

ZONE R-50 CORNER LOT REQUIREMENTS

MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	5,000 S.F.	3,832 S.F.*	N.C.
MIN. FRONT SETBACK	50 FT.	61.17 FT.	N.C.
MIN. STREET SIDE SETBACK	20 FT.	14.4 FT.*	N.C.
MIN. SIDE SETBACK	15 FT.	11.2 FT.*	7.2 FT.**
MIN. REAR SETBACK	4/15 FT.	7/18.7 FT.	7/14.2 FT.**
MAX. BUILDING COVERAGE	10 FT.	12 FT.	N.C.
MAX. IMPERVIOUS COVERAGE:	33.3%	35.5%*	38.2%**
FRONT YARD	60%	43%	43.6%
TOTAL LOT	75%	54.2%	57.3%

* - EXISTING NON-CONFORMING
 ** - VARIANCE REQUIRED
 N.C. - NO CHANGE

NOTES:

- THIS MAP IS NOT A SURVEY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 16, BLOCK 1.22, TOWNSHIP OF LONG BEACH, COUNTY OF OCEAN, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 1/5/2021.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 8 AS SHOWN ON CURRENT FIRM #34029C0592F, DATED 9/29/2006.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 8 AS SHOWN ON PRELIMINARY FIRM #34029C0592G, DATED 3/28/2014.

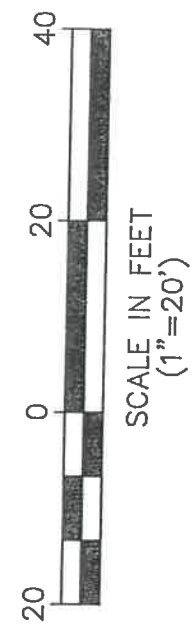
7. SITE TRIANGLE EASEMENT IN ACCORDANCE TO ORDINANCE § 205-6 WHICH STATES A SITE TRIANGLE IS ESTABLISHED BY DETERMINING THE POINT 25 FEET REMOVED FROM THE POINT OF INTERSECTION OF THE TWO LINES CONSTITUTING THE STREETS OR EASEMENTS WHICH INTERSECT TO FORM THE CORNER LOT AND CONNECTING THOSE TWO POINTS WITH A STRAIGHT LINE.
 PREPARED FOR: DAVID ALTANA AND JILL ALTANA

BUILDING COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING W/ O.H.	1,114 S.F.	N.C.
DECK W/ STEPS	231 S.F.	351 S.F.
A/C PLATFORM	15 S.F.	N.C.
BUILDING LOT COVERAGE	1,360 S.F.	1,480 S.F.
LOT AREA	3,832 S.F.	
TOTAL BUILDING LOT COVERAGE	35.5%	38.2%

TOTAL LOT IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING W/ O.H.	1,114 S.F.	N.C.
DECK W/ STEPS	231 S.F.	351 S.F.
A/C PLATFORM	15 S.F.	N.C.
CONC.	127 S.F.	N.C.
PAVERS	576 S.F.	N.C.
MAS. CURBS	13 S.F.	N.C.
IMPERVIOUS LOT COVERAGE	2,076 S.F.	2,196 S.F.
LOT AREA	3,832 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	54.2%	57.3%



"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
 engineering & surveying
 P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691
 www.morganengineeringllc.com

Matthew R. Wilder

MATHEW R. WILDER
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

PROPOSED DECK PLAN WITH VARIANCE
 #5000 SOUTH LONG BEACH BOULEVARD
 LOT 16
 BLOCK 1.22
 TOWNSHIP OF LONG BEACH
 COUNTY OF OCEAN
 NEW JERSEY

Scale: 1"=20'	Drawn By: DS	Date: 1/18/20	JOB #: E20-00497	CAD File #: DECK PLAN	Sheet #: 1 OF 1
REV	DATE	DESCRIPTION	BY		
1	3/19/21	REVISED PER ENGINEER REVIEW	DAP		