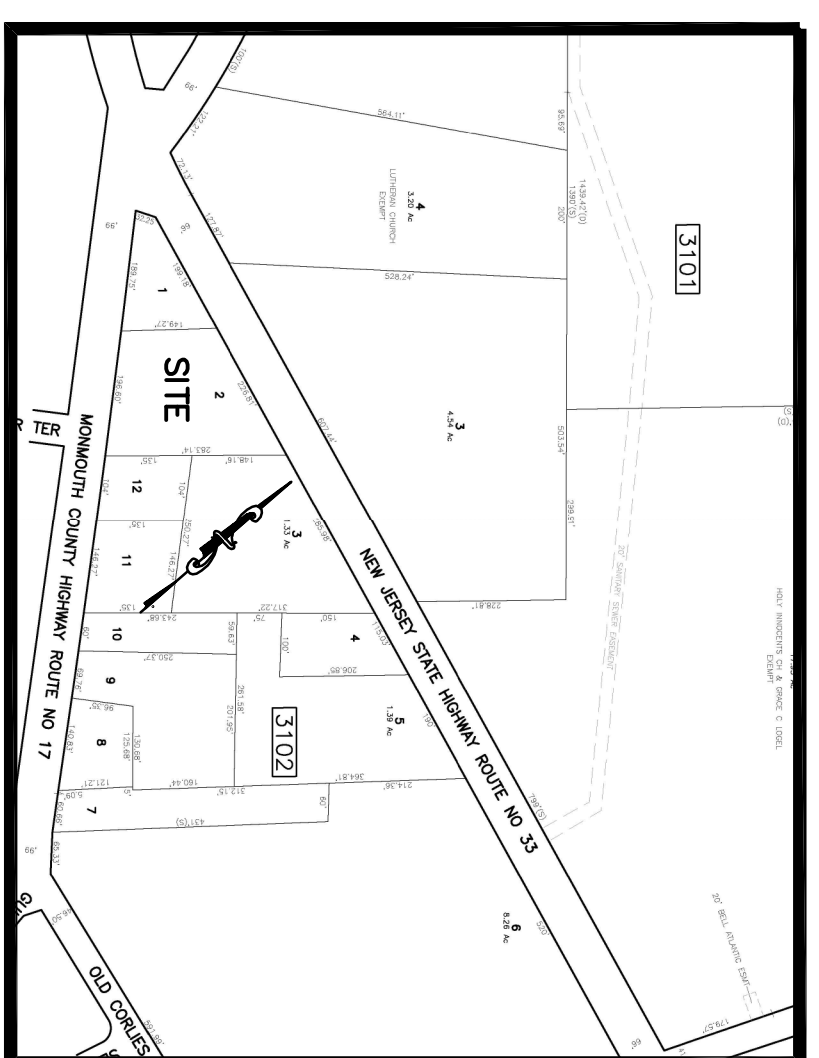
| | | | | |
|-----------------|---------------------|----------------------------------|------------------------|-------------------------------|
| Neptune 3101 3 | 3529 HIGHWAY 33 | LIPOCETTI, JACOB & MARIAM | 188 HADSONS RD | LANEVILLE, NJ 07733 |
| Neptune 3101 4 | 31 HIGHWAY 33 | DEBARRER, LUTHERAN | 3531 HIGHWAY 33 | NEPTUNE, NJ 07733 |
| Neptune 3102 1 | 3530 HIGHWAY 33 | 3530 HIGHWAY 33, LLC | 79 MOORE SQ | ENGLISHTOWN, NJ 07725 |
| Neptune 3102 2 | 3530 HIGHWAY 33 | 109 OLD CORLES AVENUE, LLC | SUITE 200 | ENGLISHTOWN, NJ 07725 |
| Neptune 3102 3 | 3530 HIGHWAY 33 | PANLAKO, THOMAS L | 3530 HIGHWAY 33 | NEPTUNE TWP, NJ 07733 |
| Neptune 3102 11 | 1019 OLD CORLES AVE | HOWER, MARTIN L | 1019 OLD CORLES AVENUE | NEPTUNE, NJ 07733 |
| Neptune 3102 12 | 1017 OLD CORLES AVE | PALE, DONALD & TORVE | 1017 OLD CORLES AVENUE | NEPTUNE, NJ 07733 |
| Neptune 4104 12 | 3607 HIGHWAY 33 | 3607 HIGHWAY 33, LLC | 3607 HWY 33 PO BOX 600 | WETHERHOUSE STATION, NJ 07889 |
| Neptune 4301 3 | 3607 HIGHWAY 33 | SHAW, RICHARD J | PO BOX 313 | NEPTUNE, NJ 07733 |
| Neptune 4301 4 | 109 OLD CORLES AVE | 109 OLD CORLES AVE, LLC | 109 OLD CORLES AVE | NEPTUNE, NJ 07733 |
| Neptune 4301 5 | 109 OLD CORLES AVE | CIRCLE CORLES LLC | 109 OLD CORLES AVENUE | NEPTUNE TWP, NJ 07733 |
| Neptune 4301 7 | 109 OLD CORLES AVE | CASZYNSKI, STEVAN & CHRISTINA | 109 OLD CORLES AVENUE | NEPTUNE, NJ 07733 |
| Neptune 4301 8 | 109 OLD CORLES AVE | CASANDRA HERBE | 109 OLD CORLES AVENUE | NEPTUNE, NJ 07733 |
| Neptune 4301 9 | 109 OLD CORLES AVE | MOTES, BRIAN D & KATHY S | 109 OLD CORLES AVENUE | NEPTUNE, NJ 07733 |
| Neptune 4301 10 | 101 ELMTOR | MONTES, VASILIOS | 101 ELMTOR | NEPTUNE, NJ 07733 |
| Neptune 4301 11 | 101 ELMTOR | WOHLGUTH, LEONARD C R & KATHLEEN | 101 ELMTOR | NEPTUNE, NJ 07733 |
| Neptune 4301 12 | 106 ELMTOR | SEKOR, MICHAEL L & ROBERTA | 106 ELMTOR | NEPTUNE, NJ 07733 |
| Neptune 4301 13 | 107 ELMTOR | 107 ELMTOR, ROBERT J | 107 ELMTOR | NEPTUNE, NJ 07733 |
| Neptune 4302 1 | 109 OLD CORLES AVE | EDWARDS, MURIEL H | 109 OLD CORLES AVE | NEPTUNE, NJ 07733 |
| Neptune 4302 2 | 1017 OLD CORLES AVE | EDWARDS, KEVIN E & HENNER | 1017 OLD CORLES AVENUE | NEPTUNE, NJ 07733 |
| Neptune 4302 14 | 23 ELMTOR | WOOD, DONALD & TERESA | 23 ELMTOR | NEPTUNE, NJ 07733 |
| Neptune 4302 15 | 25 ELMTOR | STILWELL, DITHI | 25 ELMTOR | NEPTUNE, NJ 07733 |



USGS MAP
SCALE: 1" = 1000'



ZONING MAP
SCALE: 1" = 500'



TAX MAP
SCALE: 1" = 500'

- NOTES:
- PROPERTY BEING KNOWN AS LOT 2, BLOCK 3102 AS SHOWN ON THE TOWNSHIP OF NEPTUNE TAX MAPS, SHEET NO. 31, AND DESCRIBED IN DEED BOOK 5222 PAGE 18 AND DEED BOOK 5824 PAGE 345 LOT 2, BLOCK 1003.
 - OWNER/APPLICANT: 109 OLD CORLES ROAD, LLC ENGLISHTOWN, NJ 07726
 - SURVEY INFORMATION TAKEN FROM ASBUILT PLAN ENTITLED "FINAL AS-BUILT SURVEY, LOT 2, BLOCK 3102, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" DATED DECEMBER 7, 2010, LISTED HEREON JUNE 29, 2018 PREPARED BY CHALLONER & ASSOCIATES, LLC.
 - IN ACCORDANCE WITH THE EFFECTIVE FLOOD INSURANCE RATE MAP PANEL # 34020020390, DATED JUNE 15, 2022, THE SITE LIES WITHIN FLOOD ZONE X.
 - THE SITE IS CURRENTLY DEVELOPED WITH A CAR WASH AND QUICK LUBE.
 - THE PROPERTY IS SITUATED IN THE C-5 ZONE. THE REQUIRED ZONE SCHEDULE IS ELIMINATED ON THIS SHEET.

| ZONE C-5 REQUIREMENTS | REQUIRED | EXISTING | PROPOSED |
|---|-----------|-----------|-----------|
| MINIMUM LOT AREA | 50,000 SF | 42,485 SF | 42,485 SF |
| MAXIMUM DENSITY | N/A | N/A | N/A |
| MINIMUM LOT WIDTH | 197 FT | 197 FT | 197 FT |
| MINIMUM LOT DEPTH | 200 FT | 226.15 FT | 226.15 FT |
| MINIMUM FRONT YARD SETBACK (OLD CORLES) | 250 FT | 24.75 FT | 24.75 FT |
| MINIMUM FRONT YARD SETBACK (ROUTE 33) | 40 FT | 55.4 FT | 55.4 FT |
| MINIMUM SIDE YARD SETBACK (OLD CORLES) | 30 FT | 31 FT | 31 FT |
| MINIMUM COMBINED SIDE YARD SETBACK | 60 FT | 125.5 FT | 125.5 FT |
| MINIMUM PERCENT LOT COVERAGE | 30% | 10.90% | 10.90% |
| MINIMUM PERCENT BUILDING COVERAGE | 65% | 63.76% | 63.76% |
| MINIMUM IMPROVABLE AREA DIA. OF CIRCLE | 30 FT | 17,762 SF | 17,762 SF |
| MINIMUM BUILDING HEIGHT | 10 FT | 12 FT | 12 FT |
| MINIMUM PERCENT OFF-STREET PARKING SPACES | 10 | 10 | 10 |
| LOADING SPACES | 0 | 0 | 0 |

* EXISTING NON-COMFORMANCE PERVIOUSLY GRANTED BY BOARD

| SIGN REQUIREMENTS | REQUIRED | EXISTING | PROPOSED |
|--|----------|----------|-----------|
| PRESTANDING SIGN (MAIN SIGN ROUTE 33) | REQUIRED | EXISTING | PROPOSED |
| PRESTANDING SIGN (1,500 x 5,000 SF) | 97.98 SF | 96 SF | NO CHANGE |
| HEIGHT (TOP OF SIGN) | 15 FT | 20 FT | NO CHANGE |
| SE 1/4 OF SIGN HEIGHT (0.75 x 15') | 15 FT | 5.5 FT | 15.00' |
| PRESTANDING SIGN (2 NEW BOARD) | N/A | 20.5 SF | 23 SF |
| PRESTANDING SIGN (EACH SIGN) | 15 FT | 8.08 FT | 8.78 FT |
| SE 1/4 OF SIGN HEIGHT (8.78' x 0.75=6.57') | 6.57 FT | 4 FT | 26.2 FT |

WALL MOUNTED SIGNS
CAR WASH TRINET
REGULATORY SIGN (ROUTE 33 SIDE)
(1.5 SF x 8.67=13.00 SF) OF WALL FACE
OIL CHANGE TINET
PERMITTED AREA (ROUTE 33 SIDE)
1.5 SF PER LINEAR FOOT OF WALL FACE
SECONDARY SIGN (OLD CORLES AVE. SIGN)
(5.0' OF PERMITTED SIGN x 25.75 SF)
OPERATIONAL SIGNS
7'-2" CLEARANCE SIGN (1.35 SF EACH) - 3.35 SF**
ONE-LESS SIGN (3.67 SF EACH) - 3.67 SF**
7.34 SF**
** VARIANCE REQUIRED FOR ADDITIONAL PRESTANDING MENU BOARD SIGNS

| DATE | REVISION |
|--------------|------------------------------|
| DEC 19, 2024 | REVISE PER TOWNSHIP COMMENTS |
| OCT 17, 2024 | UPDATE SIGN INFORMATION |
| JUNE 6, 2024 | PER TOWNSHIP COMMENTS |

Stuart Challoner, P.E.
STUART CHALLONER, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 34637
PROFESSIONAL PLANNER N.J. LIC. NO. 14889

CHALLONER & ASSOCIATES, L.L.C.
CONSULTING ENGINEERS AND DESIGN PROFESSIONALS
Certificate of Auth. No. 364248957700
201 Main Street, 2nd Floor
Toms River, New Jersey 08723
Phone: 732-886-8888
Scale: 1"=20'

COVER SHEET
PLANET CAR WASH
PROPOSED DUAL LANE PAY STATION
LOT 2
BLOCK 3102
SITUATED IN
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

Plan No.: 16023
Field Book:
Sheet No.: **1 of 3**