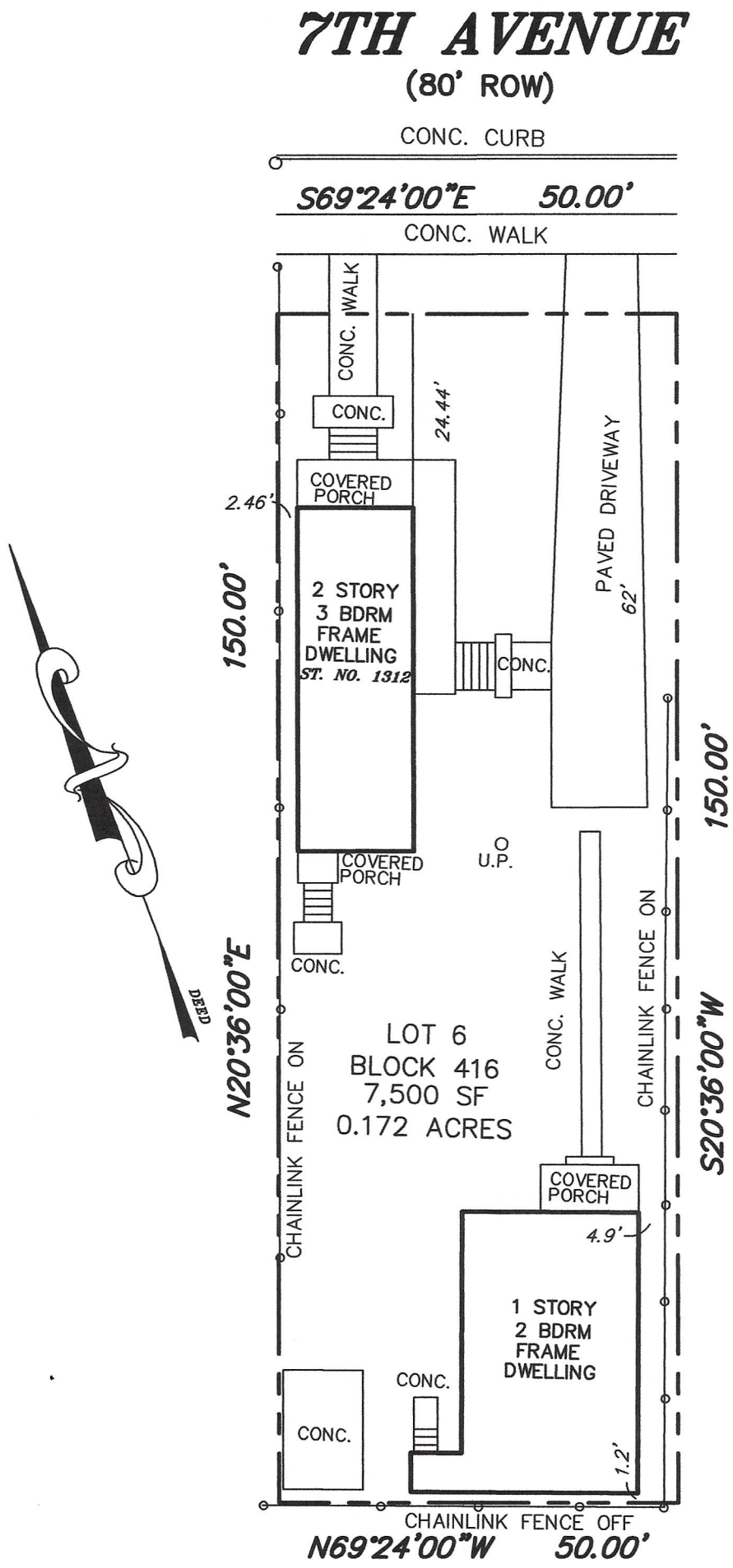

ZONE REQUIREMENTS ZONE R – 4			
principal building			
	required	existing	PROPOSED
MIN. LOT SIZE	5,000 S.F.	7,500 s.f.	7,500 sf
MIN. LOT WIDTH	50'	50'	50'
MIN. LOT FRONTAGE	50'	50'	50'
MIN. LOT DEPTH	100'	150'	150'
MIN. SETBACKS			
FRONT YARD	20'	24.44'	24.44'
SIDE YARD	5' min.	2.46'**	2.46'**
COMBINED SIDE YARDS	15'	26.9'	26.9'
REAR YARD	30'	82.2'	82.2'
MIN. IMPROVABLE AREA	1,200 SF	3,000 sf	3,000 sf
M.I.A – DIAMETER	23'	30'	30'
MAX. BLDG. HT.	35' – 2–1/2 stories	26'	26'
MAX. LOT IMP. COV.	65%	38.7% (2901 sf)	38.7% (2901 sf)
MAX. BLDG COV.	50%	23.7% (1779 sf)	23.7% (1779sf)
OFF–STREET PARKING	2 spaces (3 BDRM) 1.5 spaces (2 BDRM)	3 spaces	3 spaces (5 BDRM)

* VARIANCE REQUIRED
** EXISTING CONDITION

REFERENCE:
SURVEY BY AMERICAN LAYOUT & LAND SURVEYING DATED 1/23/18

NOTES:
PROPERTY OF PALMISANO KNOWN AS
BLOCK 416 LOT 6 AS SHOWN ON THE TAX MAP
FOR THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

PLOT PLAN
LOT 6 BLOCK 416
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

THE CANNON GROUP, P.C
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BRICK, NEW JERSEY, 08724
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MICHAEL T. CANNON
PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691

REVISION

CHK: MTC
DRN BY MTC
DATE 10/1/20
SCALE 1"=20'
JOB # 20219
DWG #PLOTPLAN
SHEET 1 OF 1