

ZONING DATA
ZONE R-7
SINGLE FAMILY RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	5'992 SQ. FT.	5,992 SQ. FT.*
MINIMUM LOT WIDTH	75 FT	54.66 FT	54.66 FT*
MIN. FRONT SETBACK (SHORE BLVD)	25 FT	N/A	26.0 FT
MIN. FRONT SETBACK (MORNINGSIDE AVE)	25 FT	N/A	13.0 FT*
MIN. REAR SETBACK	25 FT	N/A	25.55 FT
MIN. SIDE SETBACK	10 FT	N/A	11.0 FT
MAX. LOT COVERAGE (ALL)	50%	N/A	38.9%
MAX. BUILDING COVERAGE (PRINCIPAL)	25 %	N/A	20.8%
MAX. BUILDING HEIGHT (PRINCIPAL)	35 FT	N/A	34.75
MIN. FLOOR AREA (GROUND FLOOR)	600 SQ. FT.	N/A	1,248 SQ. FT.
MIN. IMPROVED OFF STREET PARKING	3	N/A	3

***VARIANCE REQUIRED**

GENERAL NOTES

1. THE PROPERTY IS KNOWN AS LOT 5 IN BLOCK 41 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF KEANSBURG.
2. ELEVATIONS SHOWN HEREON ARE BASED ON 1988 DATUM OBTAINED USING GPS.
3. THE PROPERTY IS IN AN AE ZONE WITH A BASE FLOOD ELEVATION OF 11.0' AS SHOWN ON THE FIRM PANEL NUMBER 34025C0055F DATED 9-25-2009.
4. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PREPARED BY THIS FIRM DATED 05-22-2024.

CONSTRUCTION NOTES

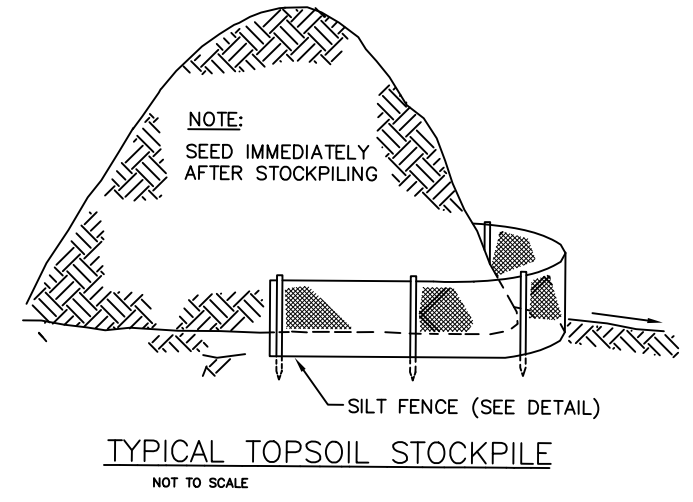
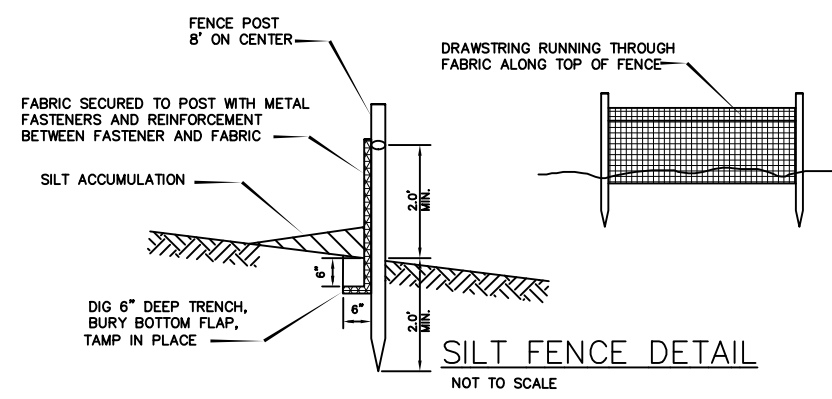
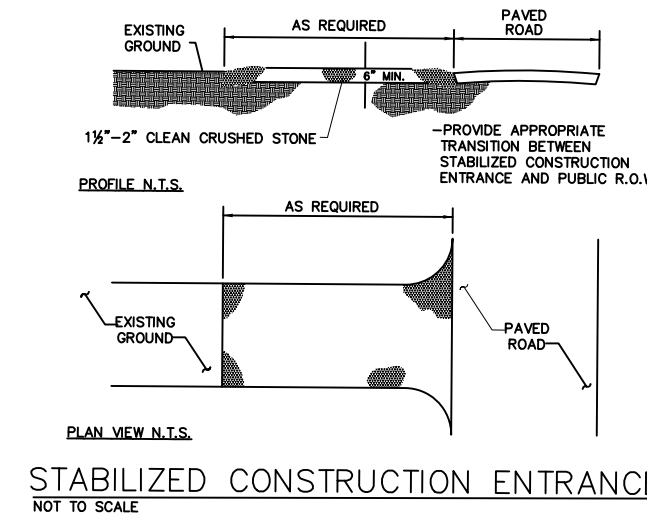
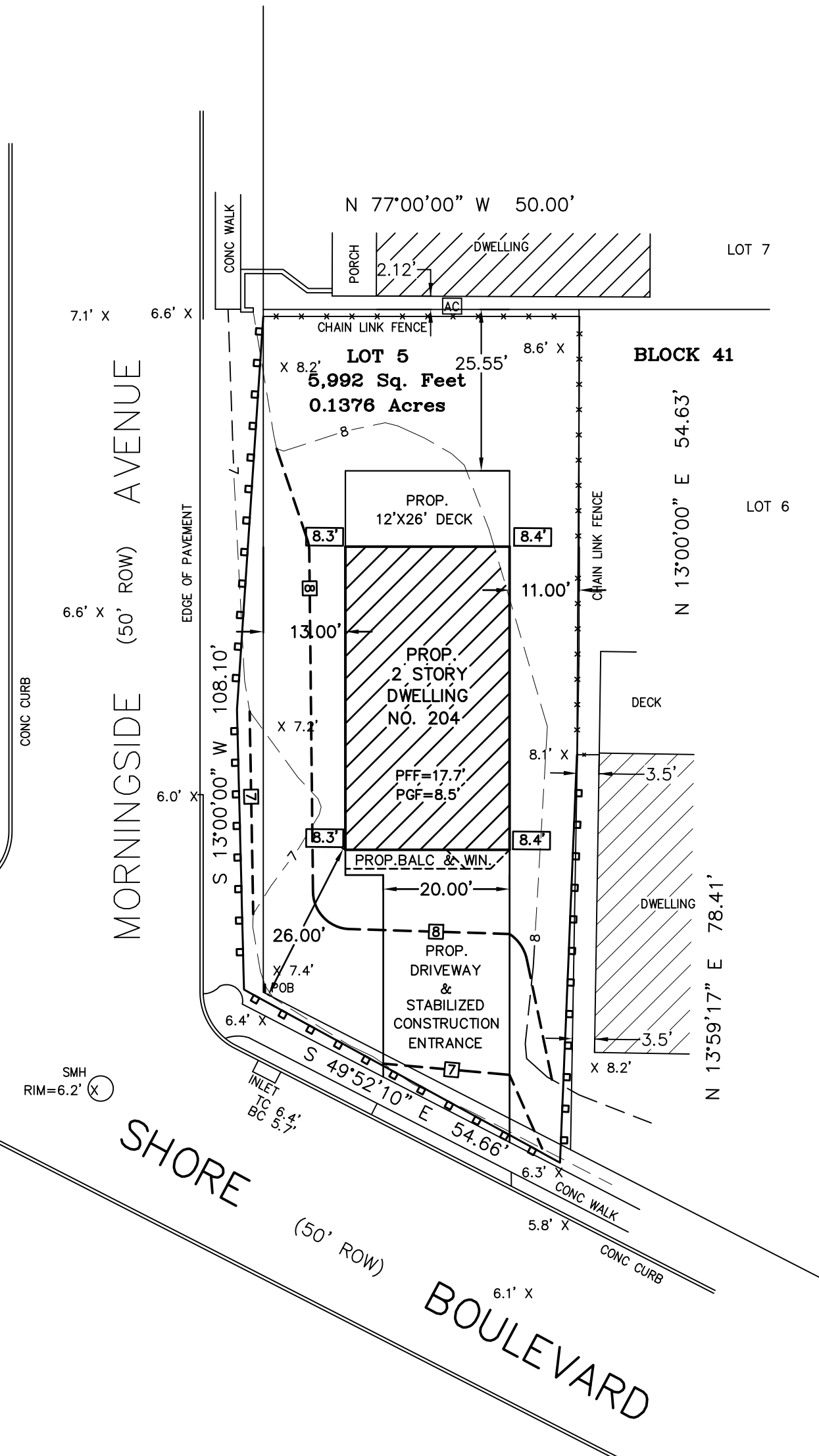
1. FEATURES AND IMPROVEMENTS NOT EXPLICITLY IDENTIFIED FOR CLEARING AND/OR DEMOLITION IN THE FIELD SHALL BE PROTECTED DURING THE ENTIRE COURSE OF CONSTRUCTION.
2. PROPOSED ROOF DOWNSPOUT RUNOFF TO BE DIRECTED TOWARD THE STREET
3. EXISTING UTILITIES TO BE USED
4. MINIMAL GRADING IS PROPOSED
5. THE PROPOSED AREA OF DISTURBANCE IS 4500 SF

CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT LOCATION OF DRIVEWAY
2. DEMOLISH AND REMOVE FROM SITE ALL EXISTING VEGETATION AND/OR IMPROVEMENTS NOT DESIGNATED TO PERMANENTLY REMAIN. STOCKPILE TOPSOIL TO REMAIN AND STABILIZE WITH SEEDING FOR TEMPORARY VEGETATIVE COVER AND/OR MULCH-ONLY
3. INSTALL STAKED FABRIC SILT FENCE AT DOWNHILL PERIMETERS OF ALL STOCKPILED TOPSOIL AND DISTURBED AREAS
4. CONSTRUCT BUILDING FOUNDATIONS, FOUNDATION WALLS, FRAMING, EXTERIOR SHEATHING AND ROOFING
5. INSTALL TEMPORARY VEGETATIVE STABILIZATION AND/OR MULCH-ONLY STABILIZATION AND LANDSCAPE AREAS THAT WILL NOT RECEIVE CONSTRUCTION TRAFFIC FOR 30 DAYS OR MORE
6. REMOVE STABILIZED CONSTRUCTION ENTRANCE, IMMEDIATELY PREPARE SUB GRADE OF DRIVEWAY AND INSTALL GRAVEL.
7. FINE GRADE YARD AREA AND SPREAD AND RAKE TOPSOIL. FERTILIZE, SEED AND MULCH LAWN
8. COMPLETE BUILDING IMPROVEMENTS

APPLICANT

BLUE SKIES HOLDINGS, LLC
204 SHORE BOULEVARD
KEANSBURG, NJ
PHONE (848) 207-7082



LEGEND

- PROPOSED SPOT GRADE = 8.3'
- PROPOSED CONTOUR = 8
- EXISTING SPOT SHOT x 7.3'
- EXISTING CONTOUR = 7
- PROPOSED SILT FENCE = [Symbol]
- PROPOSED ROOF LEADER DISCHARGE DIRECTION = [Symbol]

PLOT/GRADING PLAN
PREPARED FOR
"BLUE SKIES HOLDINGS, LLC"
LOT 5 OF BLOCK 41
SITUATED IN
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

	LAND CONTROL SERVICES, LLC SURVEYING & MAPPING 620 WARDELL STREET LONG BRANCH, NEW JERSEY 07740 (732) 229-7628 landcontrol1@gmail.com	DATE	06/04/2024
		SCALE	1" = 20'
		DRAWN	CWK
JAMES B. GODDARD, PLS LICENSE NO. 37588 		CHECKED	JBG
		FILE NO.	2441
		SHEET	1 OF 1