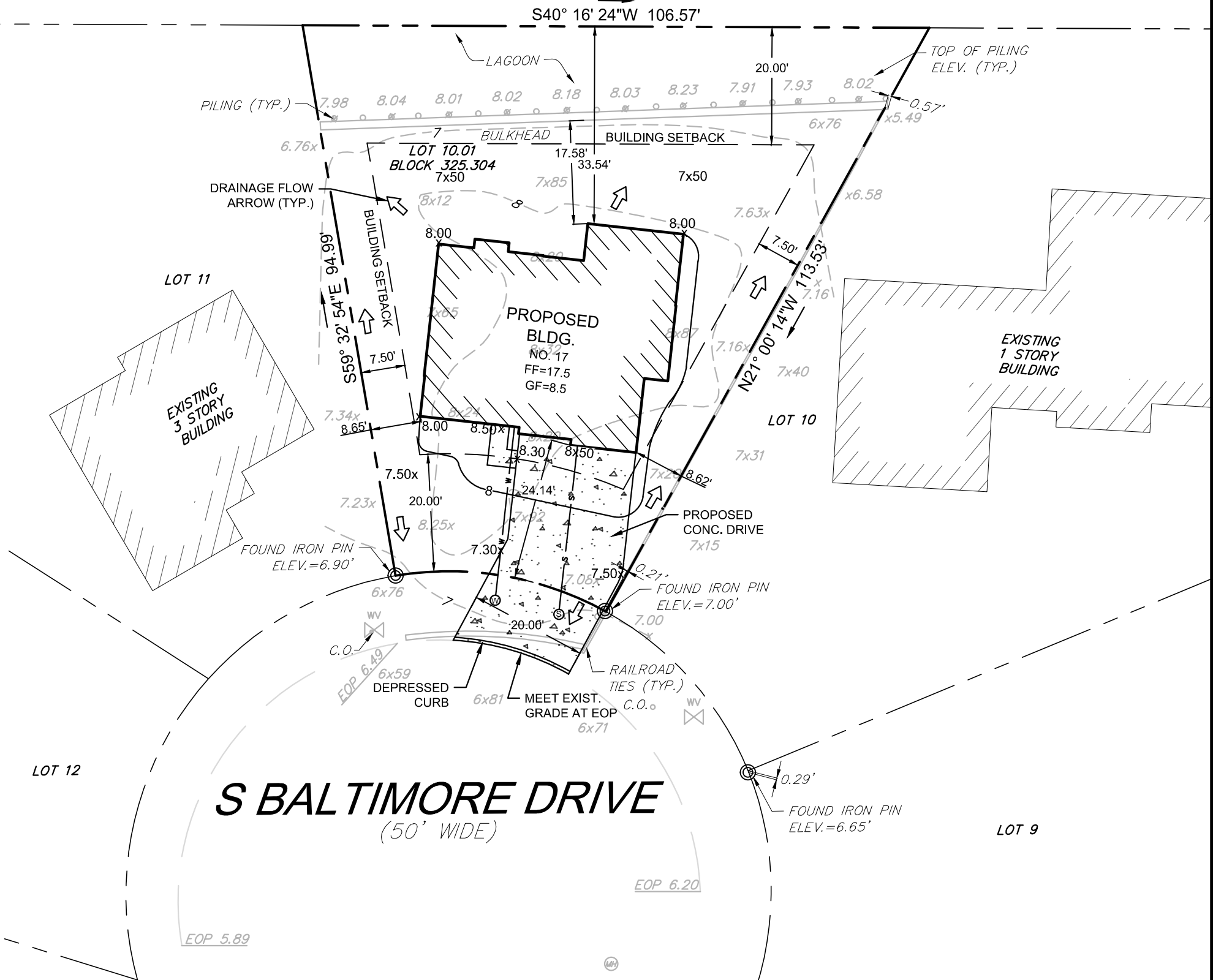
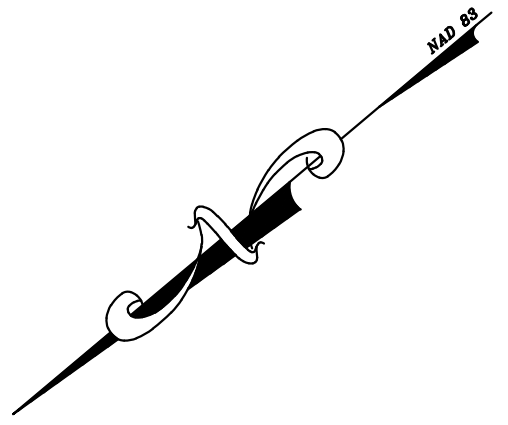


ZONING DATA

ZONE: R-50 – RESIDENTIAL 50 ZONE			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
MIN. LOT SIZE	4,350 SF.	6,858 SF.	6,858 SF.
MIN. LOT WIDTH	50 FT.	73 FT.	73 FT.
MIN. LOT DEPTH	87 FT.	94 FT.	94 FT.
MIN. LOT FRONT YARD	20 FT.	–	24.14 FT.
MIN. LOT REAR YARD	15 FT.	–	33.54 FT.
MIN. LOT SIDE YARD	5 FT.	–	8.62 FT.
MIN. LOT COMBINED SIDE YARD	15 FT.	–	17.27 FT.
MAX BUILDING HEIGHT	40 FT.	–	40 FT.
MAX BUILDING COVERAGE	30%	–	19%



- NOTES:
- TRACT KNOWN AS LOT 10.01 BLOCK 325.304 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LITTLE EGG HARBOR. TOTAL AREA IS 0.157 ACRES ±.
 - BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF LITTLE EGG HARBOR.
 - PLANIMETRIC AND TOPOGRAPHIC FEATURES SHOWN BASED ON PLAN ENTITLED "TOPOGRAPHIC SURVEY" PREPARED BY TRI-STATE ENGINEERING AND LAND SURVEYING DATED 2/27/20. ELEVATIONS BASED ON NAVD 88. CONVERSION TO NGVD 29 = +1.273
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 34029C0559G, DATED 3/28/14, THE SUBJECT PROPERTY DOES FALL WITHIN ZONE AE, BFE=10.00.
 - THE PLAN WAS PREPARED FOR OBTAINING A BUILDING PERMIT ONLY, THE LICENSED PROFESSIONAL WHOSE SIGNATURE APPEARS HEREON ACCEPTS NO RESPONSIBILITY FOR ANY OTHER USE.
 - ALL DISTURBED LAND WITHIN OF ADJACENT TO THE WORK AREA WHICH IS THE RESULT OF THE CONTRACTOR'S OPERATION SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. ALL GRADING AND SOIL STABILIZATION SHALL BE COMPLETED IN THIRTY (30) DAYS FROM ISSUANCE OF THE PERMIT.
 - ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE TOWNSHIP OF LITTLE EGG HARBOR, OCEAN COUNTY, THE STATE OF NEW JERSEY AND /OR THE APPROPRIATE UTILITY COMPANY WHICHEVER REGULATIONS TAKES PRECEDENCE. SITE SHALL CONFORM TO MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE IFC, NEW JERSEY EDITION.
 - IN GENERAL THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES AS SHOWN ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES AND OTHER UTILITIES MAY HAVE TO BE RELOCATED. UTILITIES SHOWN ON THE PLAN ARE DERIVED FROM EXISTING INFORMATION RECEIVED FROM THE APPROPRIATE UTILITY COMPANY AND/OR THE PROPERTY OWNER.
 - ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE SHALL BE INSTALLED UNDERGROUND AT THE SITE IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL UTILITY COMPANIES AND LITTLE EGG HARBOR TOWNSHIP, WHICHEVER REGULATION TAKES PRECEDENCE.
 - NO WETLANDS OR TRANSITION AREA ARE PRESENT ON THE SITE ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENT PROTECTION (NJDEP), OFFICE OF INFORMATION RESOURCES MANAGEMENT (OIRM), BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS (BGIS), PUBLICATION DATE FEBRUARY 2015.

REVISION 1 (5.13.20): REVISED FOR TWP. SUBMISSION

PLOT PLAN
 17 S BALTIMORE DRIVE
 BLOCK 325.304, LOT 10.01
 LITTLE EGG HARBOR TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

PROJECT No: 17-007-GAROFALO	DATE 4/9/2020	SCALE 1"=20'
FIELD: JM	DWN BY: RP	CHECKED: JAM
SHEET No: 1 OF 1		

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 www.tristatecivil.com

JOSEPH A. MANCINI
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 24GE04579300

DATE