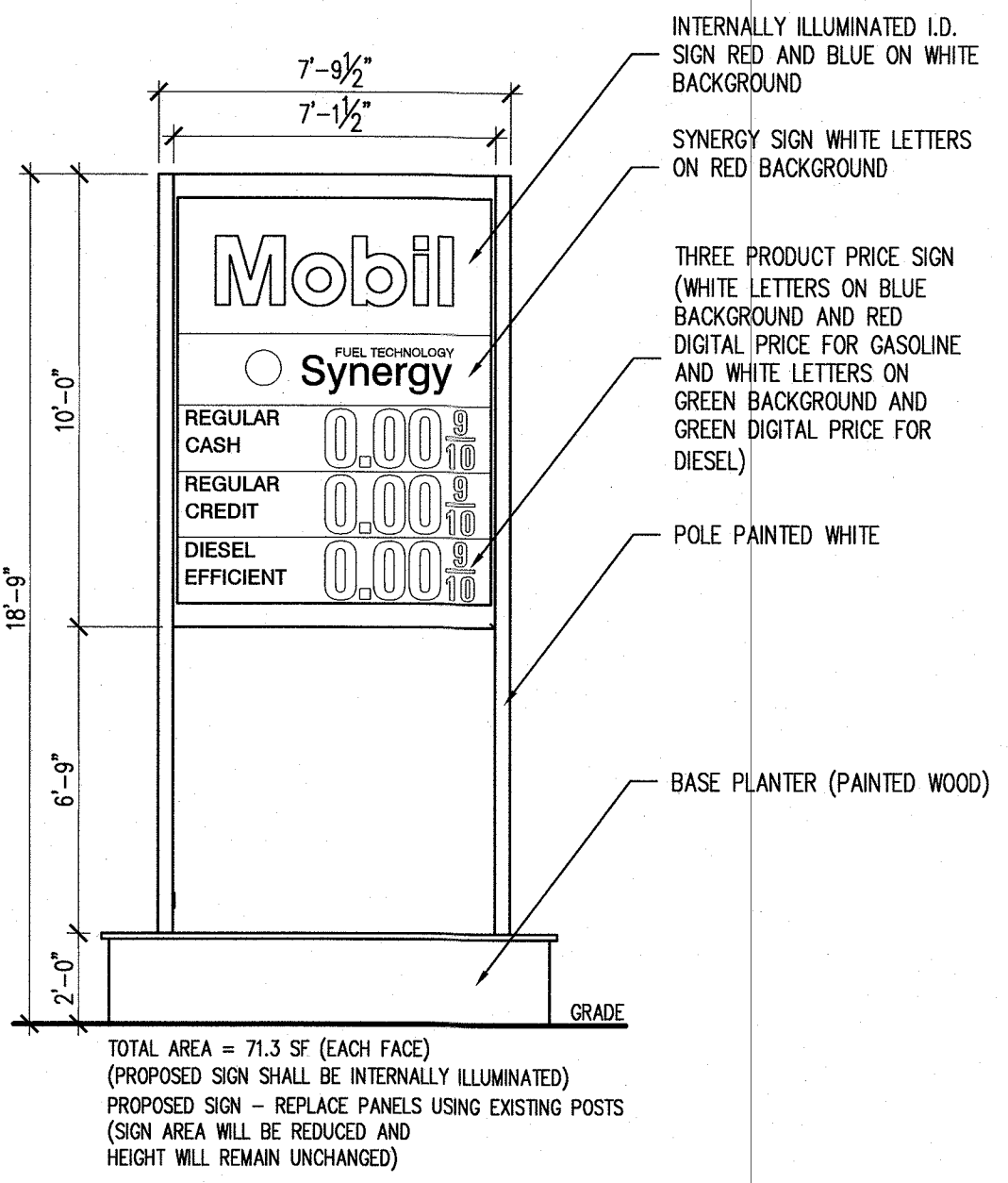
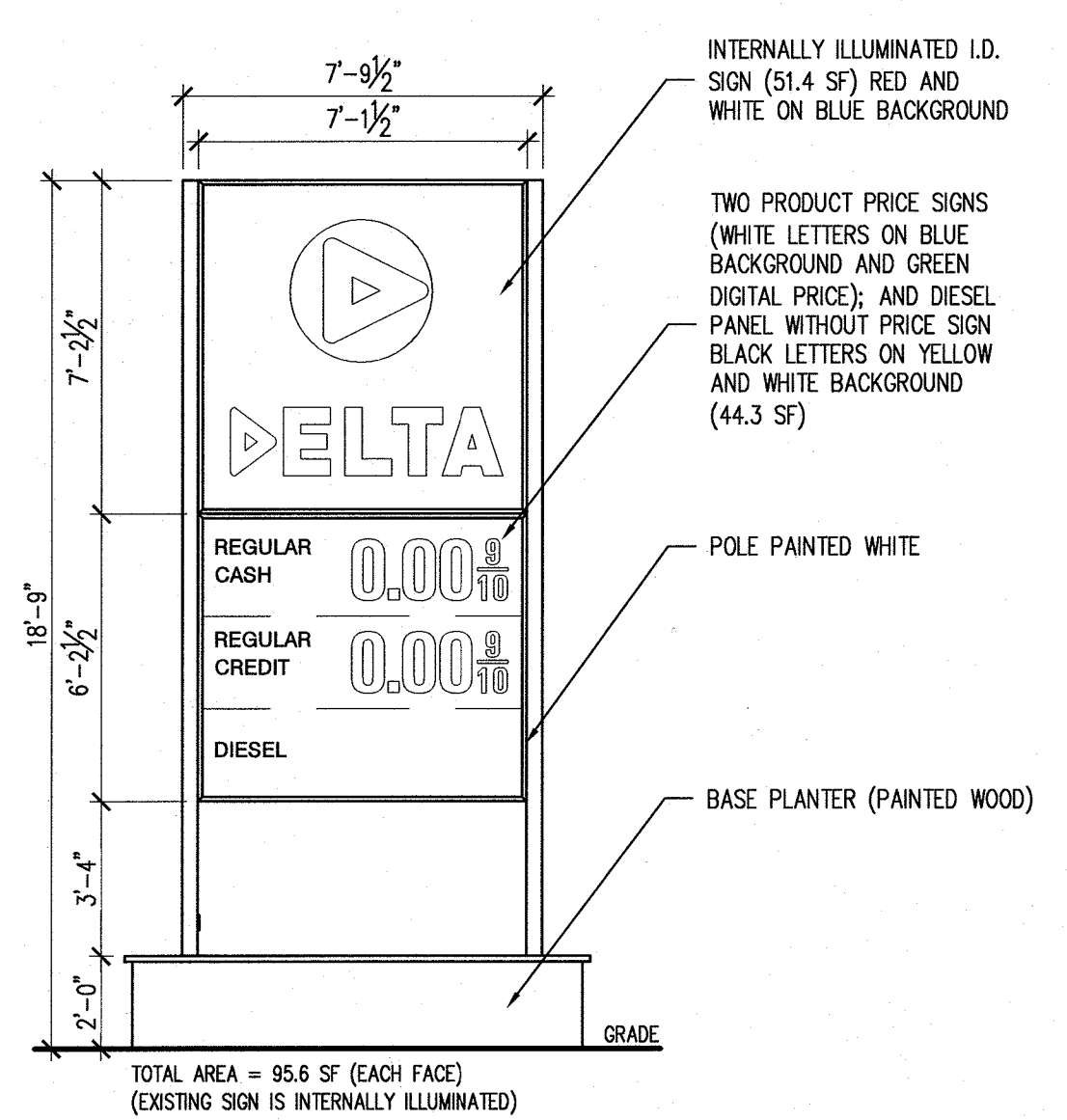


1 SIGN LOCATION PLAN
SCALE: 1"=20'-0"



2 PROPOSED FREESTANDING SIGN ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING FREESTANDING SIGN ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

- SITE PLAN BASED ON: "SURVEY OF PROPERTY", PROJECT NUMBER 11-897, SHEET 1 OF 1 OF BLOCK 282, LOTS 1, 2, 3, 4 & 5, 1800 STATE HIGHWAY ROUTE 33 (CORLIES AVENUE), TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, DATED 09-21-11, PREPARED AND SIGNED BY CHARLES SURMONTE P.E. & P.L.S. N.J.LICENSE NO. 35885
- ALL FEATURES ARE EXISTING TO REMAIN, THE SCOPE IS LIMITED TO RE-FACING OF EXISTING FUELING STATION FREESTANDING SIGN.
- NO CHANGE IS PROPOSED TO SITE ELEMENTS, GRADES OR UTILITIES.

ZONING NOTES

- OWNER: SIMDEV REALTY LLC, 1800 CORLIES AVENUE, NEPTUNE TOWNSHIP, NJ 07753
- APPLICANT: SIMDEV REALTY LLC, 1800 CORLIES AVENUE, NEPTUNE TOWNSHIP, NJ 07753
- LOCATION: BLOCK 1122, LOT 3, TAX MAP SHEET #11, 1800 CORLIES AVENUE, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY
- ZONE: C-6 ROUTE 33E COMMERCIAL ZONING DISTRICT (HISTORIC MIXED USE OVERLAY)
- USE: EXISTING AUTOMOTIVE SERVICE STATION (NOT-PERMITTED - TO REMAIN)
- ZONING SCHEDULE B-ZONING DISTRICT BULK REGULATIONS(ZONE C-6);(NO PROPOSED CHANGE):

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SF)	15,000	22,902	NC
MAXIMUM FLOOR AREA RATIO	0.6	0.15	NC
MINIMUM LOT WIDTH (FT)	100	223.8	NC
MINIMUM LOT FRONTAGE (FT)	100	332.2	NC
MINIMUM LOT DEPTH (FT)	100	105	NC
MINIMUM YARDS:			
FRONT YARD-CORLIES AVENUE (FT)	15	BUILDING- 35 CANOPY- 18	NC
FRONT YARD-TAYLOR AVENUE (FT)	15	BUILDING- 8.3 (E) CANOPY- 88	NC (E)
SIDE YARD-COMBINED (FT)	0/10	BUILDING-157 CANOPY- 64	NC
REAR YARD (FT)	20	BUILDING-17.7 (E) CANOPY- 56	NC (E)
MAXIMUM BUILDING COVER (%)	35	15	NC
MAXIMUM TOTAL LOT COVER (%)	80	82 (E)	NC (E)
MAXIMUM BUILDING HEIGHT (STORIES)	3	1	NC
MAXIMUM BUILDING HEIGHT (FT)	48	18	NC
MINIMUM IMPROVABLE AREA (M.I.A.) (SF)	7,200	13,532	NC
M.I.A. DIAMETER OF CIRCLE (FT)	55	70	NC

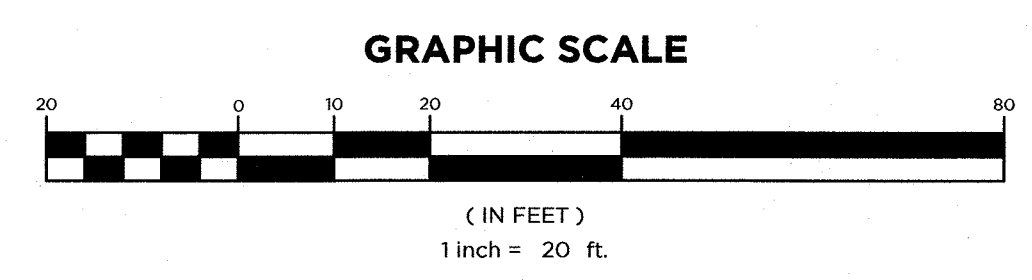
- SIGNS (SEC. 416.02)

MIN. SETBACK TO RESIDENTIAL USE (FT.)	15	NA	NA
MAX. WALL SIGN PROJECTION (INCHES)	9	0	3.1
PERMITTED ALTERATION OF NON-CONFORMING SIGNS	-	-	NA
RE-LETTERING	-	-	NA
FACE REPLACEMENT	-	-	TO COMPLY

PERMITTED SIGNS (SECTION 416.07)

SIGN TYPE	MAXIMUM AREA (SF)	MAXIMUM HEIGHT (FT)	MINIMUM SETBACK (FT)	MINIMUM HORIZONTAL DIMENSION (FT)	MAXIMUM NUMBER OF SIGNS	ILLUMINATION	INTERNAL (V)
FREESTANDING SIGN TYPE A:							
MAXIMUM AREA (SF)	24	NA	NA	NA	NA		
MAXIMUM HEIGHT (FT)	8	NA	NA	NA	NA		
MAXIMUM NUMBER OF SIGNS	1	NA	NA	NA	NA		
MINIMUM SETBACK (FT)	5	NA	NA	NA	NA		
MINIMUM HORIZONTAL DIMENSION (FT)	8	NA	NA	NA	NA		
FREESTANDING SIGN TYPE B:							
MAXIMUM AREA (SF)	48	95.6 (E)	71.3 (V)				
MAXIMUM HEIGHT (FT)	15	18.75 (E)	NC (V)				
MAXIMUM NUMBER OF SIGNS	1	1	NC				
MINIMUM SETBACK (FT)	10	1 (E)	NC (V)				
MINIMUM HORIZONTAL DIMENSION (FT)	10	7.8	NC				
FREESTANDING SIGN TYPE C:							
MAXIMUM AREA (SF)	24	NA	NA				
MAXIMUM HEIGHT (FT)	6	NA	NA				
MAXIMUM NUMBER OF SIGNS	1	NA	NA				
MINIMUM SETBACK (FT)	8	NA	NA				
MINIMUM HORIZONTAL DIMENSION (FT)	8	NA	NA				
MAXIMUM NUMBER OF FREESTANDING SIGNS	2	1	NC				
WALL MOUNTED SIGNS (SINGLE TENANT STRUCTURES):							
MAXIMUM AREA (SF)	48	NA	NA				
LESSER OF 1.2 X WALL AREA OR 48							
MAXIMUM HEIGHT TO TOP OF SIGN (FT)	15	NA	NA				
MINIMUM NUMBERS	1	NA	NA				
MAXIMUM HORIZONTAL DIMENSION (FT)	12	NA	NA				
MAXIMUM NUMBER OF FREESTANDING SIGNS	2	1	NC				
SECONDARY WALL MOUNTED SIGNS (SERVICE STATION CANOPY):							
MAXIMUM AREA (SF)	24	EACH SIGN-16	11.5				
50% OF THE PRIMARY BUILDING SIGN							
MAXIMUM HEIGHT TO TOP (FT)	15	18 (E)	18 (E)				
MINIMUM NUMBERS	1	2 (E)	1				
MAXIMUM HORIZONTAL DIMENSION (FT)	12	8	6.2				
SIGNS IN HISTORIC DISTRICTS (SECTION 416.08)							
ILLUMINATION		EXTERNAL	INTERNAL (V)				
NEON SIGNS	NOT PERMITTED	NA	NA				
HOUR FOR SHUT-OFF	11PM	COMPLIES	NC				
MATERIALS	SOLID/RIGID	VINYL (E)	VINYL (E)				
WALL MOUNTED SIGNS							
MAXIMUM NUMBER	2	2	1				
MAXIMUM AREA (SF)	(1)15	16 (E)	11.5				
MAXIMUM HEIGHT TO TOP OF SIGN (FT)	15	18 (E)	18 (E)				
MAXIMUM PROJECTION	NONE	0	3.1 (E)				

(E) INDICATES AN EXISTING NON-CONFORMITY
(V) INDICATES A VARIANCE IS REQUIRED
NA INDICATES NOT APPLICABLE
NC INDICATES NO CHANGE



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JASVINDER ARJANI, R.A.
REGISTERED ARCHITECT
N.J.R.A. NO. 18205

NO.	DATE	REVISION

DRAWING TITLE
**RE-IMAGING PLAN
FREESTANDING
SIGN**

PROJECT
FUELING STATION
BLOCK 1122, LOT 3
1800 CORLIES AVENUE
NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ 07753

CLIENT
SIMDEV REALTY,
LLC
1800 CORLIES AVENUE
NEPTUNE TOWNSHIP, NJ 07753

CERTIFICATE OF AUTHORIZATION
24GA28068900 / 20H100002800
DRAWN BY: J.A. CHECKED BY: J.A.
SCALE: 1"=20' PROJECT NO.: 23-124
DATE: 5-10-23 REVISION NO.: 0
DRAWING NO.:

CP-01