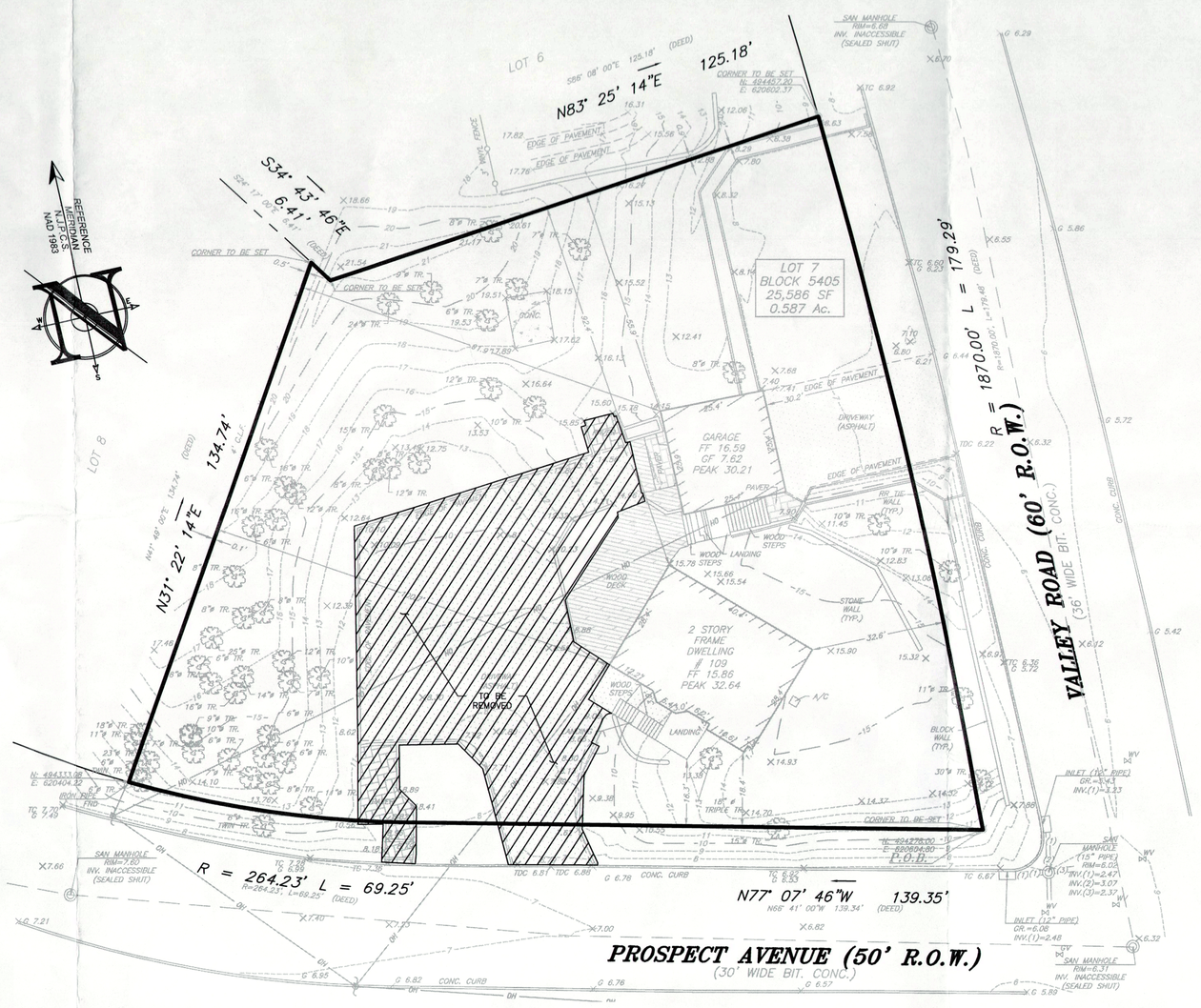
PROPERTY OWNERS WITHIN 200'

HAVE KEVIN GET WILL SERVES OUT

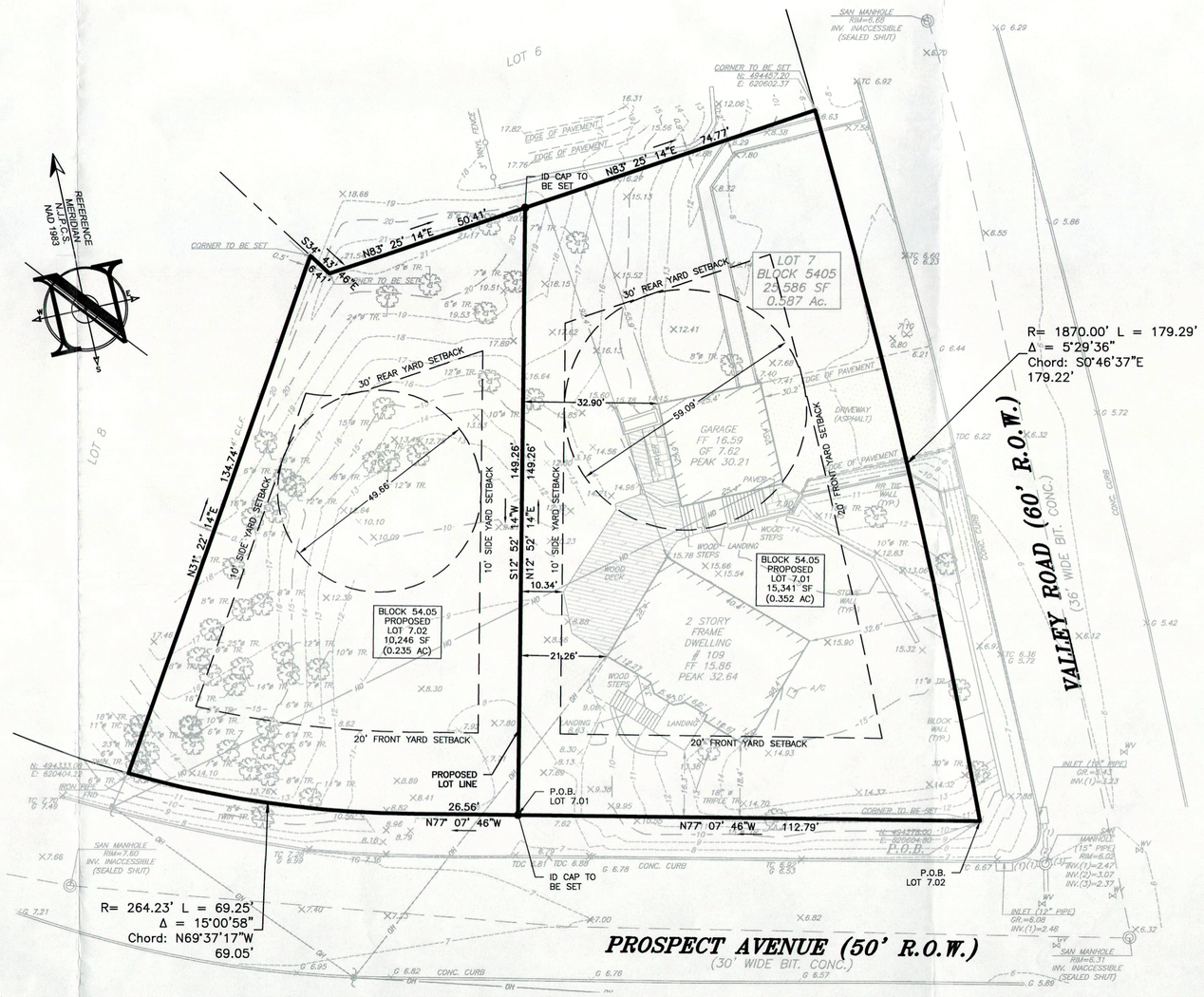


EXISTING CONDITIONS PLAN

20 0 20 40

SCALE : 1" = 20'

NOTE:
ALL EXITING IMPROVEMENT TO REMAIN UNLESS OTHERWISE INDICATED.



PROPOSED CONDITIONS PLAN

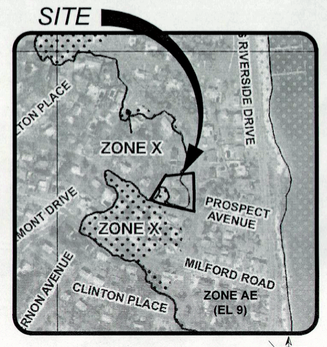
20 0 20 40

SCALE : 1" = 20'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	10
+46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
ST	STORM	ST
S	SANITARY MAIN	S
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

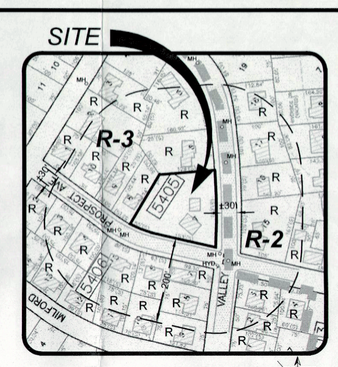
File: X:\Jobs\1818 – Anthony Pagano\25=1818-02 – 109 Prospect Avenue,Neptune, NJ\2181802CAD\dwg\01-SubMinor.dwg, --> C000 Plan
Copyright 2022, Insite Engineering, LLC, All Rights Reserved.



EFFECTIVE FLOOD INSURANCE RATE MAP

400 0 400 800

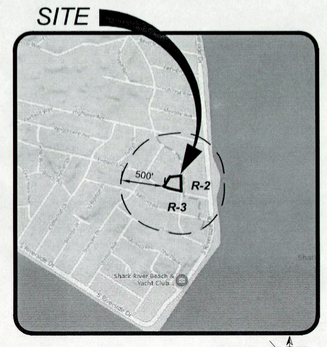
Scale: 1"=400'



TAX MAP

200 0 200 400

Scale: 1"=200'
MH = MANHOLE
HYD. = HYDRANT
R = RESIDENTIAL USE



LOCATION MAP

1000 0 1000 2000

Scale: 1"=1000'

GENERAL NOTES

1. **SUBJECT PROPERTY**
TAX MAP ## BLOCK 5405, LOT 7; 109 PROSPECT AVENUE, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

2. **OWNER / APPLICANT**
PAGANO, RAFFAELLA
109 PROSPECT AVENUE
NEPTUNE, NJ 07753

3. **PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY (FOR MINOR SUBDIVISION REVIEW AND APPROVAL). THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL CONDISITON OF THE APPROVALS HAVE BEEN SATISFIED. NO CONSTRUCTION OF NEW HOMES IS PROPOSED AT THIS TIME.

4. **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 03/24/22. 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.

5. **BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0333F, DATED 9/25/09, THE SITE IS PARTIALLY LOCATED IN ZONE X WITH 0.2% CHANCE FLOOD AND PARTIALLY IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 9. PRELIMINARY FLOOD DATA IS NOT AVAILABLE FOR THIS AREA. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.

6. **CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.

7. **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.

8. **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. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.

9. **SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

10. **LIMIT OF DISTURBANCE**
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.

11. **RESTORATION**
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.

SUBDIVISION NOTES

1. **SUBDIVISION FILING**
THIS SUBDIVISION SHALL BE FILED BY DEED IN ACCORDANCE WITH THE MAP FILING LAW.

2. **BEARING AND DISTANCE**
ERROR OF CLOSURE BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).

3. **COORDINATES**
COORDINATES SHOWN SHALL NOT BE USED TO ESTABLISH PROPERTY CORNERS IN THE FIELD.

4. **TAX LOT NUMBERS**
THE PROPOSED TAX LOT NUMBERS SHALL BE APPROVED BY THE TOWNSHIP OF NEPTUNE TAX ASSESSOR.

5. **FUTURE LOT IMPROVEMENTS**
a. IMPORTED FILL AND/OR EXPORTED FILL MATERIAL REQUIREMENTS AND APPROVAL SHALL BE ADDRESSED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
b. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
c. DRIVEWAY APRON AND CONCRETE CURB PROPOSED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION SHALL BE IN ACCORDANCE WITH THE RSIS.
d. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION (PER TOWNSHIP ORDINANCE 526).
e. NECESSARY CONSTRUCTION DETAILS SHALL BE PROVIDED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
f. A TREE REMOVAL PERMIT IS REQUIRED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
g. A ROAD OPENING PERMIT IS REQUIRED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
h. GRADING PLAN APPROVAL IS REQUIRED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
i. ZONING PERMIT APPROVAL IS REQUIRED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
j. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION AT THE SUBJECT PROPERTY.

6. **JURISDICTIONAL APPROVALS**
THE APPLICANT IS REQUIRED TO OBTAIN ALL LOCAL, COUNTY, STATE AND FEDERAL PERMITS DEEMED NECESSARY AS A RESULT OF THIS APPLICATION, INCLUDING THE FOLLOWING APPROVALS:
GRADING PLAN REVIEW
SOIL EROSION & SEDIMENT CONTROL PERMIT
ROAD OPENING PERMIT
NEPTUNE SEWER DEPARTMENT

ZONING COMPLIANCE CHART

R-3 (MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL) ZONE

DETACHED SINGLE FAMILY RESIDENCE: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED LOT 7.01	COMPLIES	PROPOSED LOT 7.02	COMPLIES
SCHED B	MIN. LOT AREA (SF)	7,500	25,586 (0.587 AC)	15,341 (0.352 AC)	YES	10,246 (0.235 AC)	YES
SCHED B	MIN. IMPROVABLE AREA (SF)	2,000	11,826	6,903	YES	2,829	YES
SCHED B	MIN. LOT WIDTH (FT)	75	172.4	108.83	YES	89.35	YES
SCHED B	MIN. LOT FRONTAGE (FT)	75	179.3	112.79	YES	95.81	YES
SCHED B	MIN. LOT DEPTH (FT)	100	170.1	164.27	YES	142.00	YES
SCHED B	MIN. CIRCLE DIAMETER (FT)	29	104.4	59.09	YES	49.66	YES
SCHED B	PRINCIPAL BUILDING						
	MIN. FRONT YARD SETBACK (FT)						
	PROSPECT AVENUE (FT)	20 (1)(2)	18.4 (N)	16.3 (N)	NO	TO COMPLY	YES
	VALLEY ROAD (FT)	20 (1)(2)	32.6	32.6	YES	TO COMPLY	YES
SCHED B	MIN. REAR YARD SETBACK (FT)	30 (1)(3)	100.7	92.4	YES	TO COMPLY	YES
SCHED B	MIN. SIDE YARD SETBACK						
	ONE SIDE (FT)	10 (1)(3)	92.4	21.26	YES	TO COMPLY	YES
	BOTH SIDES (FT)	20	N/A	N/A	YES	TO COMPLY	YES
SCHED B	MAX. BUILDING HEIGHT (FT)	35	(a)	(a)	YES	TO COMPLY	YES
SCHED B	MAX. BUILDING HEIGHT (STORIES)	2.5	2	2	YES	TO COMPLY	YES
	ACCESSORY BUILDING - GARAGE						
411.08C	ALLOWABLE YARD LOCATION	SIDE/REAR	SIDE	SIDE	YES	TO COMPLY	YES
411.08B	MAX. SIZE (2-CAR)(FT)	28 X 28	25.4 X 25.4	25.4 X 25.4	YES	TO COMPLY	YES
411.08B	MAX. SIZE (2-CAR)(SF)	784	651	651	YES	TO COMPLY	YES
411.08C	MIN. SIDE YARD SETBACK (FT)	5	55.9	32.90	YES	TO COMPLY	YES
411.08C	MIN. REAR YARD SETBACK (FT)	5	91.9	55.9	YES	TO COMPLY	YES
	DRIVEWAY SETBACK						
505B2(b)	MIN. SIDE YARD SETBACK (FT)	3	62.7	62.66	YES	TO COMPLY	YES
	LOT COVERAGE						
SCHED B	MAX. BUILDING COVERAGE (%)	30	7.2	11.93	YES	TO COMPLY	YES
SCHED B	MAX. LOT COVERAGE (%)	45	33.0	26.33	YES	TO COMPLY	YES
SCHED B	MAX. DENSITY PER ACRE	5.80	1.70	2.84	YES	4.26	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(1) PER ORDINANCE SECTION 411.07C, FOR SINGLE FAMILY DWELLINGS, A PORCH MAY EXTEND NO MORE THAN EIGHT (8) FEET INTO THE REQUIRED FRONT AND/OR REAR SETBACK AREA. NO PORCH FOR A SINGLE-FAMILY DWELLING MAY EXTEND INTO A SIDE SETBACK AREA. NO PORCH ASSOCIATED WITH ANY MULTI-FAMILY RESIDENTIAL USE MAY EXTEND INTO ANY 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.
(2) PER ORDINANCE SECTION 411.07.E, AN ENTRY PLATFORM NOT MORE THAN SIX (6) FEET IN HEIGHT ABOVE THE AVERAGE FINISH GRADE, NOR GREATER THAN FIFTY (50) SQUARE FEET IN AREA, MAY PROJECT SIX (6) FEET INTO A REQUIRED FRONT YARD AND NOT MORE THAN FOUR (4) FEET INTO ANY REQUIRED SIDE YARD.
(3) PER ORDINANCE SECTION 411.07.B, FOR SINGLE FAMILY DWELLINGS, A DECK MAY EXTEND NO FURTHER THAN FIFTEEN FEET INTO A REQUIRED REAR YARD SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO MINIMUM REAR YARD SETBACK REQUIREMENTS. IN NO INSTANCE SHALL A DECK BE CLOSER THAN TEN (10) FEET TO A REAR OR SIDE LOT LINE. NO DECK FOR A SINGLE-FAMILY DWELLING MAY EXTEND INTO A SIDE SETBACK AREA. NO DECK ASSOCIATED WITH A MULTI-FAMILY RESIDENTIAL USE MAY EXTEND INTO ANY REQUIRED SETBACK AREA.

MONMOUTH COUNTY PLANNING BOARD (STAMP)

PLANNING BOARD
CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE TOWNSHIP OF NEPTUNE PLANNING BOARD ON
BOARD CHAIRPERSON
THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE WHICH DATE IS ONE HUNDRED NINETY (190) DAYS FROM THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.
BOARD SECRETARY DATE

OWNER
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE TOWNSHIP OF NEPTUNE.
OWNER DATE
NOTARY PUBLIC
SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF
NOTARY PUBLIC DATE

MUNICIPAL ENGINEER
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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.
MUNICIPAL ENGINEER (AFFIX SEAL) DATE

MUNICIPAL CLERK
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.
MUNICIPAL CLERK DATE

PROJECT INFORMATION

PROJECT NAME:

MINOR SUBDIVISION

PROJECT LOCATION:
BLOCK 5405, LOT 7
109 PROSPECT AVENUE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ

OWNER:
PAGANO, RAFFAELLA
109 PROSPECT AVENUE
NEPTUNE, NJ 07753

APPLICANT:
PAGANO, RAFFAELLA
109 PROSPECT AVENUE
NEPTUNE, NJ 07753

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY'S DATED 03/24/22 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP 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.

JUSTIN T. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362

INSITE ENGINEERING LLC SINCE 2002

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(IT TAKES 3 DAYS AFTER YOU CONTACT)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL DOCUMENT AND HAVE BEEN ALTERED.

PATRICK B. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE# 24GE05079000 NJPP# 33L00626800

REVISIONS

Rev. #	Date	Comment
0	05/24/22	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY:
DATE: 05/24/22 DRAWN BY: PRW
JOB #: 22-1818-02 CHECKED BY: TJJ
CAD ID: 22-1818-02r0 JJH
NOT FOR CONSTRUCTION APPROVED BY:
FOR CONSTRUCTION
PLAN INFORMATION

DRAWING TITLE:
MINOR SUBDIVISION

SHEET TITLE:
PLAT

SHEET NO:
1 of 1