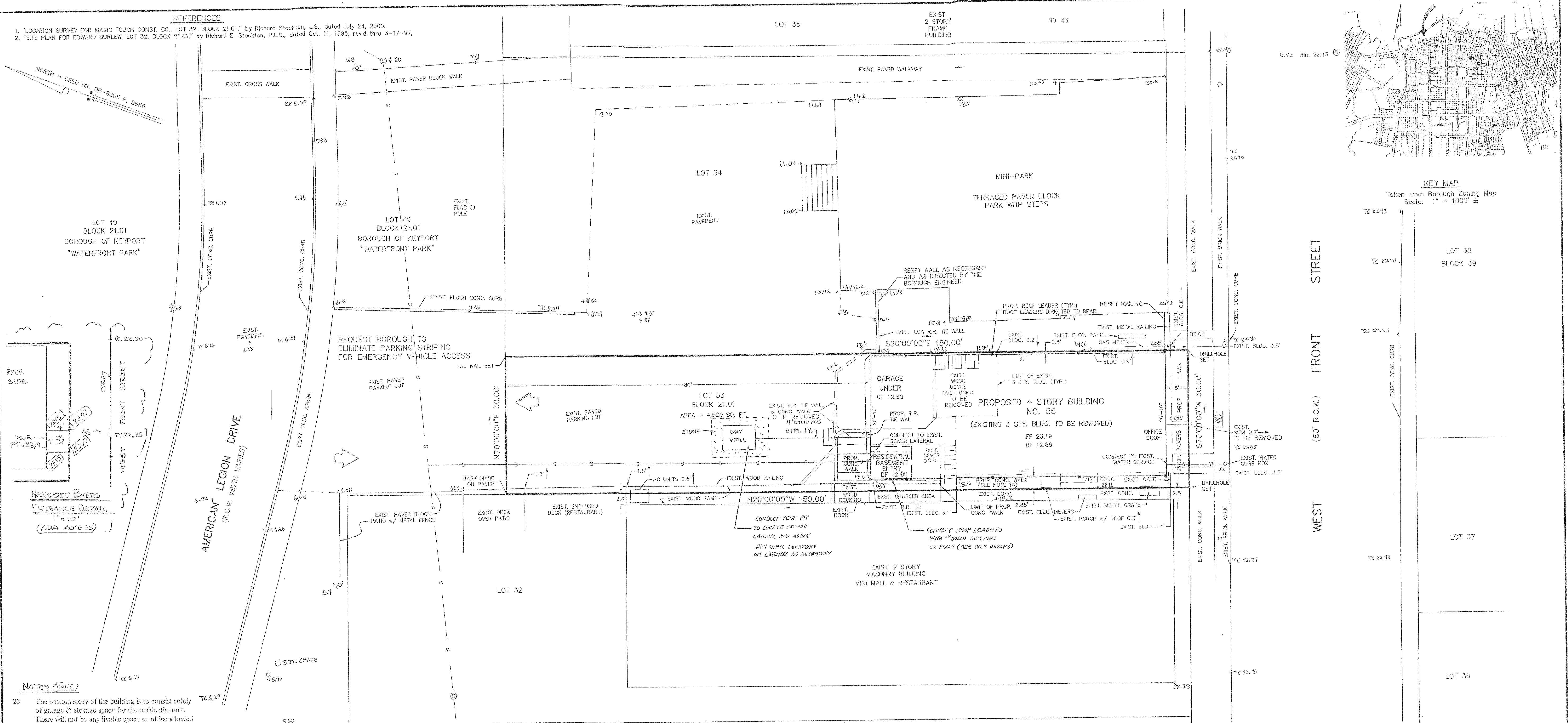


- REFERENCES
1. "LOCATION SURVEY FOR MAGIC TOUCH CONST. CO., LOT 32, BLOCK 21.01," by Richard Stockton, L.S., dated July 24, 2000.
 2. "SITE PLAN FOR EDWARD BURLEW, LOT 32, BLOCK 21.01," by Richard E. Stockton, P.L.S., dated Oct. 11, 1995, rev'd thru 3-17-97.



- NOTES (cont.)
- 23 The bottom story of the building is to consist solely of garage & storage space for the residential unit. There will not be any livable space or office allowed in the bottom story.
 - 24 The Parking & Garage areas, located to the rear of the building are restricted for use by the proposed residential uses only.
 - 25 All garbage cans associated with the residential uses shall be stored in the garage of the property.
 - 26 The proposed garage shall have a single garage door.
 - 27 All signage shall conform to the existing Zoning Ordinance.
 - 28 The applicant shall provide appropriate water & sewer connection fees as per the Borough's Water & Sewer Utility Ordinance.

- LEGEND
- EXISTING HYDRANT
 - EXISTING UTILITY POLE
 - EXIST. SAN. SEWER MANHOLE
 - EXISTING TYPE "B" INLET
 - EXISTING STREET TREE
 - EXISTING LIGHT
 - EXISTING GRADE
 - PROPOSED GRADE
 - DIRECTION OF SURFACE FLOW
 - DIRECTION OF TRAFFIC FLOW

NOTES

1. Subject property: Lot 33 Block 21.01 Tax Map Sheet 7.
2. Area of Lot 35 = 4,500 square feet = 0.103 acre.
3. Lot 33 is located in the GC, General Commercial Zoning District.
4. The applicant proposes to remove the existing three-story building (55 West Front Street) and construct a new four-story building.
5. The site is served by municipal sewer and water.
6. Owner & Applicant: LNL Realty, LLC
3400 Highway 35, Suite 1
Hazlet, NJ 07730
732-264-9593
7. Elevations shown herein are based on NAVD 88. Bench mark: NGS monument V81, PID KV3513, Elevation = 33.62. Local bench mark: rim of s.s.m.h. in W. Front St. in front of Lot 34, Elev. 22.43.
8. The site is located, in part, within Flood Zone AE, with a Base Flood Elevation of 11, as per FIRM Community Panel 340304C0029 F, effective date Sept. 25, 2009.
9. APPLICANT REQUESTS A WAIVER FROM SHOWING ALL EXISTING STRUCTURES WITHIN 200 FEET OF THE SITE (THERE ARE NO WOODED AREAS WITHIN 200').
10. Date of field survey: April 13, 2012.
11. Approvals required:
- Keyport Borough Planning Board
- Monmouth County Planning Board
12. Building height: as per Architect's plan dated March 29, 2012, height is 35 feet on West Front Street measured from finished floor (FF Elev. 23.3). Mean ground elevation around proposed building is 18.1 ±. Therefore, building height = 23.3 [FF] + 35' - 18.1 ± = 40.2' ±. A "d" variance is requested for building height.
13. West Front Street: replace concrete sidewalk, pavers, street trees, lighting and concrete curb along West Front Street in front of the site as necessary and as directed by the Borough Engineer.
14. Alley improvements: remove the existing ramp, porch and roof of building #55; construct concrete walk and match grade to walk on Lot 32; remove existing access gate and replace upon completion of construction.
15. The existing rear parking lot will be converted to a fenced-in driveway and garden area for residential use only.
16. Two parking spaces under the building are for the 3 bedroom residential unit.
17. Encroachments of Mini-mall (Lot 32): the existing wood ramp, retaining wall and air-conditioning units will remain and be subject to acknowledgement by both owners that they shall be removed when required by the owner of Lot 33.
18. Vehicular and pedestrian cross access currently exists between Lot 32 and Lot 33 through the rear portion of Lot 33 and is to be eliminated.
19. Roof drains are to be directed to the rear and flow is to be directed & piped to a dry well.
20. Applicant is responsible for paying sewer and water connection fees as per Ch. XIV Sections 14-1.15 & 14-2.11 of the Keyport Borough Water and Sewer Ordinances.
21. The applicant will obtain any temporary construction easements from Keyport Borough over Lot 34 & Lot 49 as required.
22. Solid waste to be stored in containers within the building or at the rear of the building.

LOT 31

	GC ZONE	LOT 35 EXISTING	LOT 35 PROPOSED
Lot area	N/A	4,500 S.F.	4,500 S.F.
Lot width	N/A	30'	30'
Setbacks			
Front yard	N/A	3.5'	5'
Rear yard	N/A	98.8'	80'
Side yard			
one	N/A	0'	0.5'
both	N/A	3.1'	3.16'
Accessory Bldg.			
Side yard	N/A	N/A	N/A
Rear yard	N/A	N/A	N/A
Max. coverage - principal bldg.	85%	25.3% ±	38.8%
Max. coverage - accessory bldg.	15%	N/A	N/A
Max. lot coverage (all impervious)	90%	87.1% ±	80.6% ±
Parking spaces	3		2 *
Max. building height	3 STY./35'	3 STY. FRONT/35.5' ± 4 STY. REAR	4 STY./40.2' ± *

* VARIANCE REQUIRED
REQD. PARKING SPACES REDUCED TO 2 AS PER PUBLIC HEARING

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PLAN HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

OWNER DATE

SCHEDULE

THIS MAP IS HEREBY APPROVED BY THE KEYPORT BOROUGH PLANNING BOARD ON

CHAIRMAN	DATE
SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE

REVISIONS		
NO.	DATE	DESCRIPTION
5	5/13/21	REMOVING PROP. FENCING, LANDSCAPING
4	6/24/13	AS PER T&M 11/7/12 REPORT, ACCESS DETAIL ADDED & FF, BF LOWERED 0.11'
3	7/30/12	AS PER PUBLIC HEARING
2	7/17/12	REAR YARD IMPROVEMENTS
1	7/12/12	AS PER PL. BD. ENGR. REPORT

SHEET 1 of 2

SITE PLAN
for
LOT 33 BLOCK 21.01 TAX MAP SHEET 7
situate in
KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY
Scale: 1" = 10'

RICHARD KARL HEUSER, P.E. & L.S.
Professional Engineer & Land Surveyor
N.J. Lic. No. 17776

Date: April 17, 2012

RICHARD K. HEUSER, P.C.
- Land Surveying -
- Engineering -
- Planning -
307 Main Street
Malawan, N.J. 07747
732-566-0850
FILE 8397 DWG 8397SITE

