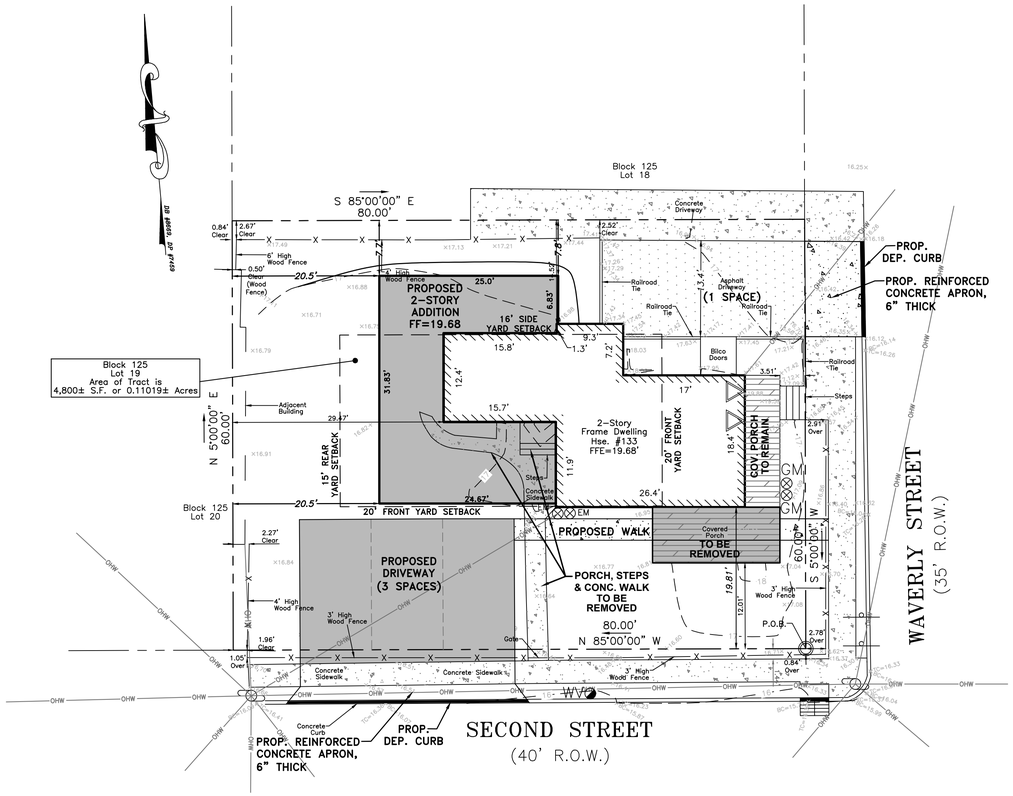


OVERALL PLAN
1"=10'

GRAPHIC SCALE

10 0 5 10 20 40

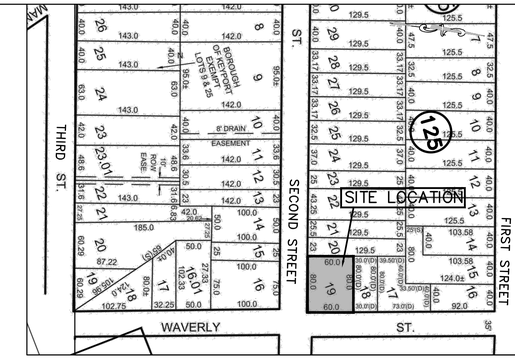
(IN FEET)
1 inch = 10 ft.

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY

NEW JERSEY ONE CALL 1-800-272-1000 STOP - CALL BEFORE YOU DIG!

WHAT YOU DON'T KNOW CAN HURT YOU.

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



TAX MAP
N.T.S.

APPLICANT/OWNER:

SHAWN RUSSO
51 GRACE DRIVE
OLD BRIDGE, NEW JERSEY

ZONE REQUIREMENTS:

PROJECT IS LOCATED IN THE RA (RESIDENTIAL) ZONE.

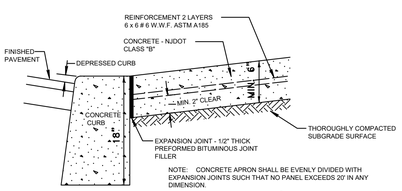
BUILDING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	4800 SF*	4800 SF*
MINIMUM LOT WIDTH	50 FT.	60 FT.	60 FT.
SETBACKS (PRINCIPAL BUILDING)			
FRONT YARD (WAVERLY STREET)	20 FT.	3.51 FT.*	3.51 FT.*
FRONT YARD (SECOND STREET)	20 FT.	12.01 FT.*	19.81 FT.**
SIDE YARD - ONE SIDE	6 FT.	14.52 FT.	7.7 FT.
REAR YARD	15 FT.	29.47 FT.	20.5 FT.
MAXIMUM LOT COVERAGE	60%	34.2%	54.7%
MAXIMUM BUILDING COVERAGE	30%	20.7%	29.8%
BUILDING HEIGHT FT	30 FT.	28.5 FT.	28.5 FT.
BUILDING HEIGHT STORIES	2.5 STORIES	2.5 STORIES	2.5 STORIES

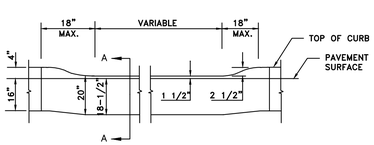
* EXISTING NONCONFORMANCE THOUGH REDUCED
** EXISTING NONCONFORMANCE TO REMAIN,

GENERAL NOTES:

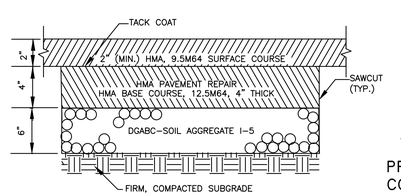
1. OUTBOUND BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM A CERTAIN MAP ENTITLED, "BOUNDARY LOCATION SURVEY, PREPARED FOR BLOCK 125, LOT 19", PERFORMED BY AMERICAN LAYOUT AND LAND SURVEYING, LLC, DATED 04/08/2021, AND LAST REVISED 10/14/2021.
2. THIS SET OF PLANS HAVE BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE. "ISSUED FOR CONSTRUCTION".
3. ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE REGULATIONS.
4. THE LOCATION OF ALL UTILITIES MUST BE APPROVED BY THE UTILITY COMPANY PRIOR TO THEIR CONSTRUCTION. ALL UTILITY CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS.
5. SITE DATUM SHOWN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 ACCORDING TO THE ABOVE REFERENCED SURVEY.
6. THE CONTRACTOR SHALL RECEIVE ALL THE NECESSARY APPROVALS FROM ALL LOCAL, COUNTY AND STATE GOVERNING AGENCIES, PRIOR TO CONSTRUCTION.
7. ALL ABOVE AND BELOW GROUND UTILITIES SHALL BE PROTECTED FROM DESTRUCTION AND DEBRIS AT ALL TIMES.
8. TELEPHONE, ELECTRIC, GAS AND CABLE LINES AND STRUCTURE LOCATIONS SHOWN ON THE PLANS ARE TENTATIVE AND MAY CHANGE PER UTILITY COMPANY'S DIRECTION. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH THE APPLICABLE UTILITY COMPANIES.
9. IF ENFORCED, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY ANY OR ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
10. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

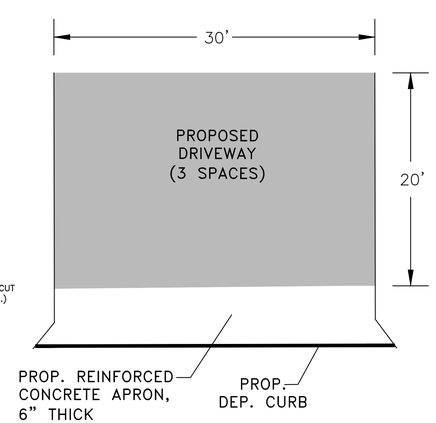


DETAIL CONCRETE APRON (DRIVEWAY)
N.T.S.

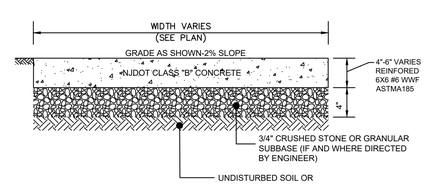


DEPRESSED CURB
N.T.S.





HMA PAVEMENT DETAIL (DRIVEWAY)
N.T.S.



NOTES:
1. CURB AND SIDEWALK CONCRETE TO BE N.J.D.O.T. CLASS "B" AIR-ENTRAINED.
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK, AT 20" (MAX.) INTERVALS. PROVIDE TOOLED JOINTS (FORMED) EVERY 4'.
3. CONCRETE SIDEWALK SHALL BE BROOM FINISHED IN STRICT CONFORMANCE WITH SECTION 606.03.
4. SIDEWALKS CONSTRUCTED WITH VERTICAL DIFFERENCES OF GREATER THAN ½", OR OTHER TRIPPING HAZARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT CONCRETE IS ADEQUATELY PROTECTED AGAINST VANDALISM.

CONCRETE SIDEWALK
N.T.S.

SITE PLAN OF _____

BLOCK _____ LOT _____ ZONE _____

DATE _____ SCALE _____

APPLICANT _____

ADDRESS _____

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD

(OWNER) (DATE)

I HEREBY CERTIFY THAT I HAVE PREPARED THE SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION THEREON DEPICTED IS CORRECT.

(NAME) (TITLE & LICENSE)

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER THAT JURISDICTION.

(DATE) (MUNICIPAL ENGINEER)

APPROVED BY PLANNING BOARD:

PRELIMINARY _____

FINAL _____

(CHAIRMAN) (DATE)

ANTHONY MALTESE, P.E., P.L.S., P.P.,C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE NO. 42579

CERTIFICATE OF AUTHORIZATION #24GA28239800

ABBINGTON ENGINEERING, LLC.
922 NJ-33, SUITE 3
FREEHOLD, NJ 07728
TEL: (732) 431-1440

ENGINEERING
SITE PLANNING
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE

www.abbingtonengineering.com

REVISIONS	DATE
REVISED PER ENGINEERING & PLANNING REVIEW COMMENTS	04/14/2022

DATE: 11/19/2021	PK (DRAWN)
SCALE: 1"=10'	SK (CHECKED)
AE FILE NAME: PLOT PLAN	AM (RELEASED)
AE FILE NUMBER: 370	

—ATTENTION—
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ABBINGTON ENGINEERING, LLC.

PLOT PLAN

PREPARED FOR

133 SECOND STREET
BLOCK 125
LOT 19

SITUATED IN

TOWNSHIP OF KEYPORT,
MONMOUTH COUNTY,
NEW JERSEY

ALL DOCUMENTS PREPARED BY ABBINGTON ENGINEERING, LLC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ABBINGTON ENGINEERING, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ABBINGTON ENGINEERING, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS ABBINGTON ENGINEERING, LLC FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.