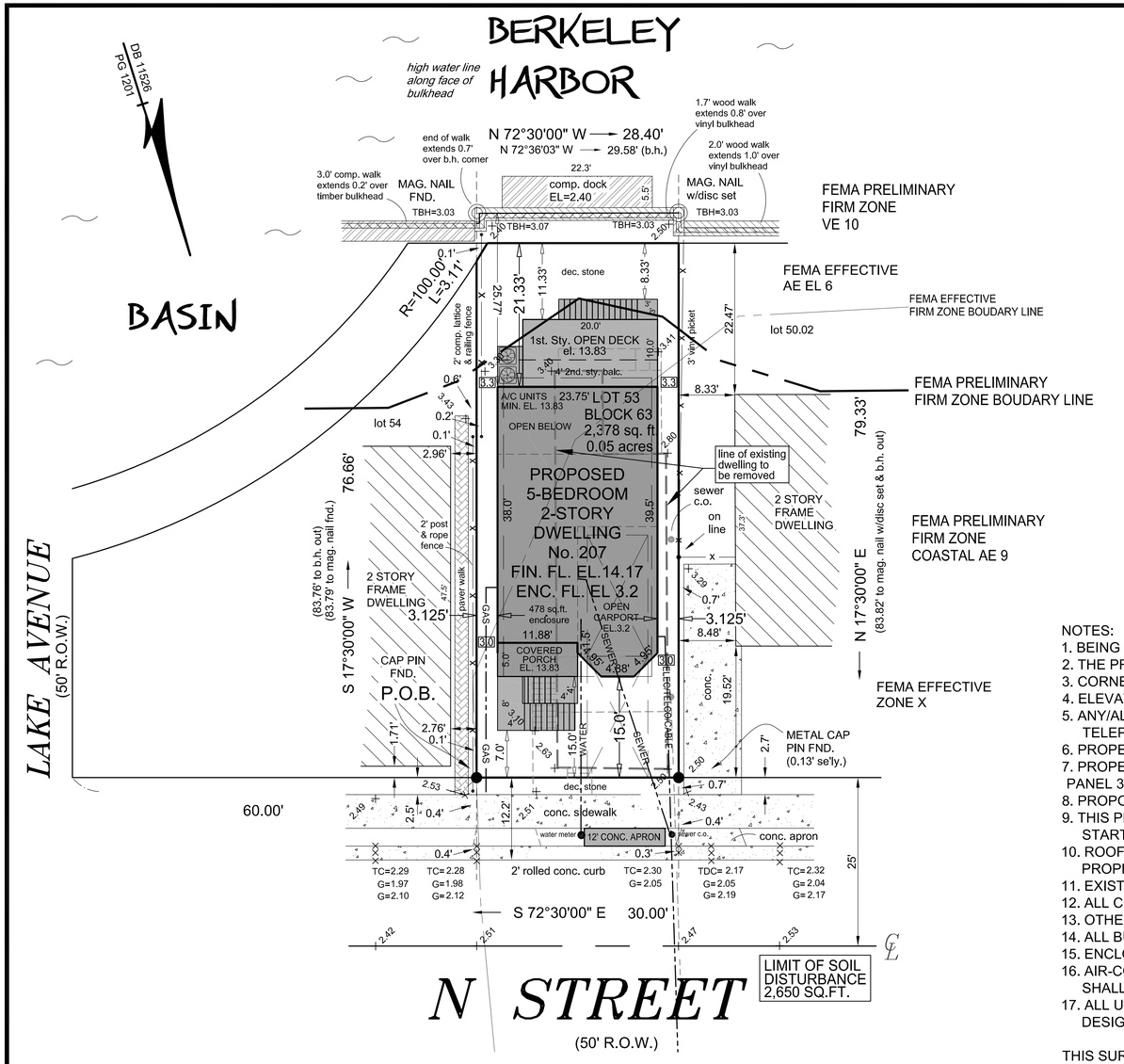

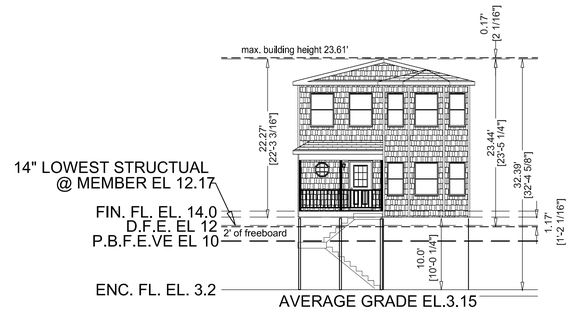

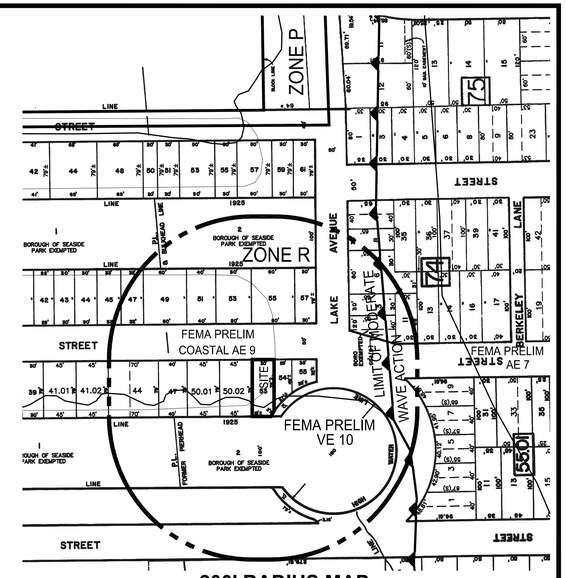

200' RADIUS MAP
SEASIDE PARK TAX MAP SHEETS, 10, 12, 14
SCALE 1"=100'

ZONING SCHEDULE RESIDENTIAL

	REQUIRED	PROVIDED	PROPOSED
Min. Lot Area	2,500 sq.ft.	2,378 sq. ft.	2,378 sq. ft.*
Min. Lot Width	50'	30'	30' *
Min. Lot Depth	50'	79.33'	79.33'
Front Yard Setback	15'	1.49'	15'
Side Yard Setback	4'/8' comb. setback	11.6'+1.6'=13.2'	3.125'+3.125'=6.25' *
Rear Yard Setback	20'	18.98'	21.35'
Floor-Area-Ratio	2,140.2 sq.ft.	1,682 sq.ft.	1,900 sq.ft.
Max. Building Coverage	951.2 sq.ft.(40%)	853 sq.ft.(35.87%)	1,009 sq.ft.(42.43%) *
Max. Lot Coverage	1,545.7 sq.ft.(65%)	1,115 sq.ft.(46.89%)	1,009 sq.ft.(42.43%)
Max. Building Height	PBFE9+2'+23.61'	less than PBFE9+2'+23.61'	PBFE9+2'+23.44'
Min. Offstreet Parking	2	2	2
		VARIANCE REQUIRED= *	

NOTES:
1. BEING KNOWN AS LOT 53 IN BLOCK 63 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SEASIDE PARK, COUNTY OF OCEAN AND STATE OF NEW JERSEY.
2. THE PREMISES ARE COMMONLY KNOWN AS 207 N STREET, SEASIDE PARK, NEW JERSEY.
3. CORNER MARKERS SET.
4. ELEVATIONS BASED ON 1988 N.A.V.D. G.P.S.
5. ANY/ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEW JERSEY ONE CALL" 1-800-272-1000.
6. PROPERTY IS LOCATED IN FIRM ZONE X NO BFE WITH REAR OF LOT IN AE EL 6', COMMUNITY No. 345319, PANEL No. 34029c0337F, DATED SEPTEMBER 29, 2006.
7. PROPERTY IS LOCATED PRELIMINARY FIRM FLOOD ZONE COASTAL AE EL 9' WITH REAR OF LOT IN VE EL 10', AS SHOWN ON THE PRELIMINARY FIRM PANEL 34029c0337G, COMMUNITY No. 345319 RELEASED JANUARY 30, 2015.
8. PROPOSED IMPROVEMENTS ARE LIMITED TO THE BUILDING ADDITIONS AS NOTED. NO CHANGES TO EXISTING GRADING AND/OR DRAINAGE ARE PROPOSED.
9. THIS PLAN IS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. HOUSE DIMENSIONS SET FORTH HEREON ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING CONSTRUCTION.
10. ROOF LEADERS DIRECTED TOWARDS RIGHT-OF-WAY AND REAR YARD. AS INDICATED ON PLAN. RUNOFF WILL NOT BE DIRECTED TOWARDS ADJACENT PROPERTIES.
11. EXISTING UTILITY CONNECTIONS TO BE USED NO NEW CONNECTIONS PROPOSED.
12. ALL CONSTRUCTION SHALL CONFORM TO FEMA REGULATIONS 40 CFR TITLE 60 ET SEQ.
13. OTHER THEN AS CLEARLY NOTED, THIS PLAN IS FOR THE PURPOSE OF DEPICTING PROPOSED SITE LAYOUT ELEMENTS ONLY.
14. ALL BUILDING MATERIALS BELOW THE DESIGN FLOOD ELEVATION ARE TO BE FLOOD RESISTANT MATERIALS.
15. ENCLOSED AREA BELOW THE FIRST FLOOR MAY ONLY BE USED FOR STORAGE, PARKING AND ACCESS TO THE HOME OR ANY OTHER NON-LIVABLE SPACE.
16. AIR-CONDITIONING PLATFORM SHALL BE ABOVE THE DESIGN FLOOD ELEVATION. PLATFORM SHALL BE SECURED TO THE GROUND BY FOOTINGS AND THE UNIT SHALL BE ANCHORED TO THE PLATFORM.
17. ALL UTILITIES (boilers, furnaces, air conditioning, water heaters, pumps, duct work, elevator equipment, generators, solar, propane and fuel tanks, etc.) MUST BE ABOVE THE DESIGN FLOOD ELEVATION.

THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF LAND SURVEYING PROFESSION AS SET FORTH IN N.J.A.C. 13:40-5.1 AND AS PRACTICED IN THE STATE OF NEW JERSEY.
IT IS ONLY CERTIFIED TO:
- MARC ANTHONY DiGIORGIO

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

TEC Engineering
Civil Environmental Planning
1623 Dorsett Dock Road, Point Pleasant, New Jersey
Phone 732-600-8300
JAMES GIORDANO, P.E.
9-2-20 date
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 33436
ENGINEER'S CERTIFICATION LIMITED TO PLOT PLAN REQUIREMENTS AS ESTABLISHED BY MUNICIPAL ORDINANCE.

RWP Ronald W. Post Surveying, Inc.
Professional Land Surveying and Planning
1792 Hinds Road, Toms River, NJ, 08753
Phone:(732)-255-9050 Fax:(732)-255-9196
Ronald W. Post
Professional Land Surveyor N.J. Lic. 28538
Professional Planner N.J. Lic. 02940
Certificate of Authorization No. 24GA27969400 date

This survey subject to any easement of record and other pertinent facts which an accurate title search might disclose. Environmentally sensitive areas, if any, are not located by this survey. No attempt was made to determine if a portion of this property is claimed by the State of New Jersey as tidelands. No liability is assumed by the certifying Surveyor for the use of this survey by any party not shown on the certifications hereon or for the use of survey with survey affidavit. This survey is subject to Public Law 2001, Chapter 76, Statute of Limitations 10 years.

SURVEY OF PROPERTY w/TOPOGRAPHY & PLOT PLAN w/GRADING FOR VARIANCE
207 N STREET
LOT 53 BLOCK 63
TAX MAP SHEET No.12
BOROUGH OF SEASIDE PARK
OCEAN COUNTY, NEW JERSEY

Scale	Dr.	Chk.	Date	Job No.
1"=20'	W.G.P.		9-2-2020	200278

X:\JOBS\2020\200278\Work\200278 plot plan 9-2-20.dwg, 24x36 (Landscape), 9/2/2020 12:15:32 PM, HBo, PDFCreator24, ARCH D, 1:1