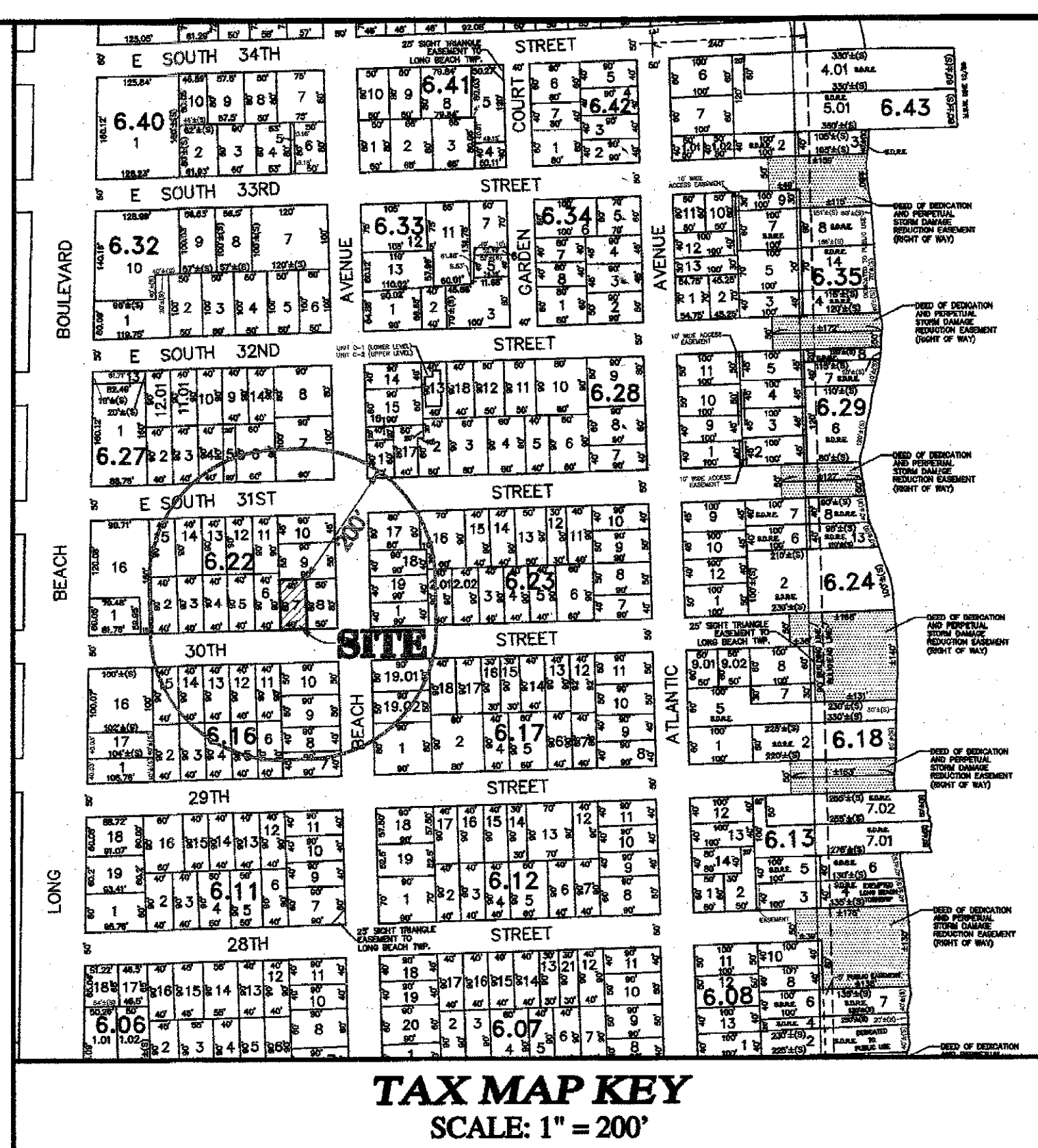
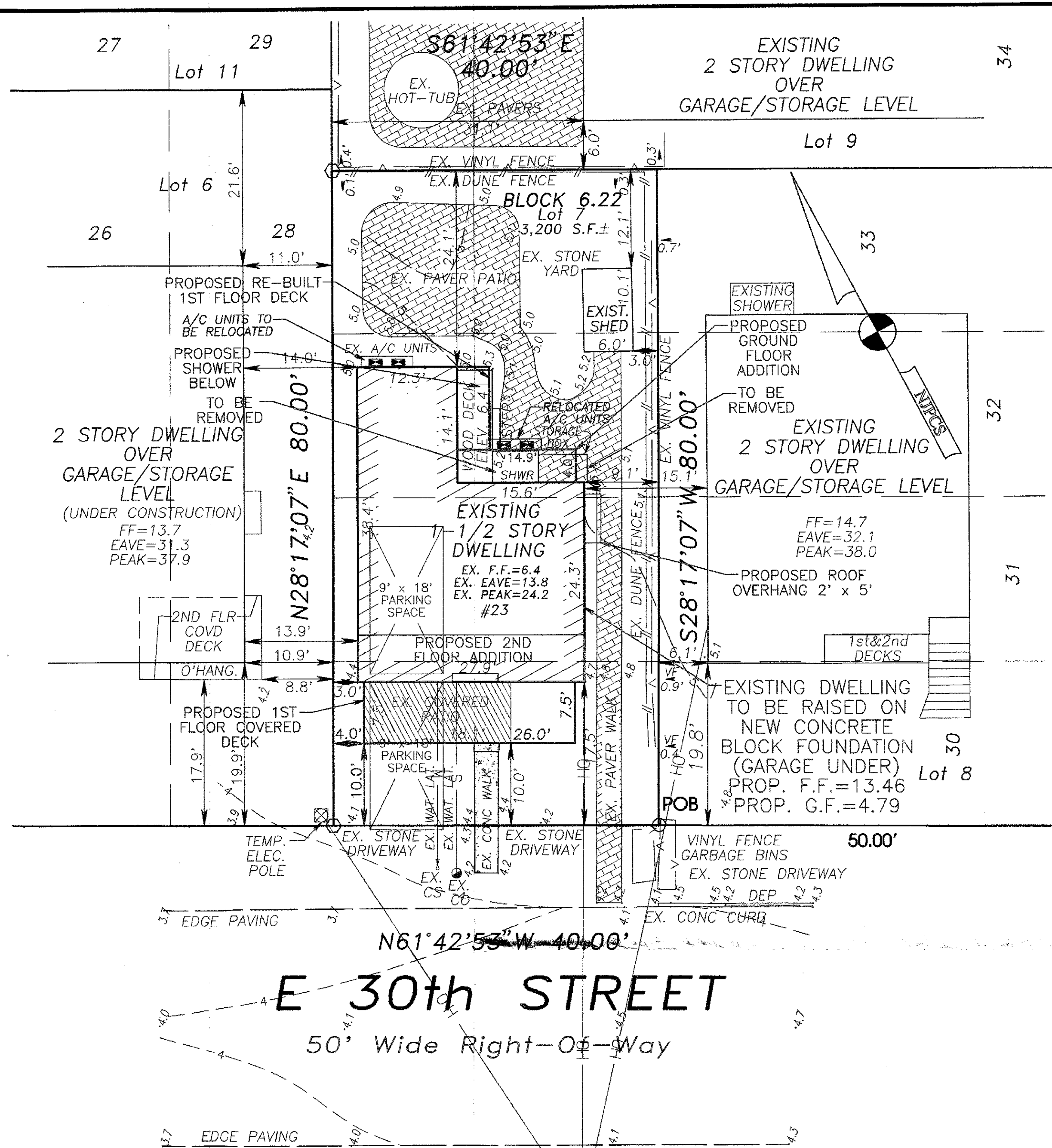


EXISTING CONDITIONS
SCALE 1"=10'



TAX MAP KEY
SCALE: 1" = 200'



PROPOSED CONDITIONS
SCALE 1"=10'

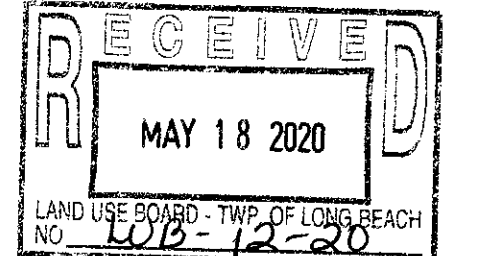
	REQUIRED	EXISTING	PROPOSED
R-50 GENERAL RESIDENCE ZONE:			
MINIMUM LOT AREA (1/2 BLOCK WIDTH X 50):	4,500.00 S.F.	3,200 S.F.(ENC)(3)	N/C
MINIMUM LOT WIDTH:	50 FT.	40.00 FT.(ENC)(3)	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH):	90 FT.	60.00 FT.(ENC)	N/C
MINIMUM FRONT SETBACK:	15 FT.	19.9 FT.(ENC)	N/C
MINIMUM REAR SETBACK:	15 FT.	5.4 FT.(ENC)	N/C
MINIMUM SIDE SETBACK:	15 FT.	12.1 FT.(ENC)	N/C
MINIMUM COMB. SIDE SETBACK:	15 FT.	15.3 FT.(ENC)	N/C
MINIMUM DISTANCE FROM ADJACENT DWELLING:	15 FT.(EAST)	15.1 FT.	N/C
MINIMUM SIDE SETBACK FOR OPENING:	9 FT.	9.1 FT.	N/C
MINIMUM FLOOR AREA(14 S.F./100 S.F. area):	448 S.F.	1,481 S.F.	N/C
MAXIMUM LOT COVERAGE:	33.3 %	34.83 RECH(X4)	N/C
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	28.06 %	N/C
MINIMUM OFF-STREET PARKING:	2 SPACES	40 SPACES	N/C
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	27.1 FT.	N/C
ACCESSORY STRUCTURES:	4 FT.	3.0 FT.(ENC)	N/C
MINIMUM REAR SETBACK:	4 FT.	12.1 FT.	N/C

PROP. LOT COVERAGE BREAKDOWN (SF)	
BUILDING	IMPERVIOUS
HOUSE	852
ADDITION	58
FRONT PORCH	195
SHED	61
FRONT WALK	30
PAVERS	600
REAR DECK	40
ROOF O'HANG	10
TOTAL	1,206+37,699+1,846=39,951

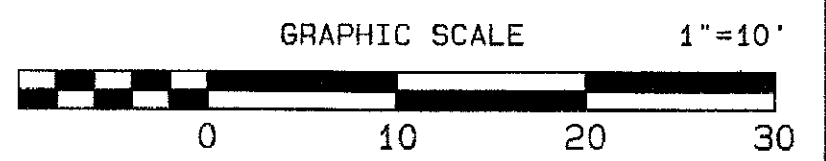
NOTE: AC DECK & SHOWER EXCLUDED, LESS THAN 32 SF.

EXIST. LOT COVERAGE BREAKDOWN (SF)	
BUILDING	IMPERVIOUS
HOUSE	852
FRONT PORCH	135
SHED	61
FRONT WALK	30
PAVERS	600
REAR DECK	60
STORAGE BOX	20
TOTAL	1,108+34,638=35,746

NOTE: AC DECK & SHOWER EXCLUDED, BOTH LESS THAN 32 SF.



META DATA
UNITS: USFT
HORIZONTAL DATUM: NJPCS NAD 1983
VERTICAL DATUM: NAVD 1988



- NOTES:**
- THE PROPERTY IS CURRENTLY OCCUPIED BY A 1-1/2 STORY DWELLING (23 E. 30TH STREET). THE APPLICANT PROPOSES TO RAISE THE EXISTING DWELLING, CONSTRUCT A CONCRETE BLOCK FOUNDATION, CONVERT THE 1/2 STORY INTO A FULL 2ND STORY, RECONSTRUCT AND EXPANDED THE COVERED FRONT DECK, AND RE-CONSTRUCT THE REAR DECK.
 - PROPOSED GARAGE FLOOR = 4.79
 - PROPOSED FIRST FLOOR ELEVATION = 13.45
 - ELEVATIONS BASED ON 1988 VERTICAL DATUM.
 - PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC. SHOWING CONDITIONS AS OF 10/15/2019, UPDATED 03/22/2020.
 - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (EL. 8) AS PER FLOOD INSURANCE RATE MAP PANEL 603 OF 611, COMMUNITY NUMBER 345301 0603 F, MAP NUMBER 340290600F, EFFECTIVE SEPTEMBER 29, 2006.
 - PER FEMA PRELIMINARY FIRM MAPS ISSUED 01/30/2015 THIS SITE IS LOCATED IN FLOOD ZONE AE (EL. 8).
 - WATER AND SEWER SERVICE SHALL UTILIZE EXISTING MUNICIPAL UTILITY CONNECTIONS. EXISTING UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION OR CONSTRUCTION.
 - PROPOSED DWELLING DIMENSIONS OBTAINED FROM PLANS BY CRAIG W. BREAKLEY, A.I.A., ARCHITECT DATED 02/25/2020.
 - ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD E. 30TH STREET OR PERMEABLE SURFACES.
 - BUILDER TO VERIFY THAT THE VERTICAL DISTANCE FROM A LINE PERPENDICULAR TO THE CROWN OF THE ROAD WHERE THE VERTICAL FACE OF BUILDING INTERSECTS WITH THE FINISHED GRADE AT THE POINT FURTHEST FROM THE BUILDING LINE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 34 FEET.
 - BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, FREEDOM, GRADING, UTILITIES, ETC.
 - NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING. LANDSCAPE FABRIC SHALL BE USED, IF NEEDED.
 - THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

PLOT PLAN

PREPARED FOR
STEPHEN A. GANSZ

BLOCK 6.22 LOT 7
TOWNSHIP OF LONG BEACH
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PIERSON, P.L.S., P.P.
JASON M. MARCIANO, P.E., P.P.

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CERTIFICATE OF ADMINISTRATION NO. 2425728802

JOB NO.: 2019-0370 TAX MAP SHEET NO.: 10
DRAWN BY: DLS SCALE: 1"=10'
CHECKED BY: JAM DATE PREPARED: 04/09/2020

REVISIONS Project Desc: Path: J:\2019\20190370\20190370.rvt Plot Date/Time: Mon Apr 6, 2020 7:11:45:26