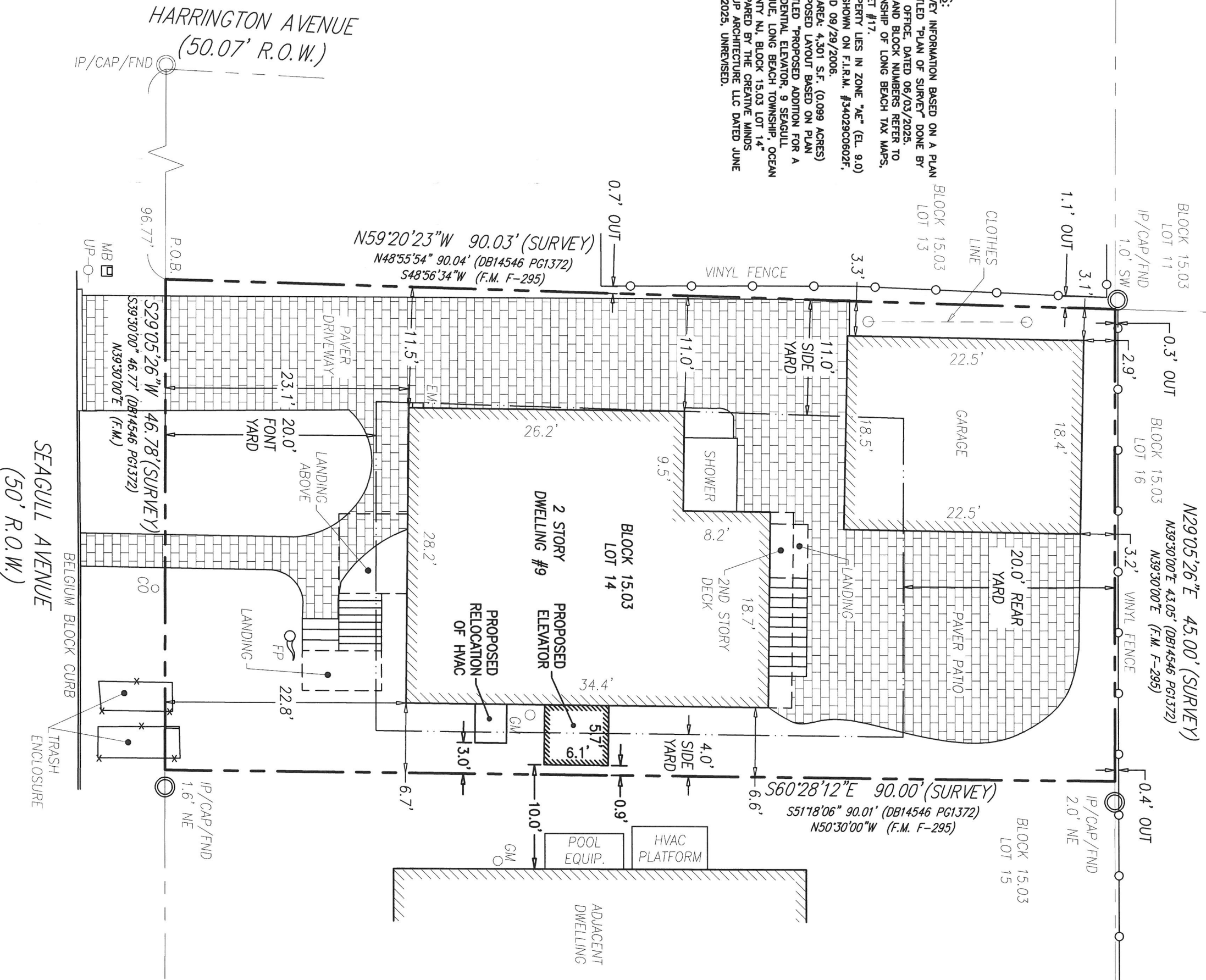


- NOTES:
1. SURVEY INFORMATION BASED ON A PLAN ENTITLED "PLAN OF SURVEY" DONE BY THIS OFFICE, DATED 06/03/2025.
 2. LOT AND BLOCK NUMBERS REFER TO TOWNSHIP OF LONG BEACH TAX MAPS, SHEET #17.
 3. PROPERTY LIES IN ZONE "AE" (EL. 9.0) AS SHOWN ON F.I.R.M. #3402900602F, DATED 09/29/2006.
 4. LOT AREA: 4,301 S.F. (0.099 ACRES)
 5. PROPOSED LAYOUT BASED ON PLAN ENTITLED "PROPOSED ADDITION FOR A RESIDENTIAL ELEVATOR, 9 SEAGULL AVENUE, LONG BEACH TOWNSHIP, OCEAN COUNTY NJ, BLOCK 15.03 LOT 14" PREPARED BY THE CREATIVE MINDS GROUP ARCHITECTURE LLC DATED JUNE 21, 2025, UNREVISED.



AREA & YARD REQUIREMENTS FOR THE R-50 - GENERAL RESIDENTIAL ZONE			
PRINCIPAL BUILDING, MINIMUM	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	4,130 SF	4,130 SF*
LOT WIDTH	50 FT	46.38 FT	46.38 FT*
LOT DEPTH	25 FT	90.01 FT	90.01 FT
FRONT YARD SETBACK	20 FT	22.8 FT	22.8 FT
REAR YARD SETBACK	20 FT	32.6 FT	32.6 FT
SIDE YARD SETBACK, ONE SIDE	4 FT	6.6 FT	0.9 FT
SIDE YARD SETBACK, TOTAL	15 FT	17.6 FT	11.9 FT
FLOOR AREA RATIO	0.14	0.215	0.22
PRINCIPAL BUILDING, MAXIMUM			
BUILDING COVERAGE	33.3%	31.6% (1,304 SF)	32.4% (1,339 SF)
LOT COVERAGE	NA	70.5% (2,912 SF)	71.6% (2,958 SF)
ACCESSORY BUILDING, MINIMUM			
REAR YARD SETBACK	4 FT	2.9 FT	2.9 FT
SIDE YARD SETBACK	4 FT	3.1 FT	3.1 FT
DISTANCE TO ADJ. STRUCTURE	5 FT	7.0 FT	7.0 FT

* EXISTING NON-CONFORMANCE
** VARIANCE REQUIRED



UTILITY MARKOUT REQUIRED:
CONTRACTOR IS RESPONSIBLE
TO CALL NEW JERSEY ONE CALL
(800-272-1000) FOR UTILITY
MARK-OUT 3 FULL BUSINESS
DAYS PRIOR TO COMMENCEMENT
OF EXCAVATION.

THIS PLAN HAS BEEN PREPARED FOR
THE EXPLICIT PURPOSE OF OBTAINING
APPROVAL FOR GRADING. USE OF THIS
PLAN FOR ANY OTHER PURPOSE WITHOUT
PRIOR AUTHORIZATION FROM CME
ENGINEERING ASSOCIATES SHALL BE
DONE SO AT THE OWNERS OWN RISK.
CME ENGINEERING ASSOCIATES ASSUME
NO RESPONSIBILITY FOR SUCH USE.



CONSULTING AND MUNICIPAL ENGINEERS
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
3841 BORDENTOWN AVENUE, FLOOR 2ND, NEW JERSEY 08809
649 WEST AVE, SUITE 200, NEW JERSEY 08102
244 NORTH ROUTE 78, SUITE 200, NEW JERSEY 08043

JOSEPH GRAY, P.E., C.M.E.

9/25/25

PROFESSIONAL ENGINEER

N.J. LIC. NO. GE54013

REV.1 09/25/2025 ADDED ZONING TABLE (MM)

9 SEAGULL AVENUE
OCEAN COUNTY, NEW JERSEY
BLOCK 15.03 LOT 4
PLOT PLAN

DESIGNED BY	JOSEPH GRAY	CHECKED BY	JOSEPH GRAY
SCALE	1" = 10'	SHEET	1 OF 1
DATE	08/04/2025		

9SEAGULL-PL0T1

FILE No.: 115.2500165.M01