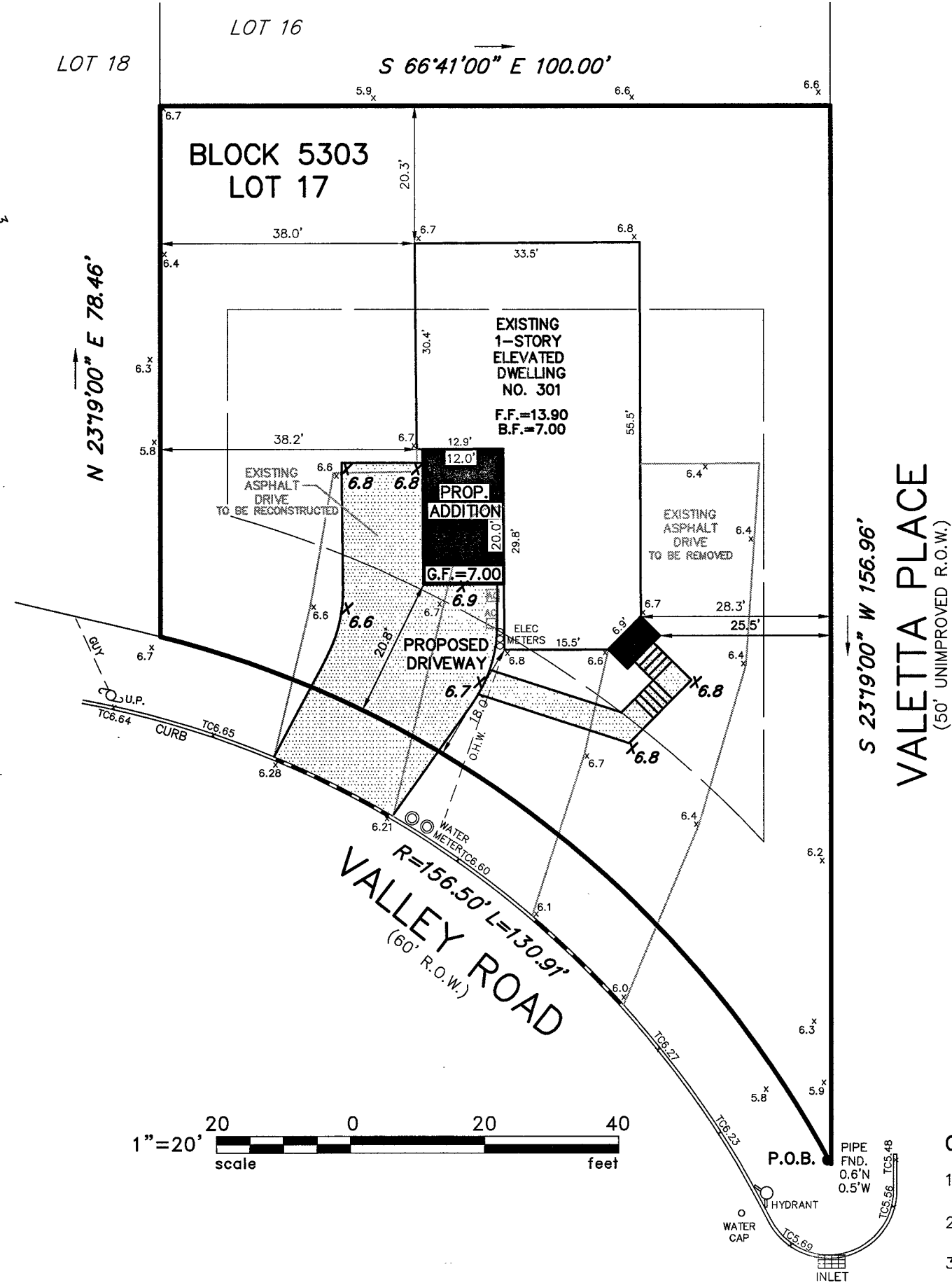


EXISTING CONDITIONS



PROPOSED CONDITIONS

GENERAL NOTES:

1. PROPERTY KNOWN AS LOT 17 IN BLOCK 5303 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 53.
2. PLAN BASED ON SURVEY/SPOT GRADE PLAN PREPARED BY CHARLES SURMONTE P.E. & L.S. VERTICAL DATUM IS NAVD'88.
3. PROPERTY IS SITUATED IN THE R-3 (SINGLE FAMILY RESIDENTIAL) ZONE.

R-3 ZONING COMPLIANCE

	REQ'D/PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	7500 S.F.	10,618 S.F.	10,618 S.F.
MIN. LOT FRONTAGE	75 FT.	130.91 FT.	130.91 FT.
MIN. LOT WIDTH	75 FT.	100.0 FT.	100.0 FT.
MIN. LOT DEPTH	100 FT.	101.0 FT.	101.0 FT.
MIN. FRONT YARD SETBACK	20 FT.	18.0 FT. *	18.0 FT. *
MIN. SIDE YARD SETBACK	10 FT.	28.3 FT.	25.5 FT.
MIN. TOTAL YARD SETBACK	20 FT.	66.3 FT.	63.5 FT.
MIN. REAR YARD SETBACK	30 FT.	20.1 FT. *	20.1 FT. *
MAX. BUILDING HEIGHT	35 FT.	16.0 FT.±	27.0 FT.±
MAX. No. of STORIES	2.5	1	1
MAX. BUILDING COVERAGE	30% (3185 S.F.)	15.3% (1630 S.F.)	17.8% (1885 S.F.)
MAX. IMPERVIOUS COVERAGE	45% (4778 S.F.)	33.5% (3560 S.F.)	25.9% (2745 S.F.)

* EXISTING NON-CONFORMING CONDITION

PLOT/GRADING PLAN		
301 VALLEY ROAD LOT 17 BLOCK 5303		
TOWNSHIP OF NEPTUNE	MONMOUTH COUNTY	NEW JERSEY
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Land Surveyor License No. 35885		301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404
PROJECT No. 17-852	DATE: 09-30-22	SCALE: 1"=20'
		SHEET: 1 OF 1