

TRENTON BOULEVARD  
(100' RIGHT OF WAY)

SECOND AVENUE  
(60' RIGHT OF WAY)

#### SCHEDULE OF GENERAL REQUIREMENTS

DISTRICT 1 EAST (SINGLE-FAMILY) EXISTING USE: SINGLE-FAMILY RESIDENTIAL (PERMITTED USE) PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (PERMITTED USE)				
REGULATION	REQUIREMENT	EXISTING LOT 1	EXISTING LOT 2	PROPOSED LOT 1.01
MIN. LOT AREA	7,500 S.F.	11,250 S.F.	7,500 S.F.	18,750 S.F.
MIN. LOT FRONTAGE	50'	75'	50'	125'
MIN. LOT WIDTH	50'	75'	50'	125'
MIN. LOT DEPTH	150'	150'	150'	150'
MIN. FRONT YARD	40'(1)	40.12'	40.00'	40.13' PROP/40.12' EX.
MIN. SIDE YARD 1 (UP TO 50' LOT WIDTH)	10'	N/A	4.98'	N/A
MIN. SIDE YARD 1 (GREATER THAN 50' LOT WIDTH)	10% LOT WIDTH	4.95'	N/A	12.50'
MIN. SIDE YARD - TOTAL(UP TO 50' LOT WIDTH)	30% LOT WIDTH	N/A	12.49'	N/A
MIN. SIDE YARD - TOTAL(GREATER THAN 50' LOT WIDTH)	30% LOT WIDTH	19.70'	N/A	27.25'(V)
MIN. STREET SIDE YARD	15'	14.75'	N/A	14.75'
MIN. REAR YARD	30'	59.17'	73.98'	42.23'
MAX. BUILDING HEIGHT	35'	35.12'*(2)	UKNOWN	31.35' PROP(3)/35.12' EX*(2)
MAX. NUMBER OF STORIES	2.5	2.5	2	2.5-EX/2.5-PROP.
MIN. PRINCIPLE BUILDING SIZE	937.5 S.F.	2,206 S.F.	1,185 S.F.	3,750 S.F.
MAX. BUILDING COVERAGE	20%	19.6%	15.8%	20.0%
MAX. IMPERVIOUS COVERAGE	35%	30.4%	29.6%	29.3%
REQUIREMENTS FOR ACCESSORY BUILDING-GARAGE				
MIN. GARAGE SIZE	275 S.F.	511 S.F.	417 S.F.	324 S.F.
MAX. GARAGE SIZE	500 S.F.	511 S.F.*	417 S.F.	511 S.F.*
MAX. GARAGE COVERAGE	30% OF REAR YARD	11.5%	11.3%	15.8%(1)
MAX. GARAGE HEIGHT	16'	UNKNOWN/UNCHANGED	UNKNOWN	13.60'(4)
MIN. SIDE YARD SETBACK	5'	5.20'	4.59'	5'
MIN. REAR YARD SETBACK	3'	3.05'	2.70'	3'
MIN. SETBACK FROM ADJACENT BUILDING	5'	41.28'	50.86'	18.9'
MAX. NUMBER OF GARAGES PER PRINCIPLE BUILDING	1	1	1	2(V)
MAX. NUMBER OF DRIVEWAYS PERMITTED PER LOT	1	1	1	2(V)
MIN. PATIO SIDE YARD SETBACK	5'	5.15'	N/A	11.34'
MIN. PATIO REAR YARD SETBACK	3'	34.19'	N/A	34.19'
MAX. NUMBER OF PRINCIPLE BUILDINGS PER LOT	1	1	1	1
REQUIREMENTS FOR SWIMMING POOLS				
MAX. POOL AREA	800 S.F.	261 S.F.	N/A	261 S.F.
MIN. SETBACK FROM STRUCTURE	10'	6.87'	N/A	6.87'
MIN. SIDE YARD SETBACK	10'	10.10'	N/A	42.61'
MIN. STREET SIDE YARD SETBACK	15'	42.61'	N/A	42.61'
MIN. REAR YARD SETBACK	10'	35.85'	N/A	35.85'

\* - DENOTES EXISTING VIOLATION  
(V) - DENOTES VARIANCE REQUIRED

(1) REAR YARD GARAGE COVERAGE INCLUDES THE CUMULATIVE AREA OF BOTH THE EXISTING GARAGE ON LOT 1 AND THE PROPOSED GARAGE ON LOT 2.

(2) BUILDING HEIGHT CALCULATION FOR EXISTING DWELLING:

FINISHED FLOOR TO RIDGE HEIGHT = 32.50 FEET  
FINISHED FLOOR ELEVATION = 13.72 FEET  
ROADWAY CROWN ELEVATION = 11.10 FEET  
BUILDING HEIGHT: (13.72 FEET - 11.10 FEET) + 32.50 FEET = 35.12 FEET

(3) BUILDING HEIGHT CALCULATION FOR PROPOSED DWELLING:

FINISHED FLOOR TO RIDGE HEIGHT = 28.84 FEET  
FINISHED FLOOR ELEVATION = 13.72 FEET  
ROADWAY CROWN ELEVATION = 11.21 FEET  
BUILDING HEIGHT: (13.72 FEET - 11.21 FEET) + 28.84 FEET = 31.35 FEET

(4) BUILDING HEIGHT CALCULATION FOR PROPOSED GARAGE:

FINISHED FLOOR TO RIDGE HEIGHT = 12.69 FEET  
FINISHED FLOOR ELEVATION = 12.00 FEET  
ROADWAY CROWN ELEVATION = 11.09 FEET  
BUILDING HEIGHT: (12.00 FEET - 11.09 FEET) + 12.69 FEET = 13.60 FEET

#### ADDITIONAL ORDINANCE RELIEF

SECTION 17-2 - DEFINITIONS. DRIVEWAY. SHALL MEAN A PAVED OR UNPAVED SURFACE NOT TO EXCEED 14 FEET IN WIDTH RUNNING FROM THE STREET TO A GARAGE OR PARKING AREA LOCATED ACCORDING TO ZONING REGULATIONS. THERE SHALL BE NO MORE THAN ONE DRIVEWAY PER LOT. WHERE THE DRIVEWAY CONNECTS TO A GARAGE (EITHER ATTACHED, DETACHED OR INTEGRATED), THE DRIVEWAY MAY BE APPROPRIATELY FLARED TO ENSURE THAT ACCESS TO AND FROM THE GARAGE MAY BE SAFELY ACCOMMODATED.

THE EXISTING DRIVEWAYS FOR EXISTING LOTS 1 & 2 MEASURE 21.20 FEET AND 25.83 FEET, RESPECTIVELY, AT THE WIDEST POINTS. THESE ARE EXISTING NON-CONFORMANCES. THE EXISTING DRIVEWAY ON LOT 1 WILL REMAIN UNCHANGED IN THE PROPOSED CONDITION. THE PROPOSED DRIVEWAY ON LOT 2 WILL HAVE A MAXIMUM WIDTH OF 19.8 FEET AT THE NEW GARAGE. WAIVER REQUESTED.

#### GENERAL NOTES:

- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:  
EKA ASSOCIATES P.A.  
328 PARK AVENUE  
SCOTCH PLAINS, NJ 07076  
DATED 1-29-2020
- THESE PARCELS ARE KNOWN AS LOTS 1 & 2 IN BLOCK 33 AS SHOWN ON SHEET 3 OF THE TAX MAPS OF THE BOROUGH OF SEA GIRT.
- AREA OF PARCELS: LOT 1 BLOCK 33 = 11,250 S.F. OR 0.26 AC.  
LOT 2 BLOCK 33 = 7,500 S.F. OR 0.17 AC.
- THESE PARCELS ARE LOCATED ENTIRELY IN THE IE (DISTRICT 1 EAST) SINGLE FAMILY ZONE AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF SEA GIRT.
- THESE PARCELS MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON WERE ESTABLISH BY GPS METHOD. DATUM IS BASED UPON THE N.A.V.D. 1988 DATUM. BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED NEAR THE INTERSECTION TRENTON BOULEVARD AND SECOND AVENUE.  
RIM ELEVATION =11.00. (N.A.V.D. 1988)
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A GRADING & LOT CONSOLIDATION PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ANY EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
- EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY.
- ANY MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH APPLICABLE MUNICIPAL, STATE OR FEDERAL REGULATIONS.
- PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 3402500343F HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- ALL PROPOSED DRYWELLS FROM NEW ADDITION SHALL BE CONNECTED TO UNDERGROUND DRYWELL SYSTEM LOCATED IN THE FRONT YARD AREA.

#### LEGEND

-sw	- EXISTING SIDEWALK ELEVATION	160	- PROPOSED CONTOUR
-gd	- EXISTING GROUND ELEVATION	1780	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	grt	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	-gr	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	-shg	- EXISTING BUILDING ELEVATION
-	- EXISTING DEPRESSED CURB	-conc	- EXISTING CONCRETE ELEVATION
⊙	- EXISTING SANITARY MANHOLE	TC	- EXISTING TOP OF GRATE ELEVATION
⊙	- EXISTING STORM MANHOLE	INV.	- EXISTING INVERT
⊙	- EXISTING UTILITY POLE	148.86	- EXISTING SPOT ELEVATION
WV	- EXISTING WATER VALVE	-E.O.P.	- EXISTING EDGE OF PAVEMENT ELEVATION
⊙	- EXISTING TREE AND SIZE	200	- EXISTING CONTOUR
✕	- EXISTING TREES TO BE REMOVED		

SHEET	TITLE	ISSUED	REVISED
1	LOT CONSOLIDATION PLAN	11/11/2020	1/26/2021
2	GRADING & DRAINAGE PLAN	3/19/2020	1/26/2021

LOT CONSOLIDATION PLAN  
TAX LOTS 1 & 2 BLOCK 33  
BOROUGH OF SEA GIRT, MONMOUTH COUNTY, NEW JERSEY

**EKA ASSOCIATES, P.A.**

Engineers • Surveyors • Planners  
328 Park Avenue, Scotch Plains, N.J. 07076  
908-322-2030

REVISIONS:  
1-26-2021: REVISED PER COMPLETENESS REVIEW

*James R. Watson* 1/26/2021  
**JAMES R. WATSON P.L.S., P.P.**  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 33785  
PROFESSIONAL PLANNER  
N.J. LICENSE NO. 3363

Job No. 847420 Date 11/11/20 Scale 1" = 20' Drawn SK Map No. FILE Sheet 1 of 2

#### GRAPHIC SCALE

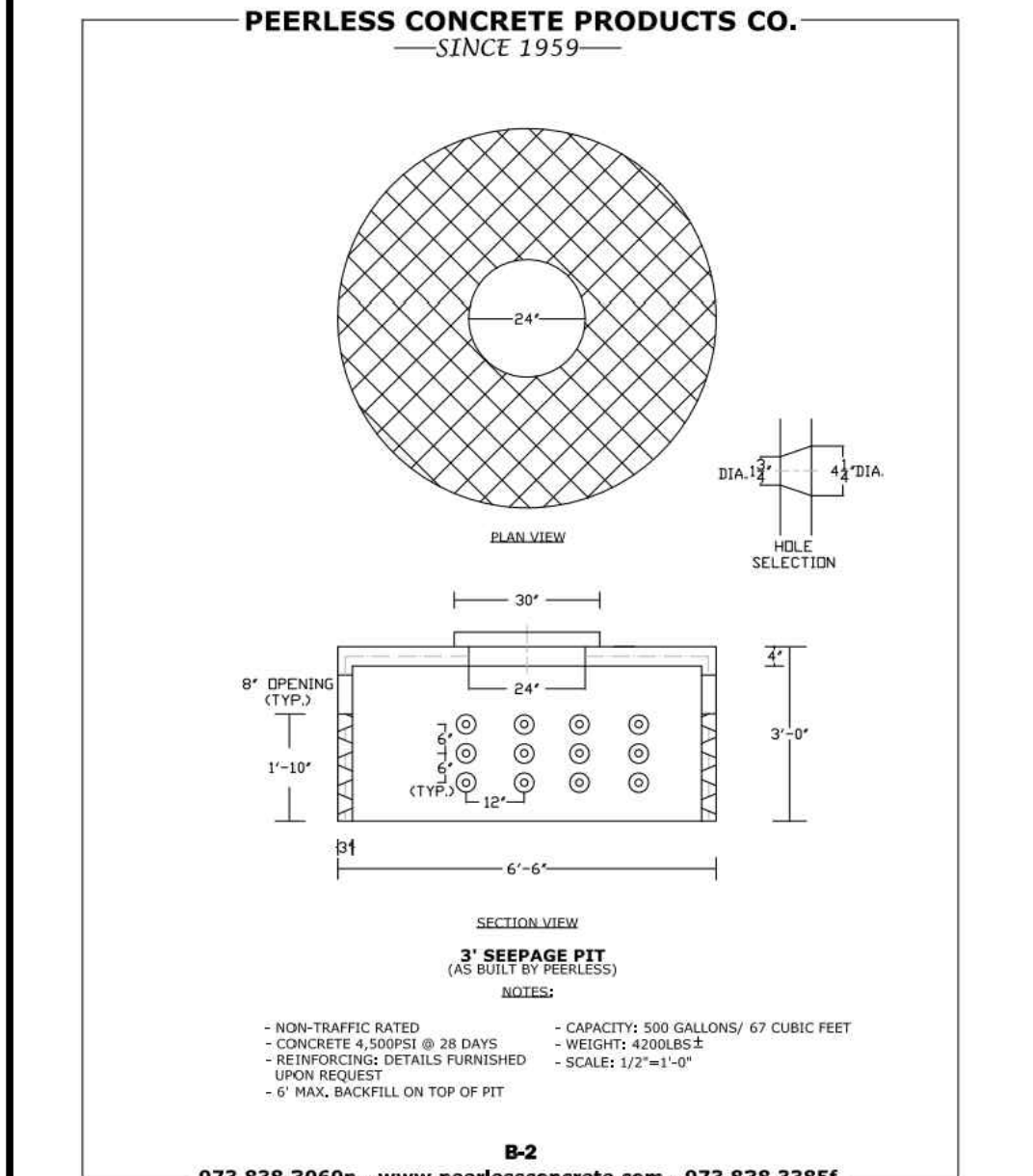


( IN FEET )

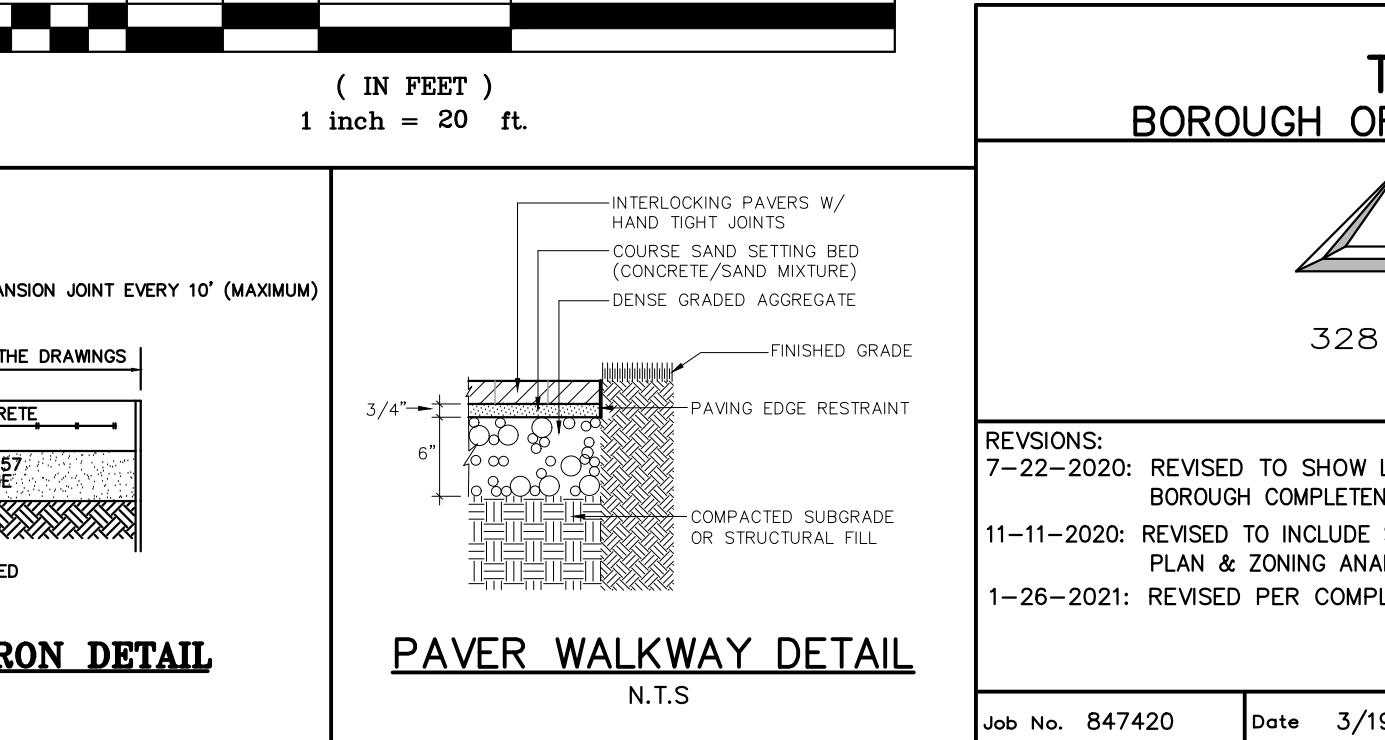
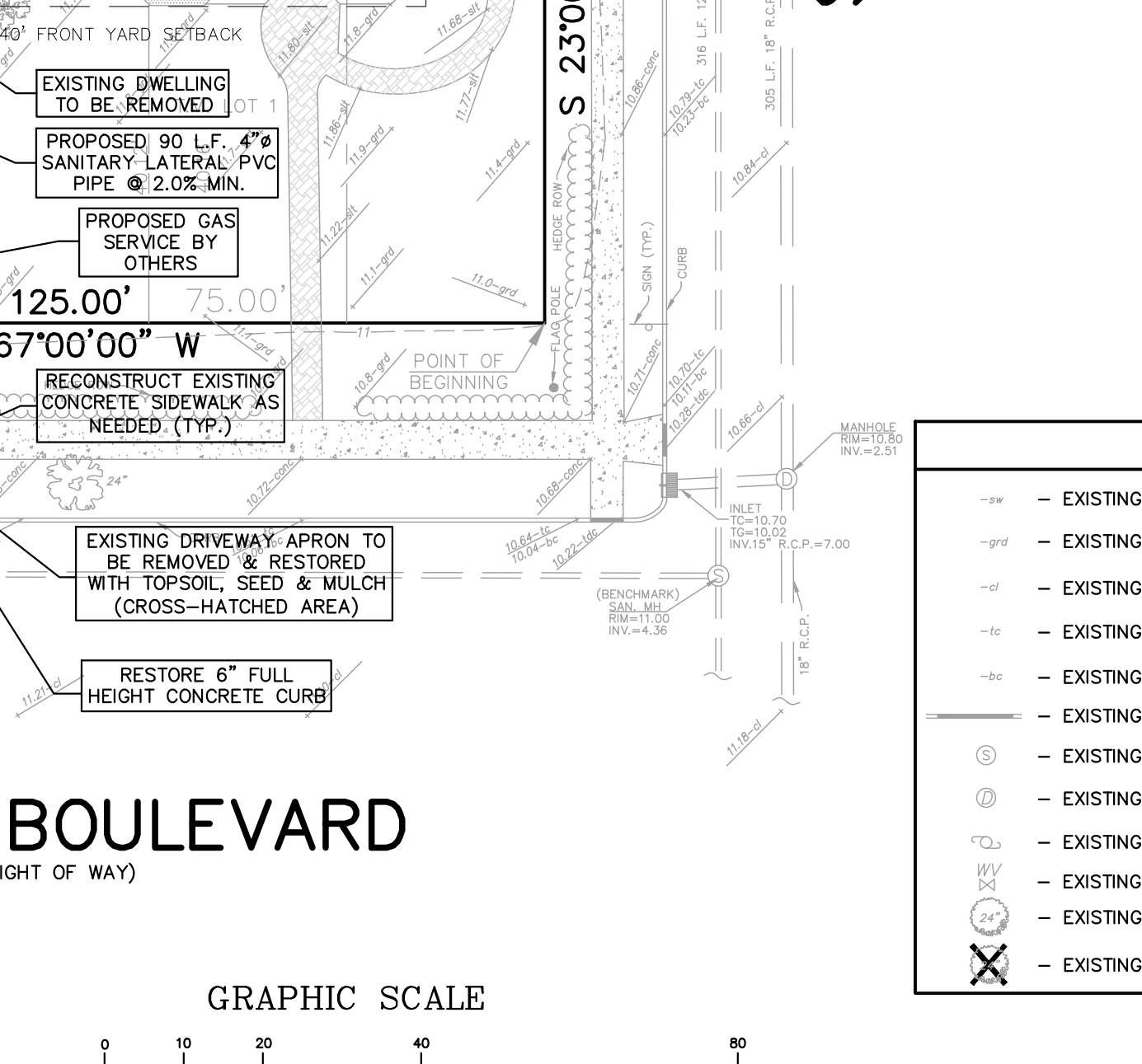
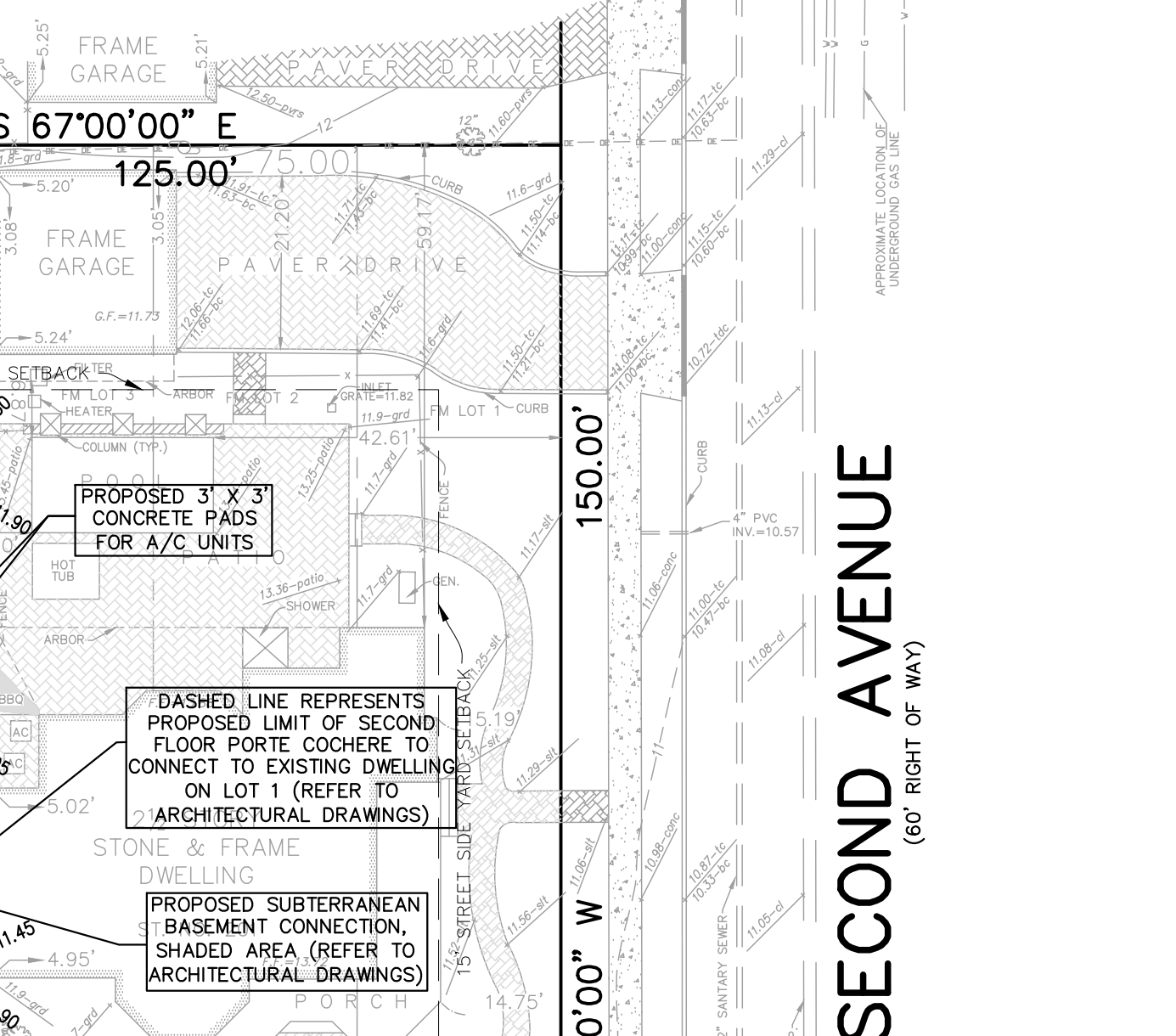
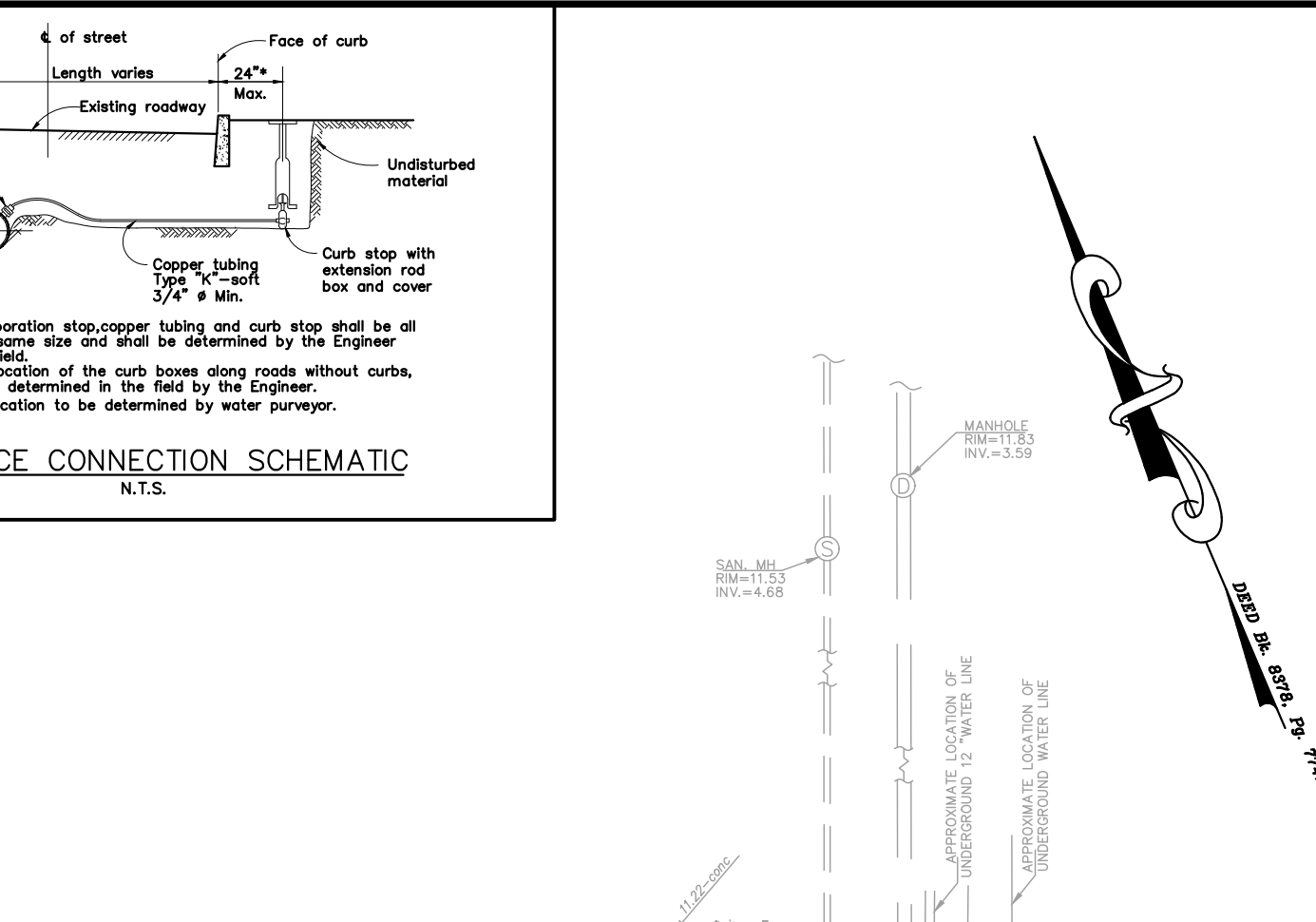
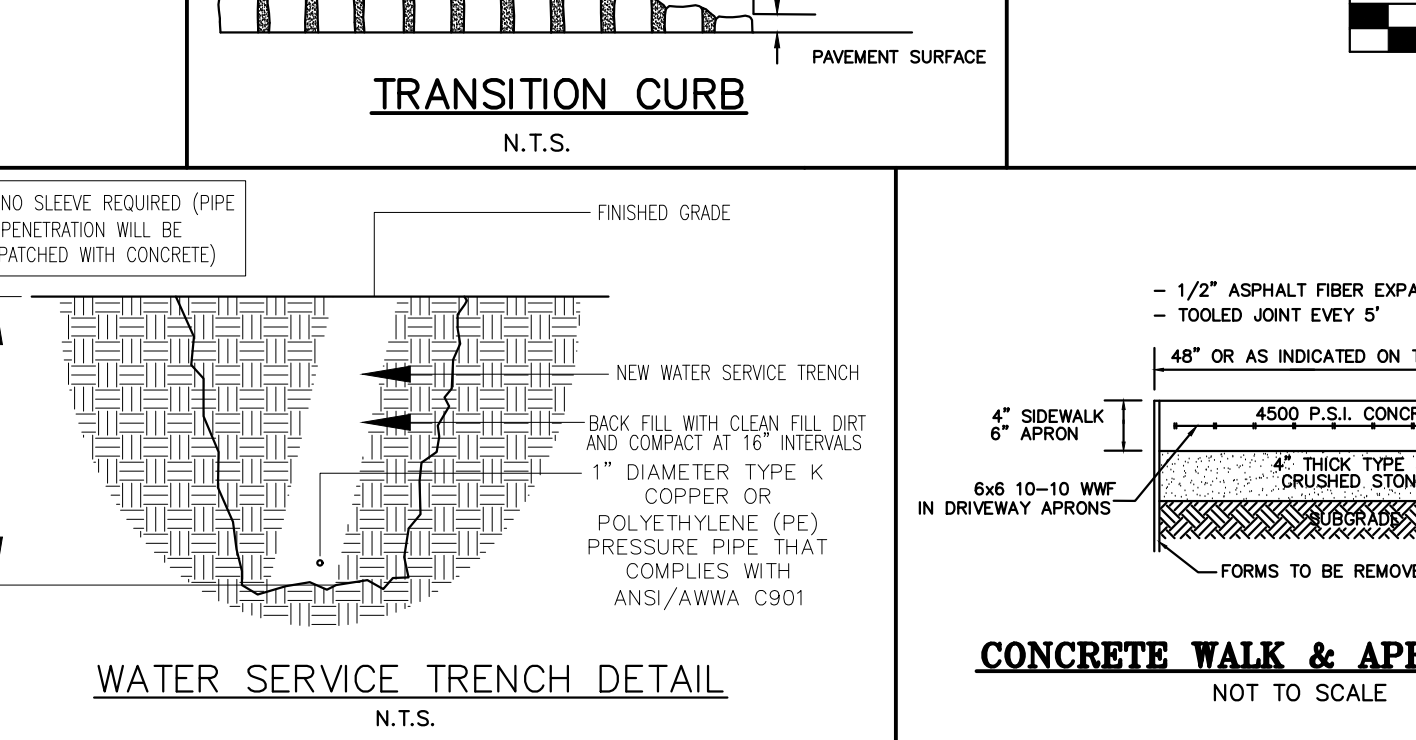
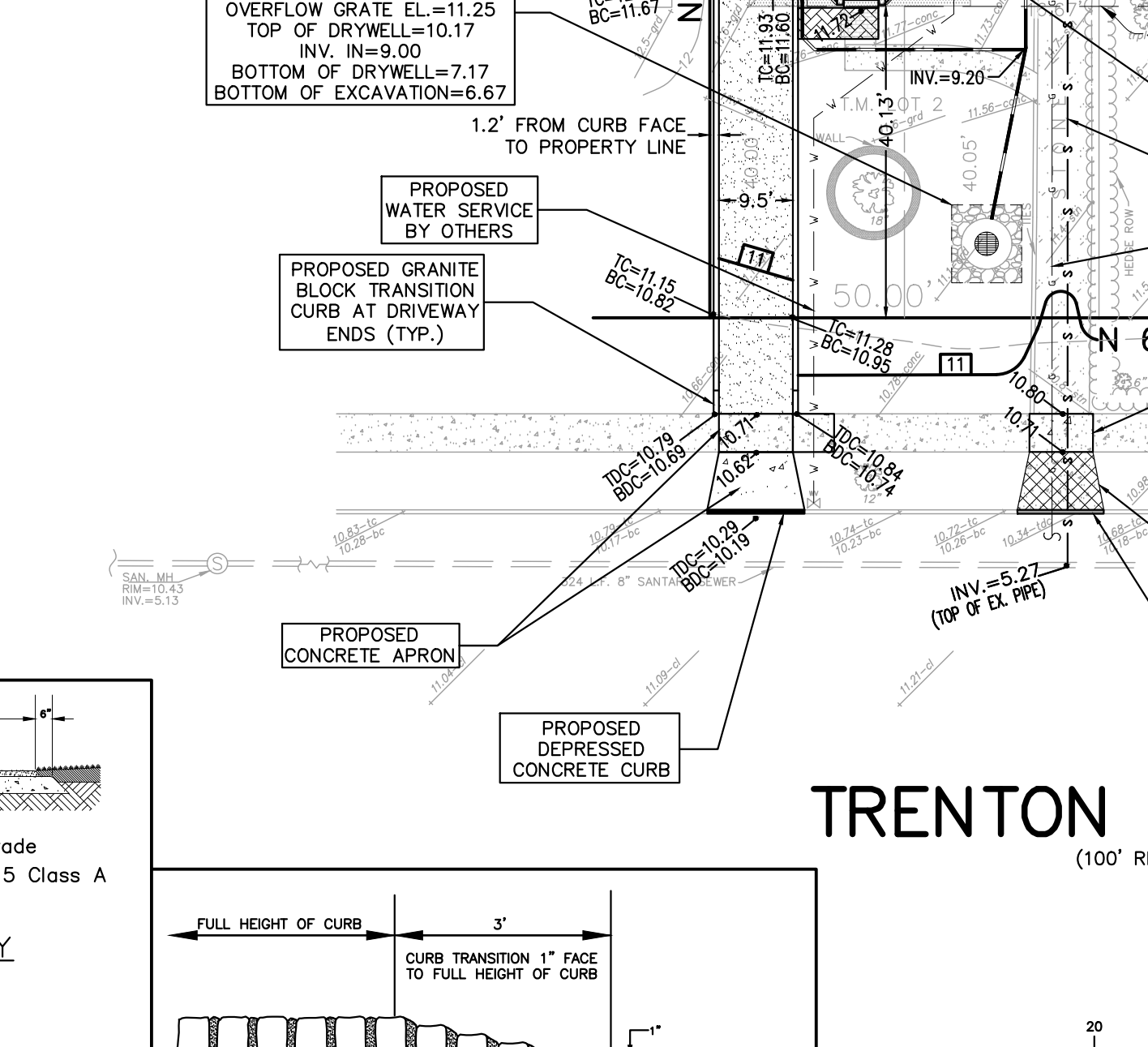
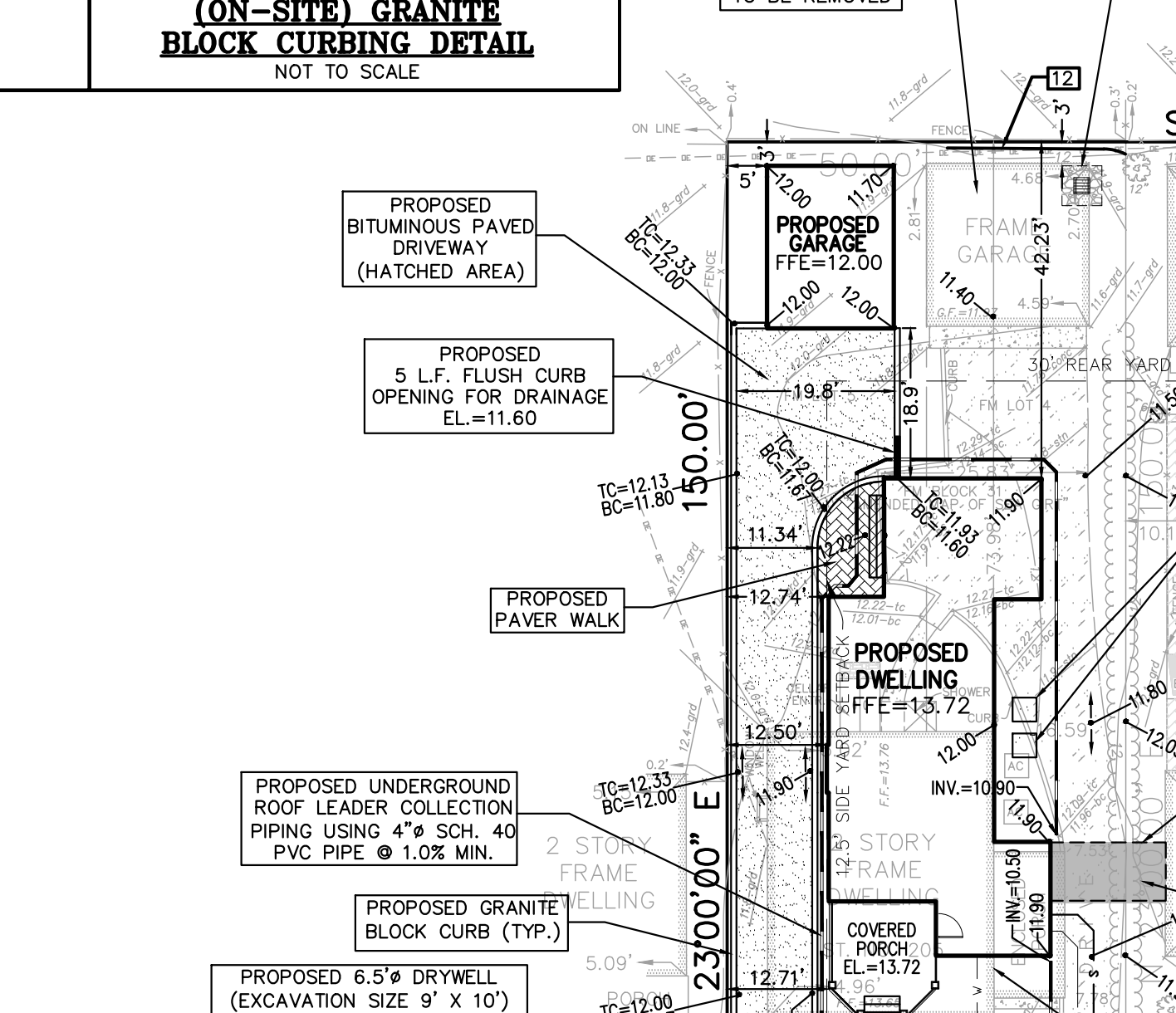
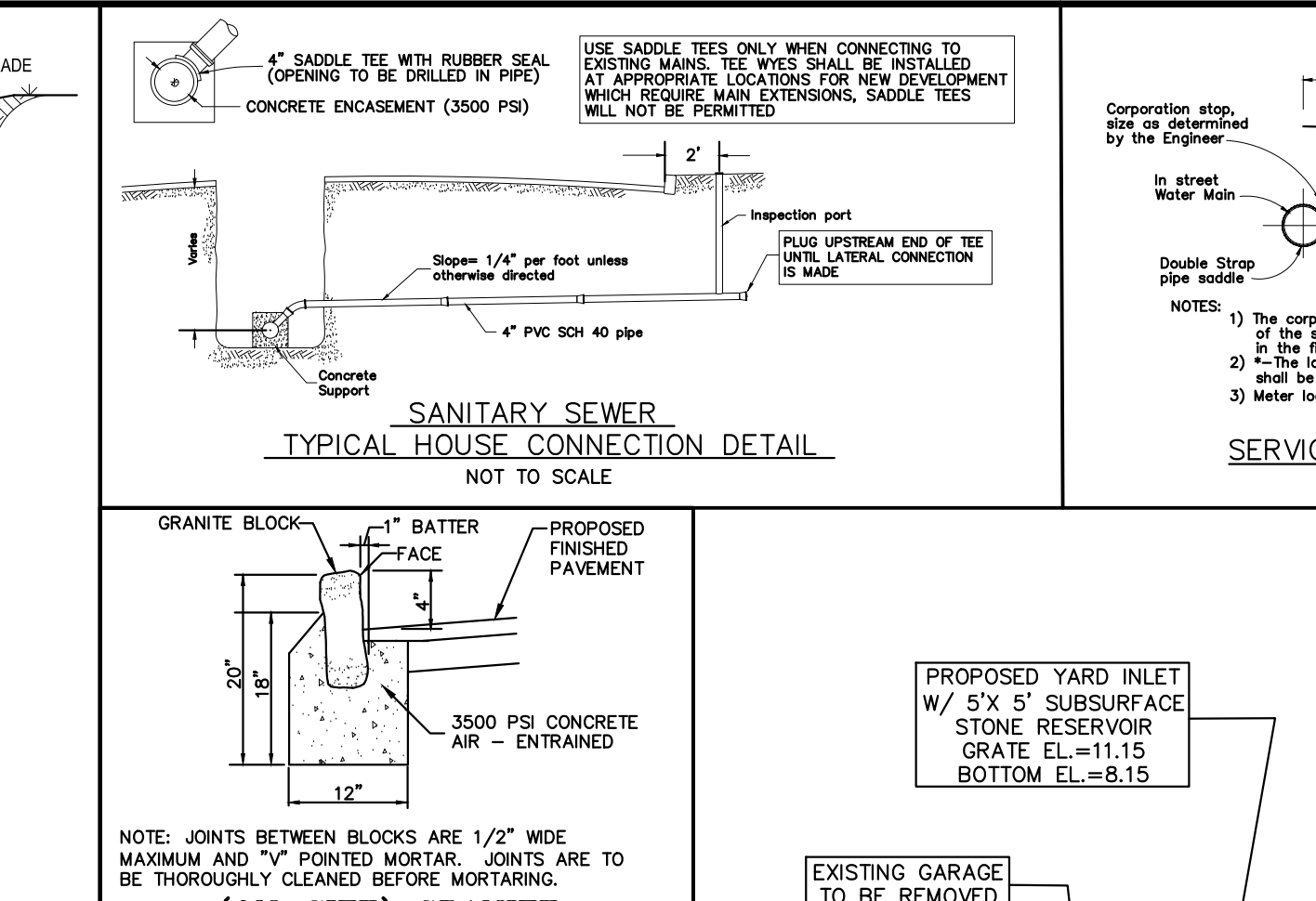
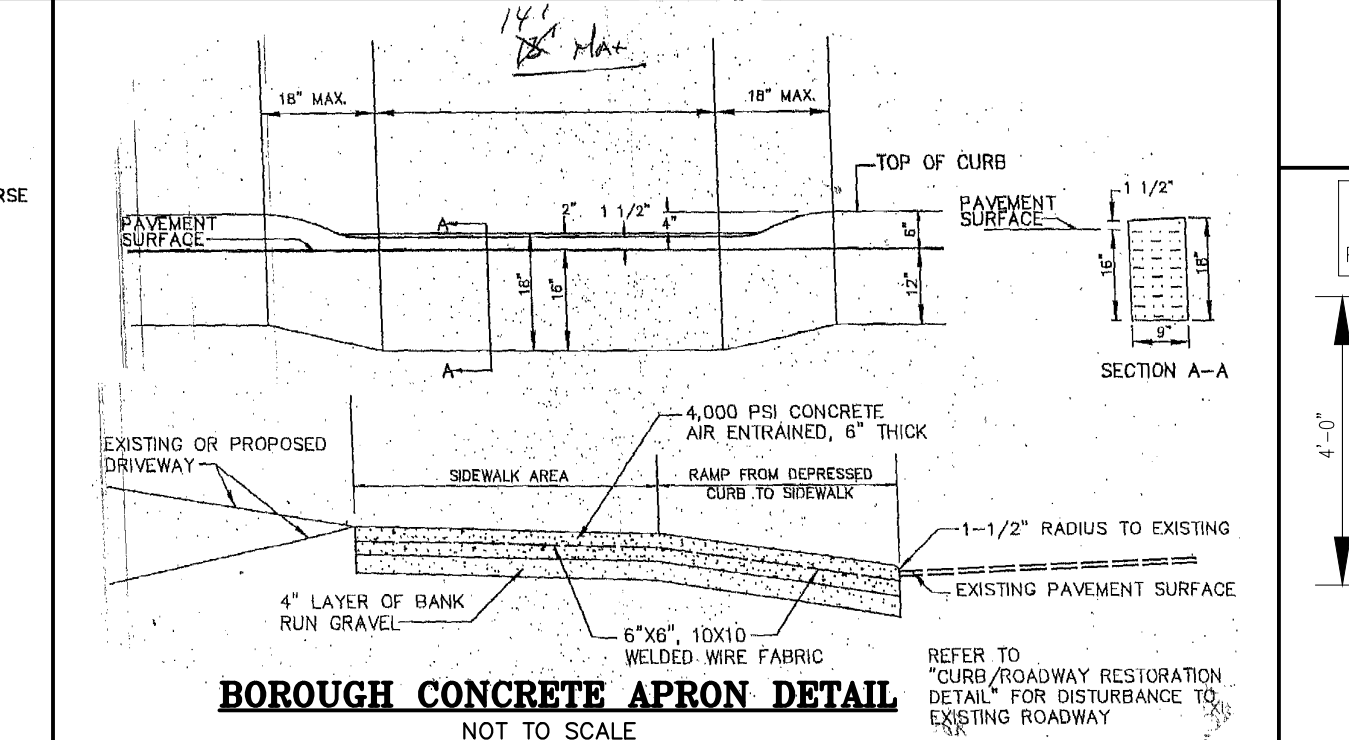
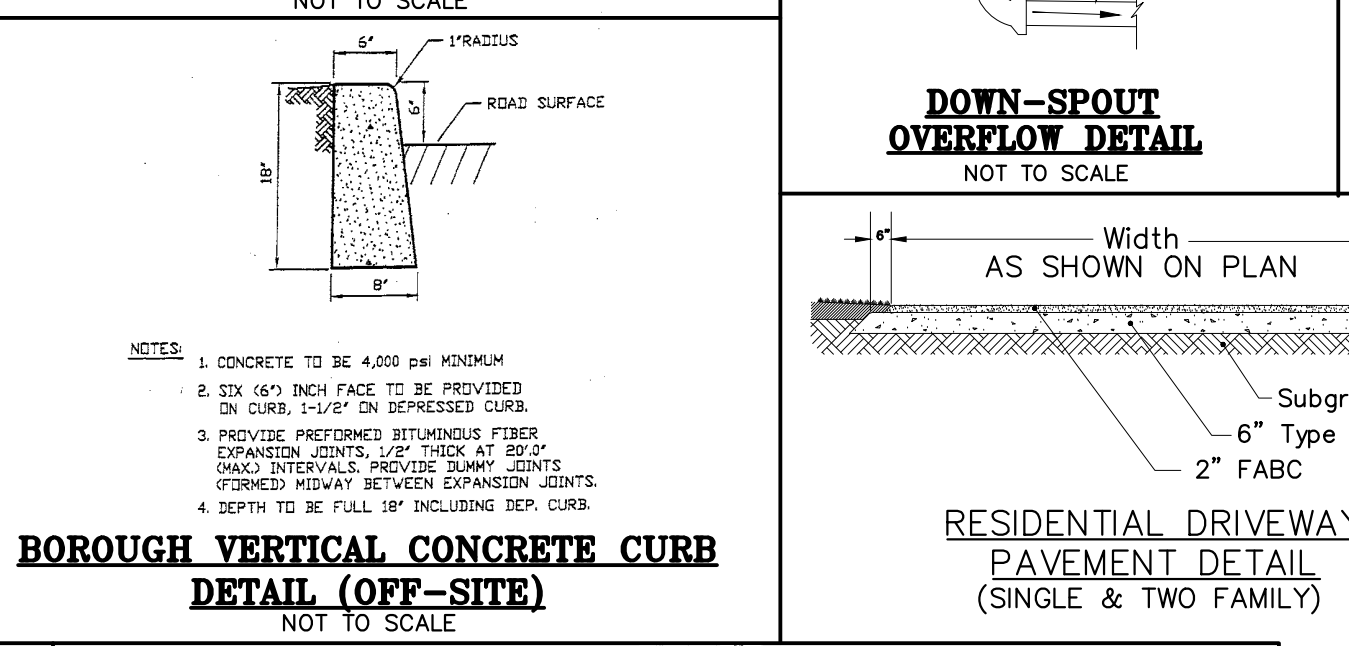
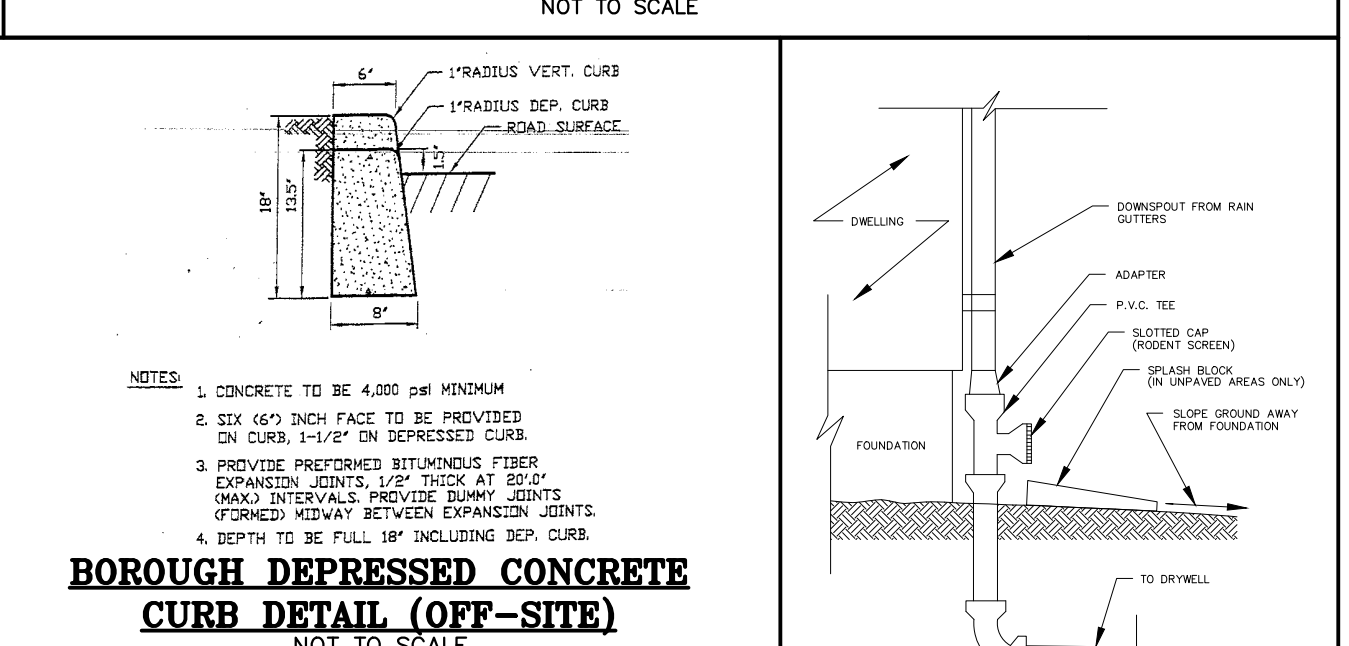
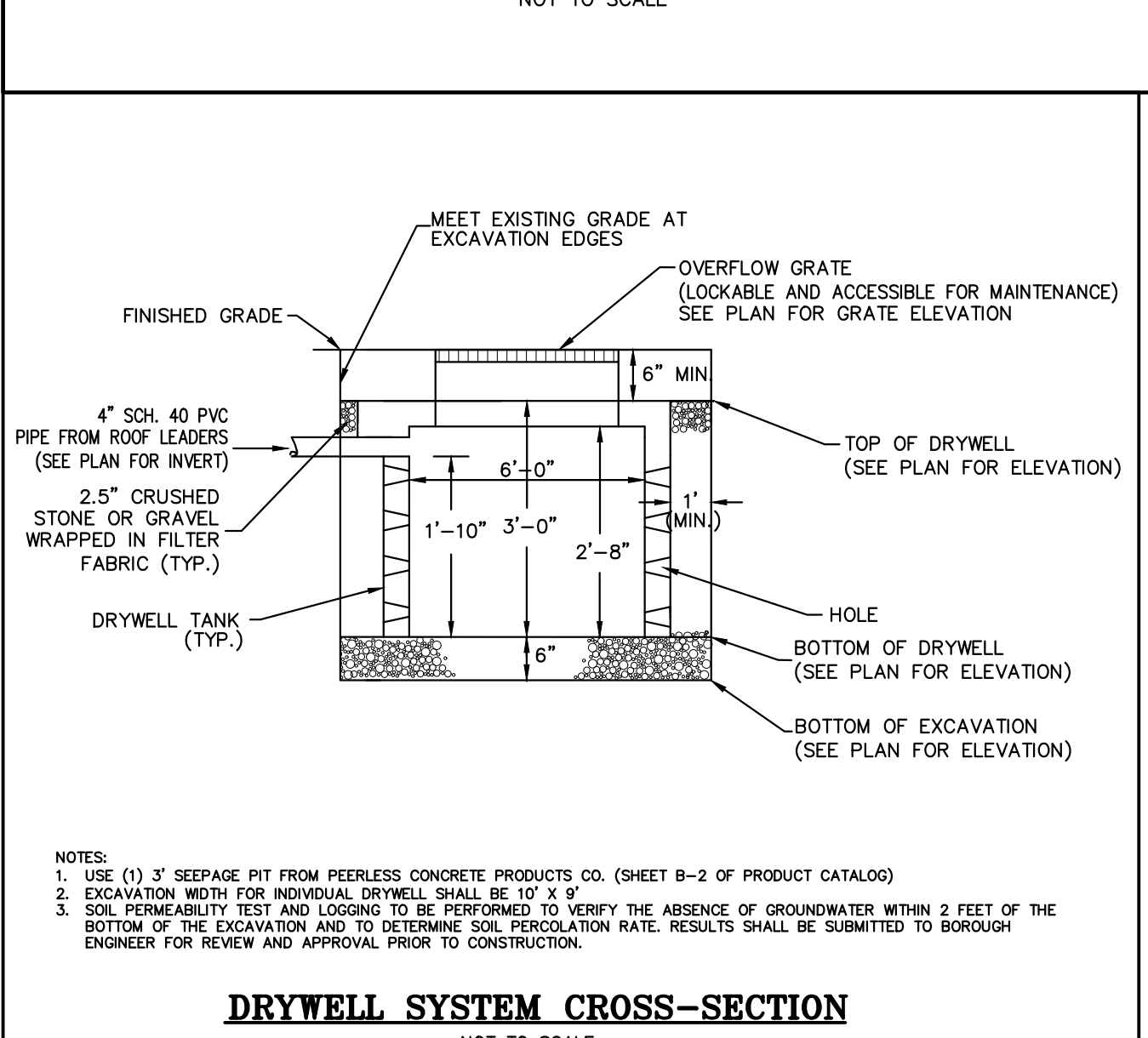
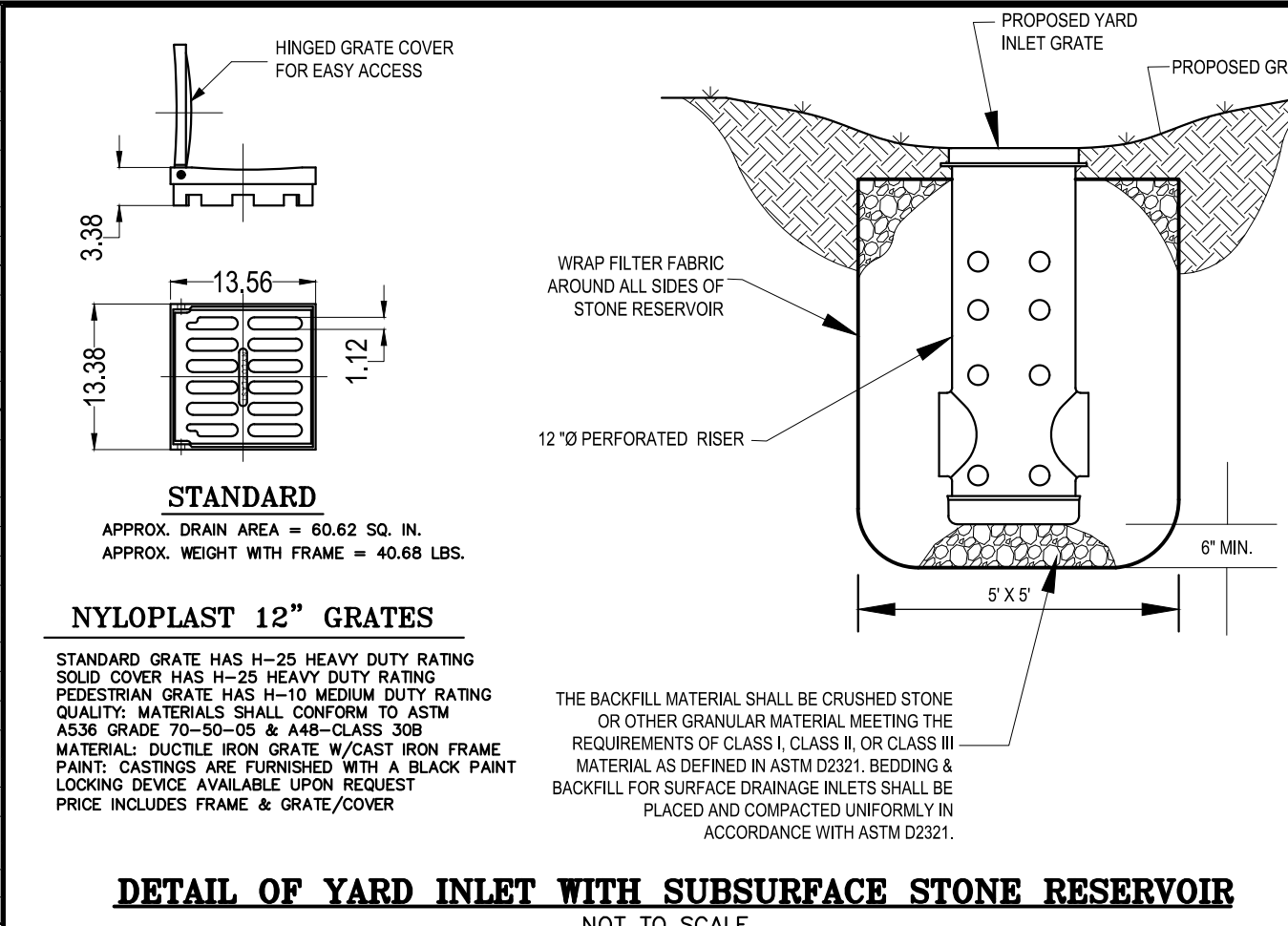
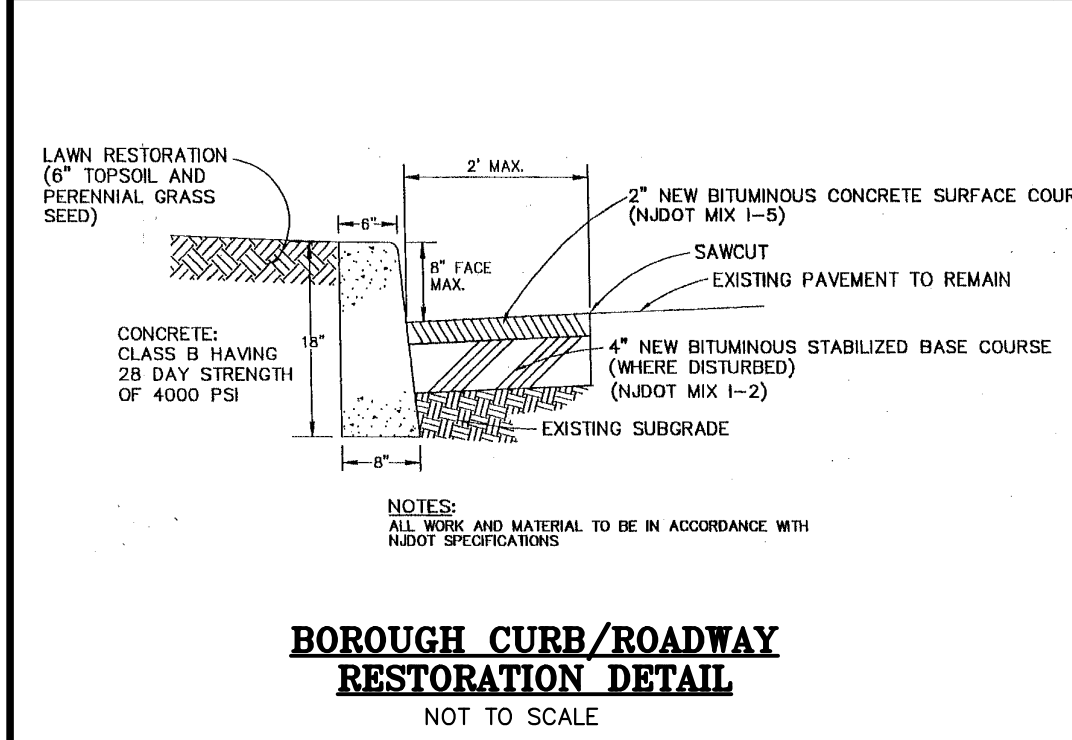
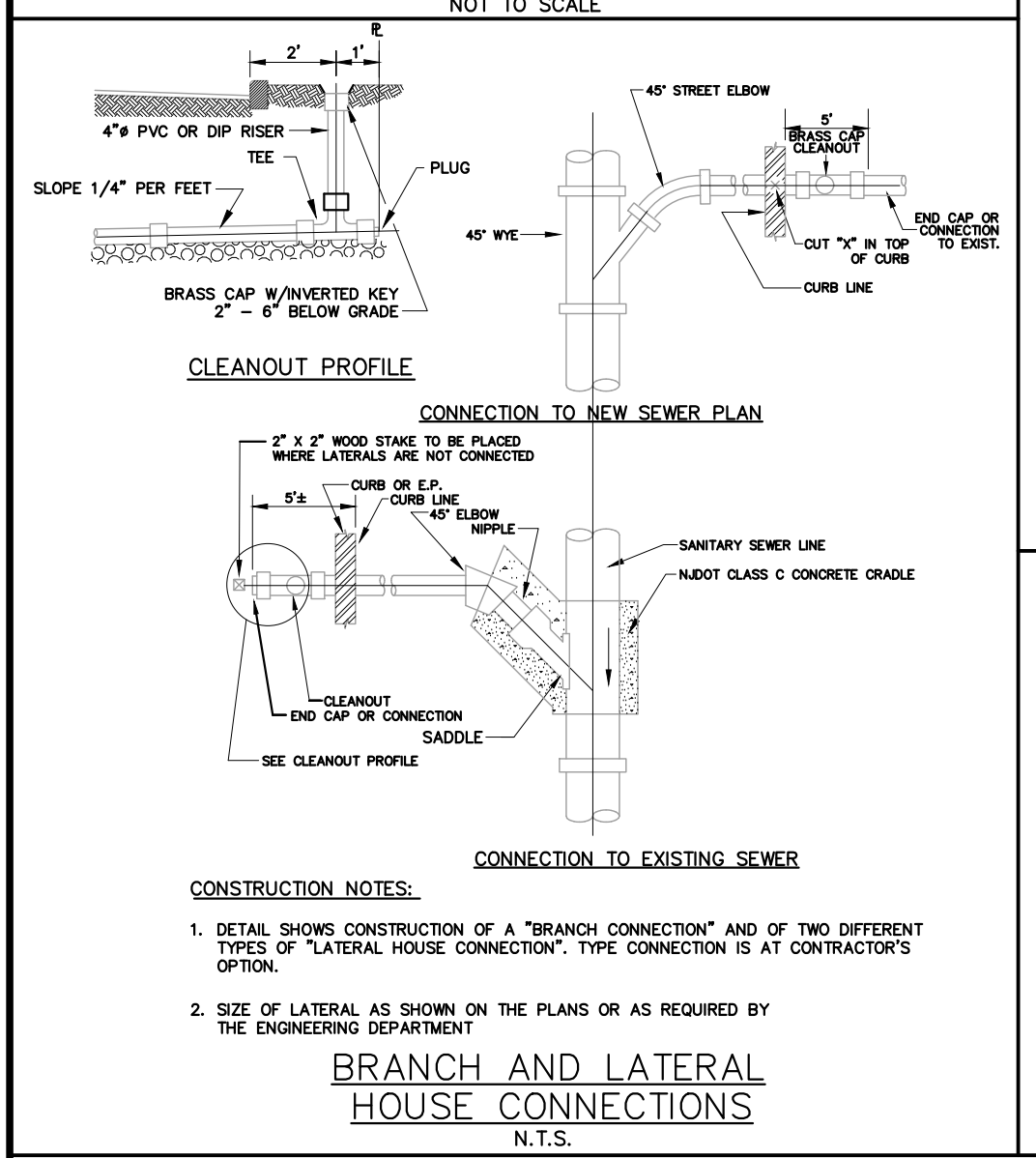
1 inch = 20 ft.



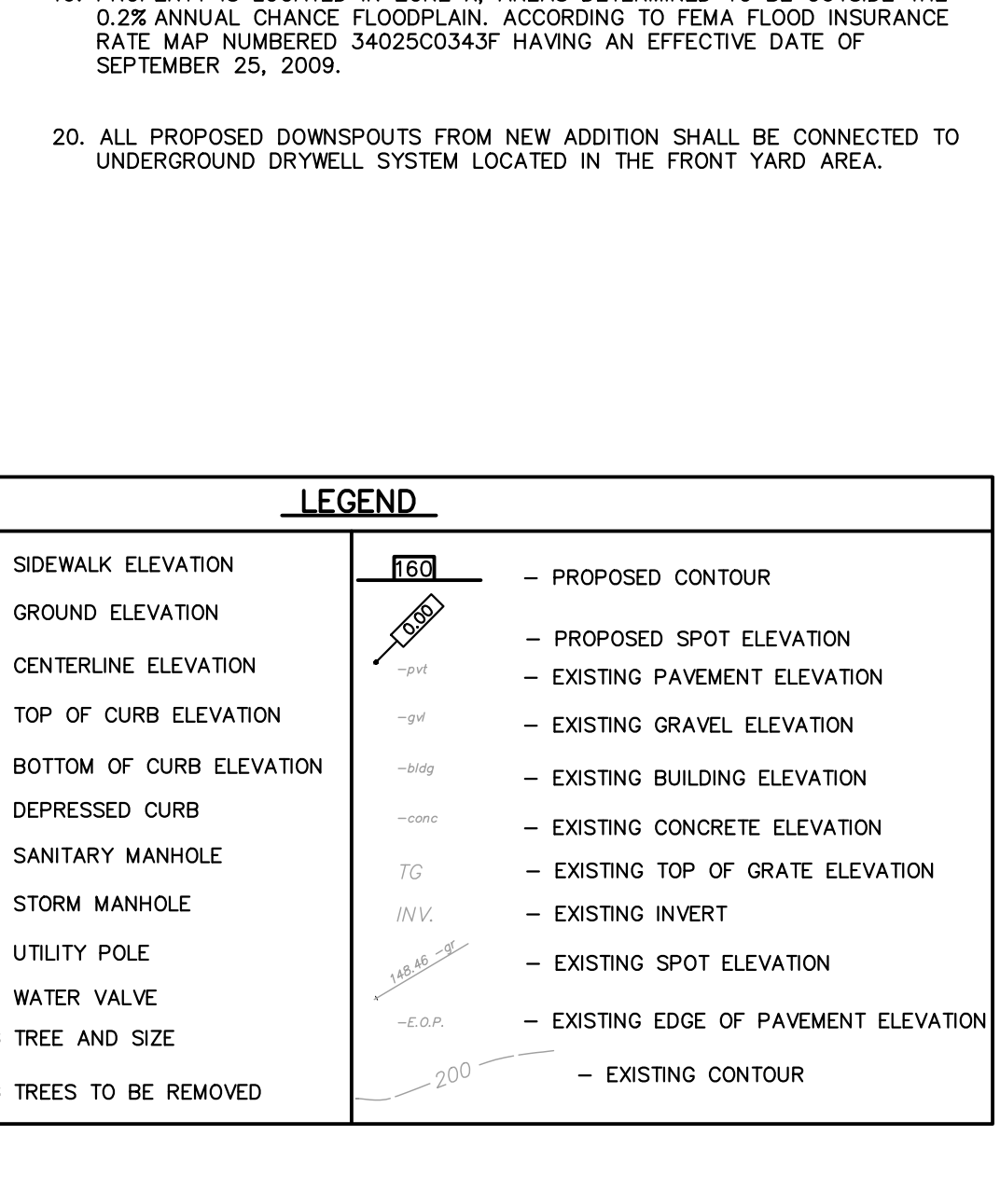
Volume Requirement Calculation			
Per Municipal Code 17-5.10:			
Requirement: 1 Gallon per 7 S.F. of Lot Area			
Proposed: A new structure is being constructed on Existing Lot 2. The new structure will be attached to the existing dwelling on Existing Lot 1 and the two Lots will ultimately be consolidated to create Proposed Lot 1.01			
Volume Calculation: 7,500 S.F. Lot Area for Lot 2 x (1 Gallon/7 S.F.) = 1,071 Gallons or 143 Cubic Feet			
Minimum Drywell Requirement: 1,100 Gallons or 147 Cubic Feet			
Drywell Sizing			
Use (1) 3" Seepage Pits by Peerless Concrete (Catalog Page B-2)			
ID = 6 ft	Inner Drywell Diameter		
OD = 6.5 ft	Outer Drywell Diameter		
W <sub>1</sub> = 9 ft	Excavation Width		
W <sub>2</sub> = 10 ft	Excavation Width		
H <sub>1</sub> = 2.67 ft			
H <sub>2</sub> = 3.17 ft			
VolDrywell = $\pi (ID/2)^2 H_1$ = 75 cf VolBed = $W_1 \times W_2 \times H_2$ = 285 cf VolDrywell (OD) = $\pi (OD/2)^2 H_1$ = 89 cf VolStone = VolBed - VolDrywell (OD) = 197 cf VolVoids = VolStone * 40% = 79 cf System Volume = VolDrywell + VolVoids = 154 cf			
Number of Drywells = 1			
Total System Volume = 154 cf			



## DRYWELL CALCULATIONS & DETAIL



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GRADING & DRAINAGE PLAN  
TAX LOTS 1 & 2 BLOCK 33  
BOROUGH OF SEA GIRT, MONMOUTH COUNTY, NEW JERSEY

**EKA ASSOCIATES, P.A.**

Engineers • Surveyors • Planners  
328 Park Avenue, Scotch Plains, N.J. 07076  
908-322-2030

REVISIONS:  
7-22-2020: REVISED TO SHOW LOT CONSOLIDATION PER BOROUGH COMPLETENESS REVIEW DATED 6/22/2020  
11-11-2020: REVISED TO INCLUDE SEPARATE LOT CONSOLIDATION PLAN & ZONING ANALYSIS PER BOROUGH COMMENTS  
1-26-2021: REVISED PER COMPLETENESS REVIEW

THOMAS J. QUINN, P.E., C.M.E.  
PROFESSIONAL ENGINEER  
N.J. LICENSE NO. 246604107200

Job No. 847420 Date 3/19/2020 Scale 1" = 20' Drawn SK Map No. FILE Sheet 2 of 2