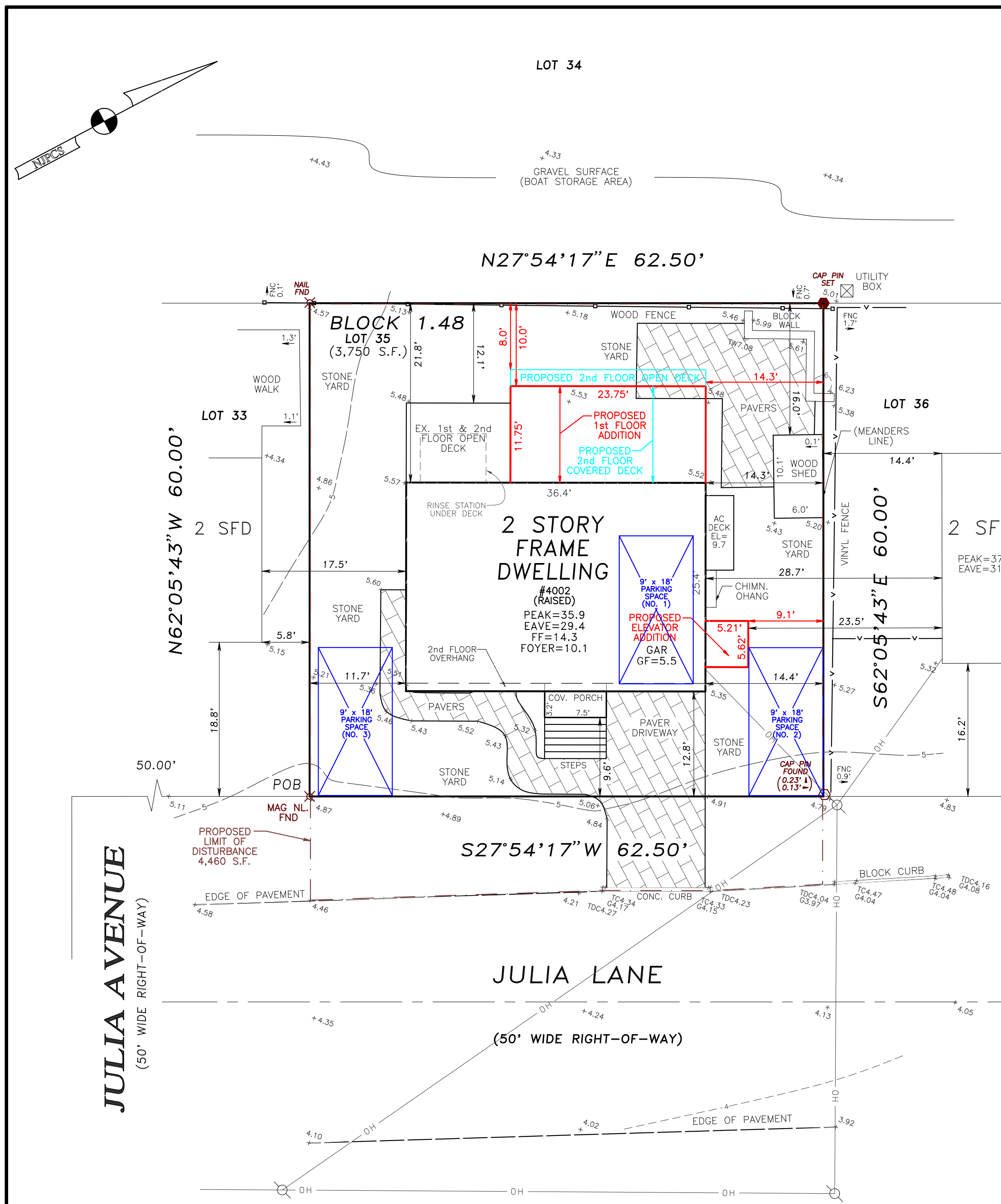




PROPOSED CONDITIONS/PLOT PLAN

SCALE: 1" = 10'

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

NOTES:

- THE PROPERTY IS CURRENTLY OCCUPIED BY A 2 STORY DWELLING (4002 JULIA LANE) WITH ATTACHED 1ST & 2ND FLOOR DECKS, SHED, PAVER PATIO & PAVER DRIVEWAY. THE APPLICANT PROPOSES TO RENOVATE AND EXPAND THE EXISTING DWELLING. A REAR ADDITION IS PROPOSED AT THE 1ST FLOOR LEVEL. A NEW ELEVATION ADDITION IS ALSO PROPOSED ON THE NORTH SIDE FROM THE GROUND TO THE 2ND FLOOR. VARIANCE IS REQUIRED FOR THE PROPOSED BUILDING COVERAGE.
- PROPOSED FLOORS SHALL MATCH EXISTING FLOORS.
- ELEVATIONS BASED ON 1988 NAVD VERTICAL DATUM.
- PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 09/09/2025, LAST REVISED 10/29/2025.
- SITE LOCATED IN FLOOD HAZARD ZONE "AC" ELEV. 8 (NAVD 1988) AS PER FLOOD INSURANCE RATE MAP PANEL 592 OF 611, COMMUNITY PANEL NO. 345301 0592, F. MAP NUMBER 34029C0592, SEPTEMBER 29, 2006. SITE IS LOCATED WITHIN TIDAL FLOOD HAZARD ZONE AE (EL. 9) WITHIN AN AREA OF MODERATE WAVE ACTION AS PER FEMA PRELIMINARY FLOOD MAP 34029C0592G, RELEASED JANUARY 30, 2015.
- DWELLING IS SERVICED BY EXISTING MUNICIPAL WATER AND SEWER UTILITIES. ALL EXISTING UTILITY CONNECTIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, EXCAVATION, DEMOLITION OR CONSTRUCTION.
- HOUSE DIMENSIONS OBTAINED FROM PLANS BY CWB ARCHITECTURE, DATED 07/17/2026.
- ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD JULIA LANE OR PERMEABLE SURFACES.
- 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 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.
- 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...
- NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING, LANDSCAPE FABRIC SHALL BE USED.
- THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

MC-MARINE COMMERCIAL ZONE
FOR RESIDENTIAL DWELLINGS USE CLOSEST RESIDENTIAL REQUIREMENTS
CLOSEST (ACROSS JULIA LANE) IS R-35 GENERAL RESIDENCE ZONE:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	4,500.00 S.F.	3,750 S.F.(ENC)	N/C
MINIMUM LOT WIDTH:	50.0 FT.	62.50 FT.	N/C
MINIMUM LOT DEPTH:	60.0 FT.	60.00 FT.	N/C
MINIMUM FRONT SETBACK:	20.0 FT.	12.8 FT.(ENC)	N/C
MINIMUM REAR SETBACK:	10.0 FT.	12.1 FT.	10.0 FT.
MINIMUM SIDE SETBACK:	4 FT.	11.7 FT.	9.1 FT.
MINIMUM CORNER SIDE SETBACK: (30%)	18.75 FT.	20.8 FT.	20.8 FT.
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(NORTH)	28.7 FT.	23.5 FT.
	15 FT.(SOUTH)	17.5 FT.	N/C
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.	11.7 FT.	N/C
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	325 S.F.	1,768 S.F.	2,059 S.F.
MINIMUM LOT COVERAGE:	33.3 %	34.03 %(ENC)	36.13 %(PV)
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	54.56 %	57.04 %
MINIMUM OFF STREET PARKING: (0-3,000 SF)	3 SPACES	N/C	N/C
MAXIMUM BUILDING HEIGHT:	34 FT.(1)	31.66 FT.(1)	N/C

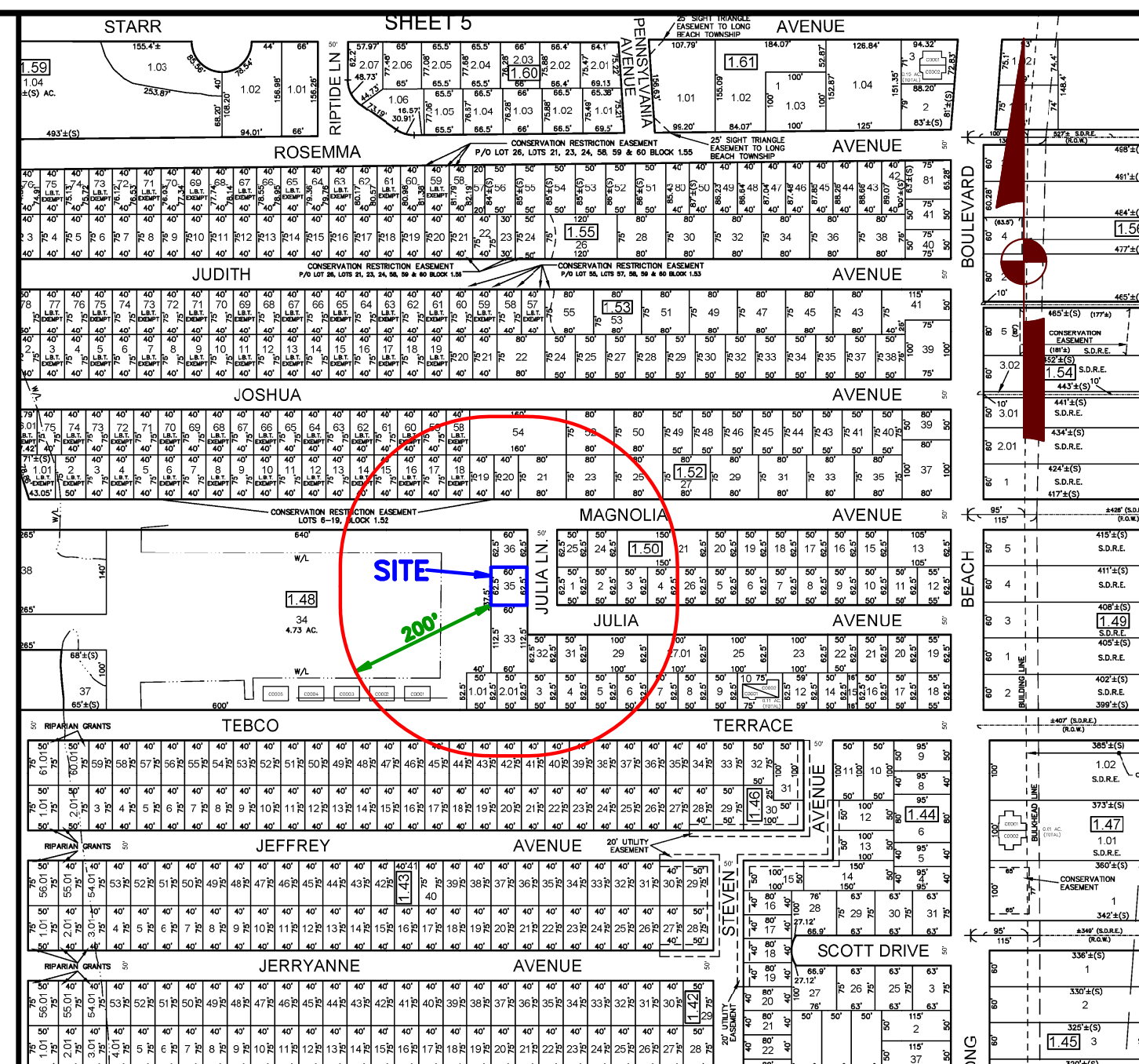
ACCESSORY STRUCTURES:
MINIMUM SIDE SETBACK:
MINIMUM REAR SETBACK:

N/C = NO CHANGE
N/A = NOT APPLICABLE

(1) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL:4.24)

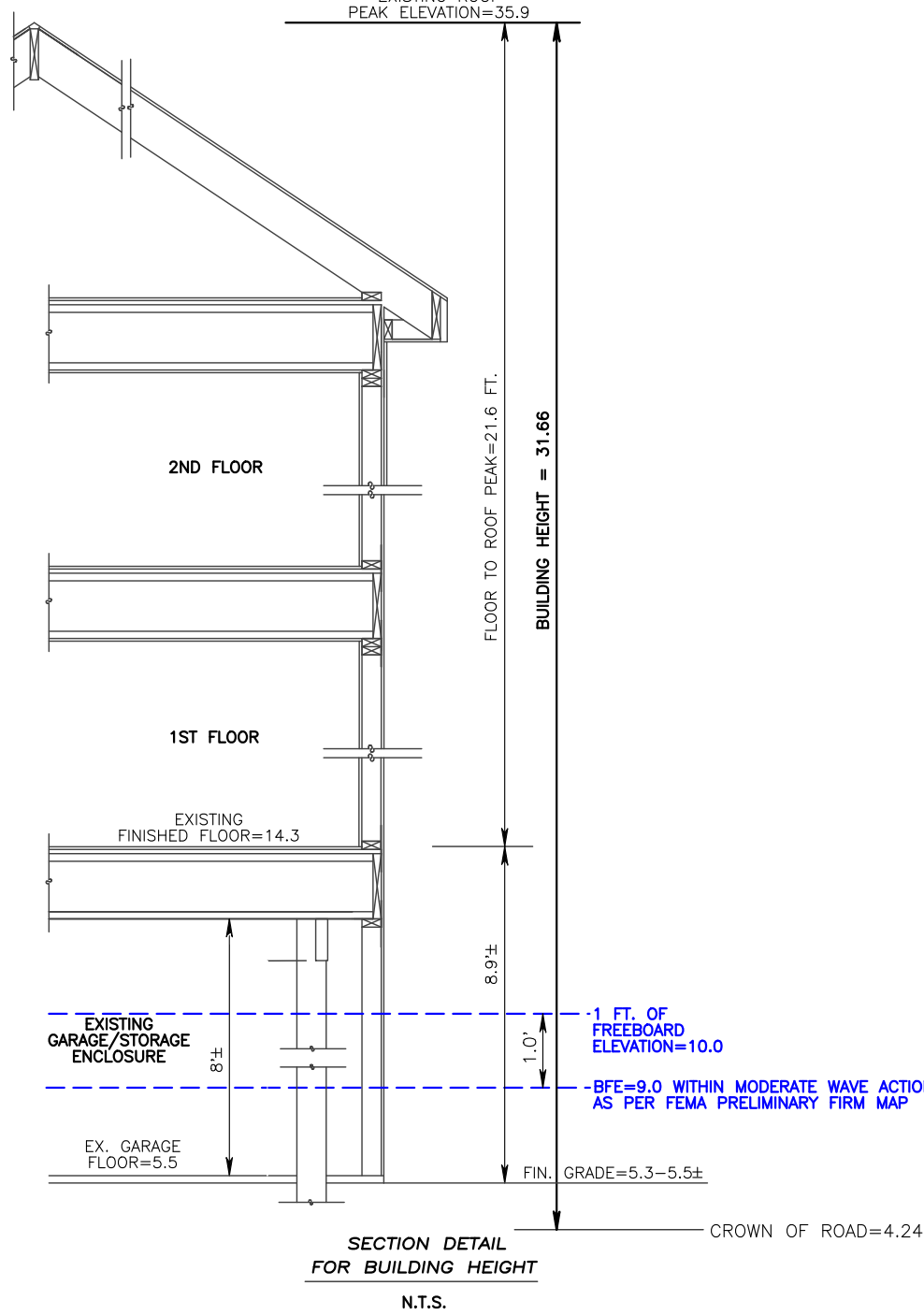
(ENC) = EXISTING NON-CONFORMING CONDITION
(PV) = PROPOSED VARIANCE CONDITION

VARIANCE REQUIRED FOR PROPOSED BUILDING LOT COVERAGE.



KEY MAP

SCALE: 1" = 200'



SURVEY MARKER LEGEND
— WF = MONUMENT FOUND
— MS = MONUMENT SET
— OPF = CAPPED PIN FOUND
— OPS = CAPPED PIN SET
— RF = REBAR FOUND
— DHF = DRILL HOLE FOUND
— PPF = IRON PIPE FOUND
— SF = STONE FOUND
— NF = NAIL FOUND
— NS = NAIL SET
— POB = POINT OF BEGINNING

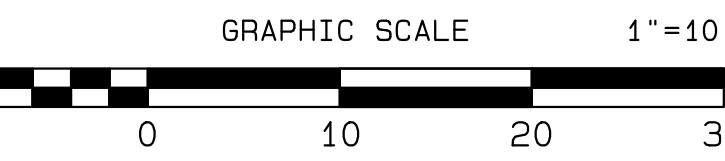
SURVEY FEATURE LEGEND
— OH = OVERHEAD WIRES
— UP = UTILITY POLE
— FH = FIRE HYDRANT
— C/O = CLEAN OUT
— C/S = CURB STOP
— W/V = WATER VALVE
— WM = WATER METER
— EM = ELECTRIC METER
— UB = UTILITY BOX
— LP = LIGHT POLE
— GM = GAS METER

JULIA AVENUE
(50' WIDE RIGHT-OF-WAY)

JULIA AVENUE
(50' WIDE RIGHT-OF-WAY)

EXISTING CONDITIONS/DEMO PLAN

SCALE: 1" = 10'



REV. NO.	DATE	DESCRIPTION
PLOT PLAN FOR VARIANCE		
SITE ADDRESS: 4002 JULIA LANE BLOCK 1.48 LOT 35 LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY		
JOB No.: 2025-0304	TAX MAP SHEET No.: 4	
DRAWN BY: DLG	UNITS: USFT	
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988	
SCALE: 1"=10'	HORIZONTAL DATUM: NAD 1983	
DATE PREPARED: 08/18/2026	DEED BOOK/PAGE: 14971 / 1258	
APPLICANT: SANTO & KATHLEEN CUGLIOTTA 22 PENN STREET NEW TOWN, PA 18940		
JASON M. MARCIANO, P.E., P.P. NEW JERSEY PROFESSIONAL PLANNER 08040		
East Coast Engineering, Inc. JAY F. PIERSON, PLS, PP ROBERT J. WARRINGTON, PE JASON M. MARCIANO, PE, PP JOSEPH L. LAZAR, PLS ENGINEERING LAND SURVEYING PLANNING PS (732) 244-3030 VOICE 508 MAIN STREET (609) 693-2800 VOICE TOMS RIVER, NJ 08783 (732) 244-3044 FAX www.eceinc.net CREATED BY AUTOCAD 2025		