

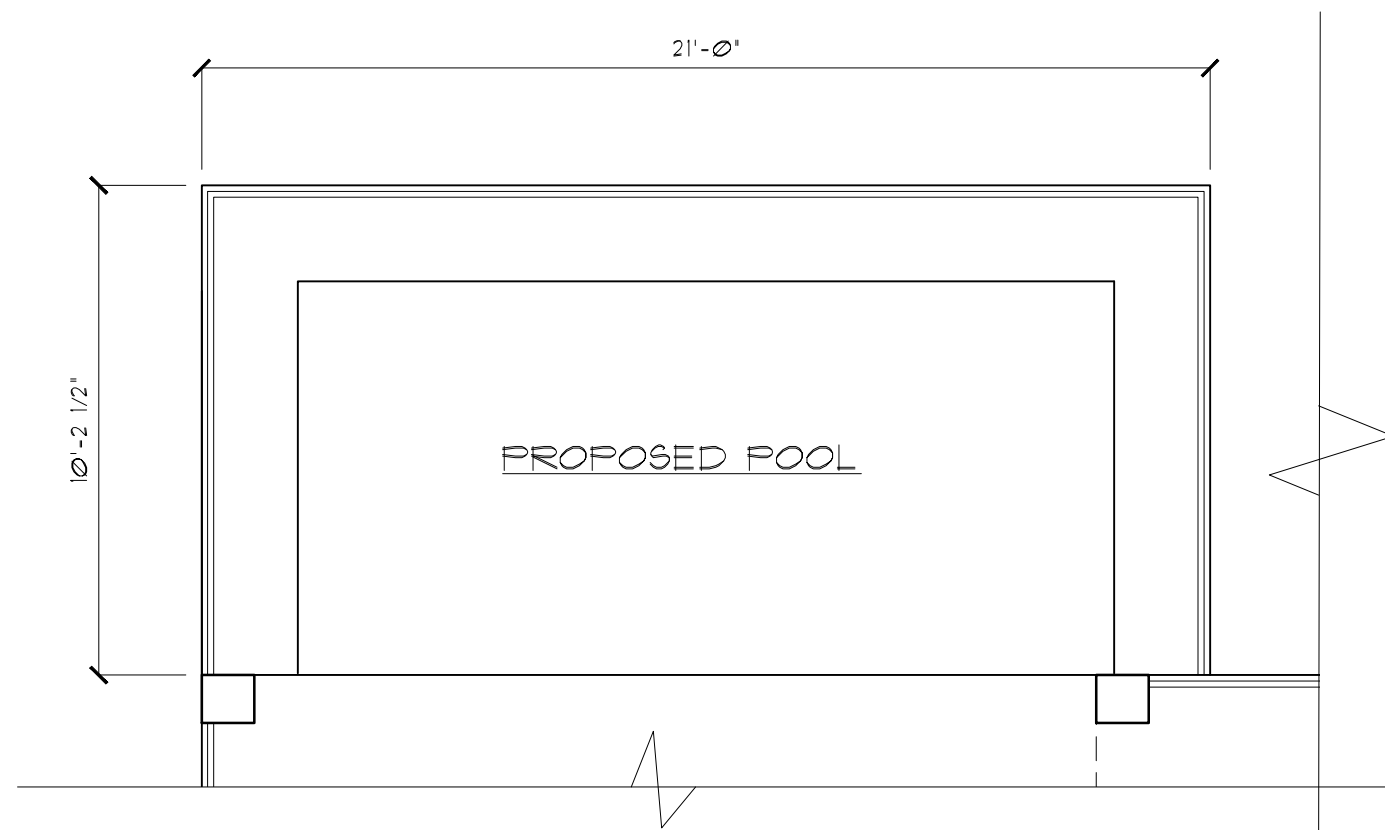
PROPOSED POOL FOR THE ROMANOWSKI RESIDENCE

ISLAND VIEW WAY
BOROUGH OF SEA BRIGHT, NEW JERSEY
BLOCK - 2 LOT - 25

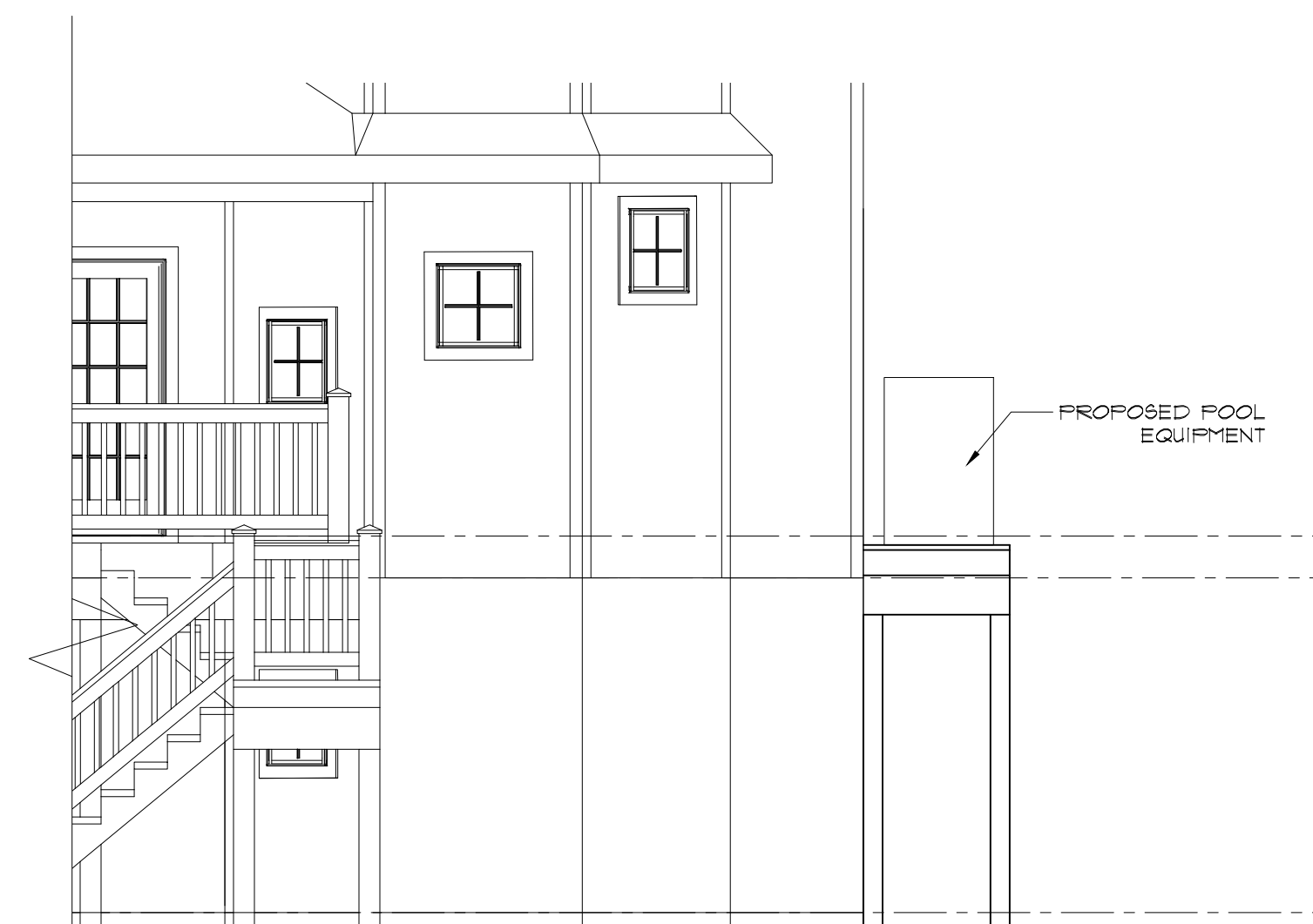
ZONING DATA (R-2)

ITEM	REQUIRED	PROPOSED	NOTES
MINIMUM LOT AREA	4,000 SQ. FT.	1,500 SQ. FT.	
MINIMUM LOT WIDTH	50 FT.	75 FT.	
MINIMUM LOT DEPTH	60 FT.	100 FT.	
PRINCIPAL BUILDING			
MINIMUM FRONT SETBACK	25 FT.	25 FT.	
MINIMUM REAR SETBACK	15 FT.	15 FT.	
MINIMUM SIDE SETBACK (ONE/BOTH)	7 / 15 FT.	7 / 15 FT.	
MAX. BUILDING HEIGHT (STORIES/FT.)	2½ / 38 FT.	2½ / 38 FT.	
MAXIMUM BUILDING COVERAGE	50 %	33.01 %	
MAXIMUM LOT COVERAGE	70 %	43.43 %	
MINIMUM GROSS FLOOR AREA (GFA)	260 SQ. FT.	3,610 SQ. FT.	
▲ POOL SETBACK FROM SIDE PROPERTY LINE	10 FT.	6.6 FT.	VARIANCE REQUIRED
▲ POOL SETBACK FROM REAR PROPERTY LINE	10 FT.	4.8 FT.	VARIANCE REQUIRED
▲ POOL EQUIPMENT SETBACK	10 FT.	5.9 FT.	VARIANCE REQUIRED

THE ENTIRE SITE IS WITHIN 300 A 300 FOOT RIPARIAN ZONE ASSOCIATED WITH A C-1 WATERWAY
THE ENTIRE RIPARIAN ZONE WITHIN THE SITE IS DISTURBED, GENERALLY CONSISTING OF REGULARLY-MAINTAINED TURF GRASS



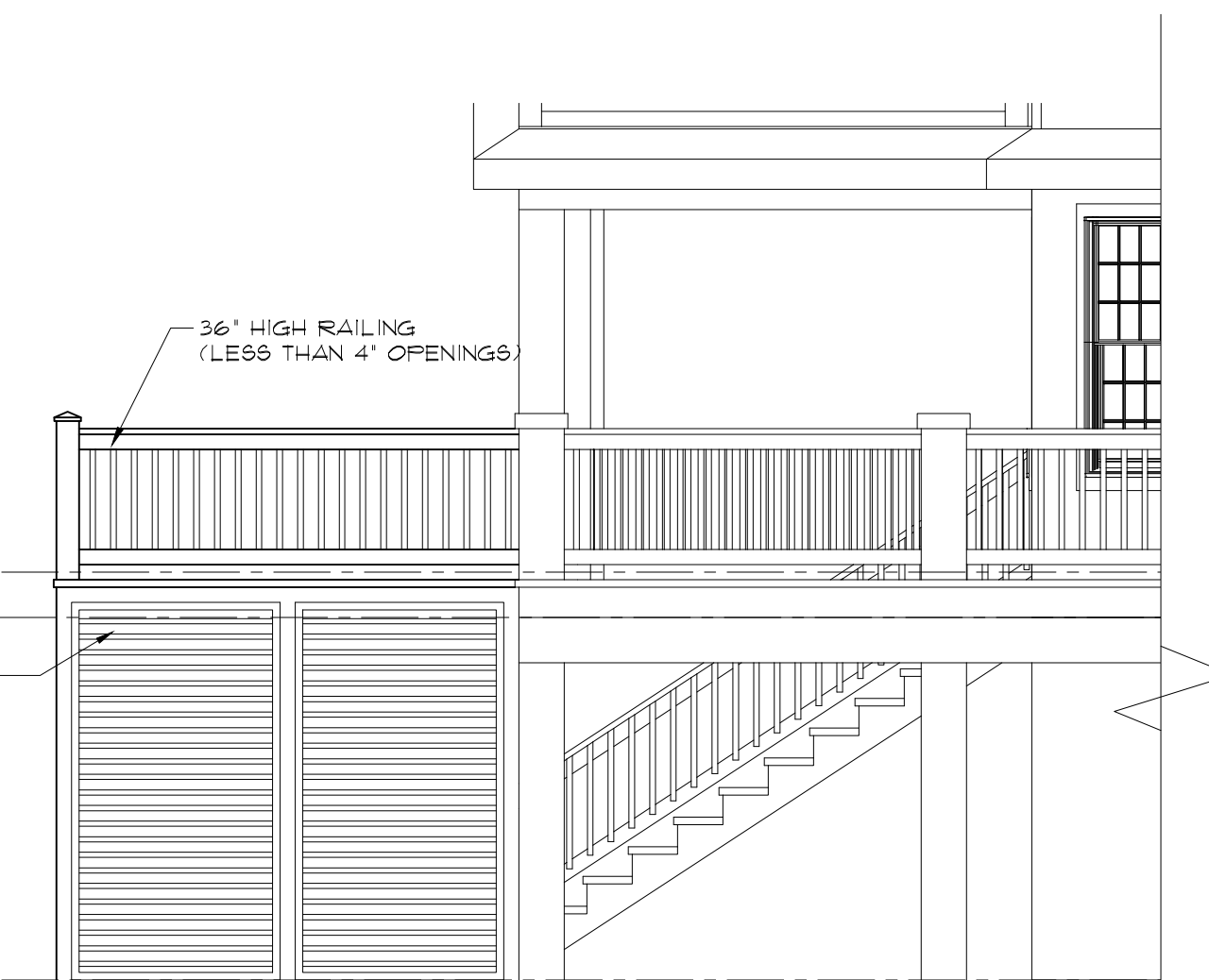
FLOOR PLAN
SCALE: 1/4" = 1'-0"



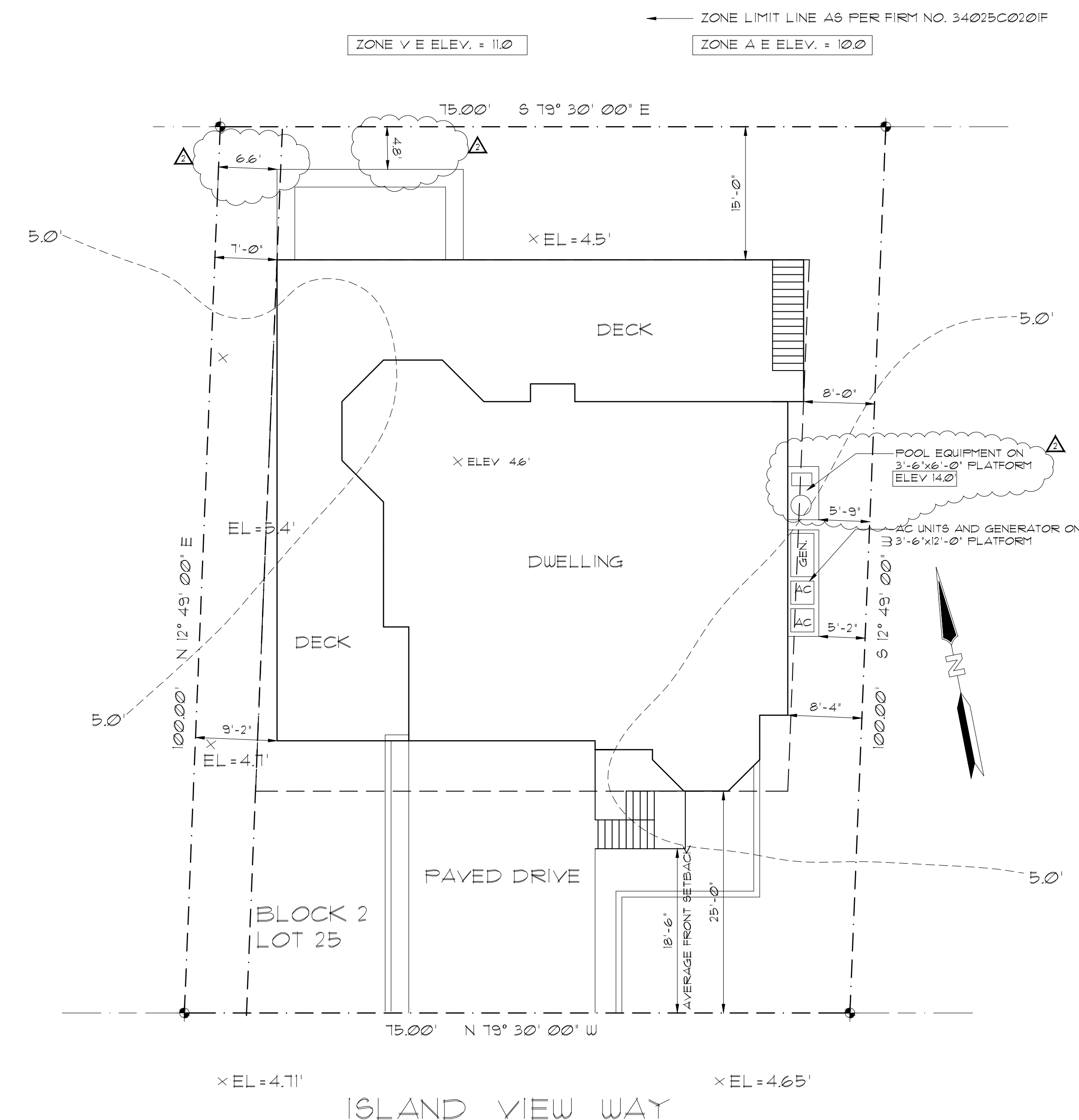
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY JAMES B. GODDARD, N.J. P.L.S., LIC. NO. G5 37588 OF LAND CONTROL SERVICES, DATED MAY 11, 2012.

LICENSED SURVEYOR TO VERIFY SETBACKS, PROPERTY LINES AND SET PROPER FIRST FLOOR ELEVATION AND CORNERS OF BUILDING PRIOR TO CONSTRUCTION

SITE PLAN
SCALE: 1" = 10'-0"



ARCHITECT
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REVISIONS	DATE
▲ POOL EQUIP. SETBACK CORRECTION 11/25/2019	
▲ POOL EQUIP. SETBACK CLARIFICATION 11/20/2019	
▲ POOL EQUIP. SETBACK CLARIFICATION 11/20/2019	

CLIENT	ROMANOWSKI RESIDENCE
ADDRESS	ISLAND VIEW WAY BOROUGH OF SEA BRIGHT, NEW JERSEY
JOB NUMBER	20-093
BLOCK	2
LOT	25

DATE 1/5/21
DRAWN BY TC
SHEET NO. V-1