

BUILDING HEIGHT
 PEAK ELEV. = 46.41
 B.F.E.+1' = -12.00
 HEIGHT = 34.41

F.A.R. TABLE
 1ST FLR 885 SF
 2ND FLR 885 SF
 1/2 STY 295 SF
 TOTAL 2065 SF (51.63%)

W/VAIVER REQUESTED FOR CHECKLIST
 ITEMS C2, C3, C4, C5 AND C6

* VARIANCE REQUIRED, EXISTING CONDITION
 ** VARIANCE REQUIRED

THE CANNON GROUP, P.C.
 1466 ROUTE 88 W. SUITE B2
 BRICK, NEW JERSEY, 08724
 PHONE (732) 458-0003 FAX (732) 458-1103

MICHAEL T. CANNON
Michael T. Cannon

PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691

DATE 1/20/21
 SCALE 1"=20'
 JOB # 20157
 DWG NEWPLOT
 SHEET 1 OF 1

CHK: MTC
 DRN BY MTC

REVISION

LOT 10 BLOCK 191
 BOROUGH OF BELMAR
 MONMOUTH COUNTY, NEW JERSEY

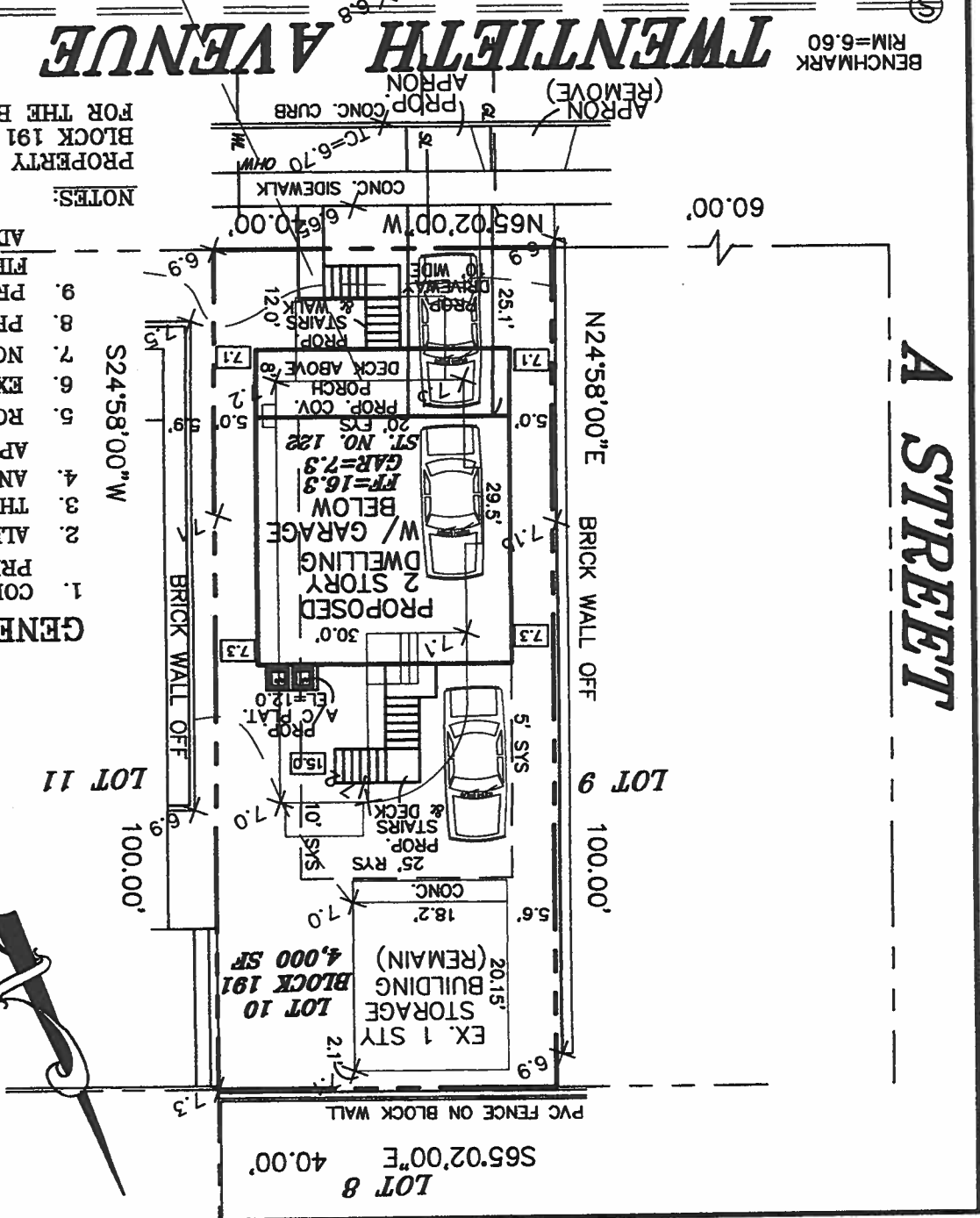
principal building	required	existing	PROPOSED	compliance
MIN. LOT SIZE	5,000 S.F.	4,000 S.F.*	N / A	no
MIN. LOT FRONTAGE	50'	40.0'	N / A	no
MIN. SETBACKS(PRINC.)	20'	15.7'	20.00'	yes
FRONT YARD	5' min.	5.75'	5.00'	yes
SIDE YARD	15'	14.15'	10.00**	no
REAR YARD	35'	34.1'	50.50'	yes
SIDE YARD(Accessory)	3' min.	5.6'	5.6'	yes
REAR YARD	3' min.	2.1'	2.1'	no
max. bldg. hgt.	18' 1 story	16'	16.0'	yes
LOT SHAPE SIZE	30'	25'	25'	no
max. bldg. hgt.	35' 2-1/2 stories	18'	34.41'	yes
max. fir area ratio	75%	22.5% (900 sf)	51.63% (2065 sf)	yes
max lot cov imp	55%	44.9% (1795 sf)	41.05% (1642 sf)	yes
max bldg. cov.	30%	37.03% (1480 sf)	37.33%** (1492 sf)	no
off-street parking	3 spaces	4 spaces	2 spaces**	no

ZONE REQUIREMENTS

Z O N E R - 5 0

REFERENCE:
 TOPOGRAPHIC SURVEY BY THE CANNON GROUP, P.C. DATED 9/21/20
 ELEVATION DATUM NAVD1988
 AVG. FRONT YARD SETBACK ALONG THE BLOCK IS 17.6' TO BUILDINGS, 7.6' TO PORCHES

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
 - ALL UTILITIES TO BE REUSED OR PROVIDE NEW AS SHOWN
 - THIS PLAN IS NOT TO BE SCALED FOR DISTANCES
 - ANY CONFLICTS OR DEVIATION FROM THIS PLAN SHALL BE APPROVED BY THE ENGINEER
 - ROOF GUTTERS AND LEADERS TO BE DIRECTED TO STREET
 - EXISTING PAVEMENT ON SITE TO BE REMOVED
 - NO TREES SHOWN ON SITE TO BE REMOVED.
 - PROPERTY LOCATED IN THE R-50 ZONE
 - PROPERTY LOCATED IN FLOOD ZONE "AE" (EL 8).
 - FIRM PANEL 34025C0342E DATED 9/25/09
 - ADOPTED BASE FLOOD ELEVATION AE 11 PER ORDINANCE.
- NOTES:**
- PROPERTY OF SANDOMENO KNOWN AS BLOCK 191 LOT 10 AS SHOWN ON THE TAX MAP FOR THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NJ
- BENCHMARK RIM=6.60



REVISION	
TOPOGRAPHIC SURVEY	
LOT 6 BLOCK 201 BOROUGH OF BELMAR MONMOUTH COUNTY, NEW JERSEY	
THE CANNON GROUP, P.C.	
CHK: MTC	100 JACK MARTIN BOULEVARD, 2ND FLOOR BRICK, NEW JERSEY, 08724
DRN BY MTC	PHONE (732) 458-0003 FAX (732) 458-1103
DATE 9/21/20	
SCALE 1"=20'	MICHAEL T. CANNON
JOB # 20157	<i>[Signature]</i>
DWG TOPOSRV	PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691
SHEET 1 OF 1	

