

BLOCK 3208

COUNTRY CLUB DRIVE
(50' WIDE R.O.W. PER TAX MAP)

BLOCK 3201

BLOCK 3101

Lot 1
1,269,766.29 S.F. / 29.149 Ac.
(Vacant Lot)

OPEN SPACE
LOT 32
427,183 S.F.

DELINEATED
WETLANDS
SWALE (TYP.)

WETLANDS BUFFER
COMPENSATION
AREA (TYP.)

BLOCK 4101

JUMPING BROOK ROAD
(Variable Width R.O.W.)

ROAD "A"

ROAD "B"

ROAD "A"

TOWNSHIP OF NEPTUNE - BULK ZONE REQUIREMENTS FOR "R-1" SINGLE FAMILY (NON CLUSTER)

MINIMUM LOT AREA	12,500 SF
MAX. DENSITY (D.U. PER ACRES)	3.40
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT DEPTH	125 FT
MINIMUM FRONT SETBACK (PRINCIPAL BUILDING)	35 Ft
MINIMUM REAR YARD SETBACK, PRINCIPAL BUILDING	35 FT
MINIMUM SIDE YARD SETBACK, /COMBINED SIDE YARD SETBACK	10/ 25 FT
MAX. BUILDING COVERAGE	25 %
MAX. TOTAL LOT COVERAGE	35 %
MAX. NUMBER OF STORY	2 1/2
MAX. BUILDING HEIGHT	35 FT
MINIMUM IMPROVEMENT AREA (MIA IN S.F.)	2600 SF
M.I.A. - DIA. OF CIRCLE	33 Ft

LOT YIELD

33 LOTS TOTAL
- 31 SINGLE FAMILY RESIDENTIAL
- 2 OPEN SPACE

NOTES:

1. THE SUBJECT PROPERTY IS KNOWN AS LOT 1 IN BLOCK 3101 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY.
2. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY PREPARED FOR BLOCK 3101, LOT 1 SITUATED IN TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED 11-24-2021, LAST REVISED 12-14-2022.
3. FRESHWATER WETLANDS HAVE BEEN CONFIRMED BY NJDEP AND LETTER OF INTERPRETATION HAS BEEN ISSUED BY NJDEP, FILE # 1334.22-0003.1.
4. THE INFORMATION SHOWN ON THIS PLAN IS FOR DISCUSSION PURPOSES ONLY.

No.	Date	Revision	Revised By	Checked By

60 0 60 120
SCALE IN FEET



CONVENTIONAL ZONING LOT YIELD PLAN
FOR
HOLY INNOCENTS
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

DATE: 1-16-2023	DESIGNED BY: TLV	SCALE: 1"=60'	PROJECT NUMBER: 17340.002
DRAWN BY: TLV	CHECKED BY: BRD	FIELD BOOK	SHEET: 1 of 1