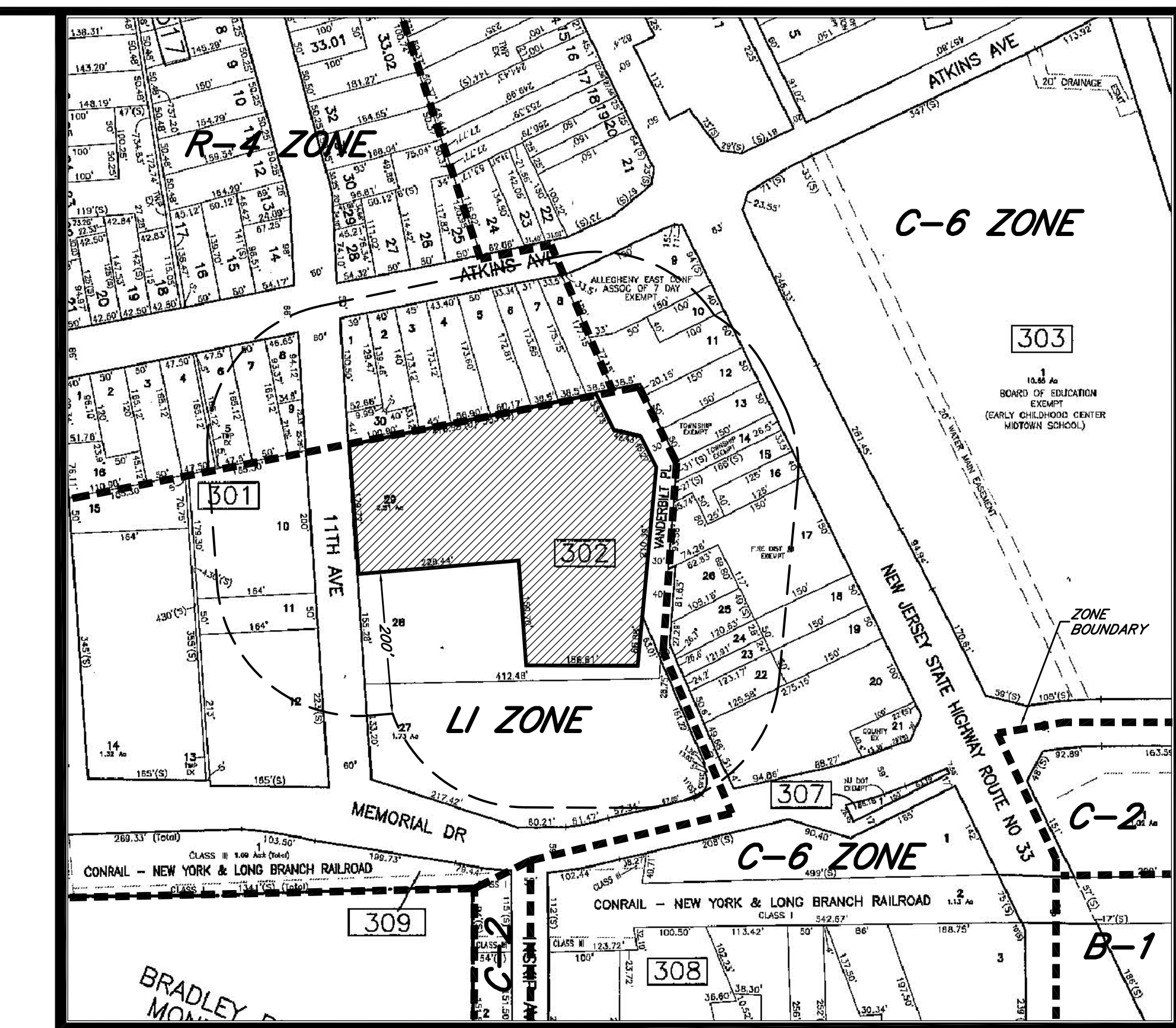
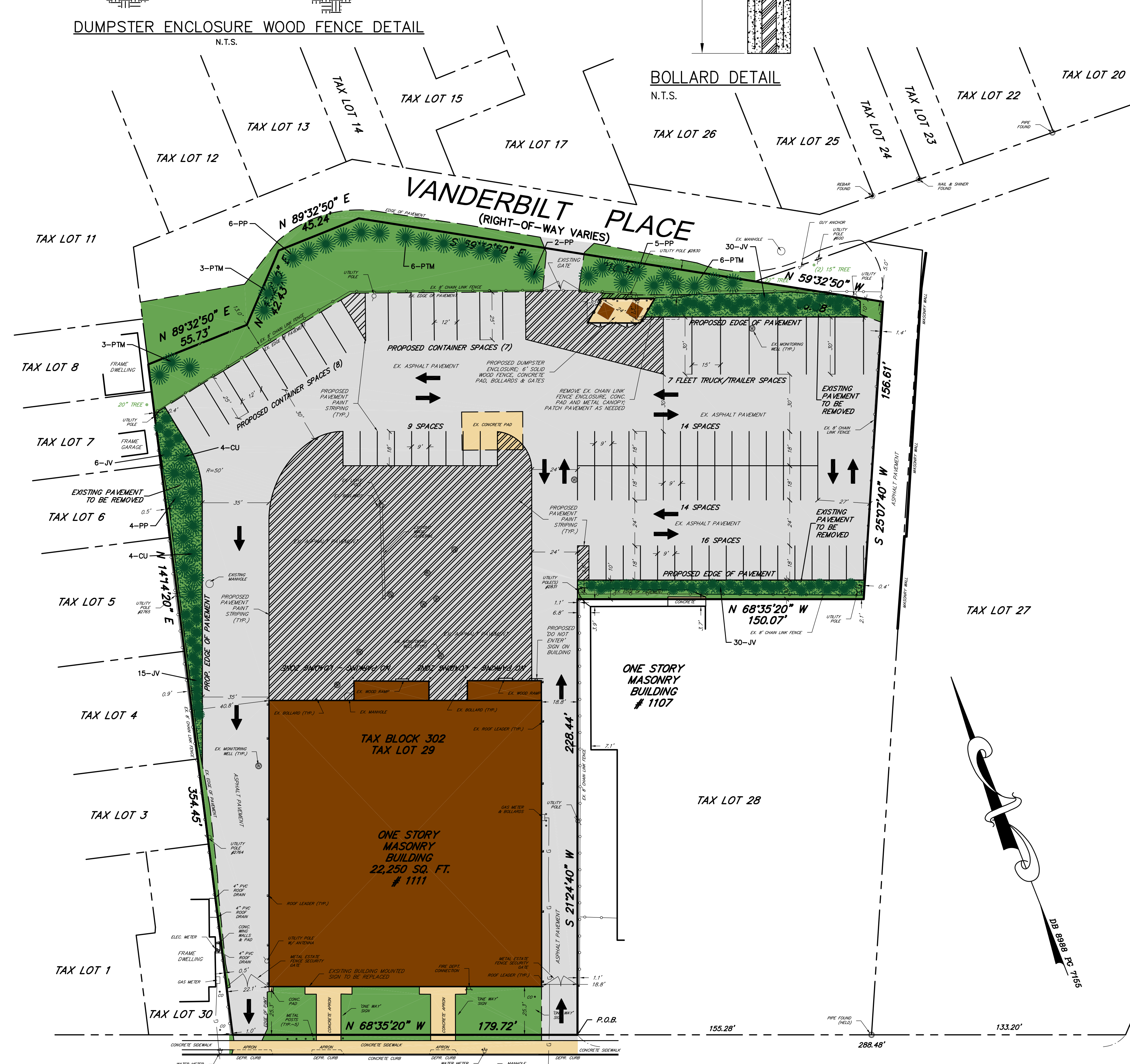
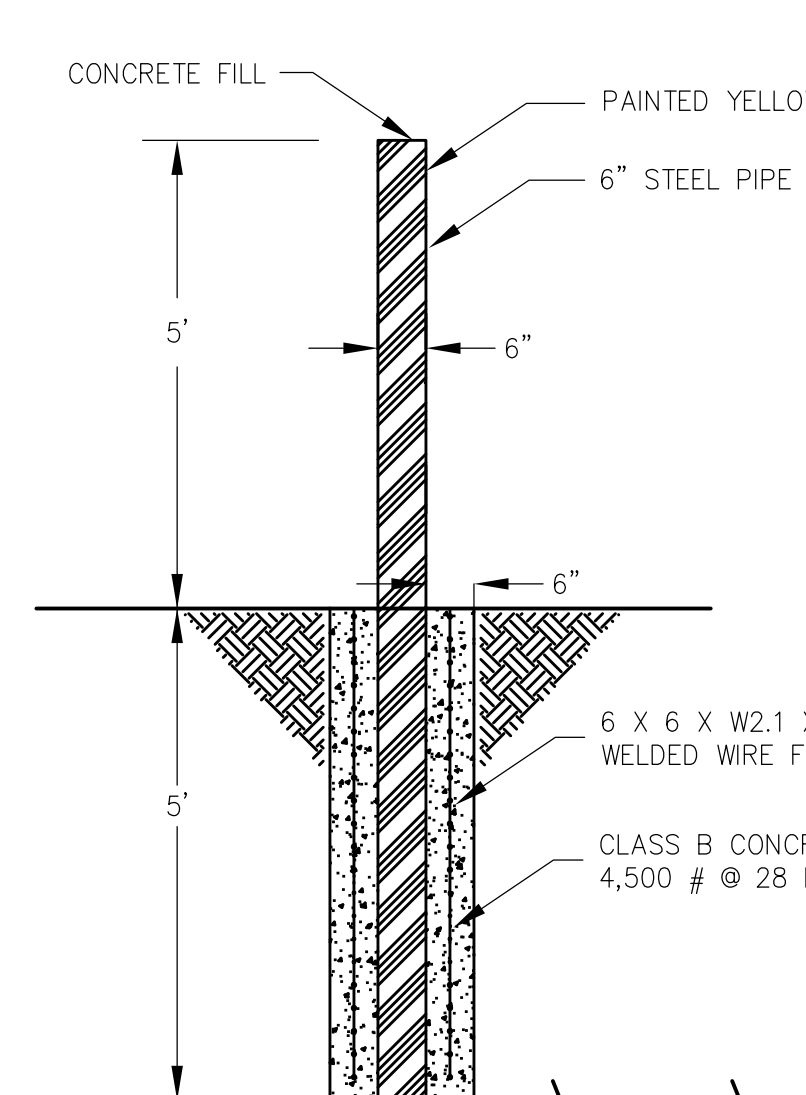
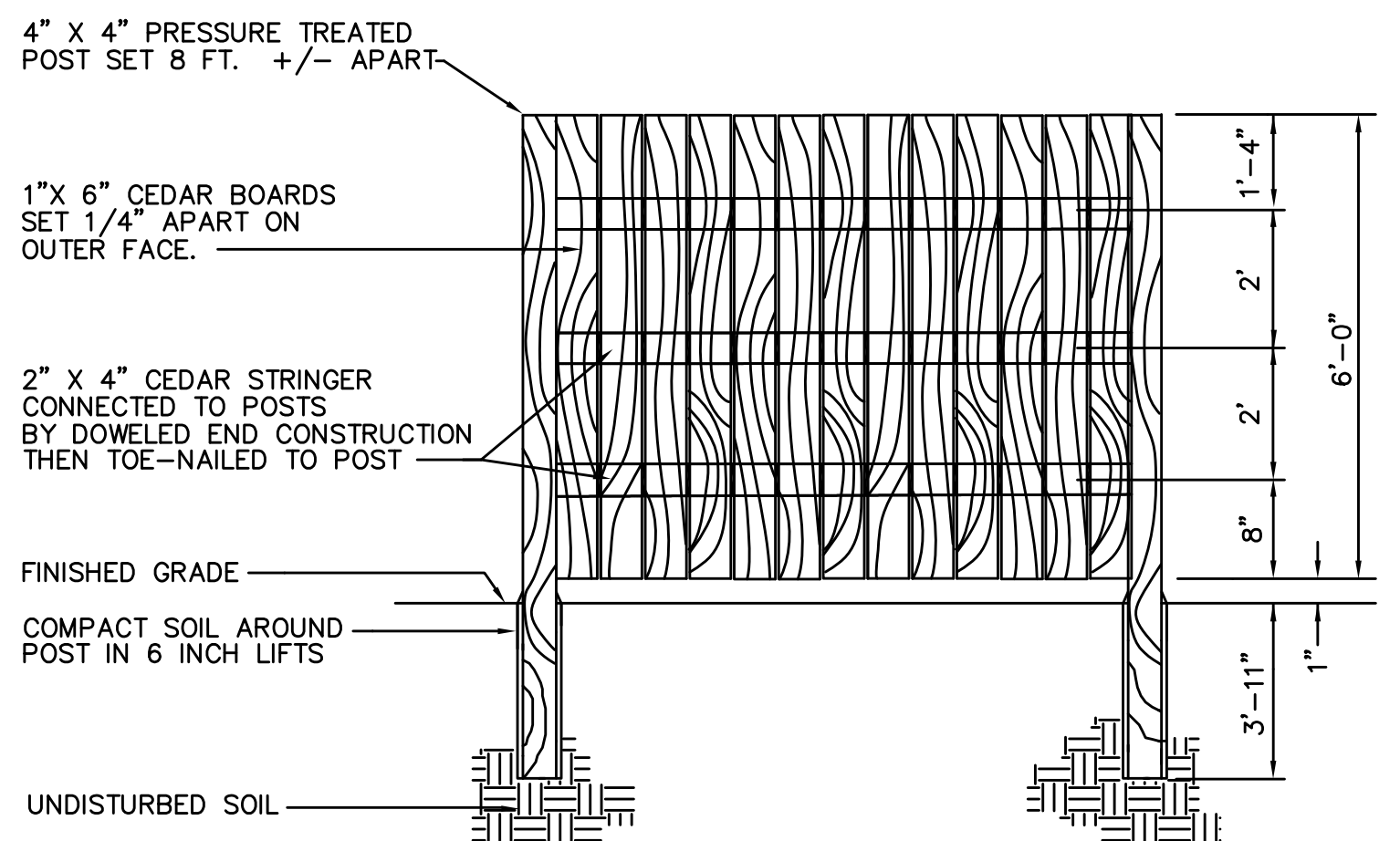


LANDSCAPING AND PLANTING NOTES

1. THE LANDSCAPE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE LANDSCAPE ARCHITECT IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANT INSTALLATION.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL SHALL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED FREE OF INSECTS AND DISEASE. UPRIGHT PLANT MATERIALS WITH INCLUDED BRANCHES OR DAMAGED CENTRAL LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE TRUE TO FORM FOR THEIR SPECIES. ALL PLANT MATERIALS SHALL BE FREE OF DISEASE, PESTS OR WOUNDS (EXCEPT FOR PROPERLY MADE PRUNING CUTS).
3. NO SUBSTITUTIONS SHALL BE ALLOWED WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC. WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND MUNICIPAL OFFICIALS. WRITTEN PROOF OF PLANT UNAVAILABILITY MUST BE DOCUMENTED.
4. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. IN ALL CASES, NO SHADE TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN SHALL BE PLANTED CLOSER THAN TEN FEET TO ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE PLAN.
5. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED ANY LOWER THAN 7 FEET ABOVE GRADE (SEE PLANTING DETAIL). ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE ADJACENT CURB. ANY STREET TREES PLANTED IN THE SIGHT TRIANGLE SHALL BE PRUNED AS MENTIONED ABOVE.
6. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLAN SHALL TAKE PRECEDENCE.
7. ALL PLANT MATERIAL SHALL BE PROPERLY CURED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO A TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED NOT TO SPLIT CROTCH ON SPECIFIC ORNAMENTAL TREES. PROVIDE BURLAP TREE WRAPPING WITH 50% OVERLAP. CUT AND REMOVE ANY NON-Biodegradable WRAPPING OR ROPE.
8. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST, THE PLANT PITS SHALL BE EXCAVATED AN ADDITIONAL 12 INCHES AND FILLED WITH SAND.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE.
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE.
12. THE CONTRACTOR SHALL PROVIDE A 6 INCH LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12 INCHES IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
13. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED OR SOG AS INDICATED ON THE PLANS. SOG SHALL CONSIST OF A NEW JERSEY CERTIFIED MIXTURE OR AN APPROVED EQUAL SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SPECIFICATIONS. ALL DISTURBED LAWN AREAS SHALL BE TOPDRESSED, FERTILIZED, LIMED AND PINE GRADED PRIOR TO LAWN INSTALLATION.
14. ALL PLANTING BEDS SHALL RECEIVE A 4 INCH LAYER OF HARDWOOD BARK. A WEED BARRIER FABRIC SHALL BE PLACED BETWEEN THE TOPSOIL AND THE MULCH IN ALL PLANTING BEDS.
15. ALL SHRUB MASSSES SHALL BE PLANTED IN CONTINUOUS MULCHED PLANTING BEDS.
16. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON-SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED OR DAMAGED BRANCHES.



- GENERAL NOTES**
1. PROPERTY BEING DESIGNATED AS TAX BLOCK 302, TAX LOT 29 (FORMERLY TAX LOT 41.02, BLOCK 158) AS SHOWN ON THE OFFICIAL MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY SHEET No. 3.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY 1111 ELEVENTH AVENUE TAX BLOCK 302, TAX LOT 29 (FORMERLY TAX BLOCK 158, TAX LOT 41.02) TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE: TOWNSHIP OF NEPTUNE SHEET No. 3), PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED 04-23-2019.
 3. OWNER / APPLICANT: EL METATE IMPORTS
1111 ELEVENTH AVENUE
NEPTUNE, NJ 07753
732-455-5247

ZONING INFORMATION: LI - LIGHT INDUSTRIAL ZONE

CRITERIA	REQUIRED	EXISTING	EXISTING
LOT AREA	40,000 SQ. FT.	108,425 SQ. FT.	108,425 SQ. FT.
EFFECTIVE LAND AREA	150 FT.	108,425 SQ. FT.	108,425 SQ. FT.
LOT WIDTH	150 FT.	179 FT.	179 FT.
LOT DEPTH	200 FT.	362 FT.	362 FT.
FRONT SETBACK	40 FT.	25.3 FT.	25.1 FT.
REAR SETBACK	25 FT.	18.8 FT. ~ 40.9 FT.	18.8 FT. ~ 40.9 FT.
BUILDING COVERAGE	40 %	20.33 % ~ 22,250 SQ. FT.	20.33 % ~ 22,250 SQ. FT.
LOT COVERAGE	70 %	89.53 % ~ 97,969 SQ. FT.	85.61 % ~ 93,603 SQ. FT.
BUILDING HEIGHT - FT.	60 FT.	16 FEET	16 FEET
BUILDING HEIGHT - STORIES	4 STORIES	1 STORY	1 STORY
MINIMUM IMPROVABLE AREA	16,800 SQ. FT.	62,169 SQ. FT.	62,169 SQ. FT.
DIAMETER OF M.I.A.	84 FT.	170 FT.	170 FT.
MAXIMUM FLOOR AREA RATIO	1.6	0.203 ~ 22,250 SQ. FT.	0.203 ~ 22,250 SQ. FT.
OFF STREET PARKING - (SEE CALCULATIONS)	40 SPACES	126 SPACES	53 SPACES **
BUILDING SIGN NUMBER	1 PER TENANT = 2	2	2
BUILDING SIGN AREA	48 SQ. FT.	18 & 9 SQ. FT.	47.13 & 9 SQ. FT.
BUILDING SIGN MOUNTING HEIGHT	8 FT.	8 FT.	8 FT.
BUILDING SIGN HORIZONTAL SIZE	107 FT.	6 & 3 FT.	7.25 & 3 FT.

REQUIRED OFF-STREET PARKING CALCULATIONS:

GROSS FLOOR AREA = 22,250 SQ. FT.

HEALTH CLUB / GYM = 2,400 SQ. FT.

1 SPACE PER 75 SQ. FT. = 2,400 / 75 = 32 SPACES

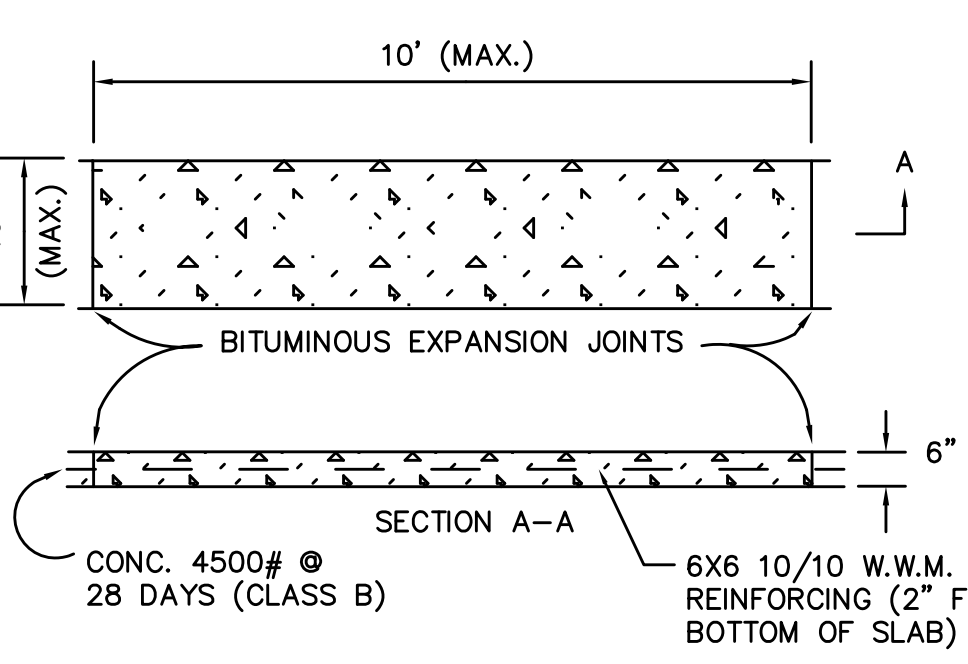
WAREHOUSE / DISTRIBUTION = 18,850 SQ. FT.

1 SPACE PER 2,500 SQ. FT. = 18,850 / 2,500 = 8 SPACES

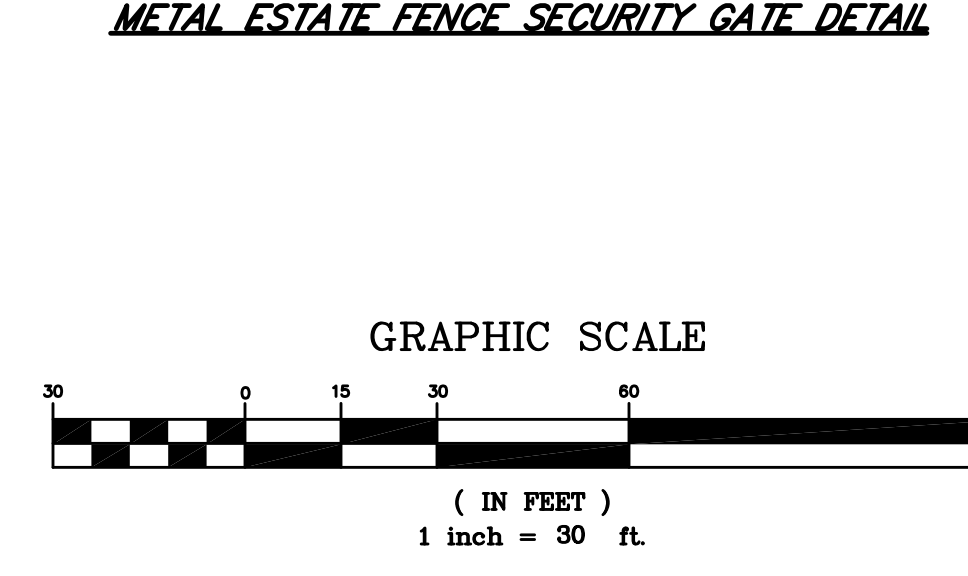
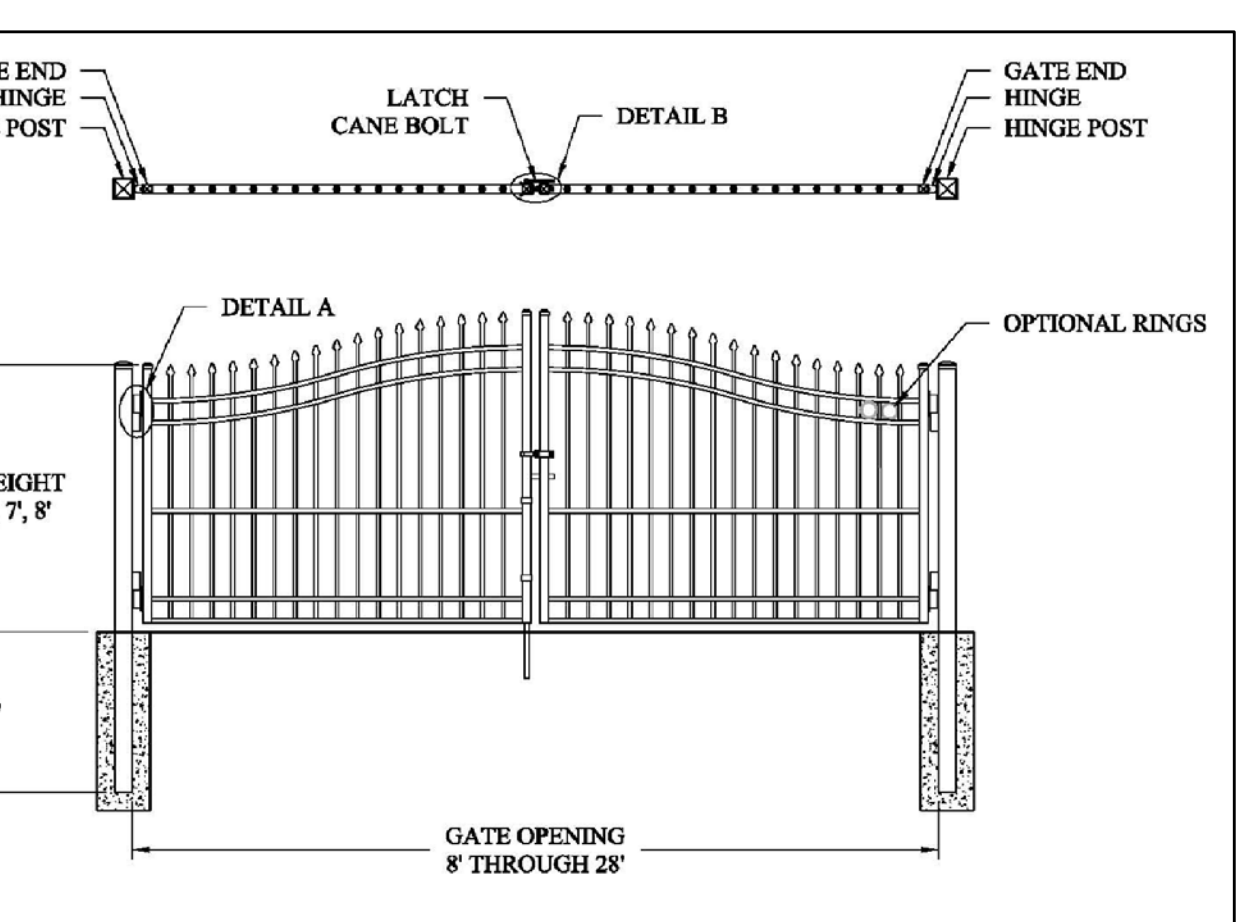
TOTAL NUMBER REQUIRED PARKING SPACES = 40 SPACES

TOTAL PARKING PROVIDED = 53 SPACES **

** DOES NOT INCLUDE THE 15 PROPOSED CONTAINER SPACES OR THE APPLICANTS FLEET VEHICLE SPACES.

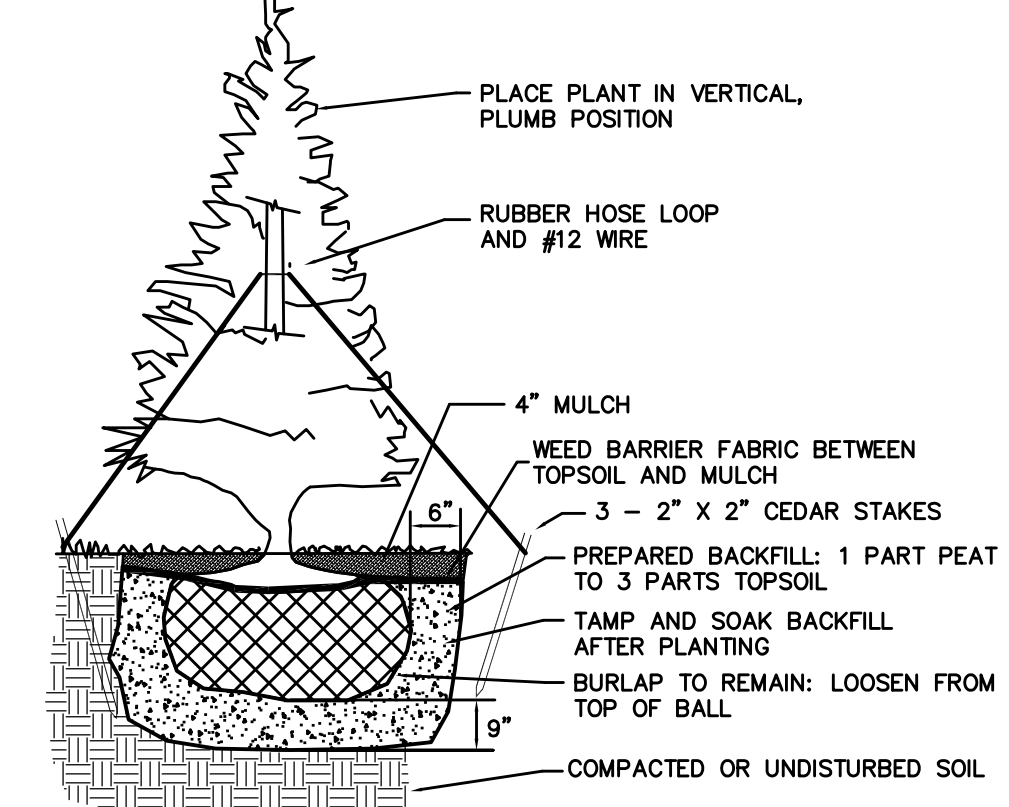


- NOTES:**
- 1.) A PREFORMED, BITUMINOUS EXPANSION JOINTS 1/2" THICK, 6" WIDE, SHALL BE INSTALLED AT A SPACING OF TEN FEET ON CENTER IN BOTH DIRECTIONS.
 - 2.) THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.
- CONCRETE PAVEMENT DETAIL**
N.T.S.



PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
PP	PICEA PUNGENS	COLORADO SPRUCE	17	6'-8"	B & B
PTM	PSEUDOTSUGA MENZIESII	DOUGLASFIR	18	6'-8"	B & B
CU	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8	6'-8"	B & B
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	81	6'-8"	B & B



PROPOSED BUILDING MOUNTED SIGN
47.88 SQ. FT.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
3	REVISED STRIPING AND LANDSCAPING	4-21-21	DHB	DHB
2	REVISED STRIPING, ADDED ENCLOSURE & LANDSCAPING	11-19-20	DHB	DHB
1	ADDED PARKING LOT RE-STRIPING	1-30-20	DHB	DHB

SITE PLAN / LANDSCAPE PLAN
1111 ELEVENTH AVENUE
TAX BLOCK 302, TAX LOT 29
(FORMERLY TAX BLOCK 158, TAX LOT 41.02)
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE: TOWNSHIP OF NEPTUNE SHEET No. 3)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
NEPTUNE, NEW JERSEY 07753
TEL: (732)-918-2180
WWW.NELSONENG.COM
CERTIFICATE OF AUTHORIZATION # 246A28014800

SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

David H. Boesch
DAVID H. BOESCH, L.L.A.
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE NO. AS000489

SCALE: 1"=30'
FILE: 190106

DATE: 06-18-2019
DRAWN BY: DHB
DATE: 06-18-2019

CHKD. BY: dhb
SHEET 1 OF 1