

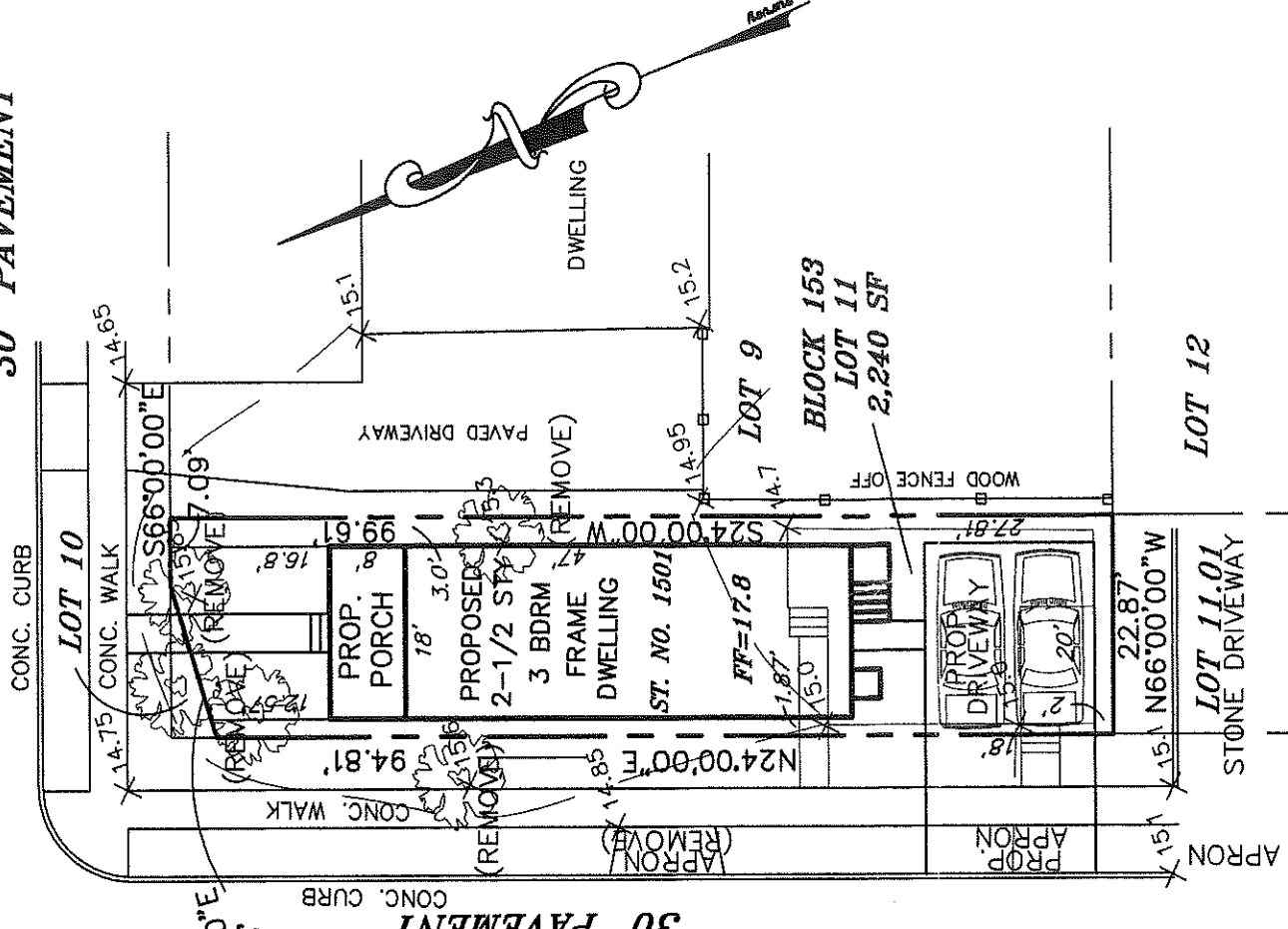
**GENERAL NOTES:**

1. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
2. ALL UTILITIES TO BE REUSED OR PROVIDE NEW AS SHOWN
3. THIS PLAN IS NOT TO BE SCALED FOR DISTANCES
4. ANY CONFLICTS OR DEVIATION FROM THIS PLAN SHALL BE APPROVED BY THE ENGINEER
5. ROOF GUTTERS AND LEADERS TO BE DIRECTED TO STREET OR DRYWELL.
6. ALL EXISTING STRUCTURES ON SITE TO BE REMOVED
7. TREES ON SITE TO BE REMOVED AS SHOWN.
8. PROPERTY LOCATED IN THE R-40 ZONE
9. PROPERTY LOCATED IN FLOOD ZONE "X", FIRM PANEL 34025C0342F DATED 9/25/09
10. INDIVIDUAL PLOT PLANS WILL BE SUBMITTED FOR BUILDING PERMITS

BENCHMARK RIM=15.50

# FIFTEENTH AVENUE

(55' ROW)  
30' PAVEMENT



# D STREET

(60' ROW)  
30' PAVEMENT

principal building	ZONE REQUIREMENTS ZONE R - 40	
	required	existing
MIN. LOT SIZE(CORNER)	5,500 S.F.	2,240 s.f. **
MIN. LOT FRONTAGE	60'	101.9'
MIN. SETBACKS	20'	1.10**
FRONT YARD	5' min.	1.62**
SIDE YARD	TOTAL TWO SIDES	N/A (CORNER LOT)
	10'	2.10**
REAR YARD	25'	0**
LOT SHAPE SIZE	35' - 2-1/2 stories	16'
MAX. BLDG. HT.	70%	22.9% (513 sf)
MAX. FLR. AREA RATIO	55%	29.2% (654 sf)
MAX. LOT IMP. COV.	30%	27.1% (607 sf)
MAX. BLDG COV.	2 spaces (3 BDRM)	2 spaces (3 BDRM)
OFF-STREET PARKING		

\* VARIANCE REQUIRED  
\*\* EXISTING CONDITION

## WAIVER REQUESTED FOR CHECKLIST ITEMS C2, C3, C4, C5 AND C6

F.A.R. TABLE  
1ST FLR 846 SF  
2ND FLR 846 SF  
ATTIC 279 SF  
TOTAL 1971 SF (88.0%)

REFERENCE:  
SURVEY BY THE CANNON GROUP, PC DATED 1/14/19

NOTES:  
PROPERTY OF THACKER KNOWN AS  
BLOCK 153 LOT 11 AS SHOWN ON THE TAX MAP  
FOR THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NJ

## VARIANCE PLAN

LOT 11 BLOCK 153, 1502 D STREET  
BOROUGH OF BELMAR  
MONOUTH COUNTY, NEW JERSEY

### THE CANNON GROUP, P.C

100 JACK MARTIN BOULEVARD, 2nd FLOOR  
BRICK, NEW JERSEY, 08724  
PHONE (732) 458-0003 FAX (732) 458-1103  
**MICHAEL T. CANNON**  
*Michael T. Cannon*

PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691

REVISION
8/5/19 FAR

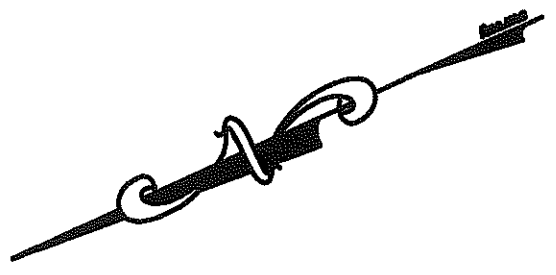
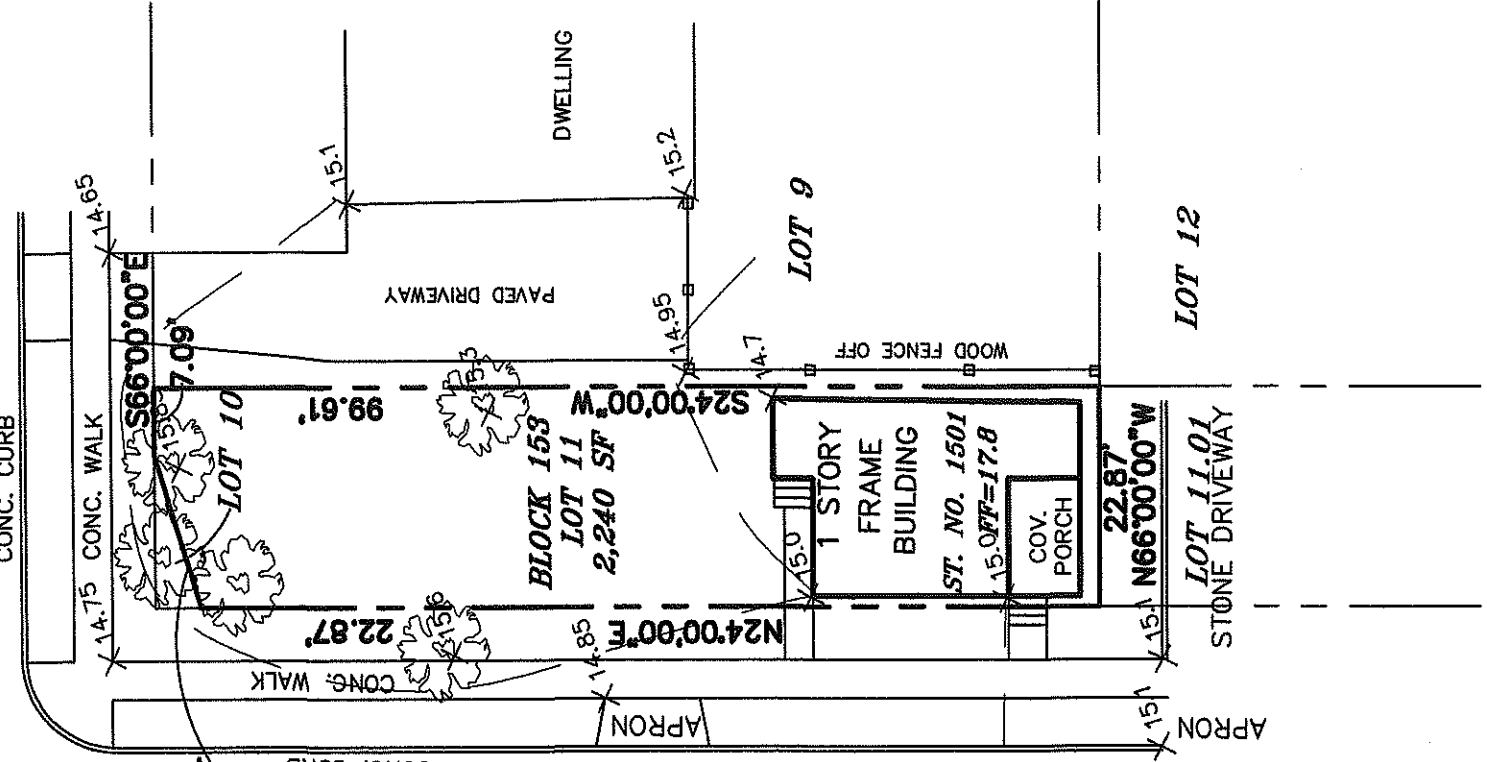
CHK:	MTC
DRN BY:	MTC
DATE:	1/14/19
SCALE:	1"=20'
JOB #:	19001
DWG:	REVVARPLAN
SHEET:	1 OF 1

# FIFTEENTH AVENUE

(55' ROW)  
30' PAVEMENT

Ⓢ BENCHMARK  
RIM=15.50

**"D" STREET**  
 (60' ROW)  
 30' PAVEMENT  
 16.49'  
 S82°55'00"E  
 15.15'



THIS SURVEY IS CERTIFIED TO:  
1. ROBERT THACKER

- REFERENCES:
- TAX MAP SHT. 23
  - SURVEY BY M.R. MASTANGELO & ASSOC.

NOTES: THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH. UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

ELEVATIONS BASED ON NAVD1988 FROM COUNTY AERIALS

## TOPOGRAPHIC SURVEY

LOT 14 BLOCK 11  
 BOROUGH OF BELMAR  
 MONMOUTH COUNTY, NEW JERSEY

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*Michael T. Cannon*

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REVISION	DATE

CHK: MTC  
 DRN BY MTC  
 DATE 1/14/19  
 SCALE 1"=20'  
 JOB # 19001  
 DWG # SURVEY  
 SHEET 1 OF 1