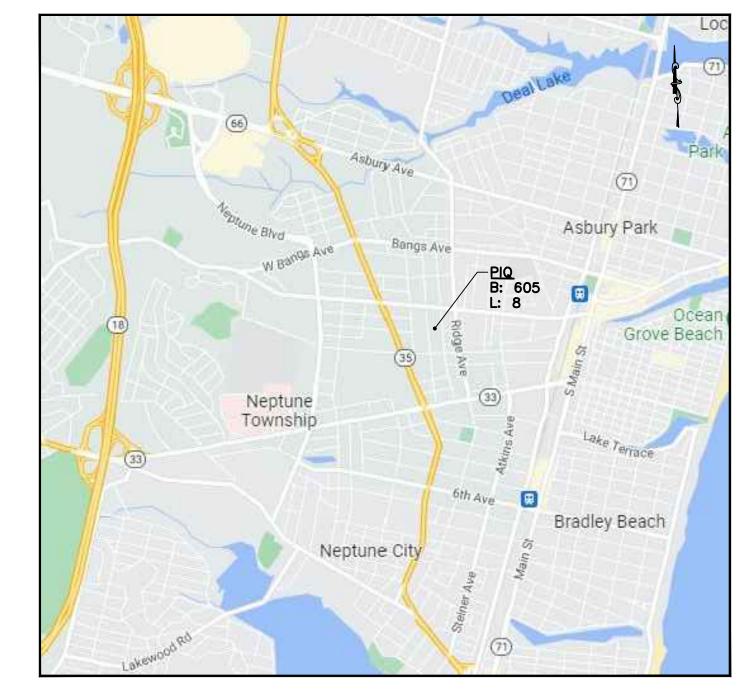


ZONING REQUIREMENTS FOR RESIDENTIAL ZONE R-4				
ITEM	REQUIRED	EXISTING	PROPOSED	
LOT AREA (min.)	5,000 SF	9,114 SF	NO CHANGE	
DENSITY (max dwelling unit per acre)	8.7	14.3 *	NO CHANGE	
LOT WIDTH (min.)	50'	50'	NO CHANGE	
LOT FRONTAGE (min.)	50'	50'	NO CHANGE	
LOT DEPTH (min.)	100'	182.3'	NO CHANGE	
FRONT SETBACK (min.)	20'	20.73'	NO CHANGE	
SIDE SETBACK (min. one side)	5'	0.48' *	NO CHANGE	
SIDE SETBACK (min. combined)	15'	3.15' *	NO CHANGE	
REAR YARD SETBACK (min.)	30	20.53' *	NO CHANGE	
BUILDING COVERAGE (max.)	50.0%	23.39%	23.39%	
LOT COVERAGE (max.)	65.0%	66.06% *	64.45%	
NUMBER OF STORIES (max.)	2.5	1.0 / 2.0	NO CHANGE	
BUILDING HEIGHT (max.)	35'	< 35'	NO CHANGE	
IMPROVABLE AREA (min.)	1,200 SF	> 1,200 SF	NO CHANGE	
DIAMETER OF CIRCLE (min.)	23'	> 23'	NO CHANGE	
* EXISTING NON-CONFORMITY				

BUILDING COVERAGE				
ПЕМ	EXISTING (S.F.)	PROPOSED (S.F.)		
FRONT DWELLING	872	872		
REAR DWELLING	1,260	1,260		
TOTAL	2,132	2,132		
TOTAL AS A % of 9,114 sf	23.39%	23.39%		

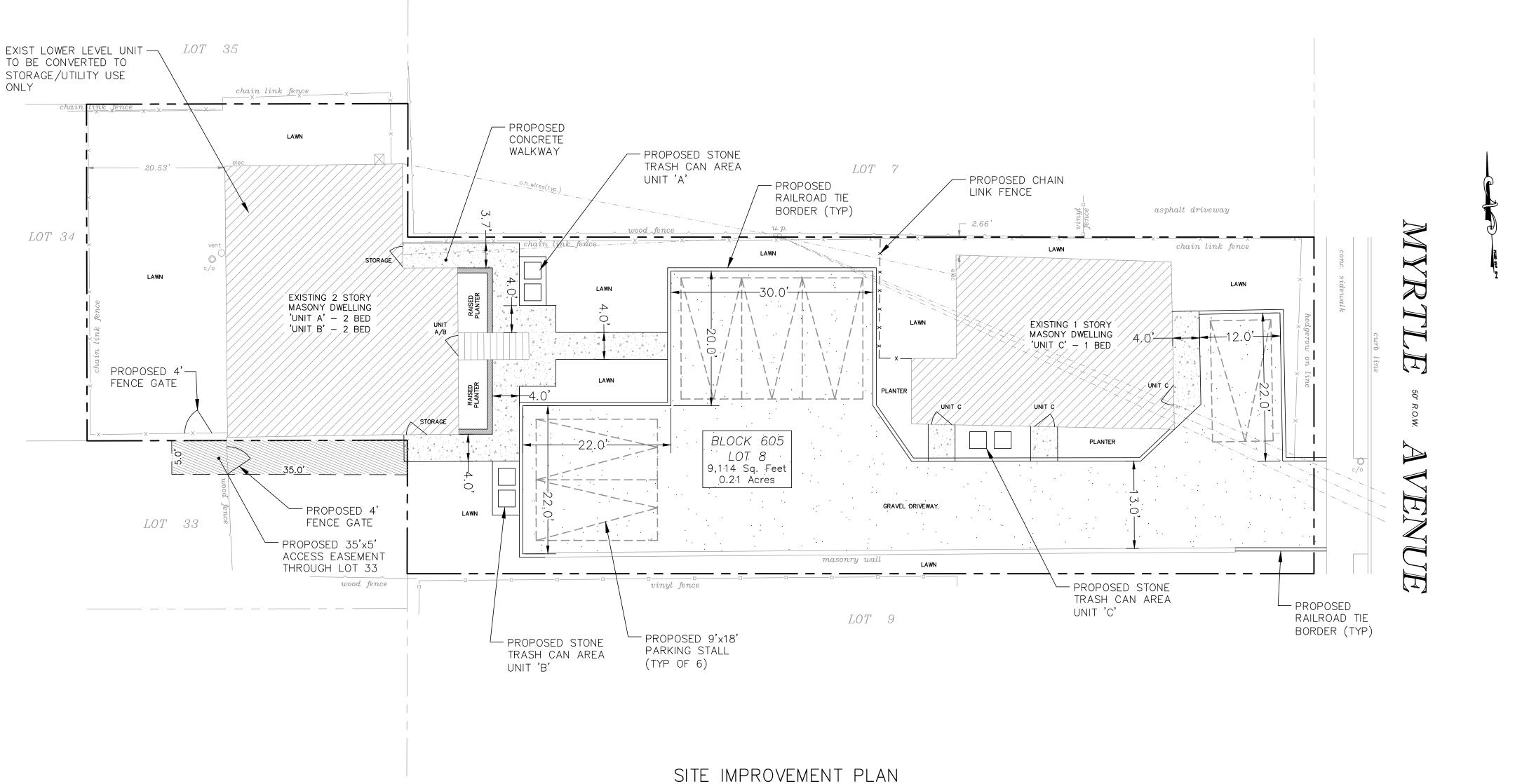
LOT COVERAGE			
ПЕМ	EXISTING (S.F.)	PROPOSED (S.F.)	
BUILDING COVERAGE	2,132	2,132	
MASONRY STAIR	42	42	
GRAVEL PARKING AREA	3,185	2,930	
CONCRETE WALKS	500	445	
STONE TRASH AREAS	0	125	
MASONRY WALLS	162	90	
RAILROAD TIES	0	110	
TOTAL	6,021	5,874	
TOTAL AS A % of 9,114 sf	66.06%	64.45%	



LOCATION MAP SCALE: N.T.S.

GENERAL NOTES

- 1. THE TRACT IS KNOWN AS LOT 8, BLOCK 605 IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY. IT CONTAINS 9,114 SF AND IS LOCATED IN THE R-4 RESIDENTIAL ZONE DISTRICT.
- 2. OWNER / APPLICANT: RINETTA MCGHEE
- 3. EXISTING CONDITIONS TAKEN FROM PLANS ENTITLED "SURVEY OF LANDS", DATED 11/10/20, PREPARED BY PAUL K. LYNCH LAND SURVEYOR.
- 4. BASED ON A REVIEW OF NJDEP I—MAP INFORMATION, FRESHWATER WETLANDS DO NOT APPEAR TO BE LOCATED ON THE SUBJECT SITE.
- 5. THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
- 6. THE INTENT OF THIS PLAN IS TO DEPICT SITE IMPROVEMENTS FOR A USE VARIANCE. ANY GRADING, DRAINAGE, SOIL EROSION, ETC. PLANS TO BE PREPARED AT A LATER DATE.
- 7. DO NOT SCALE THESE PLANS.



PARKING REQUIREMENT (PER RSIS)

<u>UNIT A</u>
NO. OF BEDROOMS = 2
PARKING REQUIRED = 1.5 (PER RSIS)

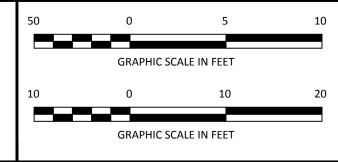
<u>UNIT B</u>
NO. OF BEDROOMS = 2
PARKING REQUIRED = 1.5 (PER RSIS)

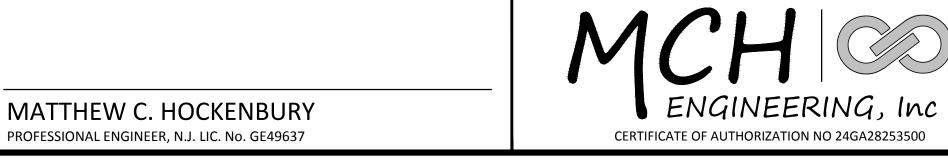
UNIT C
NO. OF BEDROOMS = 1
PARKING REQUIRED = 1.5 (PER RSIS)

TOTAL NO. OF PARKING SPACES REQUIRED = 4.0 (4.5 ROUNDED DOWN PER RSIS)

TOTAL NO. OF PARKING SPACES PROVIDED = 6.0

		-NOTICE-
		THIS DRAWING AND ALL INFORMATION
		CONTAINED HEREIN IS AUTHORIZED FOR
		USE ONLY BY THE PARTY FOR WHOM THE
		WORK WAS CONTRACTED OR TO WHOM
		IT IS CERTIFIED. THIS DRAWING MAY NOT
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		DISTRIBUTED OR RELIED UPON FOR ANY
		OTHER PURPOSE WITHOUT THE WRITTEN
DATE	REVISION	CONSENT OF MCH ENGINEERING INC.
	DATE	DATE REVISION





SCALE: 1" = 10'

1010 COMMONS WAY, BLDG. G Toms River, NJ 08755 TEL: (732) 569-3592 FAX: (732) 553-2998 PLOT PLAN FOR USE VARIANCE

245 MYRTLE AVENUE

BLOCK 605 - LOT 8

MONMOUTH COUNTY

NEPTUNE TOWNSHIP

	PROJECT NO	DATE	
_	22-033	05/17/2022	
_	DRAWN BY	DESIGNED BY	
	SMF	MCH	
	SCALE	CHECKED BY	
	SEE PLAN	MCH	
	MCH ENGINEERING INC		
NEW JERSEY	SHEET NO.	of 1	