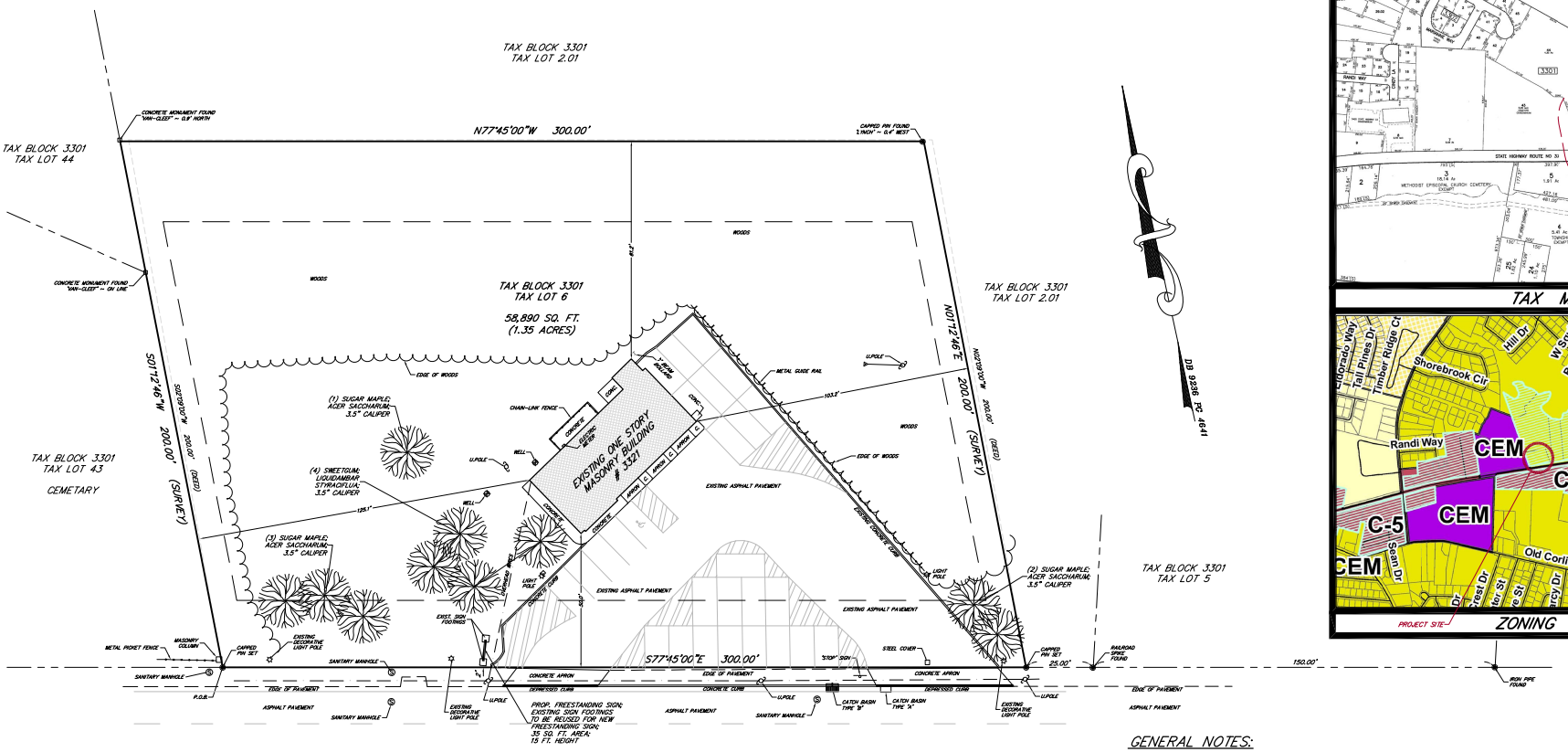
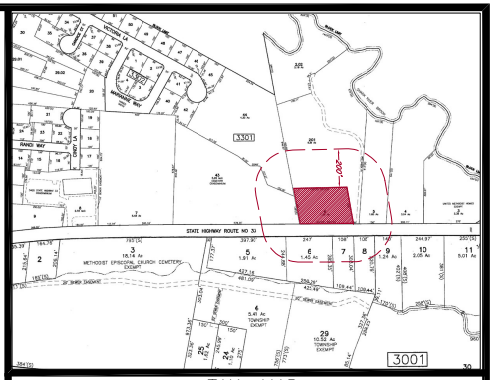
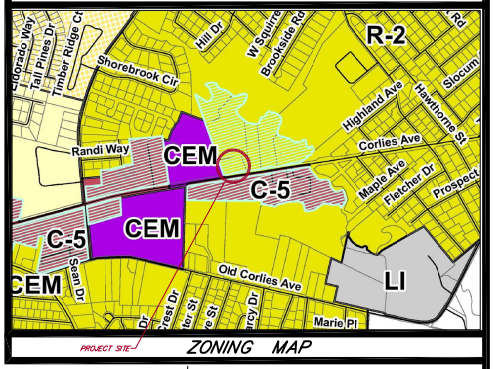






NEW JERSEY STATE HIGHWAY ROUTE 33

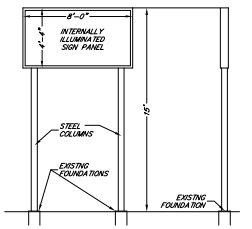
(66' RIGHT OF WAY)

EXISTING DECORATIVE LIGHT POLE FIXTURE

GRAPHIC SCALE

20 0 10 20 40 80

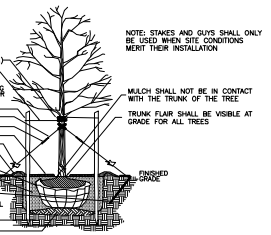
(IN FEET)
1 inch = 20 ft.



FREESTANDING SIGN DETAIL ~ 35 SQ. FT.

N.T.S.

ALL TREES UNDER 3" IN CALIPER SHALL BE STAKED
ALL TREES 3" IN CALIPER AND GREATER SHALL BE GUYED
ALL TREES SHALL BE PRUNED TO THIN AND SHAPE CANOPY
LEADER OF TREE SHALL NEVER BE CUT
TREE SHALL BEAR SAME RELATON TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY
TWO-PLY FABRIC BEARING RUBBER HOSE 1/2" MIN. I.D. (3 REQ.)
DOUBLE STRAND TWISTED MALLEABLE #10 GUAGE ANNEALED STEEL WIRE (3 REQ.)
3" P.D. CEDAR STAKES PLACED ALONG DIRECTION OF PREVAILING WINDS; STAKES AND GUY WIRES TO BE SET 2/3 RDS UP TREE OR JUST AT FIRST BRANCHES. DRIVE STAKES AT SLIGHT ANGLE THEN DRAW VERTICAL WITH ALL STAKES AT SAME HEIGHT
GUYING CABLE ~ PROVIDE 3 PER TREE
TURNBUCKLE, FOR GUYING METHOD ONLY
4" OF SHREDDED MULCH UNIFORMLY SPREAD
YELLOW FLAGGING MATERIAL OR OPTIONAL VINYL SLEEVE
CONSTRUCT 5" HIGH SAUCER AROUND PERIMETER
REMOVE BURLAP FROM TOP 1/3 OF BALL
BACKFILL MIXTURE~2 PARTS NATIVE SOIL, 1 PART TOPSOIL, 1 PART PEAT MOSS
3" LONG, 3" DIAM. CEDAR STAKES (3 REQ.) OR OPTIONAL TREE ANCHOR
STAKES TO EXTEND 18" BELOW TREE PIT INTO UNDISTURBED SOIL
EXISTING SOIL TO BE LOOSENED TO 6" DEPTH WHERE SOILS ARE OF HIGH CLAY CONTENT
COMPACTED BACKFILL MIX OR UNDISTURBED SUBSOIL



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

GENERAL NOTES:

1. PROPERTY BEING DESIGNATED AS TAX BLOCK 3301, TAX LOT 6 AS SHOWN ON THE OFFICIAL MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY SHEET No. 33.

2. SURVEY REFERENCE: EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY # 3321 ROUTE 33 TAX LOT 6, TAX BLOCK 3301 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 33)", PREPARED BY ROBERT H. MORRIS, PLS #30090, FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED DECEMBER 7, 2022.

3. OWNER / APPLICANT: 3321 HIGHWAY 33 NEPTUNE, LLC
2066 RICHMOND AVENUE
STATEN ISLAND, NY 10314

4. AREA OF TRACT = 58,890 SQ. FT. ~ 1.352 ACRES

5. ZONING DISTRICT: R-2 LOW DENSITY SINGLE-FAMILY RESIDENTIAL ~ HOSPITAL SUPPORT OVERLAY

ZONING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	58,890 SF	58,890 SF
MINIMUM LOT WIDTH	100 FT	300 FT	300 FT
MINIMUM LOT FRONTAGE	100 FT	300 FT	300 FT
MINIMUM LOT DEPTH	100 FT	196 FT	196 FT
MINIMUM FRONT YARD SETBACK	25 FT	50.0 FT	50.0 FT
MINIMUM SIDE YARD SETBACK	10 FT	103.2 FT	103.2 FT
MINIMUM COMBINED SIDE YARD SETBACK	25 FT	228.3 FT	228.3 FT
MINIMUM REAR YARD SETBACK	30 FT	81.2 FT	81.2 FT
GROSS FLOOR AREA ~ INCLUDING CANOPY	-----	1,730 SF	1,730 SF
MAXIMUM FLOOR AREA RATIO	-----	0.029	0.029
MAXIMUM PERCENT BUILDING COVERAGE	30 %	2.90 %	2.90 %
MAXIMUM IMPERVIOUS LOT COVERAGE ~ SF	-----	13,834 SF	13,834 SF
MAXIMUM IMPERVIOUS LOT COVERAGE ~ %	40 %	23.49 %	23.49 %
MAXIMUM NUMBER OF STORIES	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	20 FT	20 FT
MINIMUM IMPROVABLE AREA	2,400 FT	39,510 SF	39,510 SF
M.I.A. CIRCLE DIAMETER	32 FT	140 FT	140 FT
OFF-STREET PARKING	9 SPACES **	26 SPACES	26 SPACES
FREESTANDING SIGN AREA	35 SF	---	35 SF
FREESTANDING SIGN SETBACK	11.25 FT	---	2 FT
FREESTANDING SIGN HEIGHT	15 FT	---	15 FT
BUILDING SIGN AREA	48 SF	---	48 SF

** REQUIRED OFF-STREET PARKING FOR AUTOMOBILE REPAIR FACILITIES IS NOT DEFINED IN TABLE 4.2 IN ORDINANCE SECTION 412.1.1. THE CLOSEST APPROXIMATE USE LISTED IS AUTOMOTIVE SALES (INDOOR) WHICH REQUIRES 3 SPACES PER SERVICE BAY. THIS IS THE CRITERIA USED TO ESTIMATE THE NUMBER OF REQUIRED PARKING SPACES.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

USE VARIANCE PLAN & SITE PLAN
#3321 ROUTE 33
TAX LOT 6, TAX BLOCK 3301
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 33)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
NEPTUNE, NEW JERSEY 07753
TEL. (732)-918-2180
WWW.NELSONENG.NET
CERTIFICATE OF AUTHORIZATION # 24GA28014900

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

DAVID H. BOESCH, L.L.A.
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: RHM
FILE: 221005	DATE: 03-16-2023	SHEET 1 OF 1