

'RA' ZONE
RESIDENTIAL DISTRICT REQUIREMENTS

	REQUIRED	PROPOSED	VARIANCE
MINIMUM LOT AREA	5,000 SF	5,000 SF	NO
MINIMUM LOT WIDTH	50 FT	40 FT	NO
PRINCIPAL BUILDINGS			
FRONT YARD SETBACK	20 FT	20 FT	NO
REAR YARD SETBACK	15 FT	22.84 FT	NO
SINGLE SIDE YARD SETBACK	6 FT	6 FT	NO
BOTH SIDE YARD SETBACK	16 FT	16.25 FT	NO
ACCESSORY STRUCTURES			
REAR YARD SETBACK	3 FT	N/A	NO
SIDE YARD SETBACK	3 FT	N/A	NO
PRINCIPAL BUILDINGS			
MAXIMUM BUILDING HEIGHT	2.5	30 FT	2.5
MAXIMUM STORIES	2.5	N/A	N/A
ACCESSORY STRUCTURES			
MAXIMUM BUILDING HEIGHT	30 FT	N/A	NO
MAXIMUM STORIES	2.5	N/A	NO
MAX. BUILDING LOT COVERAGE	40%	30.5%	NO
BUILDING & IMPERVIOUS LOT COVERAGE	60%	42.3%	NO
MAX. PARKING LOT COVERAGE	60%	N/A	NO

EXISTING LOT COVERAGE CALCULATION

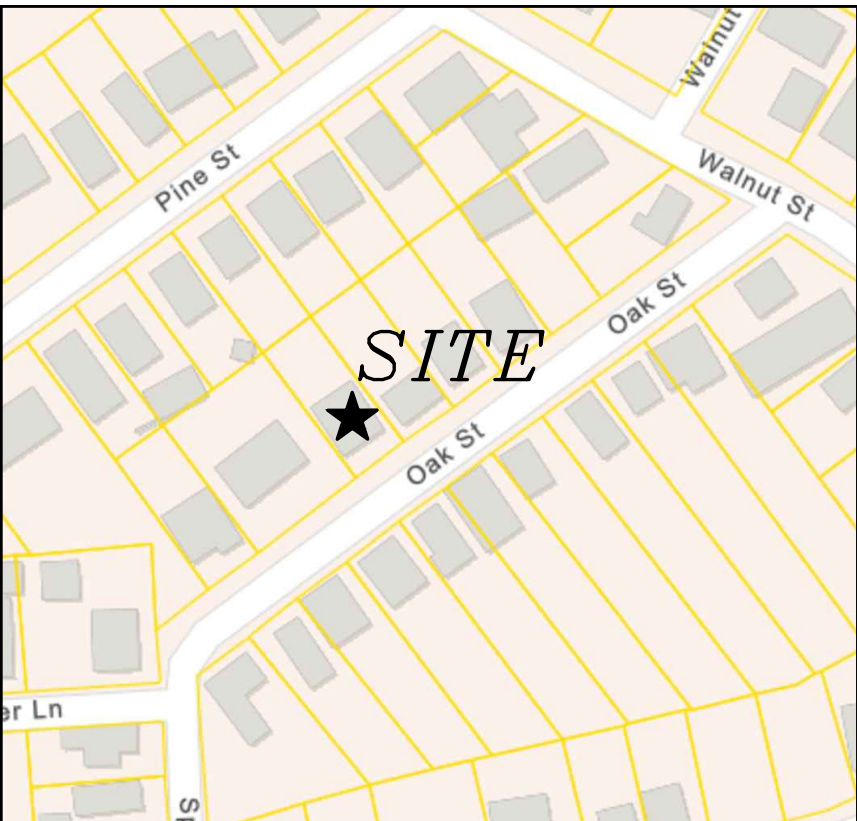
DWELLING	804 SF
DRIVEWAY	248 SF
FRONT STEPS	18 SF
FRONT WALK	32 SF
REAR PORCH	32 SF
REAR SHED	83 SF
REAR BUILDING	543 SF
TOTAL	1,760 SF
LOT AREA	4,000 SF
LOT COVERAGE	44%

PROPOSED LOT COVERAGE CALCULATION

DWELLING	1,218 SF
DRIVEWAY	248 SF
FRONT PORCH	138 SF
FRONT STEPS	25 SF
REAR PORCH	28 SF
REAR STEPS	35 SF
TOTAL	1,692 SF
LOT AREA	4,000 SF
LOT COVERAGE	42.3%

GENERAL NOTES

- SITE IS KNOWN AS BLOCK 136 LOT 22, AS DEPICTED ON THE BOROUGH OF KEYPORT, MONMOUTH COUNTY TAX MAPS. TOTAL LOT AREA IS 4,000 ACRES.
- OWNER/APPLICANT:
NIKOLAS SAKOUTIS
40 OAK STREET
KEYPORT, NJ 07735
- BOUNDARY INFORMATION OBTAINED FROM A PLAN ENTITLED: "SURVEY OF PROPERTY LOT 22 BLOCK 136 SITUATED IN THE BOROUGH OF KEYPORT, NEW JERSEY" PREPARED BY THOMAS M. ERNST, N.J.S. LIC. NO. 19000, DATED 11-29-23.
- THE PROPERTY IS LOCATED WITHIN THE RA DISTRICT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- SILT FENCE SHALL BE PLACED AROUND THE AREA OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- TOPSOIL AND SEED/SOD SHALL BE INSTALLED FOR AREAS WHERE DEMOLITION AND REMOVAL OF SUCH ITEMS AS THE EXISTING DRIVEWAY, GARAGE, AND DWELLING.



KEY MAP

BLOCK 136, LOT 22
APRIL 10, 2026
SITE EVALUATOR: CARA L. SMITH, P.E.
SITE INSPECTOR:

SOIL LOG #1 (ELEV. 102.4)

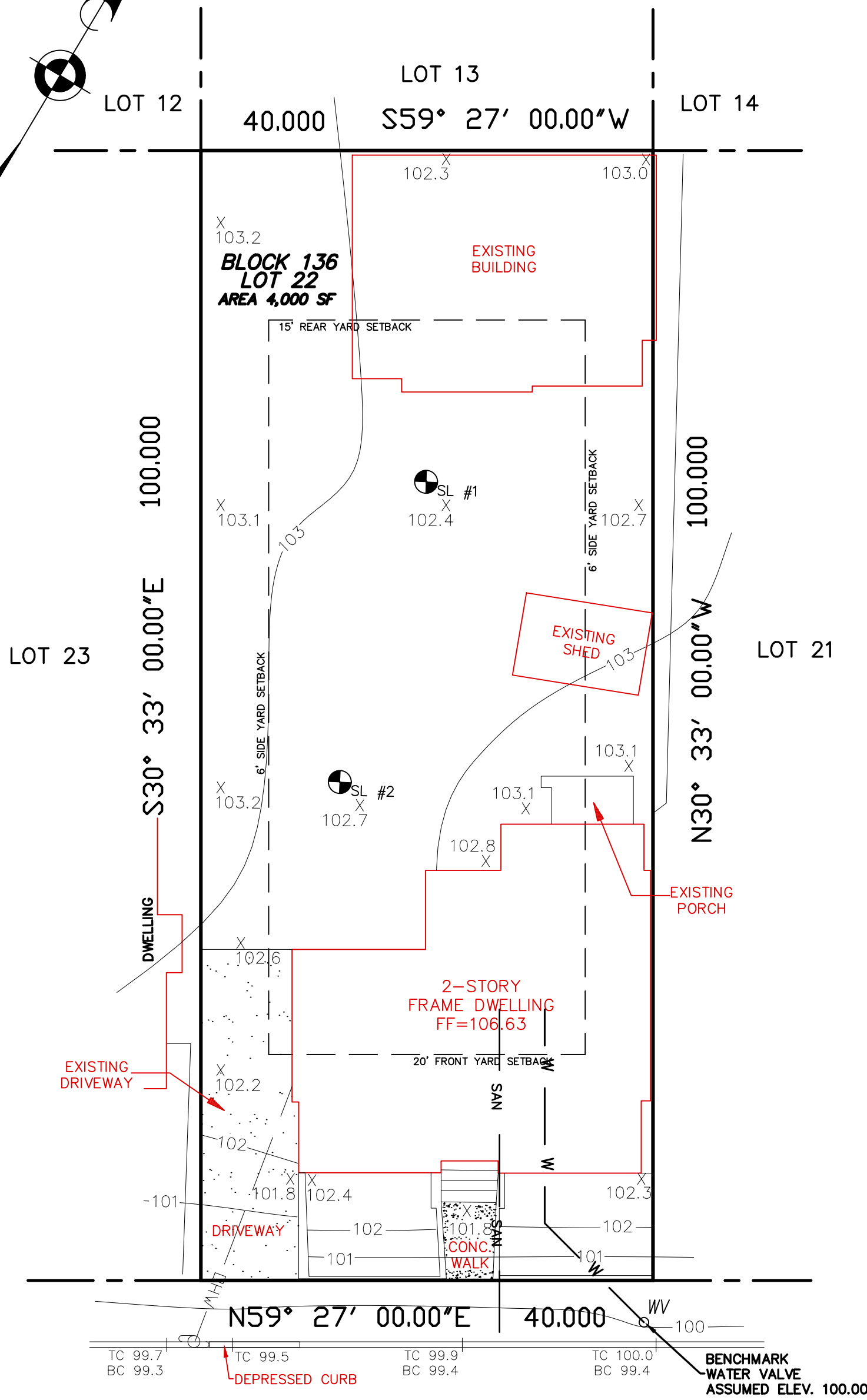
- 0-12" FILL
- 12"-42" LOAMY SAND, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY
- 42"-60" SANDY CLAY LOAM, OLIVE (5YR 5/3) WITH STRONG BROWN MOTTLES
- 60"-108" LOAMY SAND, OLIVE (5YR 5/3) AND STRONG BROWN (7.5YR 4/6)

GROUND WATER ENCOUNTERED @ 72"
SEASONAL HIGH WATER TABLE ENCOUNTERED @ 42" (ELEV. 98.9)
*SAMPLE (K-4)

SOIL LOG #2 (ELEV. 102.0)

- 0-3" ORGANIC LAYER
- 3"-48" LOAMY SAND, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY
- 48"-66" SANDY CLAY LOAM, OLIVE (5YR 5/3) WITH STRONG BROWN MOTTLES
- 66"-108" LOAMY SAND, OLIVE (5YR 5/3) AND STRONG BROWN (7.5YR 4/6)

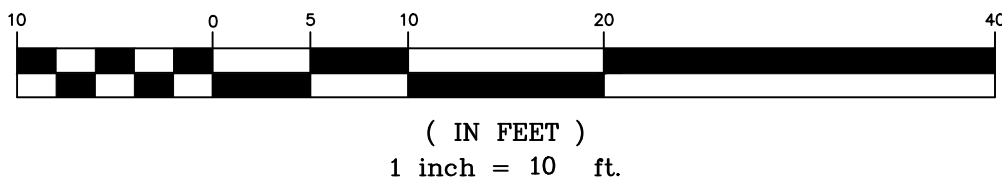
GROUND WATER ENCOUNTERED @ 72"
SEASONAL HIGH WATER TABLE ENCOUNTERED @ 48" (ELEV. 98.6)
*SAMPLE (K-4)



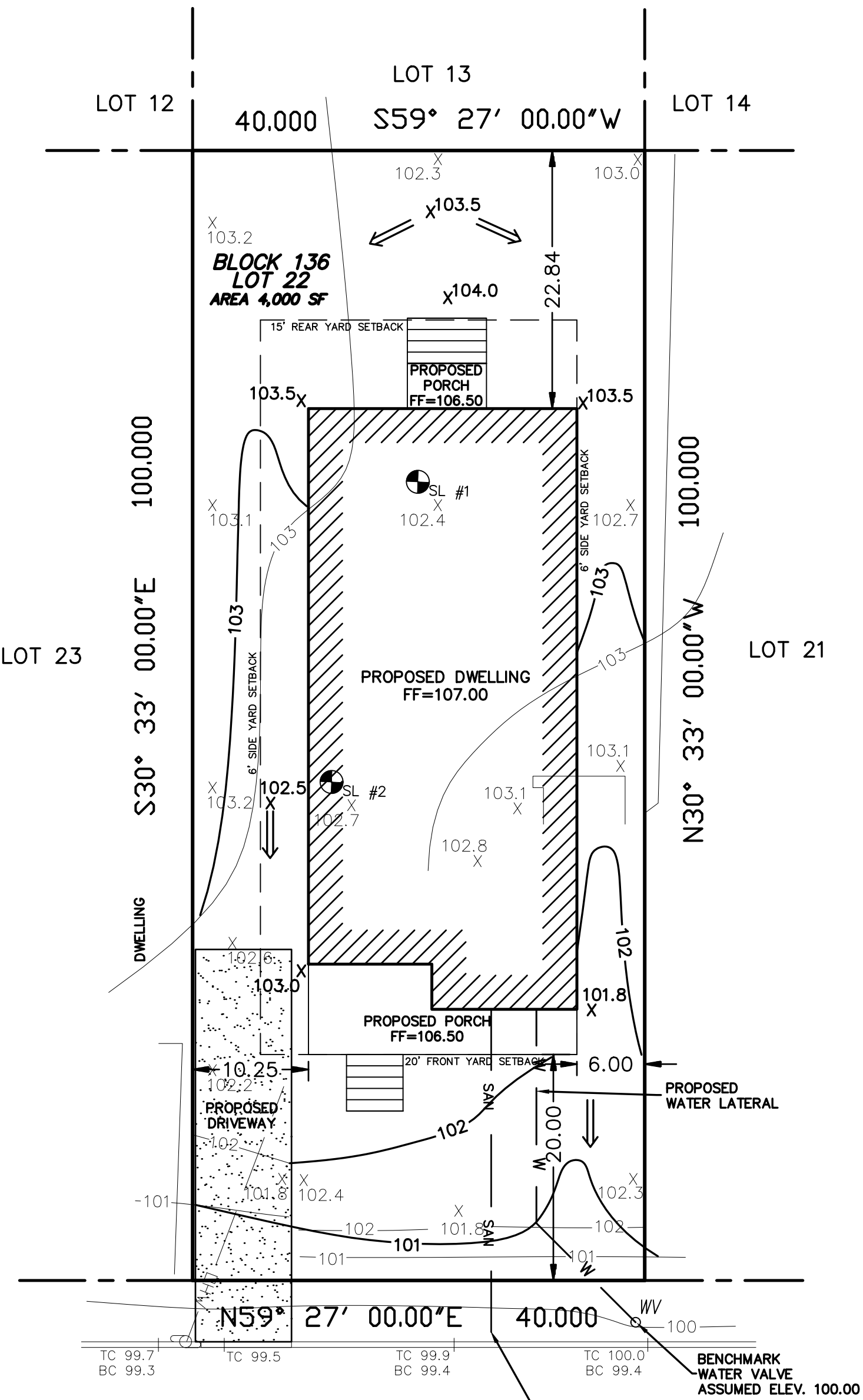
OAK STREET

EXISTING CONDITIONS

GRAPHIC SCALE



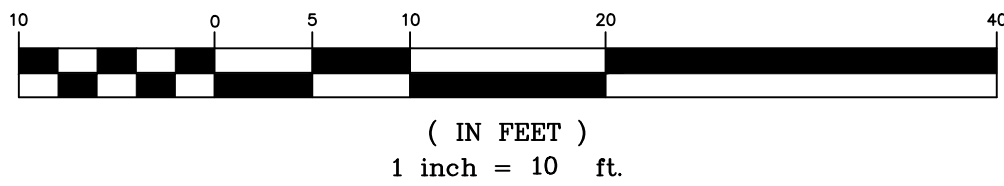
(IN FEET)
1 inch = 10 ft.



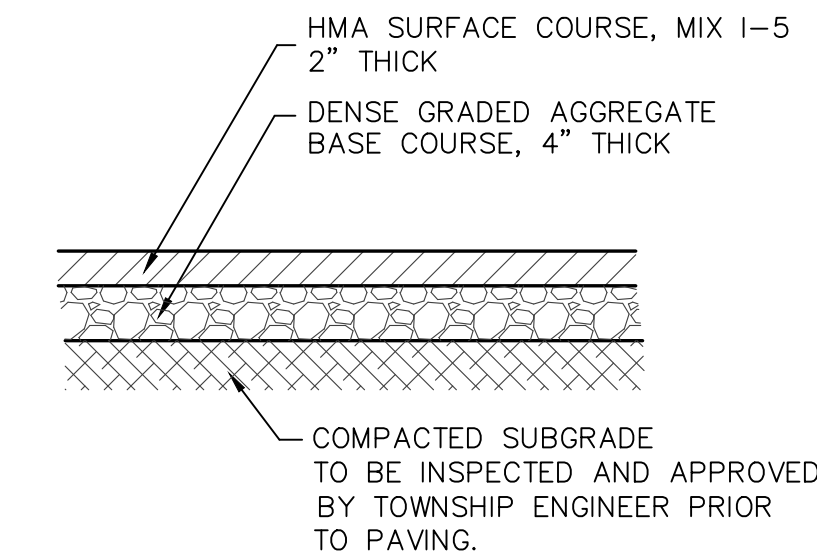
OAK STREET

PROPOSED CONDITIONS

GRAPHIC SCALE

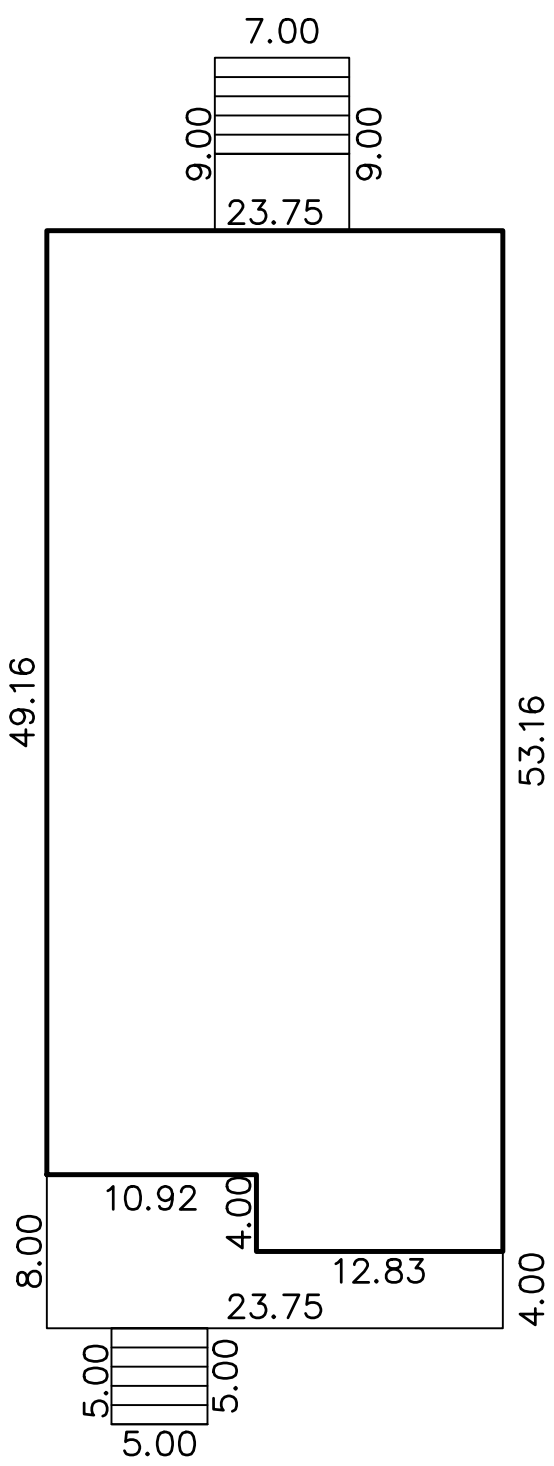


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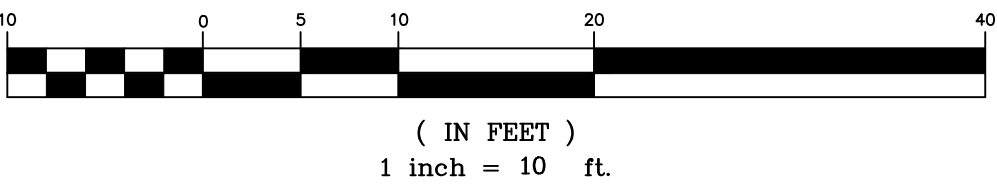


TYPICAL BIT. DRIVEWAY SECTION

N.T.S.



PROPOSED BUILDING
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION
TRE TWO RIVER ENGINEERING www.tworivereng.com P.O. Box 155 Colts Neck, N.J. 07722 Tel: 732.866.0111 Fax: 732.866.4348		
PROJECT NO.: 26003 DATE: JANUARY 12, 2026 DRAWING NO.: 26003VP DRAWN BY: SP CLIENT: SAKOUTIS SCALE: AS SHOWN		A.J. GARITO, JR. DATE: 05-12-2026 N.J. Professional Engineer License No. 24GE03799700
BUILDING PERMIT PLOT PLAN FOR 40 OAK STREET BLOCK 136 LOT 22 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY		SHEET NO. 1 OF 1