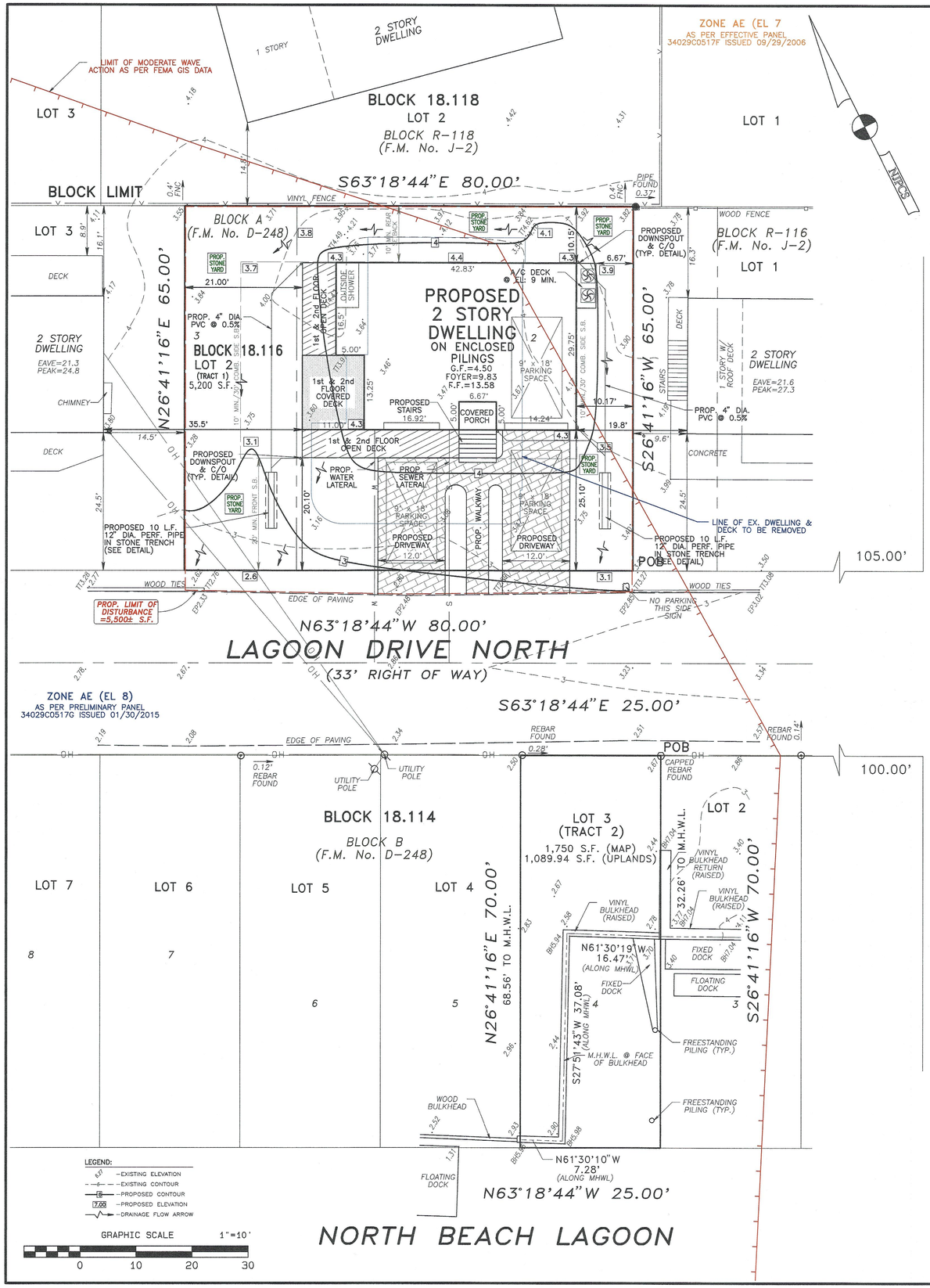
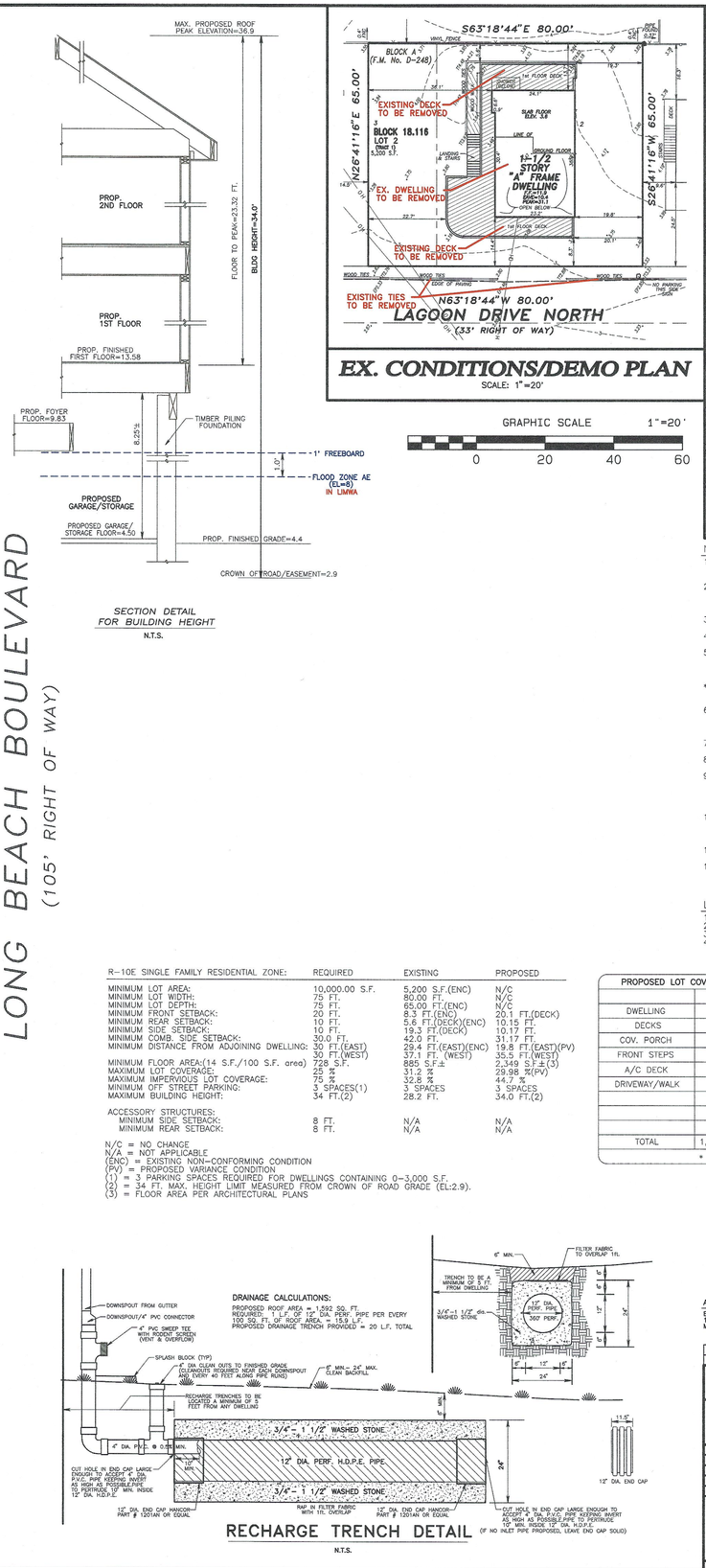
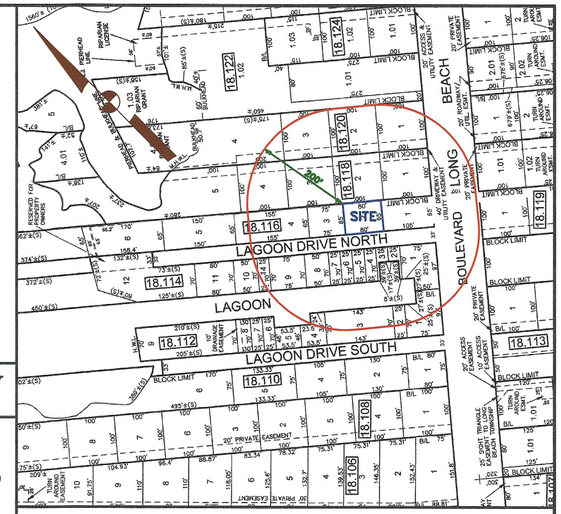




EX. CONDITIONS/DEMO PLAN

SCALE: 1"=20'

GRAPHIC SCALE 1"=20'
0 20 40 60



TAX MAP KEY

SCALE: 1"=150'

NOTES:

1.) THE PROPERTY IS CURRENTLY OCCUPIED BY A 1-1/2 STORY DWELLING (4 LAGOON DRIVE NORTH). THE APPLICANT PROPOSES TO REMOVE THE EXISTING DWELLING AND PROPOSES THE CONSTRUCTION A NEW 2 STORY DWELLING.

2.) PROPOSED GARAGE/STORAGE FLOOR ELEVATION= 4.50
PROPOSED FOYER FLOOR ELEVATION= 9.83
PROPOSED FIRST FLOOR ELEVATION= 13.58

3.) ELEVATIONS BASED ON 1988 VERTICAL DATUM.

4.) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., SHOWING CONDITIONS AS OF 09/17/2024.

5.) PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (EL 7) (NAVD 1988) AS PER FLOOD INSURANCE RATE MAP PANEL 517 OF 611, COMMUNITY NUMBER 345301 0517 F, MAP NUMBER 34029C0517F, EFFECTIVE SEPTEMBER 29, 2006.

****AS PER FEMA PRELIMINARY FIRM MAPS ISSUED 01/30/2015 THIS SITE IS LOCATED IN FLOOD ZONE AE (EL 8) (NAVD 1988) WITHIN AN AREA OF MODERATE WAVE ACTION.

6.) WATER AND SEWER SERVICE UTILIZE EXISTING MUNICIPAL UTILITY CONNECTIONS. LOCATIONS OF ALL EXISTING UTILITY LINES SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, EXCAVATION, DEMOLITION OR CONSTRUCTION.

7.) PROPOSED DWELLING DIMENSIONS OBTAINED FROM PLANS BY WALTERS ARCHITECTURE, LAST REVISED 08/06/2024.

8.) ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD LAGOON DRIVE NORTH OR PERMEABLE SURFACES.

9.) 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.

10.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR MODERATE WAVE ACTION FLOOD ZONES, SUCH AS FLOOD VENTING, BREAKAWAY WALLS, FREEBOARD, GRADING, UTILITIES, ETC...

11.) NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING. LANDSCAPE FABRIC SHALL BE USED, IF NEEDED.

12.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

LIST OF VARIANCES REQUIRED:

1.) MINIMUM LOT AREA--10,000 S.F. REQUIRED, 5,200 S.F. PROVIDED, EXISTING CONDITION.
2.) MINIMUM LOT DEPTH--75 FT. REQUIRED, 65 FT. PROVIDED, EXISTING CONDITION.
3.) MINIMUM DISTANCE TO ADJOING DWELLING--30 FT. REQUIRED, 19.8 FT. PROVIDED.
4.) MAXIMUM LOT COVERAGE--25% MAXIMUM, 29.98% PROVIDED.

R-10E SINGLE FAMILY RESIDENTIAL ZONE:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	10,000.00 S.F.	5,200 S.F.(ENC)	N/C
MINIMUM LOT WIDTH:	75 FT.	80.00 FT.	N/C
MINIMUM LOT DEPTH:	75 FT.	65.00 FT.(ENC)	N/C
MINIMUM FRONT SETBACK:	20 FT.	8.3 FT.(ENC)	20.1 FT.(DECK)
MINIMUM REAR SETBACK:	10 FT.	5.6 FT.(DECK)(ENC)	10.15 FT.
MINIMUM SIDE SETBACK:	10 FT.	19.3 FT.(DECK)	10.17 FT.
MINIMUM COMB. SIDE SETBACK:	30.0 FT.	42.0 FT.	31.17 FT.
MINIMUM DISTANCE FROM ADJOINING DWELLING:	30 FT.(EAST) 30 FT.(WEST)	29.4 FT.(EAST)(ENC) 37.1 FT. (WEST)	19.8 FT.(EAST)(PV) 35.5 FT.(WEST)
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	728 S.F.	885 S.F.±	2,349 S.F.±(3)
MAXIMUM LOT COVERAGE:	25 %	31.2 %	29.98 %(PV)
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	32.8 %	44.7 %
MINIMUM OFF STREET PARKING:	3 SPACES(1)	3 SPACES	3 SPACES
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	28.2 FT.	34.0 FT.(2)
ACCESSORY STRUCTURES:			
MINIMUM SIDE SETBACK:	8 FT.	N/A	N/A
MINIMUM REAR SETBACK:	8 FT.	N/A	N/A

N/C = NO CHANGE
N/A = NOT APPLICABLE
(ENC) = EXISTING NON-CONFORMING CONDITION
(PV) = PROPOSED VARIANCE CONDITION
(1) = 3 PARKING SPACES REQUIRED FOR DWELLINGS CONTAINING 0-3,000 S.F.
(2) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD GRADE (EL:2.9).
(3) = FLOOR AREA PER ARCHITECTURAL PLANS

PROPOSED LOT COVERAGE BREAKDOWN (SF)		
	BUILDING	IMPERVIOUS
DWELLING	1,174.6	1,174.6
DECKS	384.4	384.4
COV. PORCH	33.4*	33.4
FRONT STEPS	39*	39
A/C DECK	28*	28
DRIVEWAY/WALK		663
TOTAL	1,559=29.98%	2,323=44.7%
* EXCLUDED FROM COVERAGE		

RECHARGE TRENCH DETAIL

N.T.S.

APPLICANT:
BRYON & DENISE DUBOIS
1058 PROSPECT AVENUE
MANAHAWKIN, NJ 08050

REV. No.	DATE:	DESCRIPTION

VARIANCE PLAN

SITE ADDRESS: 4 LAGOON DRIVE NORTH
BLOCK 18.116 LOT 2 & BLOCK 18.114 LOT 3
LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY

JOB No.: 2024-0291	TAX MAP SHEET No.: 23
DRAWN BY: DLG	UNITS: USFT
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988
SCALE: 1"=10'(PROPOSED)	HORIZONTAL DATUM: NAD 1983
DATE PREPARED: 10/31/2024	DEED BOOK / PAGE: 16779/1185 & 1190

JAY F. PIERSON, PLS, PP
ROBERT J. HARRINGTON, PE
JASON M. MARCIANO, PE, PP
JOSEPH L. LAZOK, PLS

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(732) 244-3044 FAX www.ecelnc.net
CERTIFICATE OF AUTHORIZATION No. 24GA27335600

10/31/2024
JASON M. MARCIANO, P.E., P.P.
NEW JERSEY PROFESSIONAL ENGINEER 44814
NEW JERSEY PROFESSIONAL PLANNER 06040

Project Desc.: Path: J:\2024\20240291\20240291.prj Plot Date/Time: Thu Oct 31,2024 / 11:29:32