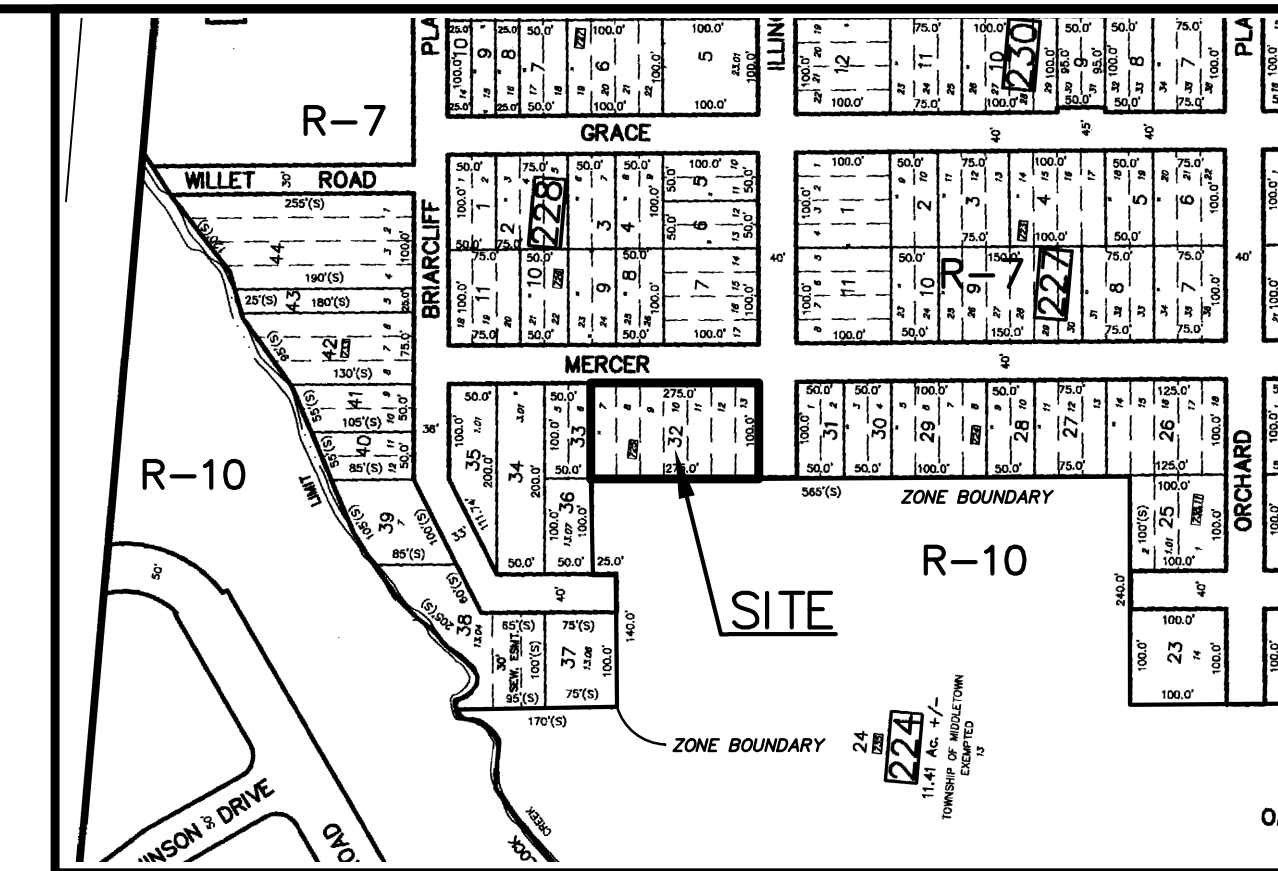
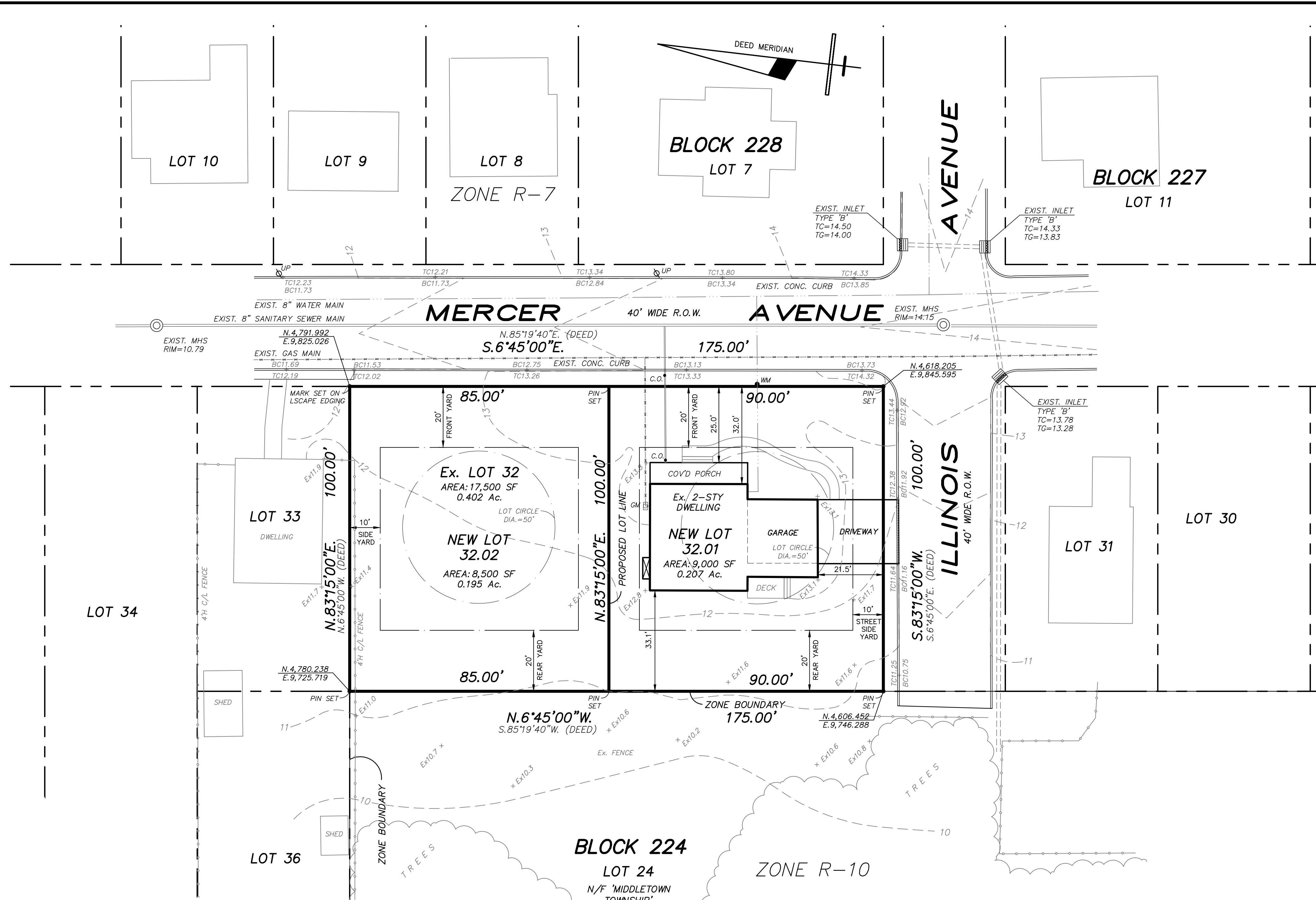


OWNERS OF RECORD WITHIN 200-FT OF SUBJECT PROPERTY

BLOCK	LOT	OWNERS NAME
224	24	TOWNSHIP OF MIDDLETOWN 1 KINGS HIGHWAY MIDDLETOWN, NJ 07748
	29	CHRISTOPHER & JAMIE COPP 19 MERCER AVENUE GALE MACCONCHIE 21 MERCER AVENUE
	30	ANGELO FLUSHION 101 ILLINOIS AVENUE
	31	AGOSTINHO & ANA OLIVEIRA 31 MERCER AVENUE
	33, 36	GLAYS MARTINEZ 33 MERCER AVENUE
	34	VINCENT & LAUREN TRANCHINA 35 MERCER AVENUE
	35	CONNIE SCOTT/JOHN DEREN 1 BRIARCLIFF PLACE
	37, 38, 39	KAREN KNONONESKI 3 BRIARCLIFF PLACE
	40	RAFAEL & SANDRA PAEZ 5 BRIARCLIFF PLACE
	41	DEANNA & JOSEPH SATERNO 7 BRIARCLIFF PLACE
	42	
227	1	RICHARD & GRACE ISAKSEN 27 GRACE AVENUE
	9	GEORGE CUE 16-18 MERCER AVENUE
	10	ROGER & DENISE KLEINSORGEN 20 MERCER AVENUE
	11	JOSEPH HEMBERGER 22 MERCER AVENUE
228	1	WILLIAM & GLORIA PASTORNEK 39 GRACE AVENUE
	2	YOLANDA COXSON/MANCY BRANDY 37 GRACE AVENUE
	3	JEFFREY KOWISKI 35 GRACE AVENUE
	4	WILLIE HALL/DONALD BOD 33 GRACE AVENUE
	5	CRYSTAL GOODWIN/LIKASZ PEKOWSKI 31 GRACE AVENUE
	6	MOHAMMAD & SARWAT YOUSAF 74 ILLINOIS AVENUE
	7	STANLEY & DENISE ROSKOWSKI 78 ILLINOIS AVENUE
	8	ELSIE & RONALD KOWALSKI 24 MERCER AVENUE
	9	GAZELLA & BRIAN LUPPO 28 MERCER AVENUE
	10	ANTHONY COSTA 34 MERCER AVENUE
	11	BENJAMIN & STEPHANIE MARKUS 36 MERCER AVENUE



KEY MAP
1" = 200' +/-

GENERAL NOTES

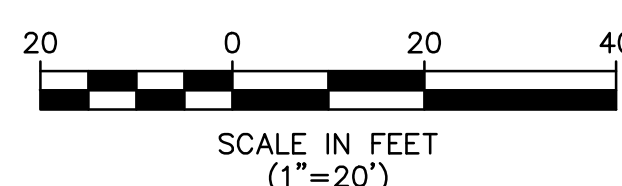
- THE SUBJECT PROPERTY IS KNOWN AS LOT 32 IN BLOCK 224 AS SHOWN ON SHEET 20 OF THE CURRENT TAX MAP FOR MIDDLETOWN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY.
- THE SUBJECT PROPERTY IS SITUATED IN THE R-7 RESIDENTIAL ZONE DISTRICT. APPLICANT PROPOSES A MINOR SUBDIVISION TO CREATE TWO NEW BUILDING LOTS; ONE FOR THE EXISTING HOME AND EXISTING SITE IMPROVEMENTS TO REMAIN; AND ONE NEW BUILDING LOT FOR FUTURE HOME CONSTRUCTION.
- SURVEY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEYS MADE ON THE GROUND BY EASTERN CIVIL ENGINEERING, LLC DATED 11-08-20, 1-30-21, AND 3-05-21. ALL DIMENSIONS, BOTH LINEAR AND ANGULAR, OF THE EXTERIOR BOUNDARIES OF THE SUBDIVISION AND OF THE EXISTING AND PROPOSED LOT LAYOUTS BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN TEN THOUSAND (1:10,000). ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8S).
- ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY OR LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND GRADE OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT DESIGN.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, INCLUDING PROVISIONS FOR APPROPRIATE SAFETY DEVICES AND REQUIRED TRAINING.
- SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE LIMITS OF WORK AS SHOWN ON THE PLAN AND SHALL REMAIN IN PLACE UNTIL THE LIMITS OF WORK ARE PERMANENTLY STABILIZED.
- SOIL SHALL BE PERMANENTLY STABILIZED (SEEDED/SODDED) IN ACCORDANCE WITH CURRENT NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ROOF LEADER DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS AT GRADE TO DIRECT RUNOFF TOWARD THE STREAM AND/OR TOWARD THE STREET, SO AS TO NOT IMPACT ADJACENT PROPERTIES.
- SPECIAL ATTENTION SHALL BE GIVEN TO SWALES TO ENSURE POSITIVE RUNOFF AND NO PONDING ON PROPERTY.
- A MINIMUM 2% SLOPE SHALL BE MAINTAINED AWAY FROM BUILDING FOUNDATION.
- ANY EXISTING CURB, SIDEWALK, PAVEMENT, UTILITY LINES AND/OR STORM DRAINAGE INFRASTRUCTURE DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AT THE DIRECTION OF THE MUNICIPAL ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A ROAD OPENING PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO STARTING WORK IN THE RIGHT-OF-WAY, INCLUDING CURB, DRIVEWAY APRON, AND SIDEWALK IMPROVEMENTS.
- MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS AS SHOWN HEREON SHALL BE IN ACCORDANCE WITH: A) NJ DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION; B) NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS; C) CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS; D) CURRENT PREVAILING UTILITY COMPANY / UTILITY AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS; E) CURRENT PREVAILING MANUFACTURER'S SPECIFICATIONS; AND F) CURRENT PREVAILING ADA REGULATIONS, WHERE APPLICABLE.
- IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE ADHERENCE TO TOWNSHIP ORDINANCES AND TO FRESHOLD SOIL CONSERVATION DISTRICT REGULATIONS REGARDING SOIL EROSION AND SEDIMENT CONTROL MEASURES. APPLICANT SHALL COMPLY WITH FEDERAL, STATE, COUNTY, NJDEP AND LOCAL REGULATIONS PRIOR TO ANY CONSTRUCTION ON THE PROPERTY.
- SHOULD ANY PORTION OF THE POST-DEVELOPMENT IMPROVEMENTS IMPACT DRAINAGE CONDITIONS ON THE LOT OR ADJACENT PROPERTIES, THE APPLICANT WILL BE REQUIRED TO SUBMIT ADDITIONAL AS-BUILT SURVEYS AND SUBSEQUENTLY CORRECT ANY DEFICIENCIES AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
- ANY DEVIATIONS FROM THE APPROVED GRADING PLAN, INCLUDING FLIPPING HOUSE AND DRIVEWAY MODIFICATIONS, REQUIRE WRITTEN NOTICE TO THE TOWNSHIP ENGINEER'S OFFICE AND ARE SUBJECT TO REVIEW.
- ALL CONSTRUCTION APPROVALS AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ARE SUBJECT TO FINAL INSPECTION BY THE TOWNSHIP ENGINEER AND BUILDING DEPARTMENT OFFICIALS.

CRITICAL AREA COMPUTATIONS

CLASS I CRITICAL AREAS	EXISTING LOT 32	NEW LOT 32.01	NEW LOT 32.02
TIDAL WETLANDS:	0 SF	0 SF	0 SF
NON-TIDAL WETLANDS:	0 SF	0 SF	0 SF
STEEP SLOPES > 25%:	0 SF	0 SF	0 SF
SURFACE WATERS AND WATER COURSES:	0 SF	0 SF	0 SF
TOTAL CLASS I CRITICAL AREAS:	0 SF	0 SF	0 SF
CLASS II CRITICAL AREAS			
STEEP SLOPE AREAS 15% TO 25%:	0 SF	0 SF	0 SF
WETLAND BUFFER AREAS:	0 SF	0 SF	0 SF
TOTAL CLASS II CRITICAL AREAS:	0 SF	0 SF	0 SF
LOT AREA:	17,500 SF	9,000 SF	8,500 SF
DEDUCT 100% CLASS I AREAS:	0 SF	0 SF	0 SF
DEDUCT 75% CLASS II AREAS:	0 SF	0 SF	0 SF
REMAINING BUILDABLE LOT AREA:	17,500 SF	9,000 SF	8,500 SF

LOT COVERAGE COMPUTATIONS

LOT COVERAGE - EXISTING LOT 32 (AREA: 17,500 SF)	EXISTING BUILDING FOOTPRINT AREA =	1,782 SF
EXISTING COVERED FRONT PORCH FOOTPRINT AREA =	224 SF	
TOTAL EXISTING BUILDING COVERAGE =	2,006 SF = 11.5% COVERAGE	
WALKWAY & DECK FOOTPRINT AREAS =	298 SF	
DRIVEWAY FOOTPRINT AREA =	580 SF	
TOTAL EXISTING IMPERVIOUS COVERAGE =	2,884 SF = 16.5% COVERAGE	
LOT COVERAGE - PROPOSED LOT 32.01 (AREA: 9,000 SF)		
EXISTING BUILDING FOOTPRINT AREA =	1,782 SF	
EXISTING COVERED FRONT PORCH FOOTPRINT AREA =	224 SF	
TOTAL EXISTING BUILDING COVERAGE =	2,006 SF = 22.3% COVERAGE	
WALKWAY & DECK FOOTPRINT AREAS =	298 SF	
DRIVEWAY FOOTPRINT AREA =	580 SF	
TOTAL PROPOSED IMPERVIOUS COVERAGE =	2,884 SF = 32.0% COVERAGE	
LOT COVERAGE - PROPOSED LOT 32.02 (AREA: 8,500 SF)		
PROPOSED BUILDING FOOTPRINT AREA =	1,719 SF (EST.)	
PROPOSED COVERED FRONT PORCH FOOTPRINT AREA =	118 SF (EST.)	
TOTAL PROPOSED BUILDING COVERAGE =	1,837 SF = 21.6% COVERAGE	
PROPOSED WALKWAYS, DECKS & PATIOS FOOTPRINT AREA =	180 SF (EST.)	
PROPOSED DRIVEWAY FOOTPRINT AREA =	1,185 SF (EST.)	
TOTAL PROPOSED IMPERVIOUS COVERAGE =	3,202 SF = 37.7% COVERAGE	



ZONE DATA

R-7 RESIDENTIAL ZONE DISTRICT REQUIREMENTS

	REQUIRED	EXISTING LOT 32	PROPOSED LOT 32.01	PROPOSED LOT 32.02
MINIMUM LOT AREA, INTERIOR	7,500 SF	N/A	N/A	8,500 SF
MINIMUM LOT AREA, CORNER	9,000 SF	17,500 SF	9,000 SF	N/A
MINIMUM LOT FRONTAGE, INTERIOR	75 FT	N/A	N/A	85.0 FT
MINIMUM LOT FRONTAGE, CORNER	90 FT	100.0 FT	90.0 FT	N/A
MINIMUM BUILDABLE LOT AREA	5,000 SF	17,500 SF	9,000 SF	8,500 SF
PRINCIPAL BUILDING				
MINIMUM FRONT YARD SETBACK	20 FT	25.0 FT	NO CHANGE	20 FT
MINIMUM SIDE YARD SETBACK	10 FT	98.5 FT	13.5 FT	10 FT
MINIMUM STREET SIDE YARD SETBACK	10 FT	21.5 FT	NO CHANGE	N/A
MINIMUM REAR YARD SETBACK	20 FT	33.1 FT	NO CHANGE	20 FT
MAXIMUM BUILDING HEIGHT	35 FT	32.0 FT	NO CHANGE	<35 FT
MAXIMUM BUILDING HEIGHT ACCESSORY BUILDING/STRUCTURE	2.5 STY	2 STY	NO CHANGE	2 STY
MINIMUM FRONT YARD SETBACK	20 FT	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK	10 FT	N/A	N/A	N/A
MINIMUM STREET SIDE YARD SETBACK	10 FT	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	10 FT	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	35%	11.5%	22.3%	21.6%
MAXIMUM IMPERVIOUS LOT COVERAGE	40%	16.5%	32.0%	37.7%

(E) = PRE EXISTING NON-COMFORMING CONDITION
(V) = VARIANCE REQUIRED

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 1-30-21 MEETS THE MINIMUM DETAIL REQUIREMENTS, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION; THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP RECORDECTION ACT"; AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

ANDREW R. STOCKTON
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NUMBER 35405

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE MIDDLETOWN TOWNSHIP PLANNING BOARD ON: _____

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

THIS PLAN (OR A DEED DESCRIBING THIS SUBDIVISION) SHALL BE FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON OR BEFORE _____ WHICH DATE IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE MIDDLETOWN TOWNSHIP PLANNING 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.

PLANNING BOARD ENGINEER _____ DATE _____

OWNER/APPLICANT:
RONALD WERNER AND
ANTONIO CICCONE
663 MONMOUTH AVENUE
PORT MONMOUTH, NJ 07758

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF RECORD OF THE LAND AS DESCRIBED ON THIS MAP AND DO HEREBY CONSENT WITH THE FILING THEREOF WITH THE APPROPRIATE REGULATORY AGENCIES.

OWNER _____ DATE _____
OWNER _____ DATE _____

No.	DATE	REVISION	BY
1	6-01-21	ADD STRUCTURES AND INFO PERTAINING TO SURROUNDING PROPERTIES	ARS

EASTERN CIVIL ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN
31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736

MINOR SUBDIVISION PLAN FOR
RONALD WERNER AND ANTONIO CICCONE
BLOCK 224 LOT 32
TAX MAP SHEET No. 20
MIDDLETOWN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

ANDREW R. STOCKTON
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LIC. NO. 35405

DATE:	SCALE:	DESIGN BY:	PROJECT NO.:	SHEET NO.:
3-15-21	1" = 20'	ARS	2001840	1 of 4