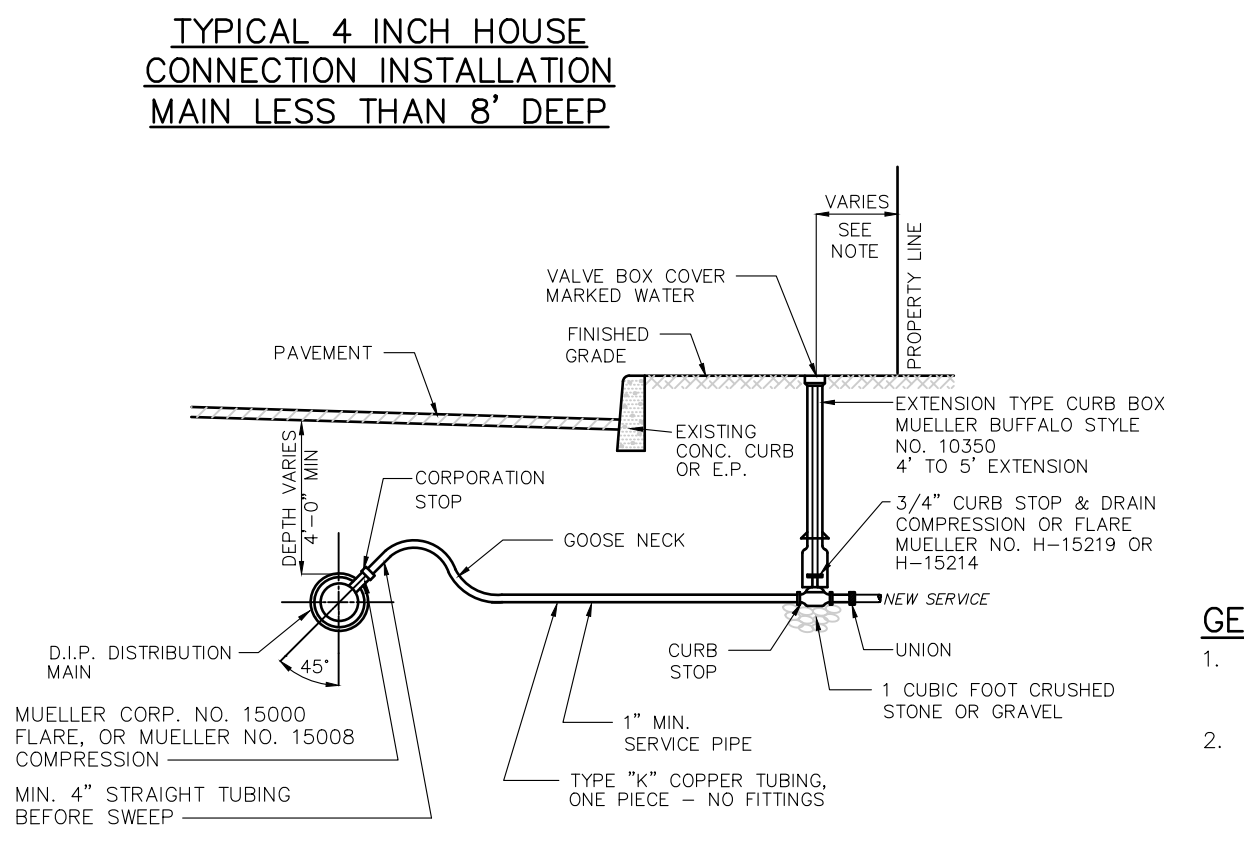
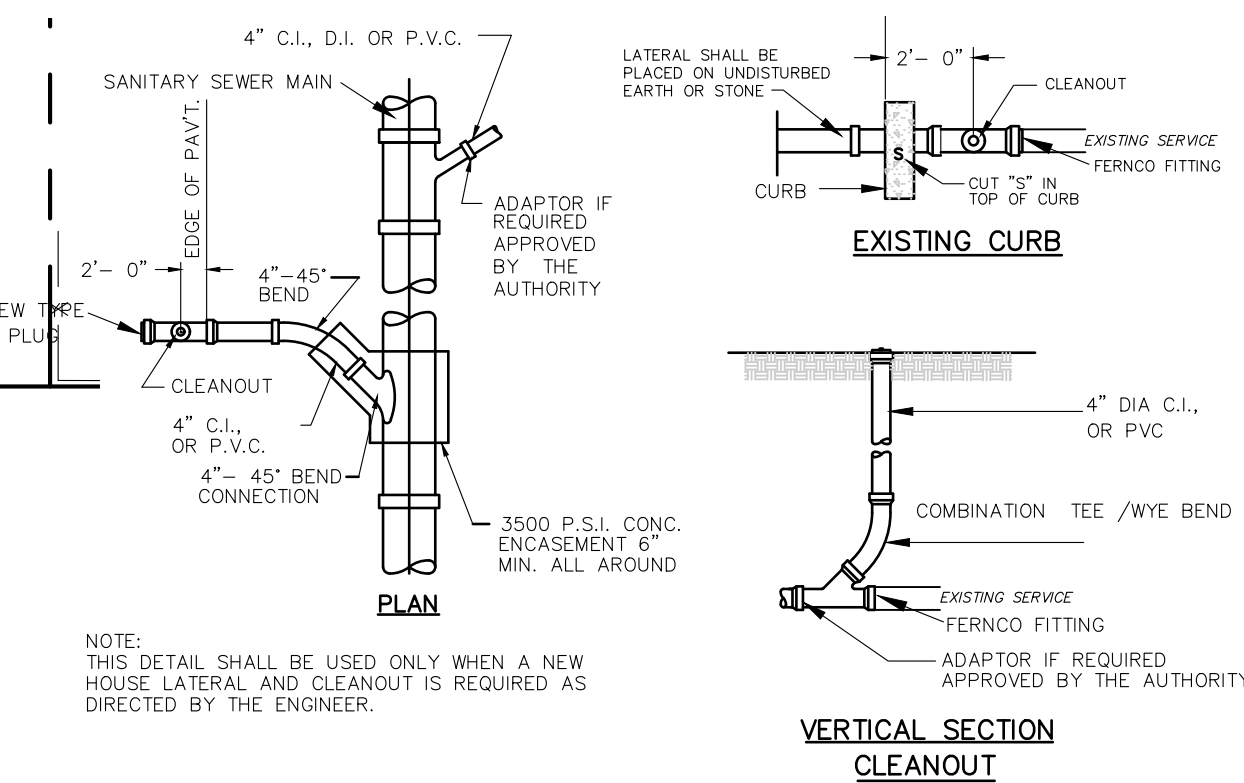
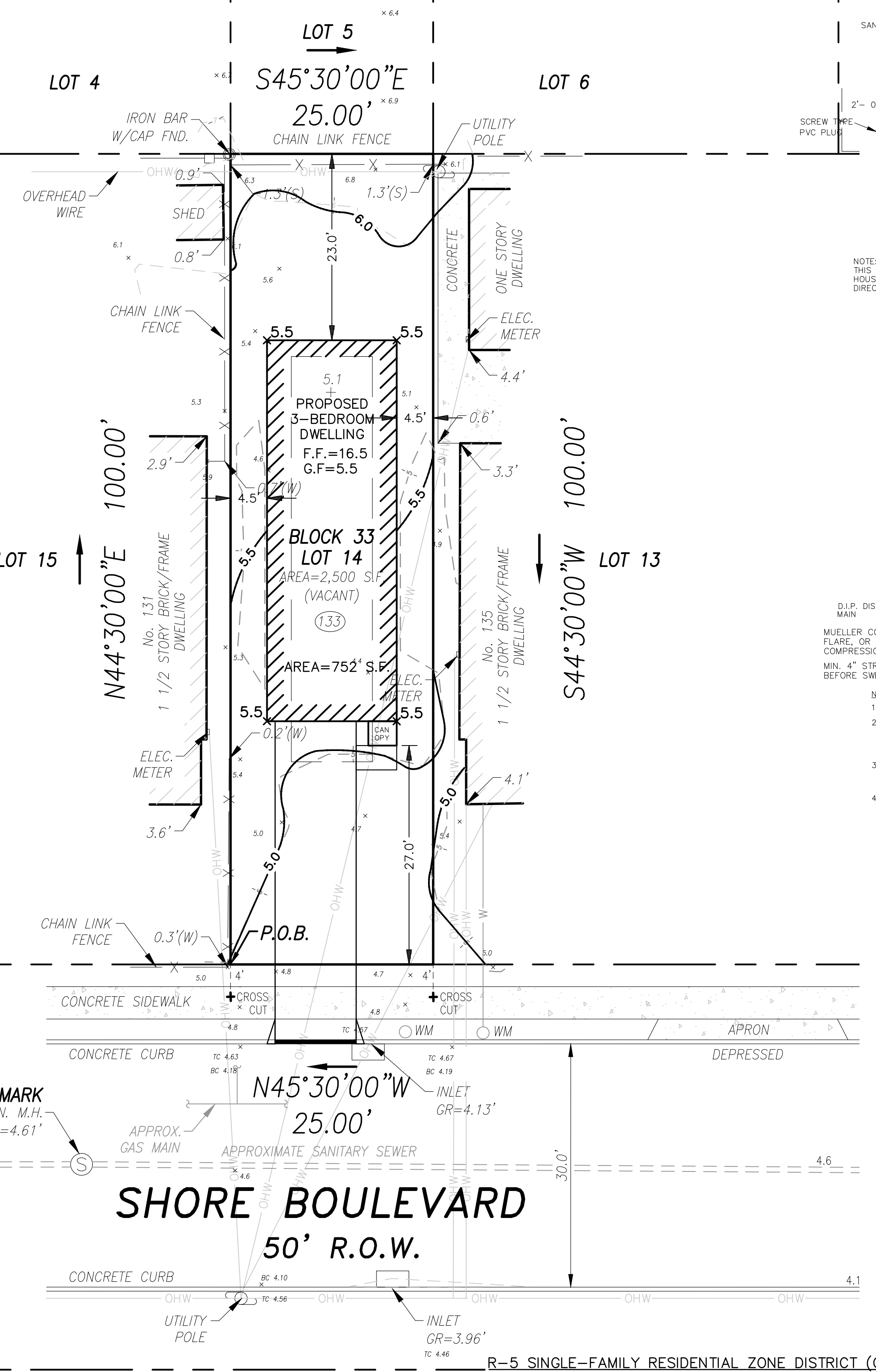


SITE

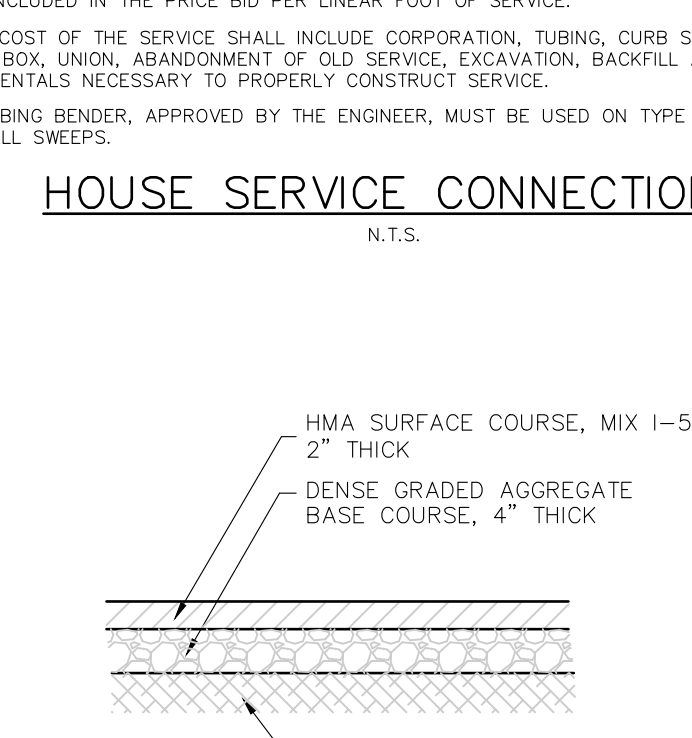
ZONING MAP
SCALE: 1" = 2,000' ±

PROPERTY OWNERS WITHIN 200 FT.

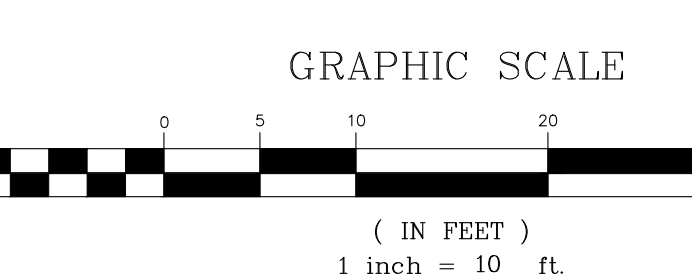
TAX MAP SHEET No. 7
SCALE: 1" = 100' ±



HOUSE SERVICE CONNECTION
N.T.S.



TYPICAL BIT. DRIVEWAY SECTION
N.T.S.



SITE

KEY MAP
SCALE: 1" = 100' ±

- GENERAL NOTES**
- SITE IS KNOWN AS BLOCK 33, LOT 14 AS DEPICTED ON SHEET 7 OF THE BOROUGH OF KEANSBURG TAX MAPS. TOTAL LOT AREA IS 2,500 S.F. (0.057 AC.).
 - OWNER/APPLICANT:**
WINSOLAR ORCA, LLC
c/o ARKA GHOSH
83 KENNEDY WAY
KEANSBURG, NJ 07734
TEL: (917) 971-5588
 - OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, 133 SHORE BOULEVARD, BLOCK 33, LOT 14, BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY KF21, PROFESSIONAL LAND SURVEYORS, DATED MAY 20, 2025.
 - HORIZONTAL CONTROL BASED ON ASSUMED COORDINATE SYSTEM. VERTICAL DATUM BASED ON NAVD 1988.
 - THE SITE IS LOCATED WITHIN FLOOD ZONE AE (BFE 12) AS DEPICTED ON PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 340250055G DATED JANUARY 31, 2014.
 - THE PROPERTY IS LOCATED WITHIN THE "R-5 SINGLE-FAMILY RESIDENTIAL ZONE" DISTRICT.
 - APPLICANT PROPOSES TO CONSTRUCT A NEW DWELLING.
 - DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
 - PROPOSED BUILDING DIMENSIONS PROVIDED. REFER TO ARCHITECTURAL PLANS PREPARED BY MATTHEW CRONIN FOR DETAILED BUILDING INFORMATION.
 - CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.), APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND STATE CODE.
 - NEW DWELLING TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIALS AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
 - STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
 - THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).
 - THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
 - UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
 - PROPOSED DWELLING TO CONTAIN A FIRE SUPPRESSION SYSTEM.

	REQUIRED	PROPOSED	VARIANCE REQ.
LOT REQUIREMENTS			
MINIMUM LOT AREA (INTERIOR)	5,000 S.F.	2,500 S.F.	YES *
MINIMUM LOT FRONTAGE (INTERIOR)	50 FT	25 FT	YES *
MINIMUM LOT SHAPE (DIAMETER)	42 FT	10 FT	YES *
BUILDING SETBACKS			
FRONT YARD	25 FT	27.0 FT	NO
SIDE YARD / BOTH	7.5 FT / 15 FT	4.5 FT / 9.0 FT	YES
REAR YARD	25 FT	23.0 FT	YES
BUILDING HEIGHT			
MAXIMUM PERMITTED	35 FT	33.60 FT	NO
MINIMUM, 2 STORY	2.5 STORES	2.5 STORES	NO
GROSS RESIDENTIAL GROUND FLOOR AREA			
MINIMUM, 2 STORY	600 S.F.	1,504 S.F.	NO
MAX. LOT COVERAGE, PRINCIPAL BUILDINGS	25%	30.1% (752 SF.)	YES
ALL COVERAGES	50%	45.1% (1,127 S.F.)	NO
MIN. OFF-STREET PARKING	2 SPACES/UNIT	2 SPACES	NO

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE BOROUGH OF KEANSBURG
PLANNING BOARD AS A VARIANCE PLAN
ON _____ DATE _____

BOARD CHAIRMAN _____

BOARD SECRETARY _____

BOARD ENGINEER _____

- UTILITY NOTES**
- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. THE ELECTRIC COMPANY, TELEPHONE & CATV PROVIDERS WILL DETERMINE IF UNDERGROUND SERVICES CAN BE PROVIDED. IF NOT, THEN THOSE UTILITIES SHALL BE OVERHEAD.
 - A ROAD OPENING PERMIT MAY BE REQUIRED TO CONNECT CERTAIN UTILITIES TO OFF-SITE FACILITIES. THE CONTRACTOR SHALL OBTAIN THIS PERMIT BY CONTACTING THE MUNICIPAL ROAD DEPARTMENT.
 - ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.

NO.	DATE	DESCRIPTION
133 SHORE BOULEVARD BUILDING PERMIT PLOT PLAN/ VARIANCE PLAN BLOCK 33, LOT 14 TAX MAP SHEET NO. 7		
BOROUGH OF KEANSBURG		MONMOUTH COUNTY, NEW JERSEY
EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 240A28169800		
11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		
DATE:	08-14-25	PROJECT NUMBER: 25-314
SCALE:	1" = 10'	CHECKED BY: BNP
MARC S. LEBER DATE		SHEET NO. 1 OF 1
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 346064458400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LIG0589600		

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