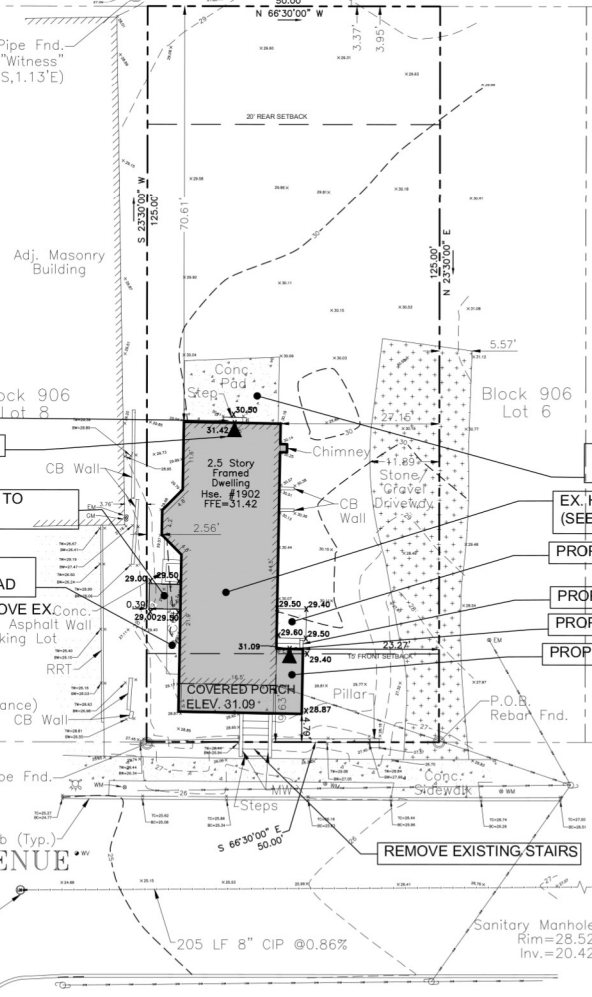


6' High Stockade Fence
 Conc. Sidewalk
 Block 906 Lot 9
 Masonry Wall
 Block 906 Lot 10
 6' High Chain Link Fence

Iron Pipe Fnd.
 "Witness"
 (2.47'S, 1.13'E)



STATE HIGHWAY NO. 35
 (50' R.O.W.)

STRATFORD AVENUE
 (50' R.O.W.)

PROTECT YOURSELF
 PHONE CALL
 CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU
 WE CAN HELP YOU PROTECT YOUR INVESTMENT

APPLICANT/OWNER:
 JEAN AND MELTON JOHNSON
 1907 STRATFORD AVENUE
 NEPTUNE, NJ 07753



ANTHONY MALTESE, P.E., P.L.S., P.P., C.M.E.
 PROFESSIONAL ENGINEER
 NJ LICENSE NO. 42579



ABBINGTON ENGINEERING, LLC.
 922 NJ-33, SUITE #30
 FREEHOLD, NJ 07728
 TEL: (732) 431-1440

ENGINEERING
 SITE PLANNING
 ENVIRONMENTAL
 LANDSCAPE ARCHITECTURE

ZONE REQUIREMENTS:
 PROJECT IS LOCATED IN THE TOWN COMMERCIAL ZONE (B-1).

BUILDING REQUIREMENTS:	REQUIRED:	EXISTING:	PROPOSED:
MIN LOT AREA	15,000 S.F.	6,250 S.F.	6,250 S.F.
MAX NUMBER OF STORIES	3 STORIES	2 STORIES	2 STORIES
MAX BUILDING HEIGHT	48 FT.	28.5 FT.	28.5 FT.
MAX BUILDING COVERAGE	50%	11.55%	14.63%
MAX LOT COVERAGE	80%	17.55%	17.97%
MIN LOT FRONTAGE	100 FT.	50 FT.	50 FT.
MIN LOT WIDTH	100 FT.	50 FT.	50 FT.
MIN LOT DEPTH	100 FT.	125 FT.	125 FT.
SETBACKS (PRIMARY BUILDING)			
FRONT YARD/SETBACK	15 FT.	9.63 FT.	4.79 FT.
SIDE YARD	0/10 FT.	4.36 FT.	0.39 FT.
COMBINED SIDE YARD	25 FT.	32.27 FT.	23.66 FT.
REAR	20 FT.	70.61 FT.	70.61 FT.

*EXISTING VARIANCE
 *PROPOSED VARIANCE

GENERAL NOTES:

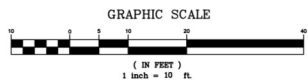
- OUTBOUND BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A CERTAIN MAP ENTITLED, "OUTBOUND TOPOGRAPHIC SURVEY, PREPARED FOR BLOCK 906, LOT 7 - 1902 STRATFORD AVENUE", PERFORMED BY AMERICAN LAYOUT & LAND SURVEYING, DATED 04/13/2023.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE REGULATIONS.
- THE LOCATION OF ALL UTILITIES MUST BE APPROVED BY THE UTILITY COMPANY PRIOR TO THEIR CONSTRUCTION. ALL UTILITY CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS.
- ACCORDING TO THE ABOVE REFERENCED SURVEY, ELEVATIONS ARE BASED ON NAVD 88.
- THE CONTRACTOR SHALL RECEIVE ALL THE NECESSARY APPROVALS FROM ALL LOCAL, COUNTY AND STATE GOVERNING AGENCIES, PRIOR TO CONSTRUCTION.
- ALL ABOVE AND BELOW GROUND UTILITIES SHALL BE PROTECTED FROM DESTRUCTION AND DEBRIS AT ALL TIMES.
- TELEPHONE, ELECTRIC, GAS AND CABLE LINES AND STRUCTURE LOCATIONS SHOWN ON THE PLANS ARE TENTATIVE AND MAY CHANGE PER UTILITY COMPANY'S DIRECTION. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH THE APPLICABLE UTILITY COMPANIES.
- IF ENFORCED, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY ANY OR ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.

REVISIONS	DATE

DATE: 04/06/2023
 SCALE: 1"=20'
 AE FILE NAME: PLOT PLAN
 AE FILE NUMBER: 414

ATTENTION:
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PLOT PLAN
 PREPARED FOR
**1902 STRATFORD AVENUE
 BLOCK 906
 LOT 7**
 SITUATED IN
**TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY
 NEW JERSEY**



LEGEND :
 ▲ PROPOSED ENTRY
 --- Existing Contour
 29.50 Existing Elevation
 27.40 PROPOSED ELEVATION

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