

TAX MAP
SCALE: 1" = 500'±



KEY MAP
SCALE: 1" = 600'±

PRELIMINARY & FINAL PLAT MAJOR SITE PLAN "COLTS NECK COMMUNITY CHURCH" BLOCK 33 LOT 21 TOWNSHIP OF COLTS NECK MONMOUTH COUNTY NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET

LIST OF UTILITY COMPANIES

CABLEVISION OF MONMOUTH
MICHAEL KARLOWSKI, SUPERVISOR OF CONSTRUCTION
1501 18TH AVENUE
WALL TOWNSHIP, NEW JERSEY 07719-3797

NEW JERSEY NATURAL GAS COMPANY
RIK ALBANESE, MANAGER, RIGHT-OF WAY & CLAIMS
PO BOX 1468
1415 WYCKOFF ROAD
WALL, NEW JERSEY 07719

PSE&G
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, 768
NEWARK, NEW JERSEY 07102

GPU
IRA JOLLES, EXECUTIVE VP & GENERAL COUNCIL
300 MADISON AVENUE
MORRISTOWN, NEW JERSEY 07962-1911

VERIZON - NEW JERSEY, INC.
LORRAINE GORMAN, SENIOR RIGHT-OF WAY AGENT
5100 BELMAR BOULEVARD
FARMINGDALE, NEW JERSEY 07727

MONMOUTH COUNTY PLANNING BOARD
HALL OF RECORDS ANNEX
1 EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728

STATE OF NEW JERSEY D.O.T.
DIVISION OF R.O.W. - NICHOLAS J. MONAHAN
P.O. BOX 800
1035 PARKWAY AVENUE
TRENTON, NEW JERSEY 08625

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
33	20	COLTS NECK ASSOCIATES 7 YEARLING PATH COLTS NECK, NJ 07722	CITY RT 537
33	22	BYRNE, MAUREEN 61 COUNTY ROUTE 537 EAST COLTS NECK, NJ 07722	61 COUNTY ROUTE 537 EAST
33	23	WILLIAMS, MICHAEL A & SANDRA A 59 COUNTY ROUTE 537 EAST COLTS NECK, NJ 07722	59 COUNTY ROUTE 537 EAST
33	32	SPINELLA FAMILY LLC 39 SPRUCE LANE COLTS NECK, NJ 07722	36 CREAMERY ROAD
33	31.5	FEURY, ROBERT JR 27 HIDDEN PINE DRIVE COLTS NECK, NJ 07722	27 HIDDEN PINE DRIVE
33	31.6	MCMAHON, FRANK J & JACQUELINE 22 HIDDEN PINE DRIVE COLTS NECK, NJ 07722	22 HIDDEN PINE DRIVE
33	31.8	TOWNSHIP OF COLTS NECK 124 CEDAR DRIVE COLTS NECK, NJ 07722	HIDDEN PINE DRIVE
33	37	PATTERSON, MICHAEL J & LISE M 20 HOLLING ROAD COLTS NECK, NJ 07722	20 HOLLING ROAD
33	38	DEVIRGLIO, RICHARD & ELIZABETH 104 HILLTOP ROAD HOWELL, NJ 07731	25 HOLLING ROAD
33	39	POWELL, JOSEPH M & ELIZABETH 17 HOLLING ROAD COLTS NECK, NJ 07722	17 HOLLING ROAD
48	21.7	NICOLETTI, JAMES M 44 YEARLING PATH COLTS NECK, NJ 07722	44 YEARLING PATH
48	21.8	KAUB, JAMES K & CARYN M 45 YEARLING PATH COLTS NECK, NJ 07722	45 YEARLING PATH
48	20.14	SEMANARA, ROBERT S 28 TWIN LAKES DRIVE COLTS NECK, NJ 07722	28 TWIN LAKES DRIVE
48	20.15	STROIN, JOSEPH & LAUREN 30 TWIN LAKES DRIVE COLTS NECK, NJ 07722	30 TWIN LAKES DRIVE

OWNER/APPLICANT
COLTS NECK COMMUNITY CHURCH
PASTOR CHRIS DURKIN
25 MERCHANTS WAY
COLTS NECK, NJ 07722

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	02-13-20	-
2	EXISTING CONDITIONS PLAN	02-13-20	-
3	SITE PLAN	02-13-20	-
4	GRADING AND UTILITY PLAN	02-13-20	-
5	MONMOUTH COUNTY ROUTE 537 PLAN	02-13-20	-
6	LANDSCAPING PLAN	02-13-20	-
7	LIGHTING PLAN	02-13-20	-
8	SOIL EROSION & SEDIMENT CONTROL PLAN	02-13-20	-
9	SOIL EROSION & SEDIMENT CONTROL NOTES	02-13-20	-
10	SOIL MITIGATION COMPACTION PLAN	02-13-20	-
11	SOIL MITIGATION COMPACTION NOTES	02-13-20	-
12	PRE DEVELOPED DRAINAGE AREA MAP	02-13-20	-
13	POST DEVELOPED DRAINAGE AREA MAP	02-13-20	-
14	INLET AREA MAP	02-13-20	-
15	CONSTRUCTION DETAILS	02-13-20	-

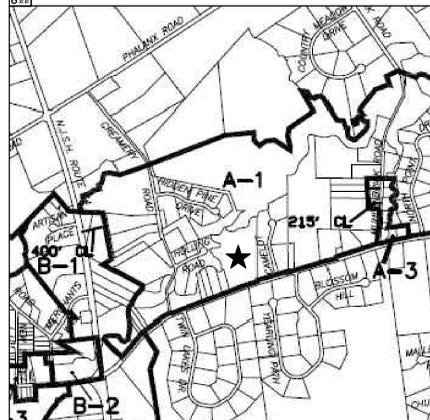
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 21, BLOCK NO. 33, TOWNSHIP OF COLTS NECK, COUNTY OF MONMOUTH, NEW JERSEY", PREPARED BY FRANK R. DESANTIS, N.J.P.S. NO. 42901, DATED JANUARY 8, 2013.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
- THIS PLAN IS NOT A SURVEY. IT IS TO BE UTILIZED TO SHOW THE PROPOSED IMPROVEMENTS TO THE SITE AS INDICATED.
- ALL SITE IMPROVEMENTS SHALL BE COMPLETED WITHIN ONE YEAR OF THE DATE THAT A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING FOR WHICH SUCH IMPROVEMENTS ARE REQUIRED OR NECESSARY IN A SITE PLAN DEVELOPMENT.
- CONSERVATION, OPEN SPACE, DRAINAGE AND UTILITY RIGHT-OF-WAY AND LANDSCAPE EASEMENT 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.
- 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.
- ALL TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS WHERE ROADWAYS, BUILDING AND PARKING AREAS AND OTHER IMPROVEMENTS WILL BE CONSTRUCTED AND WHERE ANY GRADING SHALL BE PERFORMED. EXCEPT FOR THOSE AREAS OCCUPIED BY ROADWAYS, PARKING AND BUILDINGS, THE TOPSOIL SHALL BE REDISTRIBUTED WHEREVER ANY REGRADING OR SOIL DISTURBANCE OR PREVIOUS STRIPPING WAS PERFORMED OR WHERE ANY TOPSOIL AREAS HAVE BECOME CONTAMINATED WITH ANY OTHER FOREIGN MATERIALS AND DEBRIS.
- THE DEVELOPER SHALL TOPSOIL (FOUR-INCH MINIMUM DEPTH), 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 GUARANTY IS RELEASED. THIS TURF REQUIREMENT ALSO APPLIES TO LANDSCAPED AREAS.
- 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 OBTAINED FROM THE TOWNSHIP ADMINISTRATOR.
- ALL TRASH SHALL BE REMOVED FROM THE LANDSCAPING AREAS BEFORE PERFORMANCE AND MAINTENANCE GUARANTIES ARE RELEASED.
- GREENWAY-TYPE MONUMENTS SHALL BE INSTALLED WHERE LANDSCAPING AND/OR 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 AFORESAID PERMANENT MONUMENTS, SUPPLEMENTAL MARKERS SHALL BE INSTALLED ALONG ALL THE AFORESAID EASEMENT LINES INTERNAL TO THE DEVELOPMENT WHERE CONSTRUCTION, GRADING OR CONSTRUCTION TRAFFIC MAY ENCRUSH ON SUCH AREAS. 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.
- WHEN UNDERGROUND DRAINAGE OR UTILITY IMPROVEMENTS ARE REQUIRED OR WHEN CURBING OR PAVEMENT WIDENING OR ANY OTHER CONSTRUCTION IS REQUIRED WITHIN EXISTING STREETS RIGHT-OF-WAY, SAID CONSTRUCTION SHALL BE COMPLETED WITHIN 60 DAYS FROM START OF SAID CONSTRUCTION. ALL CONSTRUCTION IN THE EXISTING RIGHT-OF-WAY WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN THE COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- SOIL EROSION AND SEDIMENT CONTROL NOTES:
1. CONTROL MEASURES SHALL APPLY TO DWELLING CONSTRUCTION ON INDIVIDUAL LOTS AND CONTROL MEASURES SHALL APPLY TO SUBSEQUENT OWNERS IF TITLE IS CONVEYED.
2. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
3. A 50' X 30' X 1' PAD OF 1 1/2"-2" STONE WILL BE INSTALLED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE. PAVED STREETS ARE TO BE KEPT CLEAN AT ALL TIMES.

'A-1' RESIDENTIAL DISTRICT

MARKET RATE AND BONUS LOTS	REQUIRED	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	5 ACRES	13.09 ACRES	NO
MIN. LOT AREA OUTSIDE 300' RIPARIAN ZONE	74,800 SF		NO
MIN. LOT AREA OUTSIDE 150' SWRPA	74,800 SF		NO
MIN. LOT AREA OUTSIDE PROPOSED EASEMENTS	74,800 SF		NO
MIN. LOT FRONTAGE	300 FT	465.51 FT	NO
MIN. LOT WIDTH	300 FT	465.51 FT	NO
MIN. LOT DEPTH	300 FT	630± FT	NO
PRINCIPAL STRUCTURES FRONT YARD SETBACK	100 FT	75 FT	NO
REAR YARD SETBACK	100 FT	50 FT	NO
SIDE YARD SETBACK TO ANOTHER BUILDING	75 FT	50 FT	NO
ACCESSORY STRUCTURES FRONT YARD SETBACK	100 FT	N/A	NO
REAR YARD SETBACK	50 FT	N/A	NO
SIDE YARD SETBACK	50 FT	N/A	NO
MAXIMUM BUILDING COVERAGE PRINCIPAL BUILDINGS	10%	3.96%	NO
MAXIMUM LOT COVERAGE	20%	18.62%	NO
MAXIMUM STRUCTURE HEIGHT	35 FT	35 FT	NO
MAXIMUM STORES	2.5	2.5	NO

ZONE MAP
SCALE: 1" = 1,300'±



SIGNATURE BLOCKS

APPROVED AS A PRELIMINARY AND FINAL PLAT OF A MAJOR SITE PLAN

BY THE TOWNSHIP OF COLTS NECK PLANNING BOARD ON _____

ATTEST: _____ CHAIRMAN

SECRETARY _____ DATE

TOWNSHIP ENGINEER _____ DATE

TOWNSHIP PLANNER _____ DATE

I, CHRIS DURKIN, REPRESENTATIVE OF OWNER, CONSENT TO THE PRELIMINARY MAJOR SITE PLAN.

OWNER _____ DATE

I, CHRIS DURKIN, REPRESENTATIVE OF APPLICANT, CONSENT TO THE PRELIMINARY MAJOR SITE PLAN.

APPLICANT _____ DATE

REV.	DATE	DESCRIPTION

TRE
TWO RIVER ENGINEERING
www.tworiverengineering.com
P.O. Box 155
Colts Neck, N.J. 07722
Tel: 732.866.0111
Fax: 732.866.4348

- Civil Engineers
- Forensic Experts
- Environmental Consultants

PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-01
DRAWN BY: AJG
CLIENT: CNCC
SCALE: AS SHOWN

PRELIMINARY AND FINAL MAJOR SITE PLAN
COVER SHEET
BLOCK 33 LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.U. GARHO, JR.
02-13-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

SHEET NO. 1 OF 15

PB-