

SURVEY REFERENCE:

EXISTING CONDITIONS FOR THE PROPERTY TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 110 ROOSEVELT AVENUE TAX BLOCK 12, TAX LOTS 4, 5 & 10 BOROUGH OF DEAL MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)", PREPARED BY ROBERT H. MORRIS, NJPLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED AUGUST 24, 2021.

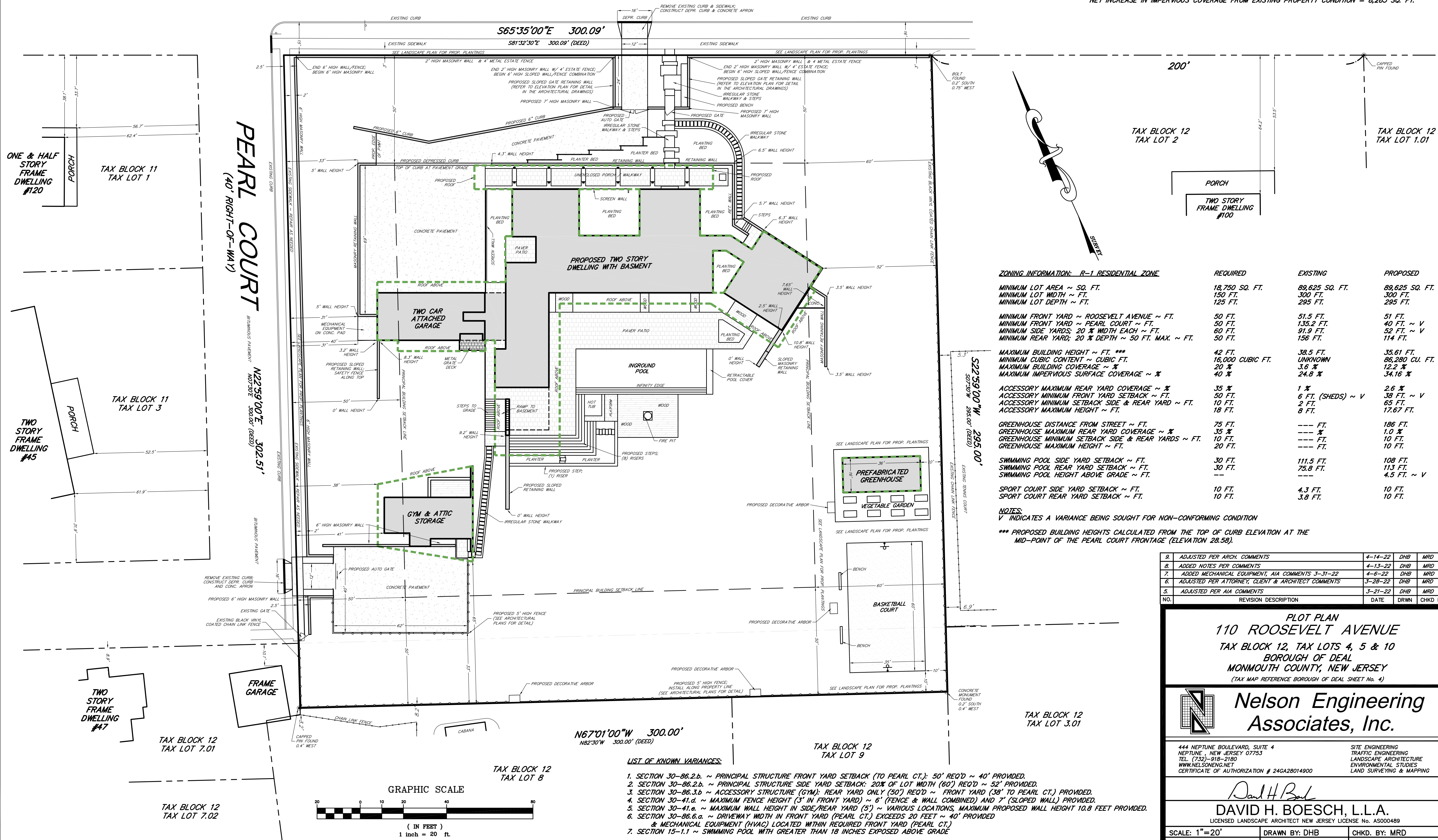
ROOSEVELT AVENUE

(70' RIGHT-OF-WAY)

PROPOSED IMPERVIOUS SURFACE COVERAGE SUMMARY:

PRINCIPAL BUILDING / ROOF / CANOPIES	= 10,908 SQ. FT.
GREENHOUSE & GYM/STORAGE	= 2,182 SQ. FT.
BASKETBALL COURT & BENCHES	= 2,116 SQ. FT.
POOL / PATIO / STEPS / FIRE PIT	= 4,189 SQ. FT.
DRIVEWAYS	= 7,932 SQ. FT.
WALKWAYS & SIDEWALKS	= 2,066 SQ. FT.
WALLS & CURB	= 1,128 SQ. FT.
MECHANICAL EQUIPMENT	= 99 SQ. FT.
TOTAL COVERAGE	= 30,620 SQ. FT. ~ 34.16 %

NET INCREASE IN IMPERVIOUS COVERAGE FROM EXISTING PROPERTY CONDITION = 8,283 SQ. FT.



ZONING INFORMATION: R-1 RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA ~ SQ. FT.	18,750 SQ. FT.	89,625 SQ. FT.	89,625 SQ. FT.
MINIMUM LOT WIDTH ~ FT.	150 FT.	300 FT.	300 FT.
MINIMUM LOT DEPTH ~ FT.	125 FT.	295 FT.	295 FT.
MINIMUM FRONT YARD ~ ROOSEVELT AVENUE ~ FT.	50 FT.	51.5 FT.	51 FT.
MINIMUM FRONT YARD ~ PEARL COURT ~ FT.	50 FT.	135.2 FT.	40 FT. ~ V
MINIMUM SIDE YARDS, 20% WIDTH EACH ~ FT.	60 FT.	91.9 FT.	52 FT. ~ V
MINIMUM REAR YARD, 20% DEPTH ~ 50 FT. MAX. ~ FT.	50 FT.	156 FT.	114 FT.
MAXIMUM BUILDING HEIGHT ~ FT. ***	42 FT.	38.5 FT.	35.61 FT.
ACCESSORY MINIMUM FRONT YARD SETBACK ~ FT.	50 FT.	16,000 CUBIC FT.	86,280 CU. FT.
MAXIMUM BUILDING COVERAGE ~ %	20 %	3.6 %	12.2 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE ~ %	40 %	24.8 %	34.16 %
ACCESSORY MAXIMUM REAR YARD COVERAGE ~ %	35 %	1 %	2.8 %
ACCESSORY MINIMUM FRONT YARD SETBACK ~ FT.	50 FT.	6 FT. (SHEDS) ~ V	38 FT. ~ V
ACCESSORY MINIMUM SETBACK SIDE & REAR YARD ~ FT.	10 FT.	2 FT.	65 FT.
ACCESSORY MAXIMUM HEIGHT ~ FT.	18 FT.	8 FT.	17.67 FT.
GREENHOUSE DISTANCE FROM STREET ~ FT.	75 FT.	---	186 FT.
GREENHOUSE MAXIMUM REAR YARD COVERAGE ~ %	35 %	---	1.0 %
GREENHOUSE MINIMUM SETBACK SIDE & REAR YARDS ~ FT.	10 FT.	---	10 FT.
GREENHOUSE MAXIMUM HEIGHT ~ FT.	20 FT.	---	10 FT.
SWIMMING POOL SIDE YARD SETBACK ~ FT.	30 FT.	111.5 FT.	108 FT.
SWIMMING POOL REAR YARD SETBACK ~ FT.	30 FT.	75.8 FT.	113 FT.
SWIMMING POOL HEIGHT ABOVE GRADE ~ FT.	---	---	4.5 FT. ~ V
SPORT COURT SIDE YARD SETBACK ~ FT.	10 FT.	4.3 FT.	10 FT.
SPORT COURT REAR YARD SETBACK ~ FT.	10 FT.	3.8 FT.	10 FT.

NOTES:
V INDICATES A VARIANCE BEING SOUGHT FOR NON-CONFORMING CONDITION

*** PROPOSED BUILDING HEIGHTS CALCULATED FROM THE TOP OF CURB ELEVATION AT THE MID-POINT OF THE PEARL COURT FRONTAGE (ELEVATION 28.58).

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
1.	ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
2.	ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
3.	ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
4.	ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
5.	ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD

PLOT PLAN
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)

Nelson Engineering Associates, Inc.

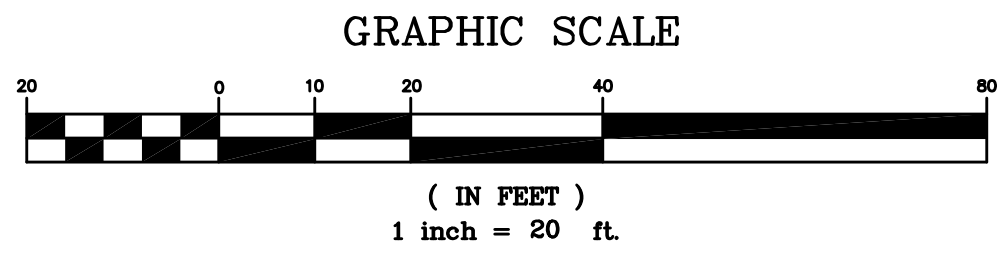
444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
 TEL. (732) 918-2180
 WWW.NELSONENG.NET
 CERTIFICATE OF AUTHORIZATION # 24GA28014900

DAVID H. BOESCH, L.L.A.
 LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 210705	DATE: 01-14-2022	SHEET 1 OF 6

LIST OF KNOWN VARIANCES:

- SECTION 30-86.2.b. ~ PRINCIPAL STRUCTURE FRONT YARD SETBACK (TO PEARL CT.): 50' REQ'D ~ 40' PROVIDED.
- SECTION 30-86.2.b. ~ PRINCIPAL STRUCTURE FRONT YARD SETBACK, 20% OF LOT WIDTH (60') REQ'D ~ 52' PROVIDED.
- SECTION 30-86.3.b. ~ ACCESSORY STRUCTURE (GYM): REAR YARD ONLY (50') REQ'D ~ FRONT YARD (38') TO PEARL CT.) PROVIDED.
- SECTION 30-41.d. ~ MAXIMUM FENCE HEIGHT (3' IN FRONT YARD) ~ 6' (FENCE & WALL COMBINED) AND 7' (SLOPED WALL) PROVIDED.
- SECTION 30-41.e. ~ MAXIMUM WALL HEIGHT IN SIDE/REAR YARD (5') ~ VARIOUS LOCATIONS, MAXIMUM PROPOSED WALL HEIGHT 10.8 FEET PROVIDED.
- SECTION 30-86.6.a. ~ DRIVEWAY WIDTH IN FRONT YARD (PEARL CT.) EXCEEDS 20 FEET ~ 40' PROVIDED & MECHANICAL EQUIPMENT (HVAC) LOCATED WITHIN REQUIRED FRONT YARD (PEARL CT.)
- SECTION 15-1.1 ~ SWIMMING POOL WITH GREATER THAN 18 INCHES EXPOSED ABOVE GRADE

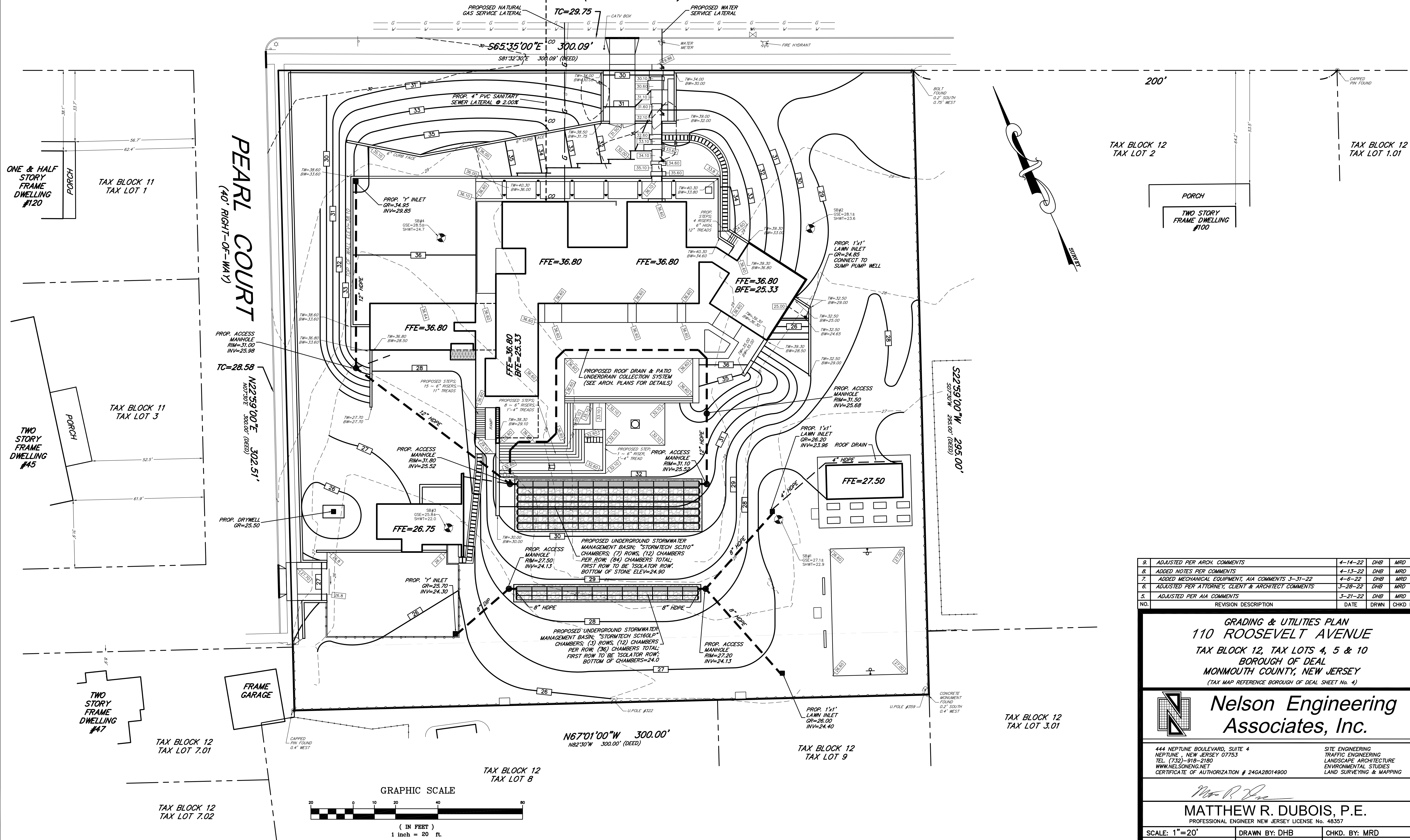


SURVEY REFERENCE:

EXISTING CONDITIONS FOR THE PROPERTY TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 110 ROOSEVELT AVENUE TAX BLOCK 12, TAX LOTS 4, 5 & 10 BOROUGH OF DEAL MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)", PREPARED BY ROBERT H. MORRIS, NJPLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED AUGUST 24, 2021.

ROOSEVELT AVENUE

(70' RIGHT-OF-WAY)



NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
2.	ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
3.	ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
4.	ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
5.	ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
6.	ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD

GRADING & UTILITIES PLAN
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)

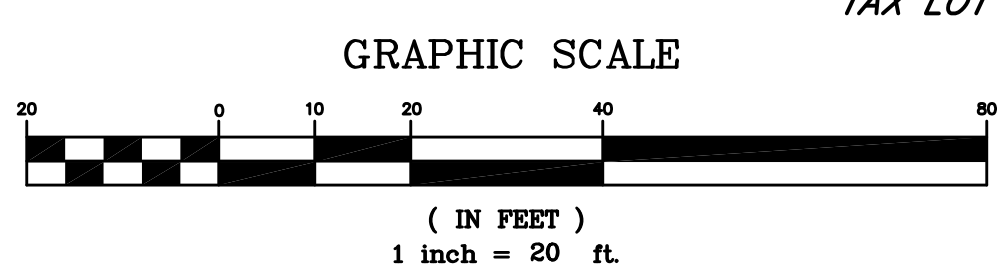
Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
 TEL: (732) 918-2180
 WWW.NELSONENG.NET
 CERTIFICATE OF AUTHORIZATION # 246A28014900

SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING

Matthew R. Dubois
MATTHEW R. DUBOIS, P.E.
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'
 FILE: 210705
 DRAWN BY: DHB
 DATE: 01-14-2022
 CHKD. BY: MRD
 SHEET 2 OF 6

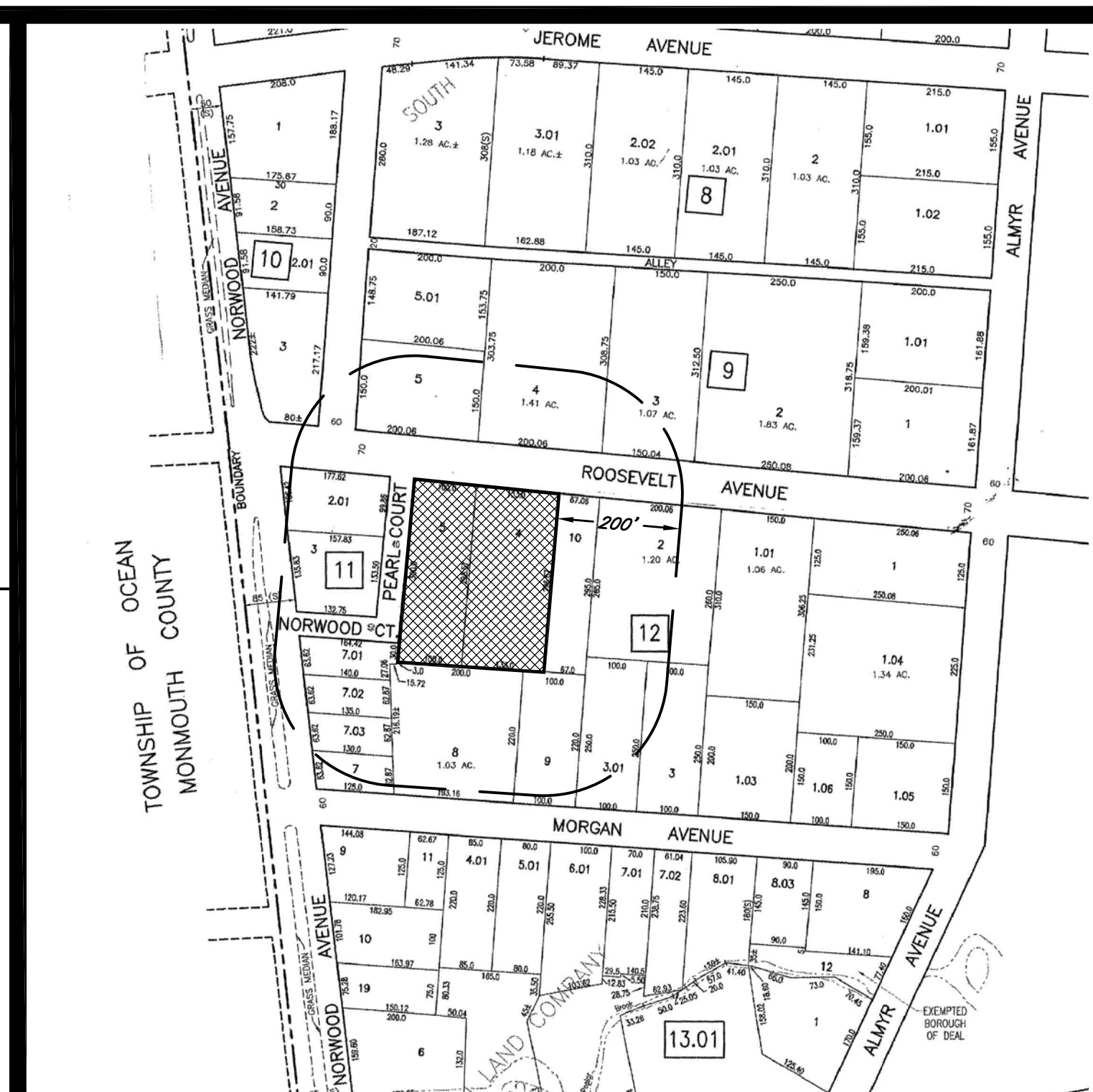
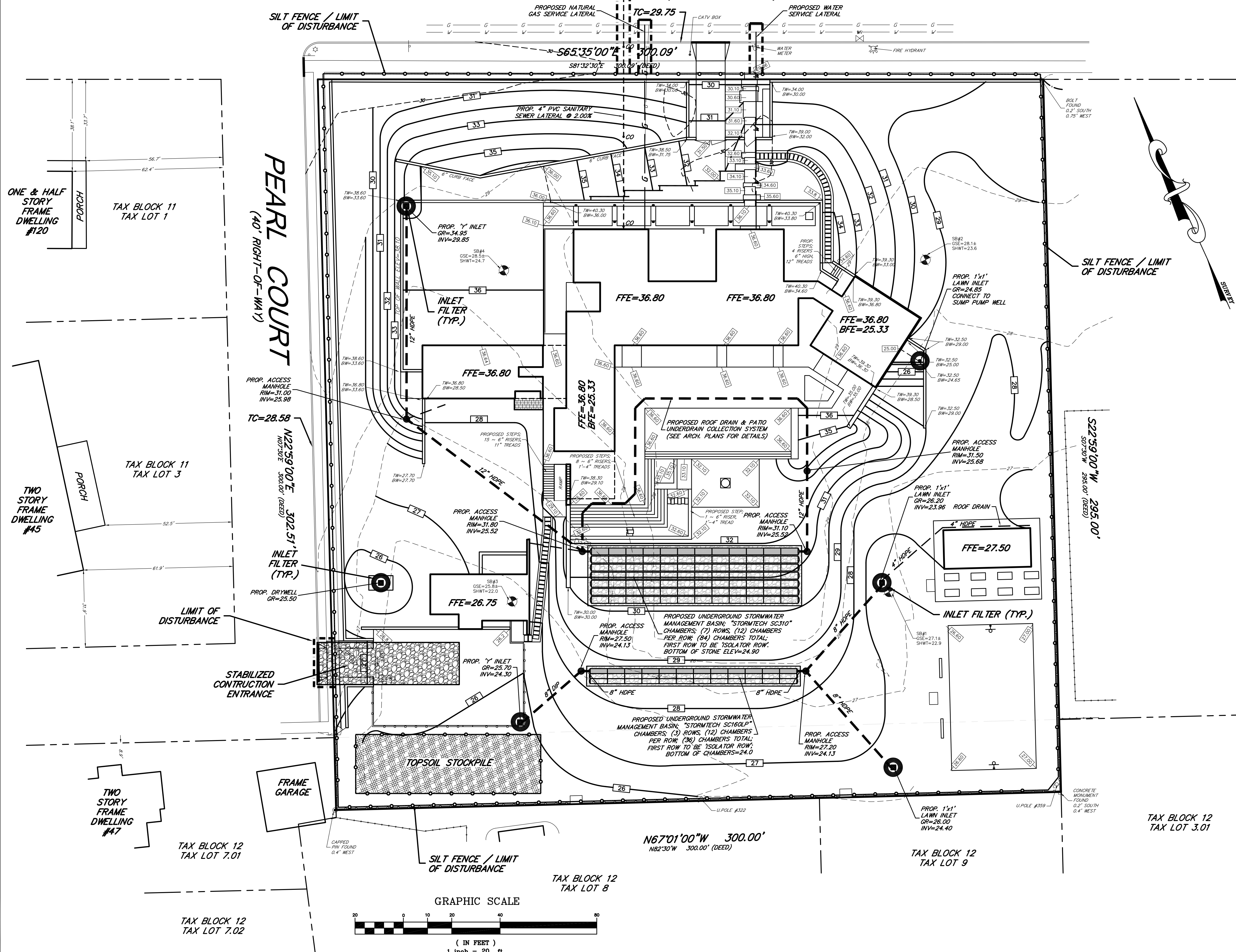


SURVEY REFERENCE:

EXISTING CONDITIONS FOR THE PROPERTY TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 110 ROOSEVELT AVENUE TAX BLOCK 12, TAX LOTS 4, 5 & 10 BOROUGH OF DEAL MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)", PREPARED BY ROBERT H. MORRIS, NJPLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED AUGUST 24, 2021.

ROOSEVELT AVENUE

LIMIT OF DISTURBANCE (TYP.) (70' RIGHT-OF-WAY)



KEY MAP

2. ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
3. ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
4. ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
5. ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
6. ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD
NO.	REVISION DESCRIPTION	DATE	DRWN

SOIL EROSION AND SEDIMENT CONTROL PLAN
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)

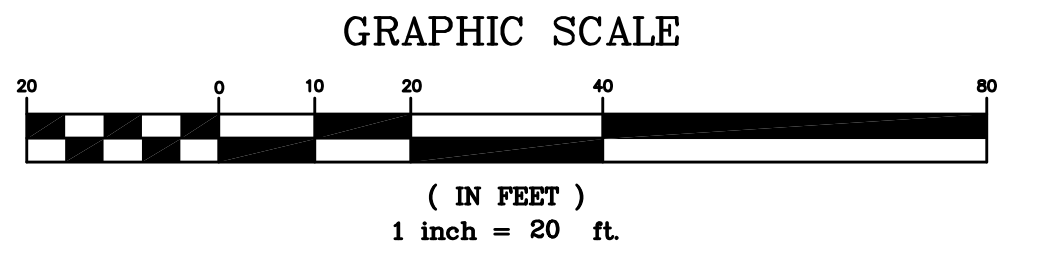
Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
 TEL: (732) 918-2180
 WWW.NELSONENG.NET
 CERTIFICATE OF AUTHORIZATION # 246A28014900

SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING

MATTHEW R. DUBOIS, P.E.
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'
 FILE: 210705
 DRAWN BY: DHB
 DATE: 01-14-2022
 CHKD. BY: MRD
 SHEET 3 OF 6

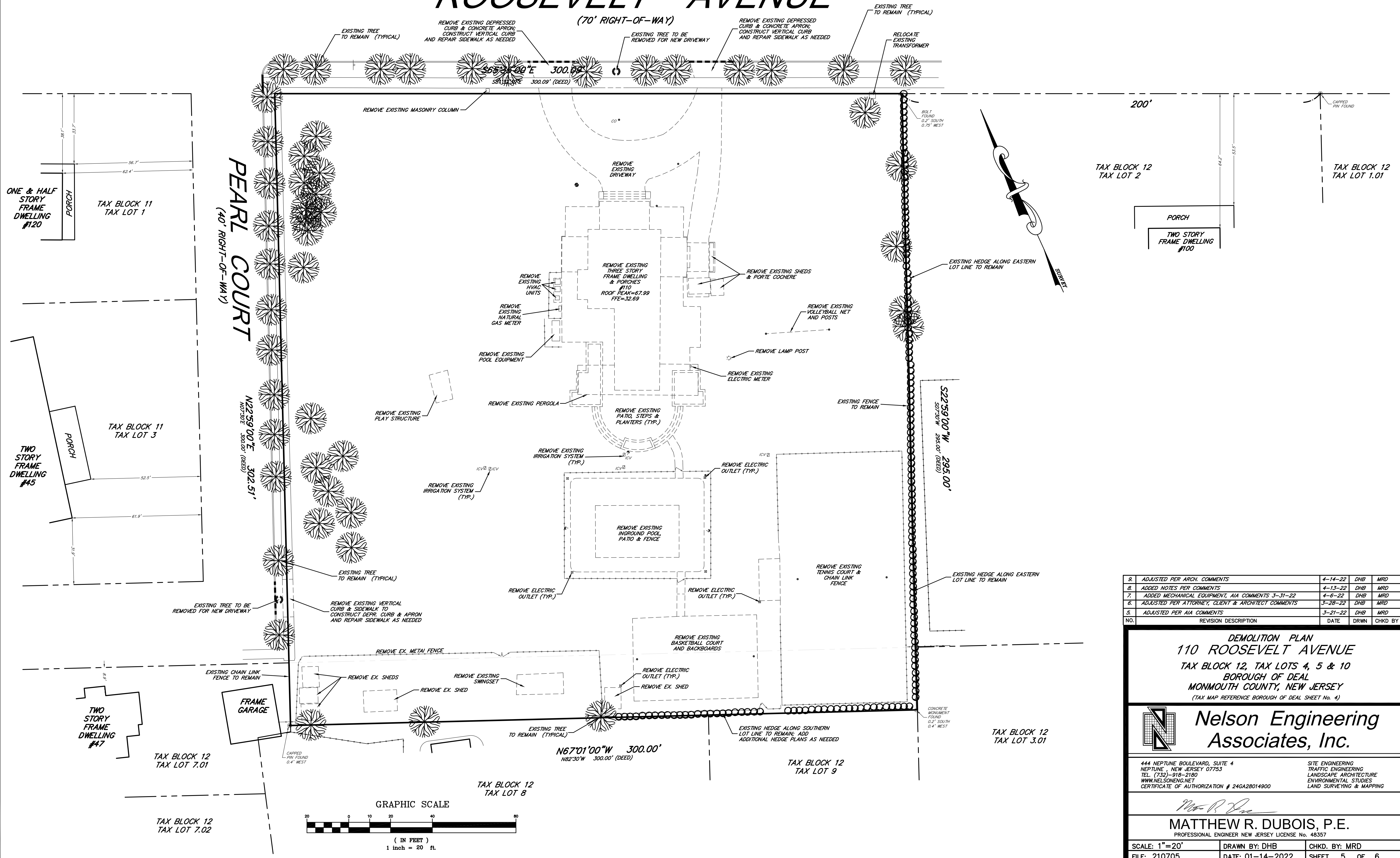


SURVEY REFERENCE:

EXISTING CONDITIONS FOR THE PROPERTY TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 110 ROOSEVELT AVENUE TAX BLOCK 12, TAX LOTS 4, 5 & 10 BOROUGH OF DEAL MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)", PREPARED BY ROBERT H. MORRIS, NJPLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED AUGUST 24, 2021.

ROOSEVELT AVENUE

(70' RIGHT-OF-WAY)



2.	ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
3.	ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
4.	ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
5.	ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
6.	ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD
NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

DEMOLITION PLAN
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
 TEL. (732) 918-2180
 WWW.NELSONENG.NET
 CERTIFICATE OF AUTHORIZATION # 24GA28014900

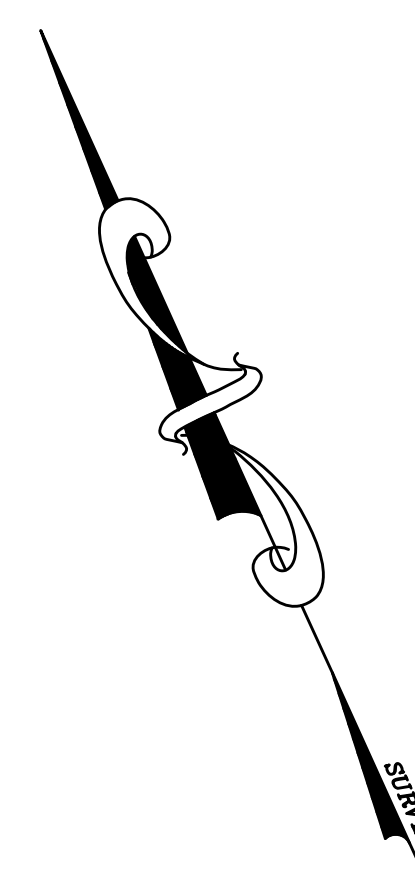
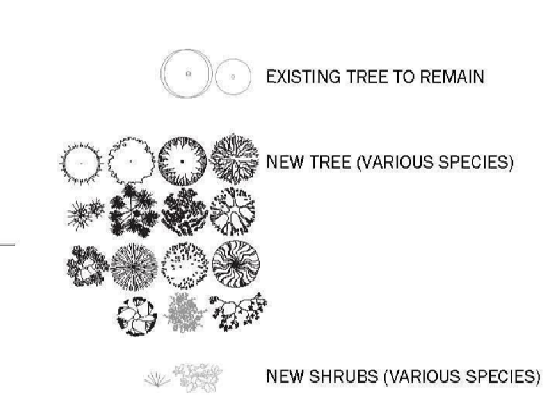
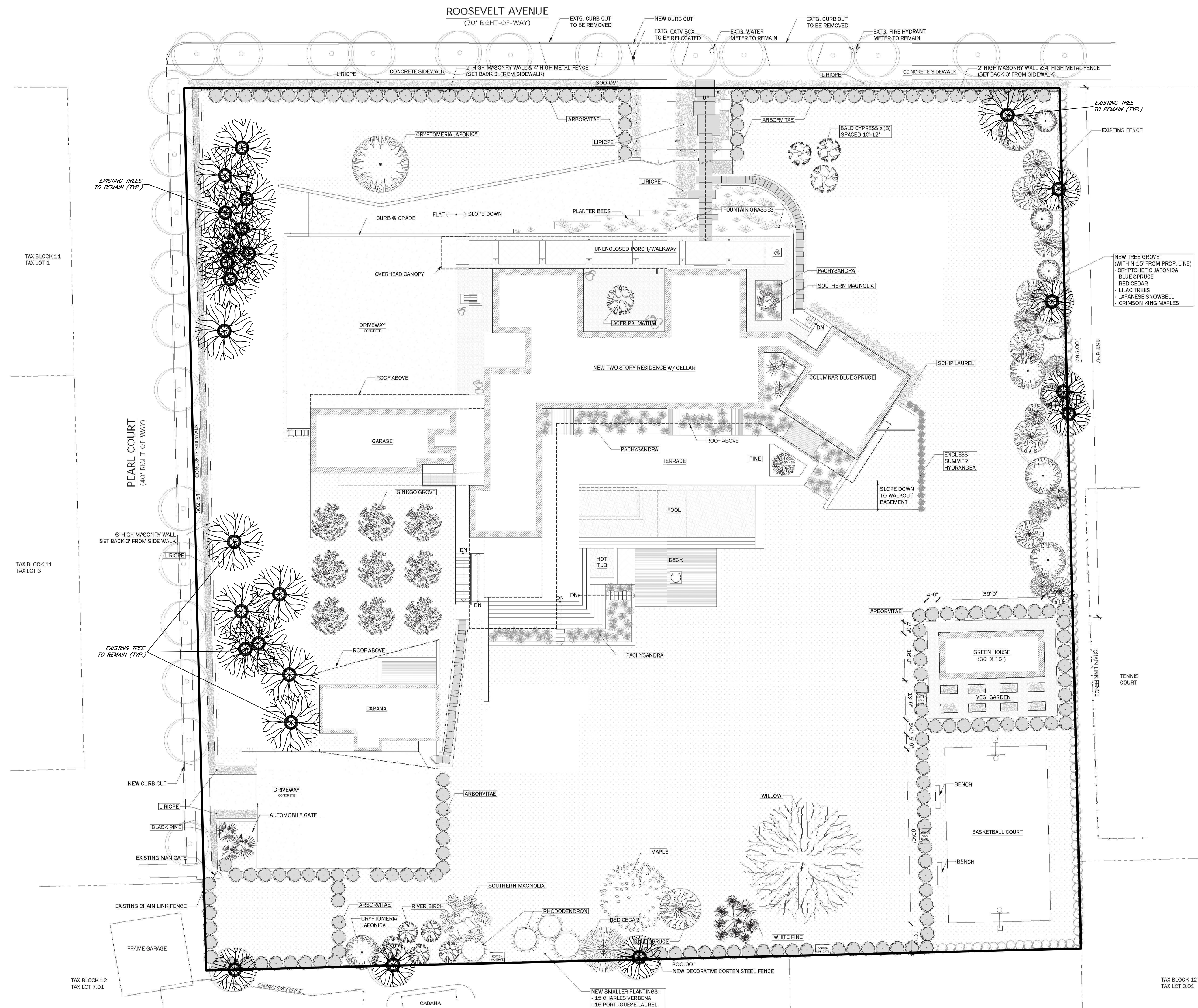
SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING

Matthew R. Dubois
MATTHEW R. DUBOIS, P.E.
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 210705	DATE: 01-14-2022	SHEET 5 OF 6

SURVEY REFERENCE:

EXISTING CONDITIONS FOR THE PROPERTY TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 110 ROOSEVELT AVENUE TAX BLOCK 12, TAX LOTS 4, 5 & 10 BOROUGH OF DEAL MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)", PREPARED BY ROBERT H. MORRIS, N.J.P.L.S. #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED AUGUST 24, 2021.



9.	ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
8.	ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
7.	ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
6.	ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
5.	ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD
NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

LANDSCAPE PLAN
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)


Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
 TEL. (732) 918-2180
 WWW.NELSONENG.NET
 CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING


DAVID H. BOESCH, L.L.A.
 LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1" = 20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 210705	DATE: 01-14-2022	SHEET 6 OF 6

