

**GENERAL NOTES**

PROPERTY IS SHOWN AS BLOCK 30 LOT 52 AS SHOWN ON SHEET 18 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEABRIGHT, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE RESIDENTIAL R-2 ZONE AND CONTAINS A TOTAL OF 0.0994 ACRES.

OWNER/APPLICANT: ALYCE OLEHON  
1042 PARKER AVENUE  
SEABRIGHT, NEW JERSEY 08734

APPLICANT PROPOSES TO CONSTRUCT A NEW ELEVATED 2-1/2 STORY 2-FAMILY RESIDENTIAL DWELLING WITH A 2-STORY COVERED PORCH ON THE FRONT.

EXISTING	PROPOSED		
	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL - 2 UNITS	RESIDENTIAL - 3 UNITS
BUILDING USE	4,000 SF	4,300 SF	4,305 SF
LOT AREA	50 FT	41 FT	44 FT
MIN. LOT WIDTH	80 FT	105 FT	105 FT
MIN. LOT DEPTH	25 FT	43.88 FT	34.50 FT
MIN. FRONT YARD SETBACK (METERS)	25 FT	N/A	25.30 FT
MIN. SIDE YARD SETBACK (COVERED PORCH)	7 FT	10.25 & 31.17 FT	10.05 & 51 FT
MIN. EXHIBED SIDE SETBACK	15 FT	18.42 FT	15.05 FT
MIN. REAR YARD SETBACK	15 FT	18.88 FT	21.80 FT
MAX. BUILDING HEIGHT (AVG GRADE TO NO POB)	31.70 FT (10.811)	28.65 FT (8.817)	49.45 FT (15.077)
MAX. BUILDING COVERAGE	50 % (2181.50 SF)	18.32 % (791 SF)	38.14 % (1643 SF)
MAX. LOT COVERAGE	70 % (1881.00 SF)	22.31 % (951 SF)	38.77 % (1681 SF)
MIN. GROSS FLOOR AREA	800 SF	1,300 SF	2,543 SF
MIN. ACCESSORY SIDE SETBACK (4-100 SF)	5 FT	5 FT	N/A
MIN. ACCESSORY REAR SETBACK (4-100 SF)	5 FT	5 FT	N/A
MIN. EXPOSURE PATTERN	4 SPACES (1 PER UNIT)	4 SPACES	4 SPACES
MIN. WIREFRAME MEMBER HANDICAPS	5 FT	N/A	N/A
PARKING SPACE LOCATION	WITHIN SETBACK LIMITS	4.83 FT	4.6 WITHIN FRONT SETBACK

\* - INDICATES EXISTING NON-COMFORMITY  
\*\* - INDICATES VARIANCE REQUIRED

EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
PROP. DWELLING	50.00 SF	PROP. DWELLING	10.00 SF
PROP. COVERED FRONT PORCH	1.00 SF	PROP. COVERED FRONT PORCH	1.00 SF
EXIST. SIDE	1.00 SF	EXIST. SIDE	1.00 SF
EXIST. REAR	1.00 SF	EXIST. REAR	1.00 SF
EXIST. FRONT	1.00 SF	EXIST. FRONT	1.00 SF
EXIST. TOTAL	1.00 SF	EXIST. TOTAL	1.00 SF
		PROP. TOTAL	1.00 SF

ELEVATIONS ARE BASED ON NAVD83 DATUM.

PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES.

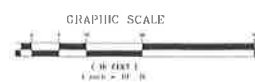
EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER.

NO TREES WILL BE REQUIRED FOR DEVELOPMENT.

FIRM FLOOD ZONE "AC" - ELEV. 8.0 - COMMUNITY PANEL NUMBER 34025C008AC, MONMOUTH COUNTY, N.J. - DATED JUNE 30, 2018.

FEMA PRELIMINARY FIRM FLOOD ELEVATION ZONE "AC" - ELEV. 10.0, JANUARY 30, 2015.

OUTBOUND & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED 'LOCATION & TOPOGRAPHIC SURVEY, PREPARED FOR 'OLEHON', LOT 52 OF BLOCK 30, SITUATED IN BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY JAMES B. COGDARD, PROFESSIONAL LAND SURVEYOR IN LIC. NO. 05375968, ON BEHALF OF LAND CONTROL SERVICES, LLC, DATED 7/13/20.



OCEAN (40' ROW) AVENUE

GLENNON GRADING PLAN  
BLOCK 30 - LOT 52  
250 OCEAN AVENUE  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, N.J.

**R.C. ASSOCIATES**  
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**RAY CARPENTER P.E.**

PROFESSIONAL ENGINEER, N.J. Lic. No. CE23232

C.R. #264247000000  
DWD BY: WALL  
DATE: 08/17/20  
SCALE: AS SHOWN  
JOB #: 2020-048  
SHEET: 1 OF 1