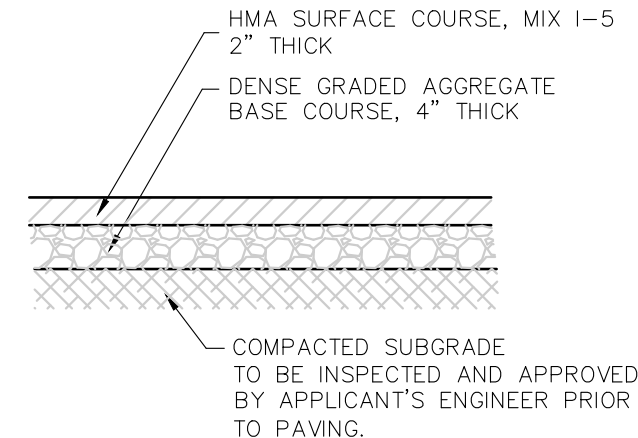
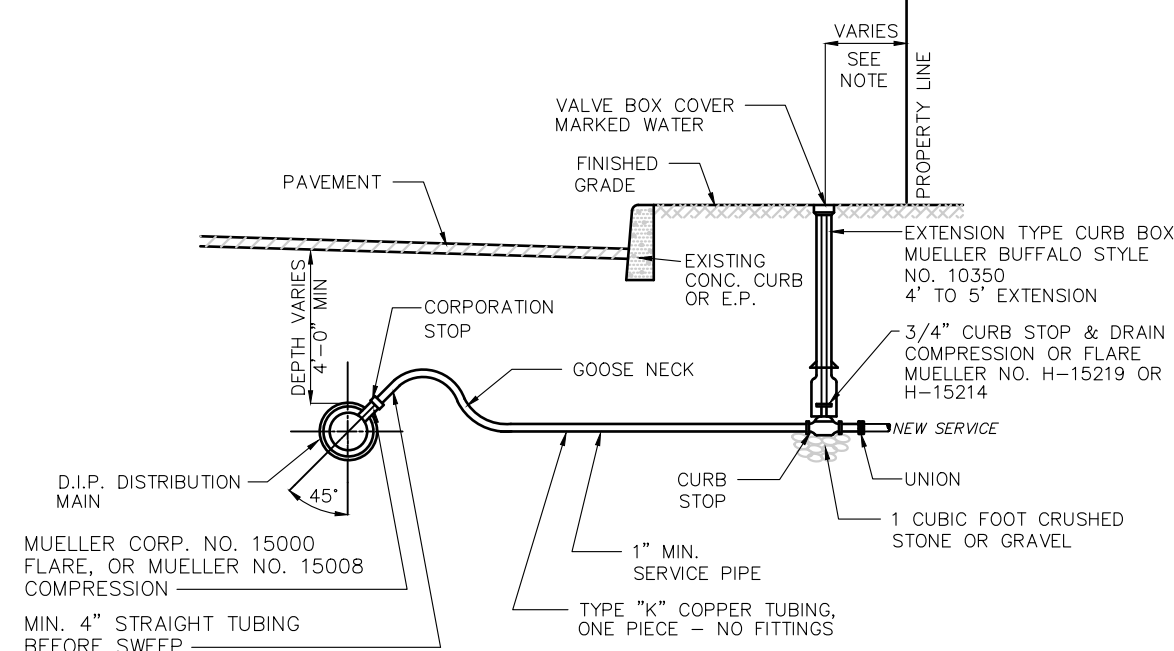


KEYPORT BOROUGH NOTES:

- All grading shall result in positive runoff. There shall be no ponding of runoff on-site.
- A minimum 2% pitch away from the dwelling shall be provided. The foundation shall not be used as a "curb".
- Minimum driveway slope is 1%.
- All concrete used in public improvements shall be 4,500 psi, Class B.
- All utilities shall be installed underground.
- Driveway shall be a minimum of 5' from the property line.
- Silt fencing to be placed around the area of disturbance and left in place until the property is permanently stabilized.
- A tree removal permit is required for any tree removal.



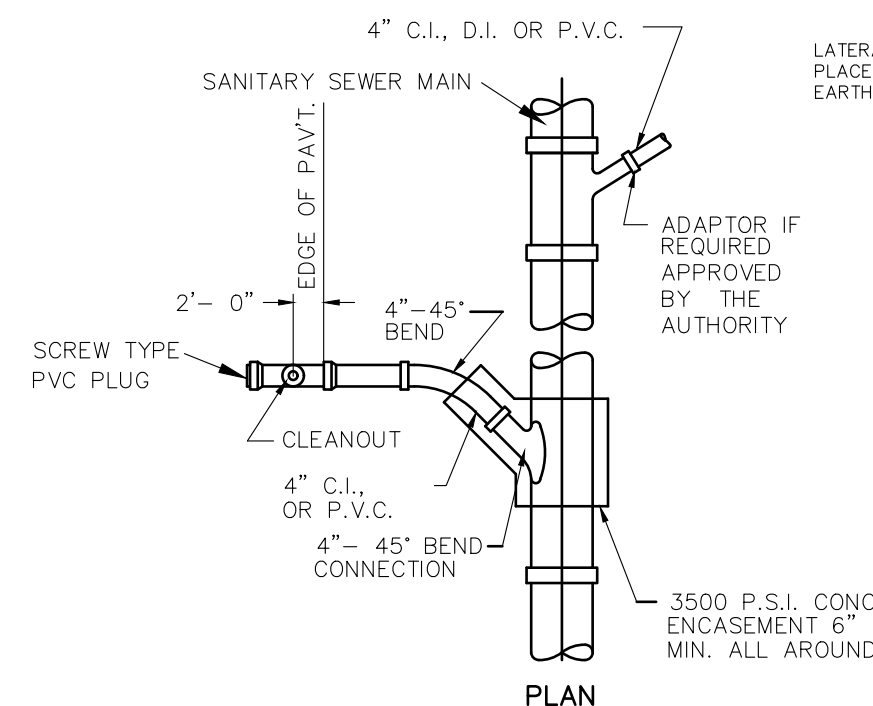
TYPICAL BIT. DRIVEWAY SECTION
N.T.S.



- NOTE
- CURB STOP TO BE LOCATED 3' FROM PROPERTY LINE ON 66' R.O.W. OR AS DIRECTED.
 - BACKFILL SHALL BE HAND PLACED DENSE GRADED AGGREGATE OR GRAVEL FOR MIN. DEPTH OF 1' OVER THE TOP OF SERVICE (IN GRASS AREAS), OR UP TO BITUMINOUS ROAD GRADE IN ROADWAY AREAS. THE COST OF THE DENSE GRADED AGGREGATE SHALL BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF SERVICE.
 - THE COST OF THE SERVICE SHALL INCLUDE CORROSION, TUBING, CURB STOP VALVE AND BOX, UNION, ABANDONMENT OF OLD SERVICE, EXCAVATION, BACKFILL AND ALL OTHER INCIDENTALS NECESSARY TO PROPERLY CONSTRUCT SERVICE.
 - A TUBING BENDER, APPROVED BY THE ENGINEER, MUST BE USED ON TYPE "K" 3/4" COPPER AT ALL SWEEPS.

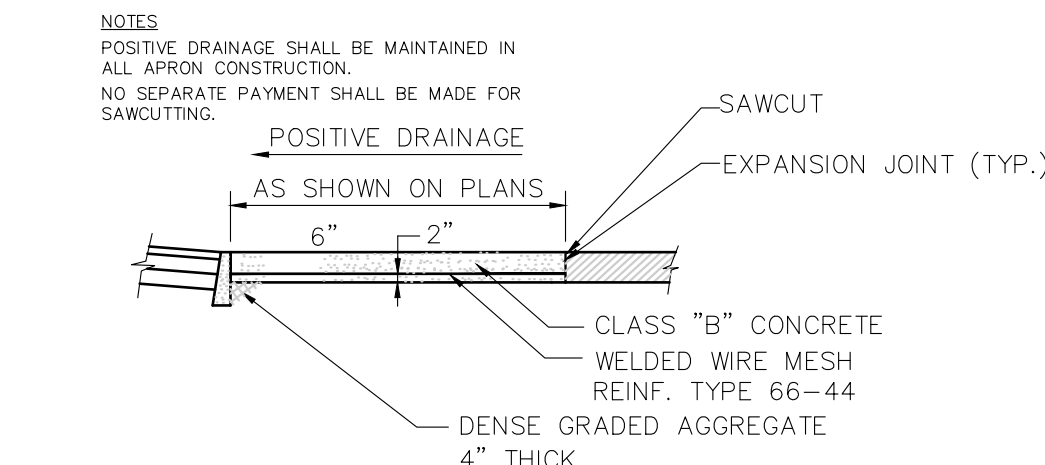
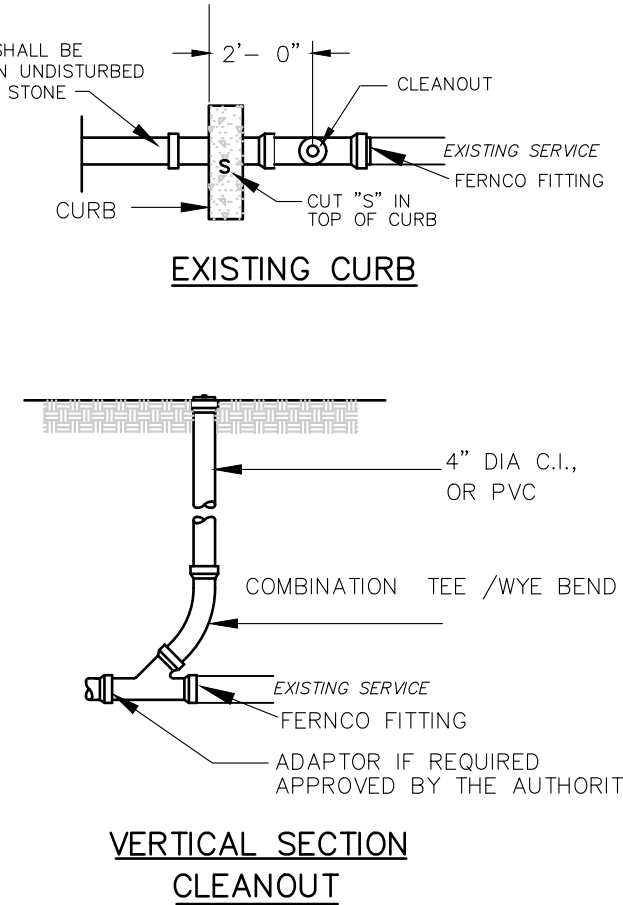
HOUSE SERVICE CONNECTION

N.T.S.



NOTE:
THIS DETAIL SHALL BE USED ONLY WHEN A NEW HOUSE LATERAL AND CLEANOUT IS REQUIRED AS DIRECTED BY THE ENGINEER.

TYPICAL 4 INCH HOUSE CONNECTION INSTALLATION MAIN LESS THAN 8' DEEP



CONCRETE APRON, 6" THICK, REINFORCED

N.T.S.

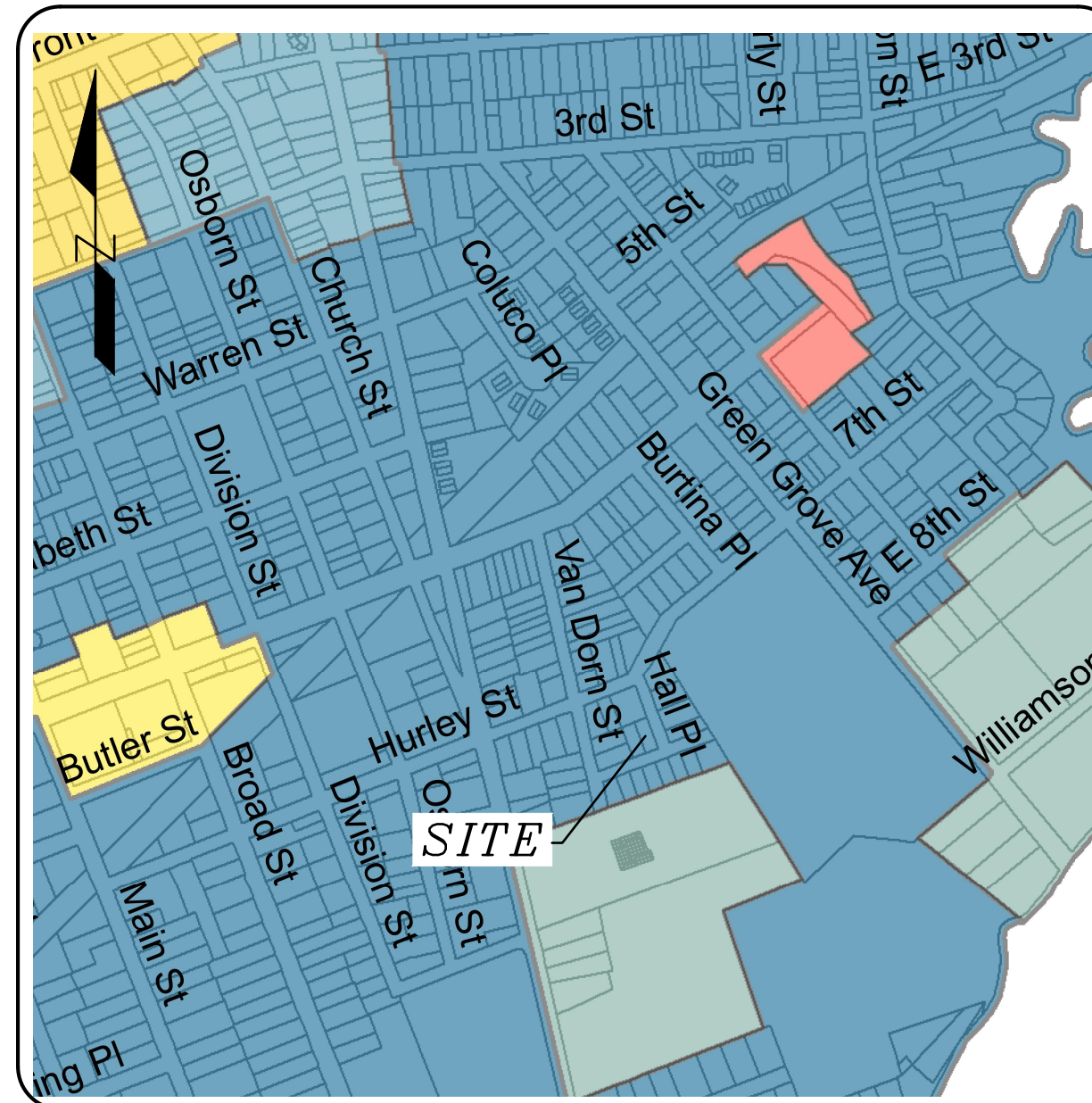
SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE BOROUGH OF KEYPORT ZONING BOARD
AS A VARIANCE SITE PLAN ON _____ DATE _____

BOARD CHAIRMAN _____

BOARD SECRETARY _____

BOARD ENGINEER _____



ZONE MAP

SCALE: 1" = 500' ±

RA RESIDENTIAL DISTRICT REQUIREMENTS

	REQUIRED	PROVIDED	VARIANCE REQ.
LOT REQUIREMENTS			
MINIMUM LOT AREA	5,000 S.F.	3,760.4 S.F.	*
MINIMUM LOT WIDTH	50 FT	40 FT	*
PRINCIPAL BUILDING SETBACKS			
FRONT YARD	20 FT	20.5 FT	NO
ONE SIDE YARD	6 FT	6.17 FT	NO
BOTH SIDE YARDS	16 FT	16.4 FT	NO
REAR YARD	15 FT	25.16 FT	NO
BLDG. COVERAGE			
MAXIMUM PERMITTED	30%	29.8% (1,122 S.F.)	NO
LOT COVERAGE			
MAXIMUM PERMITTED	60%	38.3% (1,440 S.F.)	NO
HEIGHT LIMITATIONS			
MAX. BLDG. HEIGHT (PRINCIPAL)	30 FT	27.8 FT	NO
	2 1/2 STORIES	2 STORY	NO
MAX. PERCENT FRONT YARD PARKING	30%	30.8% (246 S.F.)	YES

* EXISTING NON-CONFORMITY

LOT COVERAGE CALCULATIONS

DESCRIPTION	TOTAL AREA
DWELLING FOOTPRINT & PORCH	1,122 S.F.
DRIVEWAY	246 S.F.
WALKWAYS	72 S.F.
TOTAL LOT COVERAGE:	1,440 S.F.

NOTES

- POSITIVE DRAINAGE SHALL BE MAINTAINED IN ALL APRON CONSTRUCTION. NO SEPARATE PAYMENT SHALL BE MADE FOR SAWCUTTING.
- THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
- PRIOR TO ORDERING ANY MATERIALS OR COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ENGINEER TO VERIFY THAT THE CONSTRUCTION DOCUMENTS ARE THE MOST CURRENT VERSION OF THE APPROVED PLANS.
- AN AS-BUILT SURVEY MAY BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

UTILITY NOTE

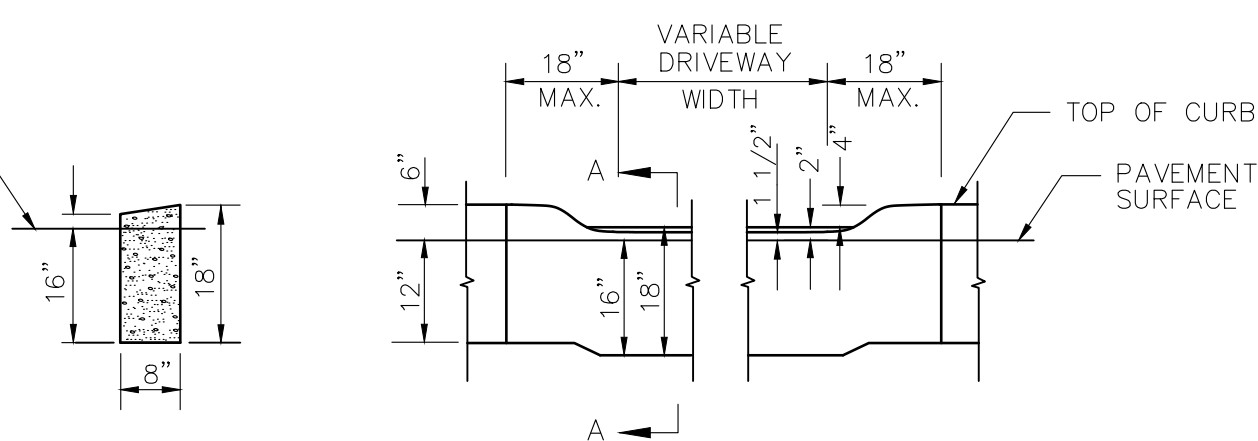
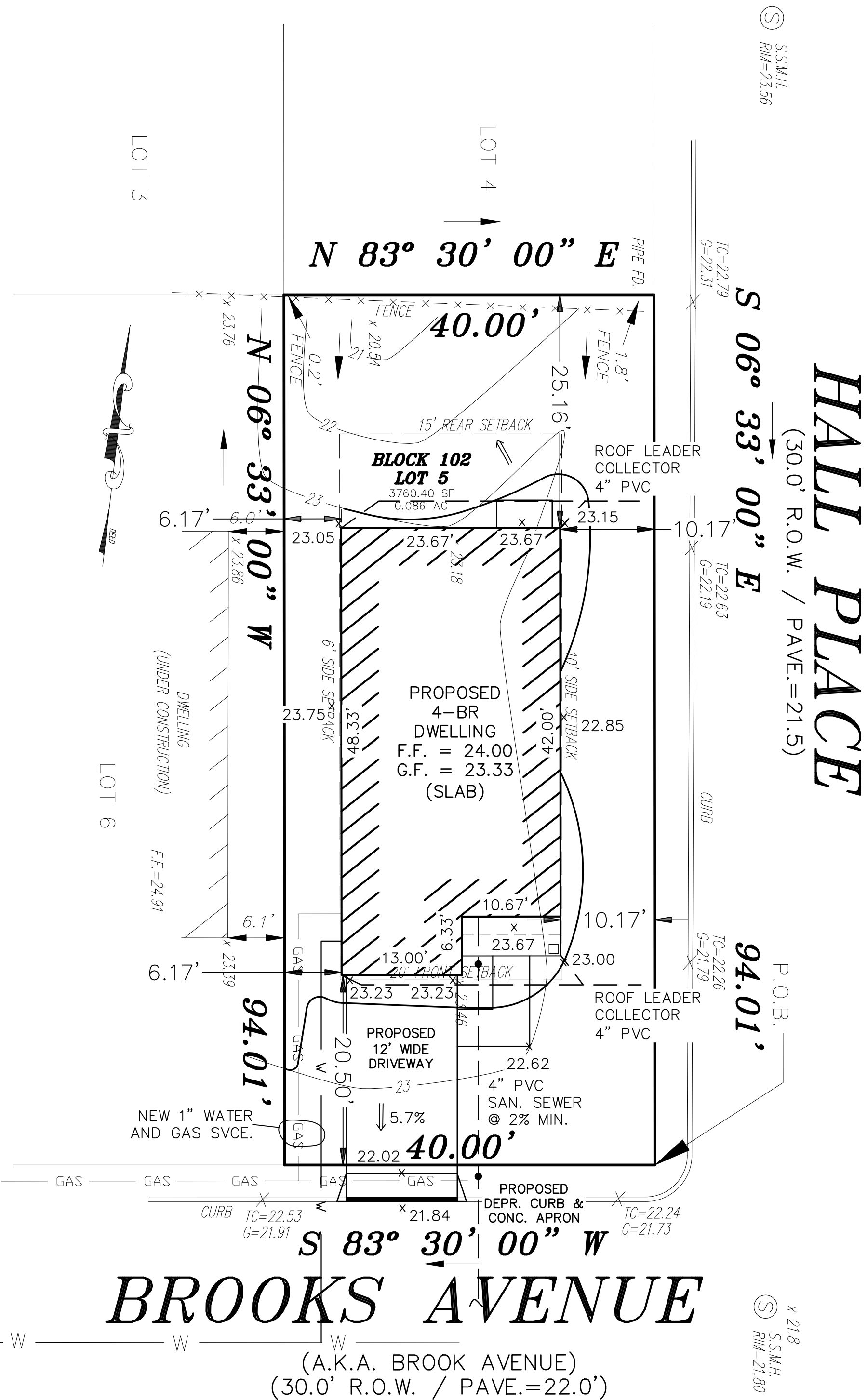
- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

NO.		DATE		DESCRIPTION	
27 BROOKS AVENUE VARIANCE SITE PLAN BLOCK 102, LOT 5 TAX MAP SHEET NO. 3 BOROUGH OF KEYPORT MONMOUTH COUNTY, NEW JERSEY					
EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169B00 11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180					
DATE: 01-28-24		PROJECT NUMBER: 24-034		CHECKED BY: BNP	
SCALE: 1" = 10'		DATE: 01-28-24		SHEET NO. 1 OF 1	



MARTIN S. LEVER
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 346064454600
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100586600

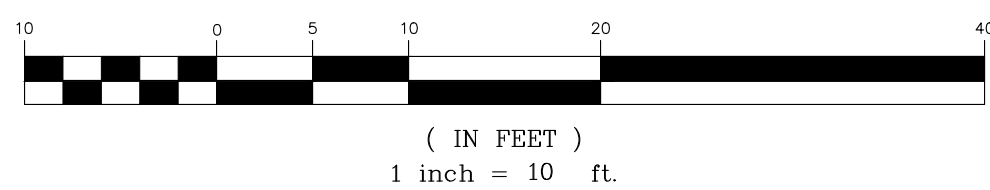
DATE: 01-28-24
PROJECT NUMBER: 24-034
CHECKED BY: BNP
SHEET NO. 1 OF 1



DEPRESSED CURB

N.T.S.

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER (OR SOD), AS PER FREEHOLD SOIL CONSERVATION DISTRICT REQUIREMENTS.