

CIVIL ENGINEER:



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Issue	Date	Issue Description	By	Check
01	05/04/2021	FOR BOROUGH HISTORIC SUBMISSION	AMB	PDM

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE NO. 53094
LICENSED PROFESSIONAL ENGINEER

JMK PDM
DRAWN BY CHECKED BY



SCALE: (H) 1" = 20"

PROJECT ID: PRI-200136

TITLE:

SITE PLAN

SHEET:

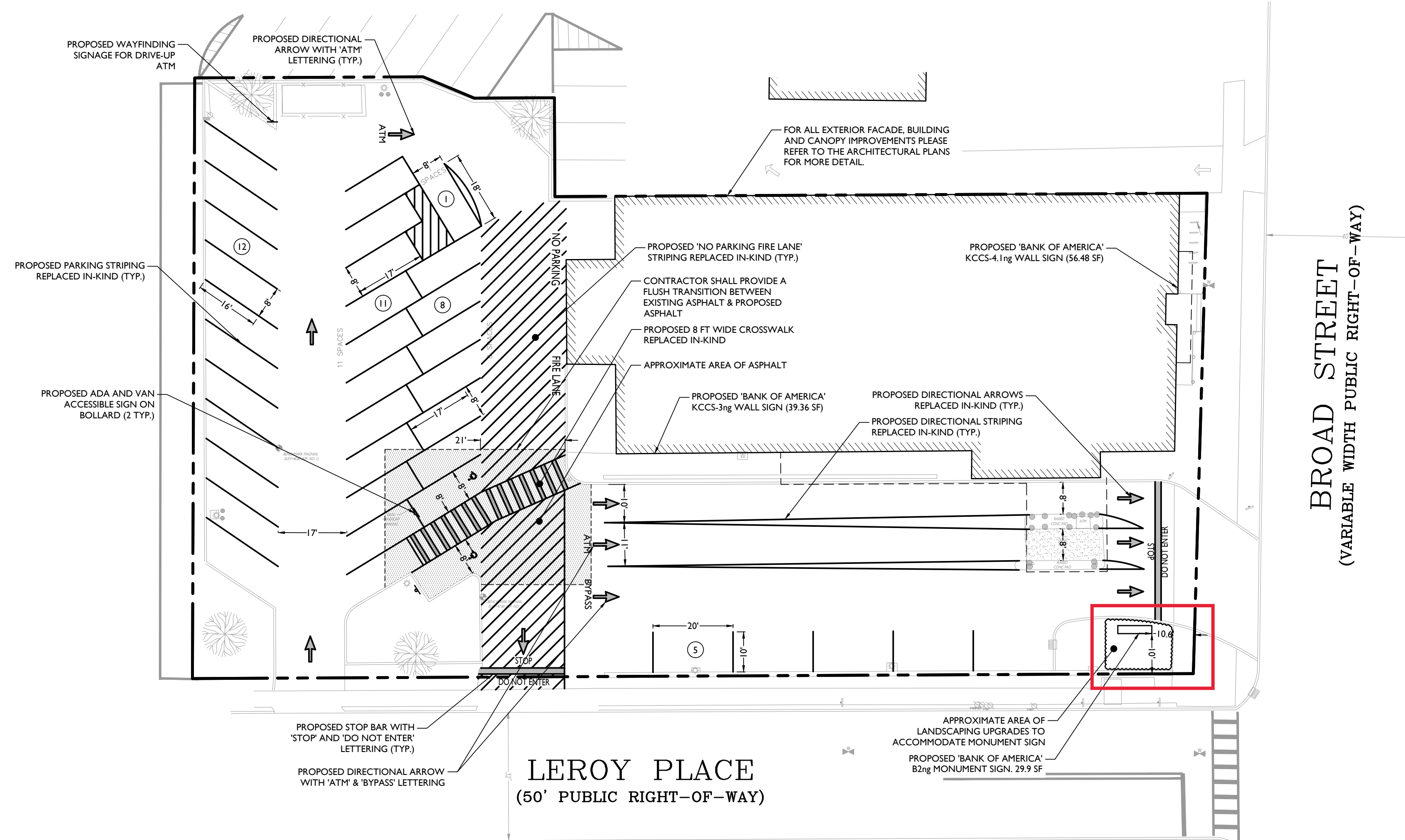
C4

SITE LEGEND

- PROPOSED SIGNS / BOLLARD
- PROPOSED FULL DEPTH ASPHALT
- EXISTING BUILDING
- EXISTING CURB

NOTES:
1. FULL DEPTH ASPHALT - AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR TO ADJUST ASPHALT REPLACEMENT AREA AS REQUIRED TO PROVIDE PROPOSED GRADES.

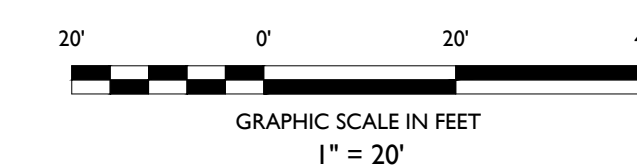
BUILDING AREA:	±9,500 SF
EXISTING PARKING:	37 SPACES
PROPOSED PARKING:	37 SPACES
TOTAL SOIL DISTURBANCE:	± 1,680 SF



CODE SECTION	REQUIRED	PROPOSED
§ 490-104.C.4 (a)	ALL SIGNS MAY BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED.	COMPLIES
§ 490-104.C.20	LETTER HEIGHT: ALL SIGNS SHALL HAVE A MINIMUM TWO-INCH LETTER HEIGHT	5.6 INCHES
§ 490-104.D.1 (b)	ON-SITE INFORMATIONAL SIGNS, PROVIDED THAT EACH SIGN IS LIMITED TO A WALL, WINDOW OR GROUND SIGN OF NOT MORE THAN TWO SQUARE FEET IN AREA AND NOT MORE THAN SEVEN FEET IN HEIGHT ABOVE GRADE. THE SIGN MAY INCLUDE A BUSINESS NAME OR LOGO BUT SHALL NOT INCLUDE ANY ADVERTISING MESSAGE.	COMPLIES. ± 2 SF IN AREA ± 7 FT IN HEIGHT
CHAPTER 490 ATTACHMENT A	G3 SIGN REGULATIONS: MAXIMUM HEIGHT: 6 FT MAXIMUM SIGN AREA: 10 SF MINIMUM FRONT YARD SETBACK: 10 FT	6 FT ≤ 29.9 SF (V) LEROY PLACE: 10.6 FT BROAD STREET: 10 FT
CHAPTER 490 ATTACHMENT A	W1 SIGN REGULATIONS: MAXIMUM HEIGHT: WITHIN SIGNABLE AREA MAXIMUM SIGN AREA: 17% OF SIGNABLE AREA; 120 SF MAXIMUM	EXISTING SIGN HEIGHT TO BE MATCHED: 17 FT 39.4 SF AND 56.5 SF
CHAPTER 490 ATTACHMENT A NOTE 1	WHERE BUILDING IS SO SITUATED THAT IT FRONTS ON TWO OR MORE PUBLIC ROADS, ONE SIGN MAY BE AFFIXED TO EACH WALL FRONTING ON A PUBLIC ROADWAY IN ACCORDANCE WITH THE REQUIREMENTS OF § 490-104	LEROY PLACE & BROAD STREET. ONE (1) WALL SIGN PER FRONTAGE.

(V) VARIANCE

SITE PLAN



E:\PROJECTS\2021\20210504\170 BROAD STREET - RED BANK - NCAD\01\LOT 14\043 - SITE.DWG