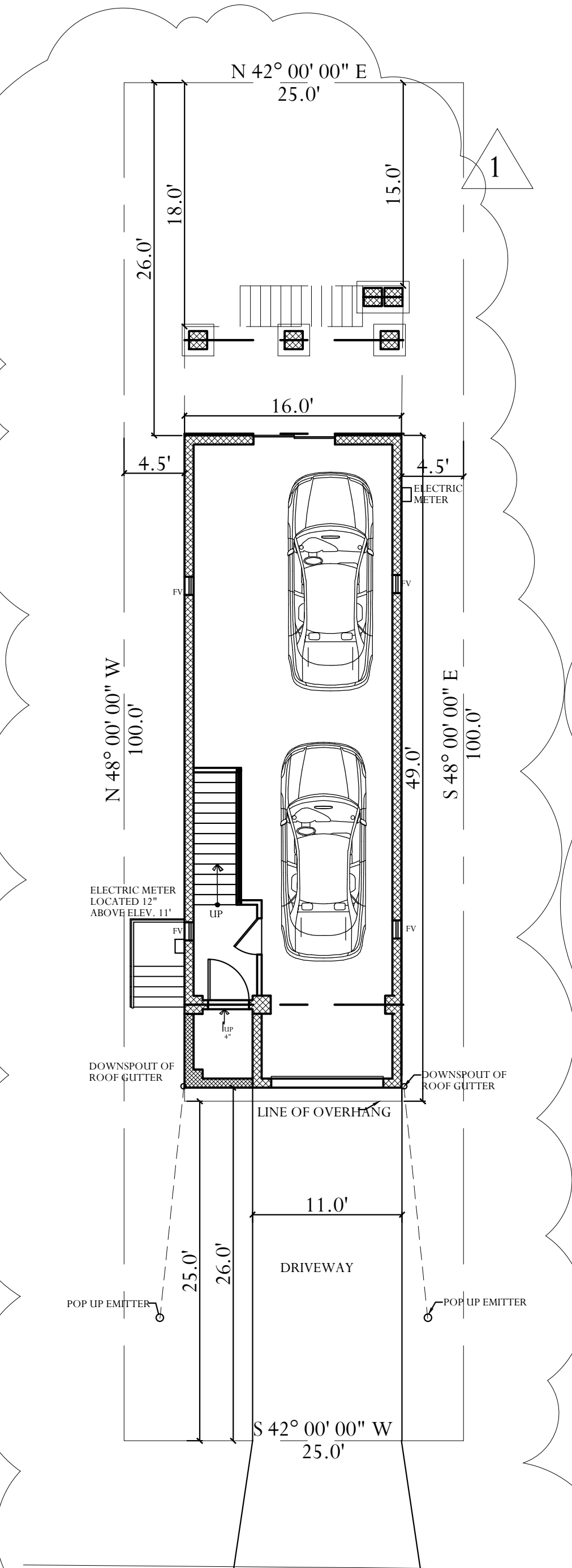




SITE PLAN
SCALE: 1/8"=1'-0"



VIEW OF EXISTING LOT

ZONING INFORMATION – R5A REDEVELOPMENT

B. Bulk Requirements

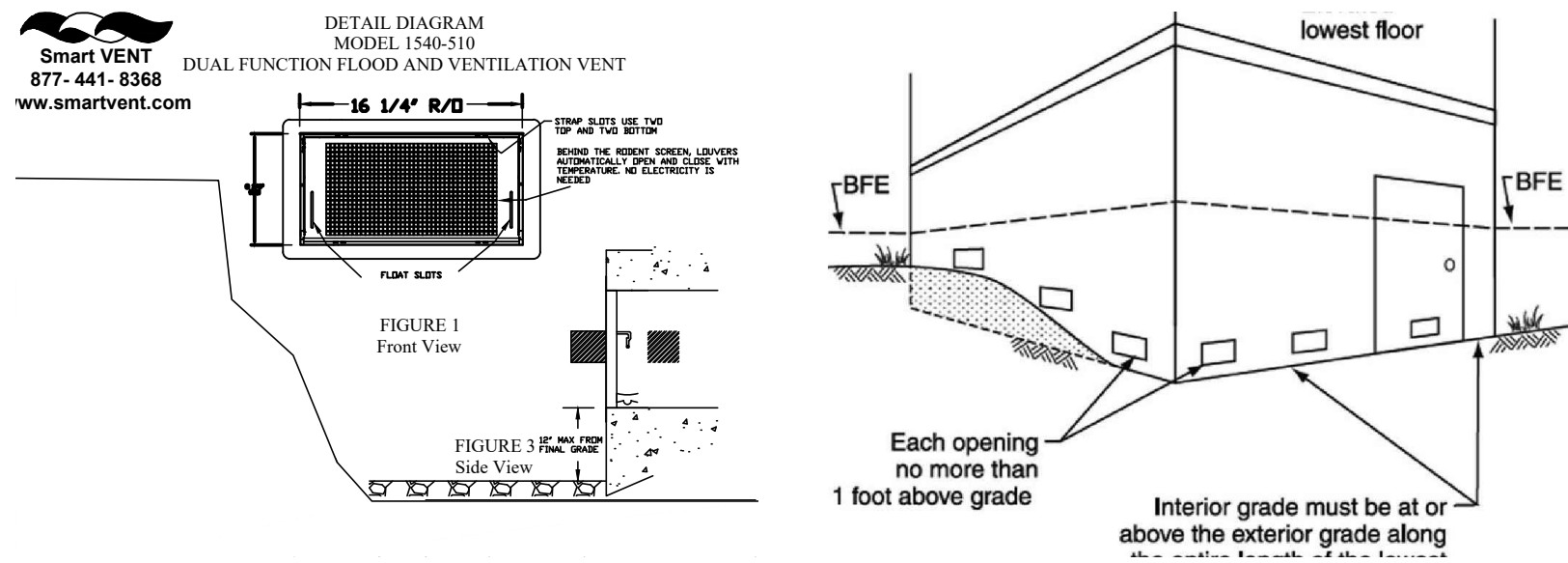
In accordance with Section 22-5.6 of the Ordinance, the existing bulk requirements and proposed required dimensions and deficiencies for the proposed minor subdivision are noted as follows:

	DESCRIPTION	REQUIRED	EXISTING LOTS 8 & 25	PROPOSED LOT 8.01	PROPOSED LOT 25.01
1	Minimum Lot Area	5,000 SF	5,000 SF	2,500 SF ^(V)	2,500 SF ^(V)
2	Minimum Lot Frontage	50'	50'	25' ^(V)	25' ^(V)
3	Minimum Front Yard Setback	25'	10.1' ^(E)	10.1' ^(V)	25.0'
4	Minimum Side Yard Setback – One	7.5'	0.3' ^(E)	0.3' ^(V)	4.5' ^(V)
5	Minimum Side Yard Setback – Two	15'	4.5' ^(E)	4.5' ^(V)	9.0' ^(V)
6	Minimum Rear Yard Setback	25'	126'	26'	25'
6	Minimum Lot Shape Diameter	42'	10' ^(E)	10' ^(V)	10' ^(V)
7	Min. Gross Residential GFA	1.5 Story -700 SF 2 Story - 600 SF	1,168 SF N/A	1,168 SF N/A	N/A 784 SF
8	Maximum Building Coverage	25%	26% ^(E)	48% ^(V)	31.3% ^(V)
9	Maximum Lot Coverage	50%	33.7%	61.9% ^(V)	42.3%
10	Maximum Building Height	2 ½ Stories (35')	1 ½ Stories (<35')	1 ½ Stories (<35')	3 Stories ^(V) (<35')
11	Minimum Off-Street Parking*	2	0 ^(E)	0 ^(V)	2

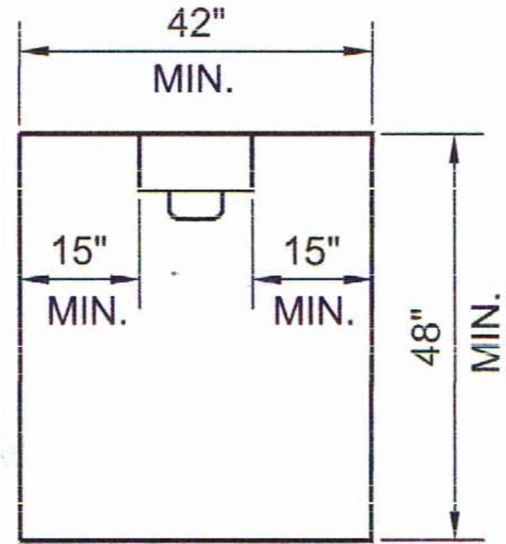
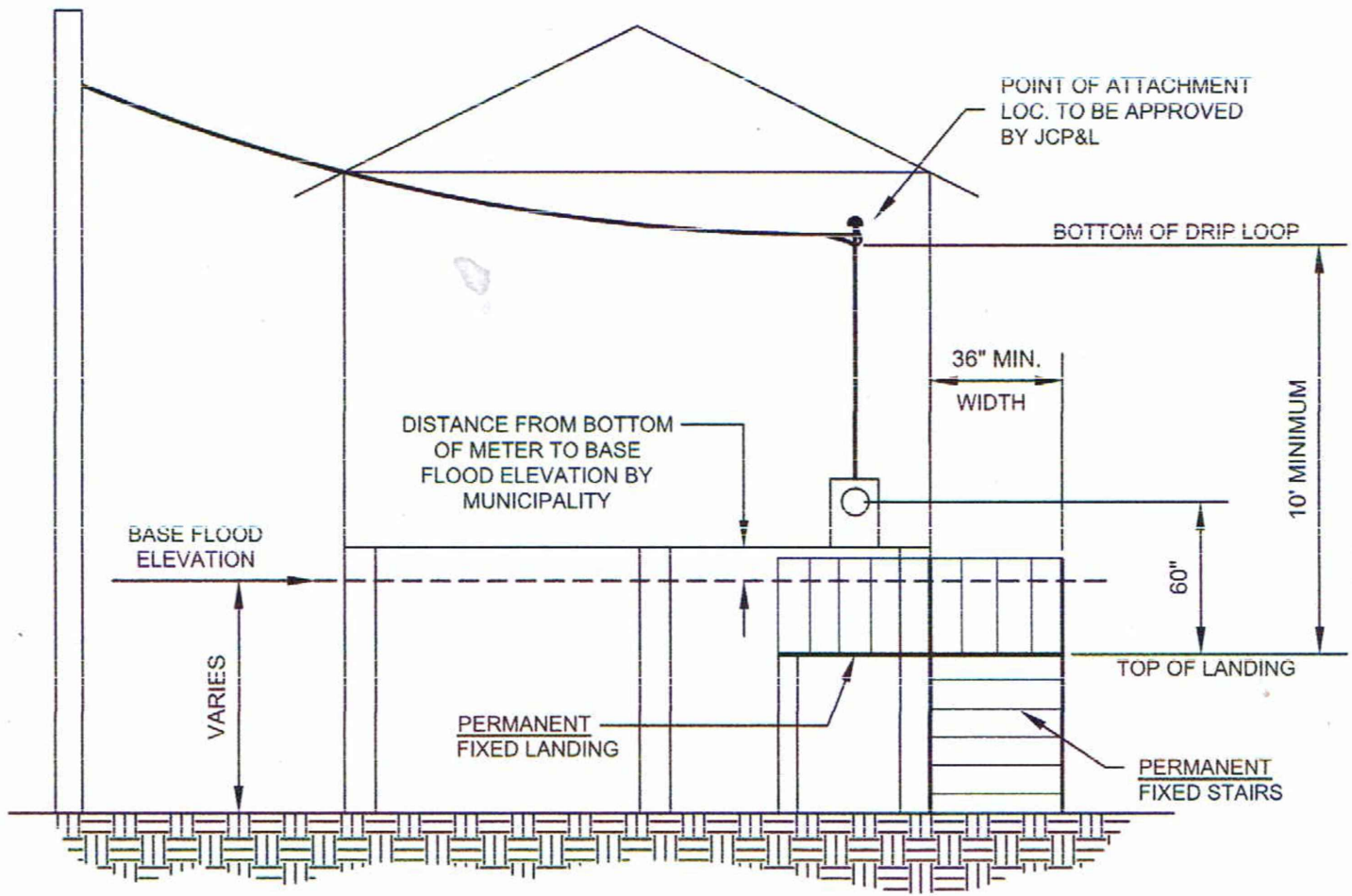
(E) – Existing Nonconformity
(V) – Variance
NA – Not Applicable

*Exhibit 1, (Subsection 22-9.3) of the Ordinance requires a total of two (2) Off-Street Parking Spaces for each proposed 3-bedroom residential dwelling unit. Specifically, Section 22-9.3. a.5 states "A one-car garage and driveway combination shall count as 2 off-street parking spaces, provided the driveway measures a minimum of thirty (30') feet in length between the face of the garage door and the sidewalk or thirty-five (35') to the curbline. Two-car garage and driveway combination shall count as 4.0 off-street parking spaces, provided the minimum width of the driveway is twenty (20') feet and its minimum length is as specified above for a one-car garage."

The driveway for the proposed dwelling on new Lot 25.01 is twenty-five (25') feet long from the face of the garage door to the sidewalk and has a width of eleven (11') feet. We note the driveway can accommodate one (1) additional off-street parking space with a parking variance in addition to the two (2) spaces provided on the ground floor garage.



788 SF / 200 SF 4 FLOOD VENTS



LANDING PLAN
(MINIMUM CLEARANCES)

Jersey Central
Power & Light
A FirstEnergy Company
Red Bank, NJ
METER LANDING DETAIL
FEMA FLOOD ZONES - NJ COASTAL AREAS
OVERHEAD CONSTRUCTION

NOTES:

- RESIDENTIAL SPRINKLERS WILL BE INSTALLED AND SHOP DRAWING SUBMITTED FOR APPROVAL
- ALL BUILDING MATERIALS BELOW ELEVATION BOTTOM OF FIRST FLOOR STRUCTURE TO HAVE DAMAGED RESISTANT MATERIAL.
- ALL ATTENDANT UTILITIES TO BE 3' ABOVE BFE
- ENCLOSED AREAS BELOW ELEVATED STRUCTURE CAN BE USED ONLY FOR PARKING VEHICLES AND STORAGE

CATHERINE FRANCO ARCHITECT

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LINCROFT, NEW JERSEY 07716
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E-MAIL: CFARCHITECTCF@GMAIL.COM

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REVISIONS

No.	Date:	Description:
1	7.1.26	T&M LWTTER 6.4.26

Project: PROPOSED
NEW SINGLE FAMILY HOUSE
BAYVIEW AVE.
KEANSBURG
LOT: 25.01 BLOCK: 18

Owner: MR. KEVIN BUDGE.

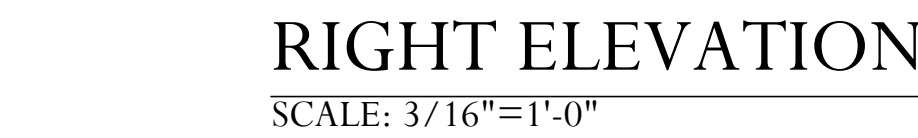
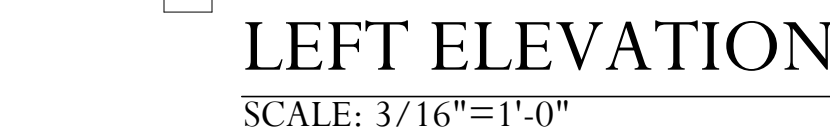
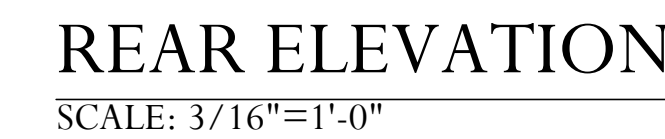
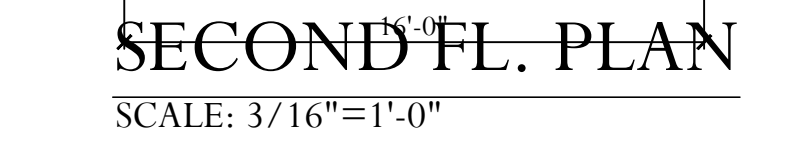
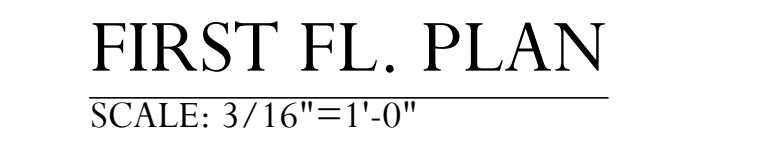
Drawing Title: ZONING

Project No. 2507 Date 6.16.25

CATHERINE FRANCO, AIA
NJ RA A111411
NJ PP 5416

Drawn by:
CF

Dwg. No.
Z1
1 of 2



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Drawing Title: ZONING	
Project No. 2507	Date 6.16.25
CATHERINE FRANCO, AIA NJ RA A111411 NJ PP 5416	Drawn by: CF
	Dwg. No. Z2 2 of 2