

PRELIMINARY and FINAL SITE PLAN

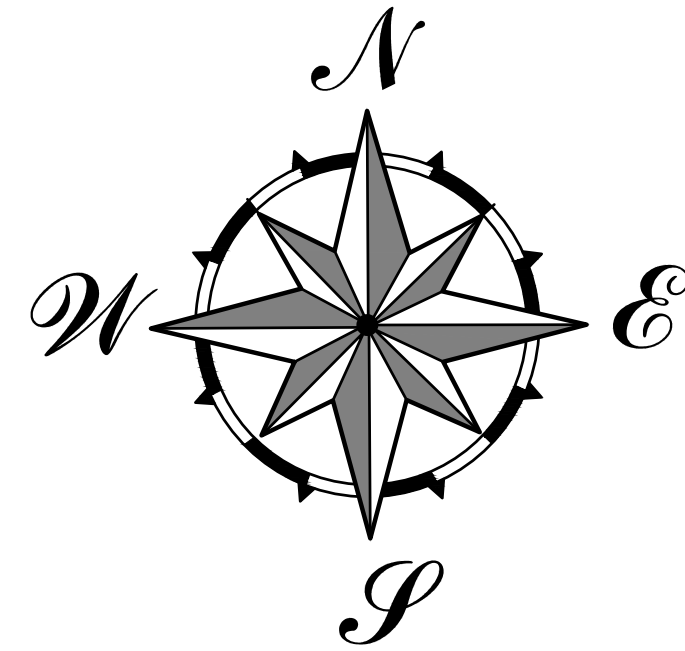
for LOT 41 in BLOCK 21.01

BOROUGH KEYPORT
MONMOUTH COUNTY, NEW JERSEY



LOCATOR MAP

SCALE 1"=500'



LIST OF OWNERS WITHIN 200'

OWNERS WITHIN 200 FEET OF
LOT 41 IN BLOCK 21.01
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NJ

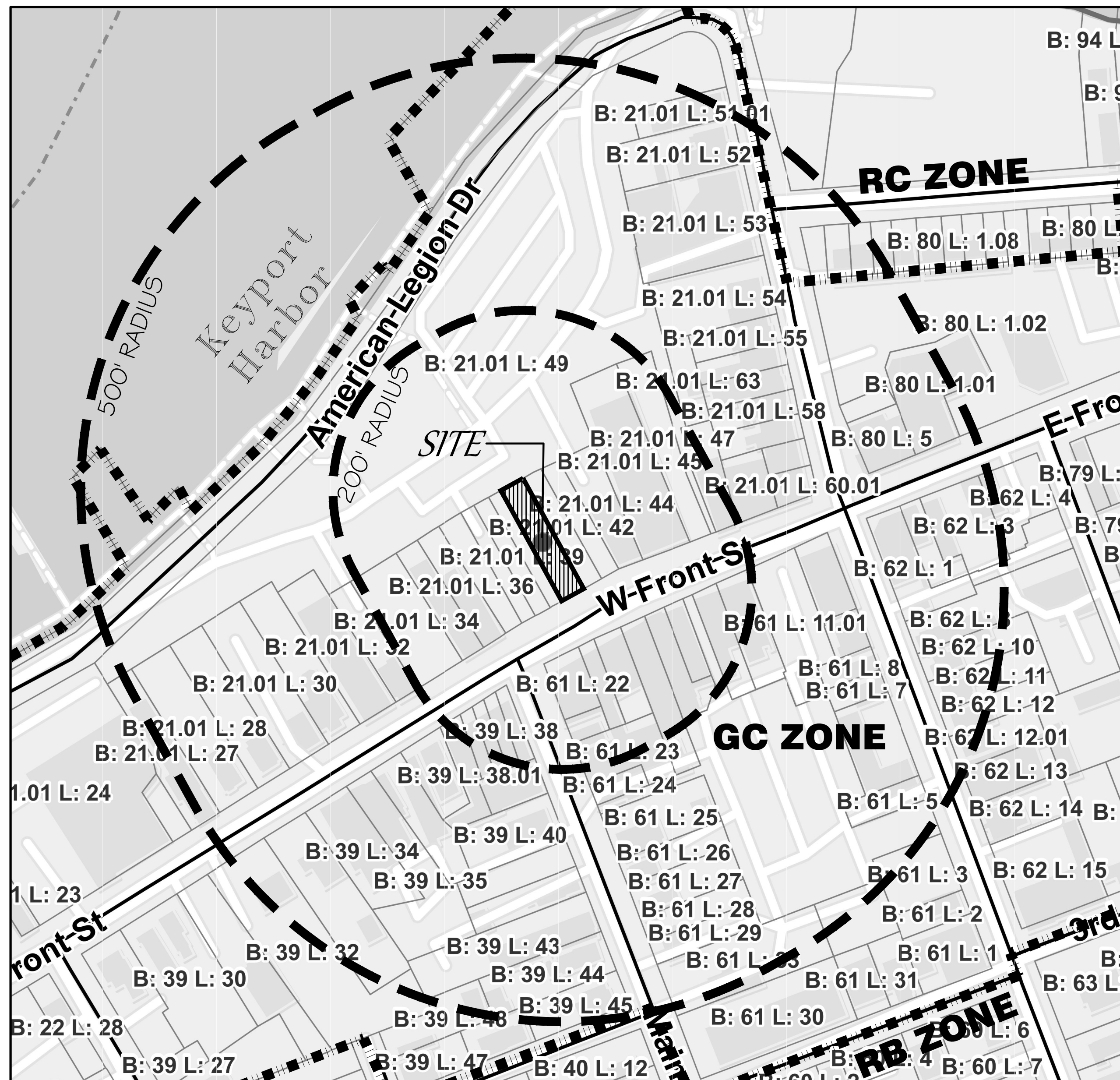
BLOCK	LOT(S)	OWNER(S)
21.01	34&46	BOROUGH OF KEYPORT
	35&36	FORTY FIVE WEST FRONT STREET REALTY
	37	38SHRINATH LLC
	38	SHREE 37 WEST LLC
	39	SHREE 36 WEST LLC
	40	33 WEST FRONT ST, LLC
	41	31 W FRONT, LLC C/O PRIME PARKING
	42	29 WEST FRONT STREET C/O DETOUR GALLERY
	43	27 WEST FRONT ST, LLC C/O DETOUR GALLERY
	44	25 WEST FRONT STREET, LLC DETOUR GALLERY
	45	17-21 WEST FRONT STREET C/O DETOUR GALLERY
	47	DEPRIMA, MARIE & CONA, JOHN
	49	BOROUGH OF KEYPORT
	61	MICHAEL MANAGEMENT REALTY LLC
	62	DELO, INC. C/O C. BERKOWITZ
	10	2 WEST FRONT, LLC C/O DETOUR GALLERY
61	11.01	6-10 WEST FRONT STREET, LLC
	13&14	GOODMAN FAMILY PARTNERSHIP
	16&17	AL HADY ENTERPRISES LLC
	18.01	26-28 W. FRONT REALTY LLC
	19	SHREEJI REALTY LLC
	22	COMMON BOND REAL ESTATE, LLC
	23.01	ONE MAIN ASSOCIATES, LLC

OTHERS: BELL ATLANTIC/VERIZON

J.C.P.&L.

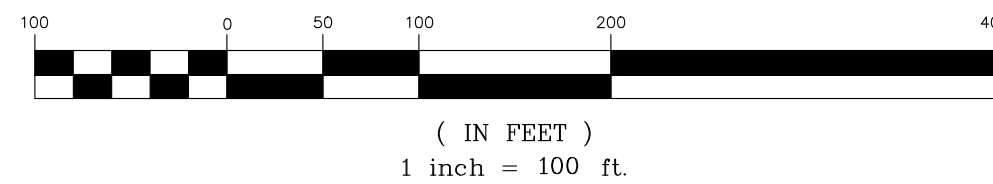
N.J. NATURAL GAS CO.

CABLEVISION
KEYPORT BOROUGH WATER & SEWER DEPT.
MONMOUTH COUNTY D.O.T.
MONMOUTH COUNTY PLANNING BOARD



KEY MAP

GRAPHIC SCALE



WAIVERS AND VARIANCES

SITE PLAN WAIVERS AND VARIANCES FOR PRELIMINARY AND FINAL

2H. PARTIAL WAIVER FROM LOADING SIGNS AND LANDSCAPING AND BUFFERS. PROPOSED BUILDING IS NEARLY ENTIRE LOT.

SEE ZONE TABLE FOR BULK VARIANCES.

SITE PLAN OF _____
BLOCK _____ LOT _____ ZONE _____
DATE _____ SCALE _____
APPLICANT _____ 41 _____ 21.01 _____ GC (GENERAL COMMERCIAL)
ADDRESS _____ 1"=100'
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 ON

PRELIMINARY _____

FINAL _____

CHAIRMAN _____ DATE _____

GENERAL NOTES:

- PROPERTY KNOWN AS LOT 41 IN BLOCK 21.01, KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY, AS PER TAX MAP SHEET NO. 7, TOTAL TRACT AREA OF 0.10 AC.
SITE ADDRESS: 31 WEST FRONT STREET KEYPORT, NJ 07735
- OWNER / APPLICANT: 31 W FRONT, LLC
155 EAST 68TH STREET
NEW YORK, NY 10065
- THE PROPERTY IS CURRENTLY IN THE GC ZONE (GENERAL COMMERCIAL DISTRICT).
- ZONE REQUIREMENTS:

REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	4500 SQ. FT.
MIN. LOT WIDTH	N/A	30 FT.
MIN. FRONT YARD SETBACK	N/A	0 FT.
MIN. SIDE YARD SETBACK	N/A	0.5 FT.
MIN. BOTH SIDE YARD SETBACK	NOTE 3	0 FT.
MIN. REAR YARD SETBACK	NOTE 3	60.85 FT.
MAX. BLDG. HEIGHT	N/A	2
MAX. PERCENT BLDG. COVERAGE	NOTE 4	> ELEV. 70
MAX. PERCENT LOT COVERAGE	90%	45.75%
		51.35%
		84.87 %
		84.87 %

* VARIANCE REQUIRED

NOTE 3: MINIMUM SETBACK FROM RESIDENTIAL DISTRICT LOT IS 20 FEET.
NOTE 4: THE PEAK OF THE ROOF AND ANY EQUIPMENT SHALL NOT EXCEED AN ELEVATION OF 70.0 FEET REFERENCED TO DATUM NAVD 88.

- OUTBOUND AND PROPERTY TAKEN FROM "PLAN OF SURVEY PROPERTY" PREPARED BY CLEARPOINT SERVICES LLC PROFESSIONAL LAND SURVEYORS FOR 31 WEST FRONT STREET - LOT 41 - BLOCK 21.01 SITUATED IN THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, N.J., DATED 3/17/2020, LAST REVISED 9/2/2020 BY ALAN R. BOETTGER, PROFESSIONAL LAND SURVEYOR, NJ LICENSE NO. 41997.
- THE PURPOSE OF THIS PLAN IS TO OBTAIN PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE DEMOLITION OF A 2-STORY BUILDING AND THE RECONSTRUCTION OF A 6-STORY BUILDING WITH A LOWER LEVEL FOR ACCESS AND STORAGE BELOW THE BASE FLOOD ELEVATION (SEE NOTE 7) AND DINING ROOM AREA ABOVE THE BASE FLOOD ELEVATION FIRST FLOOR A RESTAURANT, AND APARTMENTS ON THE REMAINING FLOORS.
- ALL IMPROVEMENTS ON EXISTING LOT SHALL BE DEMOLISHED.
- BASED UPON FEMA PRELIMINARY FIRM PANEL #14025C00296 THE SITE LOCATION FALLS WITHIN THE TIDAL ZONE AND THE BASE FLOOD ELEVATION IS ELEVATION 14.0 FT. IN ACCORDANCE WITH N.J.A.C. 7:13 FLOOD HAZARD AREA CONTROL ACT RULES, THE BASE FLOOD ELEVATION IS EQUAL TO THE NUDEP FLOOD HAZARD AREA DESIGN FLOOD ELEVATION.
- BASED UPON TOWNSHIP ORDINANCE #5-13 SECTION 12-5.2(A) RESIDENTIAL CONSTRUCTION, ANY RESIDENTIAL STRUCTURE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION, PLUS 1 FT OR 15', FIRST HABITABLE FLOOR ELEVATION IS 15'.
- NO HABITABLE SPACE (RESIDENTIAL OR COMMERCIAL) SHALL BE CONSTRUCTED LOWER THAN ELEVATION 15.0 FT. LOWER FLOOR (AT ELEVATION 6.2') IS TO BE USED AS STORAGE SPACE AND PARKING.
- LOWEST FLOOR SHALL BE FLOOD PROOFED IN ACCORDANCE WITH N.J.A.C. 7:13 FLOOD HAZARD AREA CONTROL ACT RULES.
- OFF-STREET PARKING AND LOADING REQUIREMENTS
A. PARKING PER N.J.A.C. 5:21-4 (R.S.I.S. FOR RESIDENTIAL)
-PARKING REQ. 1 BEDROOM= 1.8
-PARKING REQ. 2 BEDROOM= 2
B. RESTAURANT PARKING PER BOROUGH ORDINANCE
-1 SPACE/75 SQ. FT. AREA OPEN TO PUBLIC
C. DESIGN DATA:
1-BEDROOM: 3 =3x1.8= 5.4 SPACES
2-BEDROOM: 6 =6x2= 12 SPACES
1 SPACE/75 SQ. FT. OPEN
TO PUBLIC:4309 =4309/75 = 57.3 SPACES
TOTAL PARKING REQUIRED = 69 SPACES 5 PROVIDED (1 HANDICAP).
- RESIDENTIAL SOLID WASTE WILL BE STORED INSIDE BUILDING'S "TRASH" ROOM UNTIL PICKUP DAYS AND THEN PLACED OUTSIDE FOR COLLECTION. COMMERCIAL WASTE WILL BE PLACED IN DUMPSTERS IN ENCLOSURE LOCATED IN PUBLIC PARKING LOT ADJACENT TO PROJECT AND PROVIDED BY THE BOROUGH.
- ROOF RUNOFF TO BE CAPTURED AND CONVEYED INTERNALLY TO THE REAR OF THE BUILDING WHERE IT IS TO BE DISCHARGED VIA UNDERGROUND PIPING TO THE TYPE "E" INLET LOCATED DIRECTLY BEHIND BUILDING.
- DECORATIVE OUTSIDE LIGHTING IS PROPOSED ON FRONT AND REAR FACADE OF BUILDING FOR THE RESTAURANT SPACE ONLY. SAFETY LIGHTING WILL BE PROVIDED OVER ALL DOORS.
- FF EQUALS FIRST FLOOR ELEVATION, LF EQUALS LOWEST FLOOR ELEVATION.
- ALL RESIDENTS WILL HAVE KEYCARD ACCESS TO THE RESIDENTIAL ONLY FLOORS.
- EXISTING WATER AND SEWER LATERALS TO REMAIN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER, 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARKOUT THEIR UTILITIES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- ANY DAMAGED CURB, SIDEWALK AND /OR PAVEMENT WITHIN PUBLIC RIGHT OF WAY OR PUBLIC PARKING LOT SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.
- THE BOROUGH OF KEYPORT NOISE ORDINANCE SECTION 4.2.2 (L) SHALL BE FOLLOWED DURING DEMOLITION AND CONSTRUCTION.

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- SITE PLAN
- RESERVED
- DETAILS

NO.	DESCRIPTION	DATE	D.P.
1.	REV. PER KEYPORT PLANNING BOARD ENGINEERING & PLANNING REVIEW LETTER, DATED 4/14/21	6/18/21	CPG

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners - Surveyors - Landscape Architects
* CERTIFICATE OF AUTHORIZATION NO. 246275892000 *
100 RKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH: 202.448-5500
12 ROBINS DRIVE
AT HAVEN CREEK
TOMES RIVER, N.J. 08753
PH: 202.344-0888
2021.06.22 08:21:00-0400
LORALI E. TOTTEN
PROFESSIONAL ENGINEER N.J. LIC. NO. 28662

DATE	3/2/21
SCALE	1" = 100'
DRAWN	CPG
CHECKED	
SHEET	1 OF 5
POCKET	

PRELIMINARY and FINAL SITE PLAN
LOT 41
BLOCK 21.01
(TAX MAP SHEET NO. 7, GC ZONE)
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY

COVER SHEET

FILE N-24-632
NORTH BOTTOM
WEST