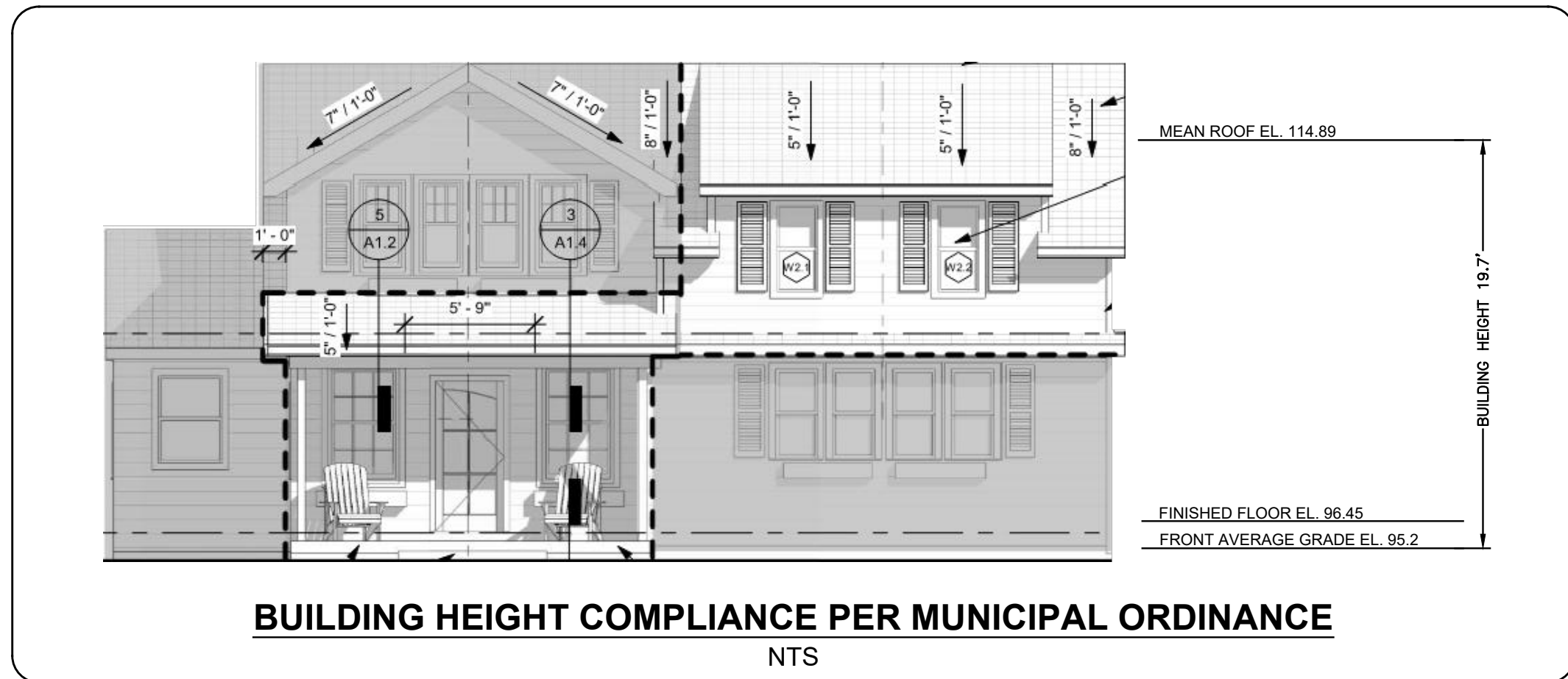
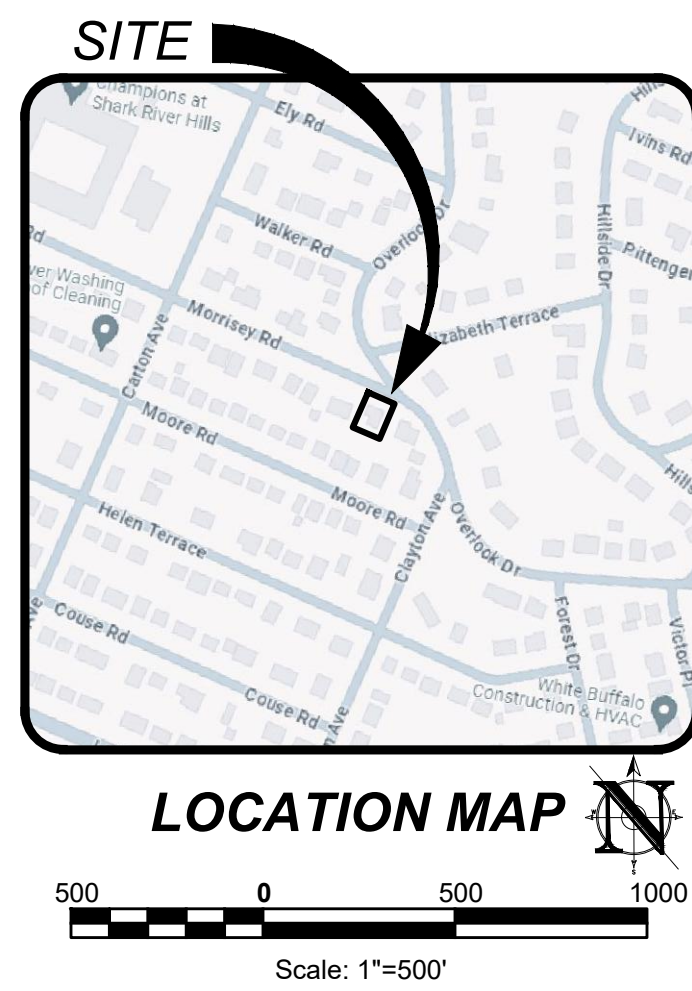
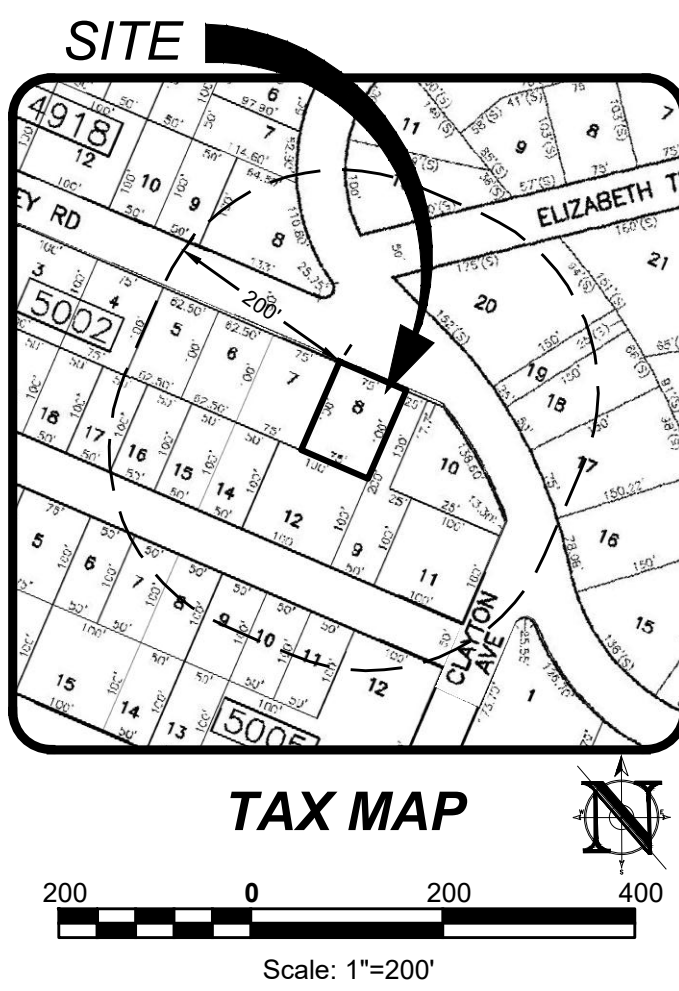


LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE



LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	1,187	1,187
COVERED PORCH FRONT	13	74
GARAGE	221	221
SHED	82	82
DRIVEWAY	481	481
STEPS	30	32
PAVER WALKWAYS	440	429
WALL	31	31
CHIMNEY	9	N/A
AC UNITS	33	33
FIRE PLACE	N/A	N/A
POOL	N/A	N/A
TOTAL	2,529	2,579

ZONING COMPLIANCE CHART					
R-3 (MODERATE DENSITY RESIDENTIAL) ZONE					
SINGLE FAMILY RESIDENTIAL: PERMITTED					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED B	MIN. LOT AREA (SF)	7,500	7,500 (0.17 AC)	NO CHANGE	YES
SCHED B	MAX. DENSITY (d.u. PER ACRE)	5.80	5.8	NO CHANGE	YES
SCHED B	MIN. LOT WIDTH (FT)	75	75.0	NO CHANGE	YES
SCHED B	MIN. LOT FRONTAGE (FT)	75	75.0	NO CHANGE	YES
SCHED B	MIN. LOT DEPTH (FT)	100.0	100.0	NO CHANGE	YES
SCHED B	MIN. IMPROVABLE LOT AREA (SF)	2,000	2,750	NO CHANGE	YES
SCHED B	MIN. IMPROVABLE LOT AREA CIRCLE DIAMETER (FT)	29	50.0	NO CHANGE	YES
SCHED B	PRINCIPAL BUILDING				
SCHED B	MIN. FRONT YARD SETBACK				
SCHED B	TO DWELLING (FT)	20 (1)(2)	14.5 (N)	NO CHANGE (N)	NO
SCHED B	TO PORCH (FT)	20 (1)(2)	14.2 (N)	12.11 (V)	NO
SCHED B	MIN. REAR YARD SETBACK (FT)				
SCHED B	TO DWELLING (FT)	30 (1)(2)	41.3	NO CHANGE	YES
SCHED B	TO DECK (FT)	30 (1)(2)	40.5	NO CHANGE	YES
SCHED B	MIN. SIDE YARD SETBACK	10 (1)(2)	11.7	NO CHANGE	YES
SCHED B	BOTH SIDES (FT)	20 (1)(2)	23.8	NO CHANGE	YES
SCHED B	MAX. BUILDING HEIGHT (FT)	35	19.7	NO CHANGE	YES
SCHED B	MAX. BUILDING HEIGHT (STORIES)	2.5	1.5	2	YES
411.11(C)	ACCESSORY BUILDING - SHED				
411.11(D)	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	NO CHANGE	YES
411.11(D)	MIN. REAR YARD SETBACK (FT)	5	4.7 (N)	5.00 (X)	YES
411.11(D)	MIN. SIDE YARD SETBACK (FT)	5	27.7	27.85	YES
411.11(B)	MAX. BUILDING HEIGHT (FT)	15	(a)	NO CHANGE	YES
411.11(A)	MAX. AREA (SF)	175	82	NO CHANGE	YES
411.11(E)	MAX. NUMBER OF SHEDS	1	1	NO CHANGE	YES
411.08(C)	ACCESSORY BUILDING - ONE CAR PRIVATE GARAGE				
411.08(C)	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	NO CHANGE	YES
411.08(B)	MAX. SIZE (FT)	14x28	12.2x18.1	NO CHANGE	YES
411.08(B)	MAX. AREA (SF)	392	221	NO CHANGE	YES
411.08(C)	MIN. REAR YARD SETBACK (FT)	5	5	NO CHANGE	YES
411.08(C)	MIN. SIDE YARD SETBACK (FT)	5	7.6	NO CHANGE	YES
411.08(D)	MAX. BUILDING HEIGHT (FT)	16	(a)	NO CHANGE	YES
SCHED B	LOT COVERAGE	30	20.0	20.9	YES
SCHED B	MAX. IMPROVABLE COVERAGE (%)	45	33.7	34.4	YES
(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION N/A - NOT APPLICABLE					
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE ELIMINATED N/S - NOT SPECIFIED					
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER					
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					
(1) PER ORDINANCE SECTION 411.07A.B, FOR SINGLE FAMILY RESIDENTIAL STRUCTURES, A DECK MAY EXTEND NO MORE THAN EIGHT FEET INTO THE REQUIRED FRONT SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE FRONT YARD SETBACK REQUIREMENT. FOR SINGLE FAMILY RESIDENTIAL STRUCTURES, A DECK MAY EXTEND NO MORE THAN 15 FEET INTO A REQUIRED REAR YARD SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE REAR YARD SETBACK REQUIREMENTS. IN NO INSTANCE SHALL A DECK BE CLOSER THAN 10 FEET TO A FRONT, REAR OR SIDE LOT LINE. NO DECK FOR A RESIDENTIAL STRUCTURE MAY EXTEND INTO A SIDE SETBACK AREA, NO DECK ASSOCIATED WITH A MULTI-FAMILY RESIDENTIAL USE MAY EXTEND INTO ANY REQUIRED SETBACK AREA.					
(2) PER ORDINANCE SECTION 411.07A.C, FOR RESIDENTIAL STRUCTURES, A PORCH MAY EXTEND NO MORE THAN EIGHT FEET INTO THE REQUIRED FRONT AND/OR REAR SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE FRONT YARD SETBACK REQUIREMENTS. NO PORCH FOR A RESIDENTIAL STRUCTURE MAY EXTEND INTO A SIDE SETBACK AREA. NO PORCH ASSOCIATED WITH ANY MULTI-FAMILY RESIDENTIAL USE MAY EXTEND INTO A SIDE SETBACK AREA. THE FRONT YARD SETBACK OF A PORCH SHALL NOT BE CONSIDERED THE FRONT YARD SETBACK OF THE PRINCIPAL BUILDING TO WHICH IT IS ATTACHED.					



PROJECT INFORMATION

PROJECT NAME: 402 MORRISEY ROAD

PROJECT LOCATION: BLOCK 5002, LOT 8, 402 MORRISEY ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

OWNER: PEEPLES, ELLEN, 402 MORRISEY ROAD, NEPTUNE TOWNSHIP, NJ 07753

APPLICANT: PEEPLES, ELLEN, 402 MORRISEY ROAD, NEPTUNE TOWNSHIP, NJ 07753

APPLICANT'S PROFESSIONALS: ARCHITECT: ANZZOLIN ARCHITECTURAL LLC, 904 PROSPECT AVE, SPRING LAKE HEIGHTS, NJ 07762; SURVEYOR: INSITE SURVEYING, LLC, 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

INSITE ENGINEERING, LLC

CALL BEFORE YOU DIG! NJ ONE CALL: 800-272-1000 (or local 3 days prior to excavation)

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33J060626800

REVISIONS

Rev.#	Date	Comment
1	05/01/25	REV PER ARCHITECT 0 10/24/24

SCALE: AS SHOWN DESIGNED BY: TJJ
DATE: 10/24/24 DRAWN BY: TJJ
JOB #: 24-2371-01 CHECKED BY: PRW

☒ NOT FOR CONSTRUCTION

APPROVED BY: [Signature]

PLAN INFORMATION

DRAWING TITLE: PLOT PLAN

SHEET TITLE: PLAN

SHEET NO.: 1 OF 1