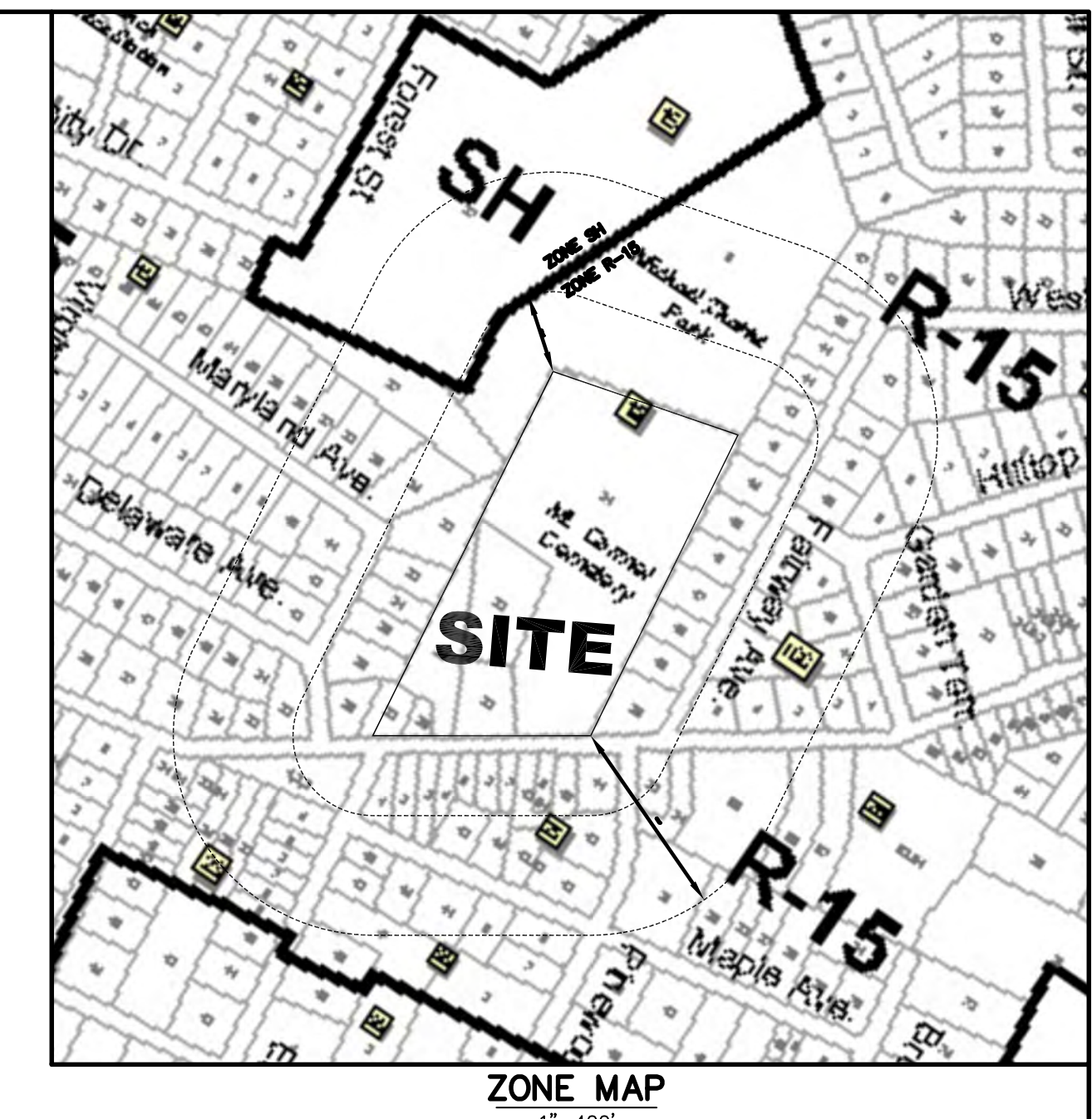


12'x13' TRASH DUMPSTER ENCLOSURE DETAIL
N.T.S.



ZONE MAP
1"=400'

SITE PLAN NOTES

1. PROPERTY IS KNOWN AND DESIGNATED AS LOTS 21, 22, 23, 24, 25 & 26 BLOCK 15 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, N.J. SHEET 9.
2. TOTAL AREA = 443,528.26 sq. ft. / 10.18 ac.
3. PROPERTY LOCATED IN THE R-15 RESIDENTIAL ZONE.
4. OWNER/APPLICANT: REV. JAVIER DIAZ PHONE NUMBER: 732-222-3216
5. THE CHURCH OF CHRIST THE KING
6. 380 DIVISION STREET, LONG BRANCH, NEW JERSEY
7. THIS SITE IS IN FLOOD ZONE "X" - AREAS OF MINIMAL FLOODING, NO MINIMUM FLOOD ELEVATION AS PER F.E.M.A. FLOOD INSURANCE RATE MAP AND WEB SITE
8. OUTBOUND SURVEY BY LANDMARK SURVEYING & ENGINEERING, INC., DATED 4/16/12 (LAST REV. 7/15/19) ERROR OF CLOSURE GREATER THAN 1 IN 10,000
9. THIS PLAN IS NOT TO BE SCALED FOR DISTANCES.
10. ALL PROPOSED UTILITIES ARE TO CONNECT TO EXISTING MAINS IN WALL STREET. LOCATION TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION
11. 48 HOURS NOTICE IS REQUIRED TO THE ENGINEER'S OFFICE PRIOR TO THE START OF CONSTRUCTION
12. ALL EXISTING UTILITIES ARE TO REMAIN
13. VERTICAL ELEVATION BASED ON AN ASSUMED DATUM REFERENCE
14. UNDERGROUND UTILITIES AREA BASED ON VISUAL MARKOUT ONLY. ALL UNDERGROUND UTILITIES ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION
15. 48 HOURS NOTICE IS REQUIRED TO THE ENGINEER'S OFFICE PRIOR TO THE START OF CONSTRUCTION
16. ALL EXISTING UTILITIES ARE TO REMAIN
17. VERTICAL ELEVATION BASED ON AN ASSUMED DATUM REFERENCE
18. NO PUBLIC SIDEWALKS ARE PROPOSED FOR THE SUBJECT SITE
19. FIREFIGHTING EQUIPMENT WILL BE USED ALONG WALL STREET
20. NO EXISTING EASEMENT ON THE SUBJECT SITE
21. NO SITE LIGHTING IS PROPOSED FOR THE SUBJECT SITE
22. NO LOADING ZONE IS PROPOSED FOR THE SUBJECT SITE
23. FIREFIGHTING EQUIPMENT WILL BE USED ALONG WALL STREET
24. THE PROPOSED PROJECT WILL HAVE MINIMAL CHANGES TO EXISTING GRADE.
25. AREA OF PROPOSED MONMOUTH COUNTY RIGHT OF WAY DEDICATION IS 2,632.37 SF. (0.06 ACRES).
26. THE PROPOSED SITE IMPROVEMENTS WILL NOT CAUSE ANY CHANGE TO THE STRIPING ON C.R. 32 (WALL STREET)
27. IF AND WHEN CUMULATIVE IMPERVIOUS AREA ON THE SITE EQUALS OR EXCEEDS ONE ACRE, BEGINNING WITH THE CURRENT APPLICATION, WESP 8962 AND INCLUDING ALL IMPERVIOUS AREA PROPOSED ON ANY PARCELS SUBDIVIDED THEREFROM, COMPLETE STORMWATER ANALYSIS SHALL BE SUBMITTED, IN COMPLIANCE WITH MONMOUTH COUNTY DEVELOPMENT REGULATIONS. THIS STORMWATER ANALYSIS MAY RESULT IN AN ASSESSMENT FOR COUNTY FUTURE RECONSTRUCTION & REPLACEMENT
28. ASSESSMENT OF STORMWATER MANAGEMENT FACILITIES FOR THE SITE FOR FLOOD APPLICATIONS IS REVIEWED AS A CUMULATIVE IMPROVEMENT INCLUDING THIS AND ALL SUBSEQUENT DEVELOPMENT ON THE SITE TO DETERMINE IF IT EXCEEDS MAJOR DEVELOPMENT CRITERIA
29. ANY SIDEWALK, CURB OR PAVEMENT DAMAGED WITHIN THE RIGHT OF WAY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE COUNTY ENGINEER
30. PLANTINGS SHALL BE REGULARLY WATERED FROM THE EXISTING WATER SYSTEM AND SHALL BE MAINTAINED FOR A PERIOD

PREVIOUSLY APPROVED PROPOSED AREA CALCULATIONS

APPROVED MAUSOLEUM AREAS
 APPROVED MAUSOLEUM BUILDING = 2,692.9 SF X 2 = 5,385.8 SF
 APPROVED 4' WALKWAY & ROADWAY = 6,718.16 SF
 APPROVED 8' MAUSOLEUM WALKWAY = 1,280 SF
 APPROVED 6' MAUSOLEUM WALKWAY = 1,134 SF
 APPROVED SHED = 640.5 SF

LOT 17 TOTAL APPROVED NEW IMPERVIOUS = 15,158.46 SF (3.39%)
 TOTAL LOT COVERAGE ALLOWED 38%
 TOTAL LOT COVERAGE PREVIOUSLY APPROVED 26.17%

REVISED PROPOSED AREA CALCULATIONS

PROPOSED COLUMBARIUM AREAS
 PROPOSED COLUMBARIUM FLOOR = 2,161.47 SF X 2 = 4,322.92 SF
 PROPOSED 4' WALKWAY = 1,645.76 SF
 PROPOSED 20'x20' SHED = 400 SF

TOTAL NEW PROPOSED IMPERVIOUS = 6,368.68 SF (1.43%)
 TOTAL LOT COVERAGE ALLOWED 38%
 TOTAL EXISTING LOT COVERAGE 22.85%
 TOTAL LOT COVERAGE PREVIOUSLY APPROVED 26.17%
 TOTAL LOT COVERAGE PROPOSED 24.43%

SUMMARY REVISED AREA CALCULATIONS

TOTAL LOT EXISTING COVERAGE 22.85%
 TOTAL LOT COVERAGE PREVIOUSLY APPROVED 26.17%
 TOTAL LOT COVERAGE PROPOSED 24.43%

PREVIOUSLY APPROVED HEIGHT = 26.07'
REVISED PROPOSED HEIGHT = 13.15'

ZONING SCHEDULE

ZONE: R-15 RESIDENTIAL ZONE

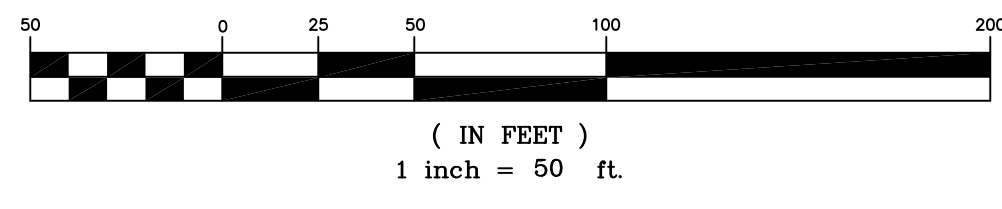
PRINCIPAL BUILDING USE:	REQUIRED SINGLE FAMILY DWELLING	EXISTING CEMETARY	APPROVED MAUSOLEUM	PROPOSED CEMETARY & COLUMBARIUM
MIN. LOT AREA (SF):	15,000 sf.	446,436.25 sf.	446,436.25 sf. ¹	443,823.08 sf.
MIN. LOT WIDTH (FT.):	100 ft.	531.83 ft.	531.83 ft.	531.83 ft.
MIN. FRONT YARD SETBACK (FT.):	35 ft.	523.33 ft.	47.07 ft.	54.25 ft.
MIN. REAR YARD SETBACK (FT.):	25 ft.	386.31 ft.	747.49 ft.	743.74 ft.
MIN. SIDE YARD SETBACK (ONE) (FT.):	10 ft.	34.17 ft.	27.27 ft.	38.48 ft.
MIN. SIDE YARD SETBACK (BOTH) (FT.):	30 ft.	448.01 ft.	383.80 ft.	382.20 ft.
MAX. LOT COVERAGE - BUILDINGS (%):	25%	0.45 %	1.5 %	0.54%
MAX. LOT COVERAGE - IMPERVIOUS (%):	38%	22.85%	26.17%	24.4316%
MAX. PRINCIPAL BUILDING HEIGHT (GAZEBO):	2.5 st./30 ft.	12 ft.	1st./26.07 ft.	1st./13.5 ft.
MIN. BUFFER SIDE YARD (FT.):	25 ft.	** NONE	25.63 ft. not including existing conditions	25.63 ft. not including existing conditions
MIN. BUFFER REAR YARD (FT.):	25 ft.	** NONE	existing conditions	existing conditions
MIN. PARKING LANDSCAPE BUFFER (FT.):	10 ft.	** NONE	10 ft.	10 ft.
MIN. LOADING ZONE:	1 UNIT	** NONE	* NONE	* NONE
MIN. TRASH ENCLOSURE:	1 UNIT	** NONE	* NONE	* NONE
ACCESSORY BUILDING USE:		MAINTENANCE SHED	TO BE REMOVED	MAINTENANCE SHED
MIN. REAR YARD SETBACK (FT.):	14 ft.	N/A	N/A	411.02 ft.
MIN. SIDE YARD SETBACK (ONE) (FT.):	15 ft. (1/2 HT.)	N/A	N/A	17.59 ft.
MAX. HEIGHT (ST./FT.):	15 ft.	14 ft.	N/A	12.58 ft.
ACCESSORY BUILDING USE:		EXISTING CRYPT	EXISTING CRYPT	EXISTING CRYPT
MIN. REAR YARD SETBACK (FT.):	14 ft.	84.51 ft.	84.51 ft.	84.51 ft.
MIN. SIDE YARD SETBACK (ONE) (FT.):	14 ft.	66.78 ft.	66.78 ft.	66.78 ft.
MAX. HEIGHT (ST./FT.):	15 ft.	8.5 ft.	8.5 ft.	8.5 ft.
PARKING CALCULATIONS:				
CEMETARY/MAUSOLEUM (SEE LETTER FROM JOHN REA)	NO ORDINANCE	13 SPACES	23 SPACES	13 SPACES

* = VARIANCE REQUIRED ** = EXISTING CONDITION VARIANCE
 FOOTNOTE 1. AREA PRIOR TO COUNTY ROW DEDICATION

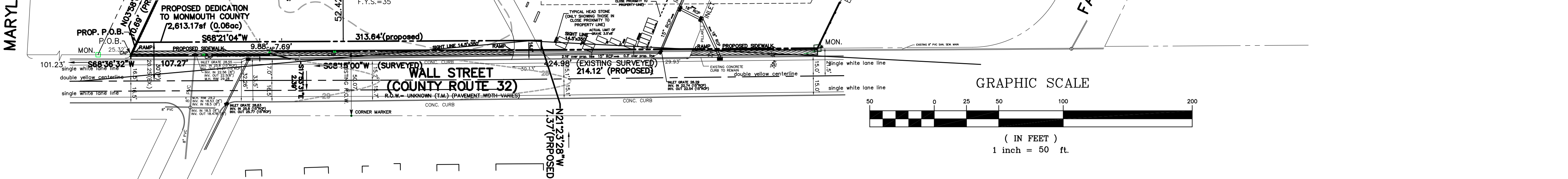
MARYLAND AVENUE

FAIRWAY AVENUE
R.O.W. = 50' (TYP.)

GRAPHIC SCALE



WALL STREET (COUNTY ROUTE 32)



3	REVISIONS AS PER BOROUGH BOARD MEETING OF 10/22/20	10/26/20	TG
2	REVISE AS PER BOROUGH ENGINEER AND BOROUGH PLANNER	08/31/2020	TG
1	REVISE COLUMBARIUM TO INCLUDE GAZEBO	1/31/2020	TG
REV.	DESCRIPTION	DATE	BY

SITE PLAN FOR PRELIMINARY/FINAL SITE PLAN APPL
 LOTS 21, 22, 23, 24, 25 & 26 BLOCK 15
 113, 115, 117, 119 & 121 WALL STREET
 on T.M. SHEET 9
 BOROUGH OF WEST LONG BRANCH
 MONMOUTH COUNTY NEW JERSEY

LANDMARK
 SURVEYING AND ENGINEERING, INC.
 813 Main Street
 Avon-by-the-Sea, New Jersey 07717
 Tel: (732)775-8558 - Fax: (732)775-7848
 Email: Landmarkse@Optimum.net
 Web: www.Landmarkse.net

DANIEL W. CARUSO, P.E.
 N.J. PROFESSIONAL ENGINEER - GE35667

SCALE: AS NOTED DATE: 11/26/19
 BY: SHEET # DRAWING:
 TG 2 OF 11 14021BOROUGH SITE PLAN 10-26-20