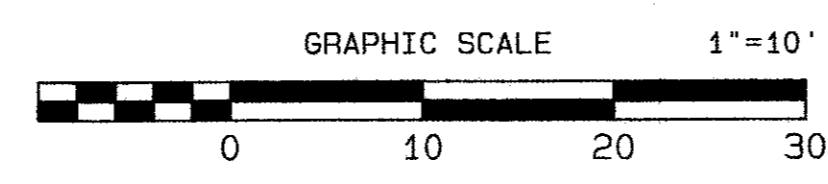
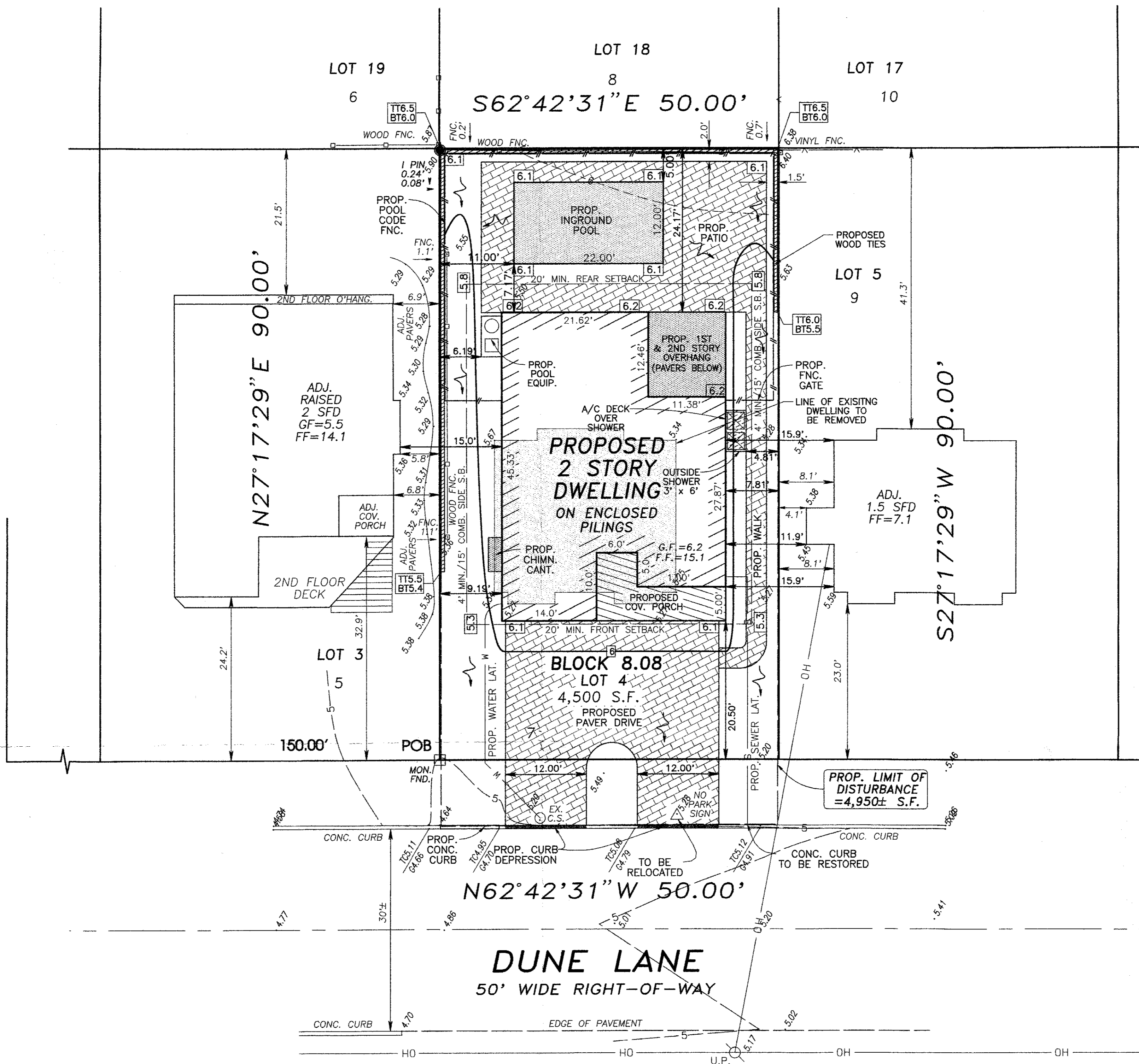


**BEACH AVENUE**  
50' Wide Right-Of-Way

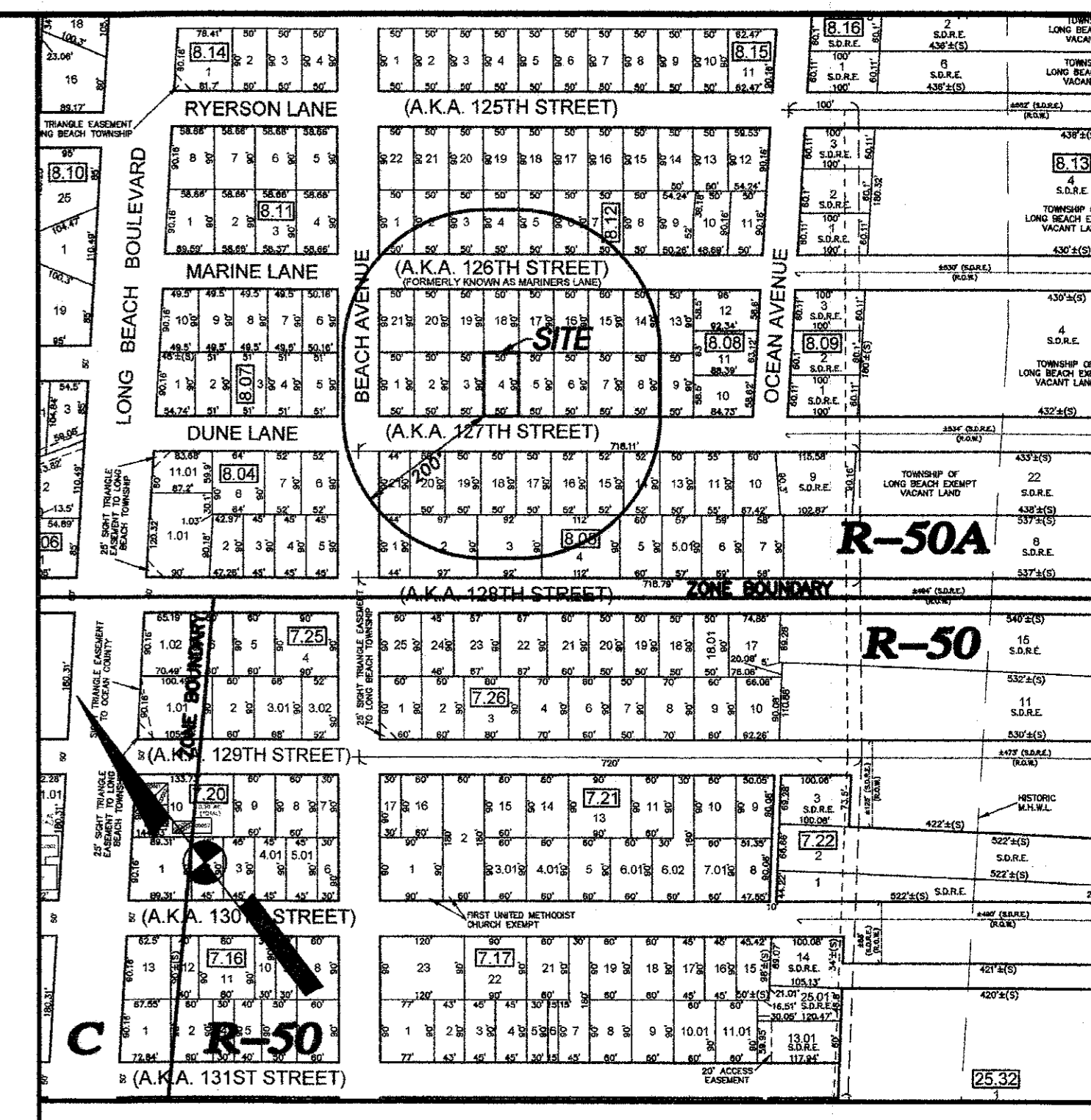


R-50A GENERAL RESIDENCE ZONE:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (1/2 BLOCK WIDTH X 50):	4,500.00 S.F.	4,500 S.F.	N/C
MINIMUM LOT WIDTH:	50.00 FT.	50.00 FT.	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH+):	90 FT.	90.00 FT.	N/C
MINIMUM FRONT SETBACK:	20 FT.	23.0 FT.	20.50 FT.
MINIMUM REAR SETBACK:	20 FT.	41.3 FT.	24.17 FT.
MINIMUM SIDE SETBACK:	4 FT.	4.1 FT.	7.81 FT.
MINIMUM COMB. SIDE SETBACK:	15 FT.	19.2 FT.	17.0 FT.
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(WEST)	10.9 FT.	15.0 FT.
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.	15.1 FT.	11.9 FT.(PV)
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	630 S.F.	1,288 S.F.±	2,612 S.F.±
MAXIMUM LOT COVERAGE:	33.3 %	14.8 %	33.2 % (2)
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	31.6 %	73.1 %
MINIMUM OFF STREET PARKING:	2 SPACES	2 SPACES	2 SPACES
MAXIMUM BUILDING HEIGHT:	34 FT.(1)	22.3 FT.	34.0 FT.
ACCESSORY STRUCTURES:			
MINIMUM SIDE SETBACK:	4 FT.	N/A	N/A
MINIMUM REAR SETBACK:	4 FT.	N/A	N/A
INGROUND POOL:			
MINIMUM SIDE SETBACK:	4 FT.	N/A	11.00 FT.
MINIMUM REAR SETBACK:	4 FT.	N/A	5.00 FT.
MINIMUM SETBACK FROM HOUSE:	5 FT.	N/A	7.17 FT.

PROPOSED LOT COVERAGE BREAKDOWN (SF)		
	BUILDING	IMPERVIOUS
HOUSE	1,371	1,371
FRONT DECK	125	125
FIREPLACE	10+	10
A/C DECK	18+	18
SHOWER	18+	18
POOL EQUIP.	18+	18
DRIVEWAY	-	633
PAVER PATIO/WALK	-	833
POOL	-	264
TOTAL	1,496=33.2%	3,290=73.1%

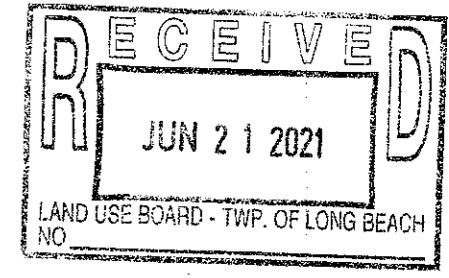
\* EXCLUDED FROM COVERAGE

N/C = NO CHANGE  
N/A = NOT APPLICABLE  
(ENC) = EXISTING NON-CONFORMING CONDITION  
(PV) = PROPOSED VARIANCE CONDITION  
(+) = BLOCK WIDTH DETERMINED AT 180 FT.  
(1) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL=5.0).  
(2) = INCLUDES HOUSE & DECK. (SEE TABLE)



**TAX MAP KEY**  
SCALE: 1"=200'

- NOTES:
- 1) THE PROPERTY IS CURRENTLY OCCUPIED BY A 1-1/2 STORY DWELLING (111 EAST DUNE LANE) THE APPLICANT PROPOSES TO REMOVE THE EXISTING DWELLING AND PROPOSES THE CONSTRUCTION A NEW 2 STORY DWELLING WITH AN INGROUND POOL AND A PATIO.
  - 2) PROPOSED GARAGE/STORAGE FLOOR ELEVATION= 6.2 @ 0.0 H.D. PROPOSED FIRST FLOOR ELEVATION= 15.1
  - 3) ELEVATIONS BASED ON 1988 VERTICAL DATUM.
  - 4) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., SHOWING CONDITIONS AS OF 04/21/2021, LAST REVISED 05/05/2021.
  - 5) PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (EL 8) (NAVD 1988) AS PER FLOOD INSURANCE RATE MAP PANEL 803 OF 811, COMMUNITY NUMBER 345301 0603 F, MAP NUMBER 34029C0603F, EFFECTIVE SEPTEMBER 29, 2006.
  - \*\*\*\*\*AS PER FEMA PRELIMINARY FIRM MAPS ISSUED 01/30/2015 THIS SITE IS LOCATED IN FLOOD ZONE AE (EL 8) (NAVD 1988).
  - 6) WATER AND SEWER SERVICE UTILIZE EXISTING MUNICIPAL UTILITY CONNECTIONS. LOCATIONS OF EXISTING CONNECTIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION.
  - 7) PROPOSED DWELLING DIMENSIONS OBTAINED FROM PLANS BY DARIO ARCHITECTURE, DATED 06/08/2021.
  - 8) ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD EAST DUNE LANE OR PERMEABLE SURFACES.
  - 9) BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM A LINE PERPENDICULAR TO THE CROWN OF THE ROAD WHERE THE VERTICAL FACE OF THE 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.
  - 10) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, FREEBOARD, GRADING, UTILITIES, ETC...
  - 11) NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING. LANDSCAPE FABRIC SHALL BE USED, IF NEEDED.
  - 12) THERE ARE NO WETLANDS OR WETLAND BUFFERS ON THIS LOT.



- LEGEND:
- EXISTING ELEVATION
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED ELEVATION
  - DRAINAGE FLOW ARROW

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

**PLOT PLAN**

PREPARED FOR  
**DOLPHIN HOMES, LLC**

**BLOCK 8.08 LOT 4**  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
**R-50A ZONE**

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

ENGINEERING PLANNING LAND SURVEYING GPS  
808 MAIN STREET TOMS RIVER, NJ 08786  
(908) 863-2000 VOICE (908) 863-2004 FAX WWW.EASTCOASTENGIN.COM  
(732) 244-3044 FAX  
CERTIFICATE OF AUTHORIZATION NO. 2404235000

JOB No.: 2021-0234 TAX MAP SHEET No.: 10  
DRAWN BY: DLG SCALE: 1"=10'  
CHECKED BY: JMM DATE PREPARED: 06/18/2021

SITE ADDRESS:  
111 EAST DUNE LANE  
LONG BEACH TOWNSHIP, NJ 08008

Project Desc.: Path: \\A\2021\20210234\20210234.pro Date/Time: Fri Jun 18, 2021 9:03:42