

PROJECT INFORMATION

PROJECT NAME
HARARY RESIDENCE

PROJECT LOCATION
BLOCK 32.01, LOT 5
88 PARKER AVENUE
BOROUGH OF DEAL,
MONMOUTH COUNTY, NJ

OWNER
HARARY, HENRY C/O MAISON MAURICE
237 ELWA PLACE
WEST PALM BEACH, FL 33405

APPLICANT
HARARY, HENRY C/O MAISON MAURICE
237 ELWA PLACE
WEST PALM BEACH, FL 33405

APPLICANT'S PROFESSIONALS

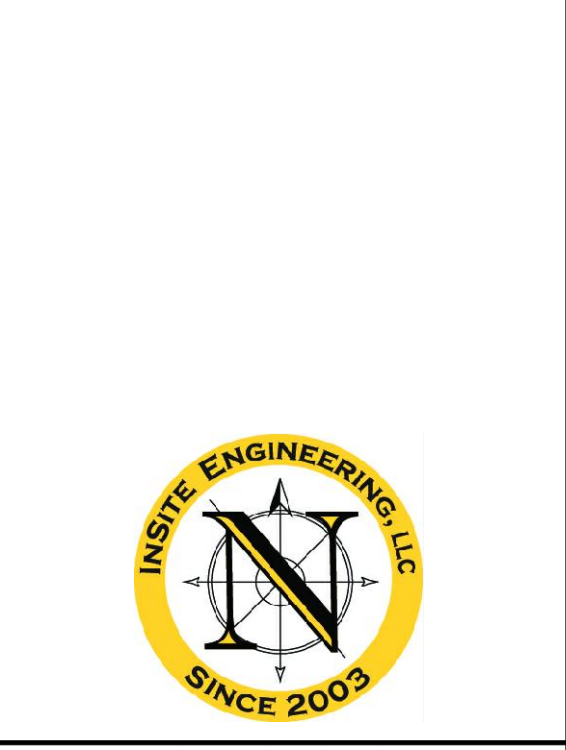
ATTORNEY:
ANKSELL GRIMM & AARON, P.C.
1500 LAWRENCE AVENUE - CN 7807
OCEAN, NJ 07712

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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NJ ONE CALL - 800-272-1000
(Not Available in NJ)

UTILITY	FILED
CONCRETE	ORANGE
STEEL	RED
PLASTIC	GREEN
UNKNOWN	WHITE



INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA2808200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (Fax)
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LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA,
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NJ P.E. #24268079000 NJ P.P. #010028900

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REVISIONS

Rev#	Date	Comment

04/06/22 INITIAL RELEASE

SCALE: 1" = 10' DESIGNED BY: ONS

DATE: 04/06/22 DRAWN BY: ONS

JOB #: 21-1864-01 CHECKED BY: PRW

CAD #: 21-1864-01r0

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE

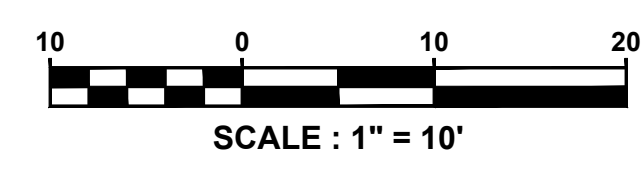
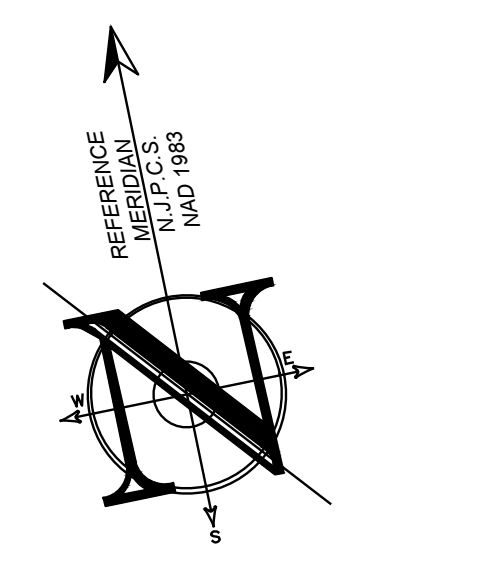
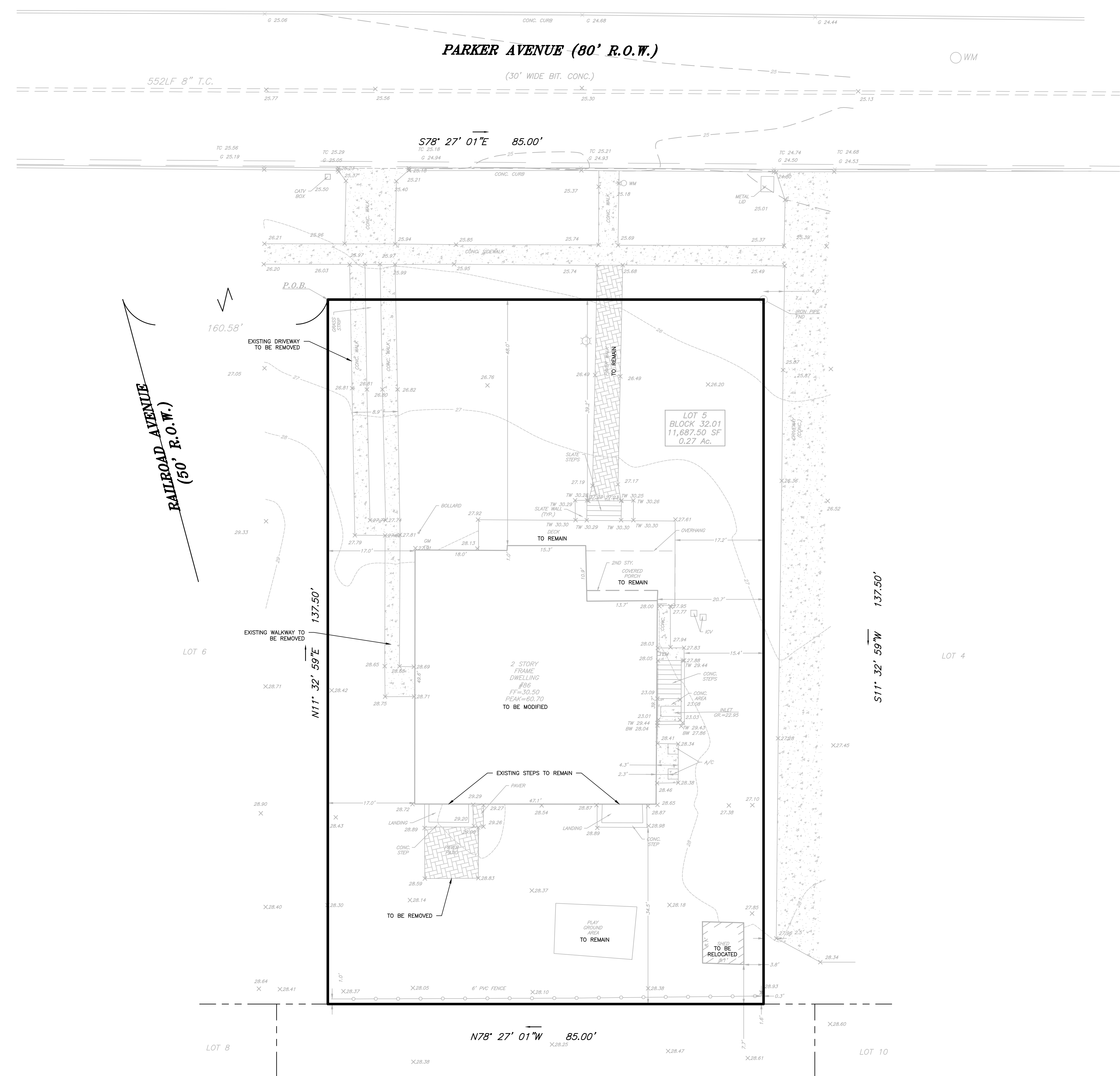
PLOT PLAN

SHEET TITLE

EXISTING CONDITIONS

SHEET NO.

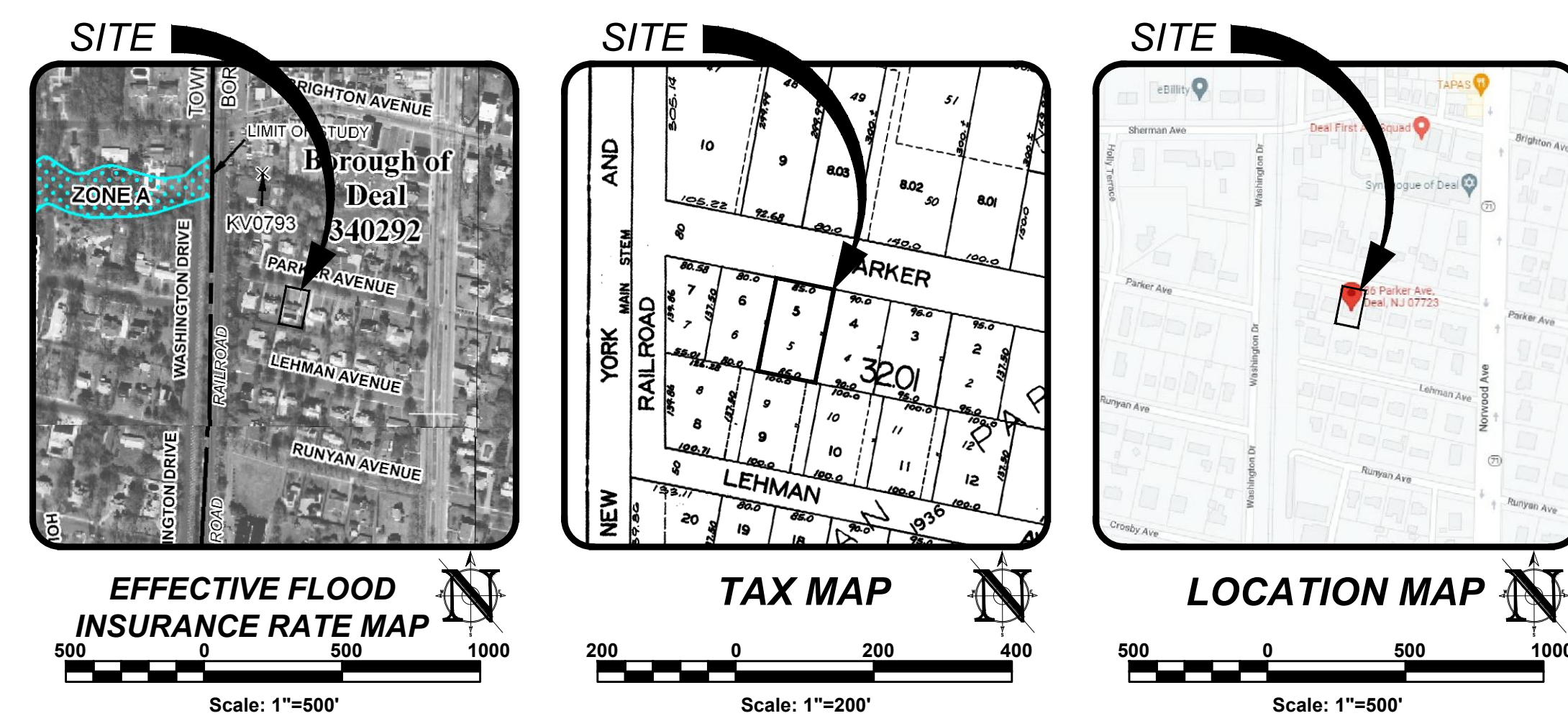
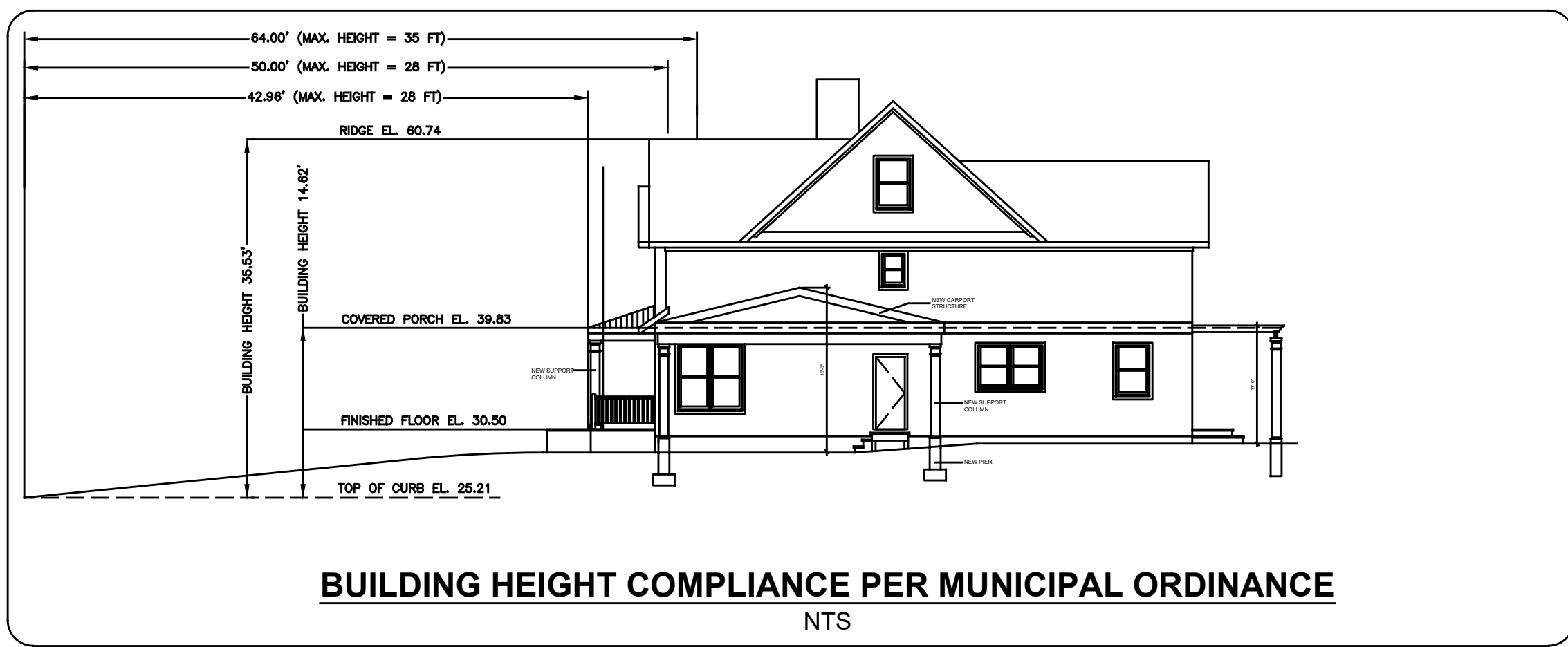
1 OF 3



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WTR
INLET	INLET
STORM	STORM
SANITARY MAIN	SAN
SANITARY LATERAL	SAN
OVERHEAD WIRE	OH
ELECTRIC	E
TELEPHONE	TEL
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

File: \\hwy1\proj\21-1864-01 - Harary, Henry C/O Maison Maurice - 88 Parker Avenue_Deal, NJ\GIS\880000\Map\01_PlotPlan.dwg - 01-23-2022
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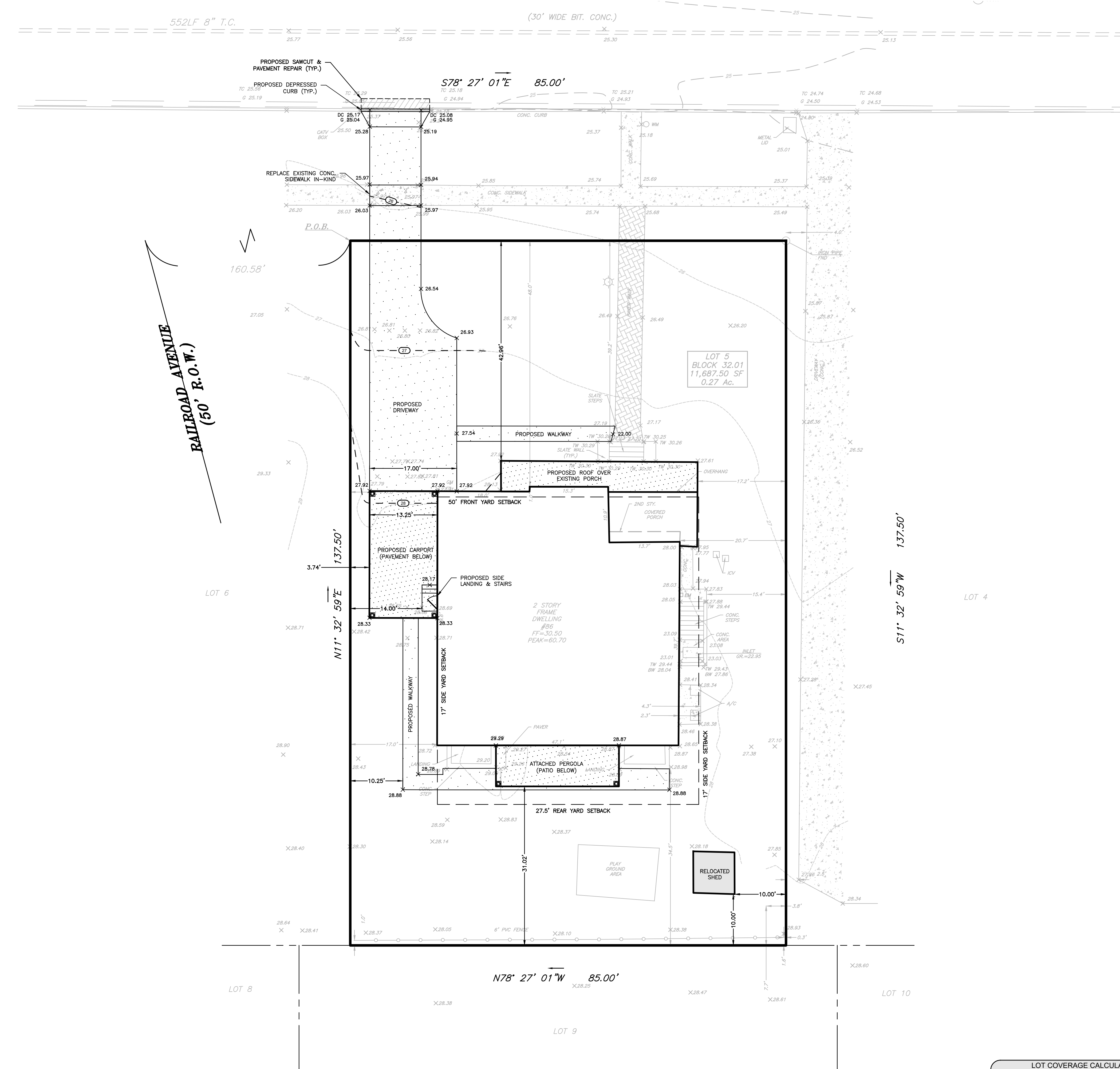
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1955 ROUTE 34 SUITE 1A
WALL, NJ 07719

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP 6, BLOCK 32.01, LOT 5, 86 PARKER AVENUE, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
HARARY, HENRY C/O MAISON MAURICE
237 ELWA PLACE
WEST PALM BEACH, FL 33405
- 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 SURVEY OF BLOCK 32.01, LOT 5, WITH THE LATEST REVISION BEING DATED 03/03/22. 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 "HARARY RESIDENCE", WITH THE LATEST REVISION BEING DATED 10/01/21.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0194F, DATED 9/25/09, 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**
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.
- 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. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "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.



ZONING COMPLIANCE CHART					
RESIDENTIAL (R-3) ZONE (S30-86)					
SINGLE-FAMILY RESIDENTIAL USE, PERMITTED					
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED A	MIN. LOT AREA (SF)	12,500	11,687.5 (0.27 AC)	(N)	NO
SCHED A	MIN. LOT WIDTH (FT)	100	85.0	(N)	NO
SCHED A	MIN. LOT FRONTAGE (FT)	N/A	85.0	(N)	NO
SCHED A	MIN. LOT DEPTH (FT)	125	137.5	(N)	YES
PRINCIPAL BUILDING					
SCHED A	MIN. FRONT YARD SETBACK (FT)	50 (1)	48.0	(N)	NO
SCHED A	MIN. REAR YARD SETBACK (FT)	27.5 (2)	34.5	(N)	YES
SCHED A	MIN. SIDE YARD SETBACK-EAST (FT)	17 (3)	15.4	(N)	NO
SCHED A	MIN. SIDE YARD SETBACK-WEST (FT)	17 (3)	17.0	(N)	NO
SCHED A	MIN. SIDE YARD SETBACK-PROPOSED STAIRS (FT)	N/A	N/A	(N)	NO
SCHED A	MAX. BUILDING HEIGHT (FT)	35 (4)	35.53	(N)	NO
SCHED A	MIN. CUBIC CONTENT (CF)	13,000	(A)	(N)	YES
ACCESSORY STRUCTURE (SHED)					
SCHED B	ALLOWABLE LOCATION	REAR	REAR	(N)	YES
SCHED B	MIN. REAR YARD SETBACK (FT)	10 (5)	7.7	(N)	NO
SCHED B	MAX. LOT COVERAGE (%)	35	0.6	(N)	NO
SCHED B	MAX. BUILDING HEIGHT (FT)	18	(A)	(N)	YES
DRIVEWAY					
30-86.6.a	MAX. FRONT YARD DRIVEWAY WIDTH (FT)	20	8.9	(N)	YES
30-86.6.a	MAX. FRONT YARD DRIVEWAY COVERAGE (%)	35	6.9	(N)	YES
30-86.6.b	MAX. SIDE YARD DRIVEWAY COVERAGE (%)	50	0	(N)	NO
AC UNIT/GENERATOR					
30-86.6.b	ALLOWABLE LOCATION	SIDE	SIDE	(N)	YES
30-86.6.b	MIN. SETBACK TO PRINCIPAL BUILDING (FT)	1	2.3	(N)	YES
30-86.6.b	MAX. SETBACK TO PRINCIPAL BUILDING (FT)	6	4.3	(N)	YES
LOT COVERAGE					
SCHED A	MAX. BUILDING COVERAGE (%)	20 (5)	23.6 (2,453.0 SF)	(N)	NO
30-86.6.b	MAX. IMPERVIOUS COVERAGE (%)	40	31.0 (3,024.9 SF)	(N)	NO
(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION (E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED (V) PROPOSED VARIANCE (W) PROPOSED WAIVER N/A - NOT APPLICABLE (A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE N/S - NOT SPECIFIED					

LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING (BLDG.)	2,215.9	2,215.9
COVERED PORCH (BLDG.)	177.8	384.1
ATTACHED PERGOLA (BLDG.)	N/A	192.0
CARPORT (BLDG.)	N/A	327.9
SHED (BLDG.)	65.3	65.3
OPEN PORCH	212.3	N/A
FRONT WALKWAY & STEPS	240.3	331.5
DRIVEWAY	388.2	718.1
WALKWAYS, PATIOS, ETC.	334.9	437.0
TOTAL	3,624.9	4,669.8

REVISIONS

Rev#	Date	Comment
0	04/06/22	INITIAL RELEASE
1	04/06/22	DESIGNED BY: ONS
2	04/06/22	DRAWN BY: ONS
3	04/06/22	CHECKED BY: PRW
4	04/06/22	DATE: 04/06/22
5	04/06/22	JOB #: 21-1864-01
6	04/06/22	CAD #: 21-1864-01a

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APPROVED BY: _____

PLAN INFORMATION

PLOT PLAN

PLOT

2 OF 3

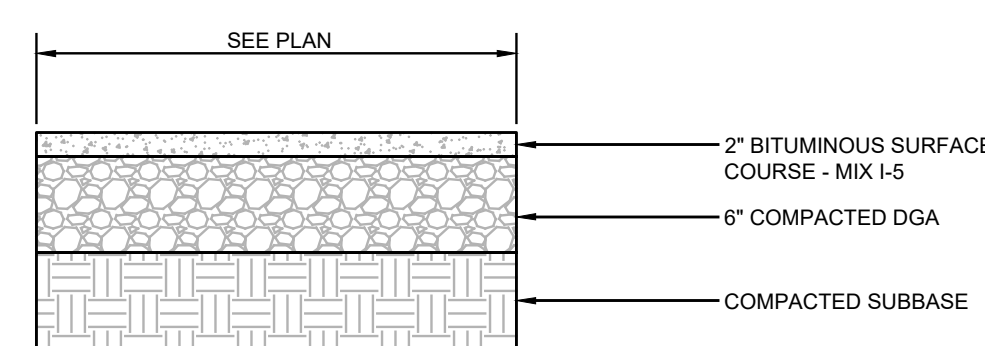
INSITE
Engineering • Surveying • Planning

INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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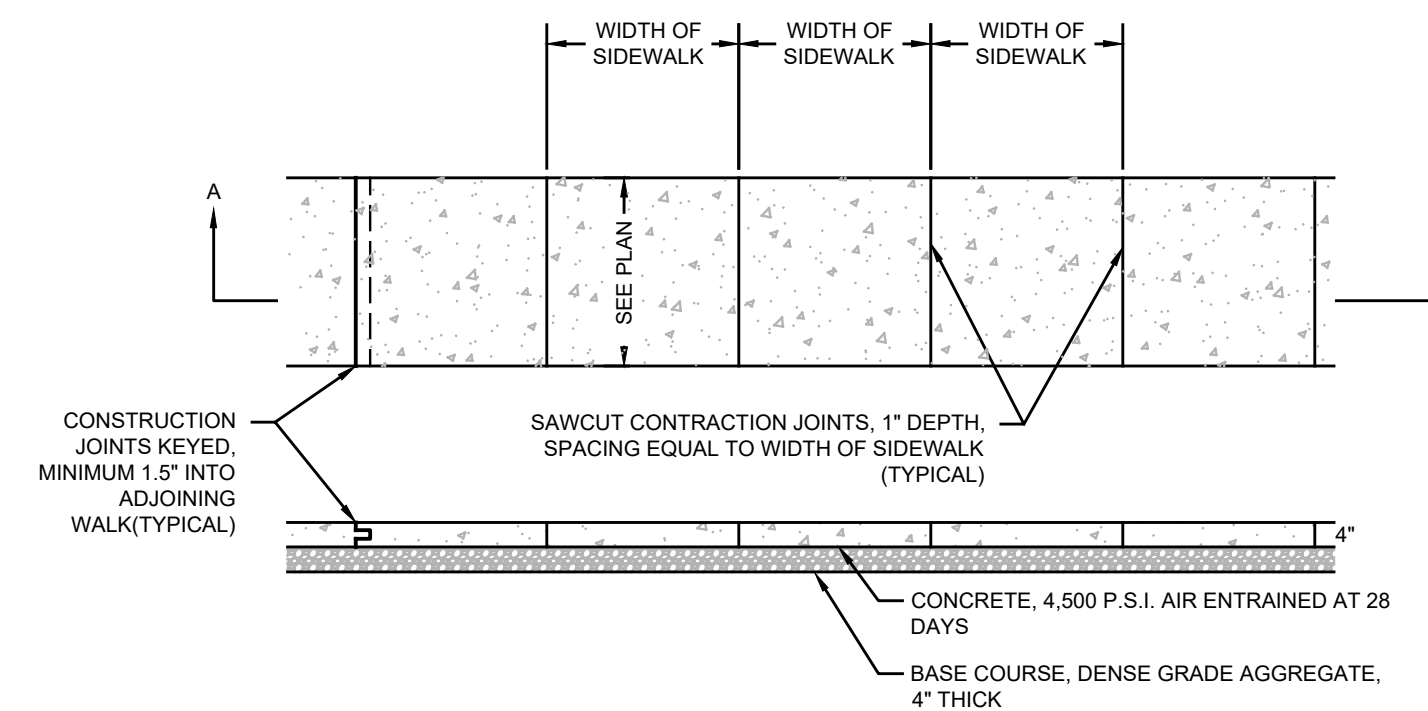
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DRIVEWAY PAVEMENT
NTS

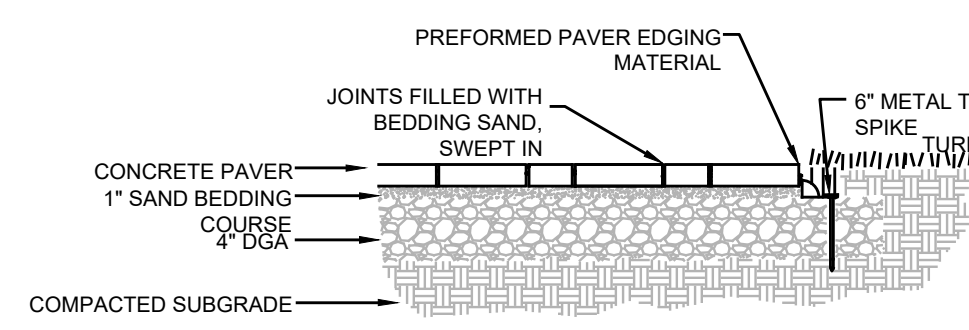


SECTION A-A

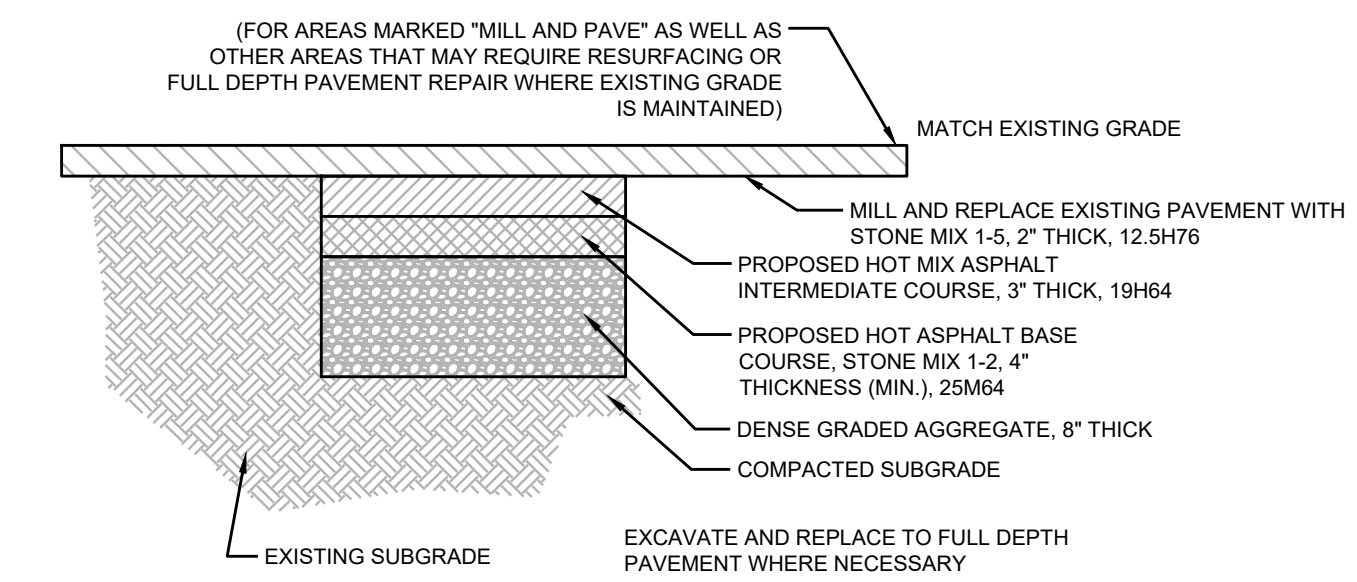
CONSTRUCTION NOTES:

- SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
- FLOAT FINISH SIDEWALK FOLLOWED BY MEDIUM-TO FINE-TEXTURED BROOM FINISH, PERPENDICULAR TO THE LINE OF TRAFFIC.
- ISOLATION JOINTS SHALL BE CONSTRUCTED WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE. A 1/2\"/>

CONCRETE SIDEWALK
NTS



CONCRETE PAVER WALKWAY
NTS

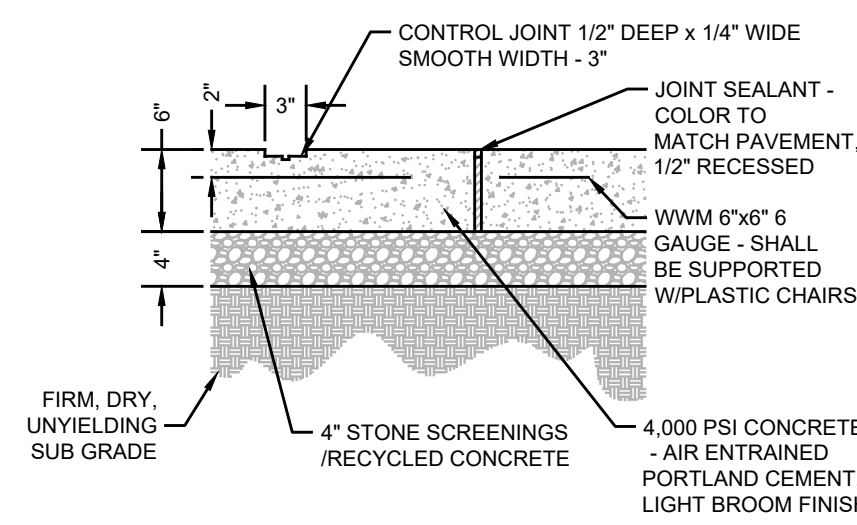


PAVEMENT CONSTRUCTION SEQUENCE:

- MILL AND EXCAVATE WHERE NOTED ON PLAN.
- PREPARE BASE WHERE NECESSARY.
- INSTALL SURFACE COURSE OVER ENTIRE PAVED AREA AT ONE TIME.

MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE N.J.DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE N.J.DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

PAVEMENT REPAIR
NTS



CONCRETE PAVEMENT SECTION
NTS

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with 100 yds Excavated

FILED TO:	FILED BY:
COUNTY:	CITY/TOWNSHIP:
DATE:	SCALE:
TITLE:	PROJECT:
APPROVED BY:	DATE:



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PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO.:

3 OF 3