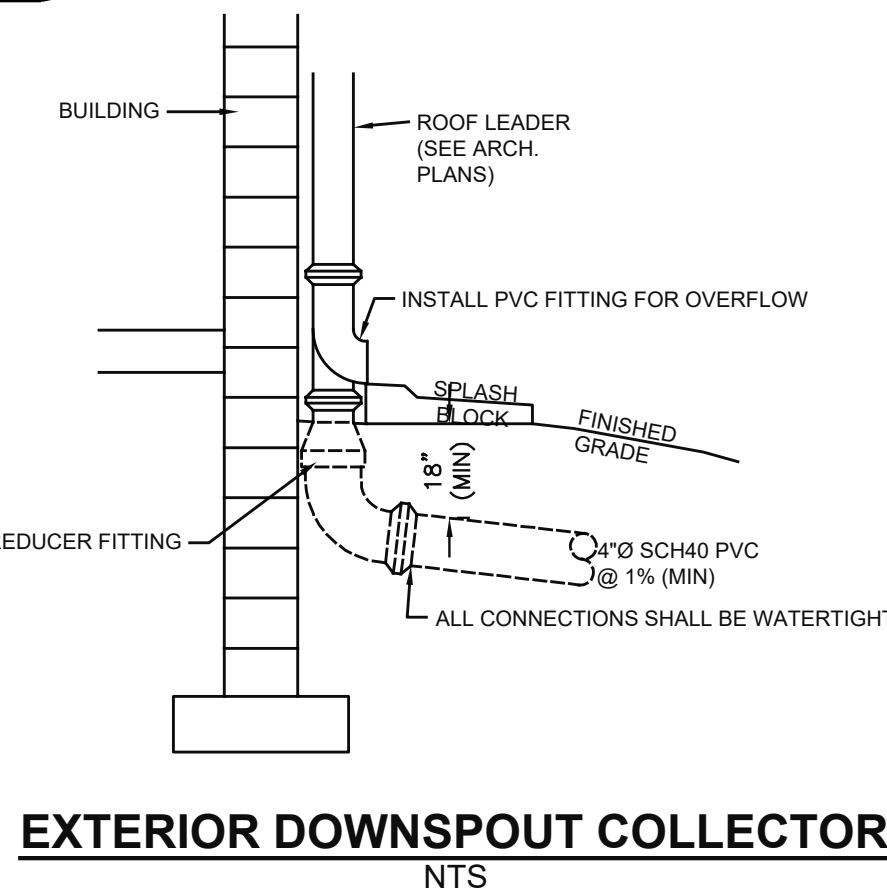


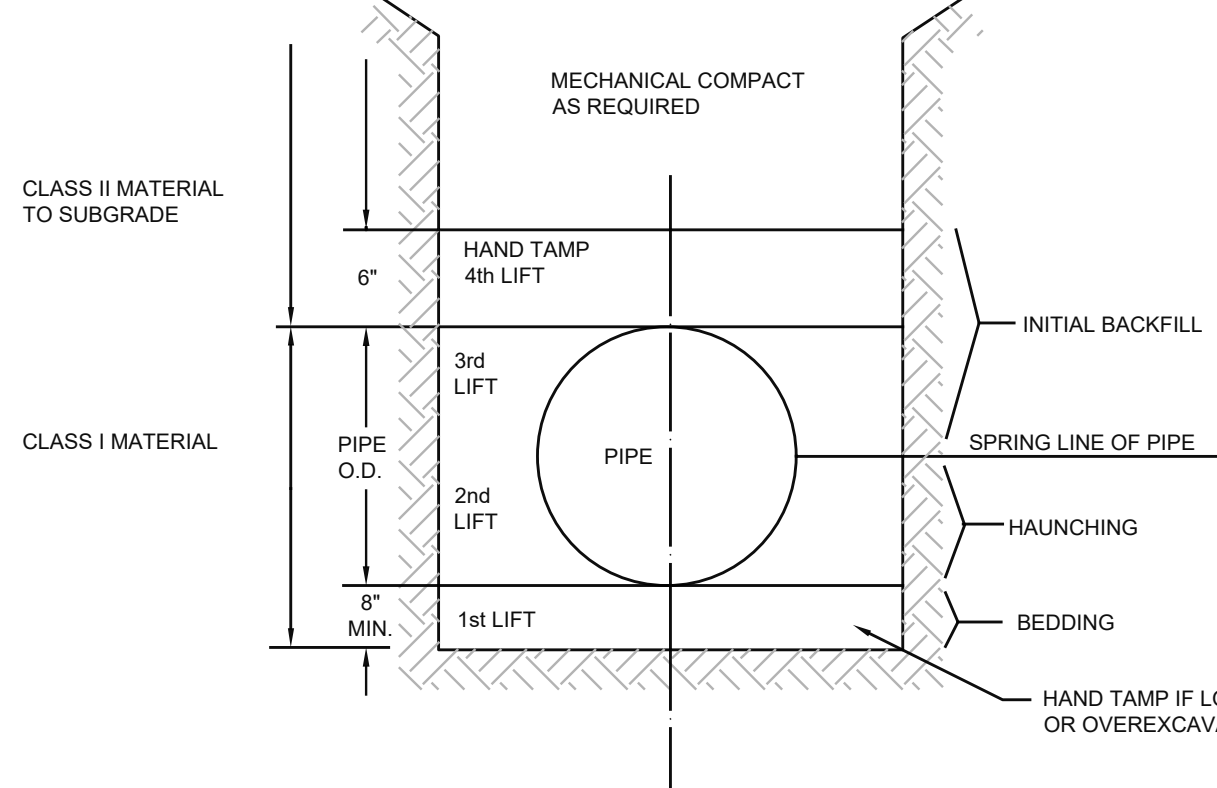
ZONING COMPLIANCE CHART					
R-3 (RESIDENTIAL SINGLE-FAMILY) ZONE (§ 390)					
SINGLE FAMILY DWELLING - PERMITTED					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED II	MIN. LOT AREA (SF)	12,000	12,000	NO CHANGE	YES
SCHED II	MIN. LOT WIDTH (FT)	120	120	NO CHANGE	YES
SCHED II	MIN. LOT DEPTH (FT)	100	100	NO CHANGE	YES
SCHED II	PRINCIPAL BUILDING				
SCHED II	MIN. FRONT YARD SETBACK (FT)	30	34.60	NO CHANGE	YES
SCHED II	MIN. REAR YARD SETBACK (FT)	25	25.60	8.31 (V)	NO
SCHED II	MIN. SIDE YARD SETBACK (ONE SIDE (FT))	10	10.30	NO CHANGE	YES
SCHED II	MIN. SIDE YARD SETBACK (BOTH SIDES (FT))	25	50.90	NO CHANGE	YES
SCHED II	MAX. BUILDING HEIGHT (FT)	35	31.85	NO CHANGE	YES
SCHED II	MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	NO CHANGE	YES
390-31(E)	ACCESSORY STRUCTURE - POOL				
390-31(E)	ALLOWABLE YARD LOCATION	REAR/SIDE	N/A	REAR	YES
390-31(E)	MIN. REAR YARD SETBACK (FT)	10	N/A	17.00	YES
390-31(E)	MIN. SIDE YARD SETBACK (FT)	10	N/A	11.20	YES
390-31(E)	MIN. DISTANCE FROM BUILDING (FT)	10	N/A	11.39	YES
SCHED II	ACCESSORY STRUCTURE - PERGOLA				
SCHED II	ALLOWABLE YARD LOCATION	REAR/SIDE	N/A	REAR	YES
SCHED II	MIN. REAR YARD SETBACK (FT)	5	N/A	5.00	YES
SCHED II	MIN. SIDE YARD SETBACK (FT)	10	N/A	10.20	YES
SCHED II	LOT COVERAGE				
SCHED II	MAX. PRINCIPAL BUILDING COVERAGE (%)	25	19.39	22.93	YES
SCHED II	MAX. ACCESSORY BUILDING COVERAGE (%)	5	N/A	1.17	YES
SCHED II	MAX. IMPERVIOUS COVERAGE (%)	37	28.91	45.54 (V)	NO
SCHED II	MAX. DWELLING PER ACRE	3.7	3.63	NO CHANGE	YES

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION
 (E) EXISTING VARIANCE (V) VARIANCE / NON-COMPLIANCE ELIMINATED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
 (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

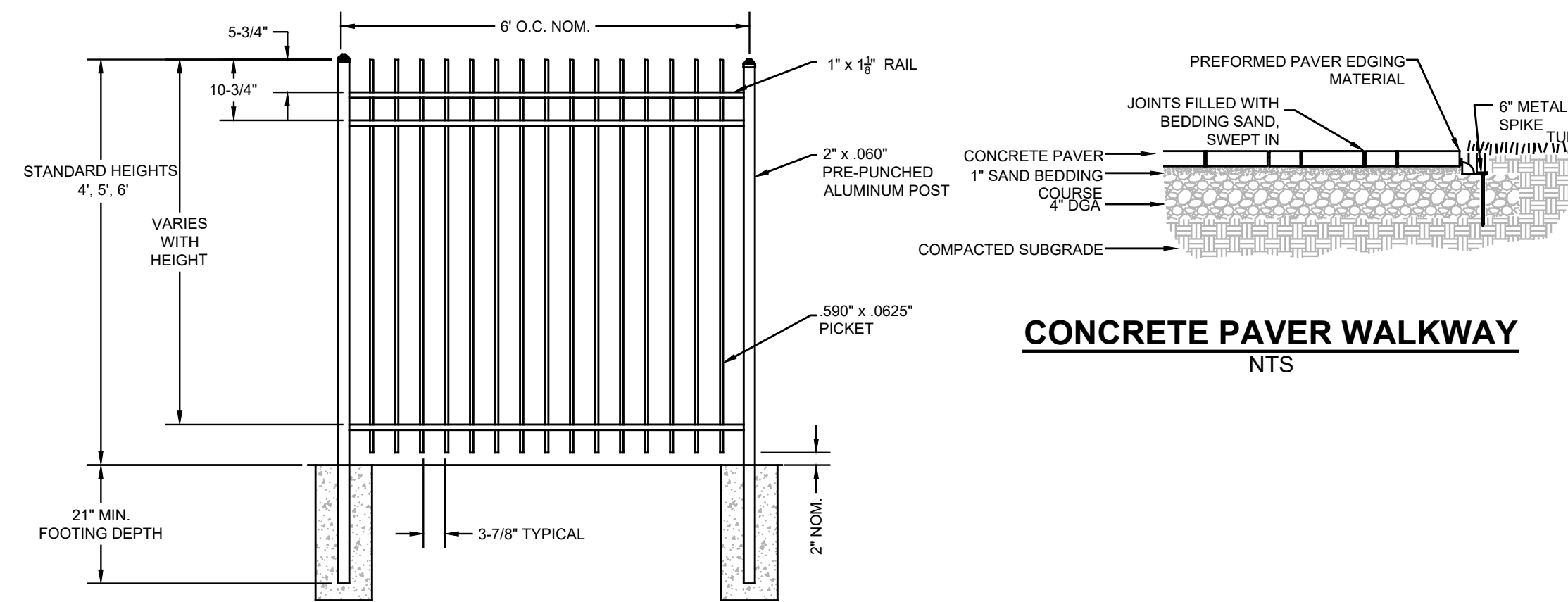
LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	2,327.00	NO CHANGE
DRIVEWAY	825.17	NO CHANGE
CONC. FRONT PORCH	76.12	NO CHANGE
CONC. WALKWAY	112.88	NO CHANGE
A/C UNITS	8.00	NO CHANGE
CONC. LANDINGS	74.59	18.00
STEPS	45.65	29.67
COVERED PORCH	N/A	425.00
PERGOLA	N/A	140.00
POOL	N/A	468.00
PATIO	N/A	671.82
BAR	N/A	98.53
STEPPING STONES	N/A	264.20
TOTAL	3,469.41	5,464.39



EXTERIOR DOWNSPOUT COLLECTOR
NTS

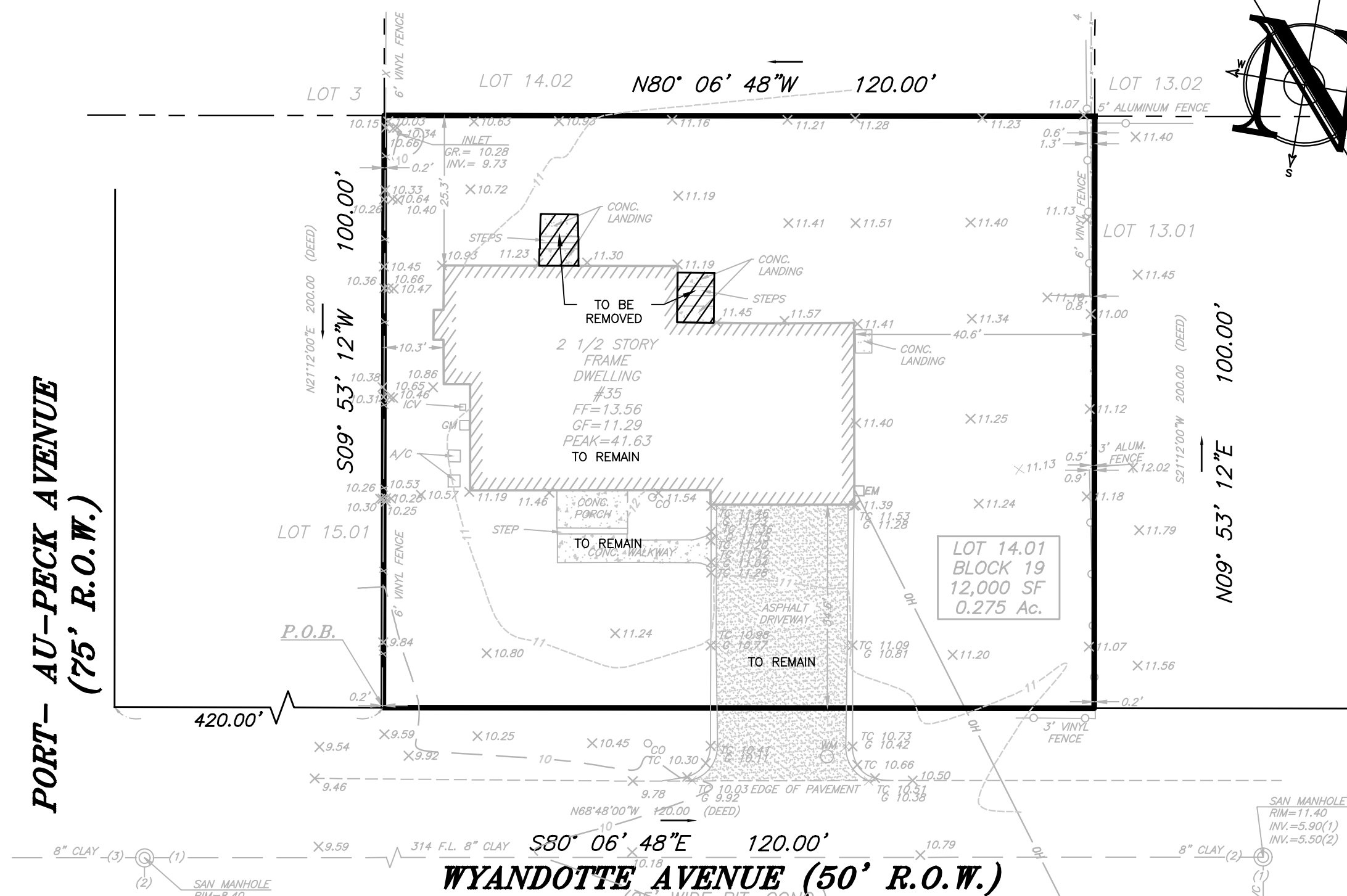


PIPE BEDDING DETAIL
NTS

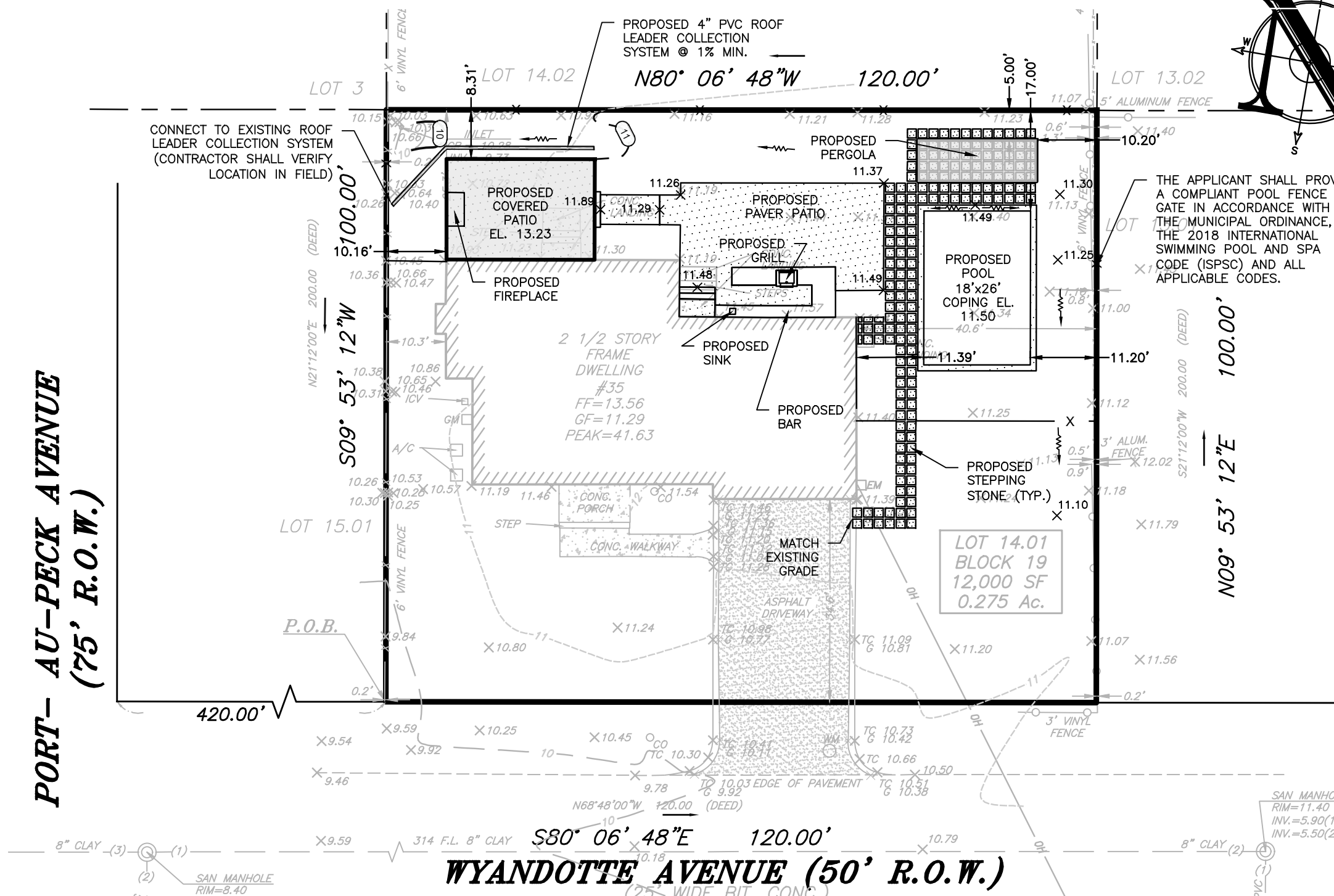


ALUMINUM FENCE
NTS

CONCRETE PAVER WALKWAY
NTS



EXISTING CONDITIONS
SCALE: 1" = 20'

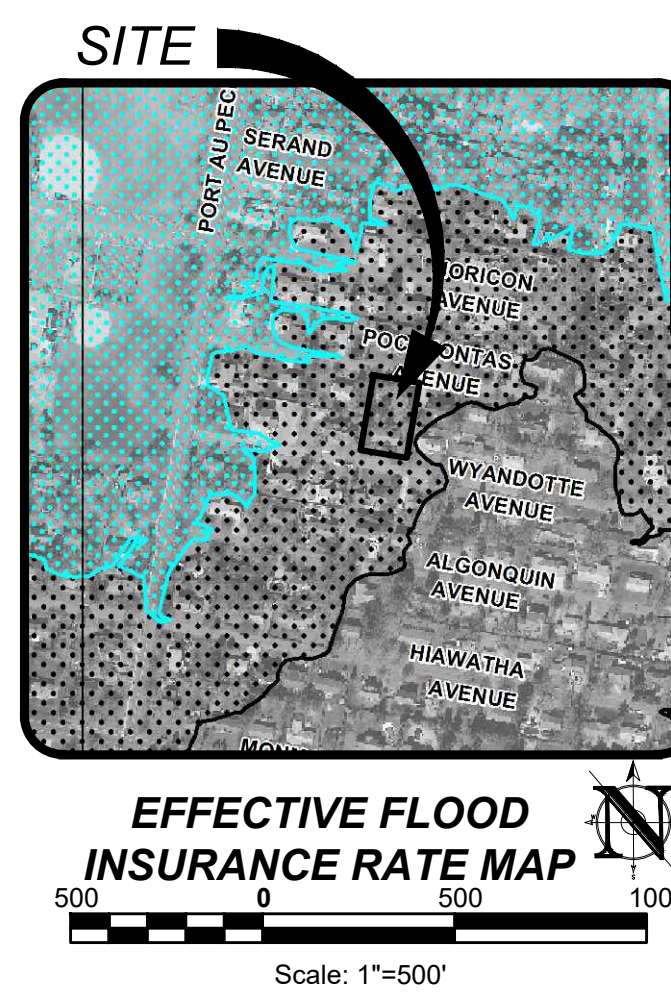


PROPOSED CONDITIONS
SCALE: 1" = 20'

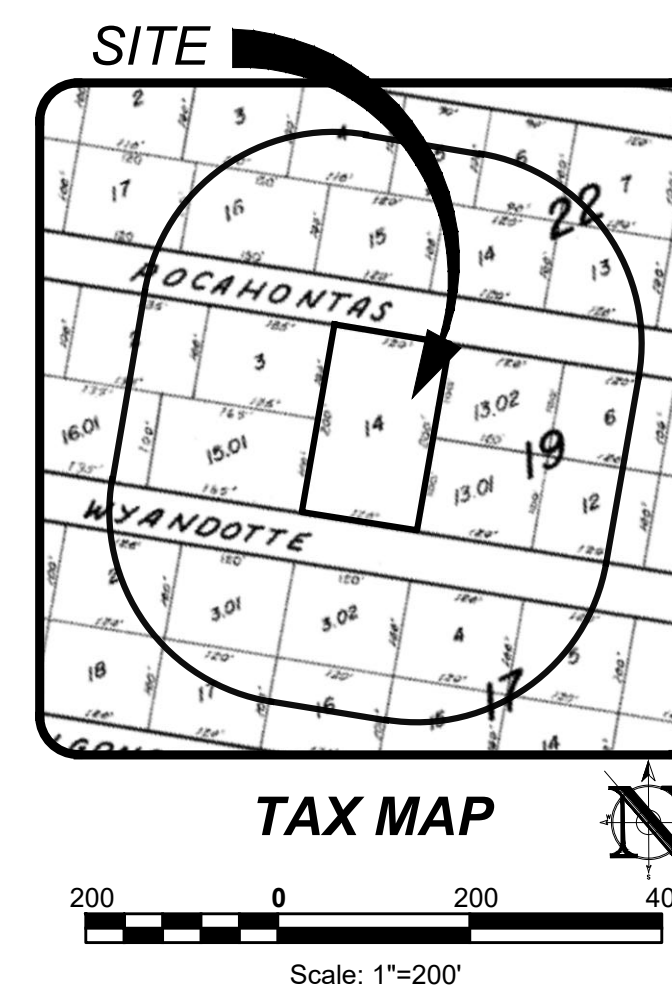
GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP 11; BLOCK 19, LOT 14; 35 WYANDOTTE AVENUE, OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
OWNER:
FRANK BUONO
35 WYANDOTTE AVENUE
OCEANPORT, NJ 07757
- 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 ENGINEERING, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 19, LOT 14", WITH THE LATEST REVISION BEING DATED 02/16/24. 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 NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY BRIAN FITZGERALD ARCH + DESIGN, ENTITLED "BUONO RESIDENCE".
- BASE FLOOD ELEVATION**
THIS PROPERTY IS NOT IN A FLOOD ZONE.
- 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 "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.
- POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE, THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPCS), AND ALL APPLICABLE CODES.

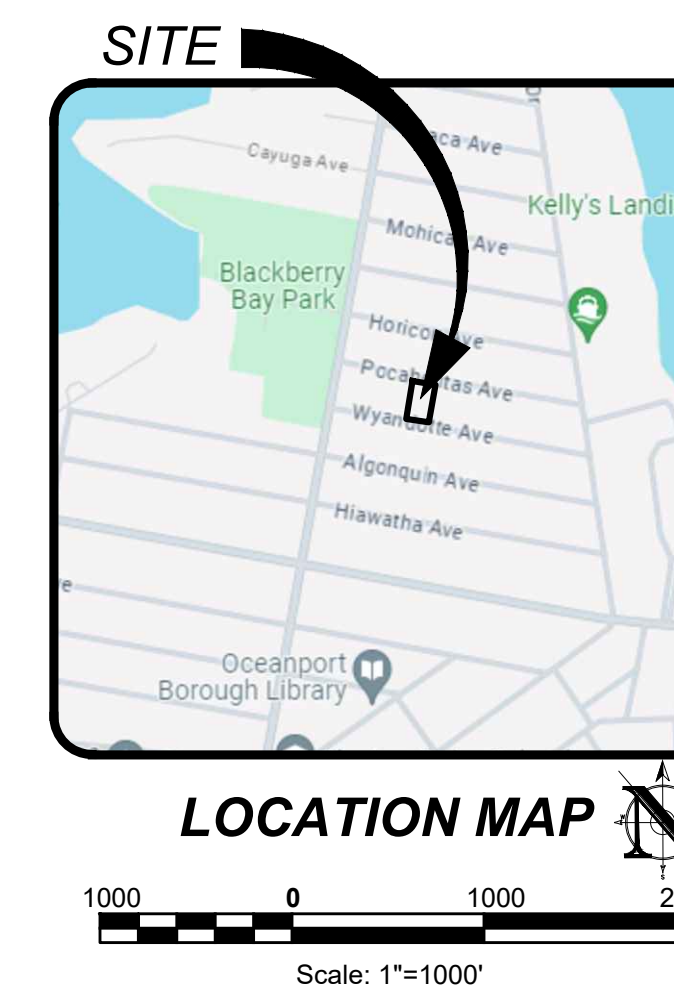
NOTE:
CLASS I MATERIAL - 3/4" BROKEN STONE
CLASS II MATERIAL - COARSE SAND AND GRAVEL



EFFECTIVE FLOOD INSURANCE RATE MAP
Scale: 1"=500'



TAX MAP
Scale: 1"=200'



LOCATION MAP
Scale: 1"=1000'

PROJECT INFORMATION

PROJECT NAME: **35 WYANDOTTE AVENUE - REAR YARD IMPROVEMENTS**

PROJECT LOCATION: **BLOCK 19, LOT 14 35 WYANDOTTE AVENUE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ**

OWNER: **FRANK BUONO 35 WYANDOTTE AVENUE OCEANPORT, NJ 07757**

APPLICANT: **FRANK BUONO 35 WYANDOTTE AVENUE OCEANPORT, NJ 07757**

APPLICANT'S PROFESSIONALS

ATTORNEY:
ROBERT L. WITEK
41 MEMORIAL PARKWAY
LONG BRANCH, NJ 07740

ARCHITECT:
BRIAN FITZGERALD ARCH + DESIGN
141 E MAIN ST
OCEANPORT, NJ 07757

SURVEYOR:
INSITE ENGINEERING, LLC
1955 NJ-34 #1A
WALL, NJ 07719



CALL BEFORE YOU DIG!
NJ ONE CALL: 800-272-1000
www.CallBeforeYouDig.com

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SENSING	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 NAMED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

Douglas D. Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE0331000

REVISIONS

REV.#	DATE	COMMENT
0	03/22/24	INITIAL RELEASE

SCALE: 1"=20' DESIGNED BY: JHD
 DATE: 03/22/24 DRAWN BY: JHD
 JOB #: 24-2274-01 CHECKED BY: DDC
 CAD ID: 24-2274-001
 NOT FOR CONSTRUCTION APPROVED BY:
 FOR CONSTRUCTION
PLAN INFORMATION

PLOT PLAN

SHEET TITLE: **PLAN**

SHEET NO.: **1 OF 1**

File: X:\Jobs\2274 - Frank Buono\24-2274-01 - 35 Wyandotte Avenue, Oceanport, NJ\24227401.dwg (V) - PLOT.dwg -> 01 - PLOT.dwg
 Copyright 2024, InSite Engineering, LLC, All Rights Reserved.