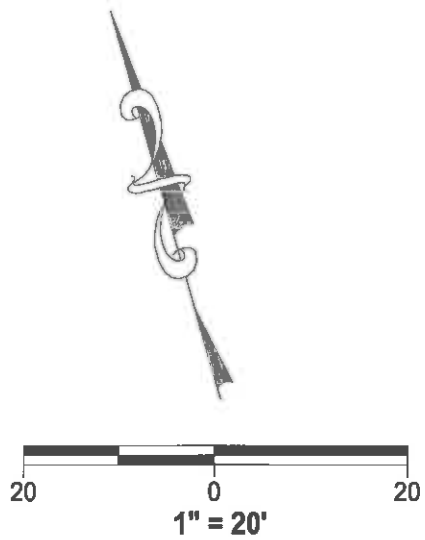


- LEGEND**
- ⊙ CENTERLINE
 - EL ELEVATION
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - U/P UTILITY POLE
 - CO CLEAN OUT
 - O/H OVERHEAD
 - FF FINISHED FLOOR
 - ELE ELECTRIC
 - △ DELTA/CENTRAL ANGLE
 - R RADIUS
 - L LENGTH
 - TM TAX MAP
 - GF GARAGE FLOOR



ZONING REQUIREMENTS

BLOCK	LOTS	ZONE	REQUIRED	EXISTING	PROPOSED
63	7 & 8	R-5			
PRINCIPAL BUILDING					
MINIMUM LOT AREA			6,000 SF	4,979 SF	4,979 SF
MINIMUM FRONTAGE			60 FEET	50 FEET	50 FEET
BUILDABLE LOT AREA			4,000 FEET	1,980 SF	1,980 SF
MINIMUM FRONT YARD (MONMOUTH PARKWAY)			20 FEET	14.1 FEET	14.1 FEET
MINIMUM STREET SIDE YARD (SYCAMORE AVENUE)			10 FEET	6.0 FEET	6.0 FEET
MINIMUM SIDE YARD			7 FEET	27.0 FEET	14.7 FEET
MINIMUM REAR YARD			20 FEET	36.7 FEET	36.1 FEET
MAXIMUM BUILDING COVERAGE			35 %	20 %	28 %
MAXIMUM LOT COVERAGE			40 %	28 %	30 %
MAXIMUM STORIES			2.5	1	2
MAXIMUM HEIGHT ABOVE DFE 11'			35 FEET	<35 FEET	<35 FEET
MINIMUM GROSS FLOOR AREA			800 SF	748 SF	1,096 SF

- NOTES:**
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 88.
 - NO ENVIRONMENTAL CONSTRAINTS OR WETLANDS ON THIS SITE.
 - EXISTING IMPROVEMENTS ARE AND SITE GRADES ARE TO REMAIN UNLESS NOTED OTHERWISE AND ARE BASED ON A SURVEY PREPARED BY RAMIREZ ENGINEERING ON 12/18/2019.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, PRELIMINARY FLOOD INSURANCE RATE MAP (P FIRM), MAP No. 34025C0055G, LAST DATED 01/31/2014, THIS SITE LIES IN ZONE AE, BASE FLOOD ELEVATION = 10' (NAVD 88).
 - THE CENTERLINE OF THE ELECTRIC METER WILL BE SET A MAXIMUM OF 72" ABOVE FINISHED GRADE. THE EXACT LOCATION WILL BE DETERMINED BY JCP&L AT THE TIME OF THE ELECTRICAL SERVICE INSTALLATION.
 - PROPOSED SILT FENCE AS SHOWN.
 - LIMITS OF DISTURBANCE 4,254 SQUARE FEET.
 - SILT FENCING TO BE PLACED AROUND THE AREA OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
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	PROJECT: 748 MONMOUTH PARKWAY LOTS 7 & 8, BLOCK 63, TAX MAP SHEET 3, MIDDLETOWN TOWNSHIP, MONMOUTH COUNTY, NJ		TITLE: PLOT PLAN		
	SCALE: AS SHOWN	DATE: 10-27-2020	PROJECT No. 219104		
DRAWN BY: JPW	CHECKED BY: RPR	REVISION:	REV. DATE:	SHEET No. 1 OF 1	