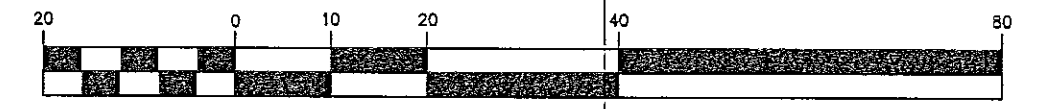
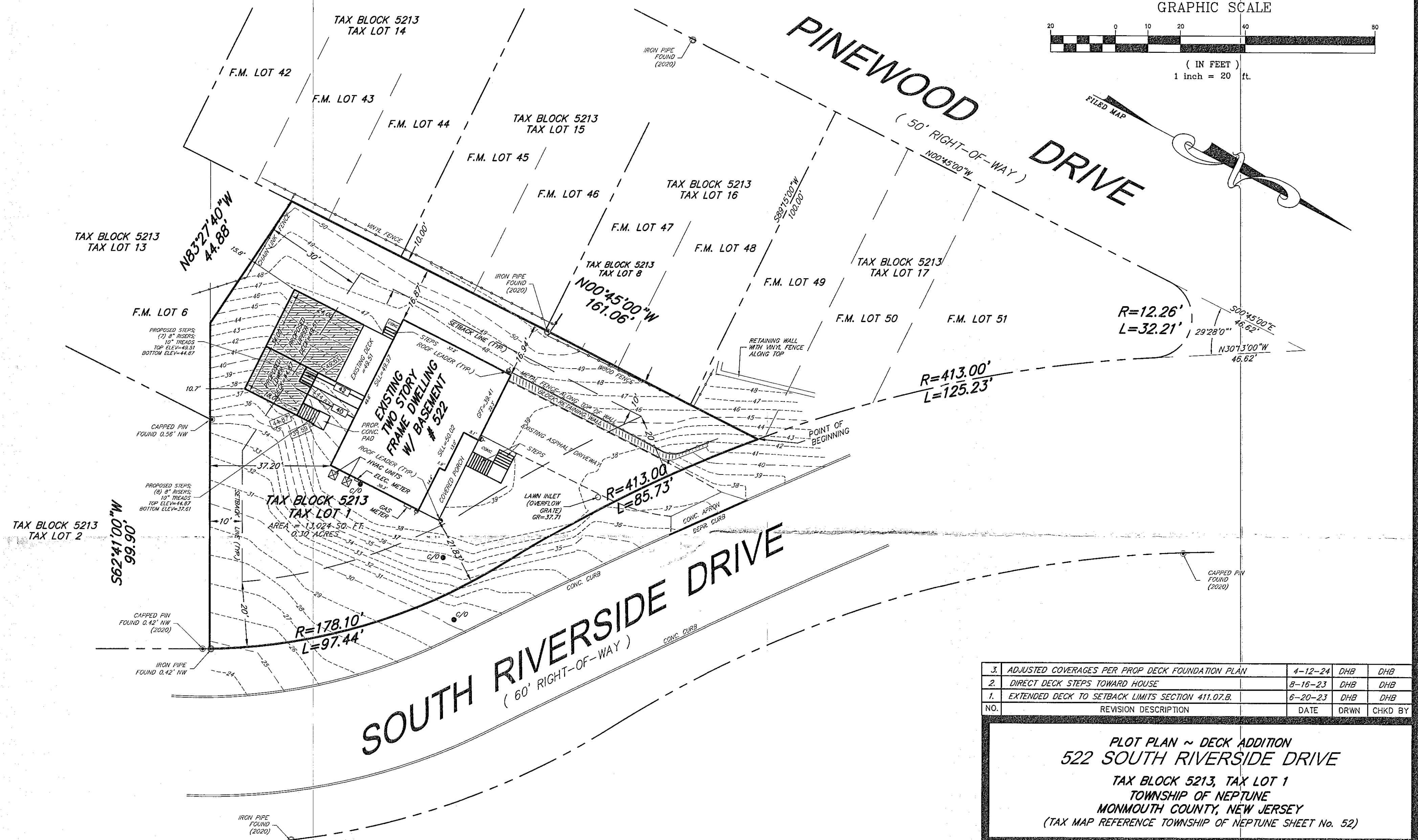
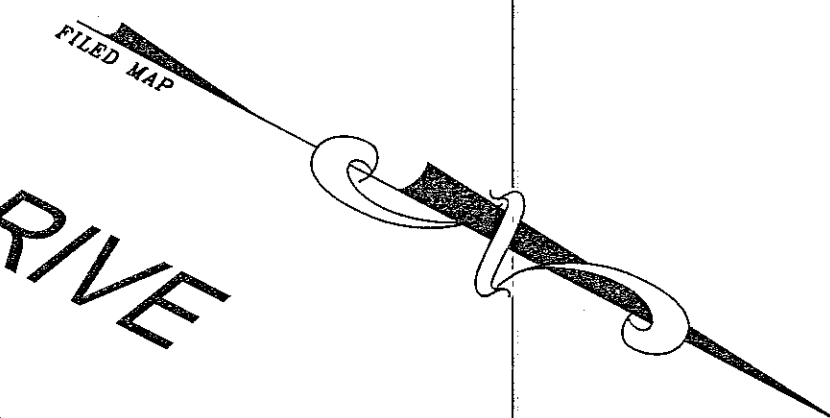


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



3.	ADJUSTED COVERAGES PER PROP DECK FOUNDATION PLAN	4-12-24	DHB	DHB
2.	DIRECT DECK STEPS TOWARD HOUSE	8-16-23	DHB	DHB
1.	EXTENDED DECK TO SETBACK LIMITS SECTION 411.07.B.	6-20-23	DHB	DHB
NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PLOT PLAN ~ DECK ADDITION
522 SOUTH RIVERSIDE DRIVE
 TAX BLOCK 5213, TAX LOT 1
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 52)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
 TEL. (732)-918-2180
 WWW.NELSONENG.NET
 CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING

David H. Boesch
 FOR THE FIRM

DAVID H. BOESCH, LLA
 LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'
 FILE: 230608
 DRAWN BY: DHB
 DATE: 6-16-2023
 CHKD. BY: DHB
 SHEET 1 OF 1

PROPOSED COVERAGE SUMMARY:

BUILDING & FRONT PORCH	= 1,852 SQ. FT.
REAR DECK, STEPS & LANDING	= 986 SQ. FT.
FRONT STEPS & LANDING	= 127 SQ. FT.
RETAINING WALL	= 137 SQ. FT.
DRIVEWAY	= 972 SQ. FT.
H.V.A.C. UNITS	= 12 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	= 4,086 SQ. FT. = 31.37 %

ZONING INFORMATION: R-3 MODERATE DENSITY RESIDENTIAL ZONE:

ZONING STANDARD:	REQUIRED	PROPOSED
LOT AREA	7,500 SQ. FT.	13,024 SQ. FT.
LOT WIDTH	75 FT.	155 FT.
LOT FRONTAGE	75 FT.	183 FT.
LOT DEPTH	100 FT.	116 FT.
FRONT SETBACK	20 FT.	22.0 FT.
SIDE SETBACK (ONE/BOTH)	10 FT. / 20 FT.	17.0 FT. / 54.3 FT.
REAR SETBACK	30 FT.	48.8 FT.
BUILDING COVERAGE	30 %	14.22 % ~ 1,852 SQ. FT.
LOT COVERAGE	45 %	31.37 % ~ 4,086 SQ. FT.
BUILDING HEIGHT (FT.)	35 FT.	34.9 FT. ~ ABOVE LOWEST FIN. GRADE 29.4 FT. ~ ABOVE AVG. FIN. GRADE
BUILDING HEIGHT (STORIES)	2.5 STORIES	2 STORIES
MINIMUM IMPROVABLE AREA DIAMETER OF M.I.A.	2,000 SQ. FT. 29 FT.	6,205 SQ. FT. 69 FT.
OFF-STREET PARKING	2.5 SPACES	6 SPACES

EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "FINAL ASBUILT 522 SOUTH RIVERSIDE DRIVE TAX BLOCK 5213, TAX LOT 1 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 52)", PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED JANUARY 20, 2021, LAST REVISED JANUARY 24, 2022.