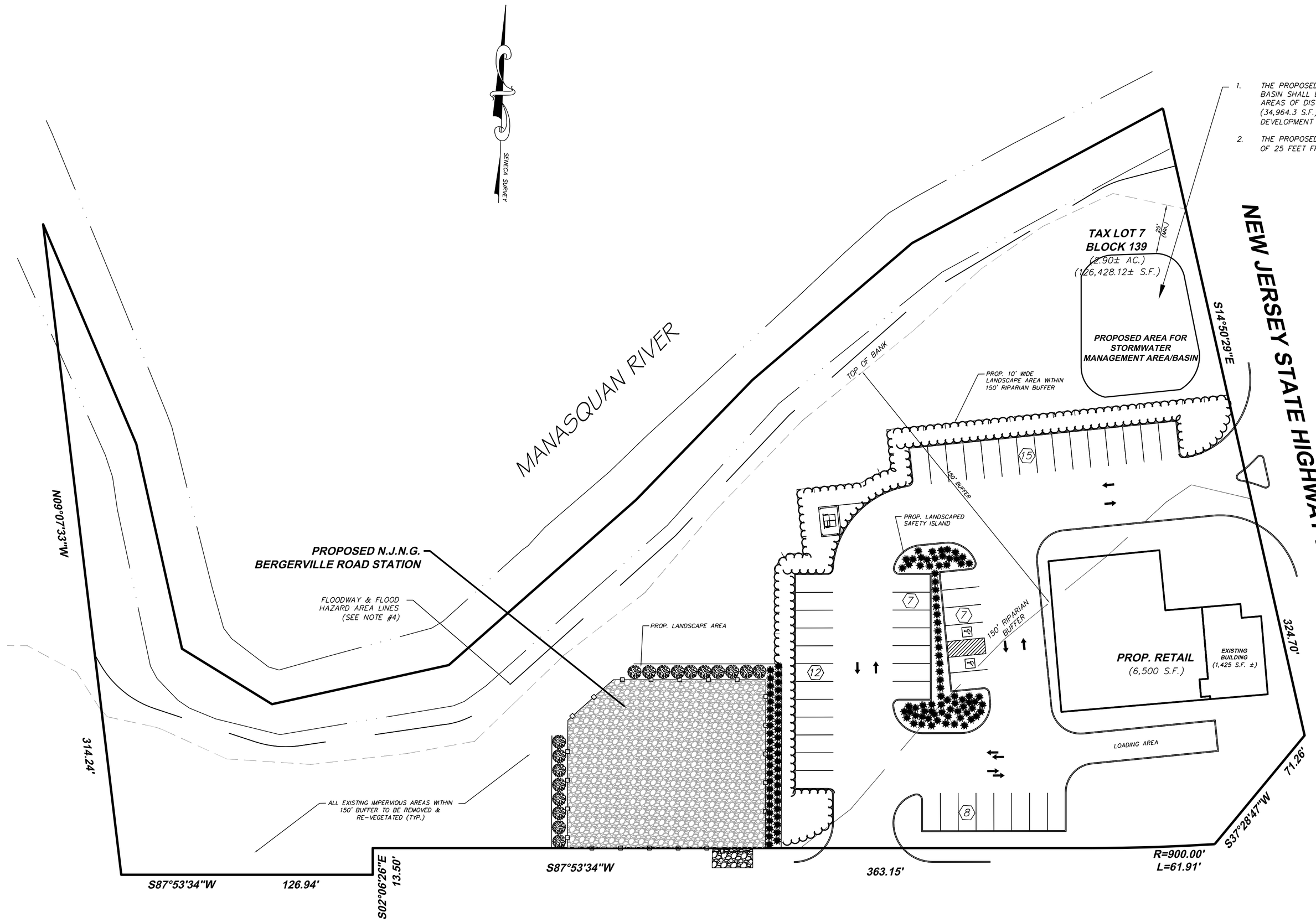

1. THE PROPOSED AREA TO BE USED FOR THE STORMWATER MANAGEMENT BASIN SHALL BE LIMITED TO THE DIFFERENCE BETWEEN THE EXISTING AREAS OF DISTURBANCE WITHIN THE 150 FOOT RIPARIAN BUFFER (34,964.3 S.F.) AND THE AREA OF DISTURBANCE BY THE PROPOSED DEVELOPMENT (26,958 S.F.); OR 8,006 S.F.

2. THE PROPOSED STORMWATER MANAGEMENT BASIN SHALL BE A MINIMUM OF 25 FEET FROM THE TOP OF BANK.

PROPOSED DISTURBANCE WITHIN 150' BUFFER AREA CALCULATIONS

DESCRPTION	AREA
PROP. NJ NATURAL GAS STONE	8,261 SQUARE FEET
PROP. COMMERCIAL SITE	18,700 SQUARE FEET
	TOTAL = 26,958 SQUARE FEET

PROPOSED DISTURBANCE OUTSIDE 150' BUFFER AREA CALCULATIONS

DESCRPTION	AREA
PROP. COMMERCIAL SITE	14,220 SQUARE FEET
	TOTAL = 14,220 SQUARE FEET

GENERAL NOTES:

1. PROPERTY BEING KNOWN AS BLOCK 139, TAX LOT 7, AS SHOWN ON SHEET 7.28 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HOWELL. LOT 7 HAS AN AREA OF APPROXIMATELY 2.90± ACRES (126,428± SQUARE FEET), AND IS SITUATED WITHIN THE "HD-1" HIGHWAY DEVELOPMENT ZONE OF HOWELL TOWNSHIP.
2. BOUNDARY INFORMATION AND THE DEPICTION OF THE TOP OF BANK ARE BASED UPON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 139, LOT 7, TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY NAJARIAN ASSOCIATES, HARRY J. WIDDIS, PLS, DATED 4-17-2018.
3. THE MANASQUAN RIVER IS LOCATED ALONG THE NORTHERLY PROPERTY LINE, ALONG WHICH THERE IS A 150 FOOT BUFFER, MEASURED FROM THE TOP OF BANK.
4. THE DEPICTION OF THE FLOOD HAZARD AREA (BASE FLOOD ELEVATION) AND FLOODWAY IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP, "MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)" - MAP NUMBER 34025C0284F, EFFECTIVE DATE SEPT. 25, 2009. THE FLOODWAY AND FLOOD HAZARD AREA LINES ARE THE SAME AND WITHIN THE TOP OF BANK, AS DEPICTED.
5. THE PROPOSED RETAIL DEVELOPMENT IS BASED ON A PLAN ENTITLED "CONCEPTUAL PLAN - SKETCH "B" - TAX LOT 7, BLOCK 139 - TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY GELLER SIVE & COMPANY, DATED 9/19/17.
6. THE PROPOSED N.J.N.G. BERGERVILLE ROAD STATION IS BASED ON A PLAN ENTITLED "EASEMENT PLAN CONCEPT - BLOCK 139, LOT 7, BLOCK 139 - HOWELL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY NAJARIAN ASSOCIATES, DATED 3/27/18.
7. THE PURPOSE OF THIS PLAN IS TO RESOLVE THE AREAS OF PROPOSED "NEW" DISTURBANCES WITHIN THE 150 FOOT BUFFER FROM THE TOP OF BANK FOR ULTIMATE APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.

PARKING CALCULATION
PROPOSED 6,500 S.F. BUILDING
REQUIRED PARKING: 1 PARKING STALL / 150 S.F.
6,500 S.F. / 150 S.F. = 44 SPACES
49 PARKING SPACES PROVIDED

HOWELL TOWNSHIP ZONING SCHEDULE
ZONE : HIGHWAY DEVELOPMENT 1 ZONE ~ HD-1

MINIMUMS:	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	80,000 S.F. (1.84 ACRES)	2.90 ACRES	2.90 ACRES
LOT FRONTAGE	200 FT.	> 200 FT.	> 200 FT.
PRINCIPAL BUILDING			
FRONT SETBACK	60 FT.	3.1 FT.*	3.1 FT.*
REAR SETBACK	25 FT. (or Bdlg. Ht.)	> 25 FT.	> 25 FT.
SIDE SETBACK	25 FT. (or Bldg. Ht.)	> 25 FT.	> 25 FT.
ACCESSORY BUILDING			
REAR SETBACK	2x Building Height	N/A	N/A
SIDE SETBACK	2x Building Height	N/A	N/A
MAXIMUMS:			
IMPERVIOUS COVERAGE	70%	18.8% ±	32.6% ±
BUILDING HEIGHT	45 FT.	< 45 FT.	< 45 FT.

* EXISTING NON-CONFORMITY

SCALE: (1 Inch = 30 Feet)
30 0 30 60 90

No.	Date	Revision	By	Chk.
2	11/25/19	REVISED AS PER INTERNAL REVIEW	RS	MG
1	9/4/19	REVISED AS PER INTERNAL REVIEW	RS	MG

CONCEPTUAL PLAN
TAX LOT 7 BLOCK 139
TAX MAP SHEET NO. 7.28
HOWELL TOWNSHIP
MONMOUTH COUNTY , NEW JERSEY

PROPOSED REDEVELOPMENT PLAN

Geller Sive & Company Consulting Engineers & Planners
Civil · Site · Transportation
Traffic · Municipal

Office Location: 958 Adelphia Road, Adelphia, NJ 07710
Mailing Address: PO Box 249, Adelphia, NJ 07710
Phone: 732-625-7919 www.gellersive.com
Certificate of Authorization No. 24GA28105200

ROBERT D. SIVE
N.J. Professional Engineer No. 43816
DATE

DRAWN BY:	DESIGNED BY:	CHECKED BY:	DATE	SCALE	SHEET	JOB NUMBER
GC	GC	MG	6/18/19	1" = 30'	4 OF 4	2683

File: P:\2683\Drawings\Dwgs.dwg, Sheet: Proposed Redevelopment Plan, Date:11/26/19 - 12:01 pm, By: Administrator, Software Version: Autodesk Civil 3D 2008