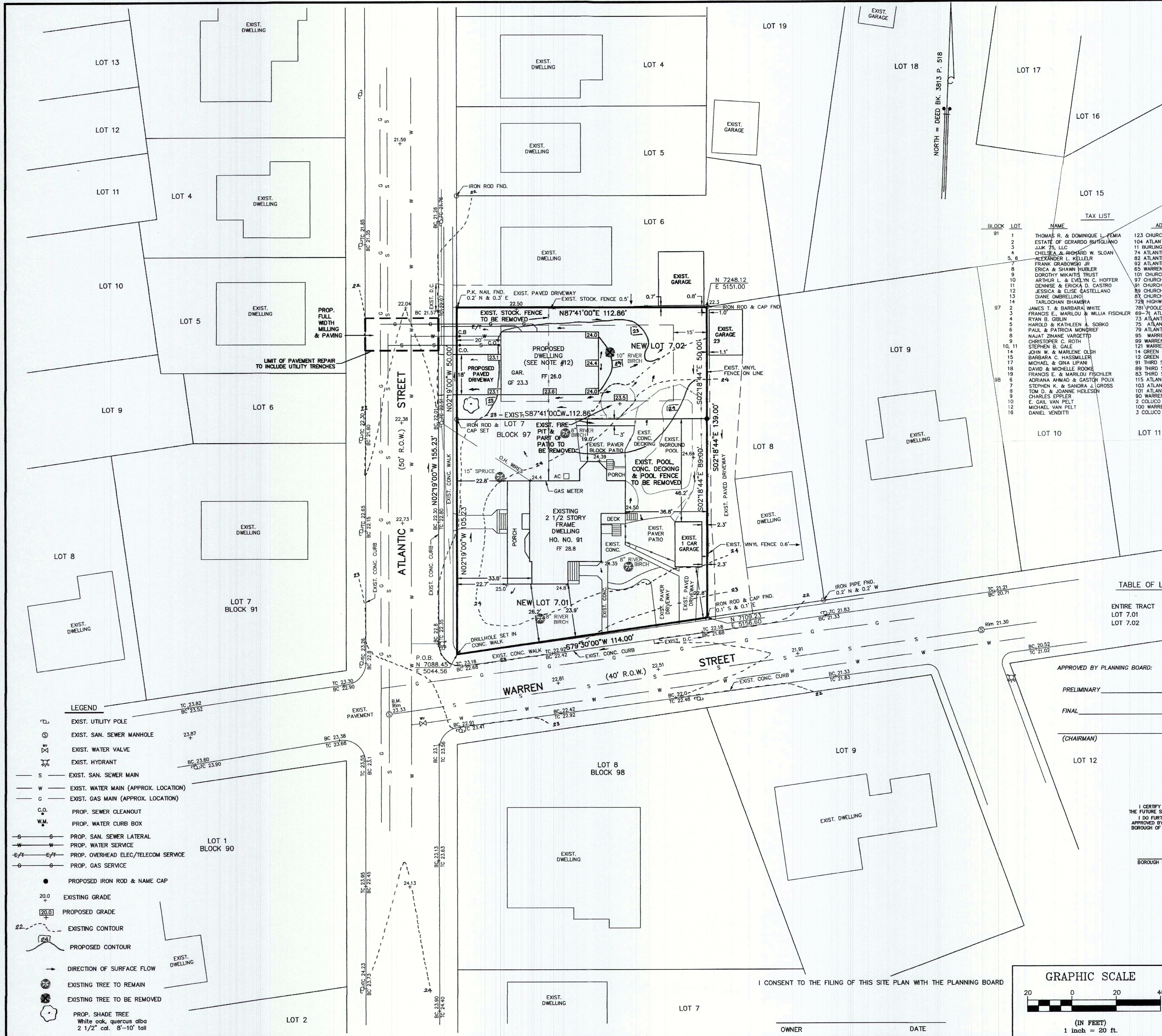




KEY MAP / 500' RADIUS MAP

Scale: 1" = 700' ±

NOTES

- Tract to be subdivided: Lot 7 Block 97 Tax Map Sheet 10.
- Area of entire tract = 16,602 square feet = 0.381 acre.
 - Number of existing lots = 1
 - Number of proposed lots = 2
- The site is located in the RA, Residential District A, zoning district.
- Applicant proposes to subdivide the property into two lots, with the existing dwelling and garage to remain. The existing inground swimming pool is to be removed and one new single-family dwelling is to be constructed.
- The proposed lots are to be served by municipal sewer and water.
- Owner & applicant: Thomas Caliendo, Jr. and Kerin Caliendo
91 Atlantic Street
Keyport, NJ 07735 732-887-7415
- Elevations shown hereon are based on NAVD 88. Bench mark: N.G.S. Mon. Walnut (PID KV0757), Elev. 7.69. Local bench mark: Rim of sanitary sewer manhole at intersection of Atlantic & Warren Streets, elev. 23.33.
- Contour interval = 1 foot.
- Date of field survey: Jan. 6, 2023.
- Upon approval the subdivision will be memorialized by the filing of deeds.
- Horizontal coordinates shown hereon are based on an assumed datum.
- The proposed dwelling shown hereon is a typical building to shown proposed lot grading. The actual building footprint may differ.
- Proposed landscaping for new lot: shade tree (1) and foundation plantings.
- The applicant shall repair any pavement, curb or sidewalk that is damaged as a result of the proposed improvements to the satisfaction of the Borough Engineer.
- Any pavement in Atlantic Street that is damaged as a result of the proposed improvements is to be milled and paved.

SCHEDULE

	RA ZONE	LOT 7.01	LOT 7.02
Lot area	5,000 S.F.	10,959 S.F.	5,643 S.F.
Lot width	50'	102.35'	50'
PRINCIPAL BUILDING			
Front yard	20'	22.7' & 23.9'	20'
Side yard			
one	6'	19.0'	6'
total	16'	N/A	16'
Rear yard	15'	36.8'	15'
Maximum height	2.5 Story/ 30'	2.5 Story/ 27.7' ±	2.5 Story/ 30'
ACCESSORY BUILDING			
Side yard	3'	2.3'*	N/A
Rear yard	3'	46.2'	N/A
Maximum height	16'	12.3' ±	N/A
LOT COVERAGE			
Maximum Principal Bldg. coverage	30%	18.8% ±	30%
Maximum Accessory Bldg. coverage	10%	2.2% ±	10%
Maximum Total Bldg. coverage	40%	20.4% ±	40%
Maximum Bldg. & Impervious Surface coverage	60%	38.7% ±	60%

* EXISTING CONDITION, VARIANCE REQUIRED

TABLE OF LOT CLOSURES

	ERROR OF CLOSURE
ENTIRE TRACT	1:49,726
LOT 7.01	1:29,595
LOT 7.02	1:83,981

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

MUNICIPAL ENGINEER _____ DATE _____

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

AND I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON JAN. 6, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS FORMULATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS."

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

REVISIONS

NO.	DATE	DESCRIPTION
1	3/6/23	TAX LIST ADDED

MINOR SUBDIVISION PLAN & SURVEY
SITE PLAN OF 91 ATLANTIC STREET
BLOCK 97, LOT 7, ZONE RA
DATE: JAN. 6, 2023 SCALE: 1" = 20'
Applicant: Thomas Caliendo, Jr. & Kerin Caliendo
Address: 91 Atlantic Street, Keyport, NJ 07735
KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY
RICHARD KARL HEUSER, P.E. & L.S. Professional Engineer & Land Surveyor
N.J. Lic. No. 17776
Date: Jan. 6, 2023
RICHARD K. HEUSER, P.C.
- Land Surveying -
- Engineering -
- Planning -
307 Main Street
Matawan, N.J. 07747
732-566-0850
FILE 8924 DWG 8924-SUB

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

20 0 20 40

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

OWNER _____ DATE _____