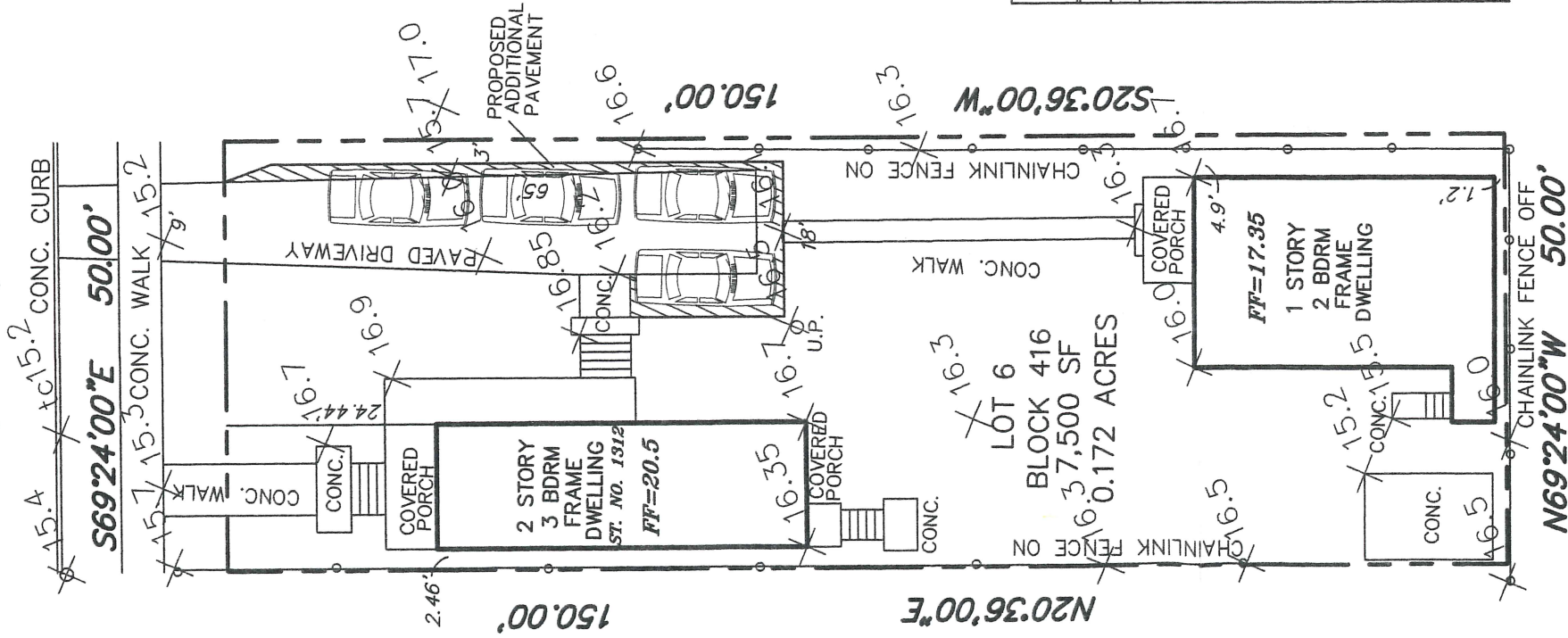


7TH AVENUE (80' ROW)



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.L.A. - DIAMETER	23'	30'	30'
MAX. BLDG. HT.	35' - 2-1/2 stories	26'	26'
MAX. LOT IMP. COV.	65%	38.7% (2901 sf)	41.6% (3119 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	4 spaces (5 BDRM)

* VARIANCE REQUIRED
** EXISTING CONDITION

COVERAGE TABLE:
 FRONT DWELLING AND PORCH 891 SF
 REAR DWELLING AND PORCH 888 SF
 CONCRETE WALKS 438 SF
 EX. DRIVEWAY PAVEMENT 684 SF
 PROP. ADDITIONAL PAVEMENT 218 SF

PLOT PLAN

LOT 6 BLOCK 416

TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

THE CANNON GROUP, P.C

1466 ROUTE 88 W. SUITE B2
BRICK, NEW JERSEY, 08724

PHONE (732) 458-0003 FAX (732) 458-1103

MICHAEL T. CANNON

PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691

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

REVISION
6/7/21 DRVVVY

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