

PLOT PLAN NOTES:

1. PROJECT KNOWN AND DESIGNATED AS TAX MAP LOT 11.01, BLOCK 13, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE BOROUGH OF DEAL, TAX MAP SHEET 3.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A SURVEY ENTITLED, "OUTBOUND AND TOPOGRAPHIC SURVEY, PREPARED FOR LOT 11.01, BLOCK 13, SITUATED IN BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY," DATED DECEMBER 2, 2015, REVISED JUNE 29, 2017 AND PREPARED BY CLEARPOINT SERVICES, LLC.
3. HORIZONTAL DATUM: NAV 1983; VERTICAL DATUM: NAVD 1988.
4. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
6. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, FENCES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
8. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
9. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
10. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CONCRETE CURB WITH 6" REVEAL UNLESS OTHERWISE STATED.
11. ALL CURBS SHALL BE FLUSH AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
12. ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 6".
13. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 (3 HORIZONTAL, 1 VERTICAL) SLOPE UNLESS OTHERWISE NOTED.
14. ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1% UNLESS OTHERWISE NOTED.
15. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
16. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
17. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
18. ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL IN ACCORDANCE WITH THE NJDEP TECHNICAL REQUIREMENTS NJAC 7:26E. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER PRIOR TO PLACEMENT ON-SITE.
19. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOIL IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
20. ALL CURB INLETS TO USE 6" CASTING, UNLESS OTHERWISE NOTED. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
21. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
22. CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
23. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES ARE THE OBLIGATION OF THE CONTRACTOR.
24. CONTRACTOR TO LOCATE EXISTING WATER SERVICE LINE SERVING EXISTING DWELLING AND CONSULT ENGINEER PRIOR TO CONSTRUCTION.
25. ALL UTILITY CONNECTIONS TO THE PROPOSED DWELLING TO BE COORDINATED WITH ARCHITECT.
26. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.
27. POOL FENCE GATES SHALL BE EQUIPPED WITH A SELF-LOCKING DEVICE IN COMPLIANCE WITH THE SWIMMING POOL CODE OF NEW JERSEY.
28. A SOUND AMPLIFICATION SYSTEM WILL NOT BE UTILIZED ON SITE.
29. CONSTRUCTION SHALL COMPLY WITH THE CURRENT SWIMMING POOL CODE OF NEW JERSEY.
30. IF POOL AREA IS TO BE ILLUMINATED IT SHALL COMPLY WITH ORDINANCE 892 CHAPTER XV SECTION 15-25.
31. LANDSCAPING SHALL COMPLY WITH EVERGREEN PLANT SCREENING (ORD. SECTION 15-2.7(b)).

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS - RESIDENTIAL ZONE DISTRICT R-2

REQUIREMENT	PERMITTED (R-2)	PROPOSED CONDITIONS	VARIANCE (Y/N)
MIN. LOT AREA	18,750 SF	50,018 SF	N
MIN. LOT WIDTH	150 FT	100 FT	N*
MIN. LOT DEPTH	125 FT	344 FT	N
MIN. FRONT YARD	50 FT	50 FT	N
MIN. SIDE YARDS (EACH)	20% OF LOT WIDTH = 20FT.	26.5 FT	N
MIN. REAR YARD	20% OF LOT DEPTH OR 50 FT, WHICHEVER IS LESS	148.5 FT	N
MIN. LOT FRONTAGE	150 FT	100 FT	N*
MAX. BUILDING COVERAGE	20%	16.87%	N
MAX. IMPERVIOUS COVERAGE	40%	39.50%	N
MIN. CUBIC CONTENT	13,000 CF	43,899 CF	N
MAX. BUILDING HEIGHT	42 FT	≤ 42 FT	N
SWIMMING POOL			
SIDE YARD SETBACK	30 FT	46.2 & 78.8 FT	N
REAR YARD SETBACK	30 FT	113.0 FT	N
SPORTS COURT			
SIDE YARD SETBACK	10 FT	10 FT, 32.6 FT & 20.0 FT	N
REAR YARD SETBACK	10 FT	150.4 FT	N
POOL ACCESSORY USE IN REAR YARD			
SIDE YARD SETBACK	10 FT	12.1 FT	N
REAR YARD SETBACK	10 FT	115.1 FT	N
COVERAGE	35%	2.28%	N
MAX HEIGHT	18 FT	12 FT	N

*EXISTING NON-COMFORMITY

BOROUGH OF DEAL
 ZONING APPROVAL
 Permit #: ZP21/0066
 Date Approved: 3/30/2022
 Signature: *Stephan...*

FEMA NOTES

THE SUBJECT PROPERTY IS LOCATED IN THE ZONE X AND AE AREAS, FLOODWAY AREA AND SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP: FIRM FLOOD INSURANCE RATE MAP MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) ONLY PANEL 213 OF 457 PRINTED CONTAINS DEAL, BOROUGH OF, LONG BRANCH, CITY OF, OCEAN, TOWNSHIP OF, MAP NUMBER 34025C0213C, EFFECTIVE DATE SEPTEMBER 25, 2009.

ZONE X AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE X AREAS - OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOODWAY AREA - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

FLOOD ZONE AE - BASE FLOOD ELEVATIONS DETERMINED. ELEVATION 13.50 (NAVD 88).

THE SUBJECT PROPERTY IS LOCATED IN THE ZONE X AND AE AREAS, FLOODWAY AREA AND THE SPECIAL FLOOD HAZARD AREA AS PER THE FIRM (PRELIMINARY) FLOOD INSURANCE RATE MAP: FIRM FLOOD INSURANCE RATE MAP MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) ONLY PANEL 213 OF 457 PRINTED CONTAINS DEAL, BOROUGH OF, LONG BRANCH, CITY OF, OCEAN, TOWNSHIP OF, PRELIMINARY JANUARY 30, 2015, MAP NUMBER 34025C0213C, MAP REVISED.

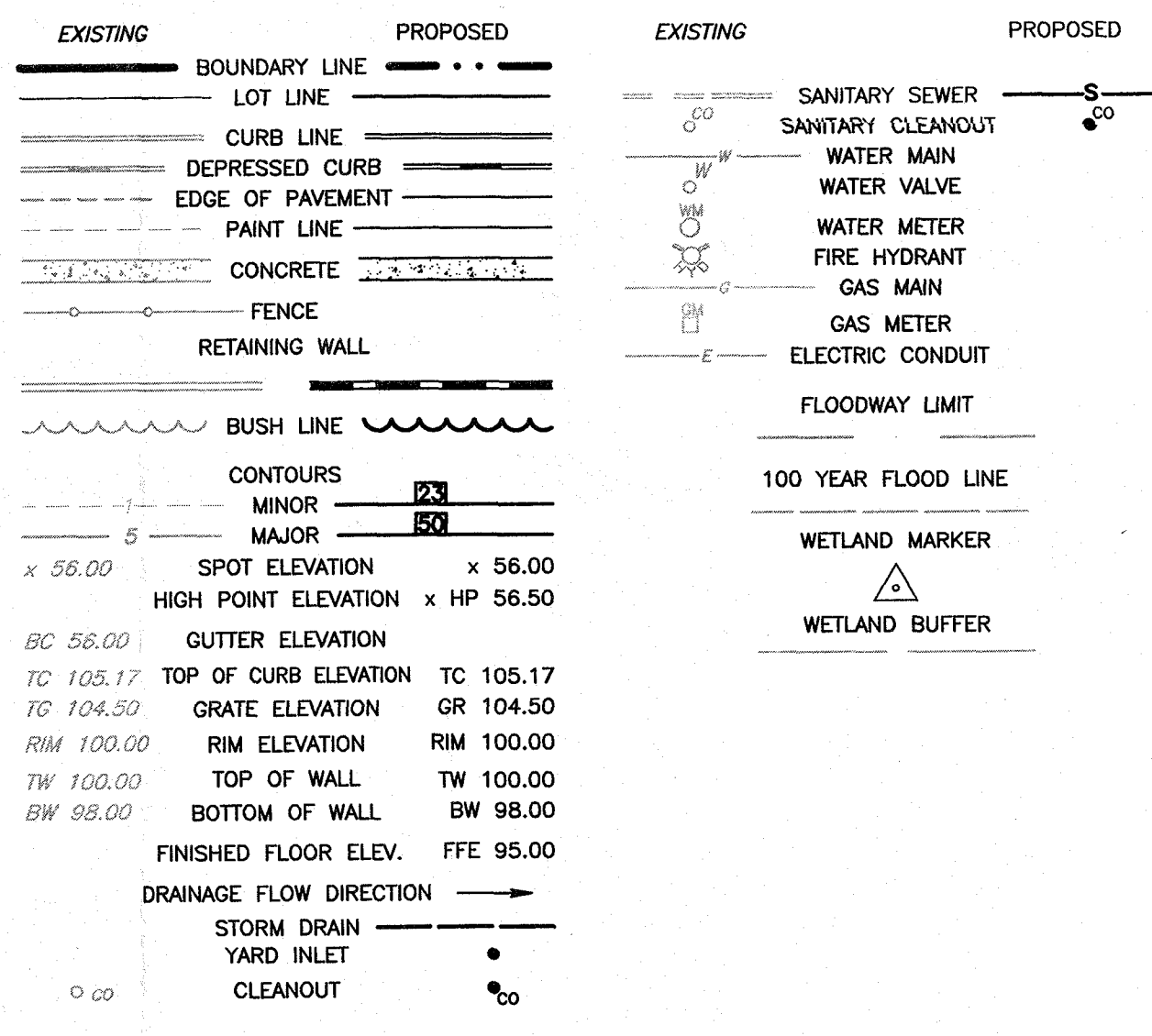
ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE X AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE - BASE FLOOD ELEVATIONS DETERMINED. ELEVATION 13.50 (NAVD 88).

FLOODWAY AREA - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

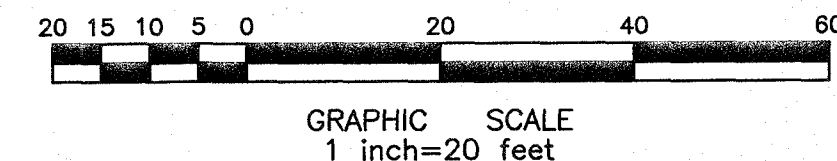
THE ABOVE FLOOD HAZARD DATA WAS OBTAINED ON JUNE 20, 2019, FROM THE FEMA "FEMA FLOOD MAP SERVICE CENTER" WEBSITE: [HTTPS://MCS.FEMA.GOV/PORTAL/ADVANCESEARCH](https://mcs.fema.gov/portal/advancesearch)



NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT BEFORE THE START OF CONSTRUCTION.



MATRIXNEWORLD
 Engineering Progress
 Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
 442 State Route 35, Second Floor
 Eatontown, New Jersey 07724
 WBE / DBE / SBE
 NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27962300

DAVID G. EARECKSON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER
 LICENSE NO. 24GE04224400

DESIGNED BY: CTR
 REVIEWED BY: CTR
 RELEASED BY: DGE

NO. DATE: 1. 10/22/22
 2. 02/01/22
 3. 02/01/22
 4. 02/03/22

DESCRIPTION: 1. REVISED PER BOROUGH COMMENTS DATED 12/8/21
 2. REVISED PER BOROUGH COMMENTS DATED 01/25/22
 3. REVISED PER BOROUGH COMMENTS DATED 01/25/22
 4. ADDED FENCE ALONG NORTHERN PROPERTY LINE

REVISIONS

PROJECT PLAN
 15 POPLAR AVENUE
 BLOCK 13, LOT 11.01
 SITUATED IN
 BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY

PROJECT NUMBER: LD19-125
 DATE: 9/23/2021
 SCALE: 1"=20'

SHEET 1 OF 1