

EXISTING
N.T.S.

R-2 RESIDENTIAL ZONING DISTRICT
AREA, YARD & BUILDING REQUIREMENTS (SCHEDULE B)

	REQUIRED	EXISTING/PROPOSED	VARIANCE REQ.
LOT DIMENSIONS			
MINIMUM LOT AREA	10,000 S.F.	12,554 S.F.	NO
MAXIMUM DENSITY	4.30	3.47	NO
MINIMUM LOT WIDTH	100 FT	95.00 FT (e)	NO
MINIMUM LOT FRONTAGE	100 FT	220.47 FT	NO
MINIMUM LOT DEPTH	100 FT	125.00 FT	NO
BUILDING SETBACKS			
FRONT YARD	25 FT	20.6 FT (e)	NO
SIDE YARD	10 FT	24.3 FT	NO
COMBINED SIDE YARD	25 FT	NA	NO
REAR YARD	30 FT	29.5 FT (e)	NO
LOT COVERAGE			
MAXIMUM PERMITTED BUILDINGS & STRUCTURES	30%	19.44%	NO
MAX. IMPERVIOUS PERMITTED	40%	39.25%	NO
MIN. IMPROVABLE AREA	2,400 S.F.	4,558 S.F.	NO
HEIGHT LIMITATIONS			
MAX. BLDG. HEIGHT	35 FT	<35 FT	NO
	2.5 STORIES		

(e) EXISTING NON-CONFORMITY

LOT COVERAGE TABLE

	EXISTING	PROPOSED
TOTAL PRINCIPAL BUILDING AREA (% OF LOT)	1,228 S.F. (9.78%)	2,441 S.F. (19.44%)
TOTAL ACCESSORY BUILDING AREA (% OF LOT)	461 S.F. (3.69%)	---
TOTAL PROPOSED BLDG COVERAGE (% OF LOT)	1,689 S.F. (13.45%)	2,211 S.F. (19.44%)
PERMITTED LOT COVERAGE PRINCIPAL & ACCESSORY STRUCTURES (30% OR 3,766 SF)		
TOTAL DRIVEWAY AREA (% OF LOT)	418 S.F. (3.32%)	418 S.F. (3.32%)
TOTAL PATIOS, DECKS & WALKS (% OF LOT)	1,880 S.F. (14.97%)	1,579 S.F. (12.57%)
TOTAL POOL AREA (% OF LOT)	720 S.F. (5.73%)	720 S.F. (5.73%)
TOTAL PROPOSED BLDG COVERAGE (% OF LOT)	1,689 S.F. (13.45%)	2,211 S.F. (19.44%)
TOTAL PROPOSED COVERAGE (% OF LOT)	4,707 S.F. (37.49%)	4,928 S.F. (39.25%)
PERMITTED LOT COVERAGE ALL IMPROVEMENTS (40% OR 5,022 SF)		

NEW ADDITION
F.F. = 46.93
MATCH EXISTING

LOT 5

NEW ADDITIONS
F.F. = 46.93
MATCH EXISTING

BLOCK 1007
LOT 6.01

SAN MH
RIM 41.04

ORIOLE (50' ROW) ROAD

SAN MH
RIM 42.98

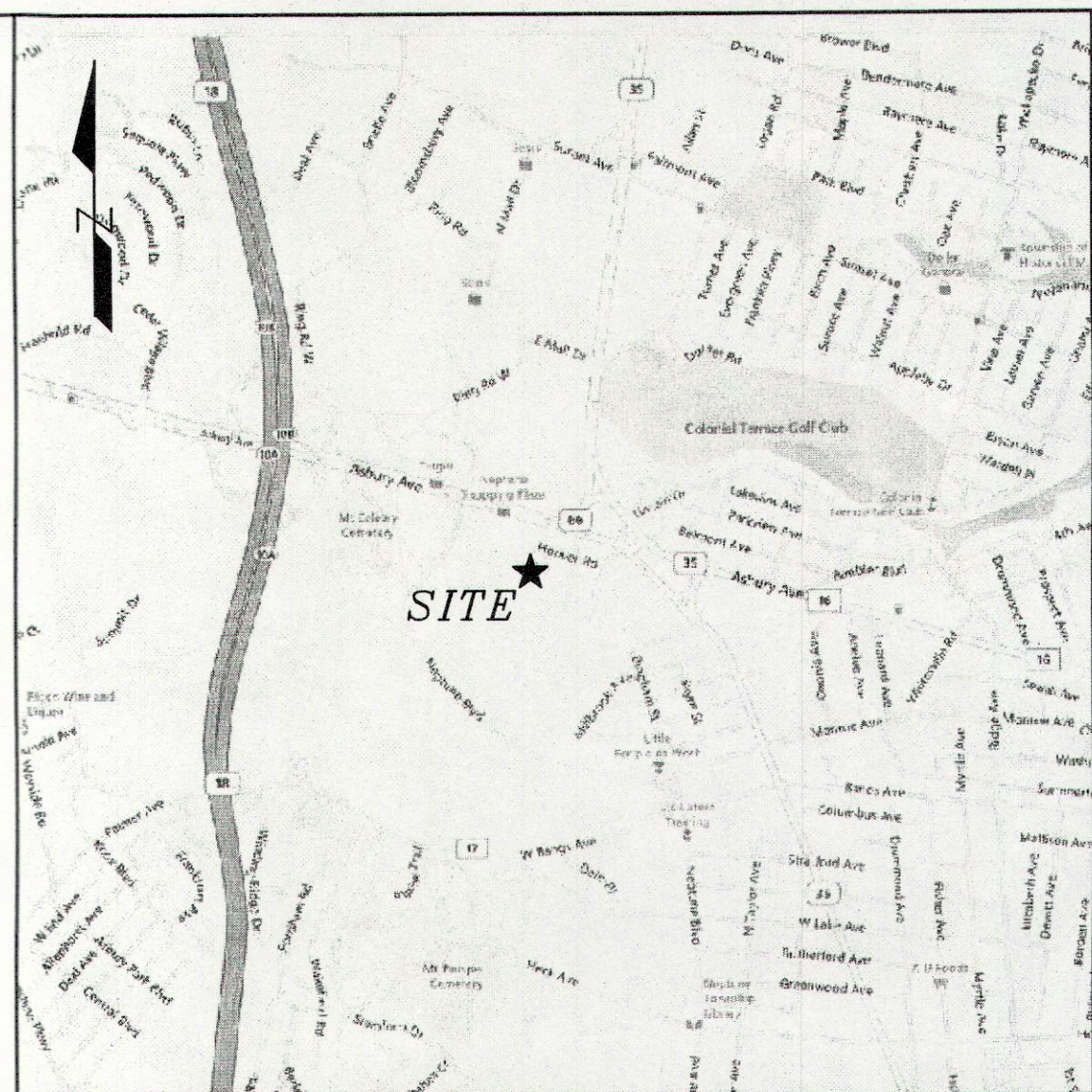
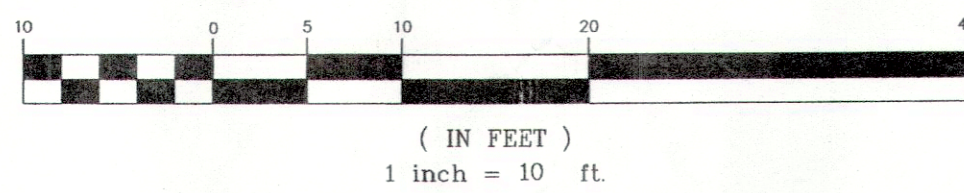


DWELLING DIMENSIONS
SCALE: 1" = 20'

HOOVER (60' ROW) ROAD

PROPOSED

GRAPHIC SCALE



KEY MAP
SCALE: 1" = 1000±'

GENERAL NOTES

- SITE IS KNOWN AS BLOCK 1004, LOT 6 AS DEPICTED ON THE TOWNSHIP OF NEPTUNE TAX MAPS. TOTAL LOT AREA IS 12,553.9± S.F.
- TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "TOPOGRAPHIC SURVEY, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY BRUNSWICK SURVEYING, INC., DATED APRIL 15, 2014.
- HORIZONTAL CONTROL BASED ON N.J.S.P.C. (NAD '83). VERTICAL DATUM BASED ON NAVD 1988.
- THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
- THE APPLICANT HAS CONSTRUCTED A 543 SF FIRST FLOOR ADDITION AND 799 SF SECOND FLOOR ADDITION TO THE EXISTING DWELLING. A WOOD DECK HAS ALSO BEEN CONSTRUCTED AT THE BACK OF THE DWELLING.
- HOUSE IS SERVICED BY EXISTING PUBLIC WATER AND SEWER.
- REFERENCE ARCHITECTURAL BUILDING PLANS PREPARED BY DAVID COCHRAN, AIA FOR DWELLING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- THE CONTRACTOR MUST MAINTAIN A MINIMUM OF 2% SLOPE IN GRASSED AREAS AND A MINIMUM OF 1.0% IN THE PATIO AREAS TO ENSURE POSITIVE STORMWATER RUNOFF.
- THE UNDERSIGNED HAS NOT WITNESSED THE SEASONAL HIGH WATER TABLE DEPTH AND ACCEPTS NO RESPONSIBILITY FOR THE BASEMENT FLOOR ELEVATION.

UTILITY NOTES

- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.

OWNER:
MATTHEW LORING
300 HOOVER ROAD
NEPTUNE, NJ 07753
(848) 207-6091

NO.		DATE		DESCRIPTION	
300 HOOVER ROAD BUILDING PERMIT LOT PLAN BLOCK 1004, LOT 6 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY TAX MAP SHEET NO. 1					
DATE: 04/23/2014		PROJECT NUMBER: 22 Meridian Road, Suite 3 Eatontown, NJ 07724 Tel: 732.544.4565 Fax: 732.544.4555		PROJECT NUMBER: 22 Meridian Road, Suite 3 Eatontown, NJ 07724 Tel: 732.544.4565 Fax: 732.544.4555	
BRENT N. PAPI, JR. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 249504739700		DATE: 04/23/2014		CHECKED BY: M.S.L.	
SHEET NO. 1 OF 1					