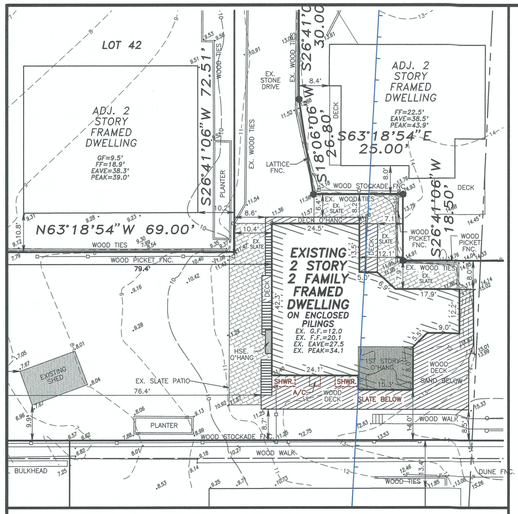
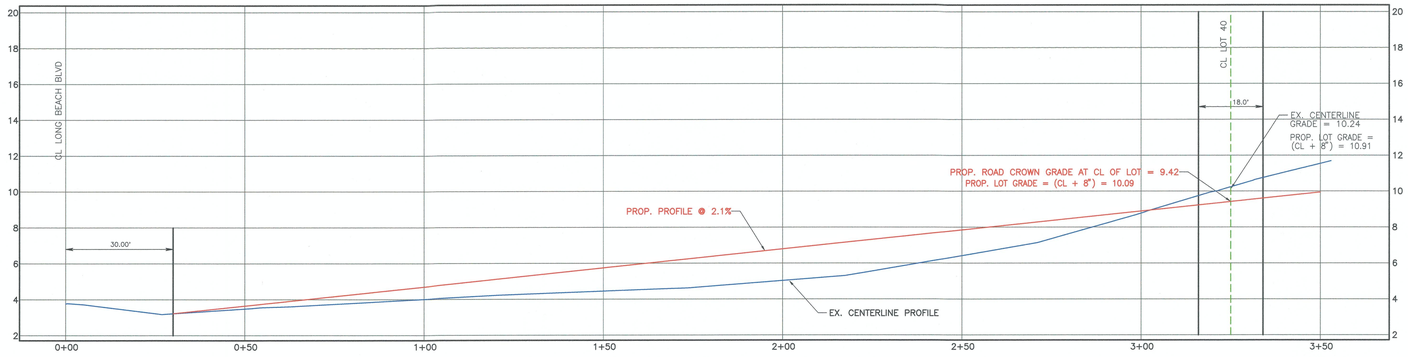
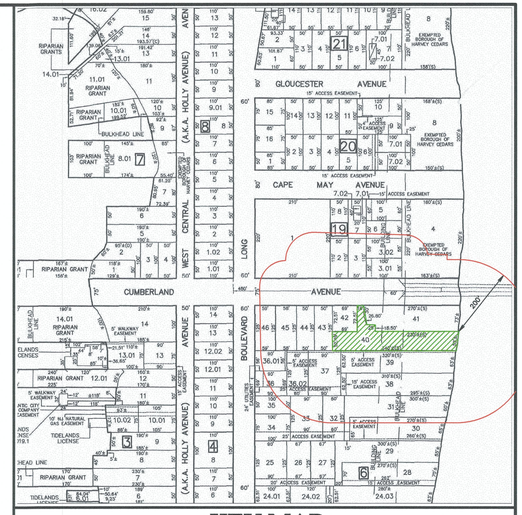


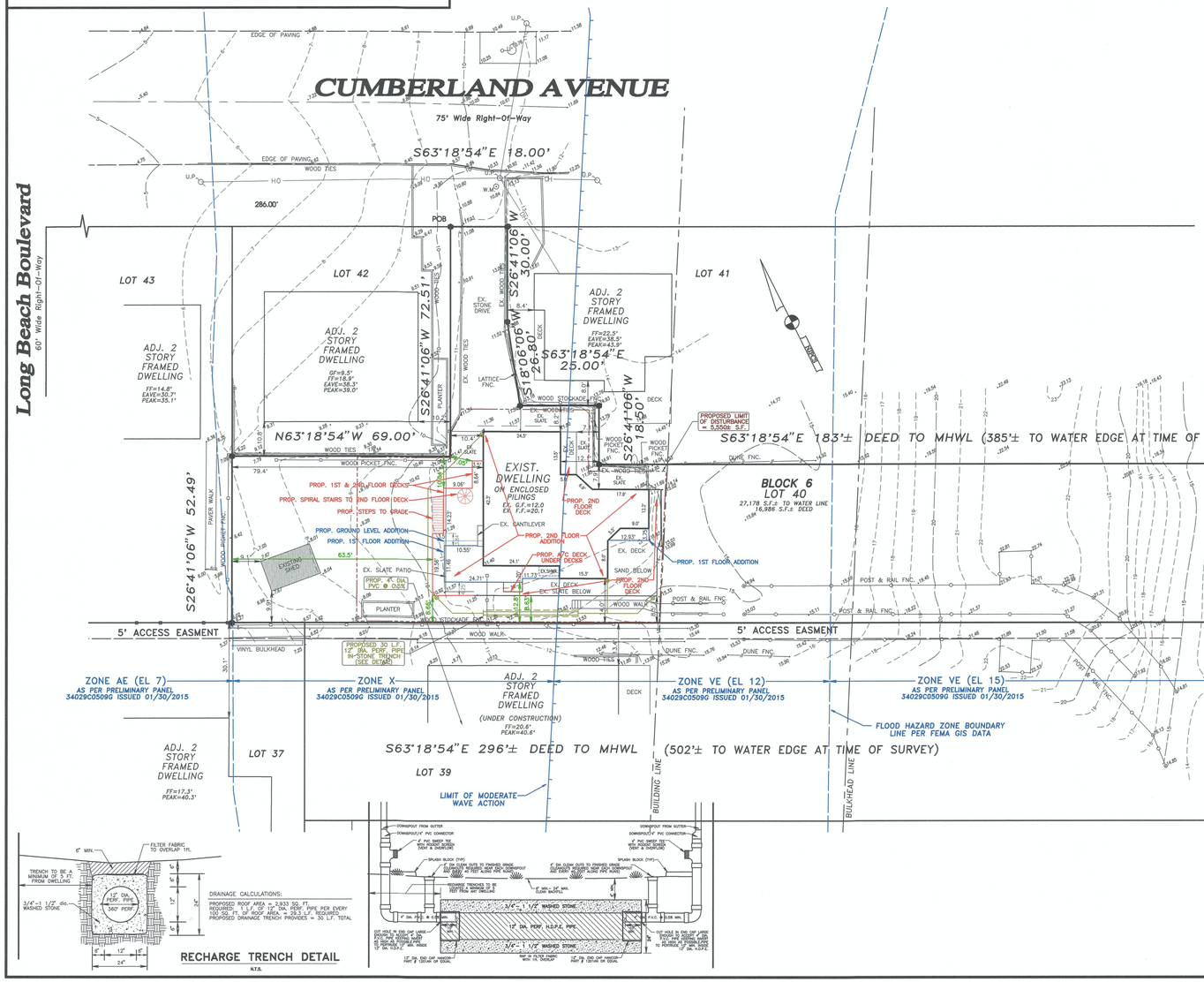
EXISTING CONDITIONS MAP

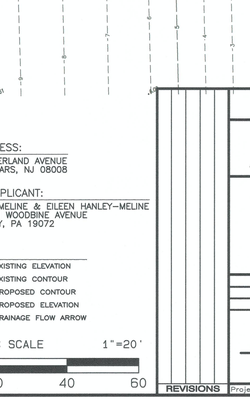




KEY MAP

TAX MAP SHEETS 2 & 3 SCALE: 1"=200'





SECTION DETAIL FOR BUILDING HEIGHT
N.T.S.

RECHARGE TRENCH DETAIL
N.T.S.

DRAINAGE CALCULATIONS:

PROPOSED ROOF AREA = 2,933 SQ. FT.
REQUIRED: 1 L.F. OF 12" DIA. PERF. PIPE PER EVERY 100 SQ. FT. OF ROOF AREA. = 29.3 L.F. REQUIRED
PROPOSED DRAINAGE TRENCH PROVIDES = 30 L.F. TOTAL

R-A ZONE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	5,000 S.F.	16,986 S.F.±(1)	N/C
MINIMUM LOT WIDTH:	50 FT.	18.00 FT.(ENC)	N/C
MINIMUM FRONT SETBACK:	20 FT.	62.9 FT.(CUMBERLAND)	64.8 FT.(CUMBERLAND)
MINIMUM SIDE YARD SETBACK:	10 FT.	6.4 FT.(ENC)(NORTHEAST)	7.05 FT.(PV)(N.WEST)
MINIMUM REAR SETBACK:	10 FT.	8.5 FT.(ENC)(SOUTH)	N/C
MAXIMUM LOT COVERAGE (PRINCIPLE):	29 %	9.8 %	11.6%
MAXIMUM LOT COVERAGE (WITH DECKS & STEPS):	33 %	15.2 %	17.5 %
MAXIMUM BUILDING HEIGHT:	30 FT.	23.9 FT.	32.0 FT.(PV)
MINIMUM FIRST FLOOR LIVING AREA:	720 S.F.	1,669 S.F.	1,946 S.F.
HABITABLE AREA RATIO:	50 %	19.6 %	43.6 %
IMPERVIOUS COVERAGE:	75 %(2)	35.9 %	39.7 %

N/C = NO CHANGE
N/A = NOT APPLICABLE
ENC = EXISTING NON CONFORMITY
PV = PROPOSED VARIANCE
(1) MEASURED TO DEED LINE.
(2) MEASURED TO BUILDING LINE (8,935.34 S.F.)

GENERAL NOTES:

1.) THE EXISTING LOT CONTAINS A 2 STORY 2 FAMILY DWELLING. THE APPLICANT PROPOSES TO ELIMINATE THE GROUND LEVEL LIVING SPACE AND CONVERT THE GROUND LEVEL TO GARAGE AND STORAGE. THE EXISTING SECOND FLOOR WILL BECOME THE FIRST FLOOR AND A NEW SECOND IS PROPOSED ABOVE THE NEW FIRST FLOOR. ADDITIONS ARE PROPOSED TO THE SOUTH AND WEST AND NEW DECKS ARE PROPOSED.

2.) EXISTING SECOND FLOOR (NEW FIRST FLOOR) ELEVATION=~20.1
EX. GROUND LEVEL FLOOR (NEW GARAGE FLOOR) ELEVATION=~12.0

3.) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 01/10/2020 & ROAD PROFILE TOPOGRAPHY ON 03/16/2020.

4.) ELEVATION BASED ON 1988 VERTICAL DATUM.

5.) SITE LOCATED IN FLOOD HAZARD ZONE "AO" DEPTH 1 FOOT (NAVD 1988) AND VE (EL 11) AS PER FLOOD INSURANCE RATE MAP PANEL 509 OF 611, COMMUNITY PANEL NO. 345226 0509 F, MAP NUMBER 34029C0509F, SEPTEMBER 29, 2006.

***PER FEMA PRELIMINARY FIRM MAP 34029C0509G DATED 1/30/15 THIS SITE IS LOCATED IN ZONE "X" AND "VE" EL. 12.

6.) WATER AND SEWER SERVICE IS PROVIDED BY EXISTING MUNICIPAL UTILITIES. ALL EXISTING UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION, EXCAVATION OR CONSTRUCTION.

7.) HOUSE DIMENSIONS BASED ON PLANS BY CRAIG W. BREARLEY, A.I.A., 10/20/2020.

8.) NO WETLANDS ARE PRESENT ON SITE.

9.) ALL ROOF-TOP STORMWATER RUNOFF IS TO BE DIRECTED INTO RECHARGE TRENCH.

10.) NO PLASTIC LINERS TO BE USED UNDER STONE, GRAVEL OR LANDSCAPED AREAS.

11.) LOT GRADING MUST NOT CREATE ANY ADVERSE DRAINAGE CONDITIONS TO ADJACENT LOTS.

12.) AS PER R.S.I.S., 6 BEDROOM DWELLINGS REQUIRE 3.5 OFF-STREET PARKING SPACES. 4 SPACES PROVIDED (3 IN DRIVEWAY & 1 IN GARAGE).

13.) BUILDING HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROAD (10.2) TO THE HIGHEST POINT OF THE DWELLING.

14.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING,FREEBOARD, GRADING, UTILITIES, ETC...

SITE ADDRESS:
12 E CUMBERLAND AVENUE
HARVEY CEDARS, NJ 08008

OWNER/APPLICANT:
EDWARD S. MELINE & EILEEN HANLEY-MELINE
1001 NORTH WOODBINE AVENUE
PENN VALLEY, PA 19072

LEGEND:
- 6.57 EXISTING ELEVATION
- 6 EXISTING CONTOUR
- 6 PROPOSED CONTOUR
- 7.00 PROPOSED ELEVATION
- DRAINAGE FLOW ARROW

GRAPHIC SCALE 1"=20'
0 20 40 60

VARIANCE PLAN

PREPARED FOR
EDWARD S. MELINE & EILEEN HANLEY-MELINE

BLOCK 6 LOT 40
BOROUGH OF HARVEY CEDARS
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PIERSON, PLS, PP
ROBERT J. HARRINGTON, PE
JASON M. MARCIANO, PE, PP
ENGINEERING PLANNING LAND SURVEYING GPS
(732) 244-3030 VOICE 508 MAIN STREET
(609) 693-2600 VOICE TOMS RIVER, NJ 08753
(732) 244-3044 FAX www.eceinc.net
CERTIFICATE OF AUTHORIZATION No. 24GA27935600

JOB No.: 2019-0463	TAX MAP SHEET No.: 2
DRAWN BY: DLG	SCALE: 1"=20'
CHECKED BY: JMM	DATE PREPARED: 11/13/2020

JAY F. PIERSON, P.L.S., P.P.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 27462
NEW JERSEY PROFESSIONAL PLANNER 02525

JASON M. MARCIANO, P.E., P.P.
NEW JERSEY PROFESSIONAL ENGINEER 44514
NEW JERSEY PROFESSIONAL PLANNER 06040

11/13/2020

REVISIONS | Project Desc.: | Path: J:\2019\20190463\20190463.prj | Plot Date/Time: Fri Nov 13,2020 / 15:04:34