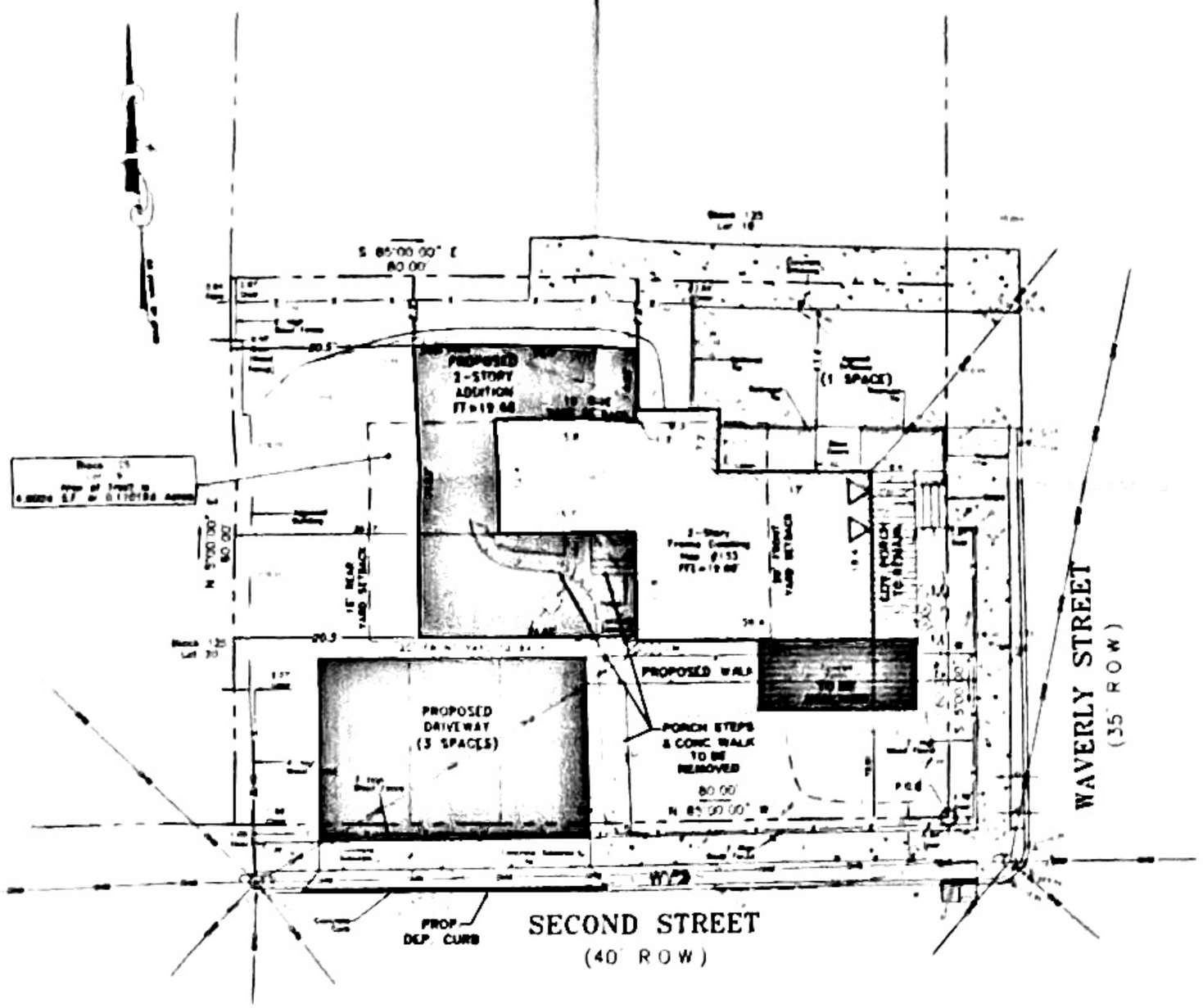


OVERALL PLAN

1" = 10'

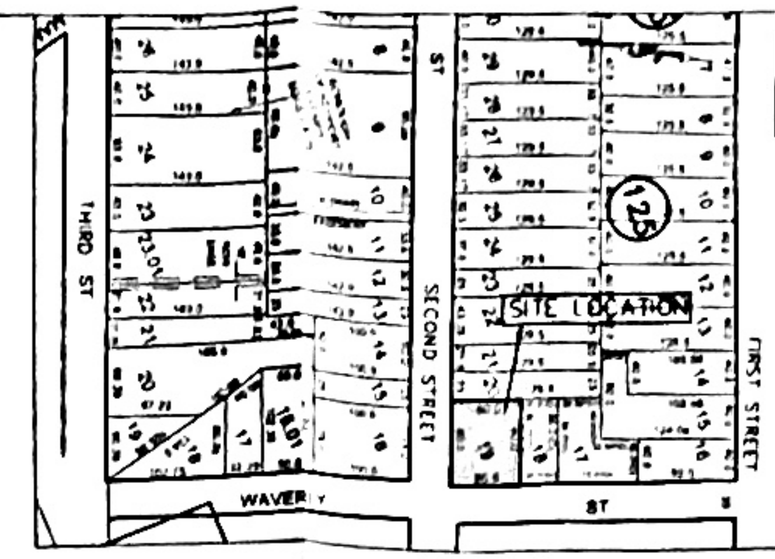
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft

PROTECT YOURSELF

A PROUD ALL CARRIER OF LIFE AND PROPERTY POLICY

WHAT YOU DON'T KNOW CAN HURT YOU



TAX MAP

NTS

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

APPLICANT/OWNER:

SHAWN RUSSO
51 GRACE DRIVE
OLD BRIDGE, NEW JERSEY

ZONE REQUIREMENTS:

PROJECT IS LOCATED IN THE RA (RESIDENTIAL) ZONE.

LOT 19

BUILDING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	8,000 SF	4875 SF*	4800 SF*
LOT WIDTH	60 FT	50 FT	50 FT
SETBACKS (PRINCIPAL BUILDING)			
FRONT YARD	20 FT	9.41 FT (19.91 FT)*	9.41 FT (19.91 FT)*
SIDE YARD: ONE SIDE	6 FT	14.1 FT	7.7 FT
SIDE YARD: BOTH	16 FT	14.1 FT	7.7 FT**
REAR YARD	15 FT	28.4 FT	20.5 FT
MAXIMUM LOT COVERAGE	60%	54.7%	54.7%
MAXIMUM BUILDING COVERAGE	30%	29.8%	29.8%
BUILDING HEIGHT FT	30 FT	28.5 FT	28.5 FT
BUILDING HEIGHT STY	2.5	2.5	2.5 STY

* EXISTING NONCONFORMANCE
** VARIANCE REQUIRED

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.

ABBINGTON ENGINEERING, LLC.
952 NJ-33 SUITE 1
FREEHOLD, NJ 07728
TEL: 732-431-1440

ENGINEERING
SITE PLANNING
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE

www.abbingtonengineering.com

REVISIONS	DATE
DATE: 11/15/2021	PM
SCALE: 1"=10'	SM
AE FILE NAME: PLOT PLAN	
AE FILE NUMBER: 370	MB

ATTENTION
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PLOT PLAN

PREPARED FOR

133 SECOND STREET
BLOCK 125
LOT 19

SITUATED IN

TOWNSHIP OF KEYPORT,
MONMOUTH COUNTY,
NEW JERSEY