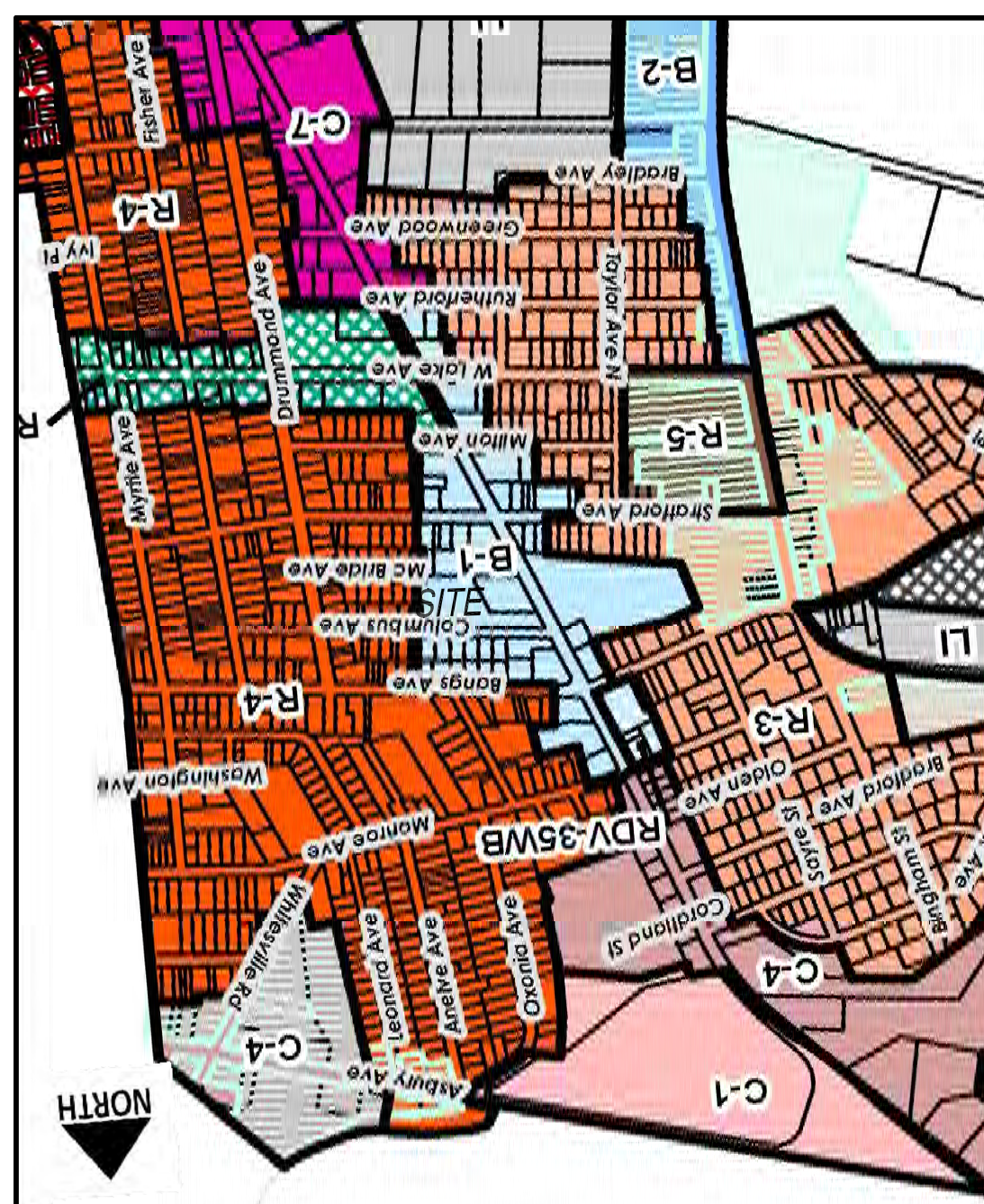


THE BEST SUBDIVISION

FOR PRELIMINARY & FINAL MAJOR SITE PLAN AND SUBDIVISION
USE VARIANCE APPLICATION
LOT 39 BLOCK 617
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY



ZONING MAP

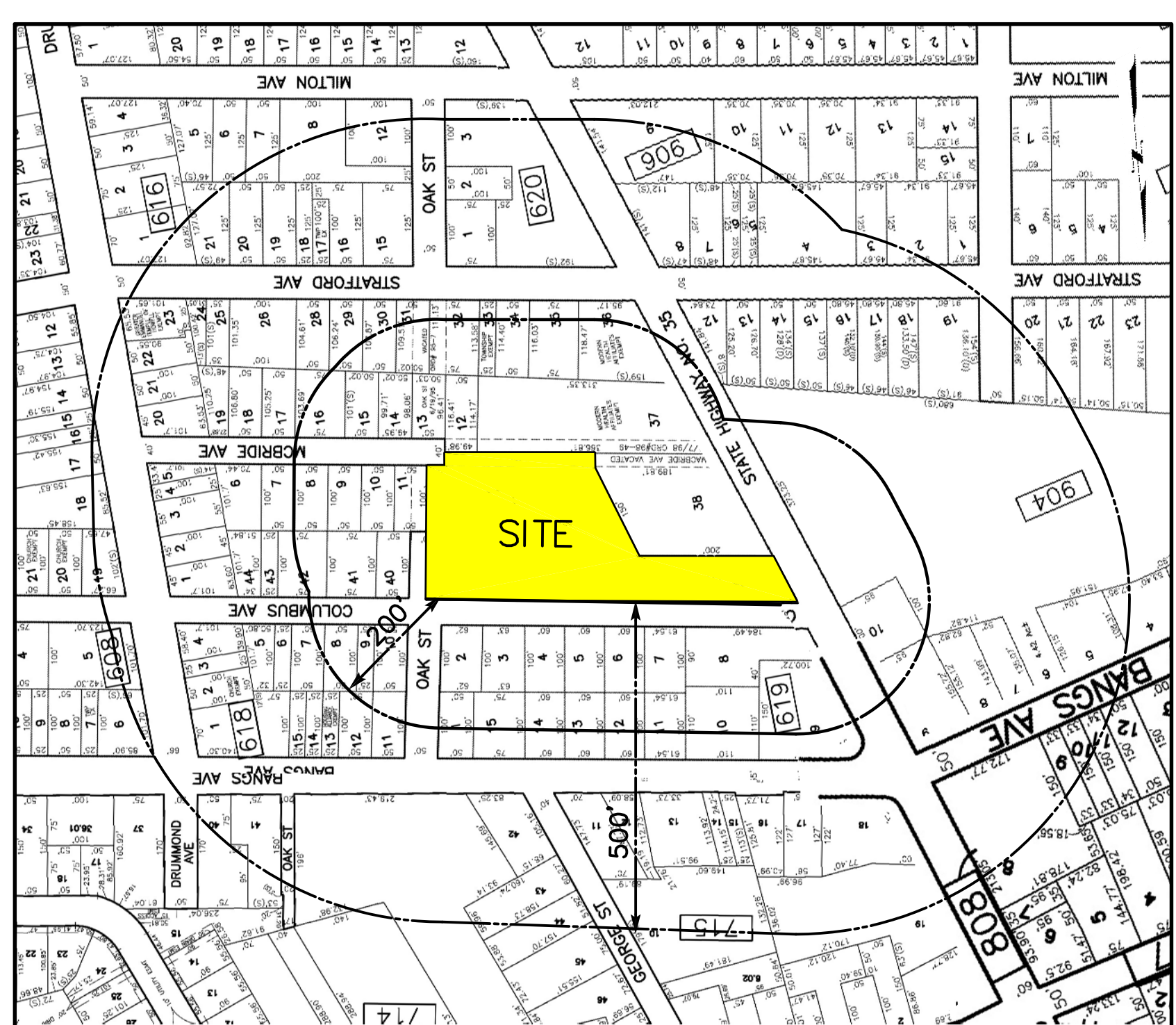
PROPERTY OWNERS WITHIN 200'

Buffer Report

Map of adjoining lots within the 200-foot buffer from Subject Property.

Lot #	Owner	Address	City/Township
608	FRANK MUCCHIELLO	103 JOHNSON AVE	BLOOMFIELD, NJ 07003
609	DARRYL JACKSON	432 HIGHWAY 35	NEPTUNE, NJ 07753
610	FRANK MUCCHIELLO	103 JOHNSON AVE	BLOOMFIELD, NJ 07003
611	DARRYL JACKSON	432 HIGHWAY 35	NEPTUNE, NJ 07753
612	FRANK MUCCHIELLO	103 JOHNSON AVE	BLOOMFIELD, NJ 07003
613	DARRYL JACKSON	432 HIGHWAY 35	NEPTUNE, NJ 07753
614	FRANK MUCCHIELLO	103 JOHNSON AVE	BLOOMFIELD, NJ 07003
615	DARRYL JACKSON	432 HIGHWAY 35	NEPTUNE, NJ 07753
616	FRANK MUCCHIELLO	103 JOHNSON AVE	BLOOMFIELD, NJ 07003
617	DARRYL JACKSON	432 HIGHWAY 35	NEPTUNE, NJ 07753

Table of Property Owners within 200' buffer, including owner names, addresses, and city/township information.

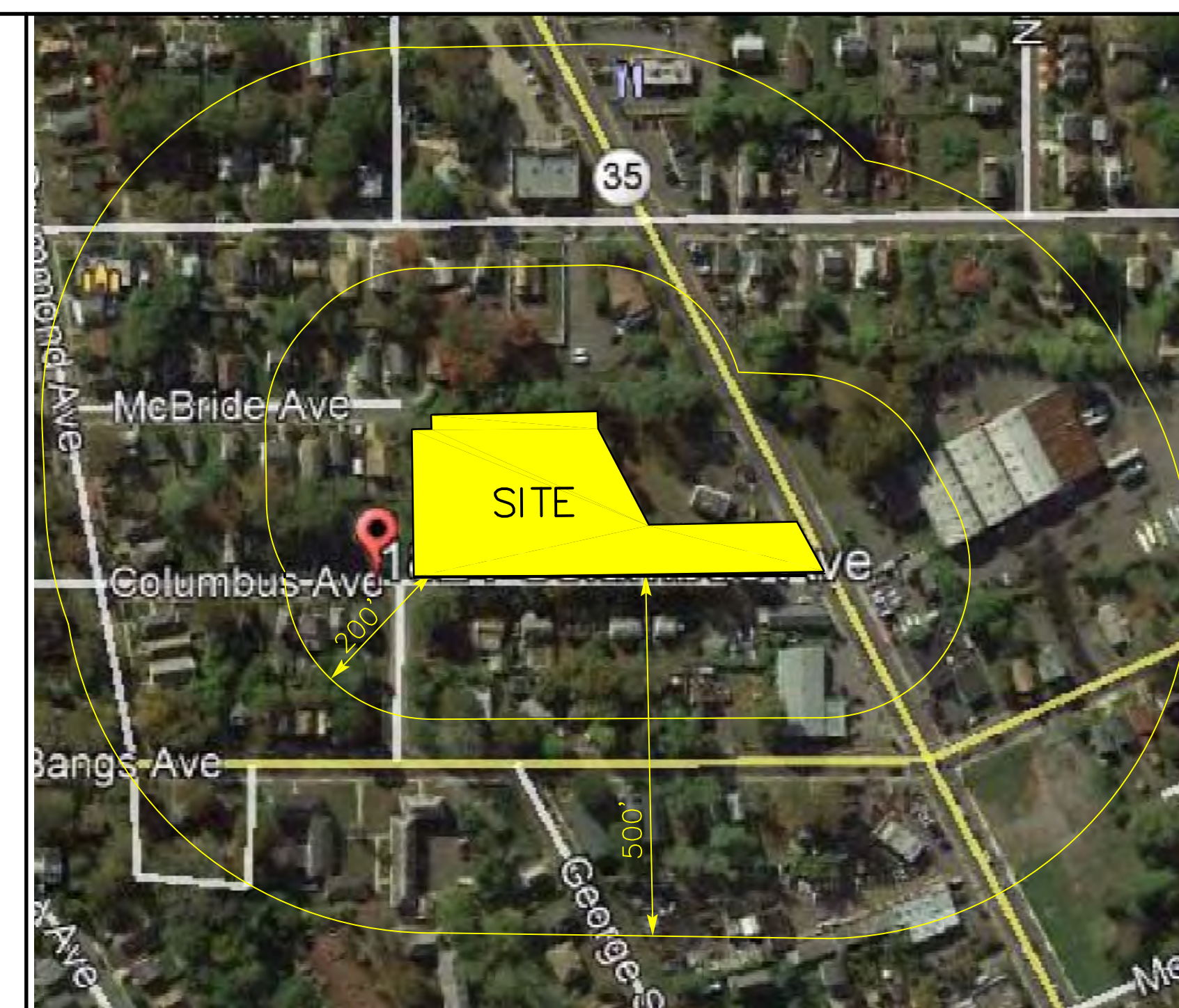


LOCATION MAP
1"=200'

PLANS PREPARED BY:
LANDMARK SURVEYING AND ENGINEERING, INC.
813 Main Street – Avon by the Sea, NJ 07717
Phone: (732) 775-8558 – Fax: (732) 775-7848
Email: LANDMARKSE@OPTOMUM.NET



NOTICE: I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS DOCUMENT AND ALL ATTACHEMENTS AND THAT, BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING AND PREPARING THE INFORMATION, I BELIEVE THAT THE INFORMATION IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.



AERIAL MAP
SCALE 1"=200'

OWNER
FRANK MUCCHIELLO
103 JOHNSON AVE
BLOOMFIELD, NEW JERSEY 07003
973-338-8449

OWNER UNDER CONTRACT/APPLICANT
DARRYL JACKSON
432 HIGHWAY 35
NEPTUNE, NEW JERSEY 07753
908-489-9133

I AM THE OWNER UNDER CONTRACT OF THE PROPERTY AS DESIGNATED AND AM THE OWNER UNDER CONTRACT OF THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE.

I AM THE APPLICANT FOR THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE.

FRANK MUCCHIELLO DATE
DARRYL JACKSON DATE
NOTARY PUBLIC DATE
NOTARY PUBLIC DATE

SHEET INDEX			
SHEET #	DESCRIPTION	DATE	REVISION DATE
1 of 12	COVER SHEET	09/01/18	4/17/20
2 of 12	SUBDIVISION PLAN	09/01/18	4/17/20
3 of 12	GRADING & UTILITY	09/01/18	4/17/20
4 of 12	DRAINAGE MAPS	09/01/18	4/17/20
5 of 12	DETAILS	09/01/18	4/17/20
6 of 12	SOIL EROSION & SEDIMENT CONTROL PLAN	09/01/18	4/17/20
7 of 12	SOIL EROSION & SEDIMENT CONTROL DETAILS	09/01/18	4/17/20
8 of 12	SOIL EROSION & SEDIMENT CONTROL NOTES	09/01/18	4/17/20
9 of 12	LANDSCAPE PLAN	09/01/18	4/17/20
10 of 12	LANDSCAPE DETAILS	09/01/18	4/17/20
11 of 12	LOT CONSOLIDATION PLAN	09/01/18	4/17/20
12 of 12	SURVEY OF PROPERTY	05/26/18	4/17/20

APPROVED BY THE TOWNSHIP OF NEPTUNE BOARD OF ADJUSTMENT ON _____ DATE _____

BOARD CHAIRMAN DATE
BOARD SECRETARY DATE
BOARD ENGINEER DATE

2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	REVISION SHEET INDEX	9/17/19	TG
REV.	DESCRIPTION	DATE	BY

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT
DARRYL JACKSON
432 HIGHWAY 35
NEPTUNE, NEW JERSEY 07753
908-489-9133

OWNER
FRANK MUCCHIELLO
103 JOHNSON AVE
BLOOMFIELD, NEW JERSEY 07003
973-338-8449

LANDMARK SURVEYING AND ENGINEERING, INC.
813 Main Street
Avon-by-the-Sea, New Jersey 07717
Tel: (732) 775-8558 - Fax: (732) 775-7848
CERT. OF AUTH. #24CA27929700
Email: Landmarks@Optimum.net
Web: www.Landmarks.net

DANIEL W. CARUSO, P.E.
N.J. PROFESSIONAL ENGINEER – GE35687

SCALE:	AS NOTED	DATE:	09/01/2018
DRAWN BY:	SHEET #	DRAWING:	JOB #
TG	1 of 12	17040SUB#3	17040

THE BEST SUBDIVISION

LOT 39 BLOCK 617

EXISTING WETLANDS LINE AS SURVEYED BY
ACRE SURVEY COMPANY, INC. 5/20/07
NJDEP LINE VERIFICATION FILE NUMBER
1334-06-0004.1 ISSUED FEB 8, 2007

PORTION OF EXISTING
WETLANDS TO REMAIN
(CONSERVATION EASEMENT)

GENERAL NOTES:

- PROPERTY IS KNOWN AND DESIGNATED AS LOT 39 IN BLOCK 617 AS SHOWN ON TAX SHEET NO. 6 OF THE TOWNSHIP OF NEPTUNE.
- TOTAL AREA OF LOT 39 = 78,595.08 SF (1.804 AC).
- PROPERTY LOCATED IN ZONE B1 - TOWN COMMERCIAL.
- OWNER UNDER CONTRACT/APPLICANT:
DARRYL JACKSON
908-489-9133
432 HIGHWAY 35 (aka 1824 COLUMBUS AVENUE)
NEPTUNE, NJ 07753
- OUTBOUND & TOPOGRAPHY SURVEY BY LANDMARK SURVEYING & ENGINEERING, INC., DATED 5/26/2018 REV. 2/5/19
- VERTICAL ELEVATION BASED ON MONUMENT KV0799 CONVERTED TO NAVD 1988 DATUM.
- 48 HOUR NOTICE IS REQUIRED TO THE ENGINEER'S OFFICE PRIOR TO THE START OF CONSTRUCTION.
- THIS PROJECT CONSISTS OF DEMOLISHING THE EXISTING BUILDING, SUBDIVIDING THE LOT INTO FOUR LOTS AND CONSTRUCTING A NEW SINGLE FAMILY DWELLING ON 3 NEW LOTS AND CONSTRUCTING AN AUTO DETAILING SHOP ON THE CORNER LOT.
- ALL UNDERGROUND UTILITIES BASED ON VISUAL MARKOUT ONLY AND ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- EXISTING UTILITIES ARE TO BE DISCONNECTED AND NEW CONNECTIONS MADE
- DOWNSPUTS TO BE CONNECTED TO THE RECHARGE SYSTEM
- DOWNSPOUT OVERFLOW TO BE DIRECTED TO SPLASH PADS AND THEN DIRECTED TO STREET IN FRONT, OPEN SPACE IN REAR
- ANY REQUIRED DISTURBANCE TO STREETS WILL BE REPAVED IN ACCORDANCE WITH THE TOWNSHIP STANDARDS
- UPON DEVELOPMENT OF THE RESIDENTIAL LOTS, THE EXISTING CURB WILL BE REPLACED AND/OR REPAVED AS DETERMINED BY THE CONSTRUCTION OFFICIAL.
- SUBJECT TO THE DISCRETION OF THE CONSTRUCTION OFFICIAL, THE EXISTING SIDEWALK, CURBING AND ASPHALT WILL BE REPAVED AND/OR REPLACED.
- ON SITE WETLANDS ARE AS NOTED ON THE PLAN
- ANY WORK WITHIN THE TOWNSHIP RIGHT OF WAY INCLUDING BUT NOT LIMITED TO DRIVEWAY, CURB, SIDEWALK, UTILITIES, ETC. REQUIRES A ROAD OPENING PERMIT PRIOR TO CONSTRUCTION
- NEW LOT NUMBERS AND STREET ADDRESSES HAVE BEEN ASSIGNED BY THE ASSESSING CLERK.
- SOIL LOGS FOR EACH LOT TO BE PROVIDED AT THE TIME BUILDING PERMIT APPLICATION IS MADE
- ARCHITECTURAL PLANS FOR EACH LOT TO BE PROVIDED AT THE TIME BUILDING PERMIT APPLICATION IS MADE
- FINAL RECHARGE DESIGN TO BE BASED ON ARCHITECTURAL PLANS AND WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION
- SOIL BORING TO DETERMINE SOIL BEARING CAPACITY TO BE PROVIDED AT THE TIME OF BUILDING PERMIT APPLICATION
- THE PROJECT SITE IS IN THE METROPOLITAN PLANNING AREA ZONE PA-1 AS SHOWN ON THE NJ STATE DEVELOPMENT PLAN & REDEVELOPMENT PLAN
- THE PROJECT DOES NOT PROPOSE ANY BASEMENTS DUE TO THE HIGH WATER TABLE
- TRASH WILL BE KEPT IN TOWNSHIP SUPPLIED CONTAINERS & ROLLED OUT TO THE CURB FOR PICK UP ON DESIGNATED DAYS
- CONTAINERS WILL BE TAKEN BACK AFTER PICK UP
- THE COMMERCIAL SITE DOES NOT OPERATE AFTER SUNSET THEREFORE, NO PARKING LOT LIGHTS ARE PROVIDED. HOWEVER, BUILDING MOUNTED LIGHTS WILL BE PROVIDED TO LIGHT THE PARKING LOT FOR SECURITY. SEE ARCHITECTURAL PLANS.

WETLAND AREA SUMMARY

PORTION OF WETLAND
AREA ON SITE 55,300.71 SF

PORTION OF WETLAND
AREA IMPACTED
22,571.38 SF

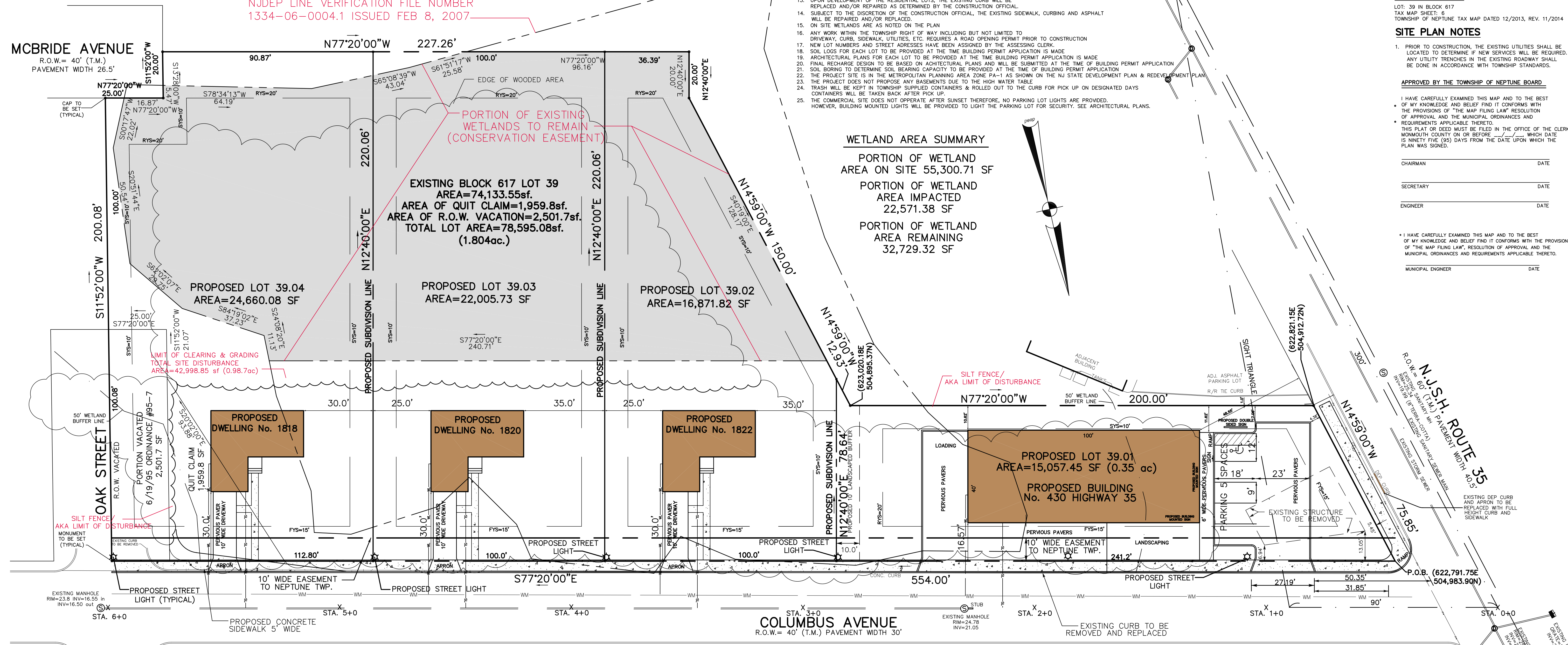
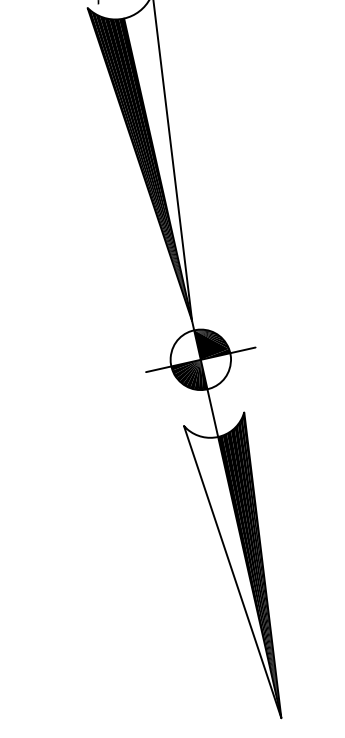
PORTION OF WETLAND
AREA REMAINING
32,729.32 SF

EXISTING BLOCK 617 LOT 39
AREA=74,133.55sf.
AREA OF QUIT CLAIM=1,959.8sf.
AREA OF R.O.W. VACATION=2,501.7sf.
TOTAL LOT AREA=78,595.08sf.
(1.804ac.)

PROPOSED LOT 39.04
AREA=24,660.08 SF

PROPOSED LOT 39.03
AREA=22,005.73 SF

PROPOSED LOT 39.02
AREA=16,871.82 SF



FLOOD ZONE REFERENCE

FLOOD ZONE 'X' - NO MINIMUM BASE FLOOD ELEVATION.
F.I.R.M. No. 34025C0334F, DATED SEP. 25, 2009

REFERENCES

- DEED BOOK 8749 PAGE 4937
- DEED BOOK 462 PAGE 35
- SURVEY PREPARED BY ACRE SURVEY COMPANY, INC. DATED 5/20/07
- ORDINANCE #95-7 DATED 6/19/95
- DEED BOOK 9341 PAGE 865

REFERENCE PLANS

- "BOUNDARY & TOPOGRAPHIC SURVEY," DATED MAY 25, 2018 REVISED 2/5/19
PREPARED BY LANDMARK SURVEYING & ENGINEERING, INC.
SIGNED ZENON T. GRYBOWSKI, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. NO. 23918

TAX MAP DATA

LOT: 39 IN BLOCK 617
TAX MAP SHEET: 6
TOWNSHIP OF NEPTUNE TAX MAP DATED 12/2013, REV. 11/2014

SITE PLAN NOTES

- PRIOR TO CONSTRUCTION, THE EXISTING UTILITIES SHALL BE LOCATED TO DETERMINE IF NEW SERVICES WILL BE REQUIRED. ANY UTILITY TRENCHES IN THE EXISTING ROADWAY SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP STANDARDS.

APPROVED BY THE TOWNSHIP OF NEPTUNE BOARD

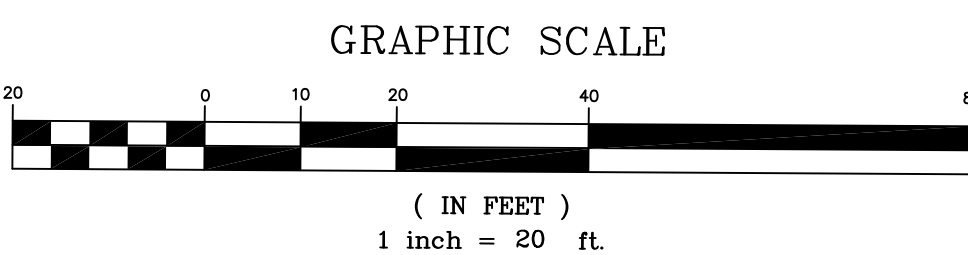
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.
THIS PLAN OR DEED MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____, WHICH DATE IS NINETY FIVE (95) DAYS FROM THE DATE UPON WHICH THE PLAN WAS SIGNED.

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE
MUNICIPAL ENGINEER	DATE

ZONING DATA

ZONE: B-1 TOWN COMMERCIAL	REQUIRED	EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED
PRINCIPAL BUILDING USE:	COMMERCIAL	COMMERCIAL CAR DETAILING	COMMERCIAL CAR DETAILING LOT 39.01	RESIDENTIAL LOT 39.02	RESIDENTIAL LOT 39.03	RESIDENTIAL LOT 39.04
MIN. LOT AREA (SF.):	15,000 sf.	78,595.08 sf.	15,057.45 sf.	16,871.82 ft.	22,005.73 sf.	24,660.08 sf.
MIN. LOT WIDTH (FT.):	100 ft.	67.19 ft. **	67.19 ft. *	100 ft.	100 ft.	112.80 ft.
MIN. LOT DEPTH (FT.):	100 ft.	75.85 ft. **	75.85 ft. *	100 ft.	100 ft.	112.80 ft.
MIN. FRONT YARD NJ ROUTE 35 (FT.):	15 ft.	5.45 ft. **	5.45 ft. *	149.35 ft.	220.06 ft.	220.06 ft.
MIN. FRONT YARD COLUMBUS AVE (FT.):	15 ft.	6.94 ft. **	6.94 ft. *	30 ft.	30 ft.	30 ft.
MIN. SIDE YARD (FT.):	10 ft.	27.5 ft.	10.62 ft.	25 ft.	25 ft.	30 ft.
MIN. SIDE YARD AGGREGATE (FT.):	25 ft.	N/A	N/A	60 ft.	60 ft.	73.70 ft.
MIN. REAR YARD (FT.):	20 ft.	370.51 ft.	56.76 ft.	155.06 ft.	155.06 ft.	155.06 ft.
MAX. BUILDING COVERAGE (%):	35%	1.26%	26.53%	6.41%	4.92%	4.39%
MAX. TOTAL LOT COVERAGE (%):	80%	2.72%	57.98%	8.89%	6.89%	6.15%
MIN. IMPROVABLE AREA	7,200.0 sq. (59' R)	1,397.34sf. (21.09P)**	1,397.34sf. (21.09P)**	4,004sf. (35.79)*	4,004sf. (35.79)*	4,004sf. (35.79)*
MAX. BUILDING HEIGHT (FT./ST.):	48 ft./3 STORY	13.87 ft./1 STORY	24 ft./1 STORY	35 ft./2.5 STORY	35 ft./2.5 STORY	35 ft./2.5 STORY
PARKING (RESIDENTIAL)	2 SPACES	NA	NA	2 SPACES	2 SPACES	2 SPACES
PARKING (COMMERCIAL)	TO BE DETERMINED	1 SPACE	4 SPACES	NA	NA	NA
LOADING AREA	1 SPACE	0 SPACE	1 SPACE	NA	NA	NA
SIGN	48 sq. ft. (H10) MAX	NA	40 sq. ft. (H10)	NA	NA	NA
FLOOR AREA RATIO (MAXIMUM)	0.6	0.01	0.38	0.24	0.24	0.11
MAX DENSITY	NA	NA	NA	NA	NA	NA
FIRST FLOOR ELEVATIONS	NA	26.09	26.3	28.0	28.0	28.0

**= PRE-EXISTING NON-CONFORMING
*= PROPOSED NON-CONFORMING



OWNER	OWNER UNDER CONTRACT/APPLICANT
FRANK MUCCHIELLO 432 HIGHWAY 35 BLOOMFIELD, NEW JERSEY 07003 973-338-8449	DARRYL JACKSON 432 HIGHWAY 35 NEPTUNE, NEW JERSEY 07753 908-489-9133
I AM THE OWNER UNDER CONTRACT OF THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE	I AM THE OWNER UNDER CONTRACT OF THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE
I AM THE APPLICANT FOR THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE	I AM THE APPLICANT FOR THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE
FRANK MUCCHIELLO DATE	DARRYL JACKSON DATE
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP (AND LAND SURVEY DATED 02/16/18) MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

ZENON T. GRYBOWSKI
N.J. PROFESSIONAL LAND SURVEYOR - 23918
N.J. PROFESSIONAL PLANNER - 2911

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON
432 HIGHWAY 35
NEPTUNE, NEW JERSEY 07753
908-489-9133

OWNER

FRANK MUCCHIELLO
432 HIGHWAY 35
BLOOMFIELD, NEW JERSEY 07003
973-338-8449

SUBDIVISION PLAN FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35
LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE
ON T.M. SHEET #6 DATED 12/2013, REVISED 11/2014
MONMOUTH COUNTY NEW JERSEY

ZENON T. GRYBOWSKI
N.J. PROFESSIONAL LAND SURVEYOR - 23918
N.J. PROFESSIONAL PLANNER - 2911

LANDMARK SURVEYING AND ENGINEERING, INC.

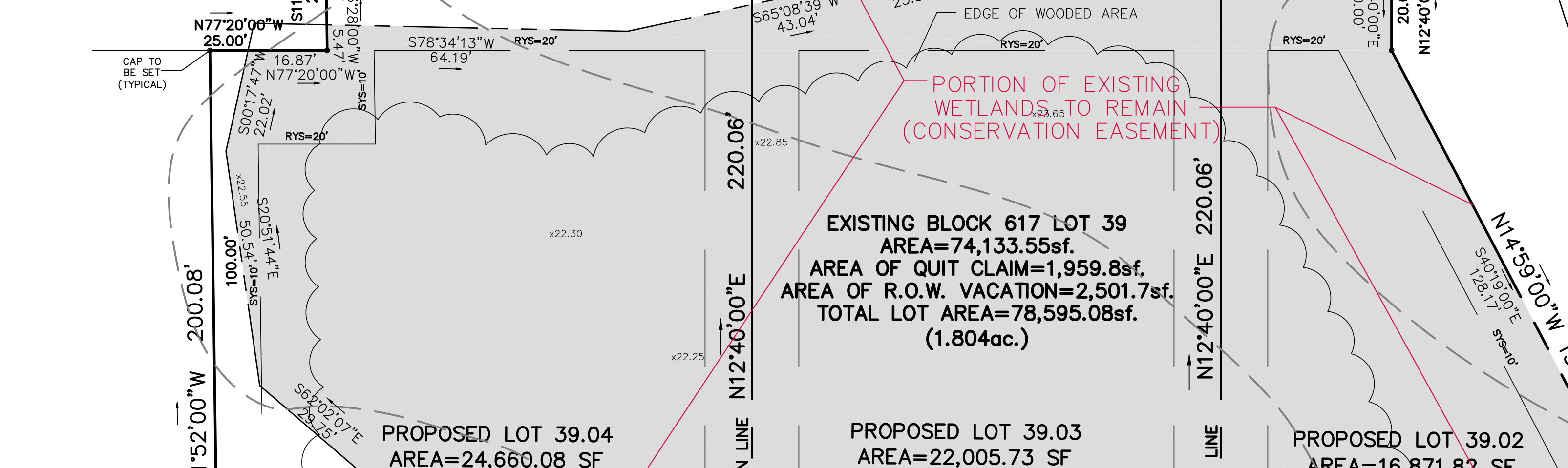
813 Main Street
Avon-by-the-Sea, New Jersey 07717
Tel: (732)775-8558 - Fax: (732)775-7848
CERT. OF AUTH. #24JA27929700
Email: Landmarks@Optimum.net
Web: www.Landmarks.net

SCALE: 1"=20'
DRAWN BY: TG
SHEET # 2 of 12
DATE: 09/01/2018
DRAWING: 17040SUB#3
JOB #: 17040

EXISTING WETLANDS LINE AS SURVEYED BY
ACRE SURVEY COMPANY, INC. 5/20/07
NJDEP LINE VERIFICATION FILE NUMBER
1334-06-0004.1 ISSUED FEB 8, 2007

MCBRIDE AVENUE

R.O.W.= 40' (T.M.)
PAVEMENT WIDTH 26.5'



EXISTING BLOCK 617 LOT 39
AREA=74,133.55sf.
AREA OF QUIT CLAIM=1,959.8sf.
AREA OF R.O.W. VACATION=2,501.7sf.
TOTAL LOT AREA=78,595.08sf.
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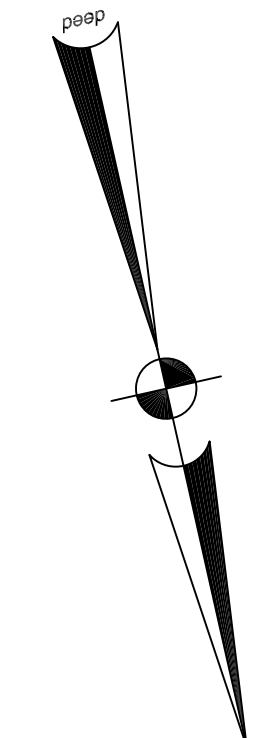
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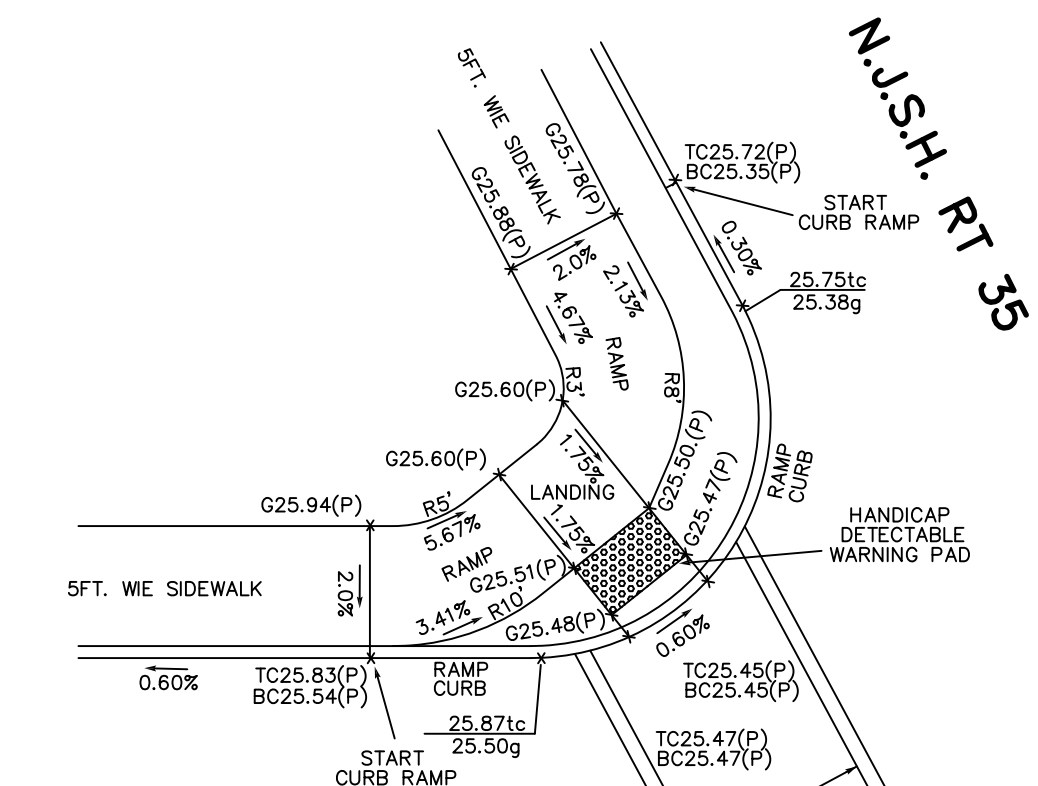
WETLAND AREA SUMMARY

PORTION OF WETLAND
AREA ON SITE 55,300.71 SF
PORTION OF WETLAND
AREA IMPACTED
22,571.38 SF
PORTION OF WETLAND
AREA REMAINING
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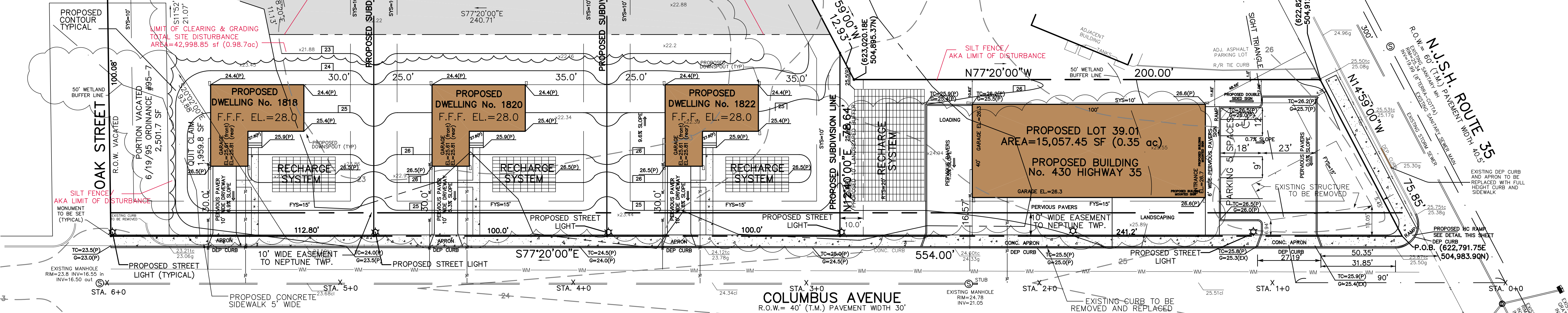


COLUMBUS AVENUE

HC RAMP GRADING DETAIL
NTS

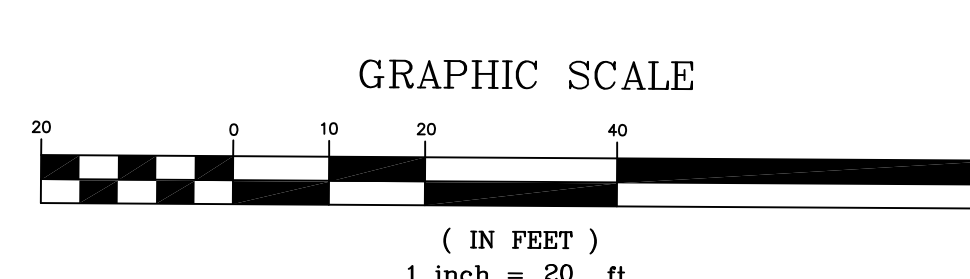


N.J.S.H. ROUTE 35
R.O.W.= 50' (T.M.)
PAVEMENT WIDTH 40.5'



COLUMBUS AVENUE
R.O.W.= 40' (T.M.) PAVEMENT WIDTH 30'

OAK STREET
R.O.W.= 50' (T.M.)
PAVEMENT WIDTH 30'

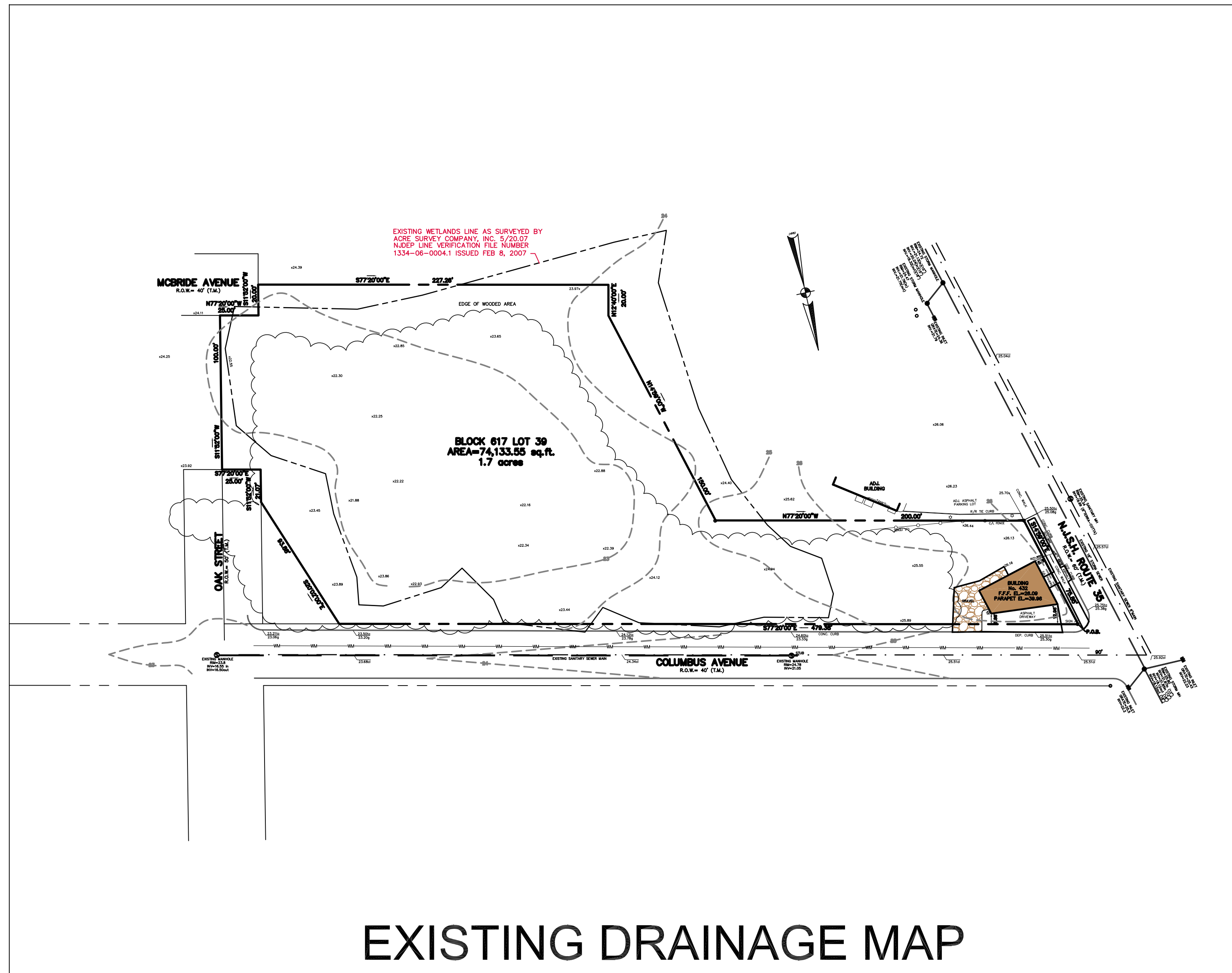


2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
REV.	DESCRIPTION	DATE	BY

THE BEST SUBDIVISION
OWNER UNDER CONTRACT/APPLICANT
DARRYL JACKSON
432 HIGHWAY 35
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908-489-9133
OWNER
FRANK MUCCHIELLO
103 JOHNSON AVE
BLOOMFIELD, NEW JERSEY 07003
973-338-8449

**GRADING + UTILITY FOR
USE VARIANCE, SITE PLAN
AND SUBDIVISION APPL.**
1824 COLUMBUS AVE. aka 432 HIGHWAY 35
LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE
on T.M. SHEET # DATED 12/2013, REVISED 11/2014
MONMOUTH COUNTY NEW JERSEY
DANIEL W. CARUSO, P.E.
N.J. PROFESSIONAL ENGINEER - GE35687

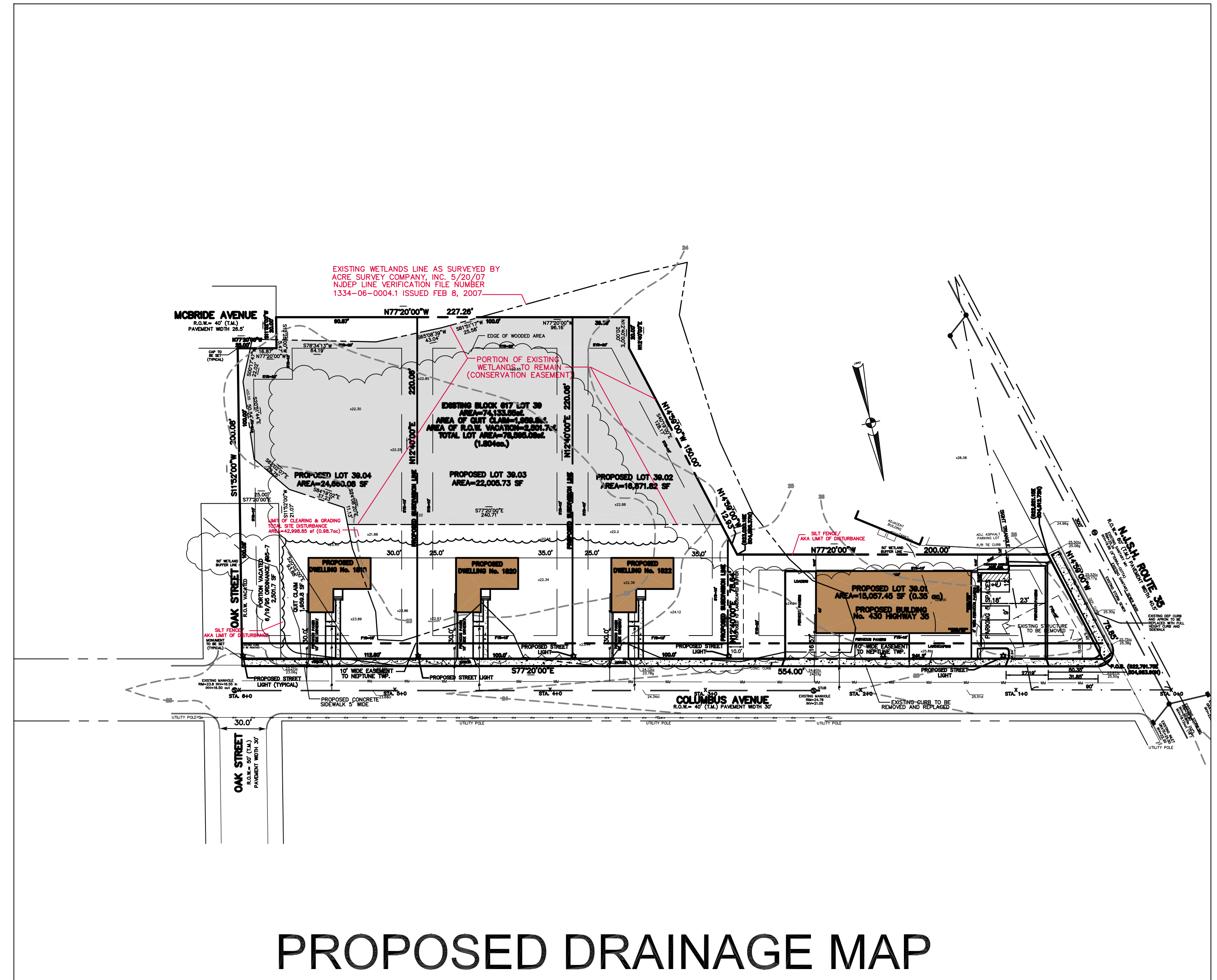
LANDMARK
SURVEYING AND ENGINEERING, INC.
813 Main Street
Avon-by-the-Sea, New Jersey 07717
Tel: (732)775-8598 - Fax: (732)775-7848
CERT. OF AUTH. #24JA27929700
Email: Landmarks@Optimum.net
Web: www.Landmarks.net
SCALE: 1"=20'
DRAWN BY: TG
SHEET #: 3 of 12
DRAWING: 17040SUB#3
DATE: 09/01/2018
JOB #: 17040



EXISTING DRAINAGE MAP

**EXISTING DRAINAGE CONDITONS
(SOILS GROUP EwB-EVESBORO GROUP "A")**

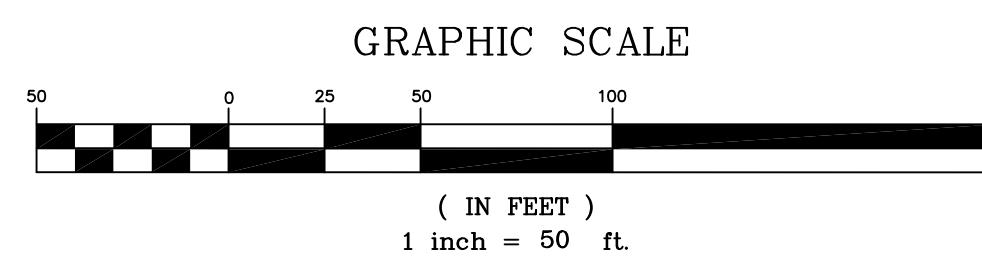
SURFACE	AREA (SF.)	AREA (AC.)	CN
LAWN AREA	5,883.90	0.13	61
BUILDING	991.22	0.02	98
DRIVEWAY/ WALKWAY	1,941.91	0.04	98
WOODED	35,031.95	0.80	30
TOTAL	43,848.98	1.01	



PROPOSED DRAINAGE MAP

**PROPOSED DRAINAGE CONDITONS
(SOILS GROUP EwB-EVESBORO GROUP "A")**

SURFACE	AREA (SF.)	AREA (AC.)	CN
LAWN AREA	27,333.08	0.63	61
BUILDING	7,246.00	0.17	98
DRIVEWAY/ WALKWAY	4,205.96	0.10	98
WOODED	0	0	30
PERVIOUS PAVERS	5,063.94	0.12	76
TOTAL	43,848.98	1.01	

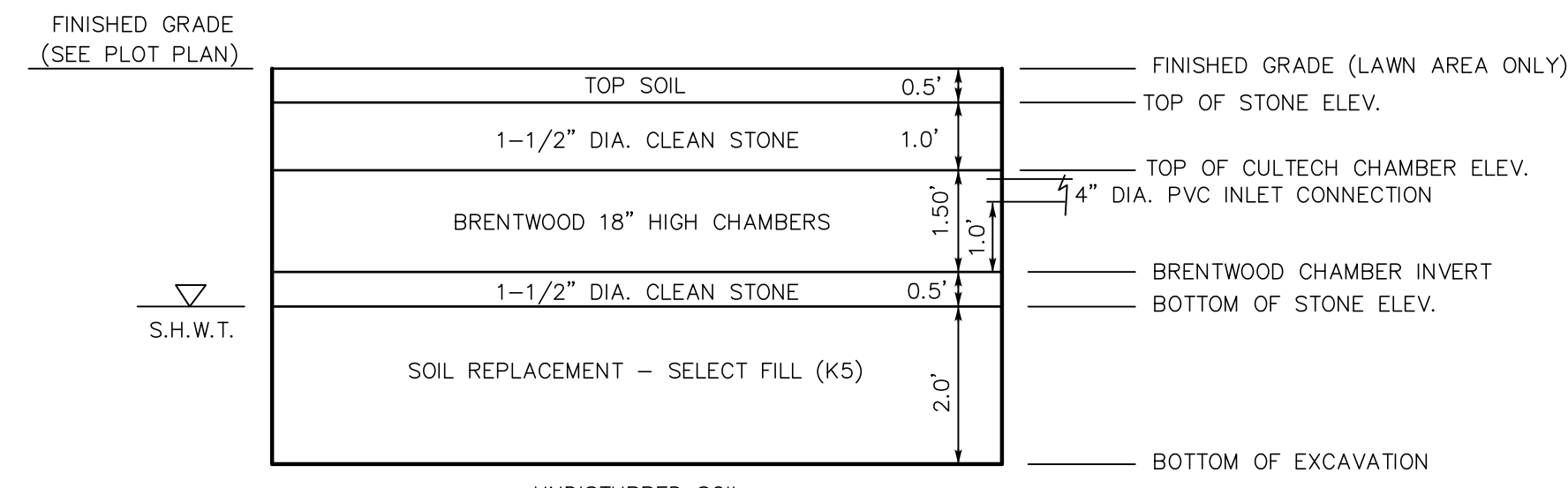
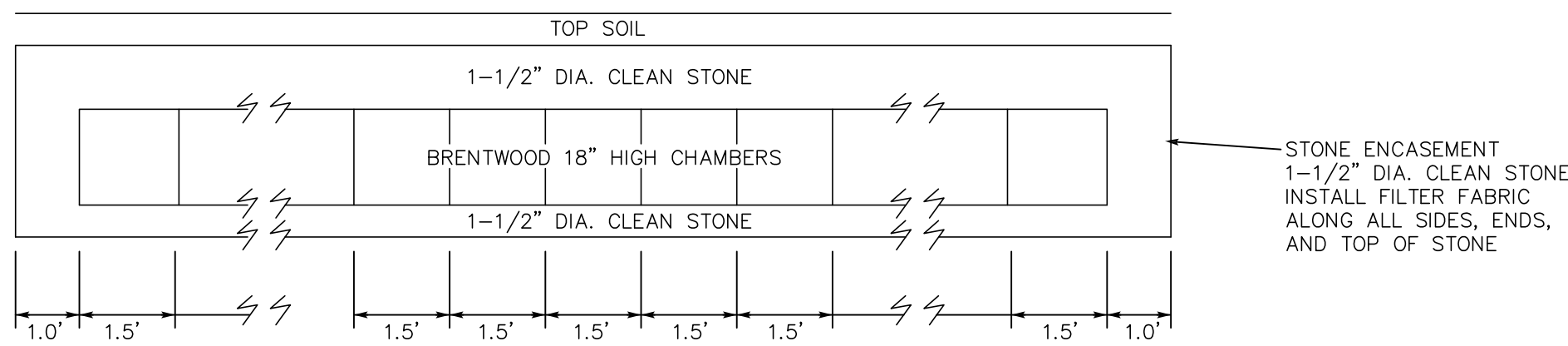


2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TC
1	ADD WELAND BUFFER	9/17/19	TC
REV.	DESCRIPTION	DATE	BY

THE BEST SUBDIVISION
OWNER UNDER CONTRACT/APPLICANT
DARRYL JACKSON
432 HIGHWAY 35
NEPTUNE, NEW JERSEY 07753
908-469-9133
OWNER
FRANK MUCHELLO
103 JOHNSON AVE
BLOOMFIELD, NEW JERSEY 07003
973-338-9449

**DRAINAGE MAPS FOR
USE VARIANCE, SITE PLAN
AND SUBDIVISION APPL.**
1824 COLUMBUS AVE. aka 432 HIGHWAY 35
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014
MONMOUTH COUNTY NEW JERSEY
Daniel W. Caruso
DANIEL W. CARUSO, P.E.
N.J. PROFESSIONAL ENGINEER - GE35687

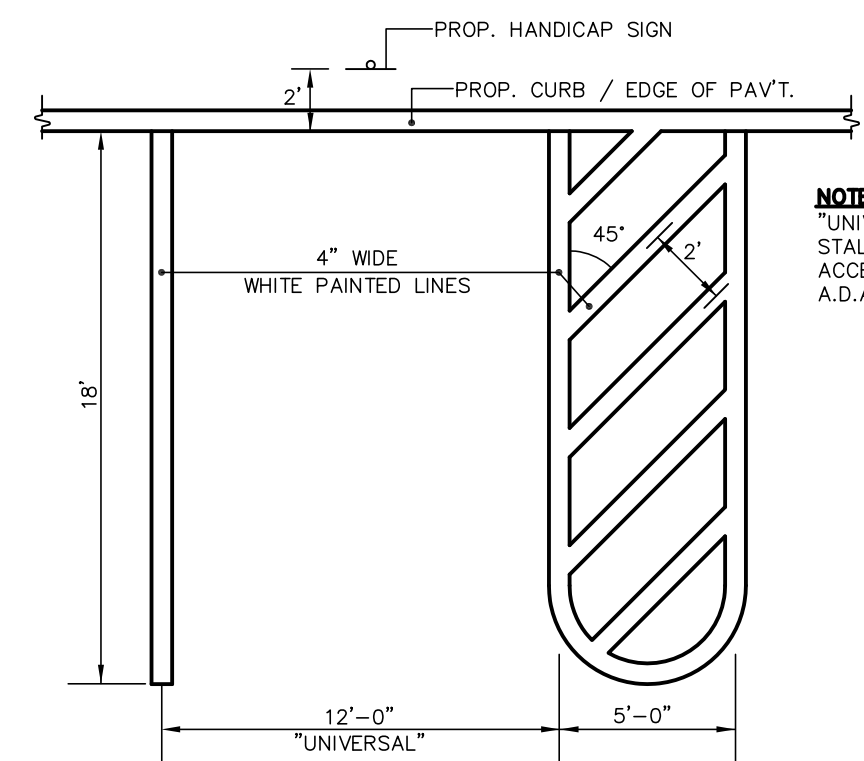
LANDMARK
SURVEYING AND ENGINEERING, INC.
813 Main Street
Avon-by-the-Sea, New Jersey 07717
Tel: (732)775-8568 - Fax: (732)775-7848
CERT. OF AUTH. #24GA27929700
Email: Landmarks@Optimum.net
Web: www.Landmarks.net
SCALE: 1"=50' DATE: 09/01/2018
DRAWN BY: BS SHEET #: 4 of 12 DRAWING: 17040SUB#3 JOB #: 17040



INFILTRATION BASINS
 18" BRENTWOOD CHAMBERS
 (18" WIDE x 18" HIGH x 36" LONG)
 TOTAL WIDTH 30 FT. x LENGTH 48 FT.
 20 CHAMBERS WIDE, 16 CHAMBERS LONG

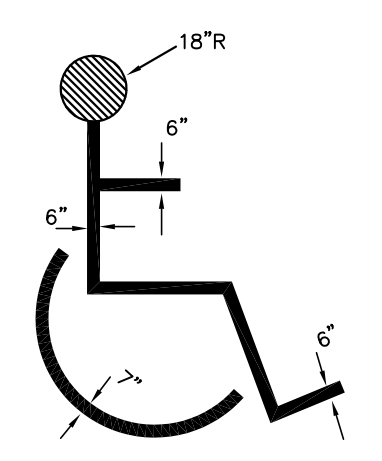
DRAINAGE RECHARGE DETAILS

N.T.S.



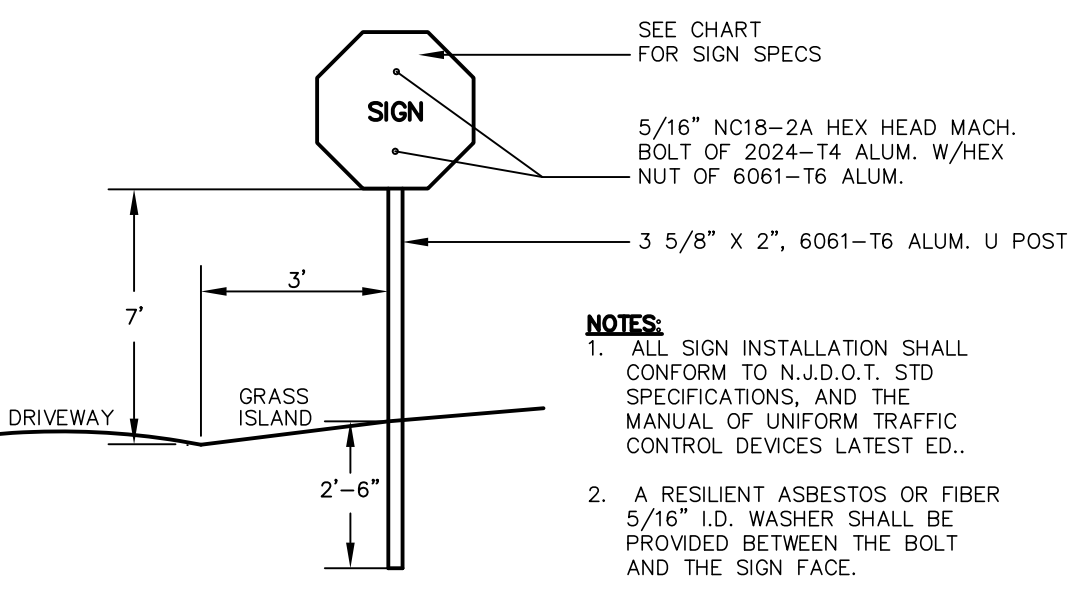
HANDICAP PARKING STALL DETAIL

N.T.S.



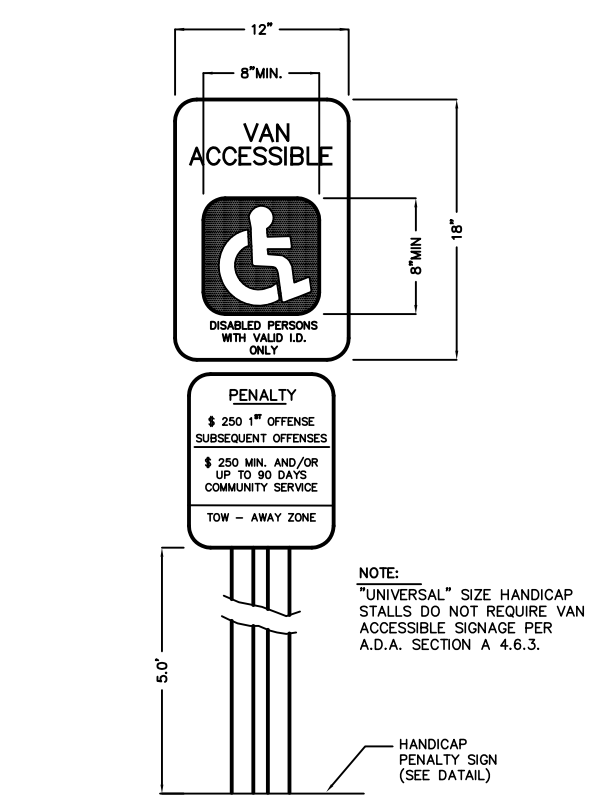
HANDICAP SYMBOL PAINT DETAIL

N.T.S.



WARNING AND/OR REGULATORY SIGN DETAIL

N.T.S.

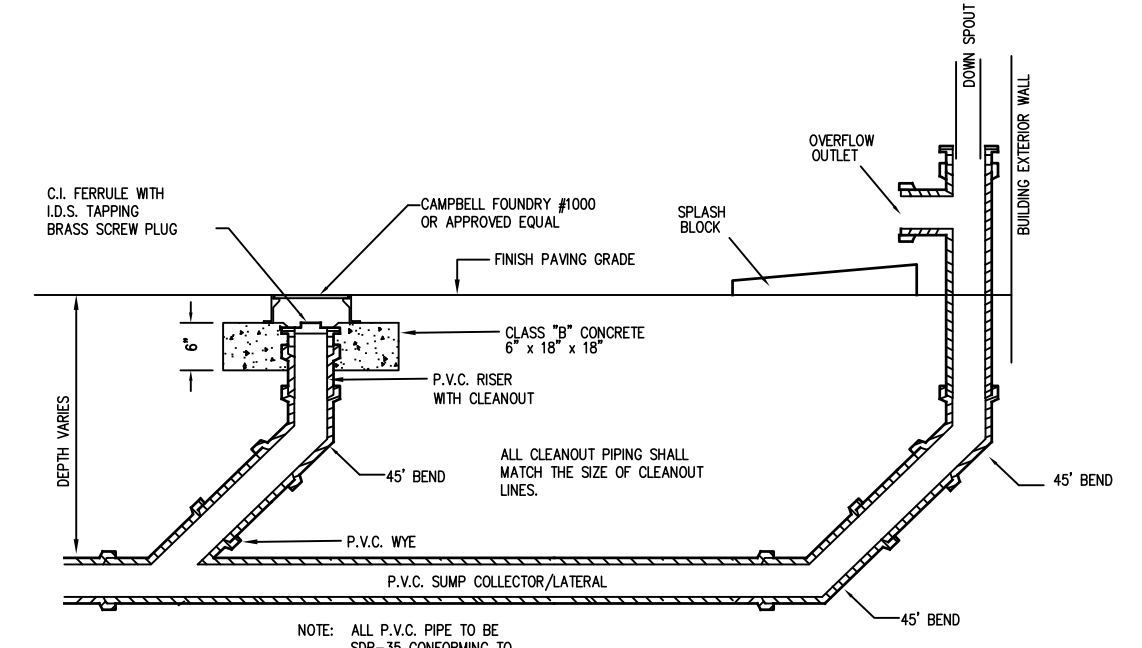


HANDICAP SIGN DETAIL

N.T.S.

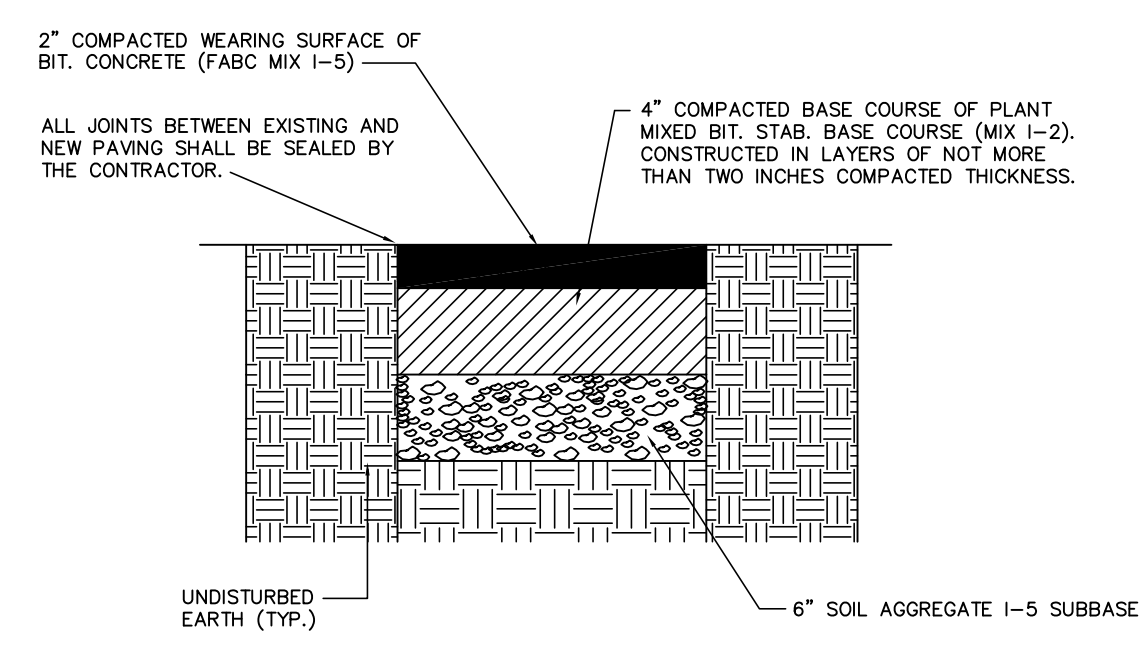
SIGN FOOTING DETAIL

N.T.S.



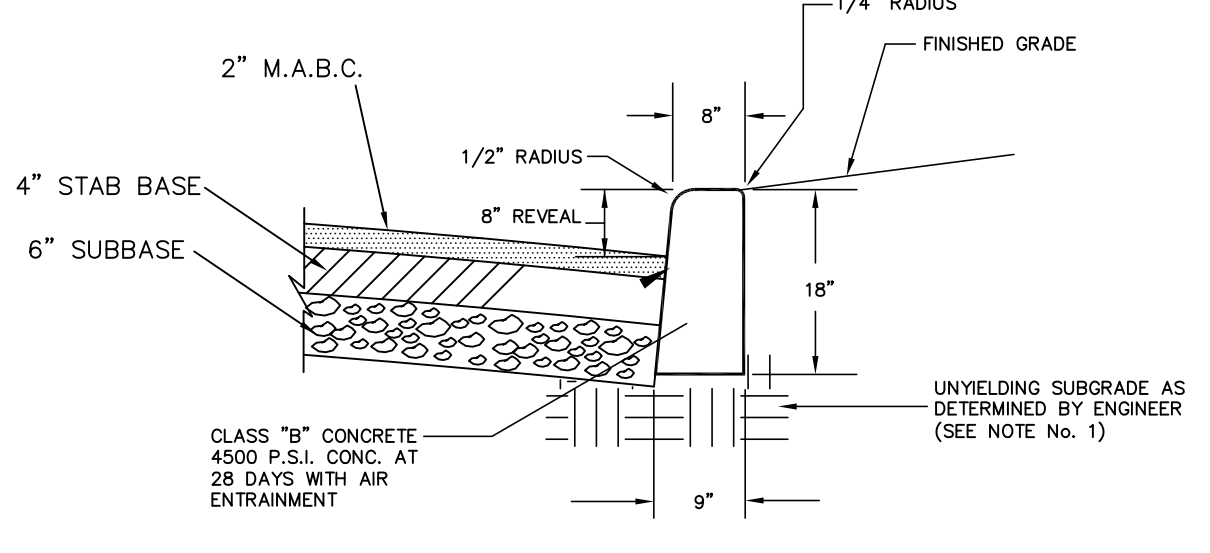
ROOF DRAIN BUILDING CONNECTION

N.T.S.

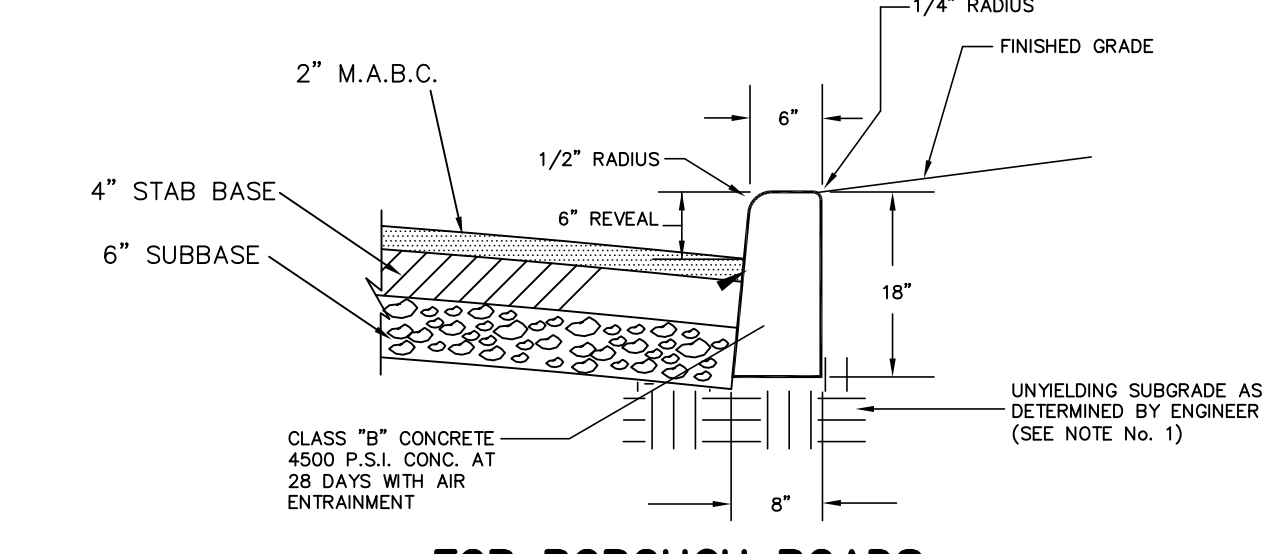


PAVEMENT REPAIR DETAIL & BOROUGH ROADS FOR STATE ROADS

N.T.S.



FOR STATE ROADS

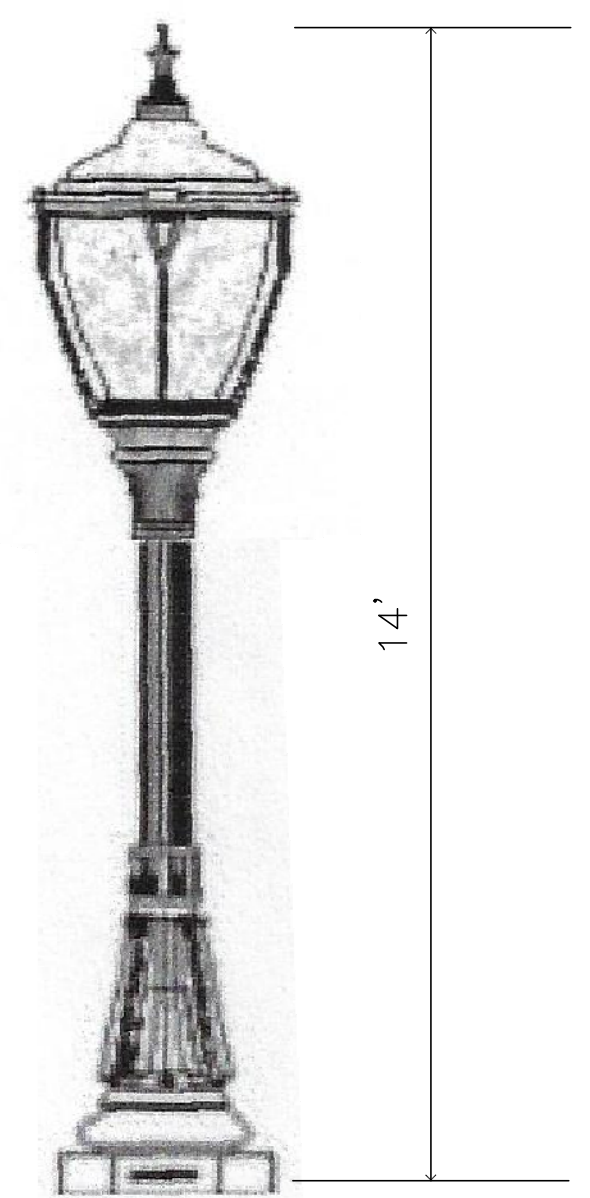


FOR BOROUGH ROADS

- NOTES**
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH N.J.D.O.T. OSABC. ALL SUBGRADES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.
 2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AND AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, CONFORMING TO N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION JOINTS SHALL BE PROVIDED EVERY 10'. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.
 3. CURB SHALL BE TEMPORARILY BACKFILLED TO FINISHED GRADE WITH SOIL BEHIND AND STONE ON THE ROAD SIDE AS SOON AS IT HAS ATTAINED SUFFICIENT SUPPORTING STRENGTH OR WITHIN 24 HOURS OF POURING (WHICHEVER IS LESS).
 4. WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA THE EXISTING PAVEMENT SHALL BE SAW CUT IN FRONT OF THE NEW CURB FACE IN A NEAT STRAIGHT LINE. THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO MEET EXISTING PAVEMENT, IN ACCORDANCE WITH THE PAVEMENT MIXING DETAIL.
 5. THE GENERAL CONTRACTOR OR OWNER IS RESPONSIBLE FOR MAINTAINING ALL CURB UNTIL FORMALLY ACCEPTED BY THE ENGINEER. ALL CURB THAT IS BROKEN, CRACKED, OR OUT OF ALIGNMENT SHALL BE REPLACED PRIOR TO FINAL PAVING AND/OR ACCEPTANCE. CURB REPLACEMENT SHALL BE FROM EXPANSION JOINT TO EXPANSION JOINT ONLY.

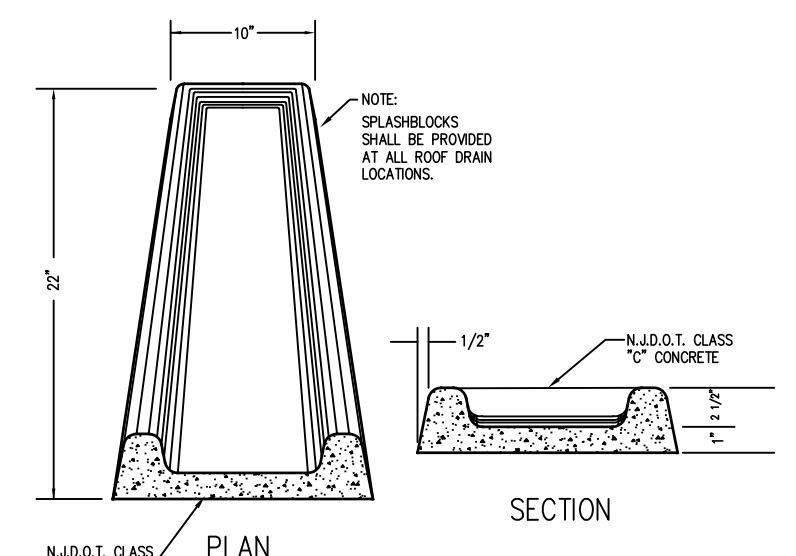
CONCRETE CURB DETAIL

N.T.S.



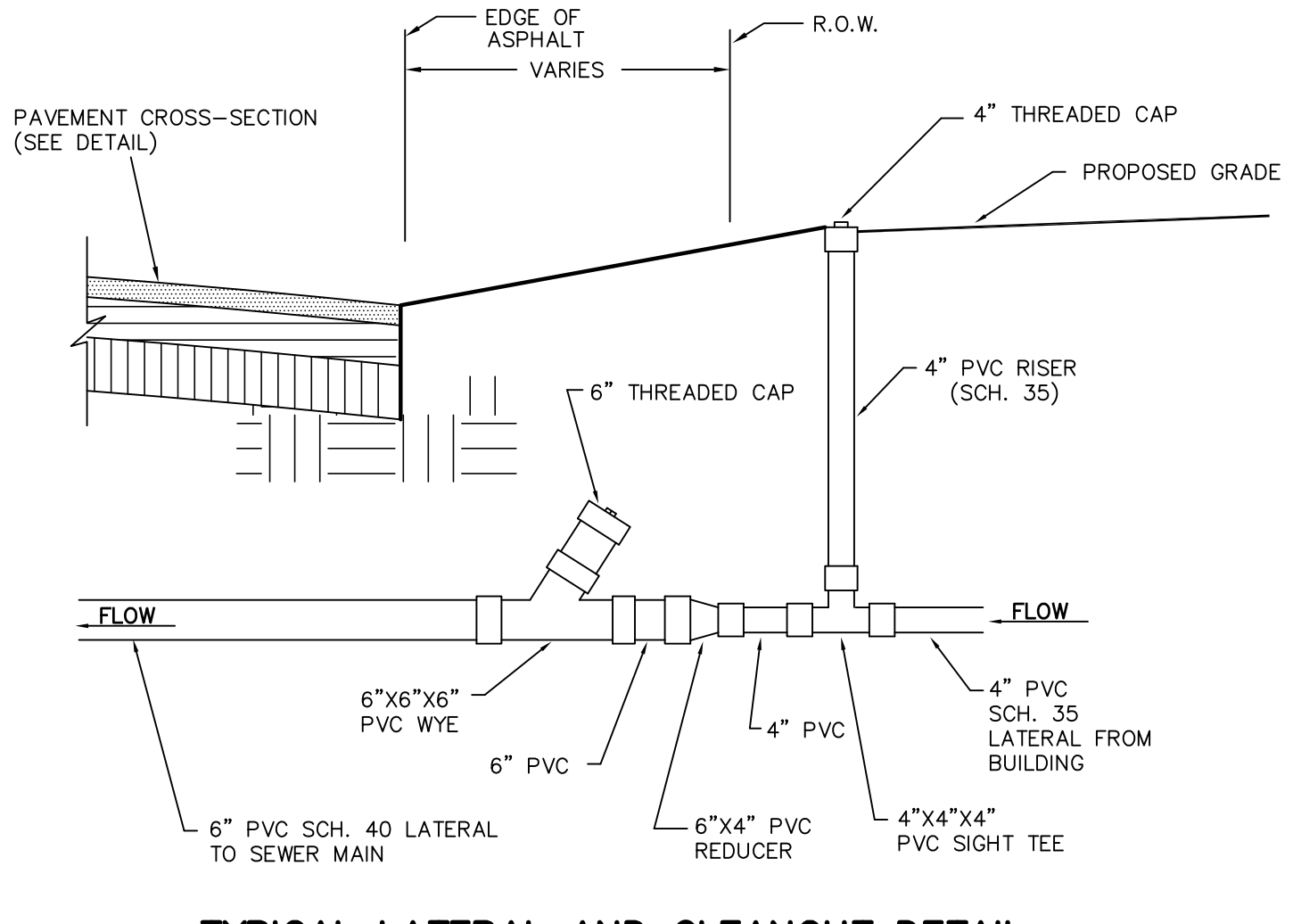
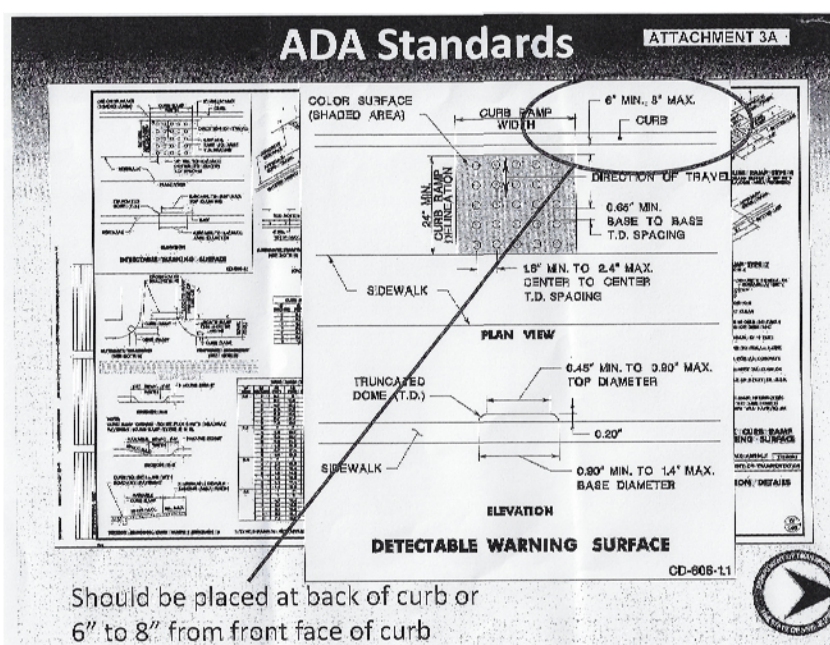
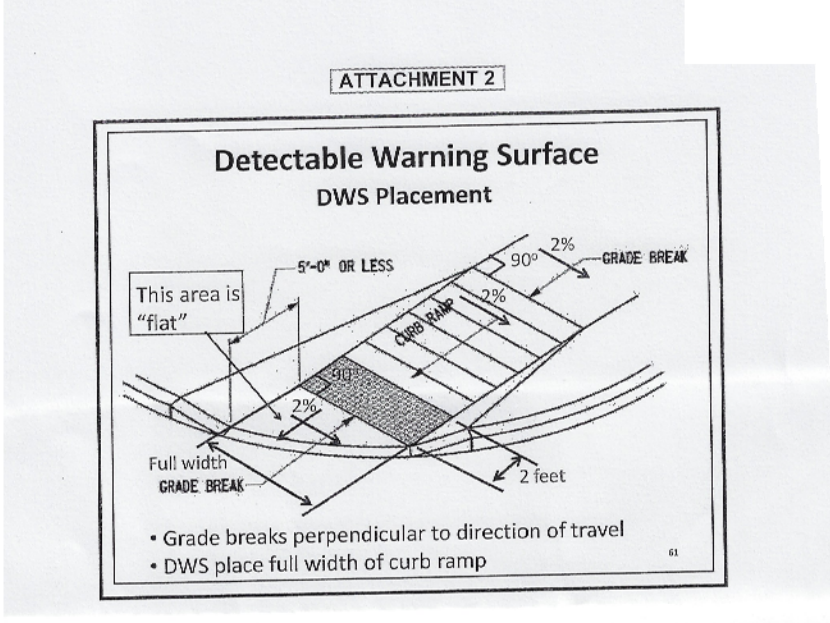
STREET LIGHT DETAIL

N.T.S.



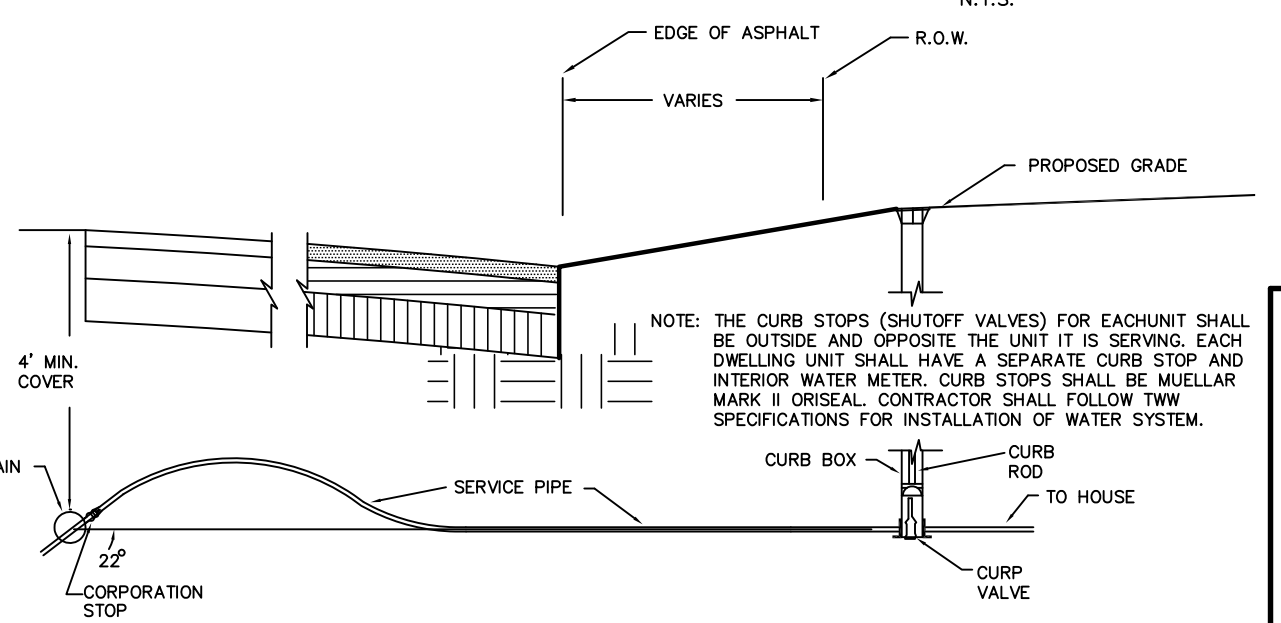
SPLASH BLOCK DETAILS

N.T.S.



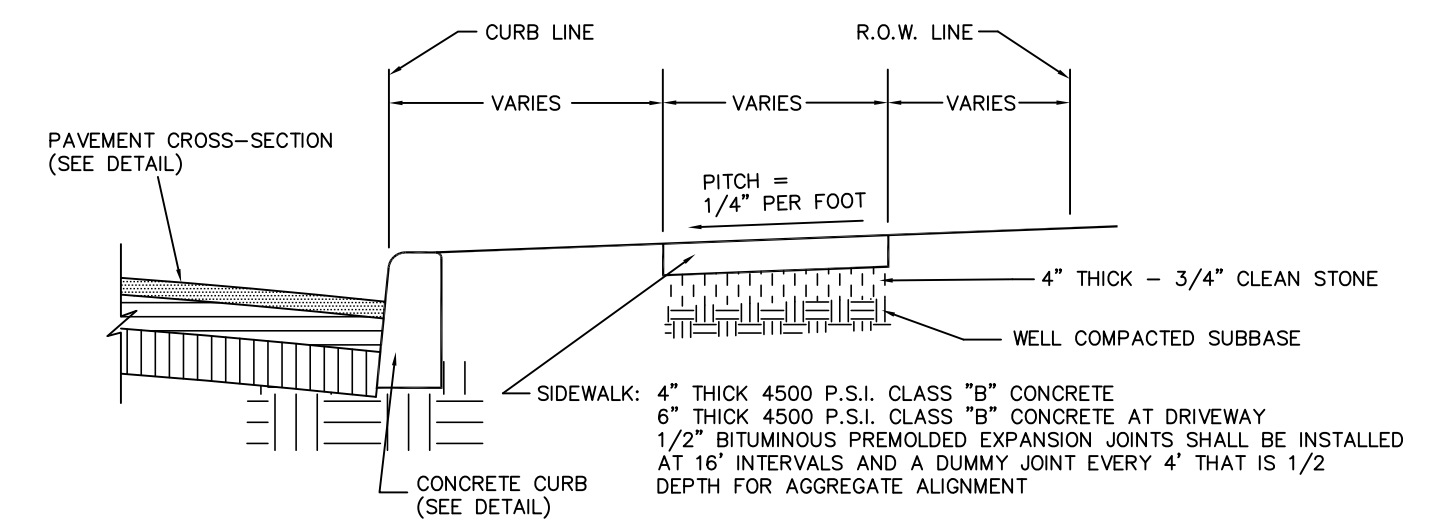
TYPICAL LATERAL AND CLEANOUT DETAIL

N.T.S.



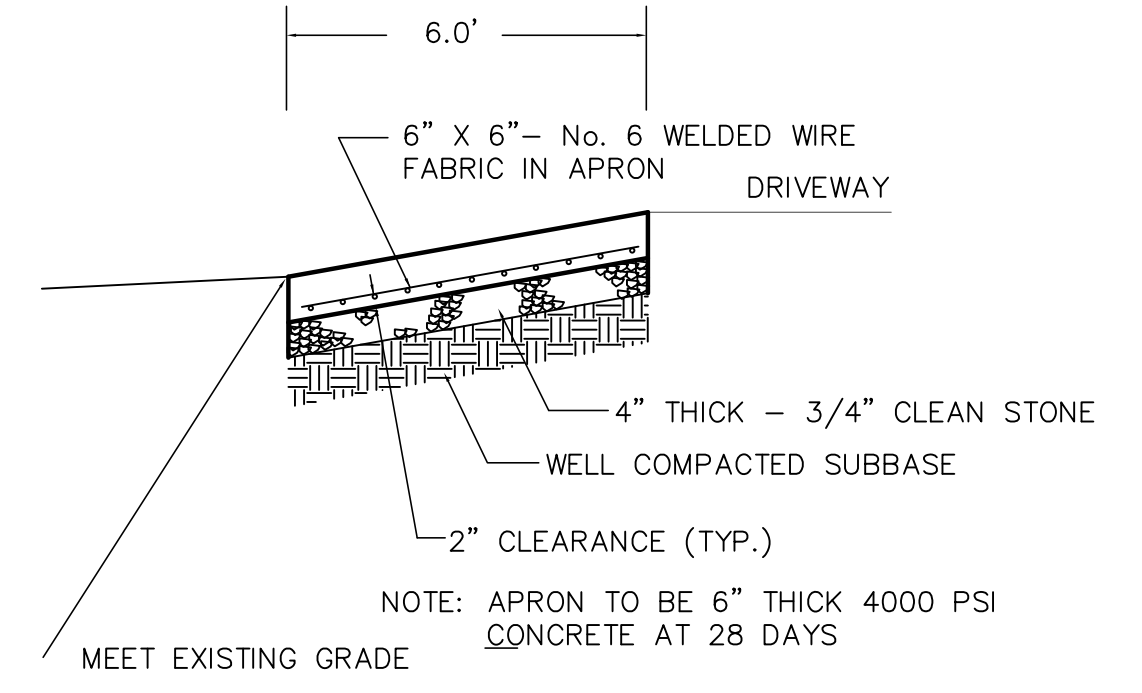
WATER SERVICE CONNECTION DETAIL

N.T.S.



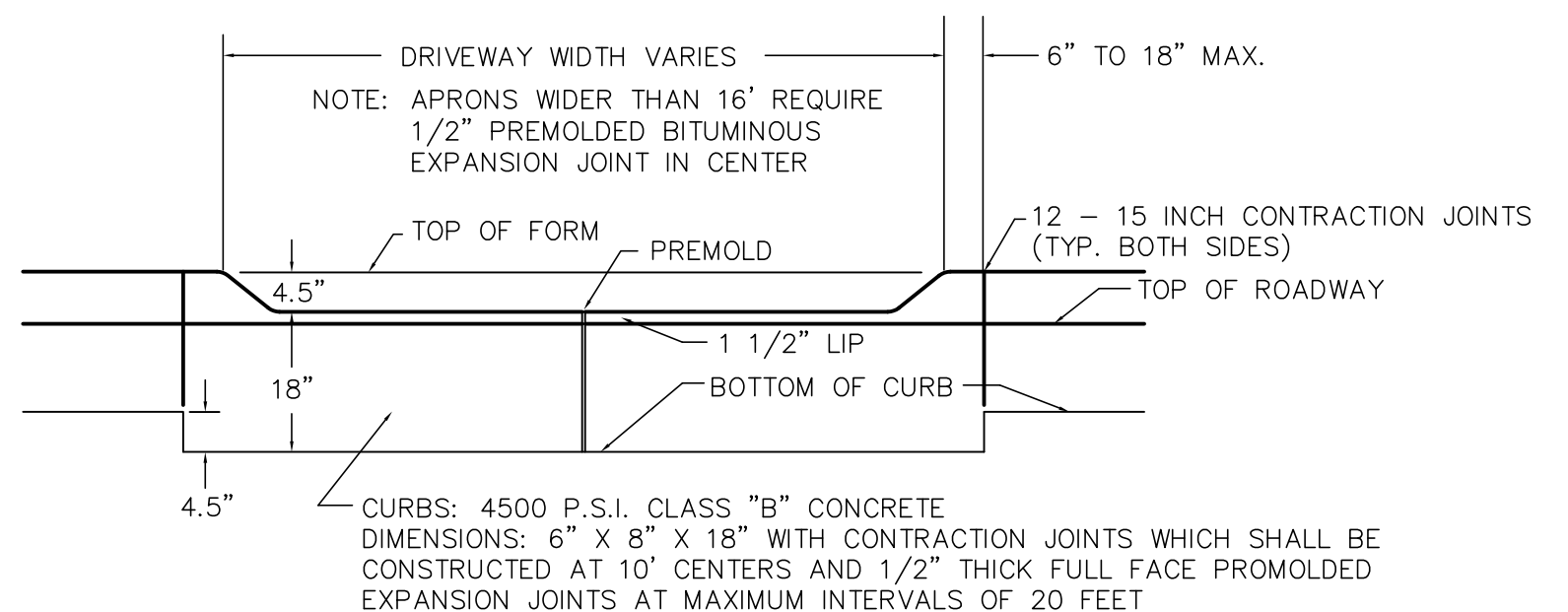
TYPICAL SIDEWALK AND CURB DETAIL

N.T.S.



CONCRETE APRON DETAIL

N.T.S.



DEPRESSED CURB DETAIL

N.T.S.



TYPE "B" MONUMENT I.D. SIGN DETAIL

N.T.S.

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON
 432 HIGHWAY 35
 NEPTUNE, NEW JERSEY 07753
 908-489-9133

OWNER

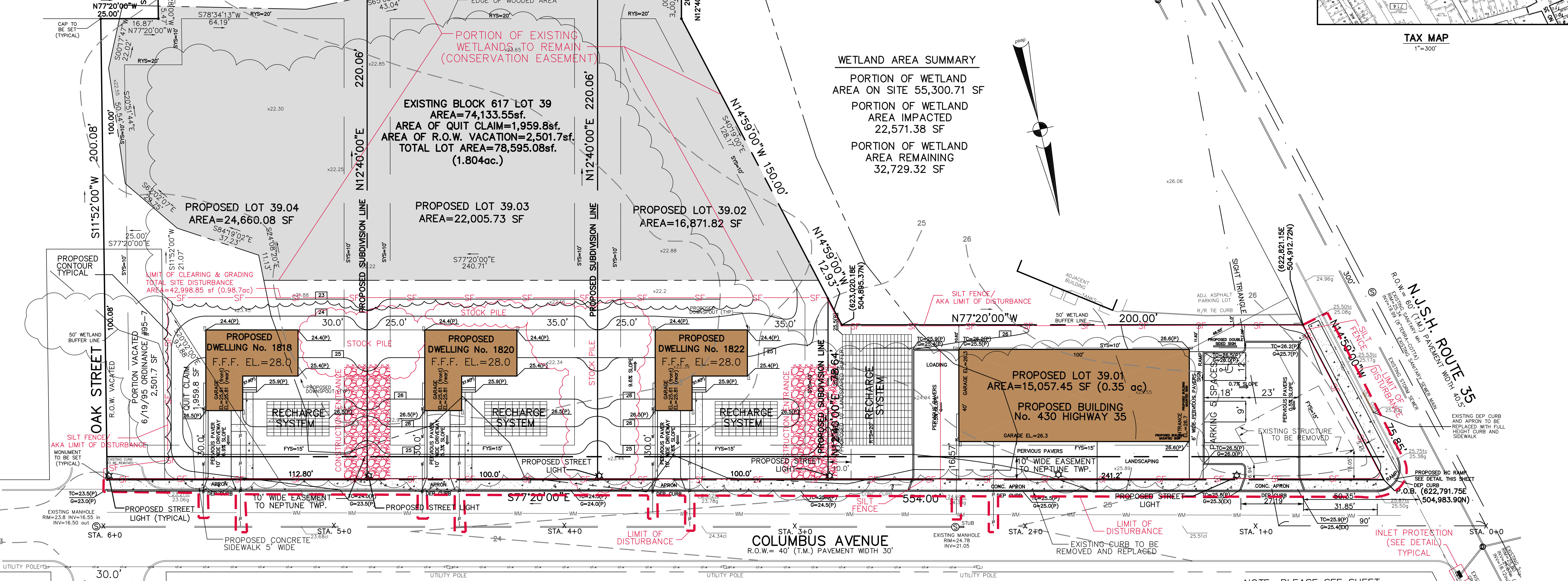
FRANK MUCCHIELLO
 103 JOHNSON AVE
 BLOOMFIELD, NEW JERSEY 07003
 973-338-8449

2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
1	REV. DESCRIPTION	DATE	BY

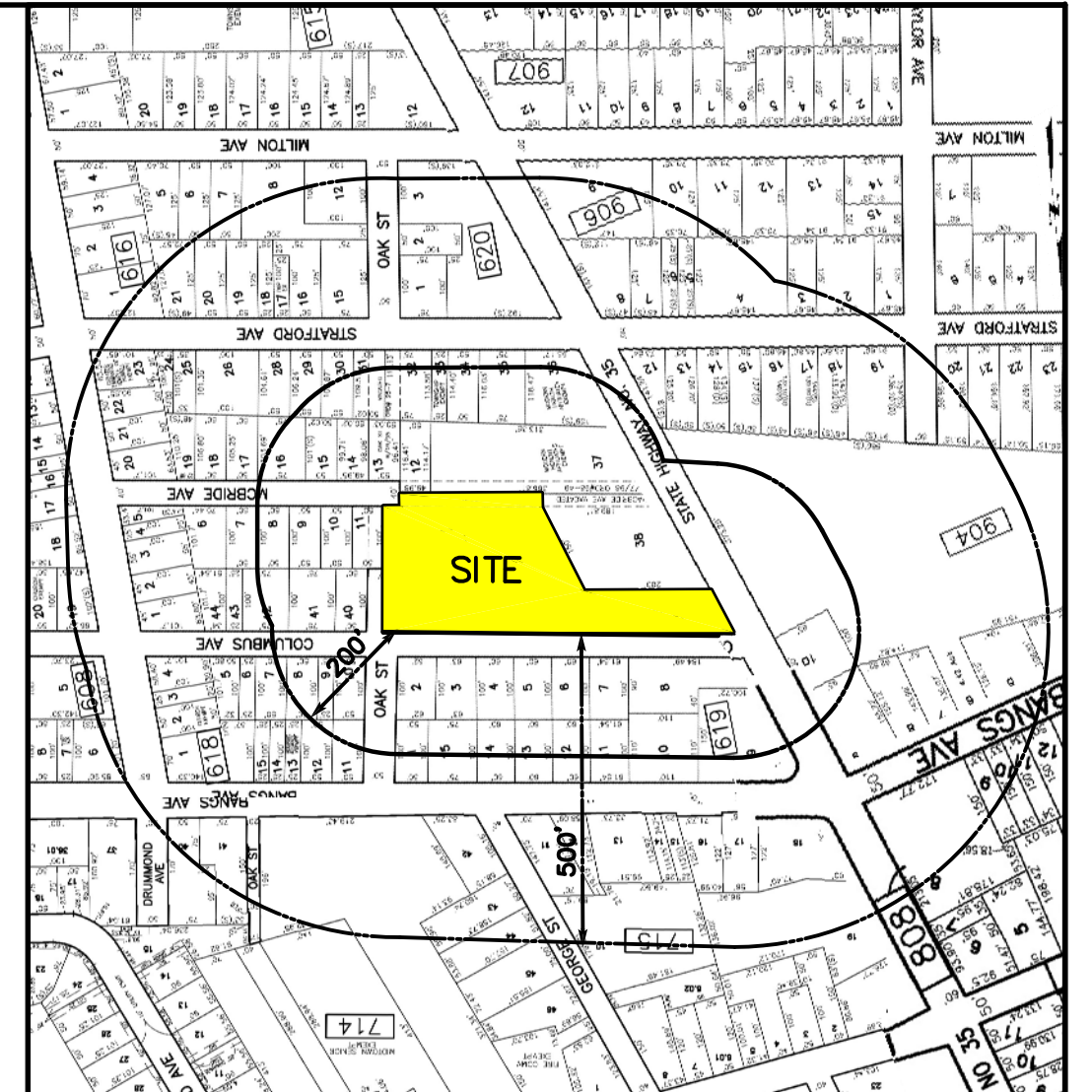
DETAILS FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.		LANDMARK SURVEYING AND ENGINEERING, INC.	
1824 COLUMBUS AVE. aka 432 HIGHWAY 35 LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014 MONMOUTH COUNTY NEW JERSEY		813 Main Street Avon-by-the-Sea, New Jersey 07717 Tel: (732)775-8558 - Fax: (732)775-7848 CERT. OF AUTH. #24GA27929700 Email: Landmarkse@Optimum.net Web: www.Landmarkse.net	
DANIEL W. CARUSO, P.E. N.J. PROFESSIONAL ENGINEER - GE36687		SCALE: N.T.S.	DATE: 09/01/2018
DRAWN BY: TG	SHEET #: 5 of 12	DRAWING: 17040SUB#3	JOB #: 17040

EXISTING WETLANDS LINE AS SURVEYED BY
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NJDEP LINE VERIFICATION FILE NUMBER
1334-06-0004.1 ISSUED FEB 8, 2007

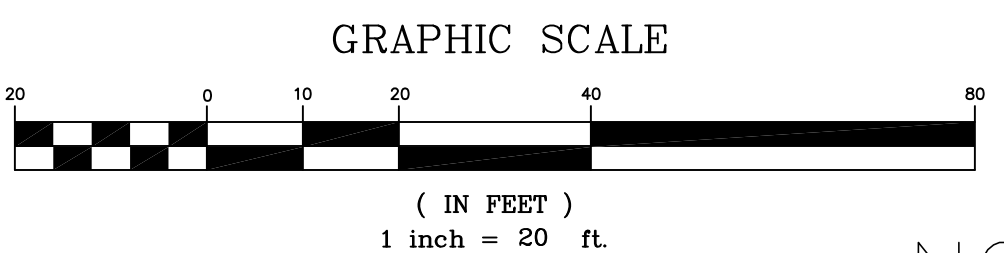
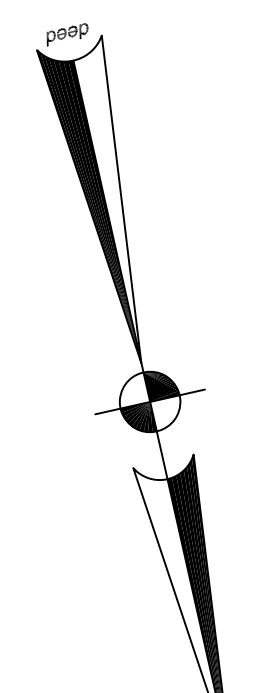
MCBRIDE AVENUE
R.O.W. = 40' (T.M.)
PAVEMENT WIDTH 26.5'



WETLAND AREA SUMMARY
 PORTION OF WETLAND AREA ON SITE 55,300.71 SF
 PORTION OF WETLAND AREA IMPACTED 22,571.38 SF
 PORTION OF WETLAND AREA REMAINING 32,729.32 SF



TAX MAP
1"=300'



- S.E.S.C. LEGEND**
- SF- SILT FENCE/AREA OF DISTURBANCE
 - - - - - LIMIT/AREA OF DISTURBANCE IN ASPHALT/SIDEWALK
 - [Red hatched box] CONSTRUCTION ENTRANCE
 - [Red circle] STOCK PILE
 - [Red outline] CONSERVATION EASEMENT

NOTE:

- BASED ON THE POLICY MAP OF THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN, THE SUBJECT SITE IS IN THE PA1 PLANNING AREA (METROPOLITAN PLANNING AREA). THEREFORE, NO SOIL COMPACTION MITIGATION IS REQUIRED.
- IN CONFORMANCE WITH THE STANDARDS FOR OFFSITE STABILITY, OUR PROJECT WILL RETAIN AND RECHARGE ALL STORM WATER GENERATED FROM THE ROOF AREAS. DRIVEWAY AND FRONT YARD AREAS WILL BE DIRECTED TOWARD THE STREET AND COLLECTED BY THE EXISTING DRAINAGE SYSTEM.

NOTE: PLEASE SEE SHEET 7 OF 12 FOR SESC DETAILS & 8 OF 12 FOR SESC NOTES

2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
REV.	DESCRIPTION	DATE	BY

THE BEST SUBDIVISION
OWNER UNDER CONTRACT/APPLICANT
 DARRYL JACKSON
 432 HIGHWAY 35
 NEPTUNE, NEW JERSEY 07753
 908-469-9133

OWNER
 FRANK MUCIOHELLO
 103 JOHNSON AVE
 BLOOMFIELD, NEW JERSEY 07003
 973-338-5449

S.E.S.C. PLAN FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.
 1824 COLUMBUS AVE. aka 432 HIGHWAY 35
 LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE
 ON T.M. SHEET #6 DATED 12/2013, REVISED 11/2014
 MONMOUTH COUNTY
 NEW JERSEY

DANIEL W. CARUSO, P.E.
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LANDMARK
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 813 Main Street
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 CERT. OF AUTH. #24GA2929700
 Email: Landmarkse@Optimum.net
 Web: www.Landmarkse.net

SCALE: 1"=20' DATE: 09/01/2018
 DRAWN BY: TG SHEET #: 6 of 12 DRAWING: 170403UB#3 JOB #: 17040

Figure 9-4: Tree Protection in Fill Areas

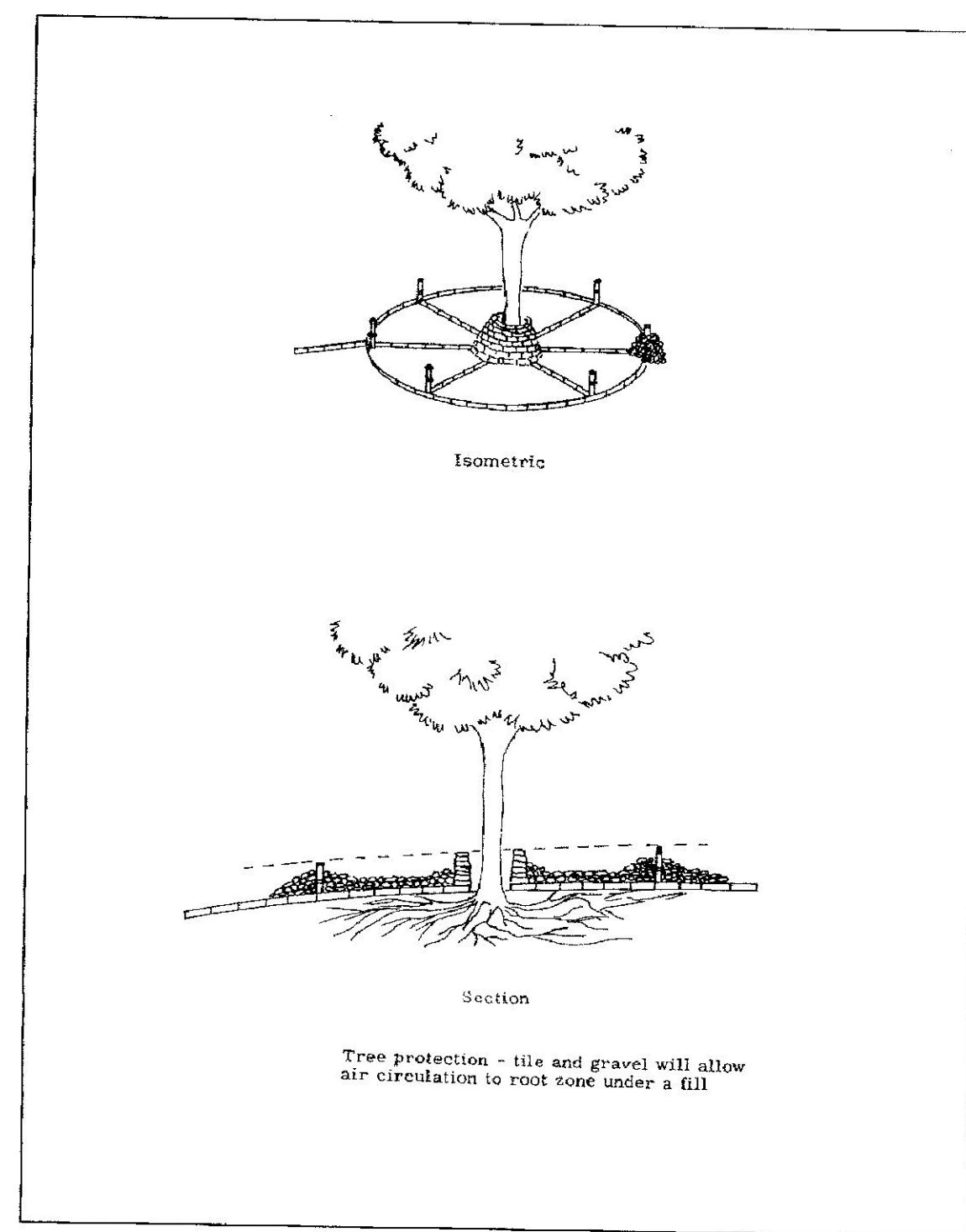


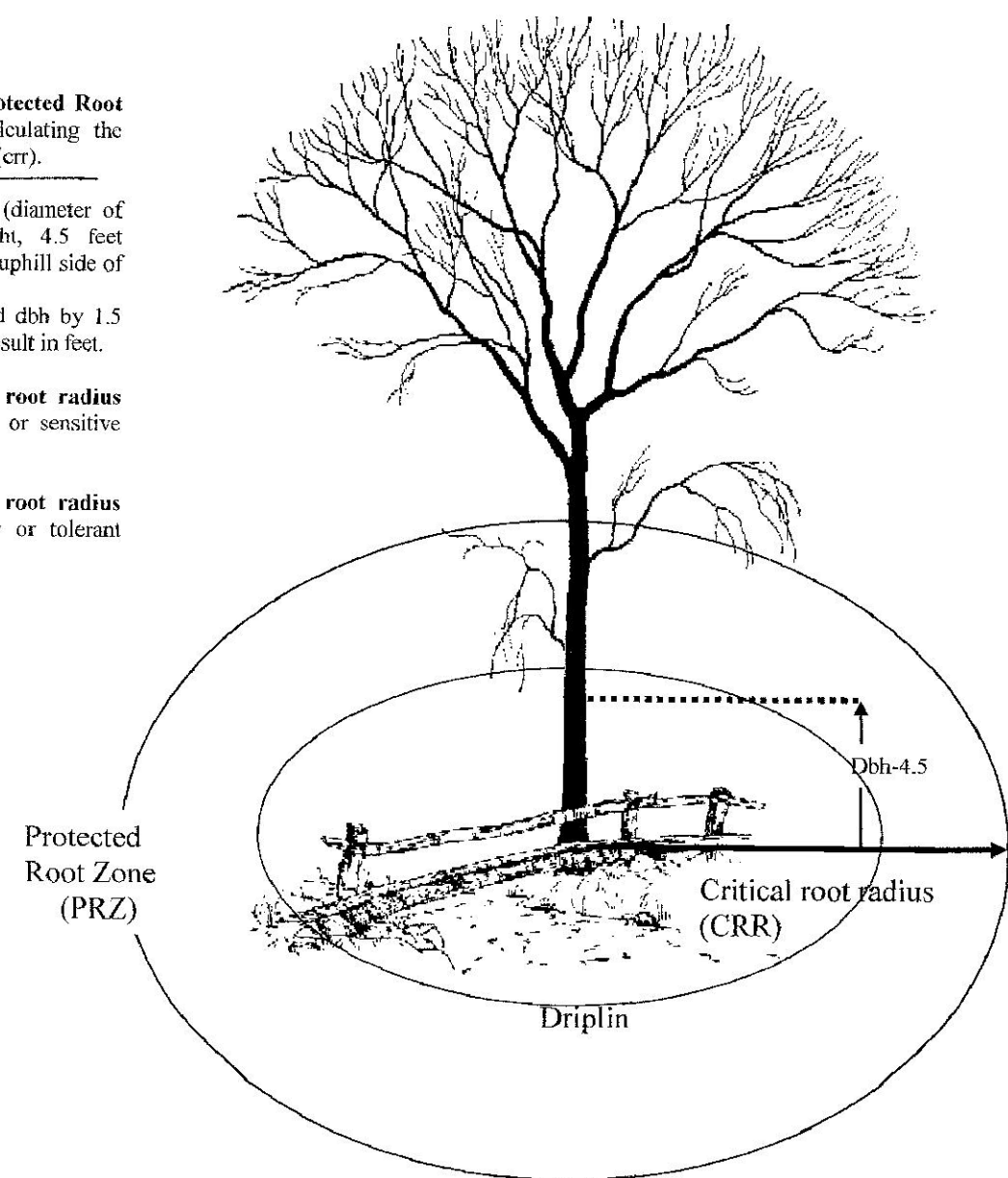
Figure 9-3: Root Protection During Construction Guide

Estimate a tree's Protected Root Zone (PRZ) by calculating the Critical Root Radius (CRR).

1. Measure the dbh (diameter of tree at breast height, 4.5 feet above ground on the uphill side of trees) in inches.
2. Multiply measured dbh by 1.5 or 1.0. Express the result in feet.

Dbh x 1.5: Critical root radius for older, unhealthy, or sensitive species.

Dbh x 1.0: Critical root radius for younger, healthy or tolerant species.

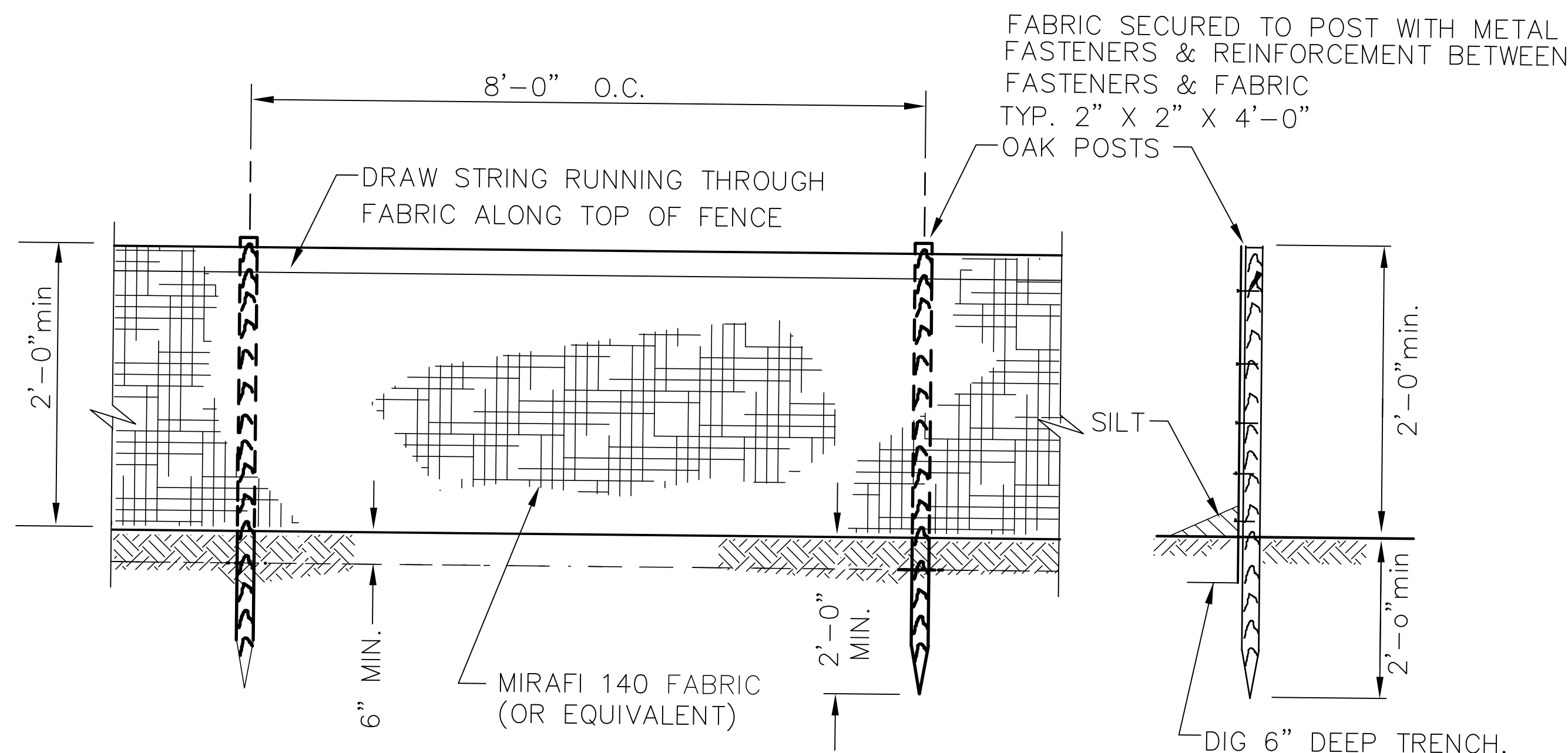


1. Protecting Trees from Construction Damage - A Homeowners Guide, Gary R. Johnson, University Of Minnesota Extension Service, Saint Paul, MN, 1999.

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

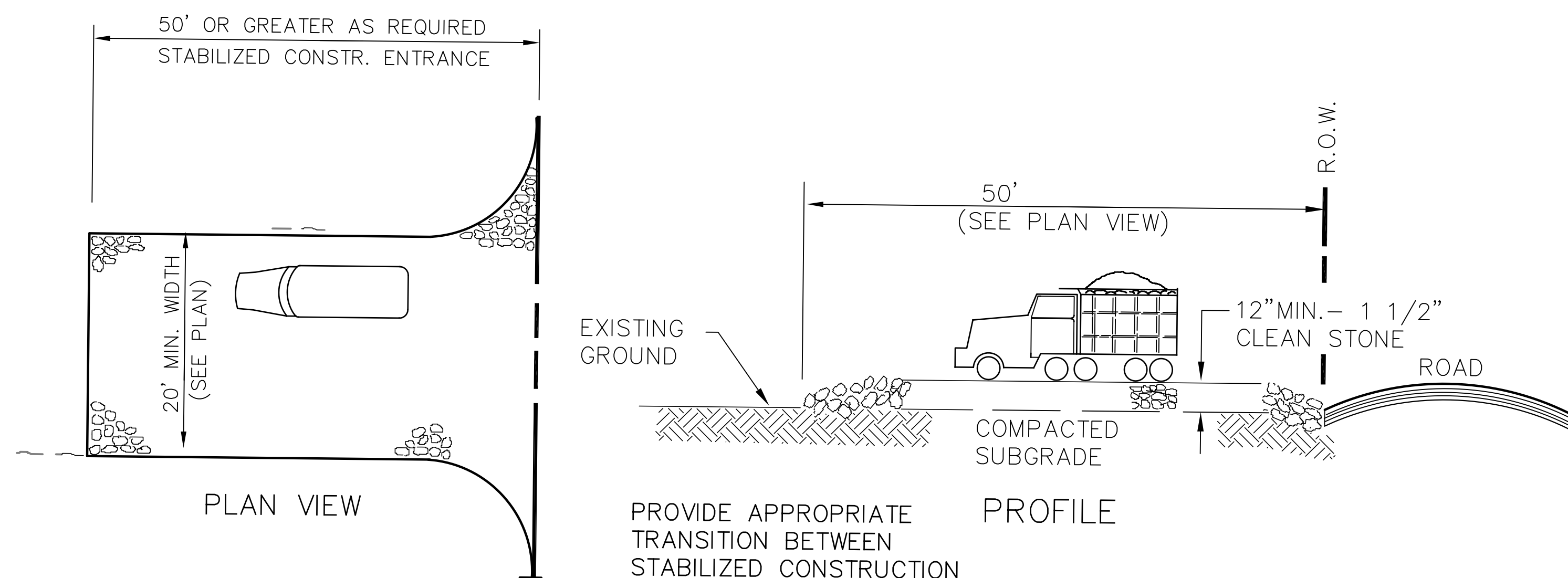
Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course ¹	

1. As prescribed by local ordinance or other governing authority.



TEMPORARY SILTATION CONTROL FENCE

NOTE: ALL SILT FENCE WILL BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR



CONSTRUCTION ENTRANCE DETAIL

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

NOTE: PLEASE SEE SHEET 6 OF 12 FOR SESC PLAN & 8 OF 12 FOR SESC NOTES

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON
432 HIGHWAY 35
NEPTUNE, NEW JERSEY 07753
908-489-9133

OWNER

FRANK MUCCIHELLO
103 JOHNSON AVE
BLOOMFIELD, NEW JERSEY 07003
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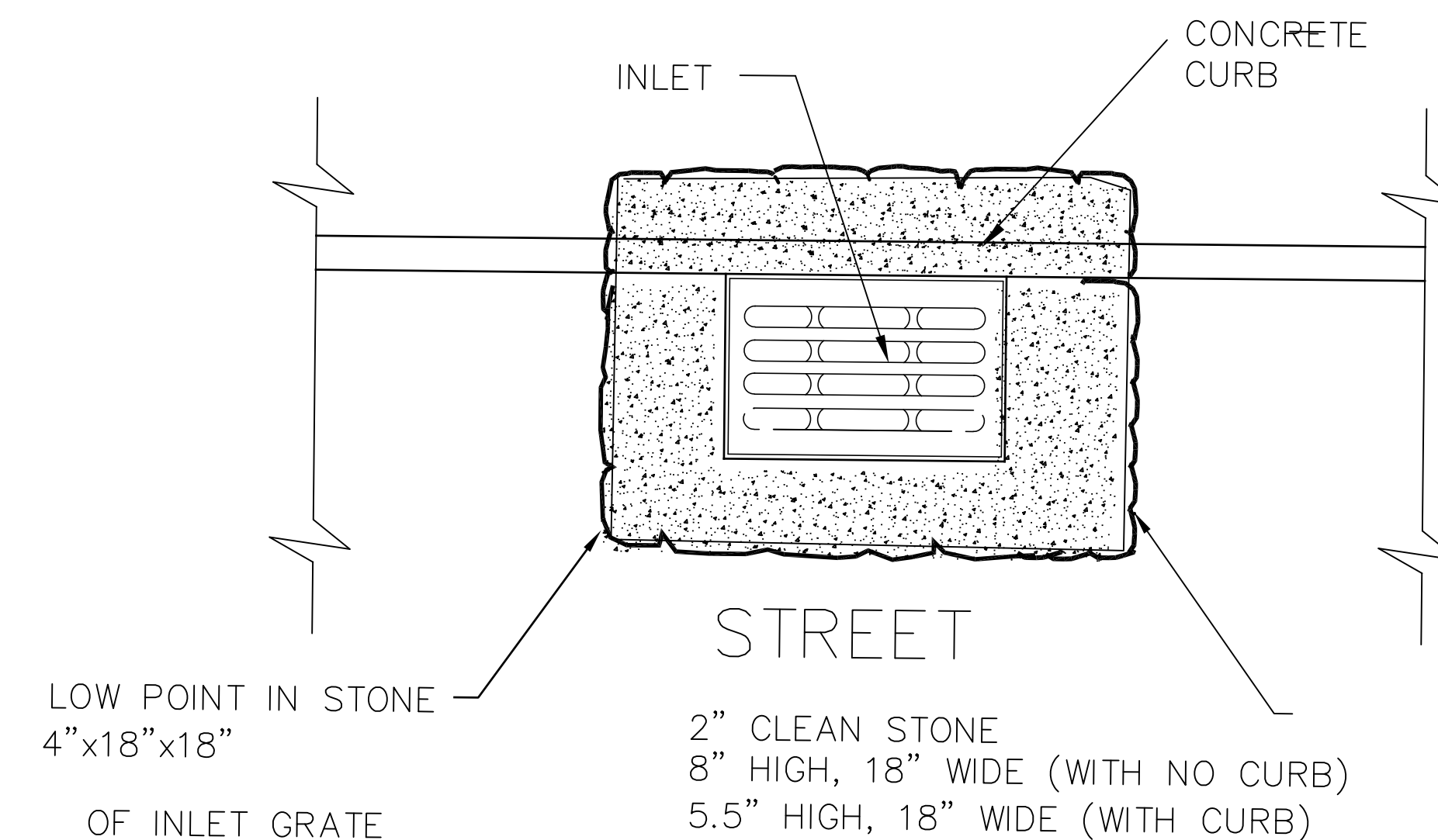
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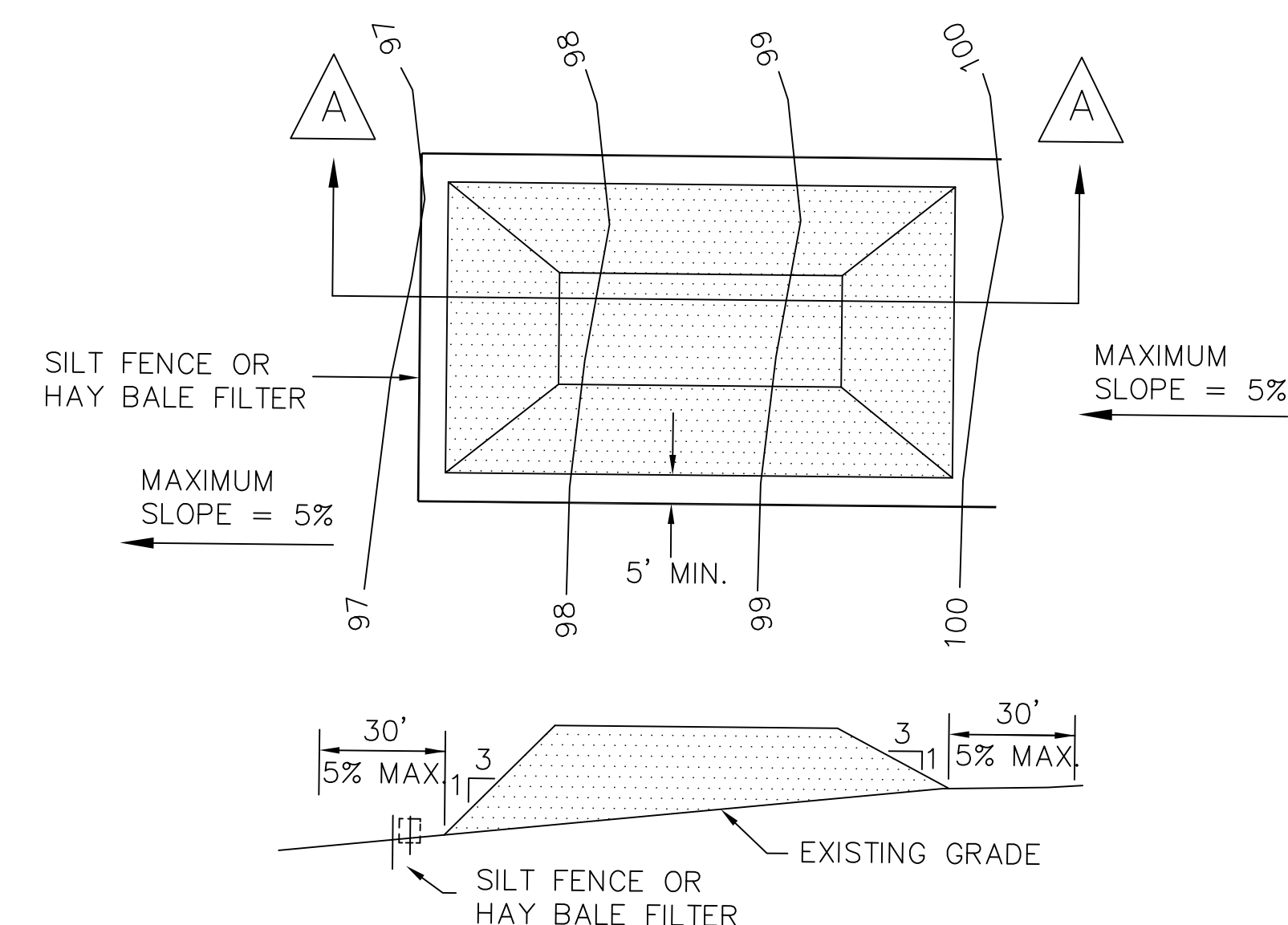
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DRAWN BY: TG SHEET #: 7 of 12 DRAWING: 17040SUB#3 JOB #: 17040



INLET PROTECTION DETAIL

N.T.S.



TOPSOIL STOCKPILE DETAIL

N.T.S.

J-06

- NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
 3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
 4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

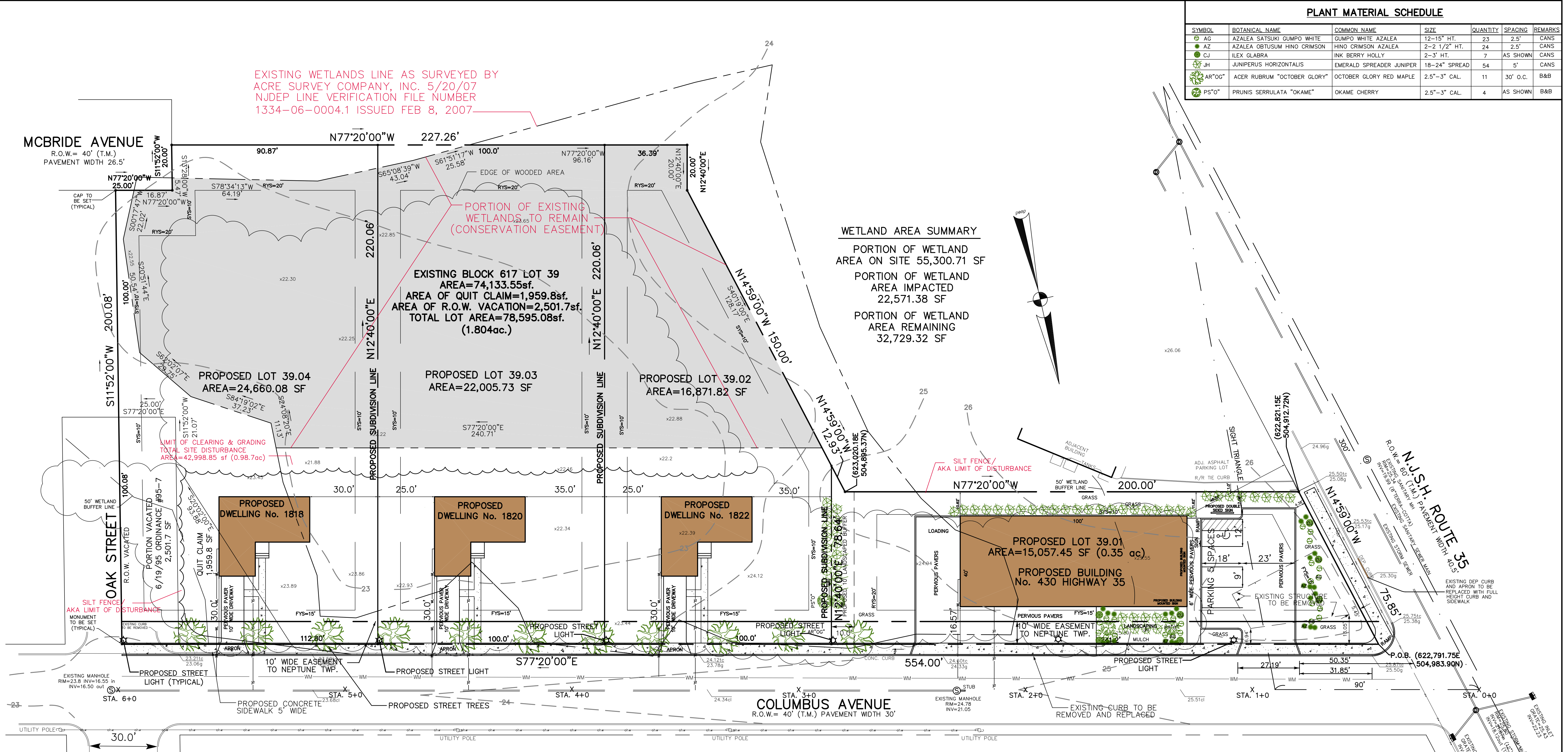
PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	REMARKS
AG	AZALEA SATSUKI GUMPO WHITE	GUMPO WHITE AZALEA	12-15" HT.	23	2.5'	CANS
AZ	AZALEA OBTUSUM HINO CRIMSON	HINO CRIMSON AZALEA	2-2 1/2" HT.	24	2.5'	CANS
CJ	ILEX GLABRA	INK BERRY HOLLY	2-3" HT.	7	AS SHOWN	CANS
JH	JUNIPERUS HORIZONTALIS	EMERALD SPREADER JUNIPER	18-24" SPREAD	54	5'	CANS
AR*OG	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2.5"-3" CAL.	11	30' O.C.	B&B
PS*O	PRUNUS SERRULATA "OKAME"	OKAME CHERRY	2.5"-3" CAL.	4	AS SHOWN	B&B

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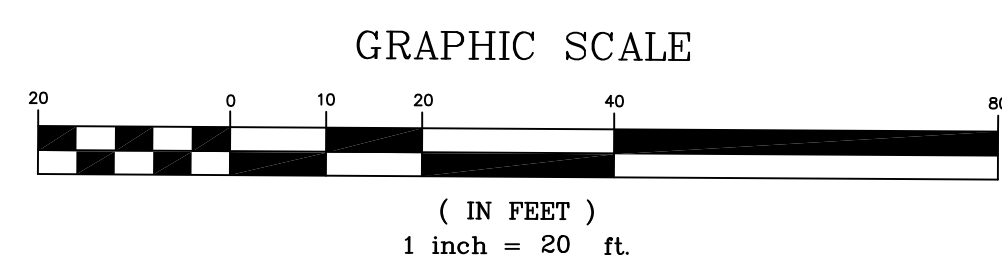
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PORTION OF WETLAND
AREA IMPACTED
22,571.38 SF
PORTION OF WETLAND
AREA REMAINING
32,729.32 SF



COLUMBUS AVENUE
R.O.W. = 40' (T.M.) PAVEMENT WIDTH 30'

N.J.S.H. ROUTE 35
R.O.W. = 60' (T.M.) PAVEMENT WIDTH 40.5'



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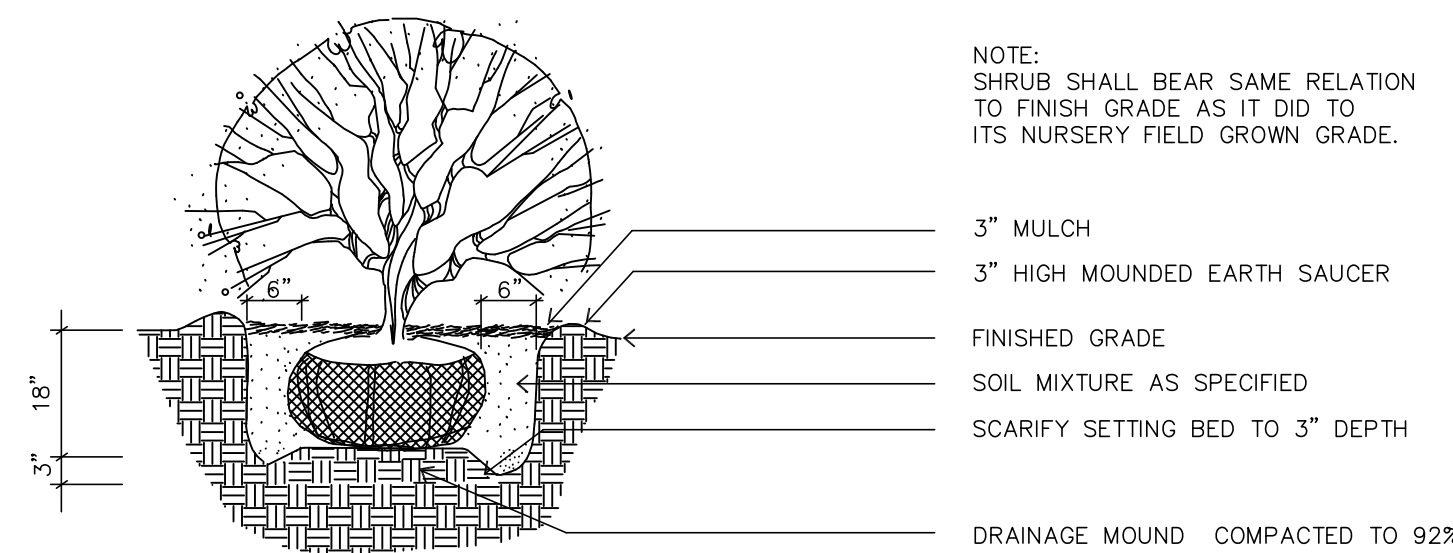
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OWNER
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LANDSCAPE PLAN FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.
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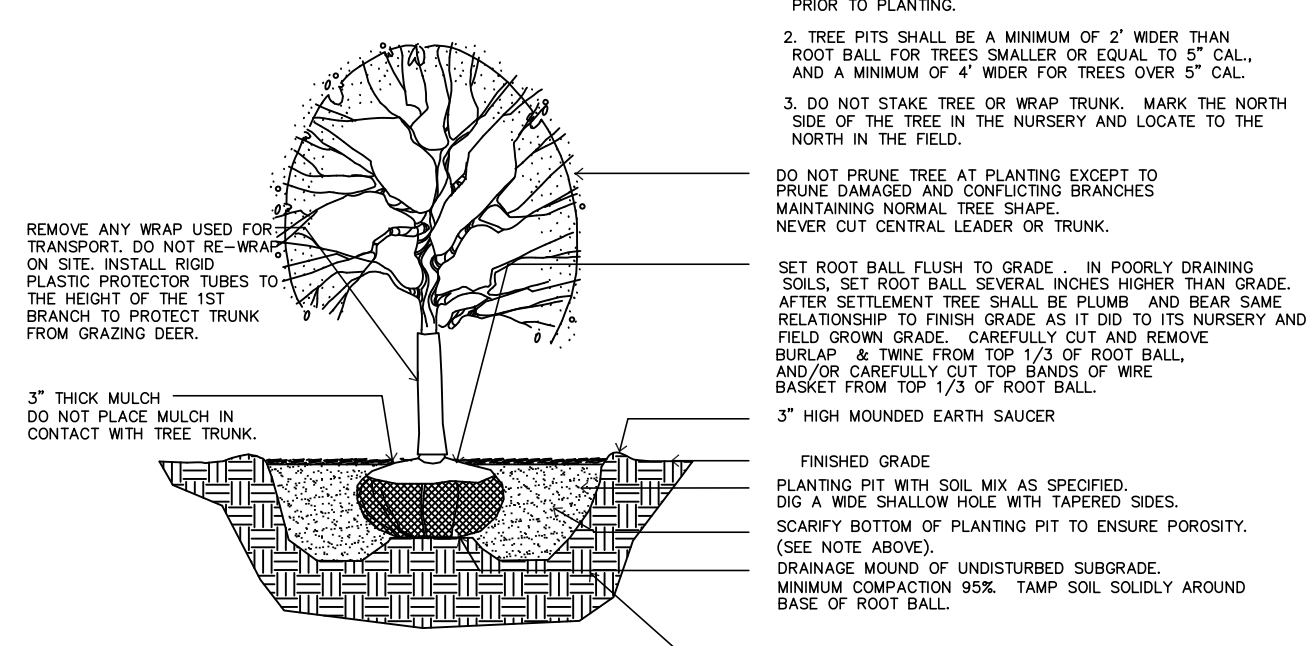
DANIEL W. CARUSO, P.E.
N.J. PROFESSIONAL ENGINEER - GE35687

SCALE: 1"=20'
DRAWN BY: TG
SHEET #: 9 of 12
DRAWING: 17040SUB#3
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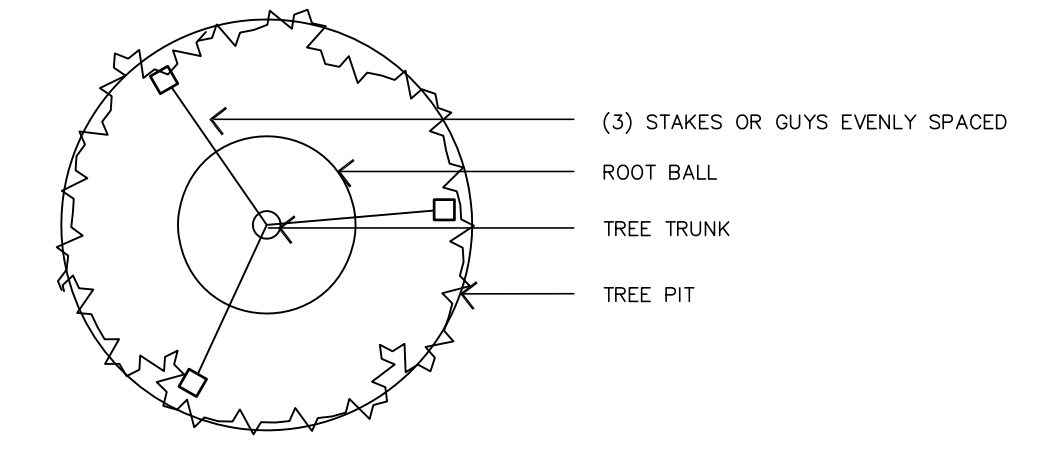
SHRUB PLANTING DETAIL

N.T.S.



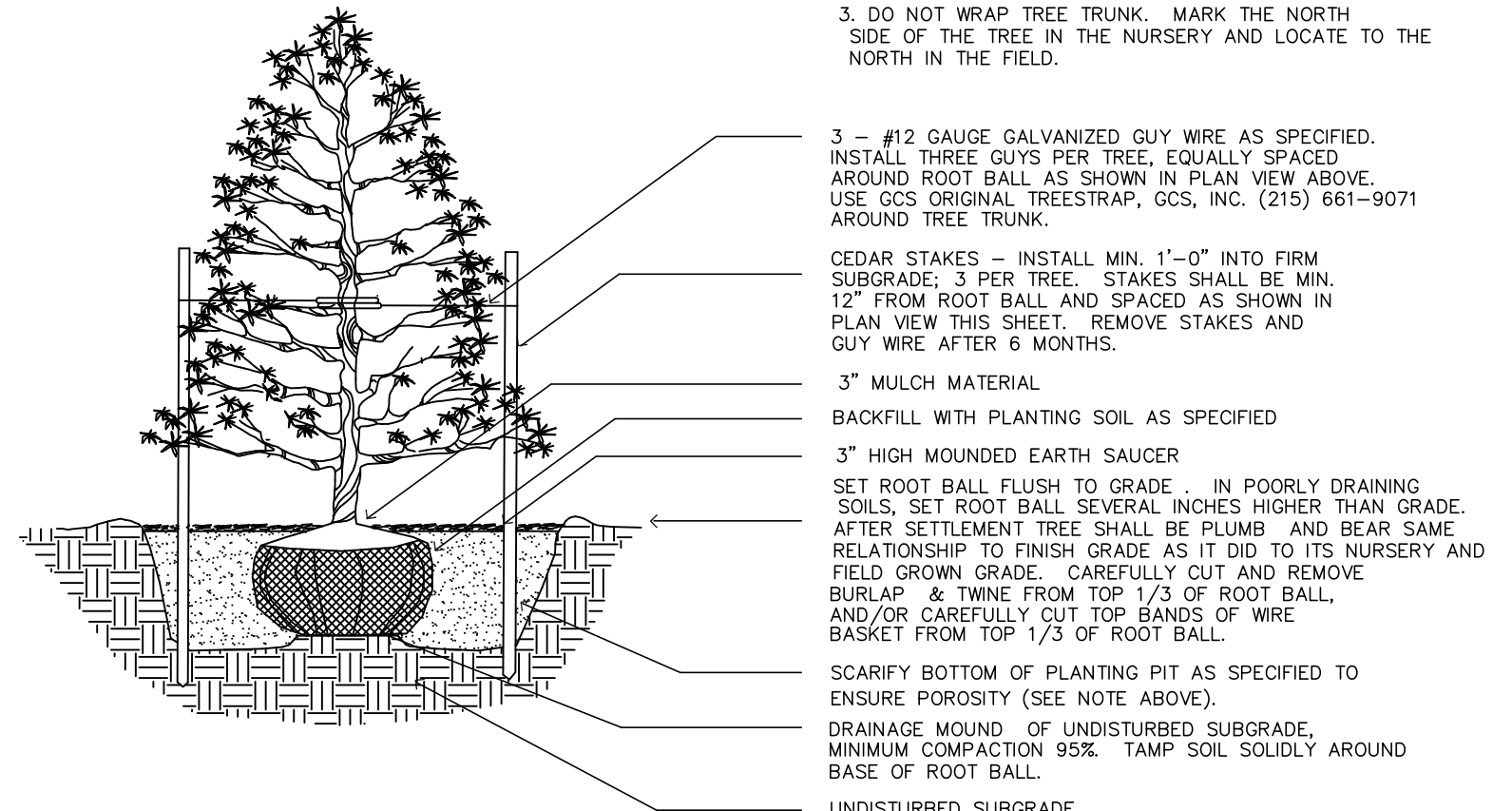
PLANTING DETAIL DECIDUOUS TREES < 4.0" CAL.

N.T.S.



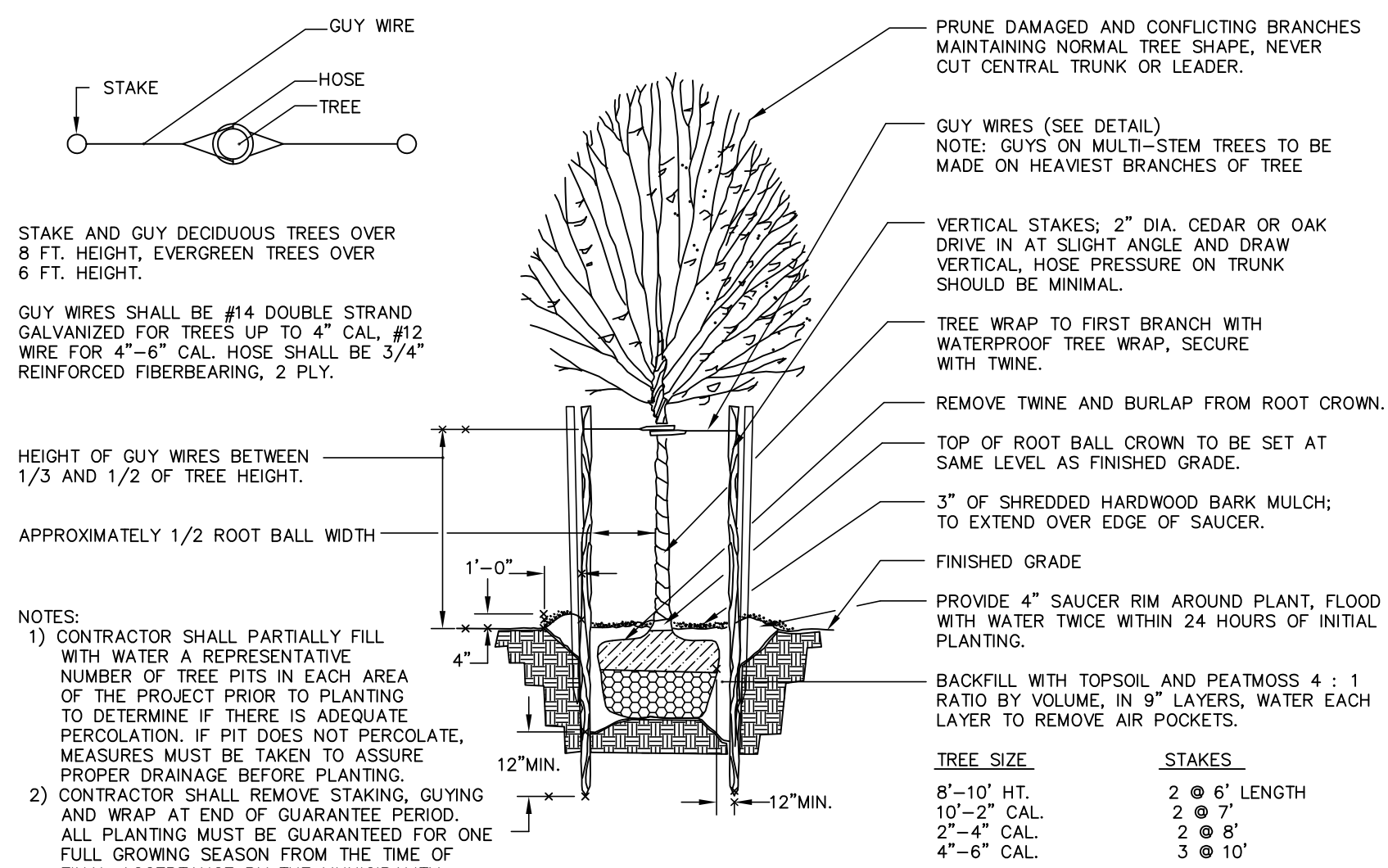
PLAN VIEW

N.T.S.



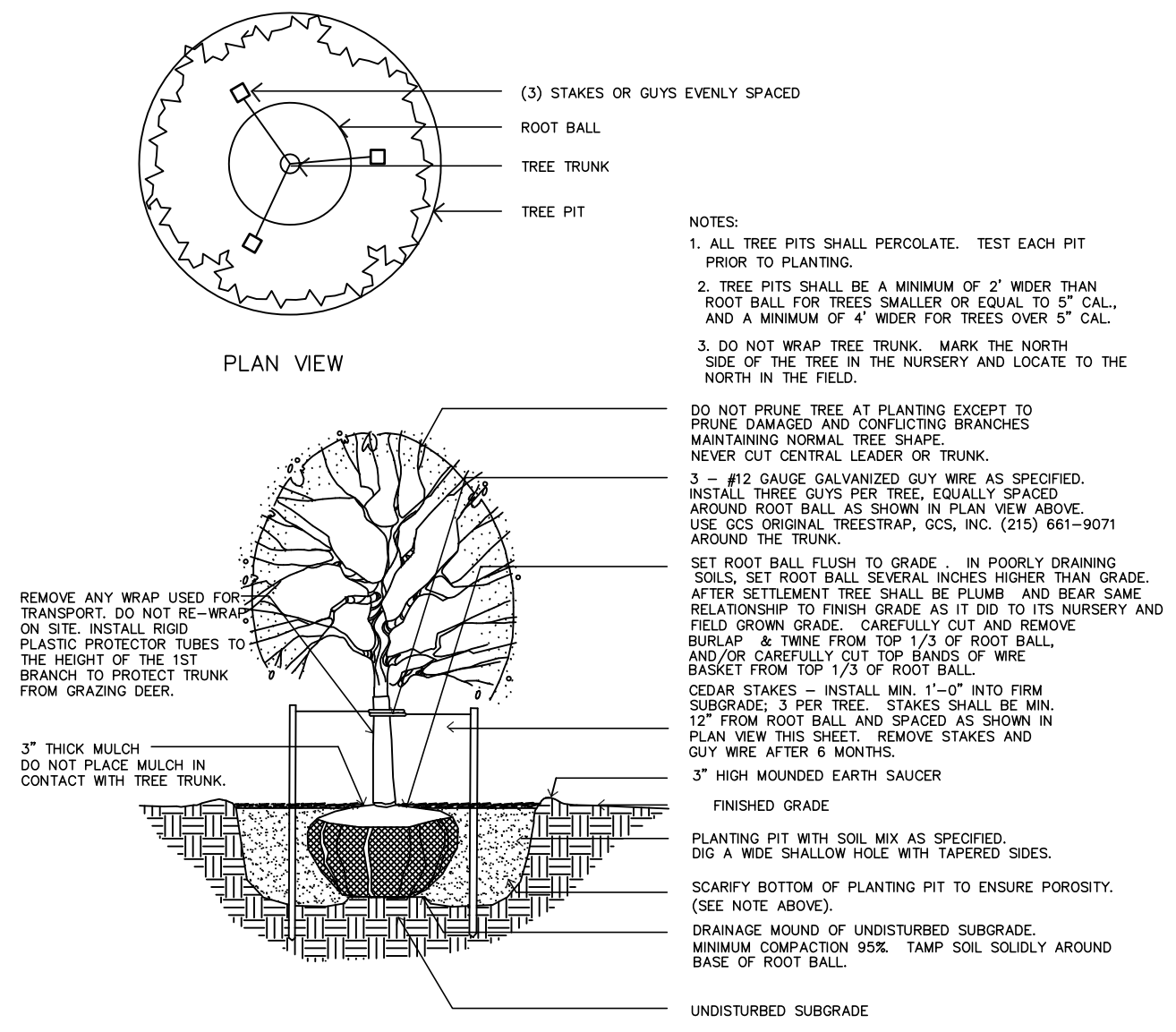
EVERGREEN TREE PLANTING DETAIL

N.T.S.



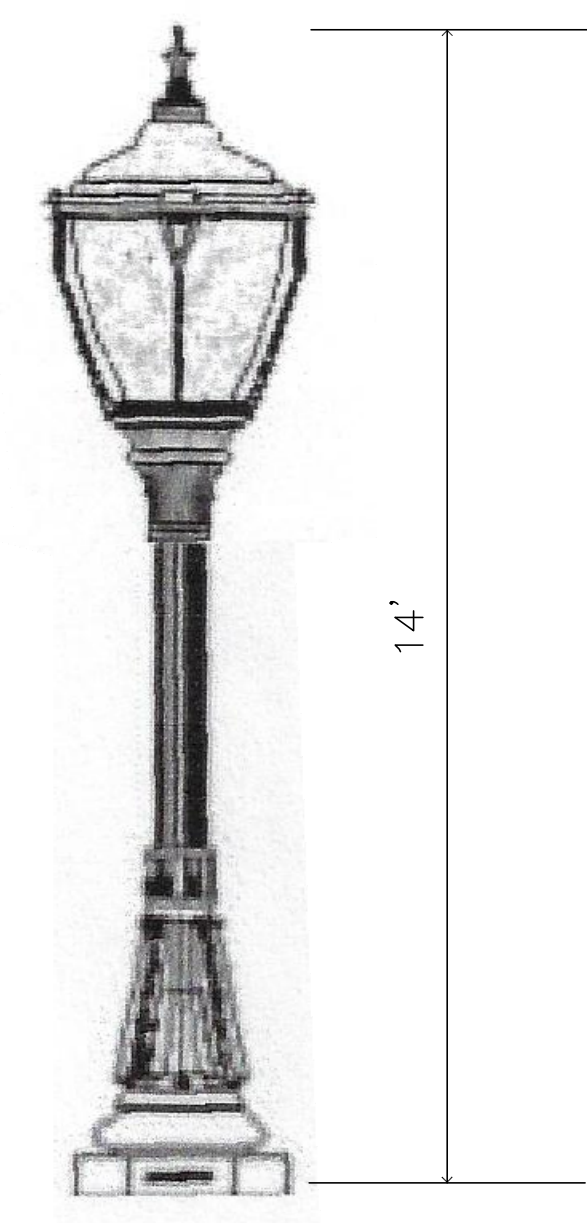
PLANTING AND GUYING DETAIL

(DECIDUOUS AND EVERGREEN TREES)
N.T.S.



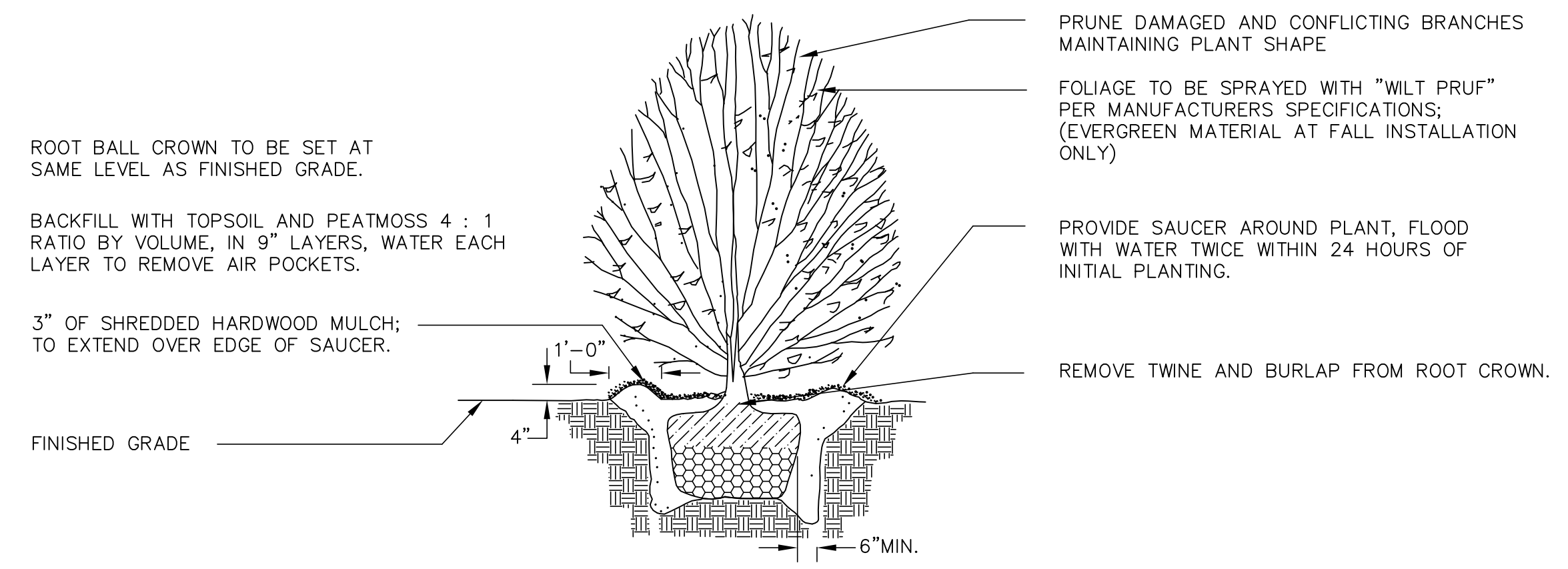
PLANTING DETAIL DECIDUOUS TREES > 4.0" CAL.

N.T.S.



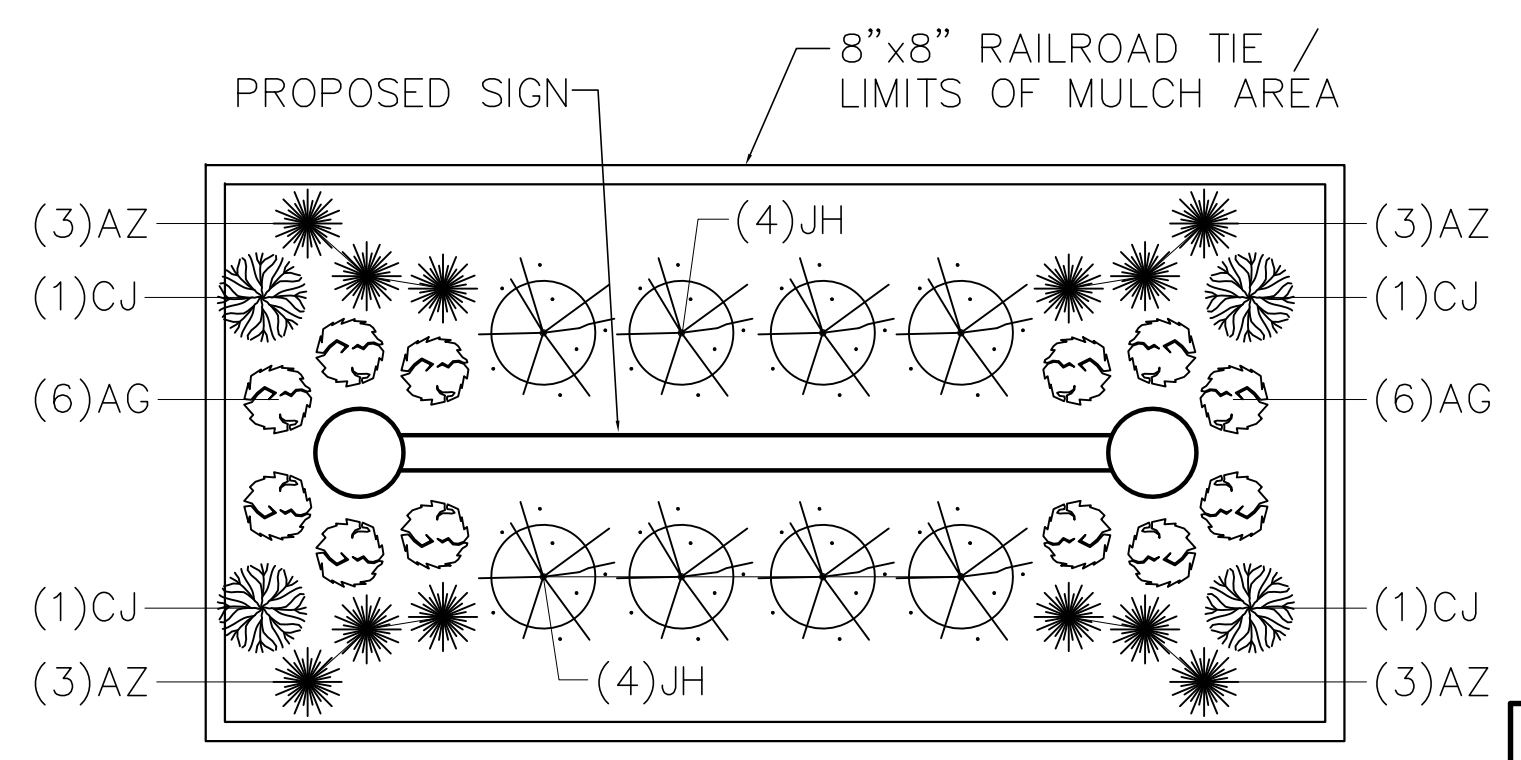
STREET LIGHT DETAIL

N.T.S.



PLANTING DETAIL

(DECIDUOUS AND EVERGREEN SHRUB)
N.T.S.



SIGN PLANTING DETAIL

N.T.S.

THE BEST SUBDIVISION
OWNER UNDER CONTRACT/APPLICANT
DARRYL JACKSON
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NEPTUNE, NEW JERSEY 07753
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SCALE: N.T.S. DATE: 09/01/2018
DRAWN BY: SHEET # 10 of 12 DRAWING: 17040SU#03 JOB #: 17040

EXISTING WETLANDS LINE AS SURVEYED BY
 ACRE SURVEY COMPANY, INC. 5/20/07
 NJDEP LINE VERIFICATION FILE NUMBER
 1334-06-0004.1 ISSUED FEB 8, 2007

MCBRIDE AVENUE

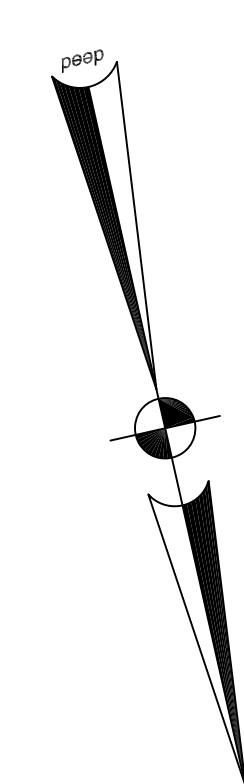
R.O.W. = 40' (T.M.)
 PAVEMENT WIDTH 26.5'

N77°20'00"W 227.26'

PORTION OF EXISTING
 WETLANDS TO REMAIN
 (CONSERVATION EASEMENT)

EXISTING BLOCK 617 LOT 39
 AREA=74,133.55sf.
 AREA OF QUIT CLAIM=1,959.8sf.
 AREA OF R.O.W. VACATION=2,501.7sf.
 TOTAL LOT AREA=78,595.08sf.
 (1.804ac.)

WETLAND AREA SUMMARY
 PORTION OF WETLAND
 AREA ON SITE 55,300.71 SF
 PORTION OF WETLAND
 AREA IMPACTED
 22,571.38 SF
 PORTION OF WETLAND
 AREA REMAINING
 32,729.32 SF



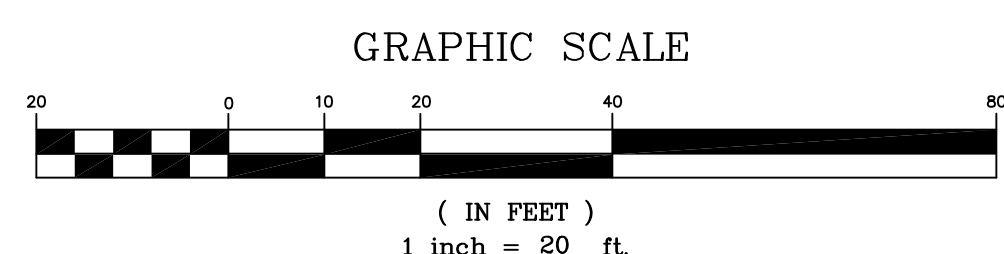
LIMIT OF CLEARING & GRADING
 TOTAL SITE DISTURBANCE
 AREA=42,998.85 sf (0.987ac)

PORTION VACATED
 6/19/95 ORDINANCE #95-7
 2,501.7 SF

QUIT CLAIM
 1,959.8 SF

N.J.S.H. ROUTE 35
 R.O.W. = 60' (T.M.) PAVEMENT WIDTH 40.5'

COLUMBUS AVENUE
 R.O.W. = 40' (T.M.) PAVEMENT WIDTH 30'



2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
REV.	DESCRIPTION	DATE	BY

THE BEST SUBDIVISION
 OWNER UNDER CONTRACT/APPLICANT
 DARRYL JACKSON
 432 HIGHWAY 35
 NEPTUNE, NEW JERSEY 07753
 908-469-9133
 OWNER
 FRANK MUCCHIELLO
 103 JOHNSON AVE
 BLOOMFIELD, NEW JERSEY 07003
 973-338-8449

**LOT CONSOLIDATION FOR
 USE VARIANCE, SITE PLAN
 AND SUBDIVISION APPL.**
 1824 COLUMBUS AVE. aka 432 HIGHWAY 35
 LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE
 on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014
 MONMOUTH COUNTY NEW JERSEY
Zenon T. Grybowski
ZENON T. GRYBOWSKI
 N.J. PROFESSIONAL LAND SURVEYOR - 23918
 N.J. PROFESSIONAL PLANNER - 2911

LANDMARK
 SURVEYING AND ENGINEERING, INC.
 813 Main Street
 Avon-by-the-Sea, New Jersey 07717
 Tel: (732)775-8558 - Fax: (732)775-7848
 CERT. OF AUTH. #24GA27929700
 Email: Landmarkse@Optimum.net
 Web: www.Landmarkse.net
 SCALE: 1"=20' DATE: 09/01/2018
 DRAWN BY: TG SHEET #: 11 of 12 DRAWING: 17040SUB#3 JOB #: 17040

STREET
 50' (T.M.)
 T WIDTH 30'

PROPOSED STREET LIGHT (TYPICAL)

10' WIDE EASEMENT TO NEPTUNE TWP.

PROPOSED STREET LIGHT

S77°20'00"E

PROPOSED STREET LIGHT

PROPOSED STREET LIGHT

554.00'

10' WIDE EASEMENT TO NEPTUNE TWP.

PROPOSED STREET LIGHT

P.O.B. (622,791.75E
 504,983.90N)

200.00'

ADJ. ASPHALT PARKING LOT
 R/R TIE CURB

ADJACENT BUILDING
 TANKS

SILT FENCE/
 AKA LIMIT OF DISTURBANCE

(623,020.18E
 504,895.37N)

N14°59'00"W
 12.95'

N14°59'00"W 150.00'

N12°40'00"E

N12°40'00"E

N77°20'00"W 96.16'

S61°51'17"W 25.58'

S65°08'39"W 43.04'

S78°34'13"W 64.19'

S84°19'02"E 37.23'

S24°08'20"E 11.13'

S77°20'00"E 240.71'

S84°19'02"E 37.23'

S77°20'00"E 240.71'

S84°19'02"E 37.23'

S24°08'20"E 11.13'

S77°20'00"E 240.71'

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MCBRIDE AVENUE
R.O.W. = 40' (T.M.)

EXISTING WETLANDS LINE AS SURVEYED BY
ACRE SURVEY COMPANY, INC. 5/20.07
NJDEP LINE VERIFICATION FILE NUMBER
1334-06-0004.1 ISSUED FEB 8, 2007

BLOCK 617 LOT 39
AREA=74,133.55 sq.ft.
1.70 acres

BLOCK 617 LOT 38
AS PER DEED BOOK
8617 PAGE 4832

COLUMBUS AVENUE
R.O.W. = 40' (T.M.)

N.J.S.H. ROUTE 35
R.O.W. = 60' (T.M.)

OAK STREET

NOTES: THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH. UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(f). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

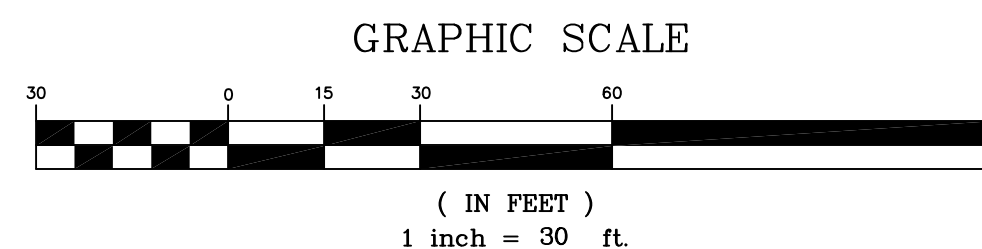
THIS IS A LAND SURVEY BASED ON THE DEED DESCRIPTION FOR THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, WETLANDS, UNDERGROUND UTILITIES AND/OR UNDERGROUND STRUCTURES UNLESS MARKED IN THE FIELD AT THE TIME OF THIS SURVEY.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, LAND SURVEYOR PREPARATION OF LAND SURVEYS. THIS MAP IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE LAND SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED ABOVE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

NOTE:
1. ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE

TO:
1. DARRYL JACKSON

- REFERENCES:**
- DEED BOOK 4620 PAGE 35
 - DEED BOOK 8606 PAGE 6876
 - TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 6
 - SURVEY PREPARED BY ACRE SURVEY COMPANY DATED 5/20/07
 - DEED BOOK 8617 PAGE 4832
 - SUBDIVISION MAP BY THOMAS MARCANTHONY DATED 2/10/67
 - DEED BOOK 9341 PAGE 865



3	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
2		9/17/19	TG
1	ADD WELAND BUFFER		
REV.	DESCRIPTION	DATE	BY

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON
432 HIGHWAY 35
NEPTUNE, NEW JERSEY 07753
908-489-9133

OWNER

FRANK MUCCHELLO
103 JOHNSON AVE
BLOOMFIELD, NEW JERSEY 07003
973-338-8449

**PROPERTY SURVEY FOR
USE VARIANCE, SITE PLAN
AND SUBDIVISION APPL.**

1824 COLUMBUS AVE. aka 432 HIGHWAY 35
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE
on T.M. SHEET # DATED 12/2013, REVISED 11/2014
MONMOUTH COUNTY NEW JERSEY

Zenon T. Grybowski

ZENON T. GRYBOWSKI
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LANDMARK
SURVEYING AND ENGINEERING, INC.

813 Main Street
Avon-by-the-Sea, New Jersey 07717
Tel: (732)775-8558 - Fax: (732)775-7848
CERT. OF AUTH. #24GA27929700
Email: Landmarks@Optimum.net
Web: www.Landmarks.net

SCALE: 1"=30'
DRAWN BY: TG
SHEET #: 12 of 12
DATE: 05/26/2018
DRAWING: 17040SRV
JOB #: 17040