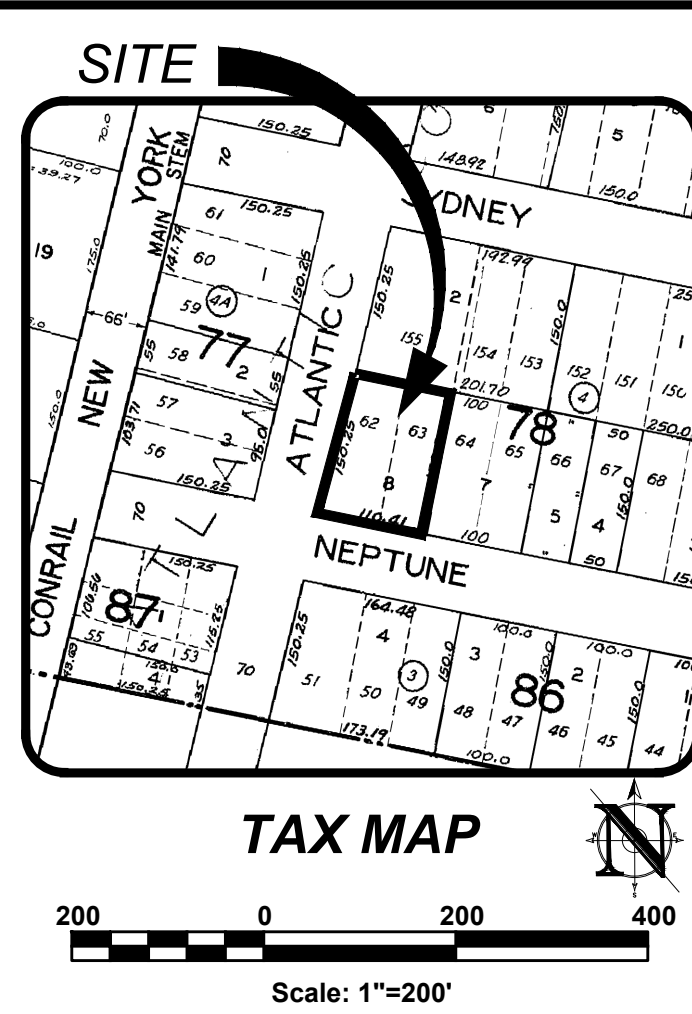
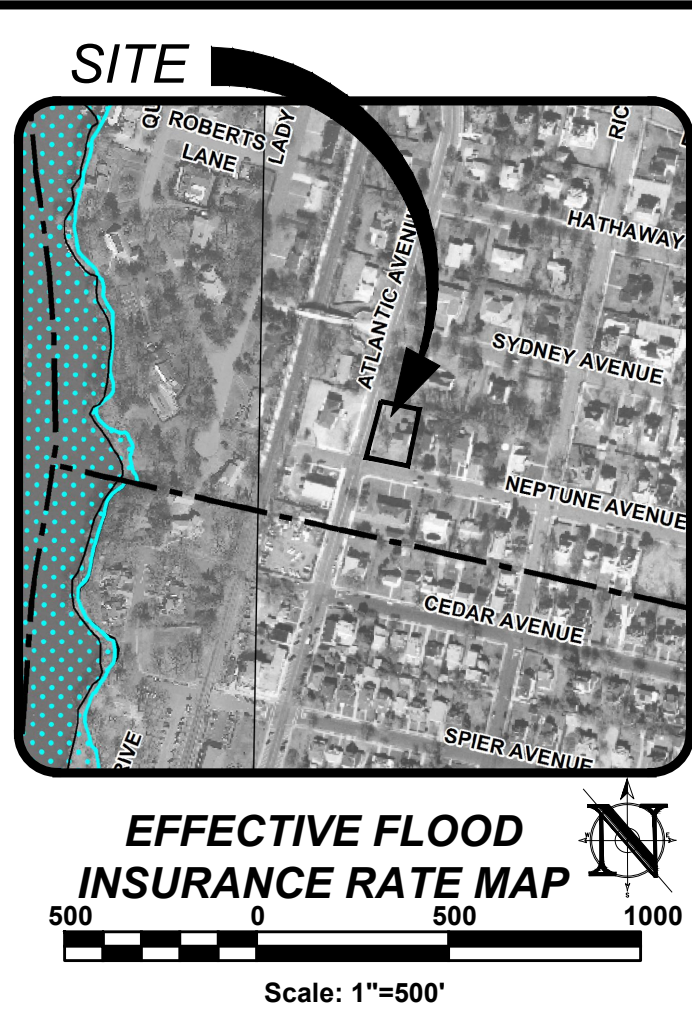
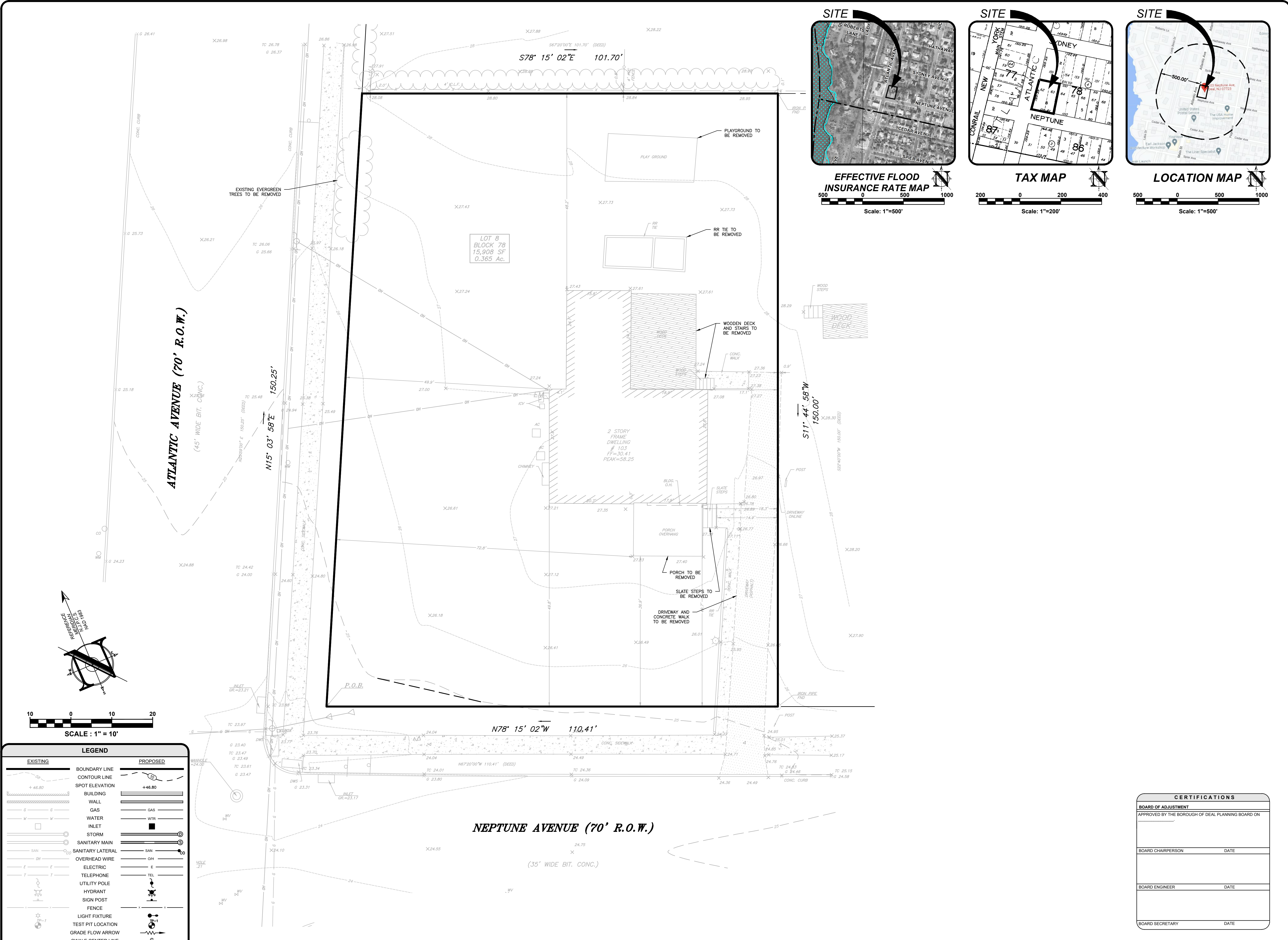


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PROJECT INFORMATION

PROJECT NAME:
103 NEPTUNE AVENUE

PROJECT LOCATION:
BLOCK 78, LOT 8
103 NEPTUNE AVENUE
BOROUGH OF DEAL
MONMOUTH COUNTY, NJ

OWNER:
ELY LEVY
103 NEPTUNE AVENUE
DEAL, NJ ZIP 07723


APPLICANT:
ELY LEVY
103 NEPTUNE AVENUE
DEAL, NJ ZIP 07723

APPLICANT'S PROFESSIONALS

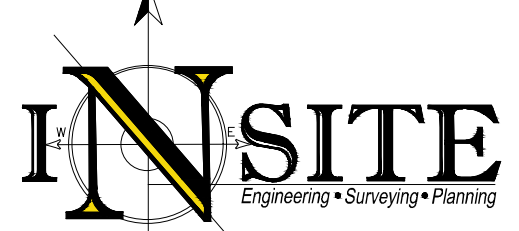
ATTORNEY:
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ANSELL GRIMM & AARON, P.C.
1500 LAWRENCE AVENUE
OCEAN, NJ 07712

ARCHITECT:
ZIMBLER ARCHITECTURE
30 SOUTH STREET
FREEHOLD, NJ 07728

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



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


InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24CE05079000 NJPP 33L00626800

REVISIONS

Rev.#	Date	Comment
0	02/02/23	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: BRK
DATE: 02/02/23	DRAWN BY: BRK
JOB #: 22-1941-01	CHECKED BY: PRW
CAD ID: 22-1941-01/0	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION	
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PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO.:

1 OF 3

CERTIFICATIONS	
BOARD OF ADJUSTMENT	
APPROVED BY THE BOROUGH OF DEAL PLANNING BOARD ON	
BOARD CHAIRPERSON	DATE
BOARD ENGINEER	DATE
BOARD SECRETARY	DATE

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LEGEND	
EXISTING	PROPOSED

CERTIFICATIONS	
BOARD OF ADJUSTMENT	
APPROVED BY THE BOROUGH OF DEAL PLANNING BOARD ON	
BOARD CHAIRPERSON	DATE
BOARD ENGINEER	DATE
BOARD SECRETARY	DATE

PLANTING SCHEDULE			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
25	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	MIN. 6' HT.

LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	1,469	1,819
COVERED PORCH	220	622
LANDINGS	N/A	36
DRIVEWAY	661	948
DECK	373	N/A
WALKWAYS/STAIRS	242	190
A/C UNITS	11	11
CABANA	N/A	300
POOL	N/A	570
POOL PATIO	N/A	1,464
TOTAL	2,976	5,960

ZONING COMPLIANCE CHART					
R-2 (RESIDENTIAL) DISTRICT					
SINGLE FAMILY DWELLING: PERMITTED					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED A	MIN. LOT AREA (SF)	18,750	15,908 (0.365 AC.) (N)	NO CHANGE (N)	NO
SCHED A	MIN. LOT WIDTH (FT)	150	107.51 (N)	NO CHANGE (N)	NO
SCHED A	MIN. LOT DEPTH (FT)	125	150.0 (N)	NO CHANGE (N)	YES
SCHED A	PRINCIPAL BUILDING				
	MIN. FRONT YARD SETBACK				
	NEPTUNE AVENUE (FT)	50 (1)	49.7 (TO BUILDING) (N)	NO CHANGE (N)	NO
			36.9 (TO PORCH) (N)	40.00 (TO PORCH) (X)	YES
	ATLANTIC AVENUE (FT)	50 (1)	49.9 (TO BUILDING) (N)	NO CHANGE (N)	NO
				40.67 (TO PORCH)	YES
SCHED A	MIN. REAR YARD SETBACK (FT)	20 (2)	48.2 (N)	NO CHANGE (N)	YES
SCHED A	MIN. SIDE YARD SETBACK (FT)	21.50 (3)	14.9 (TO STAIRS) (N)	18.17 (TO STAIRS) (V)	NO
			18.3 (TO PORCH) (N)	17.33 (TO PORCH) (V)	NO
			17.1 (TO DWELLING) (N)	NO CHANGE (TO DWELLING) (N)	NO
				21.50 (TO ADDITION)	YES
SCHED A	MAX. BUILDING HEIGHT @ 50' (FT)	28 (4)	33.89 (N)	NO CHANGE (N)	NO
SCHED A	MAX. BUILDING HEIGHT @ 64' (FT)	42 (4)	33.89 (N)	NO CHANGE (N)	YES
SCHED A	MAX. BUILDING HEIGHT (STORIES)	N/A	2 (N)	2 (N)	YES
SCHED A	MIN. CUBIC CONTENT (CF)	13,000	(a)	>13,000	YES
\$15-2.1(a)1	ACCESSORY STRUCTURE (POOL)				
\$15-2.1(a)3	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
\$15-2.1(a)3	MIN. REAR YARD SETBACK (FT)	30	N/A	26.49 (V)	NO
\$15-2.1(a)2	MIN. SIDE YARD SETBACK (FT)	30	N/A	20.90 (V)	NO
\$15-2.1(a)1	SWIMMING POOL FENCE LOCATION	SIDE/REAR	N/A	FRONT (V)	NO
\$15-2.1(a)4	ACCESSORY STRUCTURE (CABANA)				
\$15-2.1(a)4	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
\$15-2.1(a)4	MIN. SIDE YARD SETBACK (FT)	10.50 (5)	N/A	21.75 (V)	YES
\$15-2.1(a)4	MIN. REAR YARD SETBACK (FT)	10.50 (5)	N/A	10.50 (V)	YES
\$15-2.1(a)4	MAX. YARD COVERAGE (%)	35	N/A	19.74 (V)	YES
\$15-2.1(a)4	MAX. HEIGHT (FT)	18	N/A	14.05 (V)	YES
	MEASURED FROM NEPTUNE AVENUE (FT)		N/A	12.05 (V)	YES
	MEASURED FROM ATLANTIC AVENUE (FT)		N/A		
\$15-2.1(a)4	ACCESSORY STRUCTURE (POOL PATIO)				
\$15-2.1(a)4	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	FRONT (V)	NO
\$15-2.1(a)4	MIN. SIDE YARD SETBACK (FT)	10 (5)	N/A	10.00 (V)	YES
\$15-2.1(a)4	MIN. REAR YARD SETBACK (FT)	10 (5)	N/A	10.50 (V)	YES
\$15-2.1(a)4	MAX. YARD COVERAGE (%)	35	N/A	23.29 (V)	YES
\$15-2.1(a)4	ACCESSORY STRUCTURE (POOL EQUIPMENT)				
\$15-2.1(a)4	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
\$15-2.1(a)4	MIN. SIDE YARD SETBACK (FT)	10	N/A	17.75 (V)	YES
\$15-2.1(a)4	MIN. REAR YARD SETBACK (FT)	10	N/A	11.50 (V)	YES
\$30-86.6(b)	AC UNIT	SIDE	FRONT (N)	SIDE (X)	YES
\$30-86.6(b)	MIN. SETBACK TO PRINCIPAL BUILDING (FT)	1	1.1	1.00 (V)	YES
\$30-86.6(b)	MAX. SETBACK TO PRINCIPAL BUILDING (FT)	6	2.2	1.00 (V)	YES
\$30-86.6(b)	DRIVEWAY				
\$30-86.6(b)	MAX. DRIVEWAY FRONT YARD WIDTH (FT)	20	9.18	10.00 (V)	YES
\$30-86.6(b)	MAX. FRONT YARD COVERAGE (%)	17.4	17.4	17.4 (V)	YES
\$30-86.6(b)	MAX. SIDE YARD COVERAGE (%)	50	13.43	N/A (V)	YES
\$30-86.6(b)	LOT COVERAGE				
SCHED A	MAX. BUILDING COVERAGE (%)	20 (6)	10.6	14.55 (V)	YES
SCHED A	MAX. IMPERVIOUS SURFACE COVERAGE (%)	40	18.9	37.47 (V)	YES
RSIS §5 21-1.4	OFF-STREET PARKING				
RSIS §5 21-1.4	MIN. NUMBER OF PARKING SPACES (5 BEDROOMS)	3.0	2	3 (V)	YES
\$30-88	MIN. NUMBER OF PARKING SPACES PER DWELLING	2	2	3 (V)	YES

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION (N/A) NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE 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) 30-86.6.c.4 - AN OPEN PORCH MAY PROJECT INTO ANY REQUIRED FRONT YARD IN ANY RESIDENTIAL DISTRICT A MAXIMUM OF TEN (10) FEET.
(2) REAR YARD SETBACK SHALL BE 20% OF LOT DEPTH (150 X LF X 20% = 30 FT)
(3) SIDE YARD SETBACK SHALL BE 20% OF LOT WIDTH (107.51 LF X 20% = 21.50 FT)
(4) BULK REQUIREMENTS NOTE #7) IN THE R-2 DISTRICTS, THE MAXIMUM BUILDING HEIGHT SHALL BE 42 FEET, MEASURED FROM THE TOP OF THE STREET CURB AT A DISTANCE OF NO CLOSER THAN 64 FEET FROM THE FRONT PROPERTY LINE. THE MAXIMUM HEIGHT SHALL BE 28 FEET MEASURED FROM THE TOP OF THE STREET CURB AT A DISTANCE OF NO CLOSER THAN 50 FEET FROM THE FRONT PROPERTY LINE. FOR EACH ADDITIONAL FOOT BEYOND 50 FEET FROM THE FRONT PROPERTY LINE, THE MAXIMUM BUILDING HEIGHT MAY BE INCREASED BY ONE FOOT ABOVE 28 FEET, NOT TO EXCEED A MAXIMUM HEIGHT OF 42 FEET FROM THE TOP OF THE STREET CURB. ARCHITECTURAL FEATURES, SUCH AS DORMERS AND COPULAS NOT TO EXCEED 25% OF THE WIDTH OF THE HOUSE, SHALL BE EXEMPT FROM THIS RULE, BUT MAY NOT EXCEED 42 FEET FROM THE TOP OF THE STREET CURB.
(5) SCHED B- ACCESSORY USE REAR AND SIDE YARD SETBACK: 10 FEET MIN. SETBACK FOR AN ACCESSORY 10 FEET IN HEIGHT MEASURED FROM GRADE TO THE HIGHEST POINT ON THE STRUCTURE. EVERY ONE-FOOT INCREASE IN HEIGHT OF THE STRUCTURE WILL REQUIRE A ONE FOOT INCREASE IN SETBACK.
(6) BULK REQUIREMENTS NOTE #6) MAXIMUM BUILDING COVERAGE IN R-1 AND R-2 DISTRICTS APPLIES TO PRINCIPAL BUILDING ONLY.

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP 10, BLOCK 78, LOT 8; 103 NEPTUNE AVENUE, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
OWNER:
ELY LEVY
103 NEPTUNE AVENUE
DEAL, NJ 07723
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR ENGINEERING AND ZONING APPROVAL AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT FOR PLAN CERTIFICATION.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY OF BLOCK 78, LOT 8, 103 NEPTUNE AVENUE," WITH THE LATEST REVISION BEING DATED 05/12/22. 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.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ZIMBLER ARCHITECTURE, ENTITLED "LEVY RESIDENCE," WITH THE LATEST REVISION BEING DATED 12/21/22.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #3402030320, DATED 06/15/22, THE SITE IS LOCATED IN ZONE X. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.
- 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.
- 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**
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.
- 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.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICABLE TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
RELEVANT APPLICATIONS MUST BE MADE TO THE NJDEP. IT IS UNDERSTOOD THAT FINAL SITE PLAN APPROVAL WILL BE CONTINGENT UPON SECURING ALL PROPER APPROVAL FROM THE NJDEP.
- POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE AND ALL APPLICABLE CODES.
- SOUND AMPLIFICATION SYSTEM**
NO SOUND AMPLIFICATION SYSTEM SHALL BE PERMITTED.
- EVERGREEN SCREENING**
PER ORDINANCE 15-2.7(b), THERE SHALL BE PLANTED AND CONTINUALLY MAINTAINED PARALLEL TO EACH SIDE LINE, AND PARALLEL TO THE REAR LINE OF THE LOT ON WHICH SUCH POOL AND/OR RECREATIONAL AREA & FACILITY IS SITUATED, A STRIP AT LEAST FIVE FEET IN WIDTH, ON WHICH EVERGREEN PLANTINGS SHALL BE MAINTAINED TO A HEIGHT OF AT LEAST SIX FEET AND OF A DEPTH OF AT LEAST FIVE FEET, PLANTED, DESIGNED AND MAINTAINED SO AS TO COMPLETELY SCREEN THE POOL FROM PERSONS OCCUPYING ADJOINING PROPERTIES.

PROJECT INFORMATION

PROJECT NAME:

103 NEPTUNE AVENUE

PROJECT LOCATION:

BLOCK 78, LOT 8
103 NEPTUNE AVENUE
BOROUGH OF DEAL
MONMOUTH COUNTY, NJ

OWNER:

ELY LEVY
103 NEPTUNE AVENUE
DEAL, NJ ZIP 07723

APPLICANT:

ELY LEVY
103 NEPTUNE AVENUE
DEAL, NJ ZIP 07723

APPLICANT'S PROFESSIONALS

ATTORNEY:
JENNIFER S. KRIMKO, ESQ.
ANSSELL GRIMM & AARON, P.C.
1500 LAWRENCE AVENUE
OCEAN, NJ 07712

ARCHITECT:
ZIMBLER ARCHITECTURE
30 SOUTH STREET
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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24CE05079000 NJPP 33L00625800

REVISIONS

Rev.#	Date	Comment
0	02/02/23	INITIAL RELEASE
1	02/02/23	DESIGNED BY: BRK
2	02/02/23	DRAWN BY: BRK
3	22-1941-01	CHECKED BY: PRW
4	22-1941-01	CAD ID: 22-1941-01

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

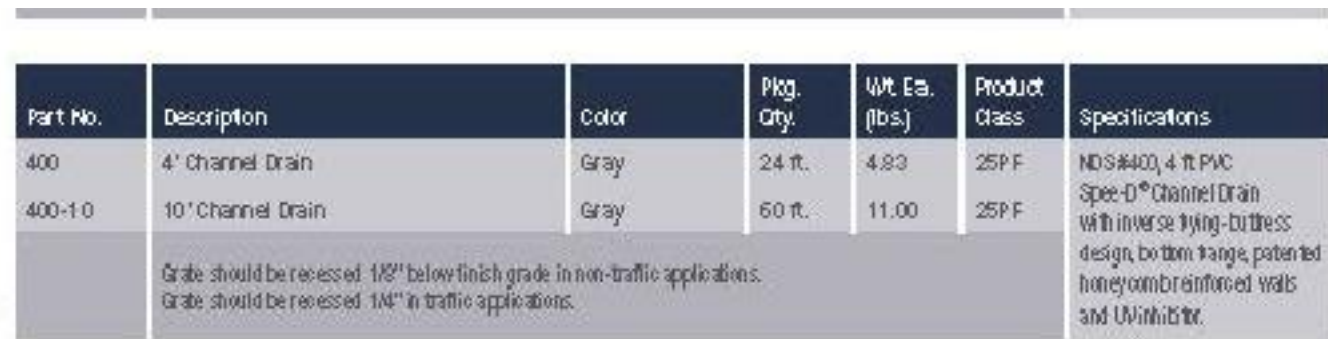
PLOT PLAN

SHEET TITLE:

PLAN

SHEET NO.

2 OF 3



The technical drawing illustrates the construction of a 12 inch yard drain. It consists of two views: a Plan view and a Section view.

Plan View: Shows the top-down layout of the drain. It features a central 12" Tee-Wye fitting. One end of the Tee-Wye is connected to a 12" PVC pipe, and the other end is connected to a 12" diameter grate. A dimension line indicates the distance from the center of the Tee-Wye to the center of the grate is 12 inches.

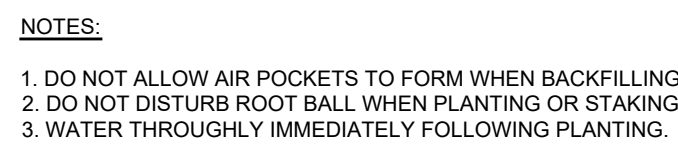
Section View: Shows the vertical profile of the drain. It depicts a 12" diameter grate on top of a 12" diameter PVC pipe. The pipe is shown extending down into a stone sump. A dimension line indicates the height of the pipe above the sump is "AS REQUIRED". The stone sump is labeled "STONE SUMP (18'X18'X18')".

Labels:

- 12" TEE-WYE
- 12" PVC
- 12" DIA. GRATE
- 12" DIA. GRATE
- 12" DIA. PVC
- AS REQUIRED
- STONE SUMP (18'X18'X18')

Section View Title: 12" YARD DRAIN (OPEN BOTTOM)

NTS (Not To Scale)



NOTE:
 CLASS I MATERIAL - 3/4" BROKEN STONE
 CLASS II MATERIAL - COARSE SAND AND GRAVEL

MECHANICAL COMPACT AS REQUIRED

CLASS II MATERIAL TO SUBGRADE

6"

HAND TAMP 4th LIFT

3rd LIFT

PIPE

2nd LIFT

8" MIN

PIPE O.D.

1st LIFT

INITIAL BACKFILL

SPRING LINE OF PIPE

HAUNCHING

BEDDING

HAND TAMP IF LOOSE OR OVEREXCAVATED

PIPE BEDDING DETAIL

NTS

