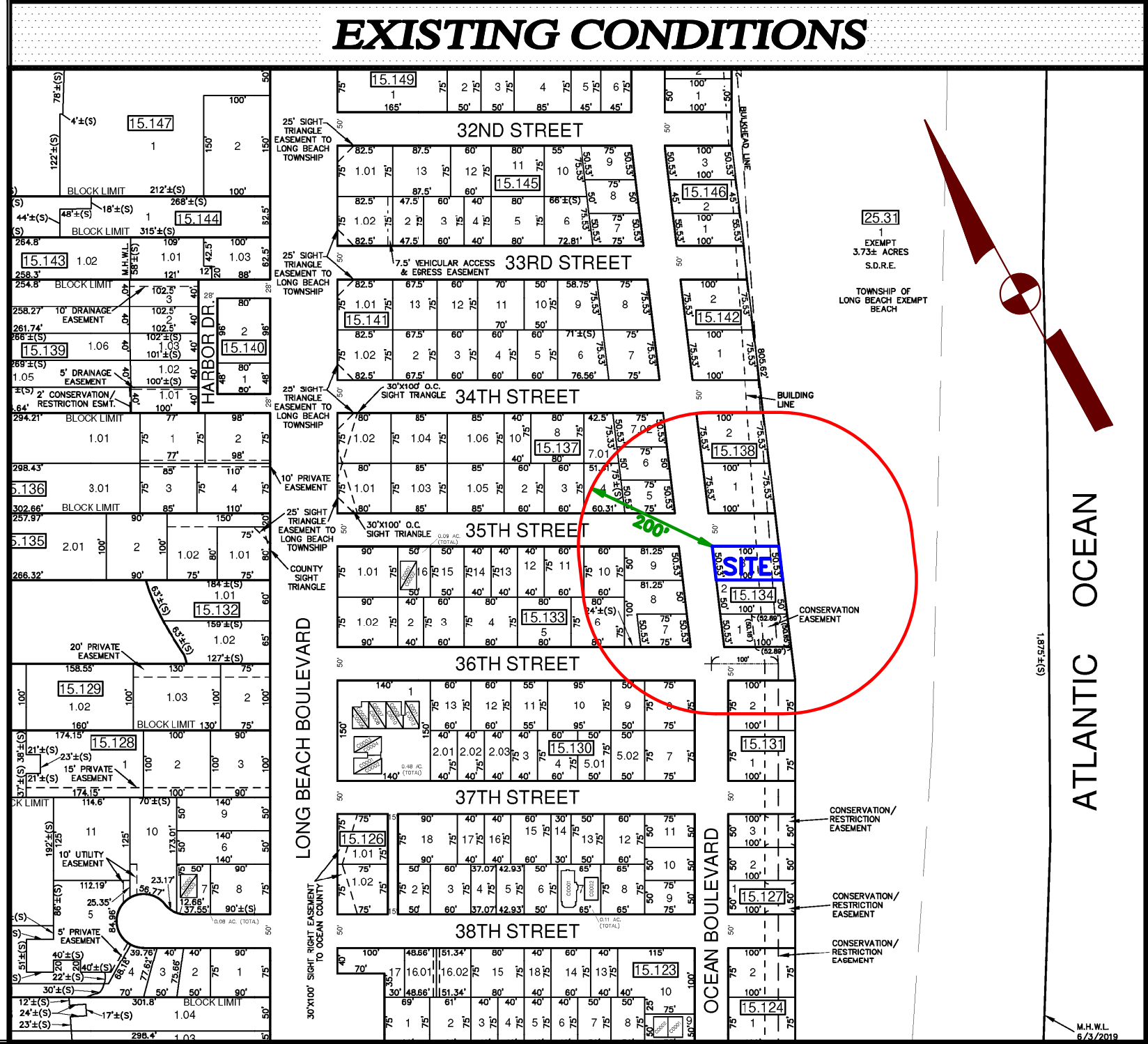
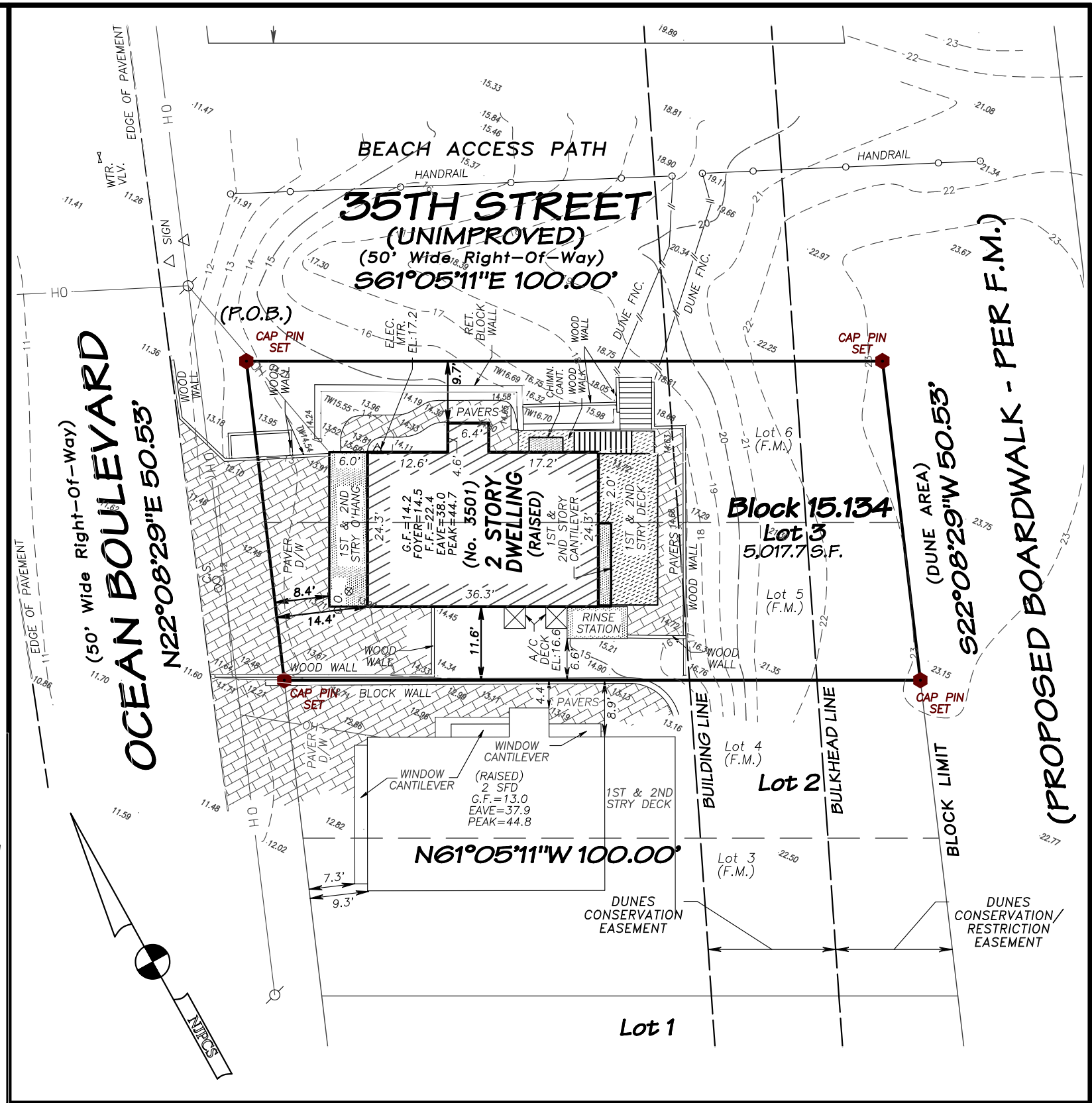
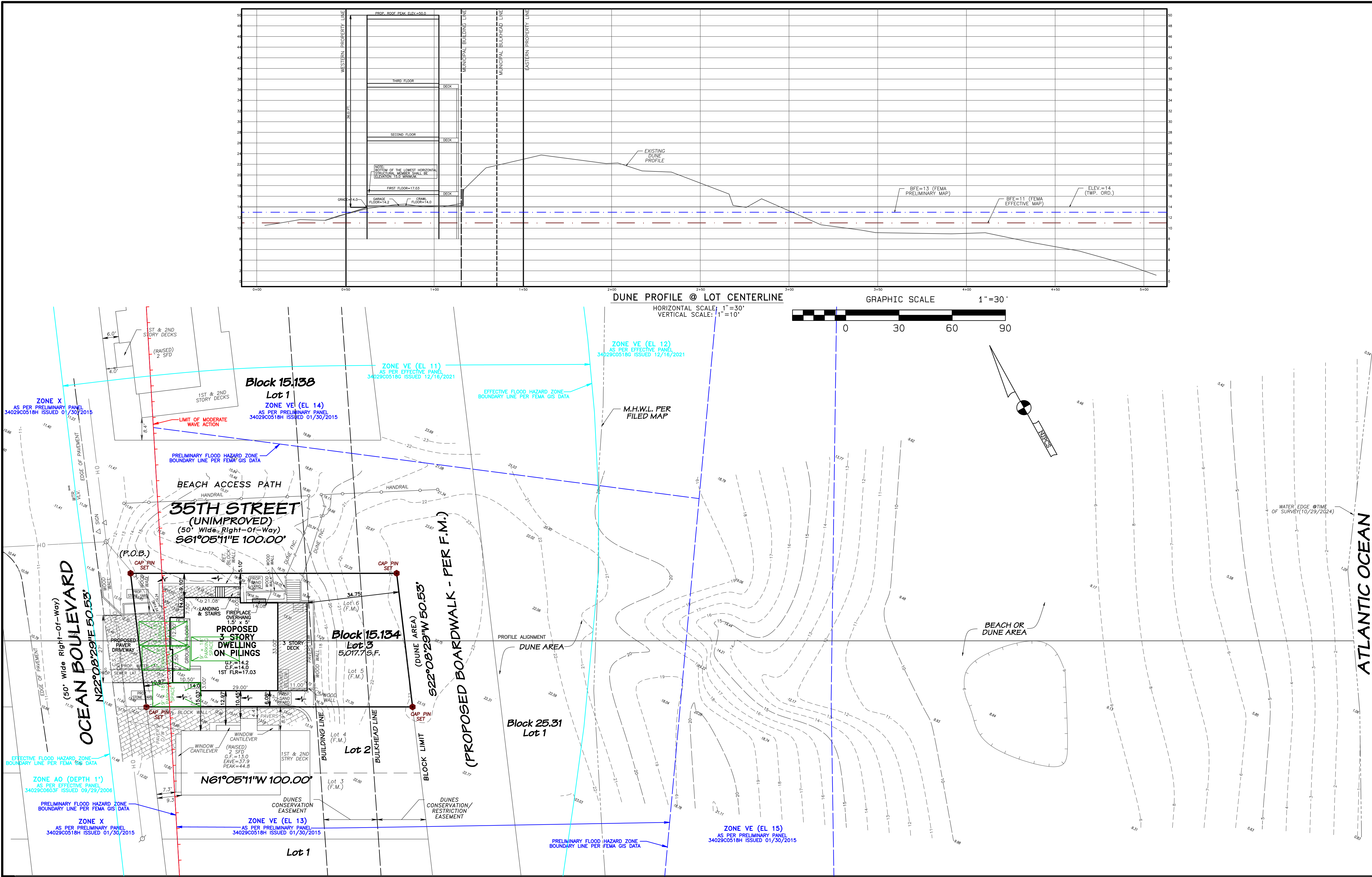




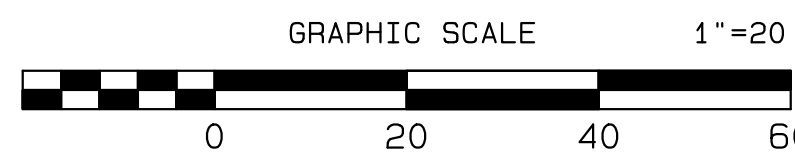
- NOTES:
- 1.) THE PROPERTY CURRENTLY CONTAINS A 2 STORY DWELLING. (3501 OCEAN BOULEVARD). THE APPLICANT PROPOSES TO REMOVE THE EXISTING DWELLING AND PROPOSES TO CONSTRUCT A NEW 3 STORY FRAME DWELLING WITH GARAGE.
 - 2.) PROPOSED CRAWLSPACE FLOOR=14.0
PROPOSED GARAGE FLOOR=14.2
PROPOSED FIRST FLOOR ELEVATION =17.03
 - 3.) ELEVATIONS BASED ON 1988 NAVD VERTICAL DATUM.
 - 4.) PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., LAST REVISED 08/20/2025.
 - 5.) SITE LOCATED IN FLOOD HAZARD ZONE VE, ELEVATION 11.0 (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP, PANEL 518 OF 660, COMMUNITY NO. 345301-0518-G, MAP NUMBER 34029C0518G, EFFECTIVE DECEMBER 16, 2021.
 - 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 518 OF 660, COMMUNITY NO. 345301-0518-H, MAP NUMBER 34029C0518H, RELEASED JANUARY 30, 2015.
 - 7.) **MUNICIPAL FLOOD ZONE REQUIREMENTS: VE (EL: 14)
 - 8.) WATER AND SEWER SERVICE IS TO BE PROVIDED BY MUNICIPAL UTILITIES. PROPOSED UTILITY LOCATIONS SHOWN ON PLAN ARE PICTORIAL AND SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION OR CONSTRUCTION.
 - 9.) HOUSE DIMENSIONS OBTAINED FROM PLANS BY CWB ARCHITECTURE, DATED 07/30/2025.
 - 10.) ALL SURFACE STORM WATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE GROUND AREAS.
 - 11.) BUILDER TO 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 6 FEET ABOVE FINISHED GRADE.

R-50 GENERAL RESIDENCE ZONE:		REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:		5,000 S.F.	5,017.7 S.F.	N/C
MINIMUM LOT WIDTH:		50 FT.	50.00 FT.	N/C
MINIMUM LOT DEPTH (1/2 BLOCK WIDTH):		75 FT.	100.00 FT.	N/C
MINIMUM FRONT SETBACK (EAST):		10 FT.	10.87 FT.	0.61 FT.
MINIMUM REAR SETBACK (WEST):		10 FT.	10.87 FT.	6.08 FT.
MINIMUM SIDE SETBACK (SOUTH):		4 FT.	11.6 FT.	15.18 FT.
MINIMUM COMBINED SIDE SETBACK (NORTH-SOUTH):		15 FT.	21.3 FT.	9.10 FT.
MINIMUM SETBACK FROM STREET (NORTH):		15 FT.	15.18 FT.	65.0 FT.
MINIMUM DISTANCE FROM ADJOINING DWELLINGS (NORTH):		15 FT.	16.0 FT.	10.45 FT. (PV)
MINIMUM FLOOR AREA: (14 S.F./100 S.F. area)		702 S.F.	1,823 S.F.	3,340 S.F. (c)
MAXIMUM LOT COVERAGE:		33.2 %	33.2 %	72.8 % (g)
MAXIMUM IMPERVIOUS COVERAGE:		33.2 %	33.2 %	72.8 % (g)
MINIMUM OFF STREET PARKING:		4 SPACES	4 SPACES	4 SPACES
MAXIMUM BUILDING HEIGHT:		36 FT. (b)	36 FT. (b)	36.00 FT. (b)
ACCESSORY STRUCTURES:				
MINIMUM FRONT SETBACK:		15 FT.	N/A	N/A
MINIMUM SIDE SETBACK:		4 FT.	N/A	N/A
MINIMUM REAR SETBACK:		4 FT.	N/A	N/A
MINIMUM SETBACK TO HOUSE:		5 FT.	N/A	N/A

(ENC) = EXISTING NON-CONFORMITY
(PV) = PROPOSED VARIANCE
N/C = NO CHANGE
N/A = NOT APPLICABLE
(a) = LOT DEPTH TO BUILDING LINE IS LESS THAN 75 FEET.
(b) = 36 FT. MAX. HEIGHT LIMIT MEASURED FROM GRADE ALONG WEST BUILDING WALL (PROP. AVG. GRADE ON WEST WALL = 14.0).
(c) = FLOOR AREA AS PER ARCH PLANS.
(d) = USE LOT AREA WEST OF BUILDING LINE.

LOT COVERAGE BREAKDOWN (SQ)	
HOUSE	1,302
FRONT DECK	363
FIREPLACES	6**
LANDING & STAIRS	34**
DRIVEWAY & PARKING	665
TOTAL	1,666/33.2%

* EXCLUDES BOTTOM STEP ** EXCEPT



REV. NO.	DATE	DESCRIPTION
VARIANCE PLOT PLAN		
SITE ADDRESS: 3501 OCEAN BOULEVARD BLOCK 15.134 LOT 3 LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY		
JOB NO.: 2024-0362	TAX MAP SHEET NO.: 21	
DRAWN BY: DLG	UNITS: USFT	
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988	
SCALE: 1"=20'	HORIZONTAL DATUM: NAD 1983	
DATE PREPARED: 10/20/2025	DEED BOOK/PAGE: 19899 / 168	
JASON M. MARCIANO, P.E., P.P. NEW JERSEY PROFESSIONAL PLANNER 08040		
JAY F. PIENSON, PLS, PP ROBERT J. HARRINGTON, PLS JOSEPH L. LAZAR, PLS		
EAST COAST ENGINEERING, INC. ENGINEERING LAND SURVEYING PLANNING PS (732) 244-3000 VOICE (609) 693-2600 VOICE (732) 244-3044 FAX www.eceinc.net		