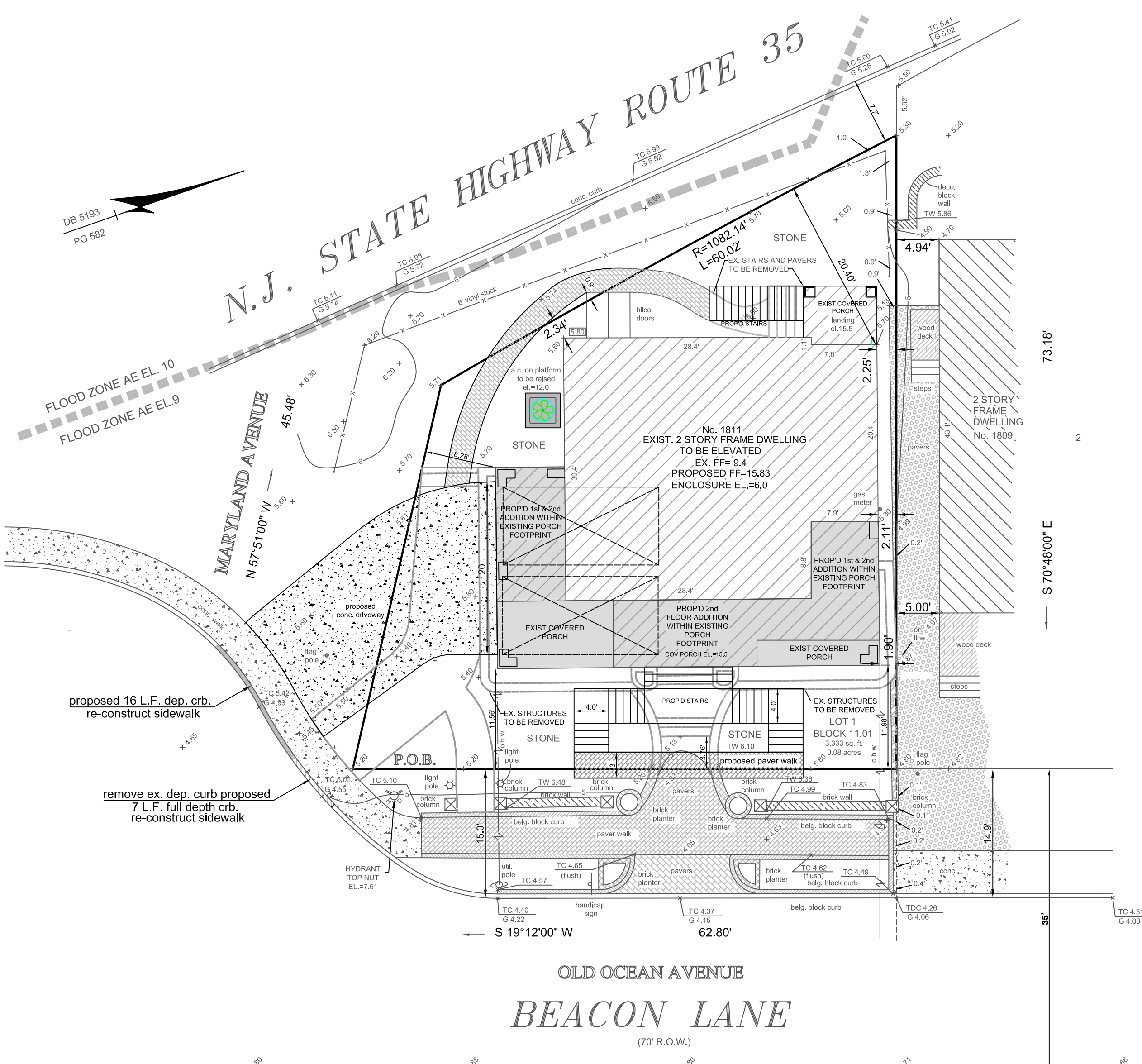


N.J. STATE HIGHWAY ROUTE 35

MARYLAND AVENUE  
N 57°51'00" W

OLD OCEAN AVENUE  
**BEACON LANE**  
(70' R.O.W.)

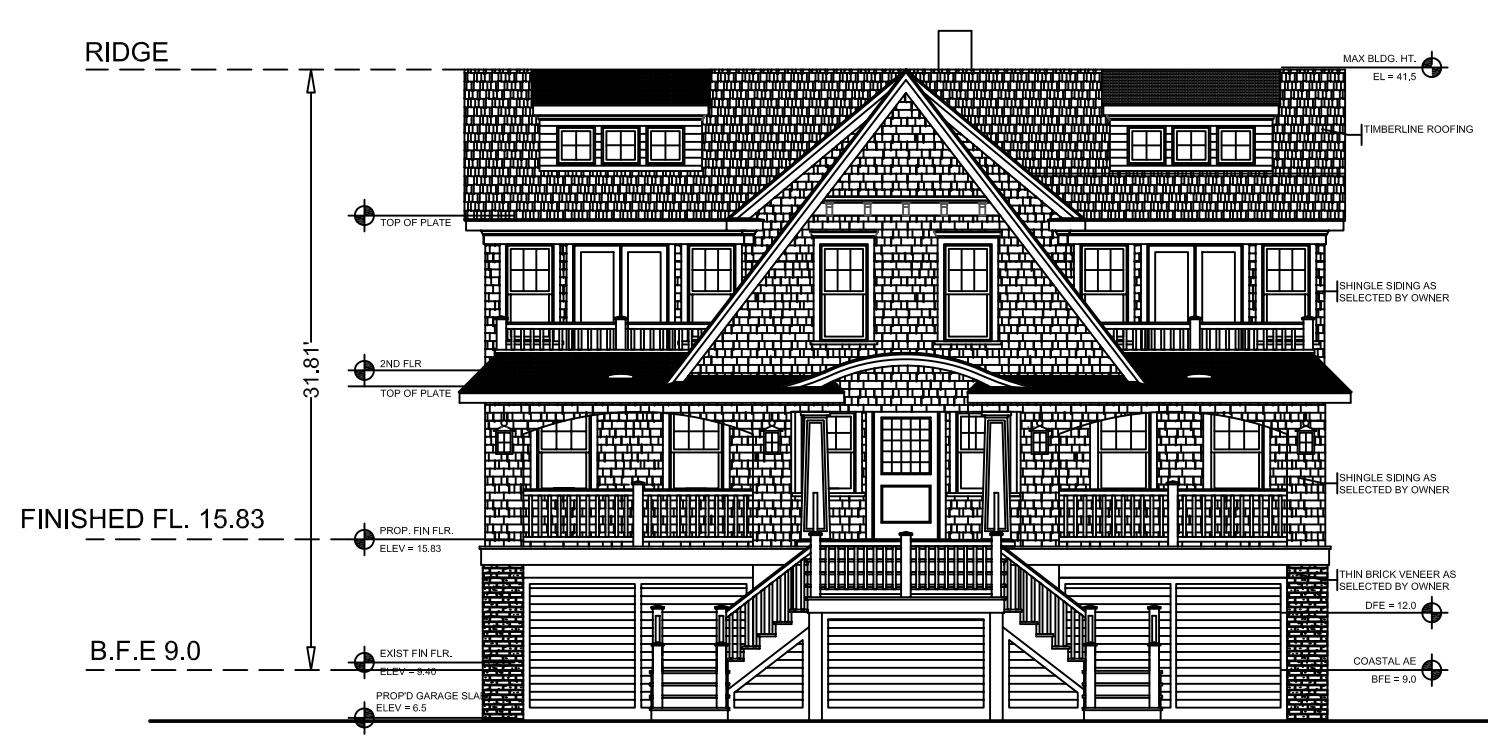


- NOTES:
1. ALSO KNOWN AS LOT 1 IN BLOCK 11.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF POINT PLEASANT BEACH, COUNTY OF OCEAN AND STATE OF NEW JERSEY.
  2. THE PREMISES ARE COMMONLY KNOWN AS 1811 BEACON LANE, POINT PLEASANT, NEW JERSEY.
  3. CORNER MARKER WAIVER OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d)
  4. ELEVATIONS BASED ON 1988 N.A.V.D.
  5. PROPERTY IS LOCATED IN FIRM ZONE AE 9 COMMUNITY No. 340388, PANEL No. 34029c0208G, DATED JUNE 20, 2018.
  6. NO KNOWN ENVIRONMENTAL CONSTRAINTS ON SITE PER N.J.D.E.P. NJ-GEOWEB G.I.S. PORTAL SITE.
  7. ANY/ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEW JERSEY ONE CALL" 1-800-272-1000.
  8. THIS PLAN IS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. HOUSE DIMENSIONS SET FORTH HEREON ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING CONSTRUCTION.
  9. EXISTING UTILITY CONNECTIONS TO BE USED NO NEW CONNECTIONS PROPOSED.
  10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FEMA REGULATIONS IN TITLE 44 PART 60, SUBPART A.
  11. PLAN IS BASED UPON SURVEY OF PROPERTY FOR LOT 1 BLOCK 11.01 PREPARED BY RONALD W. POST ASSOCIATES DATED 2-17-2024 AND APPROVED PLOT PLAN DATED 9-18-2014.

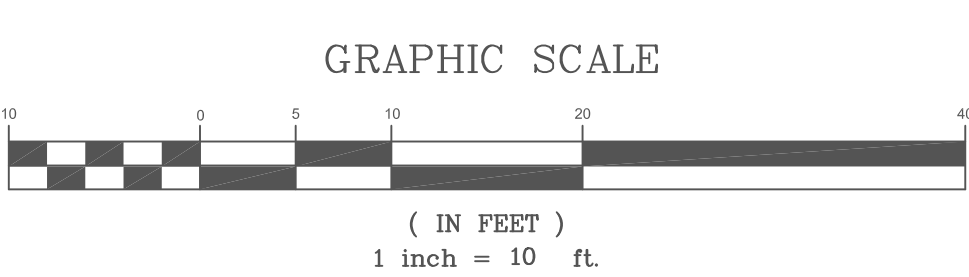
ZONING SCHEDULE SF-5			
	REQUIRED	EXISTING	PROVIDED
Min. Lot Area	5,000 sq.ft.	3,333 sq.ft. +	-
Min. Lot Width	50'	52.58'	-
Min. Lot Depth	100'	44.3' +	-
Min. Lot Frontage	50'	62.8'	-
Front Yard Setback	25'	11.56' +	-
Front Yard Setback	25'	2.34' +	-
Side Yard Setback	5'	1.90' +	-
Rear Yard Setback	30'	N/A	-
Max. Building Coverage	999.9sq.ft. (30%)	1,610 sq.ft. (48.3%) +	-
Max. Impervious Coverage	1,699.8 sq.ft. (51%)	2,307 sq.ft. (69.2%) +	2,185 sq.ft. (65.5%)
Max. Building Height	2 story/32.5'	25.38'	31.81'

+ = existing non-conforming

LOT COVERAGE BREAKDOWN PROPOSED	
	PROPOSED
HOUSE/PORCH'S	1610 SF
REAR PAVERS	78 SF
FRONT/REAR STEPS	201 SF
CONC. DRIVEWAY	237 SF
FRONT PAVERS	50 SF
	2185 SF (65.5%)



NO.	DATE	DESCRIPTION	BY
1	9-26-23	REVISED COVERAGE & SCHEDULE	JG



**TEC Engineering**  
Civil Environmental Planning  
1623 Dorsett Dock Road, Point Pleasant, NJ  
PHN 732-600-8300  
**JAMES GIORDANO, P.E.**

*James Giordano*  
PROF. ENGINEER N.J. LIC. # 33436  
ENGINEER'S CERTIFICATION LIMITED TO PLOT PLAN REQUIREMENTS AS ESTABLISHED BY MUNICIPAL ORDINANCE.

**PLOT PLAN PROPOSED HOUSE ELEVATION**

**KANITRA RESIDENCE**  
1811 BEACON LANE  
LOT 1 BLOCK 11.01  
TAX MAP SHEET No. 1  
BOROUGH OF POINT PLEASANT BEACH  
OCEAN COUNTY, NEW JERSEY

Scale	Dr.	Chk.	Date	Job No.
1"=10'	J.G.		9-15-23	140087