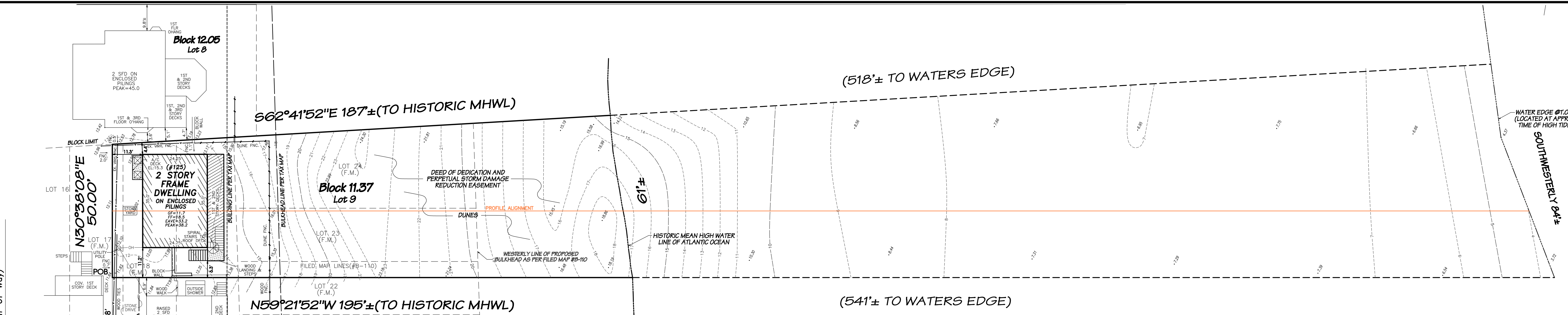


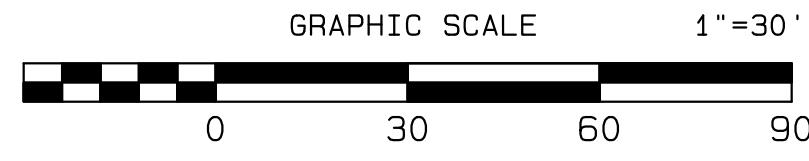
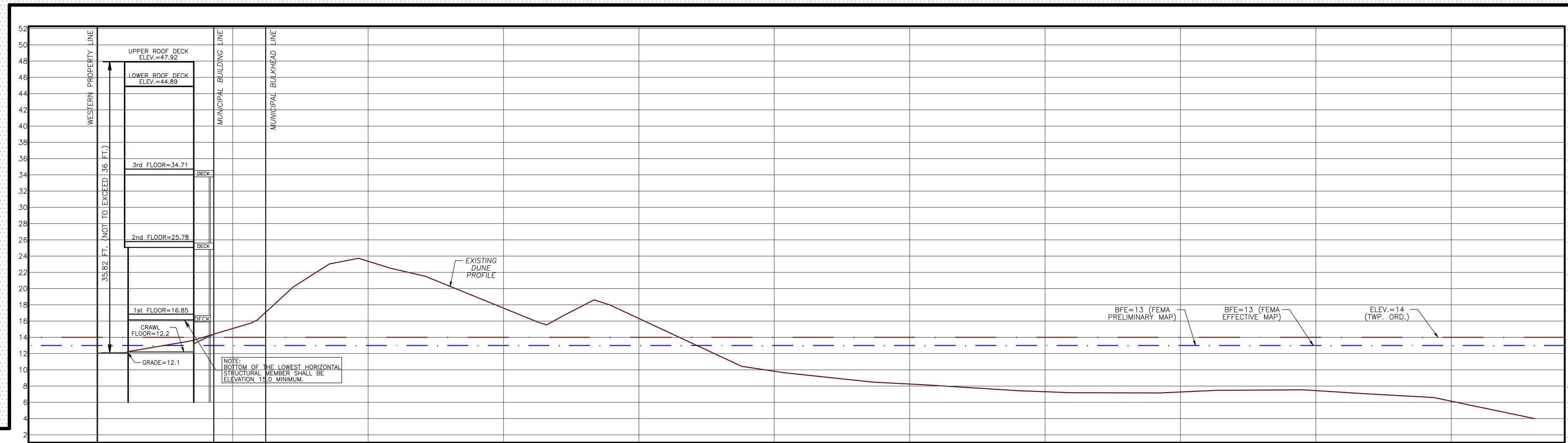
OCEAN BOULEVARD  
(AKA BEACH AVENUE)  
(50' Wide Right-Of-Way)

HERBERT AVENUE  
(AKA 96TH STREET)  
(50' Wide Right-Of-Way)

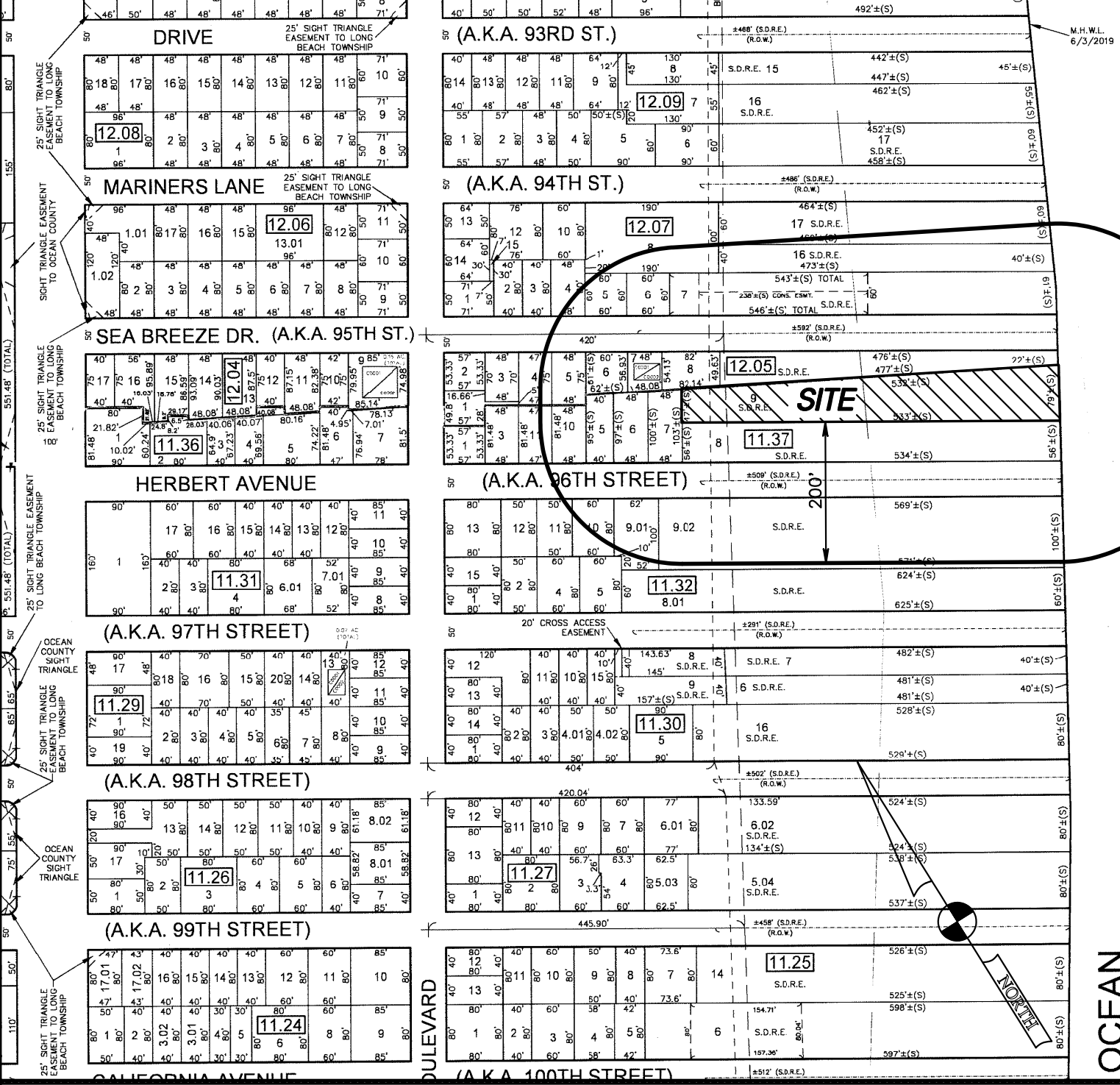
ATLANTIC OCEAN



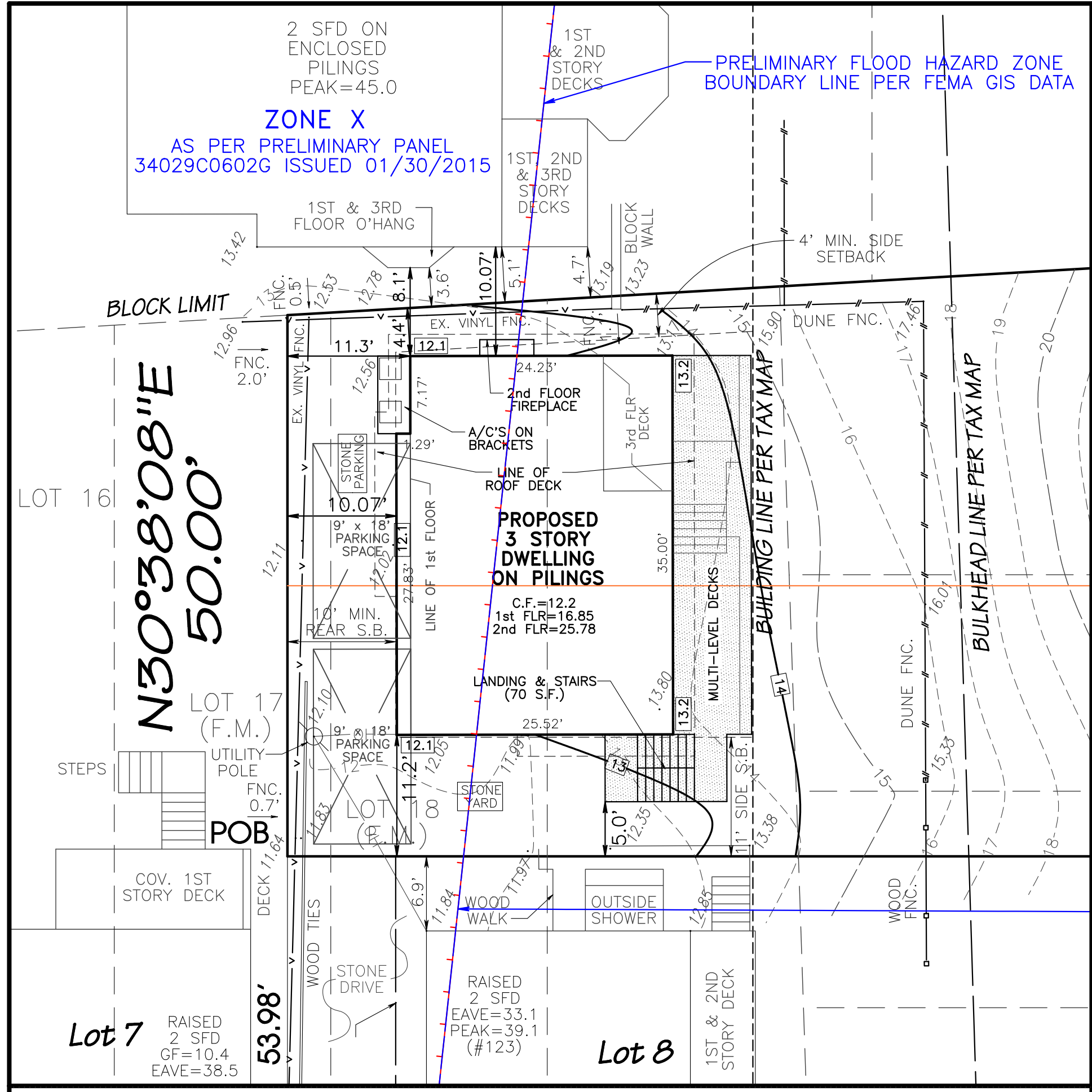
EXISTING CONDITIONS SCALE: 1"=20'



DUNE PROFILE @ LOT CENTERLINE  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=10'



KEY MAP SCALE: 1"=200'



PROPOSED IMPROVEMENTS SCALE: 1"=10'

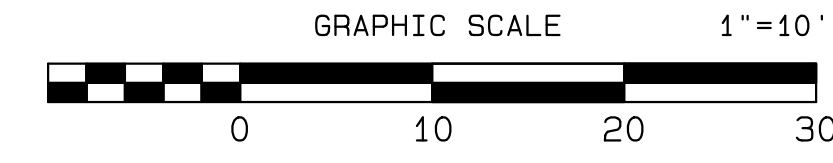
LEGEND:  
- - - EXISTING ELEVATION  
- - - EXISTING CONTOUR  
- - - PROPOSED CONTOUR  
- - - PROPOSED ELEVATION  
- - - DRAINAGE FLOW ARROW

R-50 GENERAL RESIDENCE ZONE: REQUIRED EXISTING PROPOSED

MINIMUM LOT AREA:	5,000 S.F.	34,389 S.F.±	N/C
MINIMUM LOT WIDTH:	50 FT.	50.00 FT.	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH):	100 FT.	43.00 FT.(ENC)(c)	N/C
MINIMUM FRONT SETBACK: (EAST)	10.0 FT.	11.3 FT.	10.0 FT.
MINIMUM REAR SETBACK: (WEST)	1.2 FT.	0.1 FT.	1.2 FT.
MINIMUM SIDE SETBACK: (NORTH)	4 FT.	4.4 FT.	N/C
MINIMUM COMBINED SIDE SETBACK: (NORTH/SOUTH)	15 FT.	15.6 FT.	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:(NORTH)	5.1 FT.(ENC)	5.1 FT.	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:(SOUTH)	15 FT.	18.1 FT.	N/C
MINIMUM FLOOR AREA: (14 S.F./100 S.F. area)	1,400 S.F.	2,698 S.F.±	2,698 S.F.(b)
MAXIMUM LOT COVERAGE:	35.3%	35.3%	35.3%
MAXIMUM IMPERVIOUS COVERAGE:	75.0%	52.0%(c)	52.0%(c)
MINIMUM OFF STREET PARKING:	2 SPACES	2 SPACES	N/C
MAXIMUM BUILDING HEIGHT:	36 FT. (g)	26.2 FT. ±	35.62 FT.(g)

(ENC) = EXISTING NON-CONFORMITY  
(PV) = PROPOSED VARIANCE  
N/C = NO CHANGE  
N/A = NOT APPLICABLE  
(a) = 36 FT. MAX. HEIGHT LIMIT MEASURED FROM GRADE ALONG WEST BUILDING WALL (PROP. AVG. GRADE = 12.1').  
(b) = FLOOR AREA AS PER ARCH PLANS.  
(c) = MEASURED TO TAX MAP BUILDING LINE. (2,203.85 S.F.)

- NOTES:
- 1) THE PROPERTY CURRENTLY CONTAINS A 2 STORY DWELLING. (125 EAST HERBERT AVENUE) THE APPLICANT PROPOSES TO REMOVE THE EXISTING DWELLING AND PROPOSES TO CONSTRUCT A NEW 3 STORY FRAME DWELLING WITHIN THE FOOTPRINT OF THE EXISTING DWELLING WITH MODIFICATIONS AND WESTERN EXPANSION.
  - 2) PROPOSED CRAWLSPACE FLOOR=12.2  
PROPOSED 1st FLOOR=16.85  
PROPOSED 2nd FLOOR ELEVATION =25.78
  - 3) ELEVATIONS BASED ON NAVD 1988 VERTICAL DATUM.
  - 4) PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 03/30/2022.
  - 5) SITE LOCATED IN FLOOD HAZARD ZONE VE, ELEVATION 13.0 (NAVD 1988 DATUM) AS PER FLOOD INSURANCE RATE MAP, PANEL 602 OF 611, COMMUNITY NO. 345301-0602-F, MAP NUMBER 34029C0602F, EFFECTIVE SEPTEMBER 29, 2006.
  - 6) SITE LOCATED IN FLOOD HAZARD ZONE VE (EL: 13) WITHIN AN AREA OF MODERATE WAVE ACTION AS PER PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL 602 OF 660, COMMUNITY NO. 345301-0602-G, MAP NUMBER 34029C0602G, RELEASED JANUARY 30, 2015.
  - 7) MUNICIPAL FLOOD ZONE REQUIREMENTS: VE (EL 14)
  - 8) WATER AND SEWER SERVICE IS PROVIDED BY EXISTING MUNICIPAL UTILITIES. EXISTING UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION OR CONSTRUCTION.
  - 9) HOUSE DIMENSIONS OBTAINED FROM PLANS BY ARCHITECTURAL INTEGRITY, LLC, DATED 06/05/2022.
  - 10) ALL SURFACE STORM WATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE GROUND AREAS.
  - 11) BUILDER SHALL VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE FINISHED GRADE ALONG THE WEST SIDE OF THE HOUSE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 36 FEET.
  - 12) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR VE FLOOD ZONES, SUCH AS LOWEST HORIZONTAL STRUCTURAL MEMBERS, FREEBOARD, BREAKAWAY WALLS, FLOOD VENTING, GRADING, UTILITIES, ETC.
  - 13) NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING, LANDSCAPE FABRIC SHALL BE USED.
  - 14) A SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED SOIL EROSION CONTROL PLAN.
  - 15) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.
  - 16) BOTTOM OF ELECTRIC METER BOX SHALL BE INSTALLED A MINIMUM OF 1' ABOVE BFE (14+1=15).  
CENTER OF METER SOCKET SHALL BE INSTALLED A MAXIMUM OF 5 FEET ABOVE FINISHED GRADE.



**VARIANCE PLOT PLAN**  
PREPARED FOR  
**RISING SUN VIEWS, LLC**

**BLOCK 11.37 LOT 9**  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

**East Coast Engineering, Inc.**  
ENGINEERING LAND SURVEYING PLANNING GPS  
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(909) 688-2600 VOICE TOMS RIVER, NJ 08783  
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NEW JERSEY PROFESSIONAL PLANNER 02512

JASON M. MARCIANO, P.E., P.P.  
NEW JERSEY PROFESSIONAL ENGINEER 44814  
NEW JERSEY PROFESSIONAL PLANNER 02640

REVISIONS