

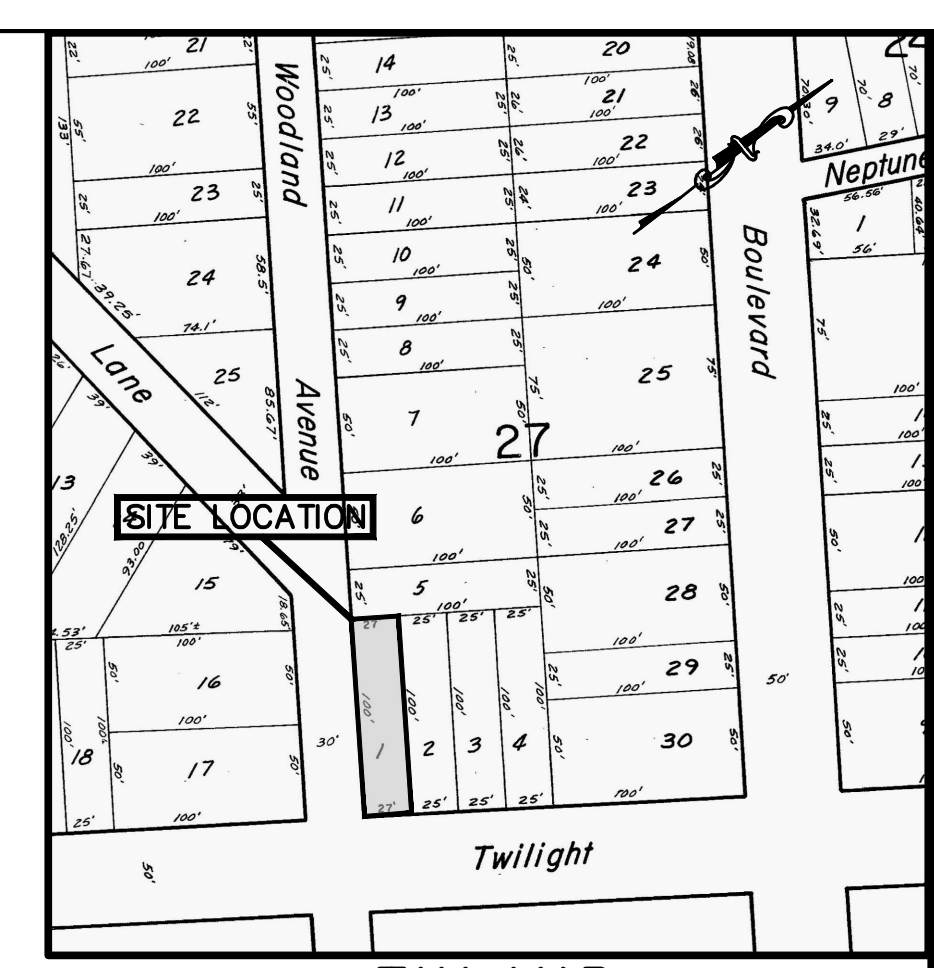
**PROTECT YOURSELF**  
A PHONE CALL  
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.  
THE STATE OF NEW JERSEY REQUIRES TO LOCATE UTILITIES  
BEFORE ANY TRENCHING OR EXCAVATION TO DETERMINE THE EXACT  
SURFACE POSITIONS IN THE STATE.

**APPLICANT/OWNER:**

BHYSO, LLC  
31-32 TWILIGHT AVENUE  
KEANSBURG, NJ



**TAX MAP**  
NTS

**ANTHONY MALTESE, P.E., P.L.S., P.P., C.M.E.**  
PROFESSIONAL ENGINEER  
NJ LICENSE NO. 42579

CERTIFICATE OF AUTHORIZATION #24GA28239800

**ZONE REQUIREMENTS:**

PROJECT IS LOCATED IN RESIDENTIAL REDEVELOPMENT ZONE (R5-A).

**BUILDING REQUIREMENTS:**

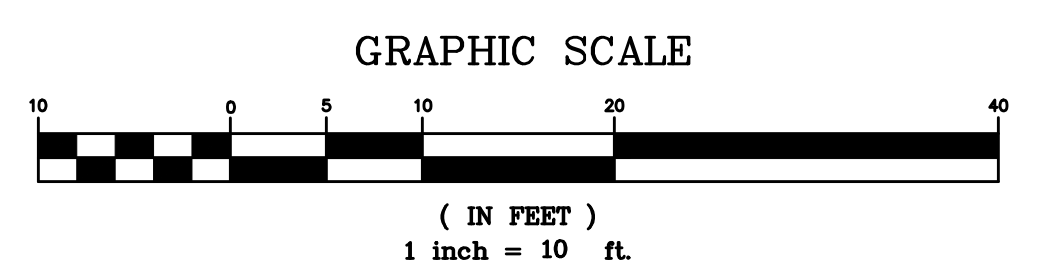
(CORNER LOT)	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7,500 S.F.	2,700 S.F.*	2,700 S.F.*
MIN. LOT FRONTAGE	75 FT.	27.0 FT.*	27.0 FT.*
MAX. LOT COVERAGE	50%		38.2%
MAX. BUILDING COVERAGE	25%		29.6%**
MAX. BUILDING HEIGHT	35 FT.		33 FT.
SETBACKS			
FRONT	25 FT.		25 FT.
ONE SIDE YARD	7.5 FT.		3 FT.**
TOTAL OF TWO SIDE YARDS	15 FT.		7 FT.**
REAR	25 FT.		21 FT.**

\*EXISTING VARIANCE  
\*\*PROPOSED VARIANCE

**GENERAL NOTES:**

1. OUTBOUND BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM A CERTAIN MAP ENTITLED, "LOCATION & TOPOGRAPHIC SURVEY, PREPARED FOR BHYSO, LLC LOT 1 OF BLOCK 27L, SITUATED IN BOROUGH OF KEANSBURG", PERFORMED BY LAND CONTROL SERVICES, LLC, DATED 02/23/2021.
2. THIS SET OF PLANS HAVE BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE, "ISSUED FOR CONSTRUCTION".
3. ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE REGULATIONS.
4. THE LOCATION OF ALL UTILITIES MUST BE APPROVED BY THE UTILITY COMPANY PRIOR TO THEIR CONSTRUCTION. ALL UTILITY CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS.
5. THE CONTRACTOR SHALL RECEIVE ALL THE NECESSARY APPROVALS FROM ALL LOCAL, COUNTY AND STATE GOVERNING AGENCIES, PRIOR TO CONSTRUCTION.
6. ALL ABOVE AND BELOW GROUND UTILITIES SHALL BE PROTECTED FROM DESTRUCTION AND DEBRIS AT ALL TIMES.
7. TELEPHONE, ELECTRIC, GAS AND CABLE LINES AND STRUCTURE LOCATIONS SHOWN ON THE PLANS ARE TENTATIVE AND MAY CHANGE PER UTILITY COMPANY'S DIRECTION. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH THE APPLICABLE UTILITY COMPANIES.
8. IF ENFORCED, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY ANY OR ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
9. UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

- LEGEND**
- + 5.2 EXISTING ELEVATION
  - X 5.2 PROPOSED ELEVATION
  - △ PROPOSED ENTRY
  - DRAINAGE FLOW ARROW



**ABBINGTON ENGINEERING, LLC.**  
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FREEHOLD, NJ 07728  
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**ENGINEERING**  
**SITE PLANNING**  
**ENVIRONMENTAL**  
**LANDSCAPE ARCHITECTURE**

www.abbingtonengineering.com

REVISIONS	DATE
DATE: 06/09/2022	PK
SCALE: 1"=10'	DRWN
AE FILE NAME: PLOT PLAN	SRK
AE FILE NUMBER: 395	CHKD
	AM
	RELEASD

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**PLOT PLAN**

PREPARED FOR  
**31-32 TWILIGHT AVENUE**  
**BLOCK 27**  
**LOT 1**  
  
SITUATED IN  
**BOROUGH OF KEANSBURG,**  
**MONMOUTH COUNTY,**  
**NEW JERSEY**

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