

FENCE

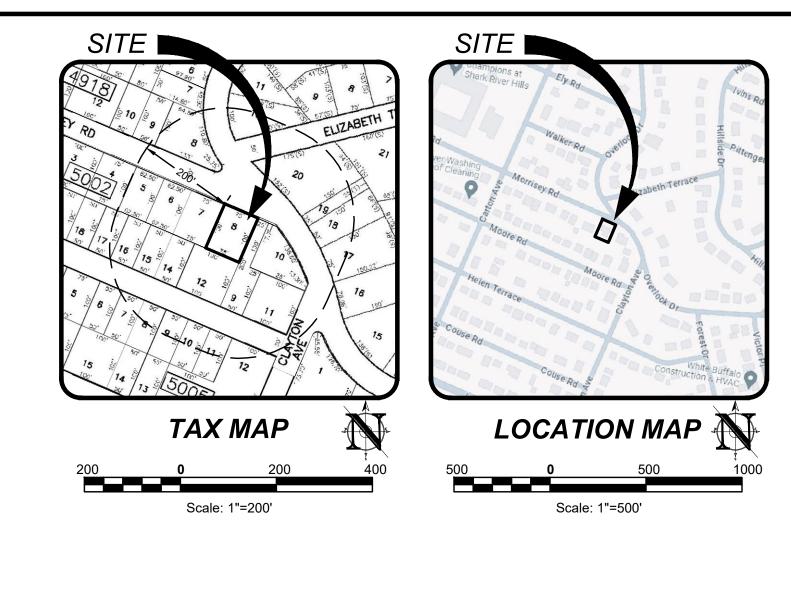
LIGHT FIXTURE

TEST PIT LOCATION

GRADE FLOW ARROW

-W--

LOT COVERAGE CALCULATIONS				
<u>ITEM</u>	EXISTING (SF)	PROPOSED (SF)		
DWELLING	1,187	1,187		
COVERED PORCH FRONT	13	74		
GARAGE	221	221		
SHED	82	82		
DRIVEWAY	481	481		
STEPS	30	32		
PAVER WALKWAYS	440	429		
WALL	31	31		
CHIMMNEY	2	N/A		
AC UNITS	9	9		
FIRE PLACE	33	33		
POOL	N/A	N/A		
TOTAL	2,529	2,579		



GENERAL NOTES

- SUBJECT PROPERTY
 TAX MAP 50: BLOCK 5002, LOT 8, 402 MORRISEY ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY
- 402 MORRISEY ROAD NEPTUNE, NJ 07753
- PURPOSE OF THIS PLAN SET
 THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR ZONING APPROVAL.
- PERMITS & APPROVALS

 CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.
- SURVEY DATA

 SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", WITH THE LATEST REVISION BEING DATED 09/25/24. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC
- INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM. ARCHITECTURAL INFORMATION
 ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANZZOLIN ARCHITECTURAL, INC, ENTITLED "HOME RENOVATION", WITH THE LATEST
- REVISION BEING DATED 04/19/25.
- BASE FLOOD ELEVATION
 ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS), "COMMUNITY PANEL #34025C0333GG, DATED 06/15/22, THE SITE IS NOT LOCATED IN A FLOOD ZONE.
- UNDERGROUND UTILITIES NOTIFICATION
 FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES
 EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT
- LOCATIONS.
- 10. EXISTING UTILITIES
 ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- I. <u>LIMIT OF DISTURBANCE</u>
 PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- 12. <u>RESTORATION</u>
 ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS
- LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE. a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

- SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR
- b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

	ZONI	NG COMPLIANCE CHAR	Т		
	R-3 (MODERA	TE DENSITY RESIDENTI	AL) ZONE		
	SINGLE FAN	MILY RESIDENTIAL: PER	MITTED		
ORD.SECTION		REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED B	MIN. LOT AREA (SF)	7,500	7,500 (0.17 AC)	NO CHANGE	YES
SCHED B	MAX.DENSITY(d.u. PER ACRE)	5.80	5.8	NO CHANGE	YES
SCHED B	MIN. LOT WIDTH (FT)	75	75.0	NO CHANGE	YES
SCHED B	MIN. LOT FRONTAGE (FT)	75	75.0	NO CHANGE	YES
SCHED B	MIN. LOT DEPTH (FT)	100	100.0	NO CHANGE	YES
SCHED B	MIN. IMPROVABLE LOT AREA (SF)	2,000	2,750	NO CHANGE	YES
SCHED B	MIN. IMPROVABLE LOT AREA CIRCLE DIAMETER (FT)	29	50.0	NO CHANGE	YES
	PRINCIPAL BUILDING				
SCHED B	MIN. FRONT YARD SETBACK				
	TO DWELLING (FT)	20 (1)(2)	14.5 (N)	NO CHANGE (N)	NO
	TO PORCH (FT)	20 (1)(2)	14.2 (N)	12.11 (V)	NO
SCHED B	MIN. REAR YARD SETBACK (FT)		ì	`	
	TO DWELLING (FT)	30 (1)(2)	41.3	NO CHANGE	YES
	TO DECK (FT)	30 (1)(2)	40.5	NO CHANGE	YES
SCHED B	MIN. SIDE YARD SETBACK	10 (1)(2)	11.7	NO CHANGE	YES
SCHED B	BOTH SIDES (FT)	20 (1)(2)	23.8	NO CHANGE	YES
SCHED B	MAX. BUILDING HEIGHT (FT)	35	19.7	NO CHANGE	YES
SCHED B	MAX. BUILDING HEIGHT (STORIES)	2.5	1.5	2	YES
	ACCESSORY BUILDING - SHED				
411.11(C)	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	NO CHANGE	YES
411.11(D)	MIN. REAR YARD SETBACK (FT)	5	4.7 (N)	5.00 (X)	YES
411.11(D)	MIN. SIDE YARD SETBACK (FT)	5	27.7	27.85	YES
411.11(B)	MAX. BUILDING HEIGHT (FT)	15	(a)	NO CHANGE	YES
411.11(A)	MAX. AREA (SF)	175	82	NO CHANGE	YES
411.11(E)	MAX. NUMBER OF SHEDS	1	1	NO CHANGE	YES
	ACCESSORY BUILDING - ONE CAR PRIVATE GARAGE				
411.08(C)	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	NO CHANGE	YES
411.08(B)	MAX. SIZE (FT)	14X28	12.2X18.1	NO CHANGE	YES
411.08(B)	MAX. AREA (SF)	392	221	NO CHANGE	YES
411.08(C)	MIN. REAR YARD SETBACK (FT)	5	5.8	NO CHANGE	YES
411.08(C)	MIN. SIDE YARD SETBACK (FT)	5	7.6	NO CHANGE	YES
411.08(D)	MAX. BUILDING HEIGHT (FT)	16	(a)	NO CHANGE	YES
	LOT COVERAGE				
SCHED B	MAX. BUILDING COVERAGE (%)	30	20.0	20.9	YES
SCHED B	MAX. IMPERVIOUS COVERAGE (%)	45	33.7	34.4	YES
(N) EXISTING N (E) EXISTING N	· /		N/A - NOT APPLICABLE N/S - NOT SPECIFIED		

FAMILY RESIDENTIAL STRUCTURES, A DECK MAY EXTEND NO FURTHER THAN 15 FEET INTO A REQUIRED REAR YARD SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE REAR YARD SETBACK REQUIREMENTS. IN NO INSTANCE SHALL A DECK BE CLOSER THAN 10 FEET TO A FRONT, REAR OR SIDE LOT LINE. NO DECK FOR A RESIDENTIAL STRUCTURE MAY EXTEND INTO A SIDE SETBACK AREA. NO DECK ASSOCIATED WITH A MULTI-FAMILY RESIDENTIAL USE MAY EXTEND INTO ANY REQUIRED SETBACK AREA. (2) PER ORDINANCE SECTION 411.07A.C, FOR RESIDENTIAL STRUCTURES, A PORCH MAY EXTEND NO MORE THAN EIGHT FEET INTO THE REQUIRED FRONT AND/OR REAR SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE FRONT YARD SETBACK REQUIREMENTS. NO PORCH FOR A RESIDENTIAL STRUCTURE MAY EXTEND INTO A SIDE SETBACK AREA. NO PORCH ASSOCIATED WITH ANY MULTI-FAMILY RESIDENTIAL USE MAY EXTEND INTO A SIDE SETBACK AREA. THE FRONT YARD SETBACK OF A PORCH SHALL NOT BE CONSIDERED THE FRONT YARD SETBACK OF THE PRINCIPAL BUILDING TO WHICH IT IS ATTACHED.

1) PER ORDINANCE SECTION 411.07A.B, FOR SINGLE FAMILY RESIDENTIAL STRUCTURES, A DECK MAY EXTEND NO MOORE THAN EIGHT FEET INTO THE

REQUIRED FRONT SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURES CONFORMS TO THE FRONT YARD SETBACK REQUIREMENT. FOR SINGLE

ROAD

PROJECT INFORMATION

ROJECT LOCATION:

BLOCK 5002, LOT 8 402 MORRISEY ROAD TOWNSHIP OF NEPTUNE. MONMOUTH COUNTY, NJ

PEEPLES, ELLEN 402 MORRISEY ROAD

PEEPLES, ELLEN

NEPTUNE TOWNSHIP, NJ 07753

402 MORRISEY ROAD NEPTUNE TOWNSHIP, NJ 07753

APPLICANT'S PROFESSIONALS

ARCHITECT:
ANZZOLIN ARCHITECTURAL LLC

904 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762 SURVEYOR: INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A

WALL, NJ 07719



NJ ONE CALL.....800-272-1000

InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

□ 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

NJPE 24GE05079000 NJPP 33LI00626800

REVISIONS 1 05/01/25 REV PER ARCHITECT 0 10/24/24 INITIAL RELEASE SCALE: AS SHOWN DESIGNED BY: **TJJ** DRAWN BY: TJJ DATE: 10/24/24 JOB #: **24-2371-01** CHECKED BY: PRW NOT FOR CONSTRUCTION APPROVED BY

FOR CONSTRUCTION PLAN INFORMATION

PLOT PLAN

SHEET TITLE:

PLAN

SHEET NO: 1 OF 1