

LEGEND	
C	CENTERLINE
CO	CLEAN OUT
EL	ELEVATION
O/H	OVERHEAD
R/W	RIGHT OF WAY
FF	FINISHED FLOOR
GF	GARAGE FLOOR
SF	SQUARE FEET
+EL: 6.3'	EXISTING ELEVATION
+EL: 6.3'	PROPOSED ELEVATION
	TREE

BUILDING COVERAGE & LOT COVERAGE CALCULATIONS:

EXISTING PRINCIPAL BUILDING	1,776 SF	EXISTING PRINCIPAL BUILDING	1,776 SF
TOTAL BUILDING COVERAGE:	1,776 SF	PROPOSED ADDITION	424 SF
		PROPOSED COVERED PORCH	326 SF
		TOTAL BUILDING COVERAGE:	2,526 SF
	1,776 / 10,000 = 17.8%		2,526 / 10,000 = 25.3%

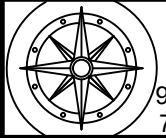
EXISTING HARDSCAPE	935 SF	EXISTING HARDSCAPE	935 SF
TOTAL LOT COVERAGE:	2,711 SF	PROPOSED HARDSCAPE	417 SF
	2,711 / 10,000 = 27.1%	TOTAL LOT COVERAGE:	3,878 SF
			3,878 / 10,000 = 38.8%

ZONING REQUIREMENTS

BLOCK	LOT	ZONE
518	1150-1153	R-7 (CORNER)
PRINCIPAL BUILDING		
MINIMUM LOT AREA	8,500 SF	10,000 SF
MINIMUM WIDTH	85 FEET	100 FEET
MINIMUM DEPTH	100 FEET	100 FEET
MINIMUM FRONT YARD	20 FEET	15.9 FEET*
MINIMUM SIDE YARD	8 FEET	10.2 FEET
MINIMUM COMBINED SIDE YARD	20 FEET	N/A
MINIMUM REAR YARD	25 FEET	48.1 FEET
MAXIMUM BUILDING COVERAGE	20 %	17.8 %
MAXIMUM LOT COVERAGE	45 %	27.1 %
MAXIMUM HEIGHT	35 FEET	24 FEET
MAXIMUM STORIES	2.5	2

* EXISTING VARIANCE CONDITION
** PROPOSED VARIANCE CONDITION

- NOTES:
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS NOTED OTHERWISE AND ARE BASED ON A FIELD SURVEY BY RAMIREZ ENGINEERING ON 10/22/2020.
 - THE PURPOSE OF THIS PLOT PLAN IS FOR THE PROPOSED ADDITION TO THE PRINCIPAL BUILDING, PROPOSED DECK, AND COVERED PORCH WITH ASSOCIATED IMPROVEMENTS.
 - ALL EXISTING DRAINAGE FROM ROOF LEADERS BE DIRECTED TOWARDS ADJACENT RIGHTS OF WAY AND AWAY FROM ADJACENT PROPERTIES.
 - EXISTING GRADING AND LOT DRAINAGE SHALL NOT BE ALTERED UNLESS OTHERWISE NOTED.
 - THERE ARE NO ENVIRONMENTAL CONSTRAINTS OR WETLANDS ON THIS SITE.
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 RAMIREZ ENGINEERING 964 Fischer Blvd, Toms River, New Jersey 08753 732-831-0152 CA#24GA28221200	PROJECT: 122 LIBERTY STREET LOTS 1150-1153, BLOCK 518, TAX MAP SHEET 140, BOROUGH OF SAYERVILLE, MIDDLESEX COUNTY, NJ		TITLE: PLOT PLAN AND GRADING PLAN	
	SCALE: AS SHOWN	DATE: 06-15-2021	PROJECT No. 220076	
DRAWN BY: MJV	CHECKED BY: JPW/RPR	REVISION:	REV. DATE:	SHEET No. 1 OF 1

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