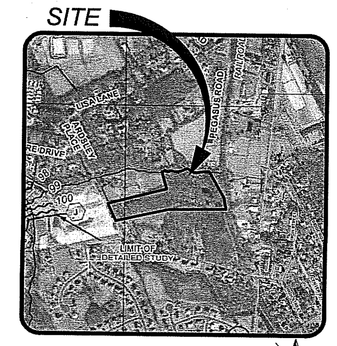
BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE

NTS

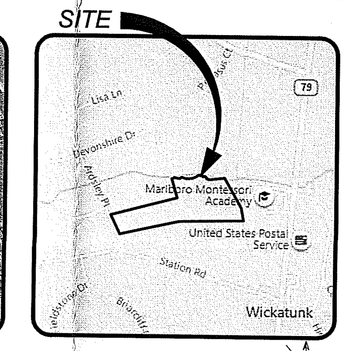
WETLANDS		
Line #	Length	Direction
L1	86.63'	S85° 25' 19"W
L2	24.92'	S87° 26' 47"W
L3	34.17'	N65° 08' 14"W
L4	53.92'	S76° 28' 55"W
L5	46.86'	S85° 09' 31"W
L6	29.32'	S80° 19' 26"W
L7	15.74'	S76° 03' 50"W
L8	14.95'	S79° 30' 21"W
L9	23.22'	S83° 16' 09"W
L10	24.12'	N84° 03' 34"W
L11	24.70'	N68° 54' 02"W
L12	20.30'	N43° 54' 52"W
L13	32.55'	N67° 25' 13"W
L14	59.21'	S76° 59' 27"W
L15	62.58'	N83° 27' 10"W
L16	11.42'	S25° 28' 03"W
L17	49.24'	S84° 07' 20"W
L18	55.27'	N86° 34' 31"W
L19	64.12'	S63° 40' 56"E
L20	52.14'	S70° 30' 43"E
L21	30.94'	S59° 48' 09"E
L22	64.15'	S14° 42' 04"W
L23	11.44'	S46° 34' 22"E
L24	35.27'	S77° 24' 10"E
L25	28.68'	N22° 43' 48"E
L26	41.32'	S82° 36' 32"E
L27	17.12'	N9° 52' 50"E
L28	47.18'	N35° 40' 44"W
L29	49.20'	N49° 13' 18"W
L30	65.46'	N15° 12' 28"W
L31	65.18'	N49° 32' 18"W
L32	58.95'	S86° 49' 05"W
L33	40.48'	S43° 16' 10"W
L34	42.31'	S4° 30' 44"E
L35	19.15'	N14° 35' 16"W
L36	25.25'	N29° 34' 57"W
L37	63.33'	N30° 07' 26"W
L38	33.98'	N80° 11' 16"E
L39	27.04'	N45° 25' 32"E
L40	26.96'	N13° 21' 21"W
L41	60.57'	N60° 49' 52"W
L42	37.10'	N28° 07' 46"W
L43	76.32'	N16° 38' 42"W
L44	52.15'	N10° 07' 42"E
L45	20.34'	N64° 08' 27"W
L46	43.85'	N37° 04' 33"W
L47	33.61'	N83° 57' 18"W
L48	35.31'	S52° 25' 52"W
L49	86.17'	S27° 54' 49"E
L50	45.04'	S46° 10' 19"E
L51	62.31'	S85° 05' 07"E
L52	44.99'	N44° 21' 15"E
L53	68.00'	N67° 32' 33"E
L54	71.85'	N66° 30' 54"E
L55	36.20'	S38° 04' 17"E
L56	45.77'	S31° 53' 40"E
L57	33.92'	N73° 34' 04"W
L58	50.91'	N33° 03' 49"W
L59	20.45'	N42° 27' 27"E
L60	47.31'	S22° 56' 55"E
L61	44.54'	S55° 48' 07"E
L62	46.92'	S88° 20' 12"E
L63	44.09'	S74° 30' 18"E
L64	59.14'	N86° 49' 11"E
L65	32.45'	N9° 16' 57"W
L66	37.15'	N80° 19' 16"E
L67	19.12'	N34° 27' 08"E
L68	33.41'	S59° 57' 07"E
L69	4.24'	N41° 57' 47"E
L70	18.44'	N49° 31' 39"W
L71	17.75'	S86° 14' 26"E
L72	31.37'	N3° 21' 33"E



EFFECTIVE FLOOD INSURANCE RATE MAP

1000 0 1000 2000

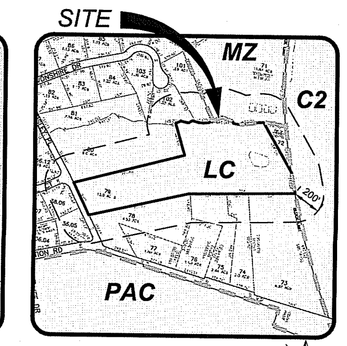
Scale: 1"=1000'



LOCATION MAP

1000 0 1000 2000

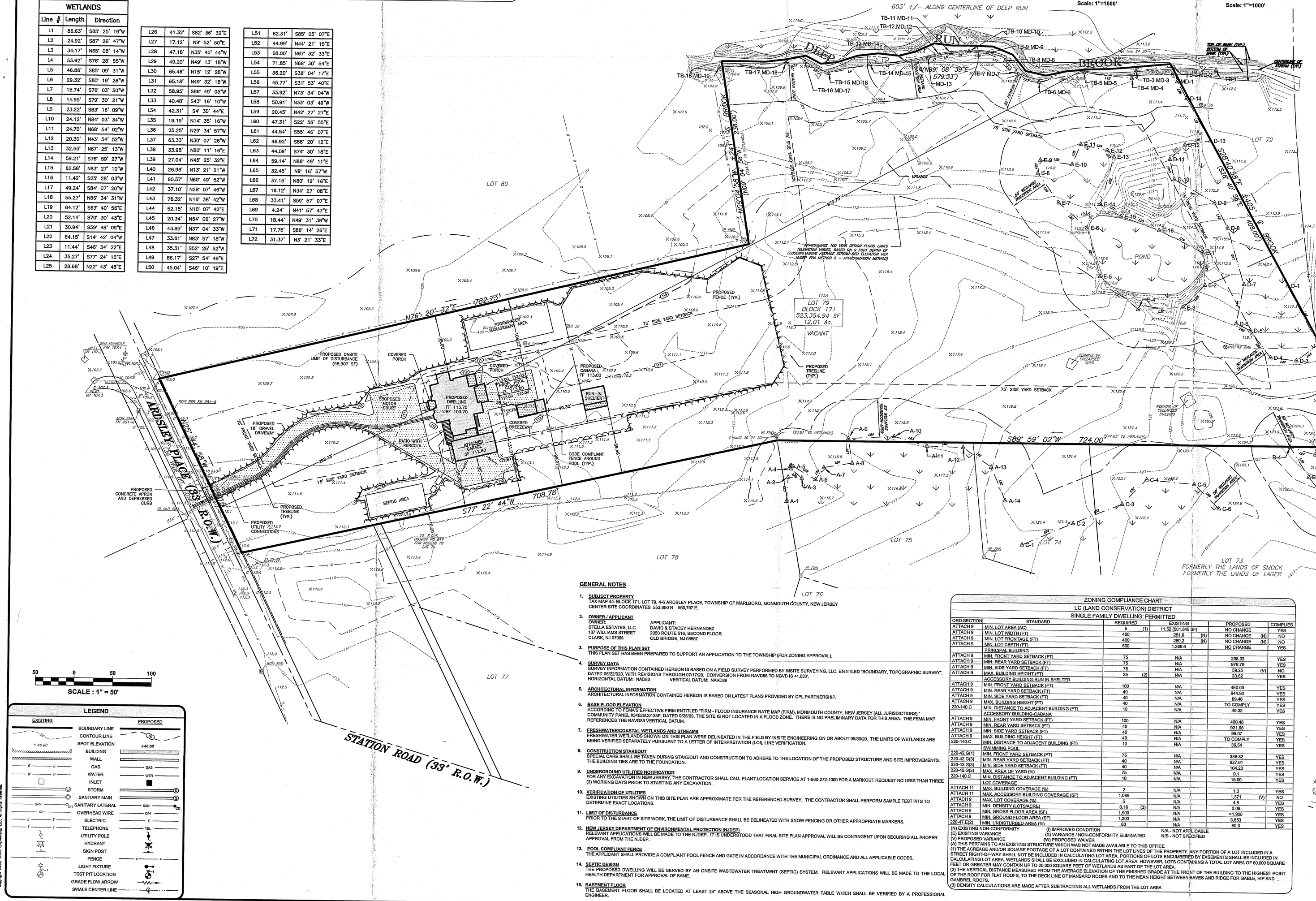
Scale: 1"=1000'



TAX MAP

600 0 600 1200

Scale: 1"=600'



GENERAL NOTES

1. **SUBJECT PROPERTY**
   TAX MAP 44: BLOCK 171, LOT 79, 4-6 ARDSLEY PLACE, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY
   CENTER SITE COORDINATES 553,850 N 560,797 E.

2. **OWNER / APPLICANT**
   OWNER:
   STELLA ESTATES, LLC
   107 WILLIAMS STREET
   CLARK, NJ 07066
   APPLICANT:
   DAVID & STACEY HERNANDEZ
   2350 ROUTE 516, SECOND FLOOR
   OLD BRIDGE, NJ 08857

3. **PURPOSE OF THIS PLAN SET**
   THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP (FOR ZONING APPROVAL).

4. **SURVEY DATA**
   SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY, TOPOGRAPHIC SURVEY", DATED 06/22/020, WITH REVISIONS THROUGH 07/17/20. CONVERSION FROM NAVD88 TO NGVD IS +1.033'.
   HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

5. **ARCHITECTURAL INFORMATION**
   ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON LATEST PLANS PROVIDED BY CPL PARTNERSHIP.

6. **BASE FLOOD ELEVATION**
   ACCORDING TO THEAS EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0135F, DATED 9/25/09, THE SITE IS NOT LOCATED IN A FLOOD ZONE. THERE IS NO PRELIMINARY DATA FOR THIS AREA. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.

7. **FRESHWATER/COASTAL WETLANDS AND STREAMS**
   FRESHWATER WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN THE FIELD BY INSITE ENGINEERING ON OR ABOUT 05/30/20. THE LIMITS OF WETLANDS ARE BEING VERIFIED SEPARATELY PURSUANT TO A LETTER OF INTERPRETATION (LOI), LINE VERIFICATION.

8. **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.

9. **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.

10. **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.

11. **LIMIT OF DISTURBANCE**
    PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.

12. **NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
    RELEVANT APPLICATIONS WILL BE MADE TO THE NJDEP. IT IS UNDERSTOOD THAT FINAL SITE PLAN APPROVAL WILL BE CONTINGENT UPON SECURING ALL PROPER APPROVAL FROM THE NJDEP.

13. **POOL COMPLIANT FENCE**
    THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE AND ALL APPLICABLE CODES.

14. **SEPTIC DESIGN**
    THE PROPOSED DWELLING WILL BE SERVED BY AN ONSITE WASTEWATER TREATMENT (SEPTIC) SYSTEM. RELEVANT APPLICATIONS WILL BE MADE TO THE LOCAL HEALTH DEPARTMENT FOR APPROVAL OF SAME.

15. **BASEMENT FLOOR**
    THE BASEMENT FLOOR SHALL BE LOCATED AT LEAST 24" ABOVE THE SEASONAL HIGH GROUNDWATER TABLE WHICH SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	101
+46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	OH
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

ZONING COMPLIANCE CHART

LC (LAND CONSERVATION) DISTRICT

SINGLE FAMILY DWELLING: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
ATTACH 9	MIN. LOT AREA (AC)	5 (1)	11.52 (501,845 SF)	NO CHANGE	YES
ATTACH 9	MIN. LOT WIDTH (FT)	400	251.6 (N)	NO CHANGE (N)	NO
ATTACH 9	MIN. LOT FRONTAGE (FT)	400	250.2 (N)	NO CHANGE (N)	NO
ATTACH 9	MIN. LOT DEPTH (FT)	500	1,369.6	NO CHANGE	YES
	PRINCIPAL BUILDING				
ATTACH 9	MIN. FRONT YARD SETBACK (FT)	75	N/A	298.33	YES
ATTACH 9	MIN. REAR YARD SETBACK (FT)	75	N/A	979.79	YES
ATTACH 9	MIN. SIDE YARD SETBACK (FT)	75	N/A	59.25 (V)	NO
ATTACH 9	MAX. BUILDING HEIGHT (FT)	35 (2)	N/A	33.62	YES
	ACCESSORY BUILDING-RUN IN SHELTER				
ATTACH 9	MIN. FRONT YARD SETBACK (FT)	100	N/A	480.03	YES
ATTACH 9	MIN. REAR YARD SETBACK (FT)	40	N/A	844.90	YES
ATTACH 9	MIN. SIDE YARD SETBACK (FT)	40	N/A	89.46	YES
ATTACH 9	MAX. BUILDING HEIGHT (FT)	40	N/A	TO COMPLY	YES
220-140.C	MIN. DISTANCE TO ADJACENT BUILDING (FT)	10	N/A	49.32	YES
	ACCESSORY BUILDING-CABANA				
ATTACH 9	MIN. FRONT YARD SETBACK (FT)	100	N/A	400.48	YES
ATTACH 9	MIN. REAR YARD SETBACK (FT)	40	N/A	921.68	YES
ATTACH 9	MIN. SIDE YARD SETBACK (FT)	40	N/A	99.07	YES
ATTACH 9	MAX. BUILDING HEIGHT (FT)	40	N/A	TO COMPLY	YES
220-140.C	MIN. DISTANCE TO ADJACENT BUILDING (FT)	10	N/A	36.54	YES
	SWIMMING POOL				
220-42.G(1)	MIN. FRONT YARD SETBACK (FT)	75	N/A	388.62	YES
220-42.G(2)	MIN. REAR YARD SETBACK (FT)	40	N/A	927.61	YES
220-42.G(3)	MIN. SIDE YARD SETBACK (FT)	40	N/A	104.23	YES
220-42.G(3)	MAX. AREA OF YARD (%)	75	N/A	0.1	YES
220-140.C	MIN. DISTANCE TO ADJACENT BUILDING (FT)	10	N/A	15.00	YES
	LOT COVERAGE				
ATTACH 11	MAX. BUILDING COVERAGE (%)	2	N/A	1.3	YES
ATTACH 11	MAX. ACCESSORY BUILDING COVERAGE (SF)	1,089	N/A	1,371 (V)	NO
ATTACH 9	MAX. LOT COVERAGE (%)	5	N/A	4.6	YES
ATTACH 9	MIN. DENISTY (LOTS/ACRE)	0.16 (3)	N/A	0.08	YES
ATTACH 9	MIN. GROSS FLOOR AREA (SF)	1,900	N/A	>1,900	YES
ATTACH 9	MIN. GROUND FLOOR AREA (SF)	1,200	N/A	3,653	YES
220-47.E(2)	MIN. UNDISTURBED AREA (%)	80	N/A	80.3	YES

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

(A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(1) THE ACREAGE AND/OR SQUARE FOOTAGE OF A LOT CONTAINED WITHIN THE LOT LINES OF THE PROPERTY. ANY PORTION OF A LOT INCLUDED IN A STREET RIGHT-OF-WAY SHALL NOT BE INCLUDED IN CALCULATING LOT AREA. PORTIONS OF LOTS ENCUMBERED BY EASEMENTS SHALL BE INCLUDED IN CALCULATING LOT AREA. WETLANDS SHALL BE EXCLUDED IN CALCULATING LOT AREA. HOWEVER, LOTS CONTAINING A TOTAL LOT AREA OF 60,000 SQUARE FEET OR GREATER MAY CONTAIN UP TO 20,000 SQUARE FEET OF WETLANDS AS PART OF THE LOT AREA.
(2) THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECK LINE OF MANSARD ROOFS AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS.
(3) DENISITY CALCULATIONS ARE MADE AFTER SUBTRACTING ALL WETLANDS FROM THE LOT AREA

MARLBORO TOWNSHIP ZONING BOARD

DEC - 7 2020

A-16 ZB# 20-6735

PROJECT INFORMATION

PROJECT NAME:

HERNANDEZ RESIDENCE

PROJECT LOCATION:
BLOCK 171, LOT 79
4-6 ARDSLEY PLACE
TOWNSHIP OF OF MARLBORO,
MONMOUTH COUNTY, NJ

OWNER:
STELLA ESTATES
107 WILLIAM STREET
CLARK, NJ 07066

APPLICANT:
DAVID & STACEY HERNANDEZ
2350 ROUTE 516, SECOND FLOOR
OLD BRIDGE, NJ 08857

APPLICANT'S PROFESSIONALS

ARCHITECT:
CPL PARTNERSHIP, LLC
95 MATAWAN ROAD, SECOND FLOOR
MATAWAN, NJ 07747

ENVIRONMENTAL:
INSITE ENGINEERING, LLC
1955 ROUTE 35, SUITE 1A
WALL, NJ 07719

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

CALL BEFORE YOU DIG!
NJ ONE CALL ... 800-272-1000
24 hrs/ 2 days prior to excavation

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

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28093200
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

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PATRICK R. WARD, PE, PP
NJPE 24GE05079000 NJPP 33LI00026000

REVISIONS

Rev. #	Date	Comment
1	11/13/20	PER CUBNY
2	02/24/20	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: PRW
DATE: 09/25/20	DRAWN BY: TJJ
JOB #: 20-1384-01	CHECKED BY: PRW
CAD ID: 20-1384-01r1 - PLOT	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

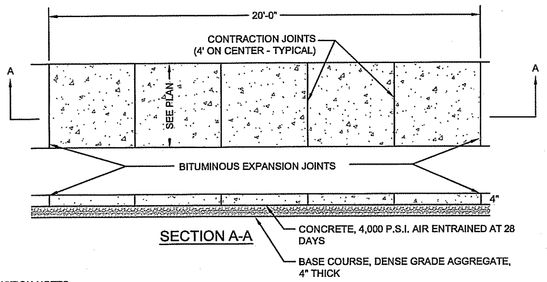
PLOT PLAN

SHEET TITLE:

PLAN

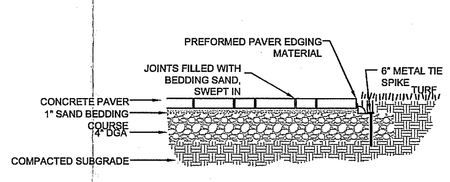
SHEET NO:

1 of 2

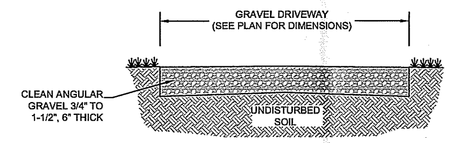


CONSTRUCTION NOTES:
1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
2. THE SIDEWALK SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWED BY BRUSHING WITH A WET SOFT HAIR BRUSH.
3. A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 20 LINEAR FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH THE TOP. A FALSE TRANVERSE JOINT IS TO BE CUT EVERY 4 LINEAR FEET.
4. WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE, A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED.
5. SEE 'DRIVEWAY APRON AND CURB SECTION' DETAIL FOR SPECIFICATIONS OF SIDEWALK WHEN CROSSING A DRIVEWAY.

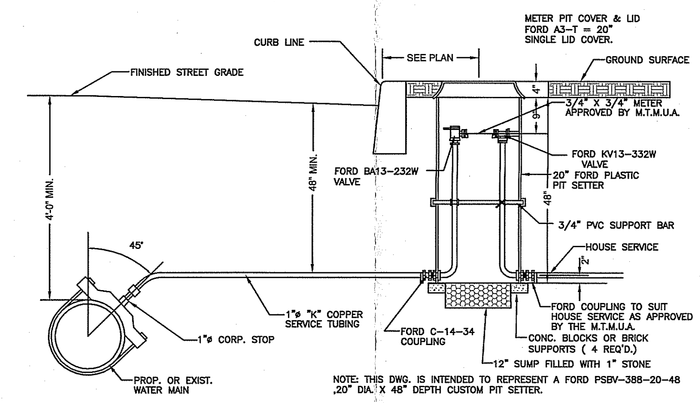
CONCRETE SIDEWALK
NTS



CONCRETE PAVER WALKWAY
NTS



GRAVEL DRIVEWAY
NTS



TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS

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PLOT PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
2 of 2

File: X:\Jobs\1384 - David Hernandez\20-1384-01 - 4-6 Ardsley Place_Marlboro_NJ\2013\04\01\DWG\dwg\20-PLOT.dwg, --> 20-PLOT
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