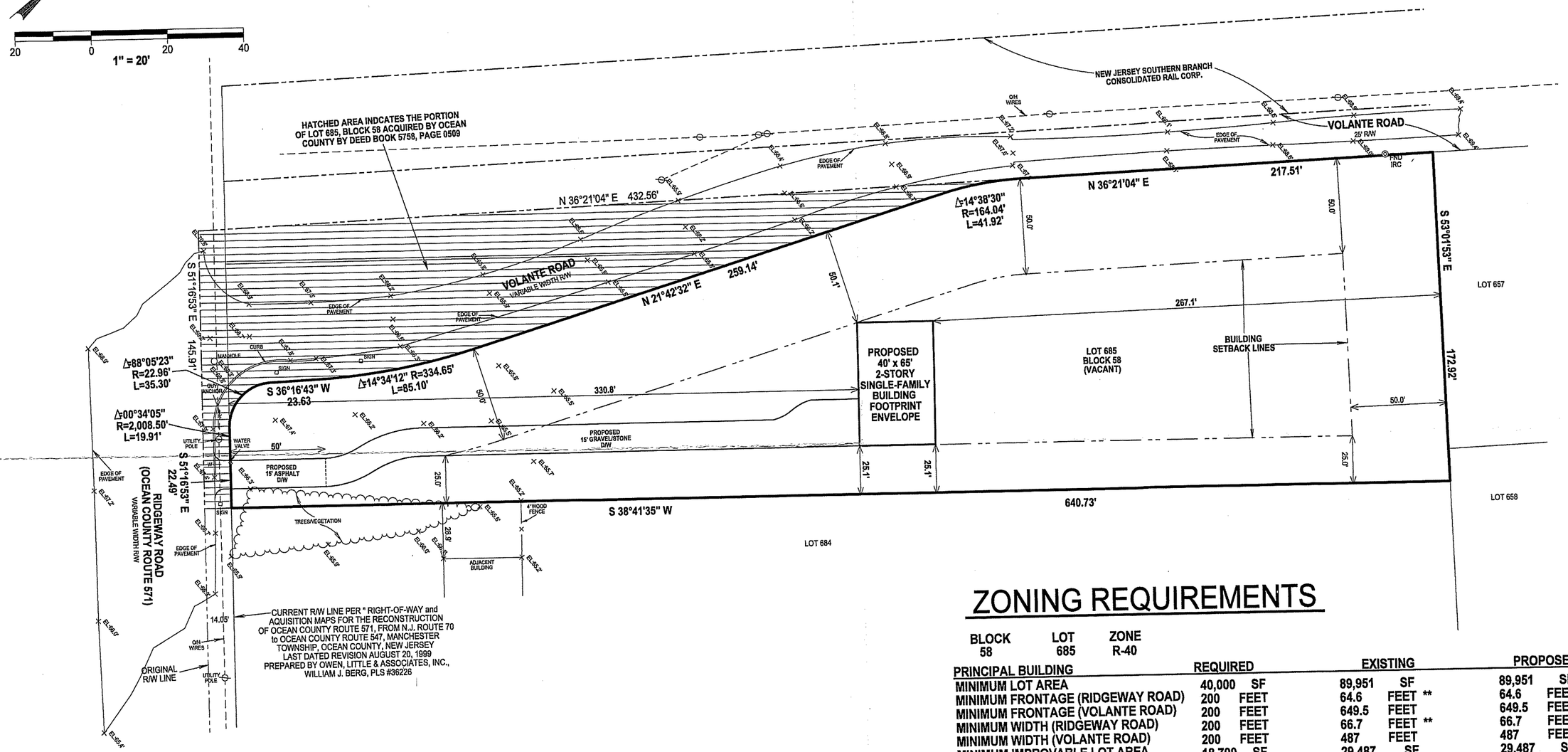
LEGEND

| | |
|---|---|
| EL | ELEVATION |
| R/W | RIGHT OF WAY |
| Δ | DELTA/CENTRAL ANGLE |
| R | RADIUS |
| L | LENGTH |
| N/A | NOT APPLICABLE |

20 0 20 40

1" = 20'




# ZONING REQUIREMENTS

| BLOCK | LOT | ZONE |
|---|---|---|
| 58 | 685 | R-40 |

| PRINCIPAL BUILDING | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT AREA | 40,000 SF | 89,951 SF | 89,951 SF |
| MINIMUM FRONTAGE (RIDGEWAY ROAD) | 200 FEET | 64.6 FEET ** | 64.6 FEET ** |
| MINIMUM FRONTAGE (VOLANTE ROAD) | 200 FEET | 649.5 FEET | 649.5 FEET |
| MINIMUM WIDTH (RIDGEWAY ROAD) | 200 FEET | 66.7 FEET ** | 66.7 FEET ** |
| MINIMUM WIDTH (VOLANTE ROAD) | 200 FEET | 487 FEET | 487 FEET |
| MINIMUM IMPROVABLE LOT AREA | 18,700 SF | 29,487 SF | 29,487 SF |
| MINIMUM FRONT YARD (RIDGEWAY ROAD) | 50 FEET | N/A | 330.8 FEET |
| MINIMUM FRONT YARD (VOLANTE ROAD) | 50 FEET | N/A | 50.1 FEET |
| MINIMUM REAR YARD | 50 FEET | N/A | 267.1 FEET |
| MINIMUM SIDE YARD | 25 FEET | N/A | 25.1 FEET |
| MAXIMUM BUILDING COVERAGE | 25 % | N/A | 3 % |
| MAXIMUM LOT COVERAGE | 25 % | N/A | 9 % |
| MAXIMUM HEIGHT (STORIES) | 2.5 | N/A | 2.5 |
| MAXIMUM HEIGHT (FEET) | 35 FEET | N/A | < 35 FEET |

** VARIANCE REQUIRED
N/A NOT APPLICABLE. SITE IS VACANT

NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS NOTED OTHERWISE AND ARE BASED ON A FIELD SURVEY BY RAMIREZ ENGINEERING ON 03/11/2020.
3. THE PURPOSE OF THIS PLOT PLAN IS FOR A VARIANCE APPROVAL.
4. THIS SITE IS NOT IN A FLOOD ZONE.
5. COPYRIGHT © 2020 BY RICHARD PETER RAMIREZ, LLC, T/A RAMIREZ ENGINEERING. ALL RIGHTS RESERVED. FEDERAL COPYRIGHT LAW PROHIBITS UNAUTHORIZED REPRODUCTION BY ANY MEANS AND IMPOSES SIGNIFICANT FINES FOR EACH VIOLATION.

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Richard P. Ramirez, P.E.
N.J.P.E. #24GE0312370

| | | | | |
|---|---|---|---|---|
| PROJECT: 3390 HIGHWAY 571 (RIDGEWAY ROAD) LOT 685, BLOCK 58, TAX MAP SHEET 2, MANCHESTER TOWNSHIP, OCEAN COUNTY, NJ | | TITLE: CONCEPTUAL PLOT PLAN | | |
| SCALE: AS SHOWN | DATE: 06-22-2020 | PROJECT No. 219986 | | |
| DRAWN BY: JPW | CHECKED BY: RPR | REVISION: | REV. DATE: | SHEET No. 1 OF 1 |