



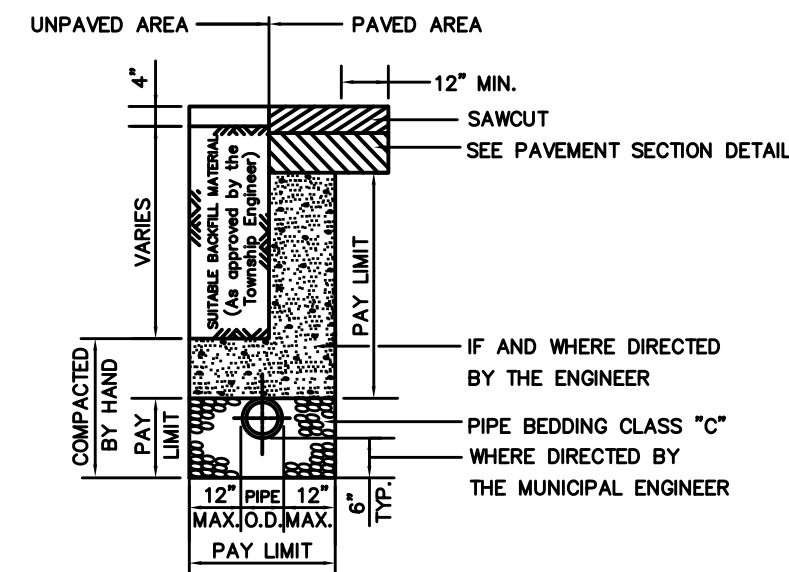
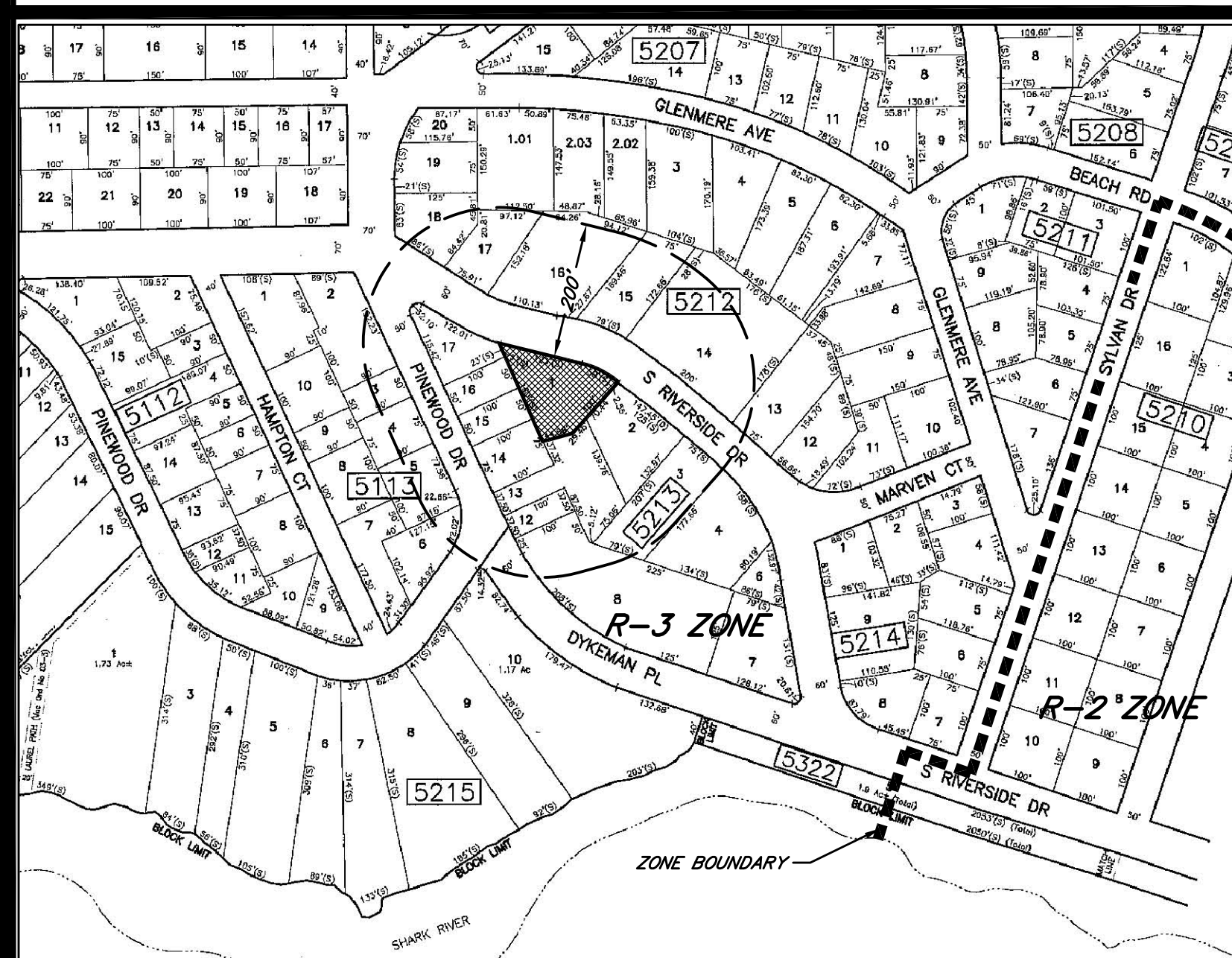
AERIAL PHOTO ~ NJDEP GEO-WEB 2015 PHOTO

ZONING INFORMATION: R-3 MODERATE DENSITY RESIDENTIAL ZONE

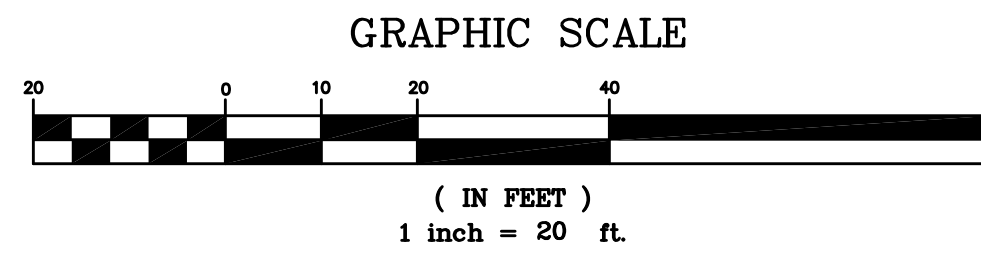
ZONING CRITERIA:	REQUIRED	PROPOSED
LOT AREA	7,500 SQ. FT.	13,024 SQ. FT.
LOT WIDTH	75 FT.	155 FT.
LOT FRONTAGE	75 FT.	183 FT.
LOT DEPTH	100 FT.	116 FT.
FRONT SETBACK	20 FT.	22.0 FT.
SIDE SETBACK (ONE/BOTH)	10 FT. / 20 FT.	17.0 FT. / 54.3 FT.
REAR SETBACK	30 FT.	48.8 FT.
BUILDING COVERAGE	50 %	14.06 % ~ 1,832 SQ. FT.
LOT COVERAGE	65 %	25.58 % ~ 3,332 SQ. FT.
BUILDING HEIGHT (FT.)	35 FT.	34.9 FT. ~ ABOVE LOWEST FIN. GRADE
BUILDING HEIGHT (STORIES)	2.5 STORIES	29.4 FT. ~ ABOVE AVG. FIN. GRADE
MINIMUM IMPROVABLE AREA DIAMETER OF M.I.A.	1,200 SQ. FT. / 23 FT.	6,205 SQ. FT. / 69 FT.
OFF-STREET PARKING	2.5 SPACES	6 SPACES

OWNER / APPLICANT: DYKEMAN ASSOCIATES
1 DYKEMAN PLACE
NEPTUNE, NJ 07753

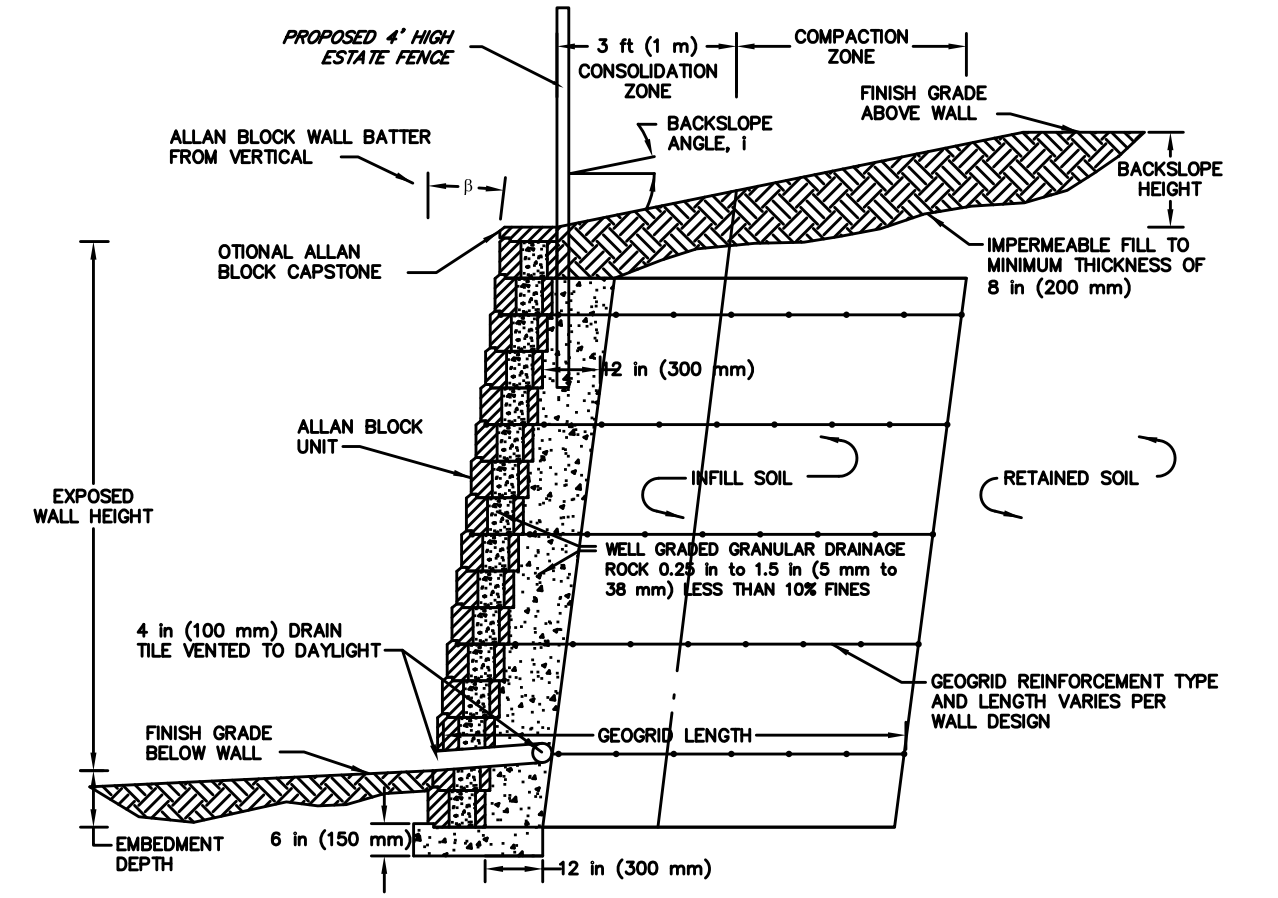
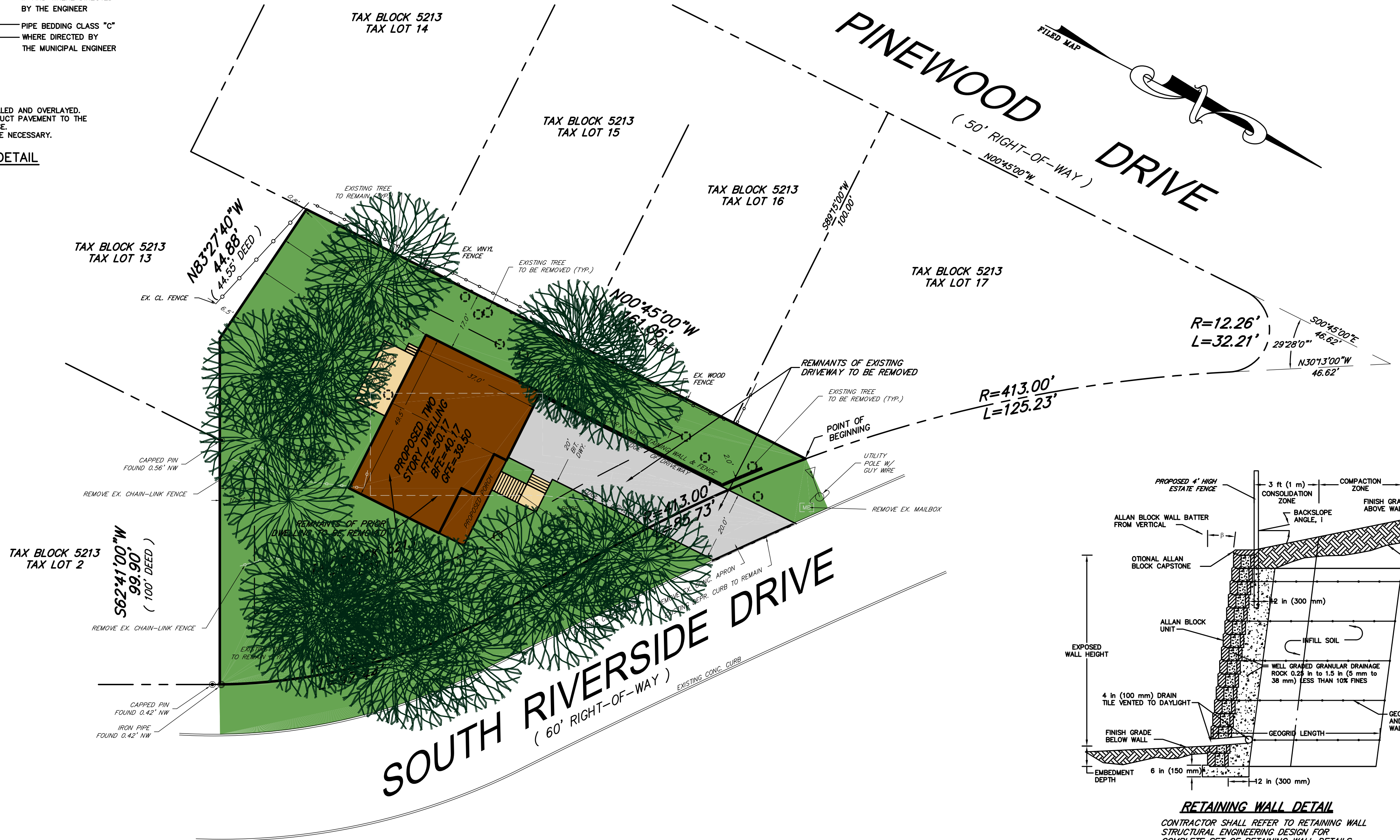
TOWNSHIP OF NEPTUNE TAX MAP



NOTES:
IN AREAS DESIGNATED TO BE MILLED AND OVERLAYED, THE CONTRACTOR SHALL CONSTRUCT PAVEMENT TO THE LIMITS OF THE STABILIZED COURSE. SHEETING TO BE PROVIDED WHERE NECESSARY.
TYPICAL TRENCH DETAIL
N.T.S.

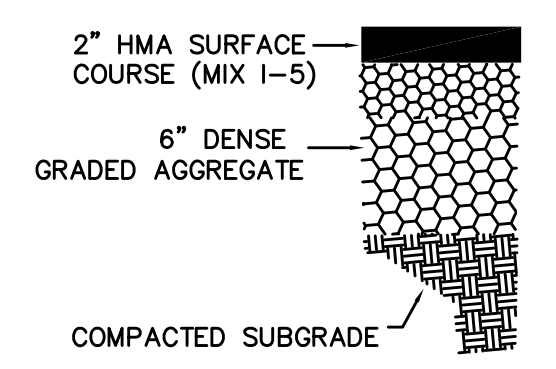


EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "MAP OF SURVEY 522 SOUTH RIVERSIDE DRIVE TAX BLOCK 5213, TAX LOT 1 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 52)", PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED 02-25-2020.

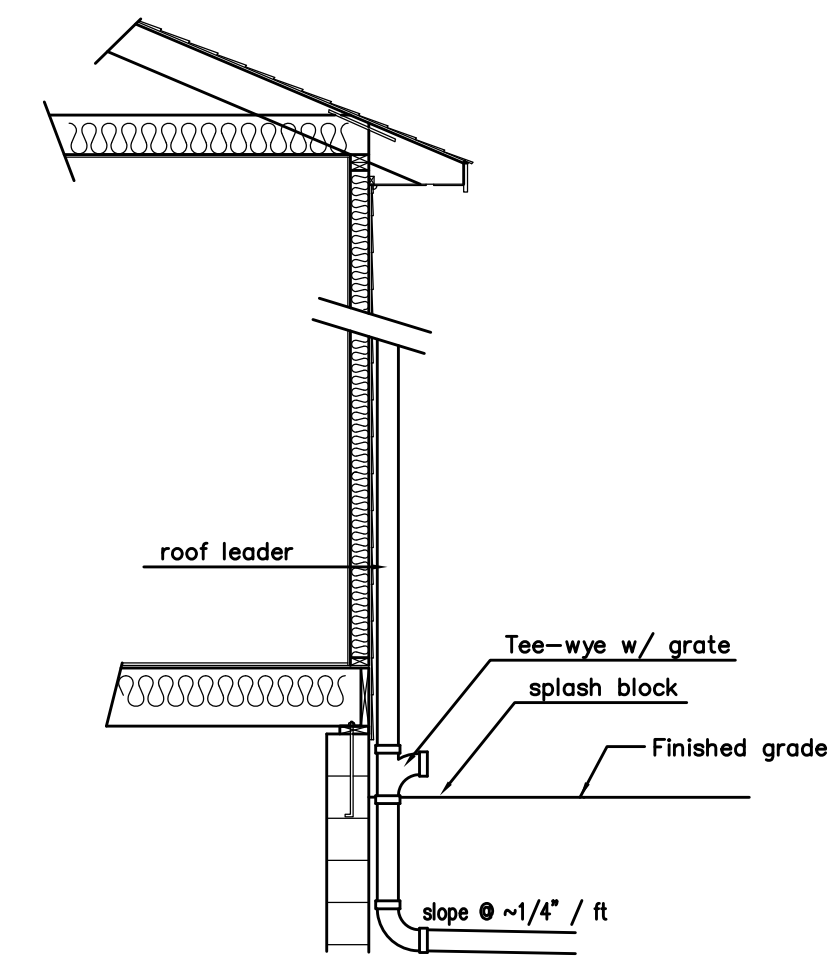


RETAINING WALL DETAIL
CONTRACTOR SHALL REFER TO RETAINING WALL STRUCTURAL ENGINEERING DESIGN FOR COMPLETE SET OF RETAINING WALL DETAILS. THE DEPICTED DETAIL IS FOR ILLUSTRATIVE PURPOSES ONLY.

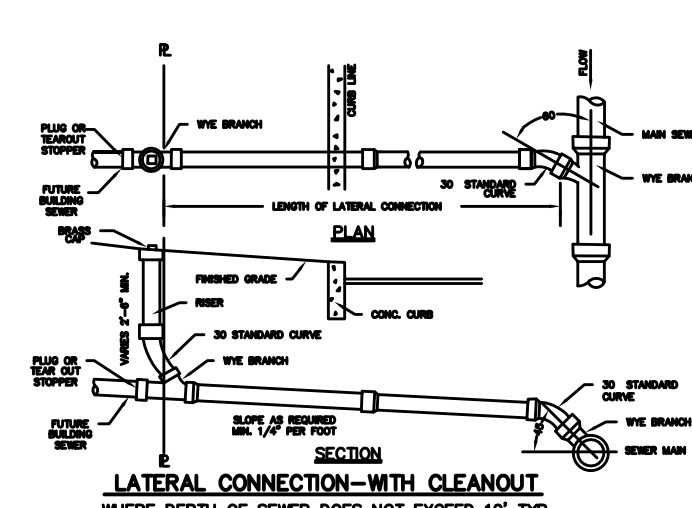
- NOTES:**
- THE OWNER/APPLICANT SHALL COMPLY WITH ALL THE RULES, REGULATIONS, DETAILS AND SPECIFICATIONS OF THOSE PUBLIC UTILITIES SERVING THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY FALLS IN FLOOD ZONE 'X' (AREA OF MINIMAL FLOODING) ~ OUTSIDE THE LIMITS OF THE 100 YEAR AND 500 YEAR FLOOD, PER PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 34025C03336, DATED JANUARY 30, 2015.
 - THERE ARE NO KNOWN FRESHWATER WETLANDS, TRANSITION AREAS, FLOODPLAINS STREAM ENCROACHMENT LINES, OR OTHER ENVIRONMENTAL CONSTRAINTS LOCATED ON THE SUBJECT PARCEL.
 - ANY PROPOSED WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THE DRIVEWAY, CONCRETE CURB, AND UTILITY CONNECTIONS, WILL REQUIRE A TOWNSHIP ROAD OPENING PERMIT PRIOR TO THE START OF CONSTRUCTION. ADDITIONALLY, ANY SANITARY SEWER CONNECTIONS SHALL BE COORDINATED WITH THE NEPTUNE TOWNSHIP SEWER DEPARTMENT. ASSOCIATED PERMITS AND FEES MAY BE REQUIRED.
 - CONTRACTOR SHALL FOLLOW ALL THE DETAILS AND SPECIFICATIONS DEPICTED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN FOR ALL AREAS OF THE TRACT, NOT JUST THOSE DEPICTED ON THIS PLOT PLAN.
 - ALL MATERIALS, METHODS OF CONSTRUCTION AND DETAILS SHALL BE IN CONFORMANCE WITH THE CURRENT ENGINEERING AND BUILDING REQUIREMENTS OF THE TOWNSHIP OF NEPTUNE, WHICH ARE ON FILE IN THE OFFICE OF THE TOWNSHIP ENGINEER.
 - NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING AND PLANNING.
 - THE APPLICANT/OWNER SHALL ENSURE PROPER ON-SITE DRAINAGE; PER NEPTUNE TOWNSHIP ORDINANCE 07-11, SECTION 1010E (12), UNDER NO CIRCUMSTANCES SHALL INDIVIDUAL LOTS BE GRADED IN SUCH A MANNER AS TO REDIRECT STORMWATER RUNOFF ONTO AN ADJACENT AND/OR DOWNSTREAM PROPERTY, OR DISTURB OR CHANGE THE EXISTING DRAINAGE PATTERNS OF AN ADJACENT LOT.
 - IN ACCORDANCE WITH THE TOWNSHIP GENERAL CODE, SECTION XII, PROPERTY MAINTENANCE 12-1.2 (U), LEADERS AND DRAINS: NO LEADERS OR DRAINS SHALL BE CONSTRUCTED, INSTALLED, OR MAINTAINED IN SUCH A MANNER AS TO CAST RAIN WATER UPON THE ADJOINING PROPERTY. THEREFORE, ALL ROOF DRAINS SHALL BE CONNECTED TO AN UNDERGROUND RECHARGE SYSTEM OR DIRECTED TO A POINT OF DISCHARGE THAT WILL NOT IMPACT ADJACENT OR DOWNSTREAM PROPERTIES.
 - UPON COMPLETION OF CONSTRUCTION THE APPLICANT SHALL SUBMIT THREE (3) COPIES OF A FINAL AS-BUILT SURVEY FOR NEW RESIDENTIAL OR COMMERCIAL CONSTRUCTION, AND RESIDENTIAL OR COMMERCIAL BUILDING ADDITIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR LICENSED IN THE STATE OF NEW JERSEY PRIOR TO REQUESTING A FINAL CERTIFICATE OF OCCUPANCY (CO) INSPECTION FROM THE MUNICIPAL ENGINEER.
 - APPLICANT IS TO OBTAIN ALL OTHER MUNICIPAL AND OUTSIDE AGENCY APPROVALS AS NECESSARY; THIS INCLUDES OBTAINING A ZONING PERMIT AND CONSTRUCTION PERMITS FROM THE TOWNSHIP FOR THE CONSTRUCTION OF THE DWELLING.
 - NO WORK SHALL COMMENCE ON-SITE WITHOUT BUILDING PERMITS.
 - A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE SHALL BE PROVIDED TO THE DEPARTMENT OF CONSTRUCTION, PRIOR TO THE COMMENCEMENT OF WORK.
 - ALL WORK ACTIVITIES SHALL BE COMPLETED DURING NORMAL WORKING HOURS AS DEFINED IN THE NEPTUNE TOWNSHIP NOISE ORDINANCE, CHAPTER 3 OF THE TOWNSHIP GENERAL CODE.



DRIVEWAY PAVEMENT DETAIL
N.T.S.



ROOF DRAIN
NO SCALE



LATERAL CONNECTION-WITH CLEANOUT
WHERE DEPTH OF SEWER DOES NOT EXCEED 10' TYP.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
PLOT PLAN ~ TREE REMOVAL PLAN 522 SOUTH RIVERSIDE DRIVE TAX BLOCK 5213, TAX LOT 1 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 52)				
 Nelson Engineering Associates, Inc.				
1750 BLOOMSBURY AVENUE OCEAN, NEW JERSEY 07712 TEL: (732)-918-2180 FAX: (732)-918-0697 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900				
SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING				
FOR THE FIRM DAVID H. BOESCH, L.L.A. LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD		
FILE: 200203	DATE: 04-15-20	SHEET 1 OF 2		