

SITE PLAN 1.0" = 30.0'

ZONING INFORMATION				
ZONING R7 SINGLE FAMILY RES.	REQUIRED	PROPOSED	VARIANCE	
LOT AREA	7,500 SF	6,889 SF	YES	
LOT WIDTH	75 FT.	75 FT.	NO	
LOT COVERAGE	40%	33%	NO	
BLDG. COVERAGE	25%	12%	NO	
BLDG. HT	35' / 2.5 STY	33.5' / 2 STY	NO	
FRONT YARD	25'	8.2'	YES	
SIDE YARD	10' / 20'	15.4' / 15.2'	NO	
REAR YARD	25'	56.0'	NO	

PLOT PLAN - NEW RESIDENCE  
 LOT 12 BLOCK 94  
 28 COMMODORE AVE., KEANSBURG, NJ

**Kevin C Roy, Architect LLC**

458 Stagecoach Road, Millstone Twp., NJ, 08510  
 732-6208642 phone/text kecroym@optimum.net

NEW JERSEY RA14415  
 OHIO RA9537  
 OCTOBER 27, 2020

A1

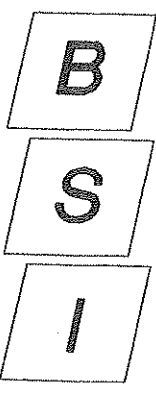
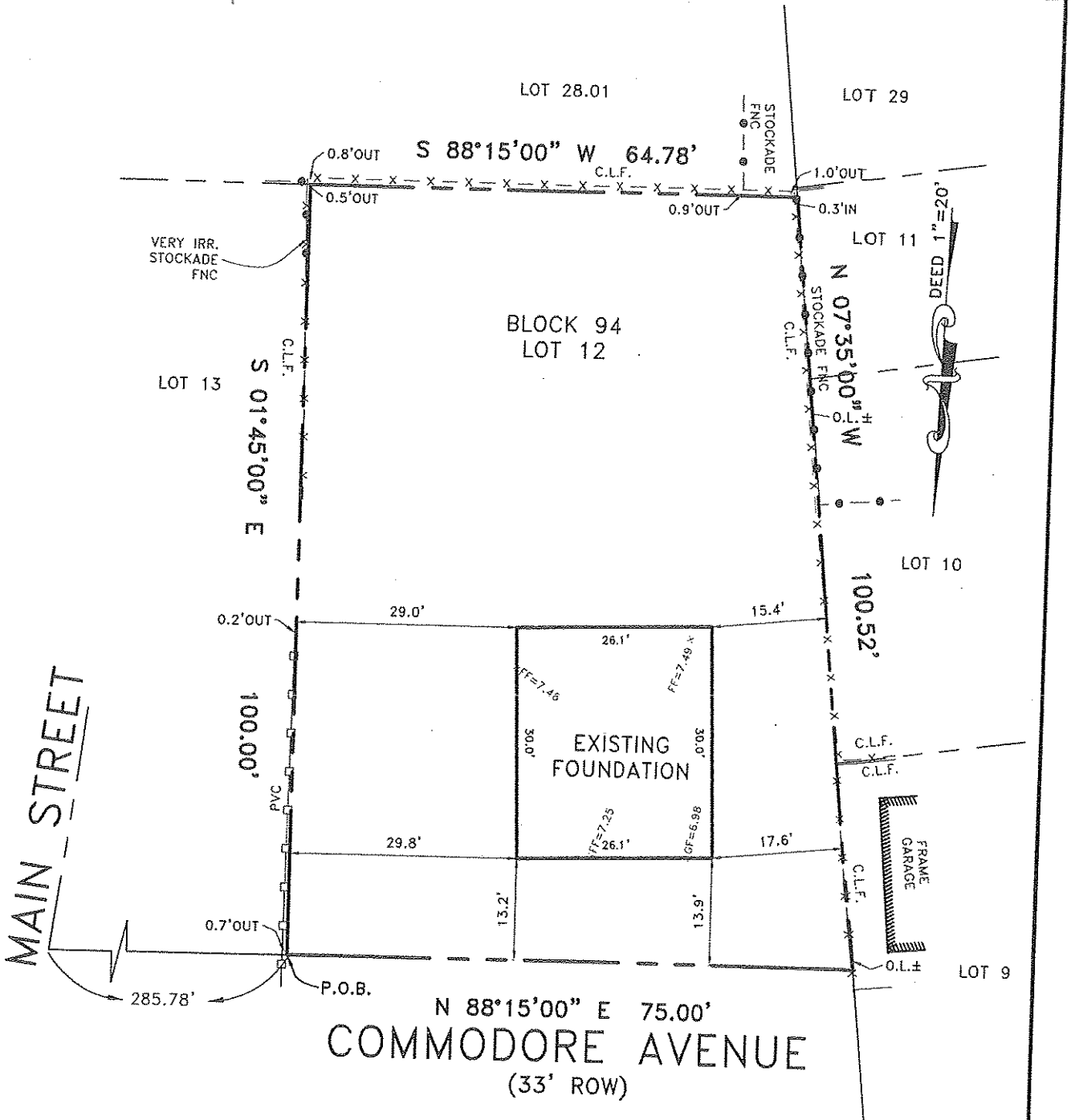
DATA BASED ON SURVEY BY BSI SURVEYING, PISCATAWAY, NJ

REFERENCES: DEED BOOK 9287 PAGE 1106; BOROUGH OF KEANSBURG TAX MAPS;

NOTES:

1. TOP OF FOUNDATION INACCESSIBLE AT TIME OF SURVEY, COVERED BY EXISTING FRAMING.
2. ELEVATIONS REFERENCED TO NAVD88 DATUM.

MAIN STREET



Brunswick Surveying Incorporated  
 Licensed Land Surveyors  
 61 Stelton Road Piscataway, New Jersey 08854  
 Phone(732) 752-0100 Fax(732) 752-0101

FOUNDATION LOCATION SURVEY

28 COMMODORE AVENUE  
 BOROUGH OF KEANSBURG  
 MONMOUTH COUNTY, NEW JERSEY  
 BLOCK 94 LOT 12

Certificate of Authorization No. 24GA27940000

Drawn by JAS Job No. 140519 Date 10/06/2020  
 Checked by RMH Sheet No. \_\_\_\_\_ Scale 1"=20'

THIS WORK PERFORMED UNDER MY IMMEDIATE SUPERVISION:

- ROBERT M. HORVATH  
New Jersey Land Surveyor No. 27476
- JAY A. STUHL, JR.  
New Jersey Land Surveyor No. 36762
- JONATHAN A. STUHL  
New Jersey Land Surveyor No. 43314