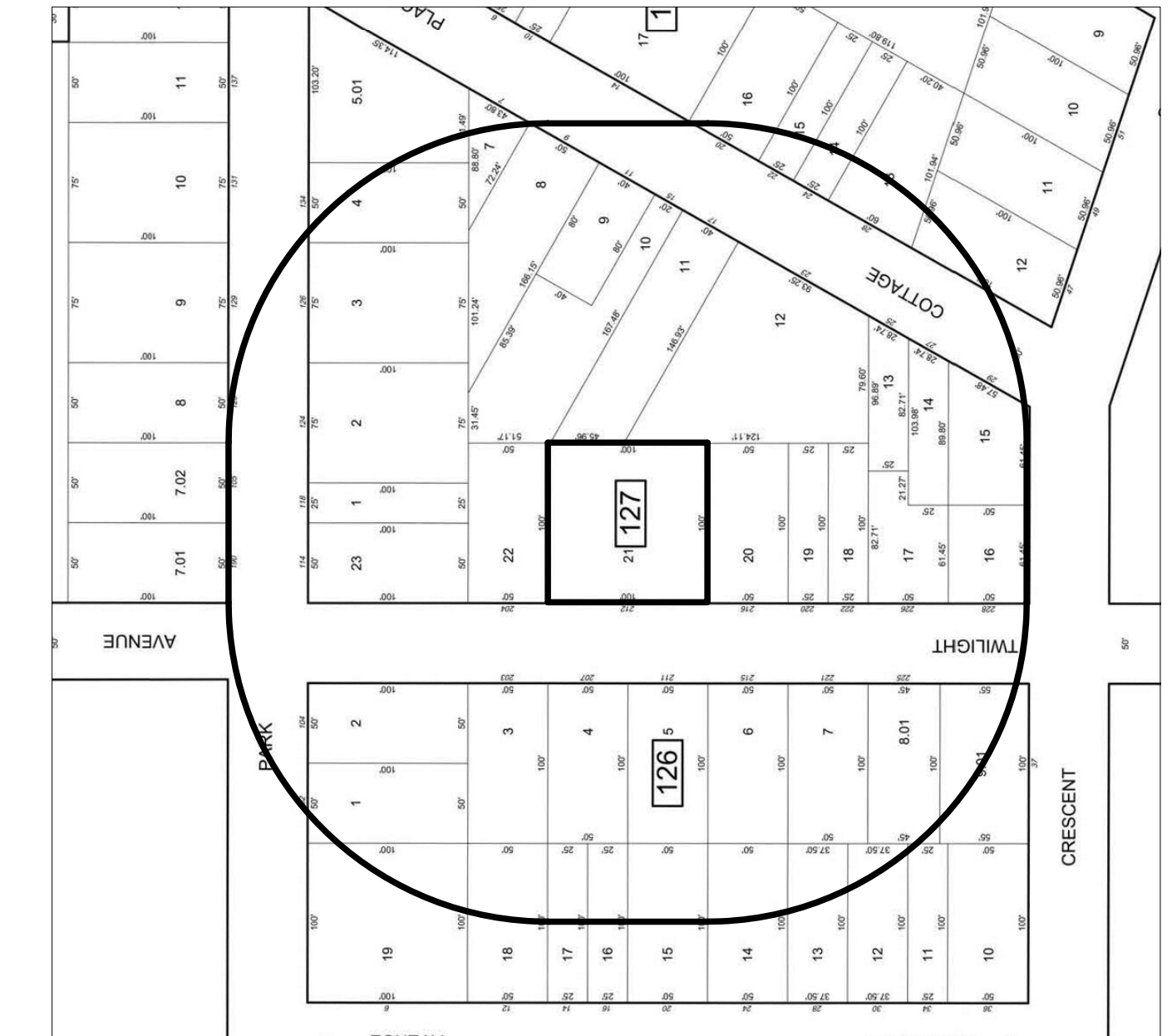
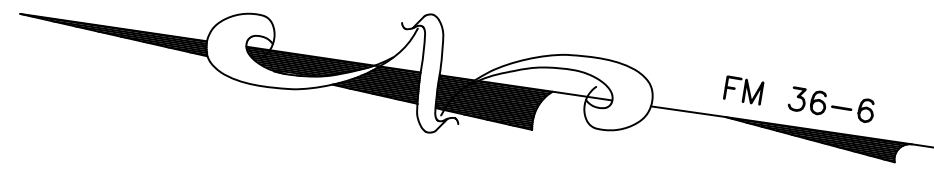


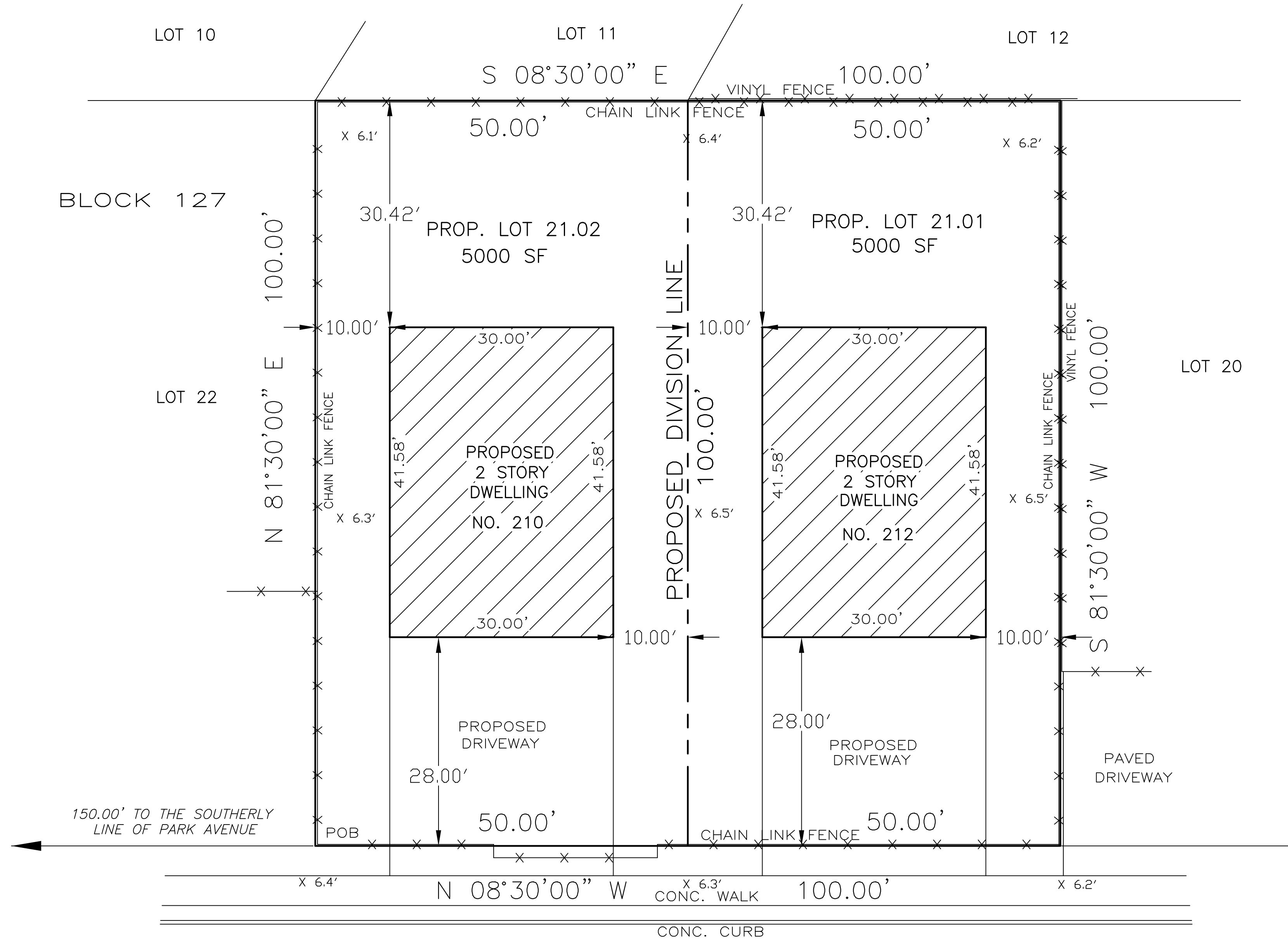
ZONING ANALYSIS
ZONE R-7

ITEM	REQUIRED	PROPOSED LOT 21.01 (PROPOSED BUILDING LOT)	PROPOSED LOT 21.02 (PROPOSED BUILDING LOT)
MINIMUM LOT AREA	7,500 SF	5,000 SF *	5,000 SF *
MINIMUM LOT FRONTAGE	75 FT	50.0 FT *	50.0 FT *
MINIMUM LOT DEPTH	100 FT	100 FT	100 FT
MIN. FRONT YARD S/B	25 FT	28 FT	28 FT
MIN. SIDE S/B	10 FT	10.0 FT	10.0 FT
MIN. REAR YARD S/B	25 FT	30.42 FT	30.42 FT
MAX. BUILDING HEIGHT	35 FT	34.5 FT	34.5 FT
MAX. ALLOWABLE PRINC. BLD. COVERAGE	25%	25%	25%
MAX. ALLOWABLE IMPERVIOUS COVERAGE	50%	45%	45%
MIN. GROSS HABITABLE FLOOR AREA	600 SF	1,247 SF	1,247 SF
MIN. IMPROVED OFF ST. PARKING	6	3	3

* VARIANCE REQUIRED



200' RADIUS MAP (1" = 100')



- SITE IS KNOWN AS LOT 21 IN BLOCK 127 AS SHOWN ON THE TAX MAP OF THE BOROUGH KEANSBURG AND IS ALSO KNOWN AS LOTS 9, 10, 11 & 12 IN BLOCK F AS SHOWN ON A MAP ENTITLED " KEANSBURG BEACH " SAID MAP WAS FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON 5/09/1907 AS MAP NUMBER 36-6
- OWNER/APPLICANT:**
LEAP BUILDERS, INC.
15 CONSTITUTION DRIVE
LEONARDO, NJ 07737
TEL: (848) 207-7082
- HORIZONTAL DATA BASED ON A T.C. FINNEGAN SURVEY DATED 11/29/2017, FILED MAP, TAX MAP, DEED & FIELD MEASUREMENTS. VERTICAL DATA BASED ON NAVD 1988 OBTAINED USING GPS.
- THE SITE IS LOCATED WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATION OF 11.0' AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 34025C0055F EFFECTIVE DATE 9/25/2009.
- NEW DWELLINGS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- BLOCK AND LOT NUMBERING TO BE APPROVED BY THE TAX ASSESSOR.
- STREET ADDRESSES TO BE APPROVED BY THE U.S. POSTAL SERVICE.
- SUBDIVISION TO BE FILED BY DEED.
- THE ACCURACY OF THIS PLAT & SURVEY EXCEEDS 1 PART IN 10,000.
- REMAINS OF CONCRETE WALKS AND DRIVEWAY, WITHIN THE PROPERTY, TO BE REMOVED PRIOR TO CONSTRUCTION
- PROPOSED DWELLINGS ARE NOT INTENDED TO DEPICT THE LIMITS OF FINAL CONSTRUCTION. PRIOR TO BUILDING PERMITTING, GRADING/PLOT PLAN WILL BE SUBMITTED FOR REVIEW WITH ACCOMPANYING ARCHITECTURAL PLANS FOR DETAILED BUILDING INFORMATION.



TWILIGHT AVENUE (50' ROW)

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

LICENSED PROFESSIONAL LAND SURVEYOR _____ DATE _____
NJ LICENSE NO 37588

ZONING BOARD APPROVAL

APPROVED BY THE BOROUGH OF KEANSBURG ZONING BOARD

BOARD CHAIRPERSON _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

MINOR SUBDIVISION PLAN PREPARED FOR "LEAP BUILDERS" LOT 21 OF BLOCK 127 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	10/09/2024
		SCALE	1" = 10'
JAMES B. GODDARD, PLS LICENSE NO. 37588 		DRAWN	CWK
		CHECKED	JBG
		FILE NO.	2459
		SHEET	1 OF 1