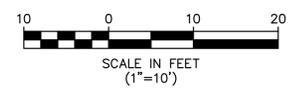


**GENERAL NOTES**

- THE SUBJECT PROPERTY IS KNOWN AS LOT 57 IN BLOCK 24 AS SHOWN ON SHEET 15 OF THE CURRENT TAX MAP FOR SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY.
- THE SUBJECT PROPERTY IS SITUATED IN THE R-2 RESIDENTIAL ZONE DISTRICT. APPLICANT PROPOSES TO REMOVE THE EXISTING BRICK PAVER PATIOS AND WALKWAYS AND CONSTRUCT NEW WOOD DECK PATIOS AND WALKWAYS AT GRADE WITHIN THE SAME FOOTPRINT. APPLICANT ALSO INTENDS TO CONSTRUCT A NEW 12"x18" BENCH ALONG THE TOP OF BULKHEAD.
- PROPERTY SURVEY INFORMATION SHOWN HEREON IS BASED ON MAP PREPARED BY THOMAS CRAIG FINNEGAN LAND SURVEYING, LLC DATED 5-03-2023. ALL DIMENSIONS, BOTH LINEAR AND ANGULAR, OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN TEN THOUSAND (1:10,000). ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY OR LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND GRADE OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT DESIGN.
- THE LIMITS OF WORK AT THE SUBJECT PROPERTY ARE SITUATED ENTIRELY WITHIN FEMA FLOOD ZONE AE (BASE FLOOD ELEVATION 8FT (NAVD88) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 34025C00884 DATED 6-15-22. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, INCLUDING PROVISIONS FOR APPROPRIATE SAFETY DEVICES AND REQUIRED TRAINING.
- A MINIMUM 2% SLOPE SHALL BE MAINTAINED AWAY FROM BUILDING FOUNDATION.
- ANY EXISTING CURB, SIDEWALK, PAVEMENT, UTILITY LINES AND/OR STORM DRAINAGE INFRASTRUCTURE DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AT THE DIRECTION OF THE MUNICIPAL ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE ADHERENCE TO BOROUGH ORDINANCES AND TO SOIL CONSERVATION DISTRICT REGULATIONS REGARDING SOIL EROSION AND SEDIMENT CONTROL MEASURES. APPLICANT SHALL COMPLY WITH FEDERAL, STATE, COUNTY, NJDEP AND LOCAL REGULATIONS PRIOR TO ANY CONSTRUCTION ON THE PROPERTY.



**LOT COVERAGE COMPUTATIONS**

|  |                            |
|--|----------------------------|
| <b>EXISTING LOT COVERAGE</b>   |                            |
| EXISTING BUILDING FOOTPRINT AREA =   | 903 SF                     |
| EXISTING DETACHED GARAGE FOOTPRINT AREA =  | 576 SF                     |
| TOTAL EXISTING BUILDING COVERAGE =   | 1,479 SF = 33.2 % COVERAGE |
| EXISTING CONCRETE WALKWAY FOOTPRINT AREA =   | 432 SF                     |
| EXISTING BRICK PAVER PATIO FOOTPRINT AREA =  | 1,713 SF                   |
| EXISTING CONCRETE DRIVEWAY FOOTPRINT AREA =  | 499 SF                     |
| TOTAL EXISTING IMPERVIOUS COVERAGE =   | 4,123 SF = 92.6 % COVERAGE |
| <b>PROPOSED LOT COVERAGE</b>   |                            |
| EXISTING BUILDING FOOTPRINT AREA (TO REMAIN) =   | 903 SF                     |
| EXISTING DETACHED GARAGE FOOTPRINT AREA (TO REMAIN) =  | 576 SF                     |
| TOTAL EXISTING BUILDING COVERAGE (TO REMAIN) =   | 1,479 SF = 33.2 % COVERAGE |
| PROPOSED WOOD DECK FOOTPRINT AREA =  | 2,145 SF                   |
| EXISTING CONCRETE DRIVEWAY FOOTPRINT AREA (TO REMAIN) =                                      | 499 SF                     |
| TOTAL PROPOSED IMPERVIOUS COVERAGE =   | 4,123 SF = 92.6 % COVERAGE |
| PROPOSED CHANGE IN IMPERVIOUS COVERAGE = 4,123 SF(EXIST) - 4,123 SF(PROP) = 0 SF (NO CHANGE) |                            |

**ZONE DATA**

|   |          |            |           |
|---|----------|------------|-----------|
| <b>R-2 RESIDENTIAL ZONE DISTRICT REQUIREMENTS</b> |          |            |           |
|   | REQUIRED | EXISTING   | PROPOSED  |
| MINIMUM LOT AREA, CORNER                          | 4,000 SF | 4,453 SF   | NO CHANGE |
| MINIMUM LOT WIDTH                                 | 50 FT    | 30.0 FT(E) | NO CHANGE |
| MINIMUM LOT DEPTH                                 | 60 FT    | 151.00 FT  | NO CHANGE |
| <b>PRINCIPAL BUILDING</b>                         |          |            |           |
| MINIMUM FRONT YARD SETBACK                        | 25 FT    | 52.6 FT    | NO CHANGE |
| MINIMUM SIDE YARD SETBACK                         | 10 FT    | 0.1 FT(E)  | NO CHANGE |
| TOTAL TWO SIDE YARDS                              | 15 FT    | 6.2 FT(E)  | NO CHANGE |
| MINIMUM REAR YARD SETBACK                         | 15 FT    | 41.0 FT    | NO CHANGE |
| MAXIMUM BUILDING HEIGHT                           | 35 FT    | <35 FT     | NO CHANGE |
| MAXIMUM BUILDING HEIGHT                           | 2.5 STY  | 2 STY      | NO CHANGE |
| MAXIMUM BUILDING COVERAGE                         | 50 %     | 33.2 %     | NO CHANGE |
| MAXIMUM IMPERVIOUS LOT COVERAGE                   | 70 %     | 92.6 %(E)  | 92.6 %(V) |
| (E) = PRE EXISTING NON-CONFORMING CONDITION       |          |            |           |
| (V) = VARIANCE REQUIRED                           |          |            |           |

**VARIANCE REQUEST**

- VARIANCE IS REQUESTED FROM ORD. SECT. 130-39.C. AND SCHEDULE OF LOT AND BUILDING REQUIREMENTS, WHERE 70% MAXIMUM LOT COVERAGE IS PERMITTED IN THE R-2 RESIDENTIAL ZONE DISTRICT, 92.6% IS EXISTING INCLUDING BUILDING, WALKWAY, PATIO, AND DRIVEWAY FOOTPRINT AREAS; AND 92.6% IS PROPOSED WITH NO CHANGES TO BUILDING AND DRIVEWAY FOOTPRINT AREAS AND INSTALLATION OF NEW WOOD DECK AND WALKWAYS AT GRADE WITHIN THE SAME FOOTPRINT AS THE EXISTING BRICK PAVERS.
- VARIANCE IS REQUESTED FROM ORD. SECT. 130-39.C. AND SCHEDULE OF LOT AND BUILDING REQUIREMENTS, WHERE MINIMUM SIDE YARD SETBACKS FOR DECKS AND PATIOS ARE REQUIRED TO BE 7 FT ON EITHER SIDE AND 15 FT COMBINED TOTAL IN THE R-2 RESIDENTIAL ZONE DISTRICT; 0.0 FT ARE EXISTING MEASURED TO THE EDGES OF THE EXISTING BRICK PAVER PATIO AND WALKWAYS, AND 0.0 FT ARE PROPOSED FOR THE NEW WOOD DECK AND WALKWAYS AT GRADE TO BE INSTALLED WITHIN THE SAME FOOTPRINT AS THE EXISTING BRICK PAVERS.

**OWNER / APPLICANT:**  
**MOHAMMAD YOUNESI**  
 6 RIVERVIEW PLACE  
 SEA BRIGHT, NJ 07760

|     |      |          |    |
|-----|------|----------|----|
| No. | DATE | REVISION | BY |
|     |      |          |    |

**EASTERN CIVIL ENGINEERING, LLC**  
 CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN  
 31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736

VARIANCE PLAN - EXISTING CONDITIONS FOR  
**MOHAMMAD YOUNESI**  
 BLOCK 24 LOT 57  
 TAX MAP SHEET No. 15  
 SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY

**ANDREW R. STOCKTON**  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 NEW JERSEY LIC. NO. 35405

|          |          |            |              |            |
|----------|----------|------------|--------------|------------|
| DATE:    | SCALE:   | DESIGN BY: | PROJECT NO.: | SHEET NO.: |
| 12-29-24 | 1" = 10' | ARS        | 2402300      | 1 of 2     |