LOT CLOSURE REPORT – LOT 1
NORTH: 5333.4261' EAST: 5507.8841'

COURSE: S13° 09' 40.00"W LENGTH: 150.210'
COURSE: N66° 00' 32.41"W LENGTH: 342.546'
COURSE: N23° 59' 40.00"E LENGTH: 105.545'
COURSE: S78° 35' 34.59"E LENGTH: 191.697'
COURSE: S66° 06' 36.42"E LENGTH: 127.224'

PERIMETER: 917.223' AREA: 44491.65 SQ. FT.

ERROR CLOSURE: 0.0004 COURSE: S83° 18' 25.96"W

ERROR NORTH: –0.00004 EAST: –0.00036

PRECISION 1: 2293055.000

LOT CLOSURE REPORT – LOT 2

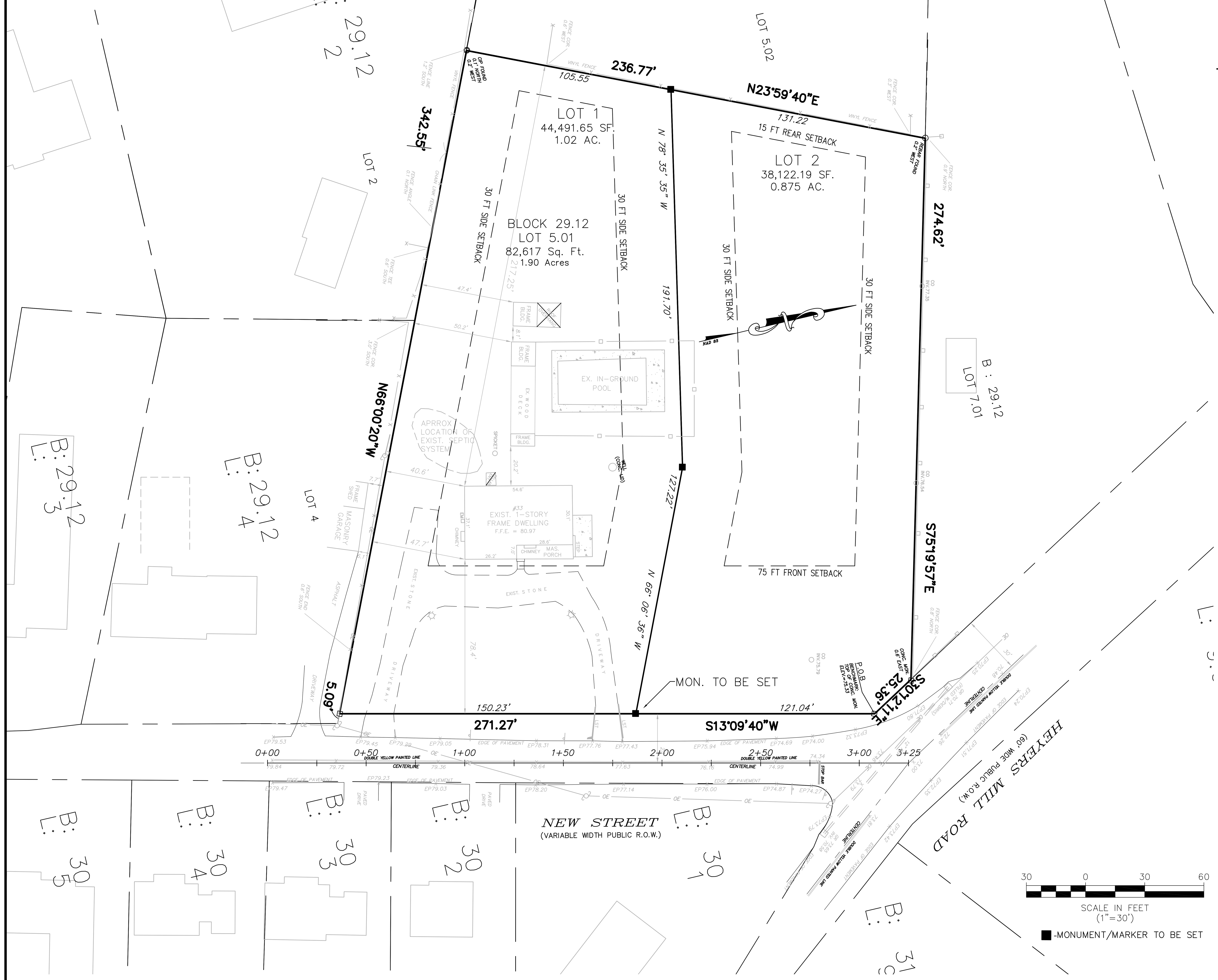
COURSE: S13° 09' 40.00"W LENGTH: 121.039'
COURSE: N66° 06' 36.42"W LENGTH: 127.224'
COURSE: N78° 35' 34.59"W LENGTH: 191.697'
COURSE: N23° 59' 40.00"E LENGTH: 131.217'
COURSE: S75° 19' 57.00"E LENGTH: 274.627'
COURSE: S30° 12' 11.00"E LENGTH: 25.360'

PERIMETER: 871.164' AREA: 38122.19 SQ. FT.

ERROR CLOSURE: 0.0007 COURSE: S27° 23' 27.90"E

ERROR NORTH: –0.00064 EAST: 0.00033

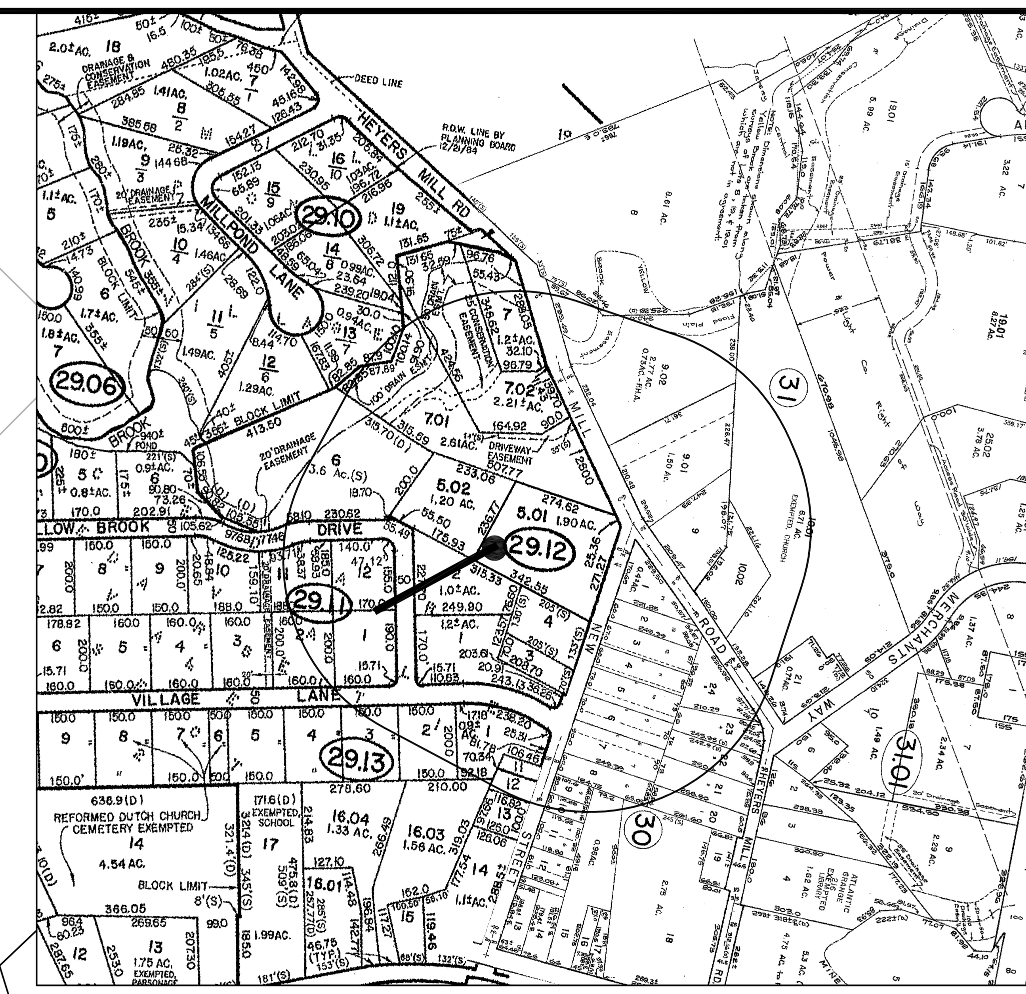
PRECISION 1: 1244520.000



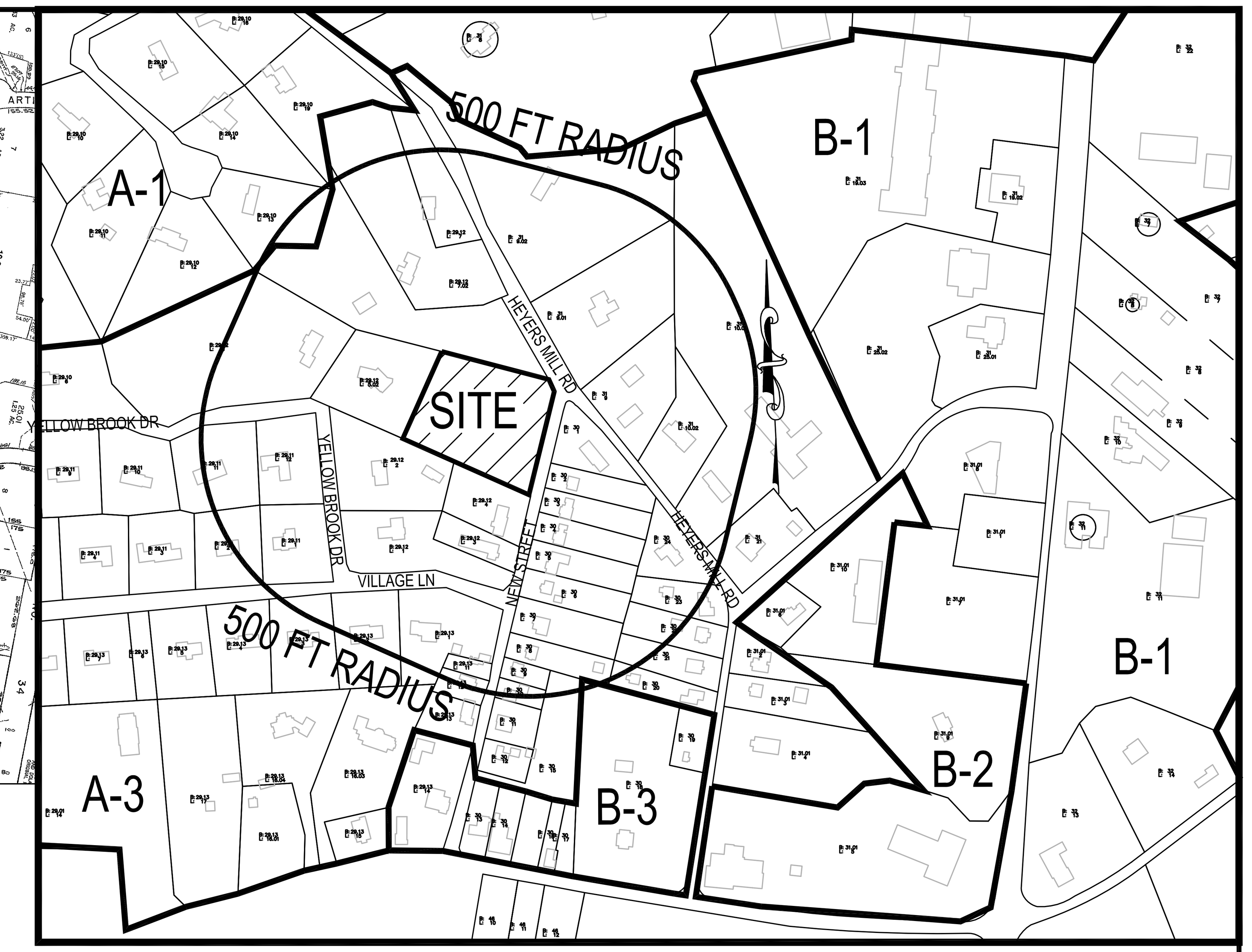
ZONE A-3 DEVELOPMENT REGULATIONS

	REQUIRED	LOT 1	LOT 2
AREA			
MIN. AREA	30,000 SF	44,496	38,121
INTERIOR LOT REQUIREMENTS			
MIN LOT FRONTAGE	150 FT	150.24	146.40*
MIN LOT WIDTH	150 FT	150.23	126.64*
MIN LOT DEPTH	150 FT	328.68	304.20
YARD REQUIREMENTS			
PRINCIPAL BUILDINGS			
MIN FRONT SETBACK	75 FT	78.40	75.00
MIN SIDE SETBACK	30 FT	40.60	30.00
MIN REAR SETBACK	15 FT	217.25	177.34
ACCESSORY BUILDINGS			
MIN FRONT SETBACK	100 FT	> 100	>100
MIN SIDE SETBACK	15 FT	16.86	>15
MIN REAR SETBACK	15 FT	> 15	>15
MIN. DIST. TO ANOTHER BUILDING	20 FT	> 20	>20
MAX BUILDING COVERAGE			
MAX BUILDING COVERAGE (1 STORY)	10%	4.58%	–
MAX BUILDING COVERAGE (2 STORY)	6.6%	–	< 6.6%
MAX ACCESSORY BUILDINGS COVERAGE	5%	0.84%	–
MAX LOT COVERAGE	30%	20.10%	<30%
MAX BUILDING HEIGHT			
STORIES	2.5	1	<2.5
HEIGHT	35 FT	<35 FT	<35 FT

* VARIANCE REQUIRED



TAX MAP
1"–400'



AREA/ZONING/KEY MAP
SCALE : 1"=300'

GENERAL NOTES:

1. PROPERTY IS KNOW AND DESIGNATED AS LOT 5.01 IN BLOCK 29.12 AS SHOWN ON THE OFFICIAL TAX MAPS OF COLTS NECK TOWNSHIP. SHEET 4.03.

2. THE PROPERTY CONTAINS 82,617 S.F., 1.9 ACRES
3. THE PROPERTY SURVEY IS BASED ON NAD 83 HORIZONTAL DATUM AND NAVD88 VERTICAL DATUM.

4. OWNER/APPLICANT:
AVC HOLDINGS LLC , YALE KLAT
10 TUXEDO DRIVE,
LIVINGSTON NJ, 07039

5. THE PURPOSE OF THIS APPLICATION IS TO SUBDIVIDE EXISTING LOT 5.01 INTO 2 RESIDENTIAL BUILDING LOTS, 1 LOT TO CONTAIN THE EXISTING HOME WHICH IS TO REMAIN, 1 LOT TO CONSTRUCT A NEW RESIDENTIAL DWELLING.

6. THE PROPERTY IS LOCATED IN THE A-3 RESIDENTIAL ZONE DISTRICT.
7.ALL SITE IMPROVEMENTS SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE THAT A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE FIRST NEW HOME IN A SUBDIVISON DEVELOPMENT.
8. ALL UTILITIES TO BE PLACED UNDER STREETS ARE TO BE INSTALLED BEFORE THE STREET BASE COURSE PAVEMENT IS INSTALLED.
9.CONSERVATION, OPEN SPACE, DRAINAGE AND UTILITY RIGHT OF-WAY EASEMENTS AND LANDSCAPE EASEMENTS AND GREENWAY AREAS ARE NOT TO BE USED FOR ROADWAYS OR STORAGE OR AS A DUMP AREA OR DRIVEN OVER BY CONSTRUCTION OR OTHER EQUIPMENT OR DISTURBED IN ANY MANNER WITHOUT PRIOR PERMISSION, IN WRITING, FROM THE TOWNSHIP ENGINEER. ANY SUCH AREAS DISTURBED MUST BE RESTORED TO THE NATURAL STATE OR TO THE STATE SPECIFIED ON THE APPROVED PLATS AND TO THE SATISFACTION OF THE COLTS NECK TOWNSHIP SHADE TREE COMMISSION.
10.ALL TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS WHERE ROADWAYS, BUILDING AREAS AND OTHER IMPROVEMENTS WILL BE CONSTRUCTED AND WHERE ANY REGRADING SHALL BE PERFORMED. EXCEPT FOR THOSE AREAS OCCUPIED BY ROADWAYS AND BUILDINGS, THE TOPSOIL SHALL BE REDISTRIBUTED WHEREVER ANY REGRADING OR DISTURBANCE OR PREVIOUS STRIPPING WAS PERFORMED OR WHERE ANY TOPSOIL AREAS HAVE BECOME CONTAMINATED WITH ANY OTHER FOREIGN MATERIALS AND DEBRIS. SEE §102-76.
11.CHANGES FROM THE LIMIT OF DISTURBANCE AND LIMIT OF CLEARING ON INDIVIDUAL LOTS AS SHOWN ON THE APPROVED PLATS AND GRADING PLANS FOR INDIVIDUAL LOTS WHICH CHANGE THE APPROVED PLAT GRADE BY 1 1/2 FEET OR MORE AT ANY POINT ON A LOT MUST BE APPROVED BY THE TOWNSHIP ENGINEER OR TOWNSHIP PLANNER PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION WORK OR CONSTRUCTION PERMIT ISSUANCE.
12.TOWNSHIP STANDARD STREET SIGNS SHALL BE USED. DOUBLE SIGNS SHALL BE PROVIDED AT EACH STREET INTERSECTION,AND STREET SIGNS SHALL BE INSTALLED AS SOON AS HOMES IN THE DEVELOPMENT ARE UNDER CONSTRUCTION.
13.THE DEVELOPER SHALL TOPSOIL (FOUR-INCH MINIMUM GRADE AND SEED THE AREAS BETWEEN THE STREET CURB AND THE EDGE OF THE RIGHT-OF-WAY ON EACH SIDE OF ALL STREETS INTERNAL TO THE DEVELOPMENT AND ON THE SIDE OF THOSE STREETS BORDERING THE DEVELOPMENT, AND THAT SUBSTANTIAL TURF SHALL BE DEVELOPED BEFORE THE PERFORMANCE BOND IS RELEASED. THIS TURF REQUIREMENT ALSO APPLIES TO GREENWAY AREAS.
14. BY NOVEMBER 1ST OF EACH YEAR, GREEN AREAS AND OTHER LANDSCAPED AREAS ARE TO BE PLANTED IN PROPORTION TO THE NUMBER OF LOTS SOLD PLUS LOTS OWNED BY THE DEVELOPER WHICH HAVE BEEN GRANTED CONSTRUCTION PERMITS.
15.NO DIRT SHALL BE REMOVED FROM THE SITE UNLESS SPECIFICALLY APPROVED AS PART OF THIS DEVELOPMENT AND SO NOTED ON THE PLATS OR UNLESS A SOIL REMOVAL PERMIT IS TO BE OBTAINED FROM THE TOWNSHIP ADMINISTRATOR.
16.ALL TRASH SHALL BE REMOVED FROM THE GREENWAY AREAS BEFORE PERFORMANCE AND MAINTENANCE GUARANTIES ARE RELEASED.
17.GREENWAY-TYPE MONUMENTS SHALL BE INSTALLED WHERE LANDSCAPING AND CONSERVATION, OPEN SPACE, DRAINAGE AND UTILITY RIGHT-OF-WAY EASEMENTS INTERSECT SIDE AND REAR LOT LINES AND AT OTHER POINTS OF DEFLECTION IN ADDITION TO THE GREENWAY MONUMENTS ON GREENWAYS.
IN ADDITION TO THE AFOREMENTIONED PERMANENT MONUMENTS, SUPPLEMENTAL MARKERS SHALL BE INSTALLED ALONG ALL GREENWAY AND AFOREMENTIONED EASEMENT LINES INTERNAL TO THE DEVELOPMENT WHERE CONSTRUCTION, GRADING OR CONSTRUCTION TRAFFIC MAY ENCROACH ON SUCH ALL OF THE ABOVE ARE TO BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS OR THE START OF ANY SITE PREPARATION, CONSTRUCTION OR LANDSCAPING WORK AND ARE TO BE MAINTAINED UNTIL THE MAINTENANCE BOND IS RELEASED.
18.ANY CONSTRUCTION REQUIRED WITHIN THE EXISTING STREET RIGHT-OF-WAY FOR DRAINAGE OR UTILITY INSTALLATION OR CURB OR PAVEMENT INSTALLATION OR ANY OTHER TYPE OF CONSTRUCTION SHALL BE COMPLETED WITHIN 60 DAYS FROM COMMENCEMENT OF SAID CONSTRUCTION. SAID CONSTRUCTION MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE IN THE SUBDIVISION.

Reference Maps:

1.SURVEY TITLED" LOT 5.01 BLOCK 29.12 BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED FOR AVC HOLDINGS LLC, PREPARED BY CREST ENGINEERING ASSOCIATES INC., DATED 4/30/2021.

APPROVED BY THE PLANNING BOARD/ZONING BOARD OF THE TOWNSHIP OF COLTS NECK ON ON____________

CHAIRMAN ______ *DATE*

SECRETARY ______ *DATE*

ENGINEER ______ *DATE*

PLANNER ______ *DATE*

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN AS SHOWN.

YALE KLAT ______ *DATE*

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 4/30/2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

DANIEL P. HUNDLEY P.L.S.
N.J LICENSE No. 33174

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975,c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK ______ *DATE*

I HAVE CAREFULLY EXAMINED THIS MAP AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL, AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP ENGINEER ______ *DATE*

THIS IS TO CERTIFY THAT THE PLANNING BOARD/ZONING OF ADJUSTMENT OF THE TOWNSHIP OF COLTS NECK, MONMOUTH COUNTY,NEW JERSEY, IS THE PROPER AUTHORITY TO APPROVE ANDS HAS APPROVED THE ATTACHED MAP, AND THAT SAID MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 OF THE LAWS OF 1960, KNOWN AS THE "MAP FILING LAW." THIS MAP SHALL BE FILED ON OR BEFORE ________,20____, WHICH IS 95 DAYS FROM THE DATE OF FINAL APPROVAL BY THE PLANNING BOARD OF THE TOWNSHIP OF COLTS NECK, MONMOUTH COUNTY,NEW JERSEY.

CHAIRMAN

SECRETARY

FILED IN THE MONMOUTH COUNTY CLERKS OFFICE, FREEHOLD, NEW JERSEY, THIS ________ DAY OF 20____.

CASE NO.________ SHEET ________

FINAL MAJOR SUBDIVISION PLAT
"NEW STREET COLTS NECK"
BLOCK 29.12, LOT 5.01

SITUATED ON:

LOCATED ON 33 NEW STREET AS SHOWN ON TAX MAP SHEET #4.03 OF TOWNSHIP OF COLTS NECK, MONMOUTH COUNTY, NJ

CONCEPT ENGINEERING CONSULTANTS, P.A.
123 HIGHWAY #33 EAST, SUITE #204, MANALAPAN, NJ.07726
PHONE 732-792-2750 OR 732-792-2740
PROFESSIONAL ENGINEERS – LAND SURVEYORS

JOHN J. PLOSKONKA P.E.
PROFESSIONAL ENGINEER N.J. LIC. No. 155

DATE

13		
12		
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REVISED	DATE/BY	

DATE: 07/16/21
SCALE: 1"=30'
DRAWN BY: HM
CHECKED BY: JJP
CAD FILE: 32741 SUBDIVISION
FIELD BK.: N/A
PAGE: N/A
SHEET: 1 OF 1
JOB NO.: 32741