

# PRELIMINARY & FINAL SITE PLAN

FOR

## PLANET CAR WASH PAY STATION

LOT 2  
BLOCK 3102

SITUATED IN

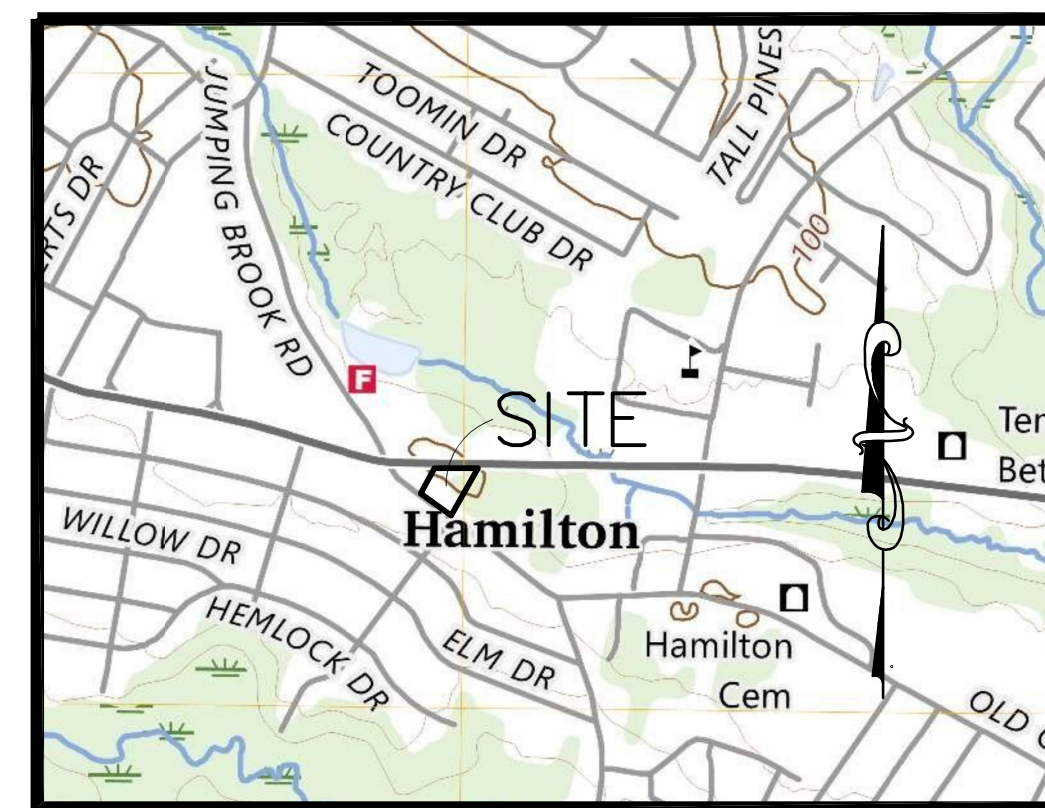
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

**PROPERTY OWNERS WITHIN 200 FT.**

Neptune Twp	3101	3	3525 HIGHWAY 33	LIPSCHITZ, JACOB & MIRIAM D	188 HADASSAH LANE	LAKEWOOD, NJ 08701
Neptune Twp	3101	4	3531 HIGHWAY 33	REDEEMER LUTHERAN CHURCH	3531 HIGHWAY 33	NEPTUNE, NJ 07753
Neptune Twp	3102	1	3530 HIGHWAY 33	3530 HIGHWAY 33, LLC	79 ROUTE 520	ENGLISHTOWN, NJ 07726
Neptune Twp	3102	2	3526 HIGHWAY 33	1019 OLD CORLIES AVENUE, L.L.C.	79 ROUTE 520 SUITE 200	ENGLISHTOWN, NJ 07726
Neptune Twp	3102	3	3520 HIGHWAY 33	PAT MAGGIO PLAZA LLC	3520 HIGHWAY 33	NEPTUNE TWP, NJ 07753
Neptune Twp	3102	11	1015 OLD CORLIES AVE	BOWER, MARCUS J & ZALINGER, MANDI J	1015 OLD CORLIES AVENUE	NEPTUNE, NJ 07753
Neptune Twp	3102	12	1017 OLD CORLIES AVE	PYLE, DONALD & JOYCE	1017 OLD CORLIES AVENUE	NEPTUNE, NJ 07753
Neptune Twp	4104	12	3607 HIGHWAY 33	DCD LLC	3 OLD HWY 28, PO BOX 600	WHITEHOUSE STATION, NJ 08889
Neptune Twp	4301	3	3600 HIGHWAY 33	SHARK RIVER HILLS FIRST AID SQUAD	PO BOX 513	NEPTUNE, NJ 07754
Neptune Twp	4301	4	1030 OLD CORLIES AVE	MAHAPRABHU REAL ESTATE LLC	1030 OLD CORLIES AVE	NEPTUNE, NJ 07753
Neptune Twp	4301	5	1026 OLD CORLIES AVE	CIRCLE CORLIES LLC	1026 OLD CORLIES AVENUE	NEPTUNE TWP, NJ 07753
Neptune Twp	4301	7	1024 OLD CORLIES AVE	GASZYNSKI, STEFAN & ORSTIAN, KARLY	1024 OLD CORLIES AVE	NEPTUNE, NJ 07753
Neptune Twp	4301	8	1020 OLD CORLIES AVE	CASSANDRA PIERRE	1020 OLD CORLIES AVENUE	NEPTUNE, NJ 07753
Neptune Twp	4301	9	1018 OLD CORLIES AVE	MOYES, BRIAN D & KAITLIN S	1018 OLD CORLIES AVE	NEPTUNE, NJ 07753
Neptune Twp	4301	10	101 ELM DR	MONTIS, VASILIOS	101 ELM DRIVE	NEPTUNE, NJ 07753
Neptune Twp	4301	11	103 ELM DR	WOHLGMUTH, LEONARD C JR & ROSALIE E	103 ELM DRIVE	NEPTUNE, NJ 07753
Neptune Twp	4301	12	105 ELM DR	SECORD, MICHAEL L & MEINKE, JANET E	105 ELM DRIVE	NEPTUNE, NJ 07753
Neptune Twp	4301	13	107 ELM DR	COLECCHO, JUSTIN R & KRISTEN J	107 ELM DRIVE	NEPTUNE, NJ 07753
Neptune Twp	4302	1	1016 OLD CORLIES AVE	LUDVIGSEN, MURIEL H	1016 OLD CORLIES AVE	NEPTUNE, NJ 07753
Neptune Twp	4302	2	1012 OLD CORLIES AVE	ELDRIDGE, KEVIN E & JENNIFER	1012 OLD CORLIES AVE	NEPTUNE, NJ 07753
Neptune Twp	4302	14	23 ELM DR	WOOD, DONALD & TERESA ONIMUS	23 ELM DR	NEPTUNE, NJ 07753
Neptune Twp	4302	15	25 ELM DR	SULLIVAN, JUDITH	25 ELM DRIVE	NEPTUNE, NJ 07753

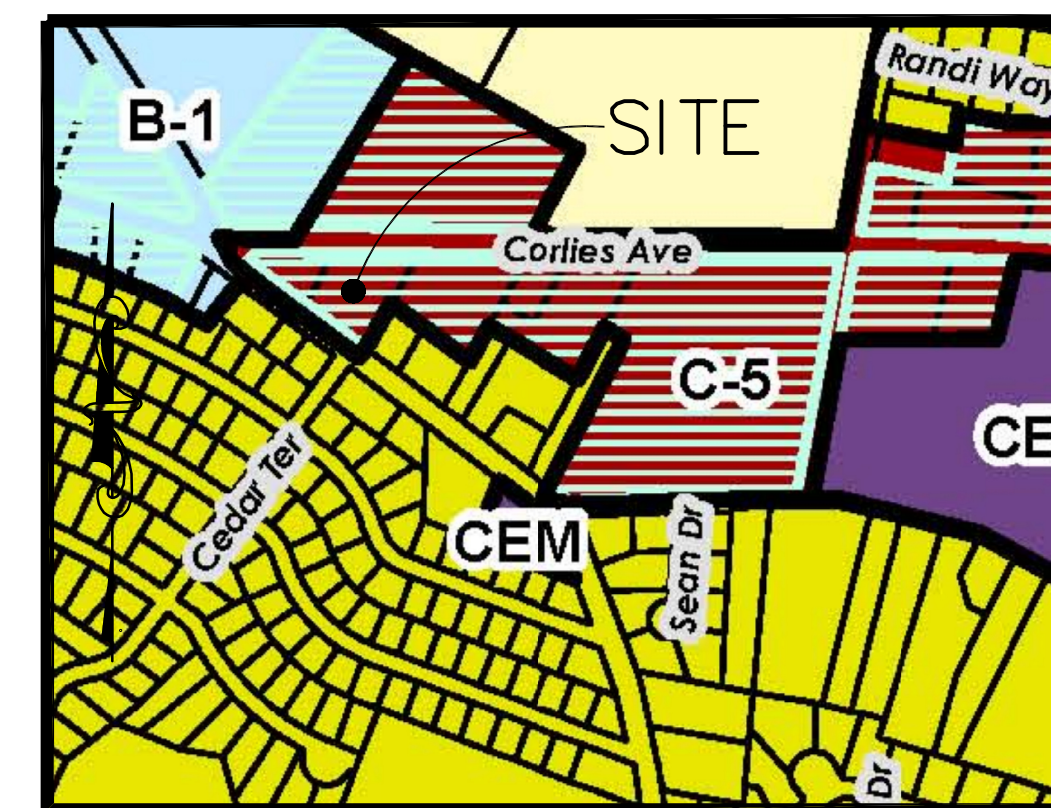
**NOTES:**

- 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 16 AND DEED BOOK 8524 PAGE 7346 AS LOT 2, BLOCK 10015.
- OWNER/APPLICANT: 1019 OLD CORLIES ROAD, LLC  
79 ROUTE # 520  
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, 2016, LATEST REVISED JUNE 29, 2018 PREPARED BY CHALLONER & ASSOCIATES, LLC.
- IN ACCORDANCE WITH THE EFFECTIVE FLOOD INSURANCE RATE MAP PANEL # 34025C03296, 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 ELSEWHERE ON THIS SHEET.



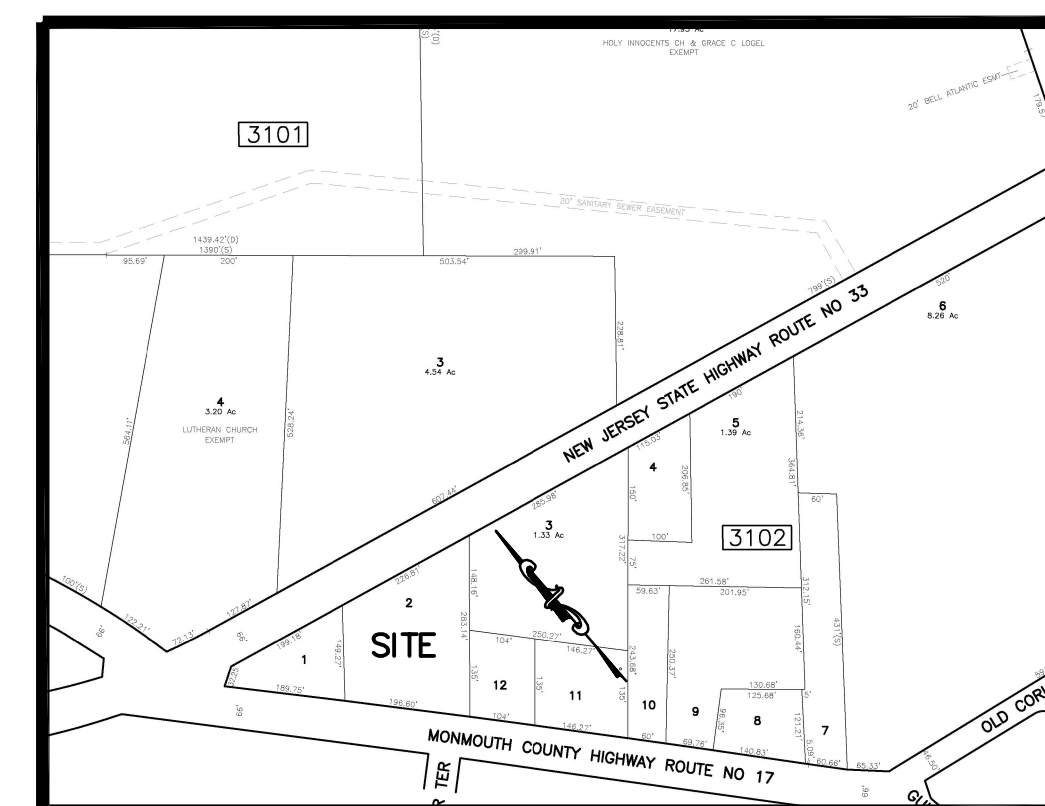
USGS MAP

SCALE: 1" = 1000'



ZONING MAP

SCALE: 1" = 500'



TAX MAP

SCALE: 1" = 300'

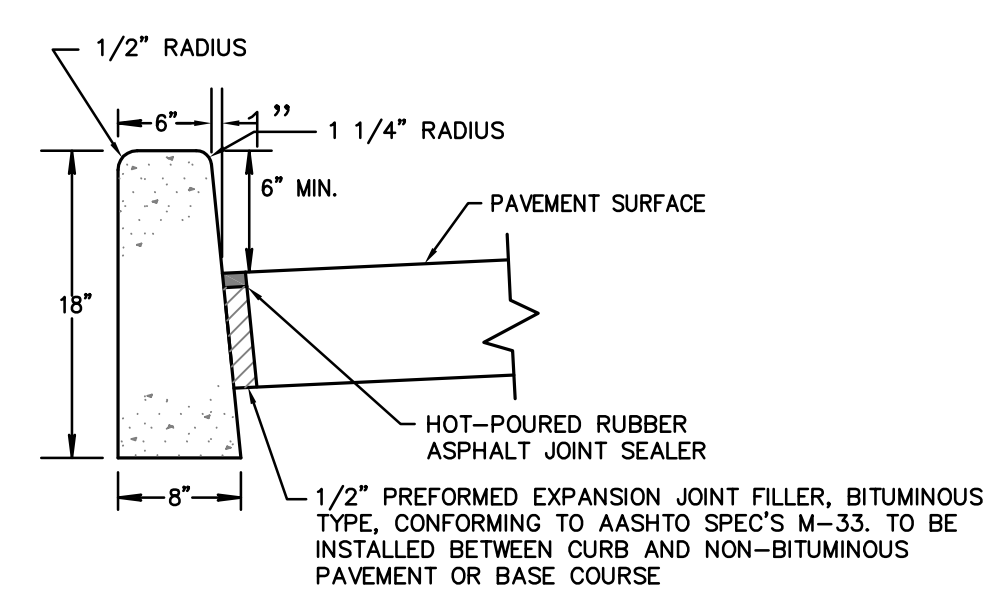
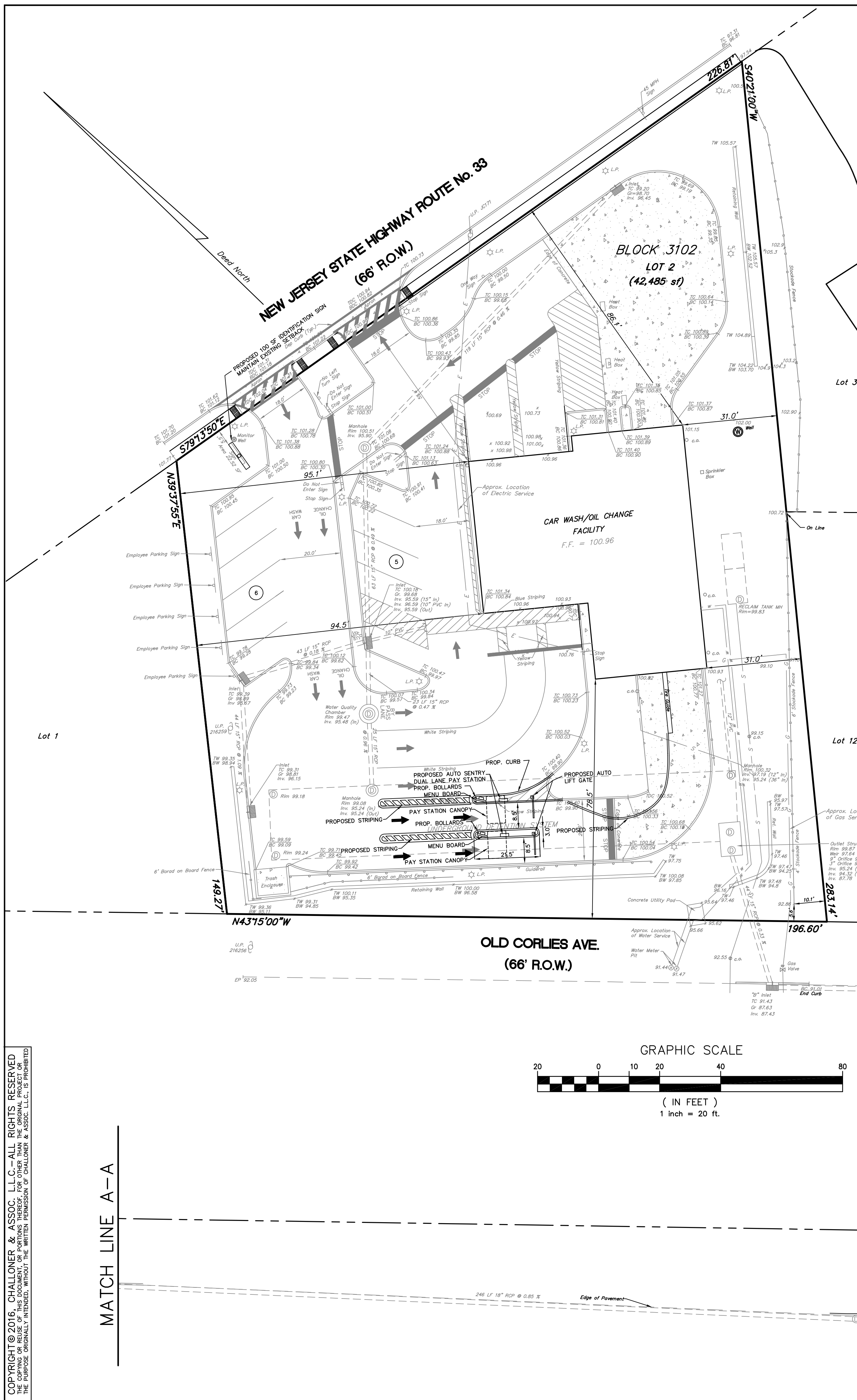
**ZONE C-5 REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	50,000 SF	42,485 SF	42,485 SF *
MAXIMUM DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.80	0.11	0.11
MINIMUM LOT WIDTH	200 FT	197 FT	197 FT *
MINIMUM LOT FRONTAGE (ROUTE 33)	200 FT	226.15 FT	226.15 FT
MINIMUM LOT FRONTAGE (OLD CORLIES)	200 FT	197.11 FT	197.11 FT *
MINIMUM LOT DEPTH	250 FT	214.75 FT	214.75 FT *
MINIMUM FRONT YARD SETBACK (ROUTE 33)	40 FT	55.4 FT	55.4 FT
MINIMUM FRONT YARD SETBACK (OLD CORLIES)	40 FT	78.5 FT	78.5 FT
MINIMUM SIDE YARD SETBACK	30 FT	31 FT	31 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	125.5 FT	125.5 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM PERCENT BUILDING COVERAGE	30%	10.90%	10.90%
MAXIMUM PERCENT LOT COVERAGE	65%	63.76%	63.76%
MAXIMUM NUMBER OF STORIES	2	1	1
MAXIMUM BUILDING HEIGHT	30 FT	< 30FT	< 30FT
MINIMUM IMPROVABLE AREA	19,500 SF	17,762 SF	17,762 SF *
MINIMUM IMPROVABLE AREA DIA OF CIRCLE	91 FT	124 FT	124 FT
OFF STREET PARKING SPACES	10	11	11
LOADING SPACES	0	0	0

\* EXISTING NON-CONFORMANCE PERVIOUSLY GRANTED BY BOARD

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DATE	REVISION	COVER SHEET		
		<b>STUART CHALLONER, P.E.</b> PROFESSIONAL ENGINEER N.J. LIC. NO. 34337 PROFESSIONAL PLANNER N.J. LIC. NO. 4489		
		<b>CHALLONER &amp; ASSOCIATES</b> L.L.C. Certificate of Auth. No. 24GA28057700 CONSULTING ENGINEERS AND DESIGN PROFESSIONALS 201 Main Street 2nd Floor Toms River, New Jersey 08753 Phone: 732-818-9980 Fax: 732-818-9981		
		<b>PLANET CAR WASH PROPOSED DUAL LANE PAY STATION</b> LOT 2 BLOCK 3102 SITUATED IN TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY		
Date:	Scale:	Drawn By:	Checked By:	File No.:
APR. 16, 2024	AS NOTED	SCC	S.C.C.	16003
				Field Book:
				Sheet No.:
				<b>1 of 2</b>

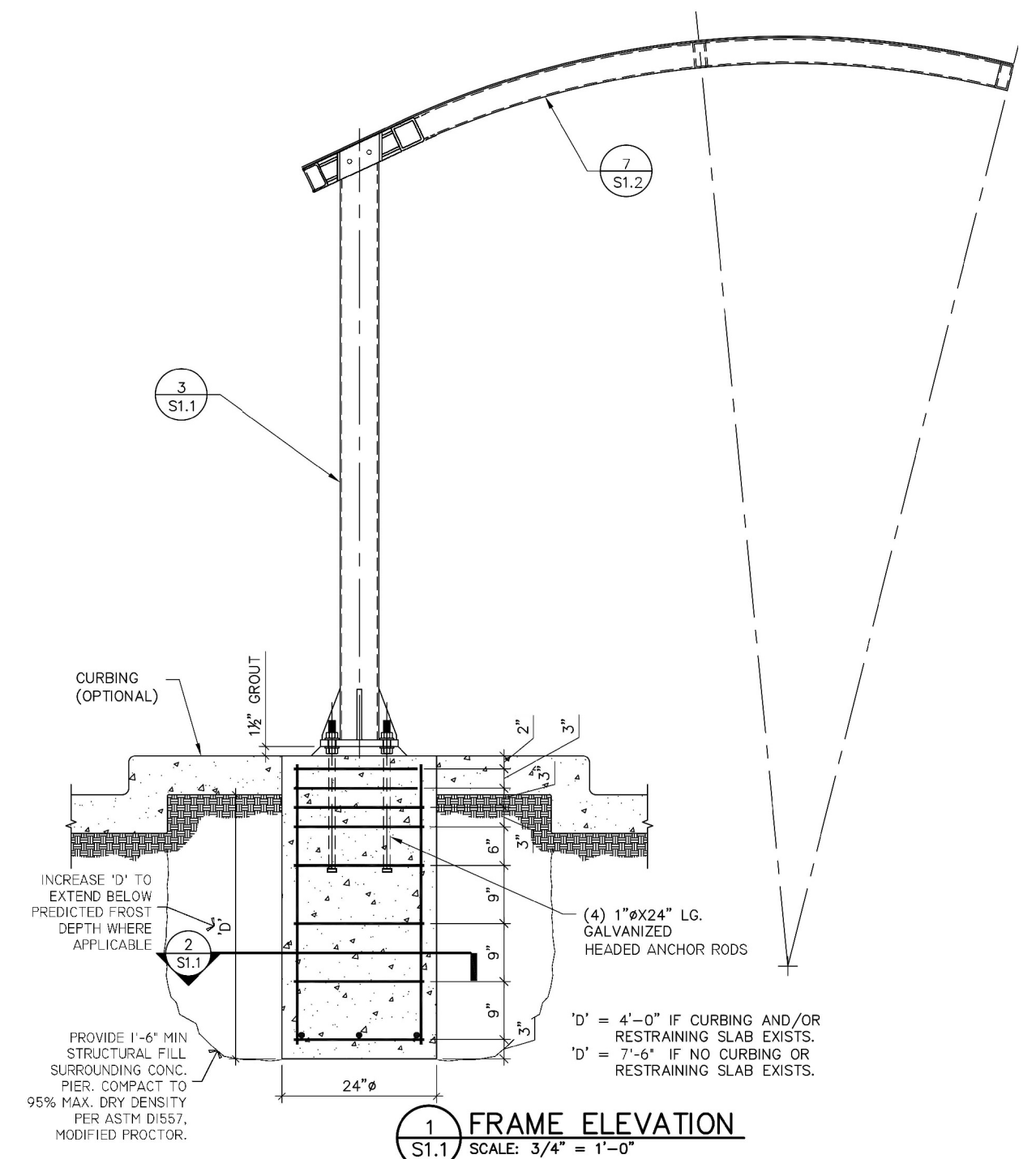


CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).  
MIN. 4,500 PSI AT 28 DAYS.

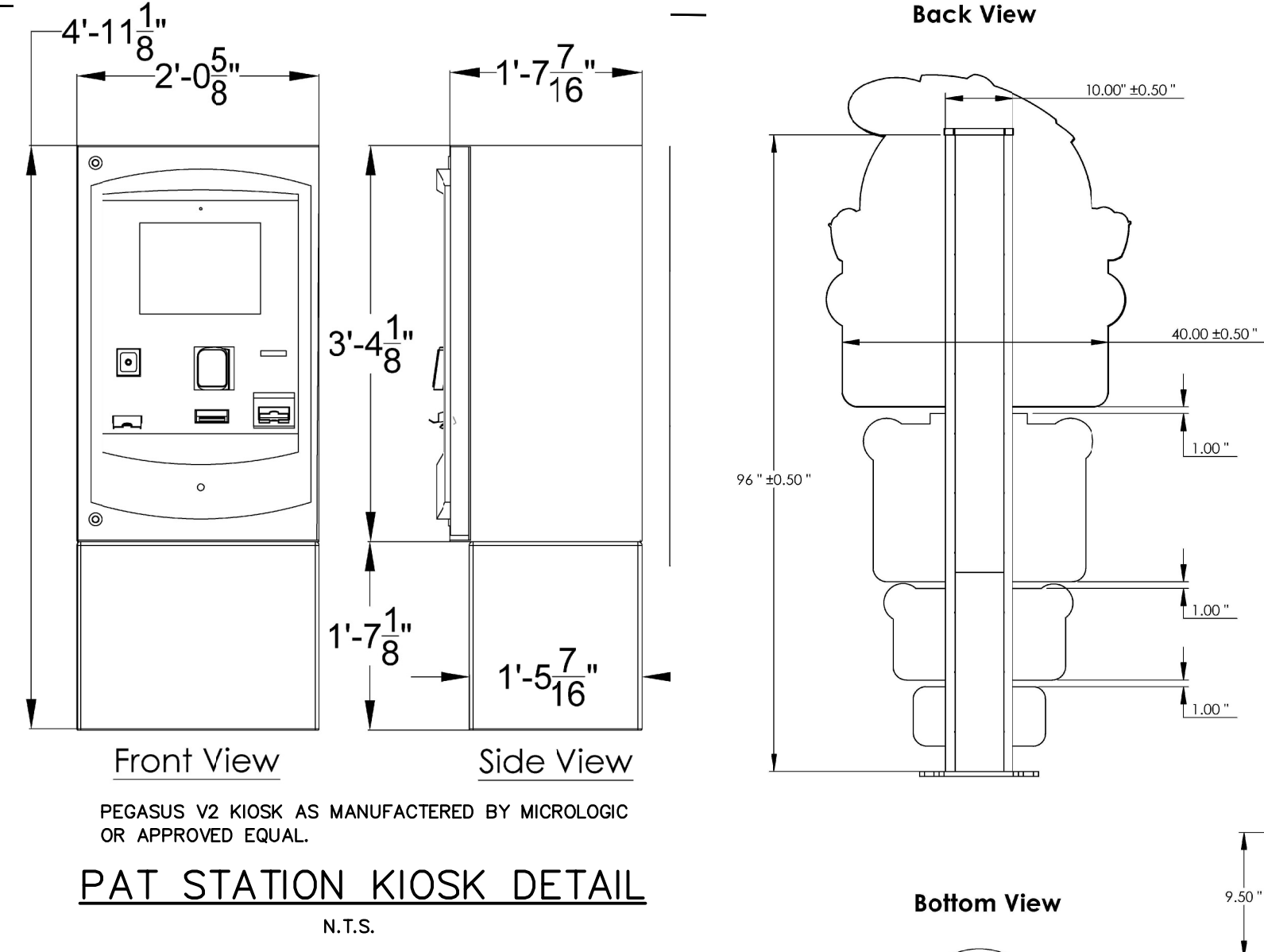
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/2" FROM THE FRONT FACE AND TOP OF THE CURB.

DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

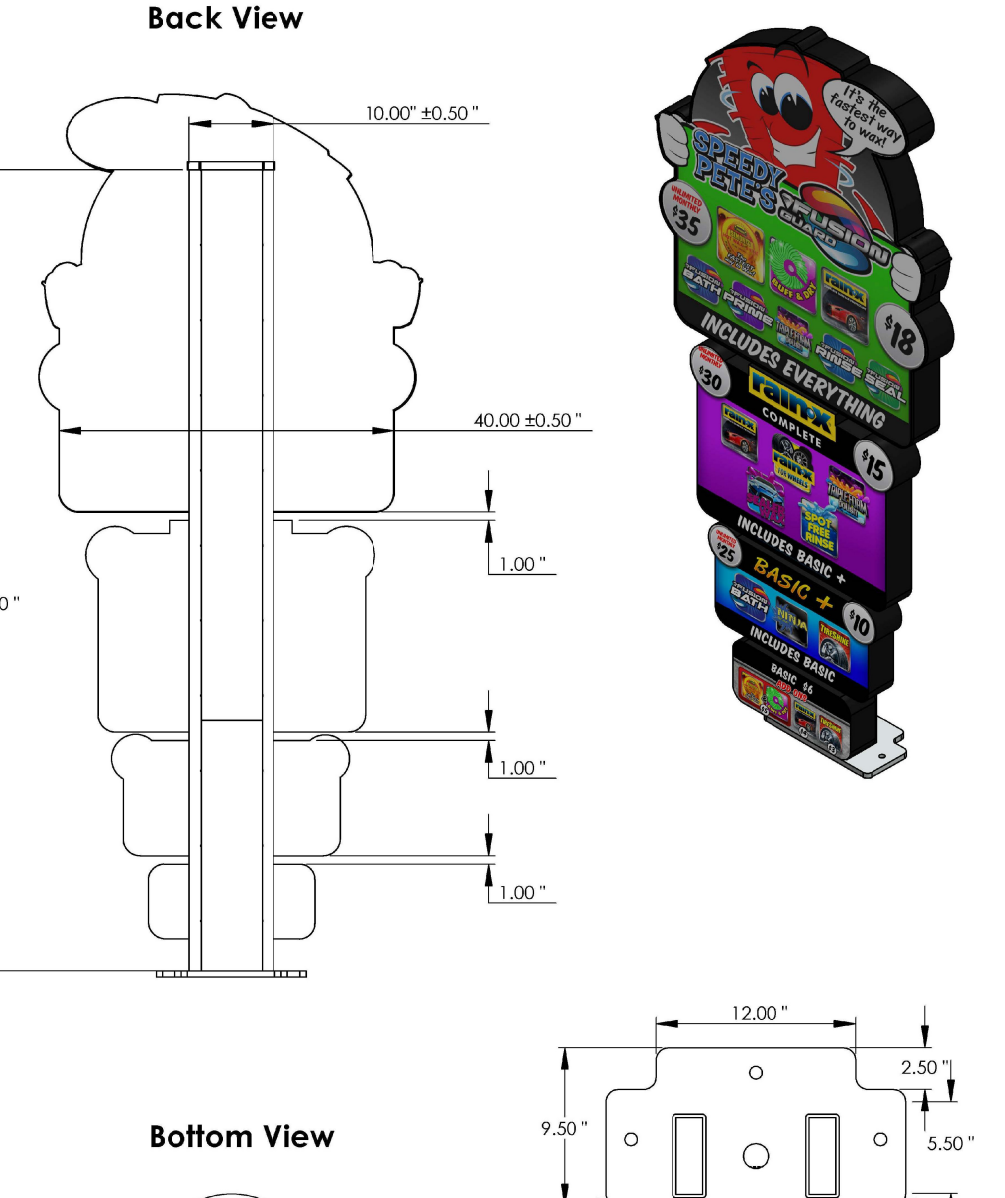
**DETAIL: CONCRETE CURB**  
NOT TO SCALE



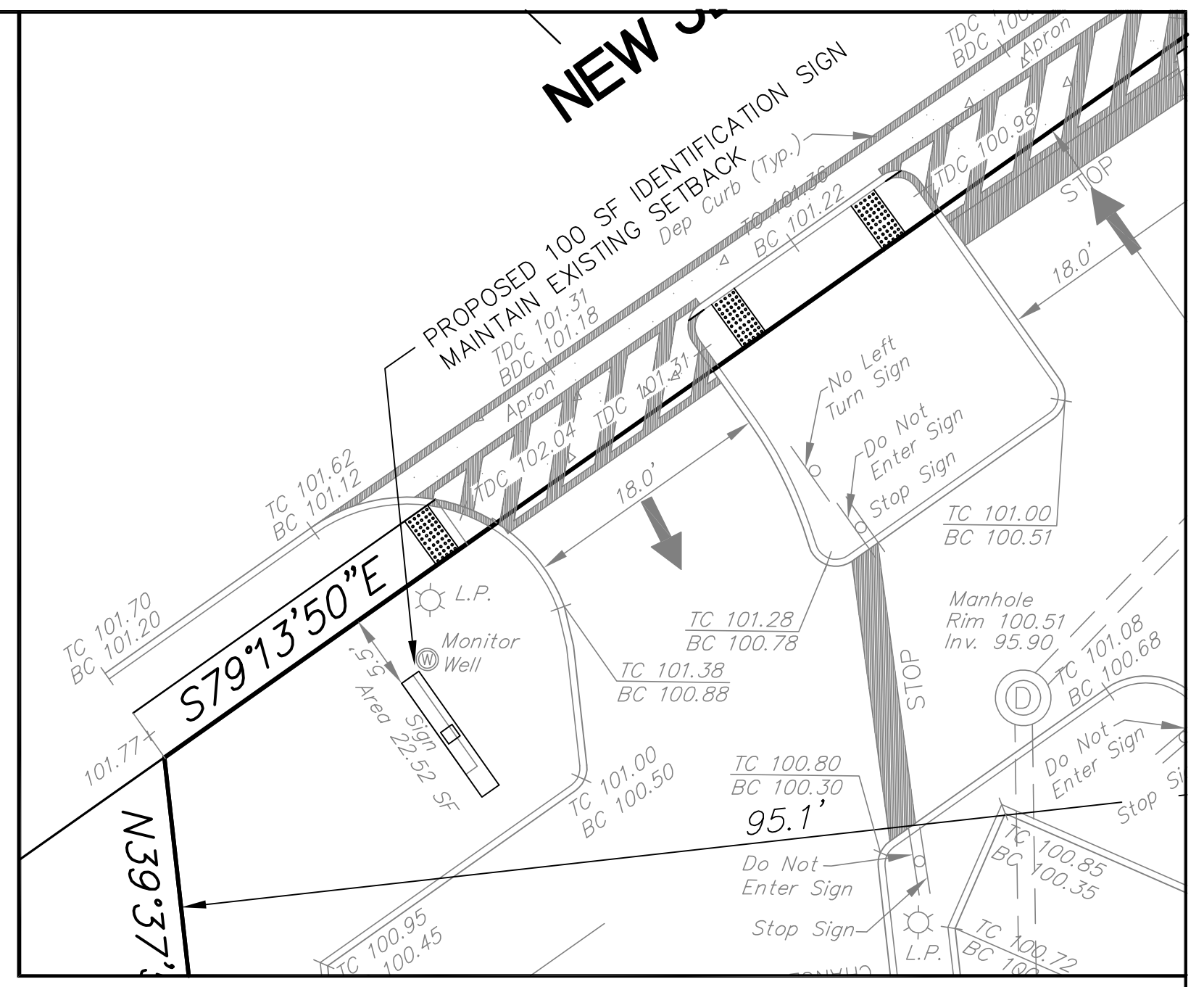
**PAY STATION CANOPY DETAIL**  
N.T.S.  
SCALE: 3/4" = 1'-0"



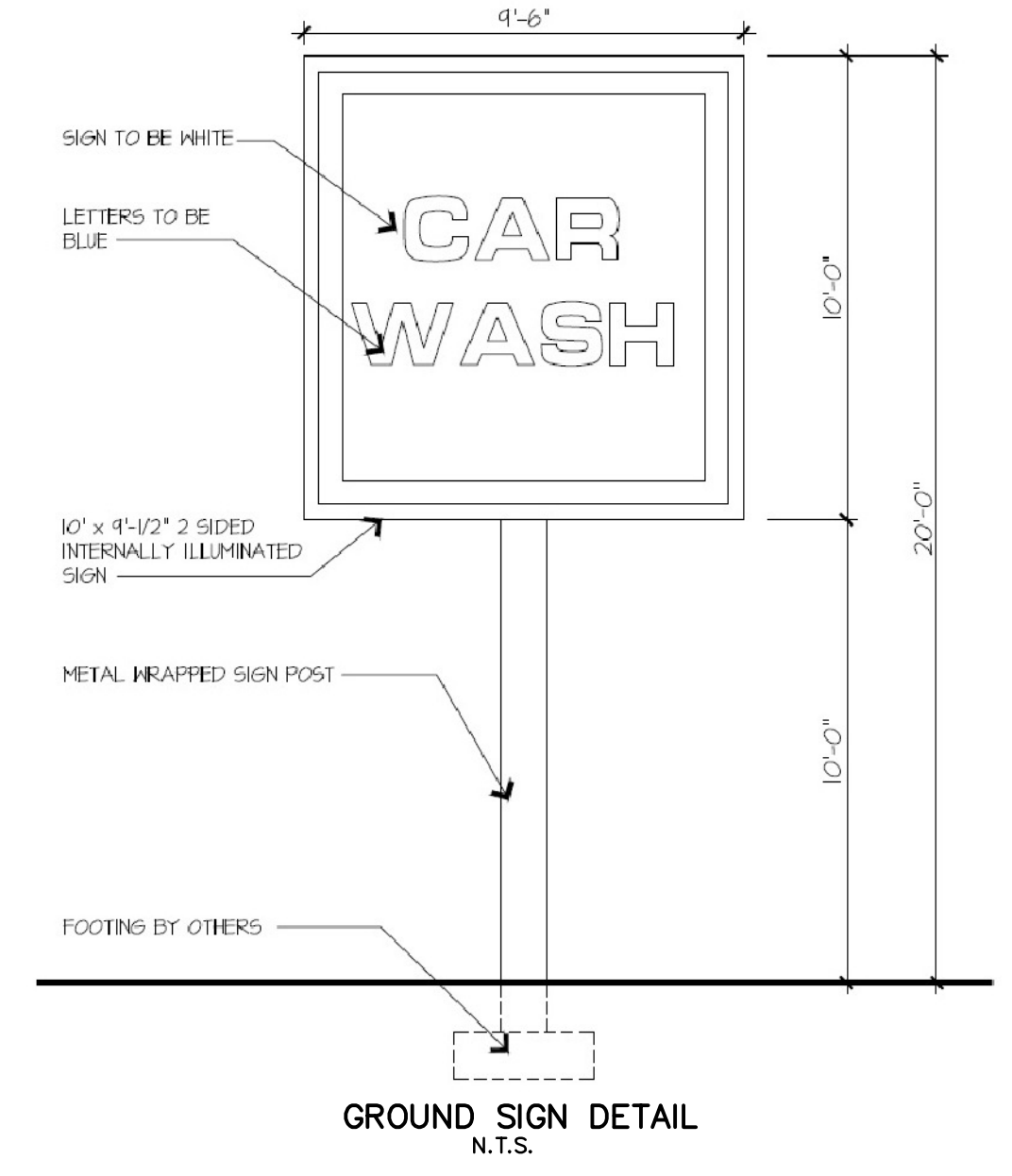
**PAT STATION KIOSK DETAIL**  
N.T.S.  
PEGASUS V2 KIOSK AS MANUFACTURED BY MICROLOGIC OR APPROVED EQUAL.



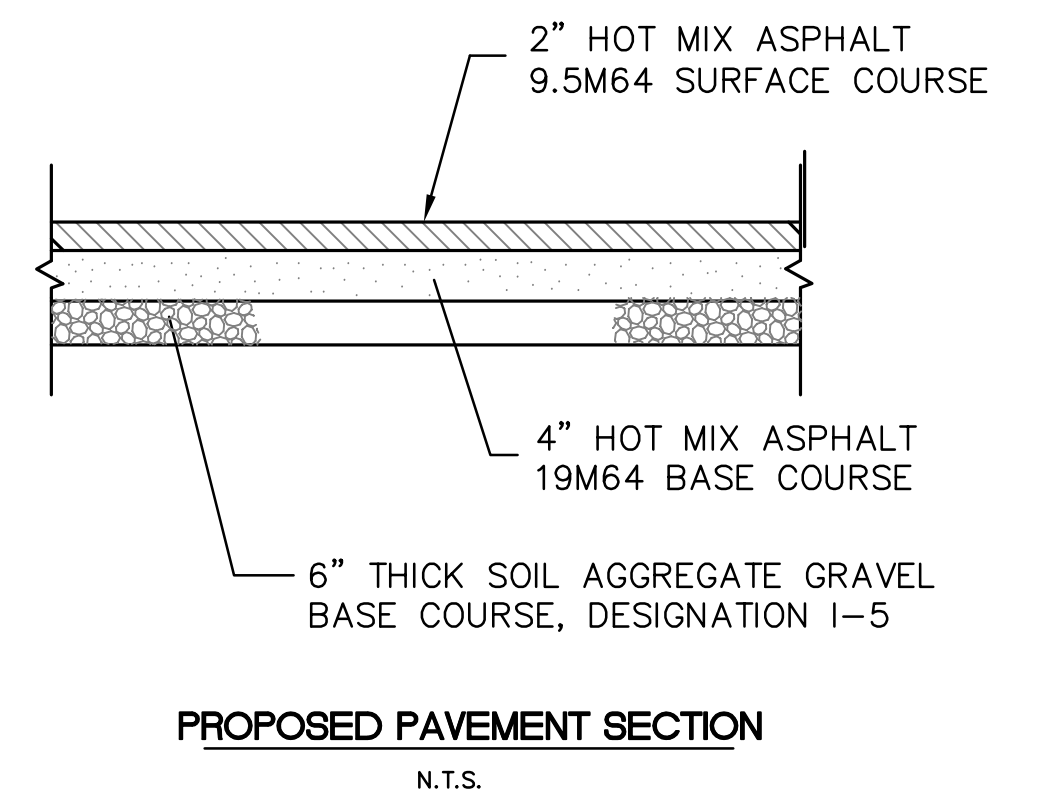
**MENU BOARD DETAIL**  
N.T.S.  
FloorPlate SCALE: 1:10



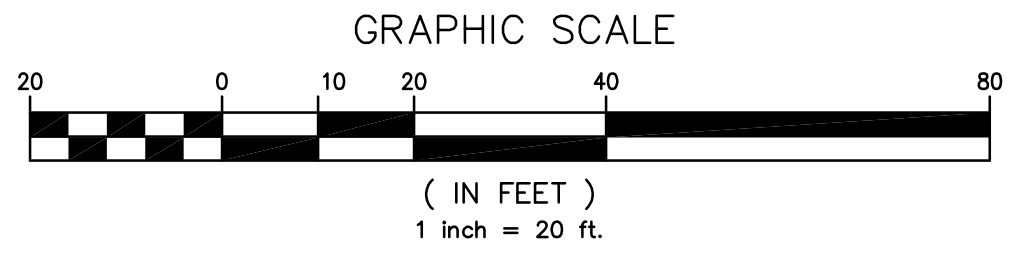
**GROUND SIGN PLAN VIEW**  
Scale 1" = 10'



**GROUND SIGN DETAIL**  
N.T.S.



**PROPOSED PAVEMENT SECTION**  
N.T.S.



DATE	REVISION	STUART CHALLONER, P.E. PROFESSIONAL ENGINEER N.J. LIC. NO. 34337 PROFESSIONAL PLANNER N.J. LIC. NO. 4489		SITE PLAN			
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				Date: APR. 16, 2024	Scale: 1"=20'	Drawn By: SCC	Checked By: S.C.C.
						Field Book:	Sheet No.: <b>2 of 2</b>

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