

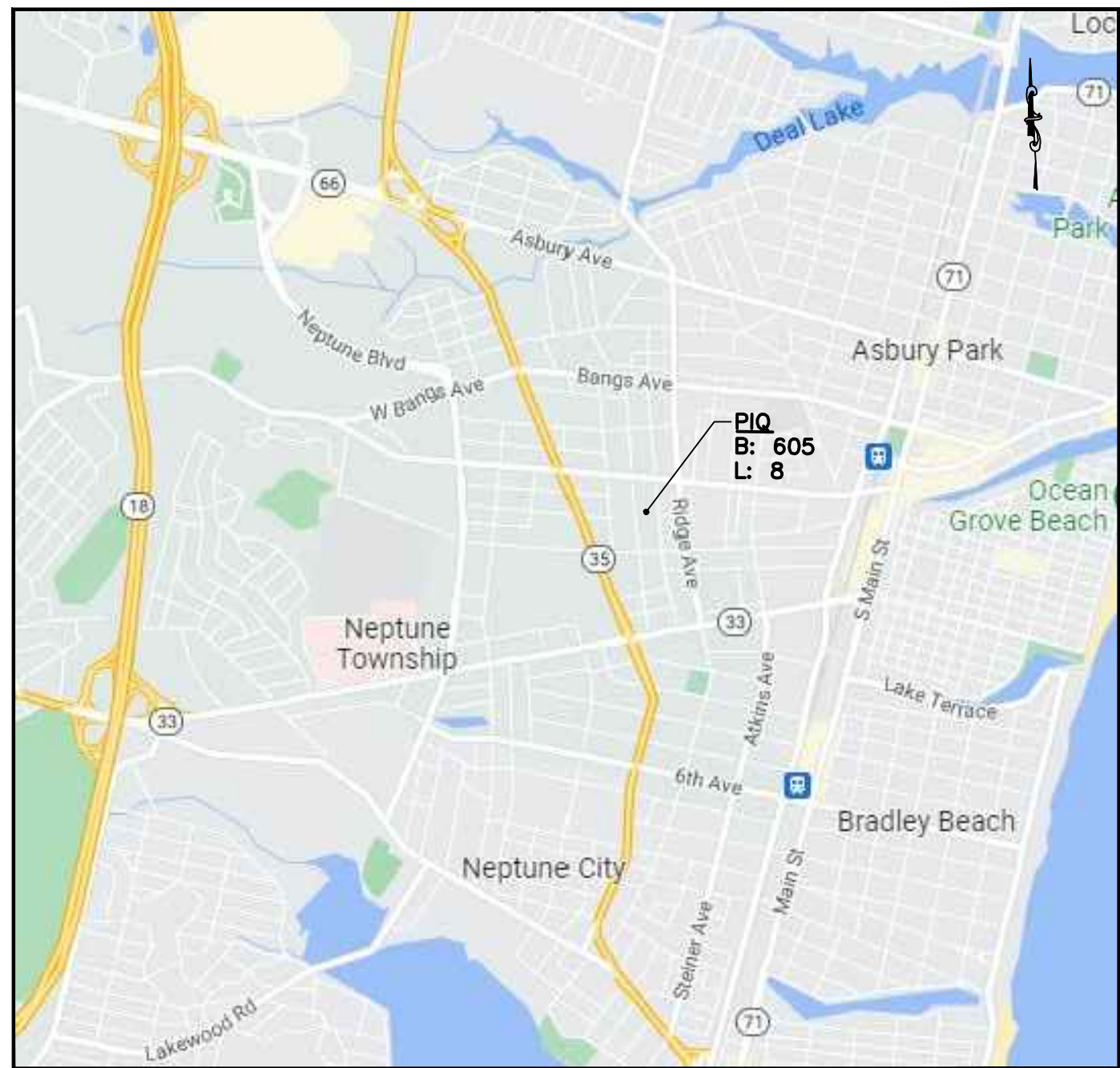
EXISTING CONDITION / DEMO PLAN
SCALE: 1" = 20'

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		
ITEM	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%

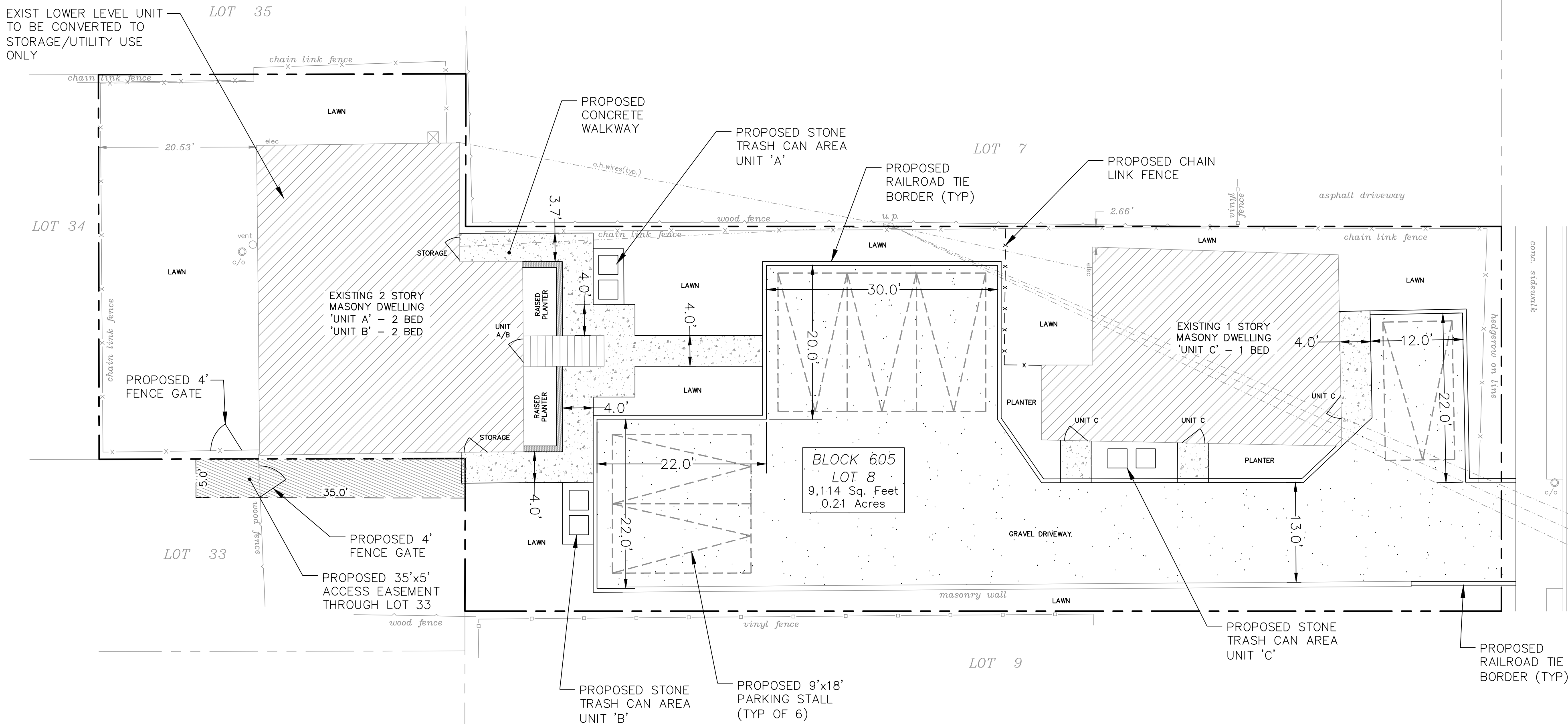
LOT COVERAGE		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
BUILDING COVERAGE	2,132	2,132
MASONRY STAIR	42	42
GRAVEL PARKING AREA	3,185	2,930
CONCRETE WALKS	500	445
STONE TRASH AREAS	0	125
MASONRY WALLS	162	90
RAILROAD TIES	0	110
TOTAL	6,021	5,874
TOTAL AS A % of 9,114 sf	66.06%	64.45%



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES

- 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.
- OWNER / APPLICANT: RINETTA MCGHEE
- EXISTING CONDITIONS TAKEN FROM PLANS ENTITLED "SURVEY OF LANDS", DATED 11/10/20, PREPARED BY PAUL K. LYNCH LAND SURVEYOR.
- BASED ON A REVIEW OF NJDEP I-MAP INFORMATION, FRESHWATER WETLANDS DO NOT APPEAR TO BE LOCATED ON THE SUBJECT SITE.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
- 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.
- DO NOT SCALE THESE PLANS.



SITE IMPROVEMENT PLAN
SCALE: 1" = 10'

PARKING REQUIREMENT (PER RSIS)

UNIT A
NO. OF BEDROOMS = 2
PARKING REQUIRED = 1.5 (PER RSIS)

UNIT B
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