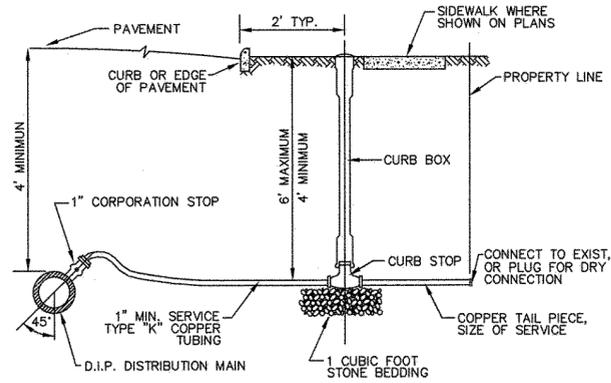
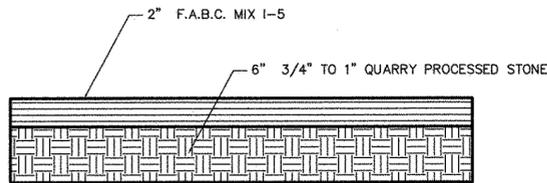


- CONSTRUCTION NOTES:**
1. DETAIL SHOWS CONSTRUCTION OF A "BRANCH CONNECTION" AND OF TWO DIFFERENT TYPES OF "LATERAL HOUSE CONNECTION". "WYE" TYPE CONNECTION SHALL BE USED EXCEPT WHERE APPROVED BY THE ENGINEER.
 2. SIZE OF LATERAL SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED, 4" MINIMUM.
 3. CLEAN-OUTS IN DRIVEWAYS SHALL BE COVERED WITH A MONUMENT BOX - CAMPBELL PATTERN NO. 4155 OR EQUAL.

BRANCH & LATERAL HOUSE CONNECTIONS

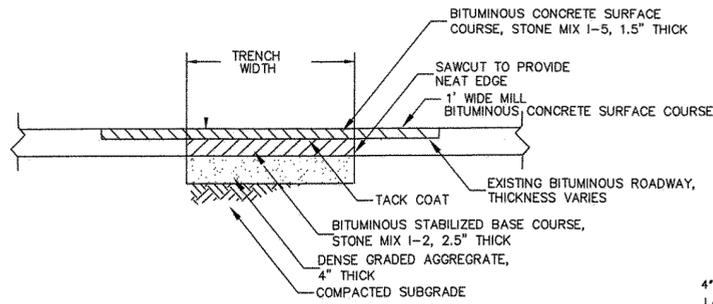


WATER SERVICE CONNECTION

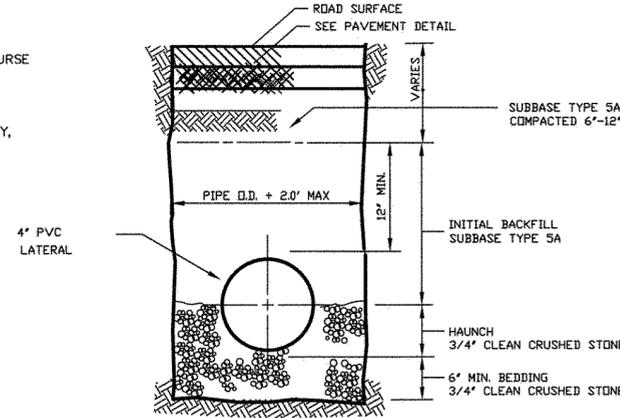


PAVED DRIVEWAY CROSS-SECTION DETAIL

N.T.S.



PAVEMENT REPAIR DETAIL

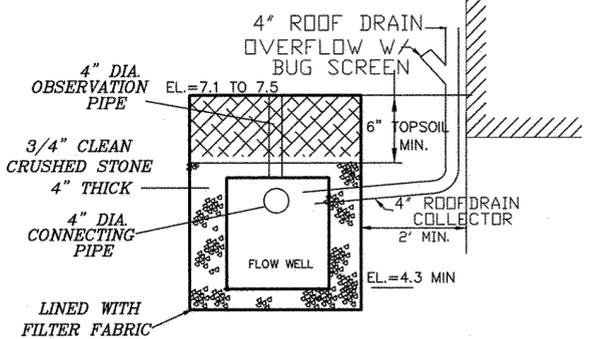


STANDARD PIPE TRENCH

NOT TO SCALE

FLOWELL VOLUME CALCULATION

ROOF AREA OF HOUSE = 1025 SF
 1.25" STORM = 0.10 FT
 1053 SF X 0.10 = 105.3 CF STORAGE REQ'D
FLOWELL VOLUME
 80 LF 4" DIA PIPE = 7.25 CF, 105.3-7.25=98.05
 24" DIA. X 2.4 FT DEEP = 17 CF
 98.05 CF/17 = 5.6 REQ'D(6 PROVIDED =102 CF)
 102+7.25=109.25 CF PROVIDED



ROOF DRAIN DETAIL

N.T.S.

NOTES:

PROPERTY OF CARNESECHHI KNOWN AS BLOCK 23 LOT 31 AS SHOWN ON THE TAX MAP FOR THE BOROUGH OF SPRING LAKE HEIGHTS, MONMOUTH COUNTY, NEW JERSEY

REFERENCE: TOPOGRAPHIC SURVEY BY THE CANNON GROUP, P.C. DATED 2/24/20 ELEVATION DATUM NAVD88

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
2. EXISTING UTILITIES TO BE REUSED. NEW SERVICE PROVIDED TO GARAGE APT. NEW AS SHOWN
3. THIS PLAN IS NOT TO BE SCALED FOR DISTANCES
4. TREES ON SITE TO BE REMOVED AS SHOWN.
5. ROOF GUTTERS AND LEADERS TO BE DIRECTED TO STREET VIA SWALES OR DRYWELLS
6. EXISTING DRIVEWAY ENTRANCE ON SITE TO REMAIN
7. ANY CONFLICTS OR DEVIATION FROM THIS PLAN SHALL BE APPROVED BY THE ENGINEER
8. PROPERTY LOCATED IN THE R-5 ZONE
9. PROPERTY LOCATED IN FLOOD ZONE X PER FEMA FLOOD MAPS DATED 9/25/09
10. ELEVATIONS BASED ON NAVD1988 DATUM
11. SOIL ON SITE IS DOWNER-URBAN LAND, HYDROLOGIC SOIL GROUP A WELL DRAINED, SEASONAL HIGH WATER GREATER THAN 6 FEET.

ZONING REGULATIONS

DISTRICT R-5 RESIDENTIAL SINGLE FAMILY

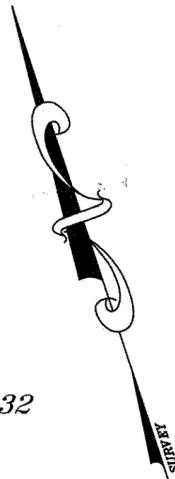
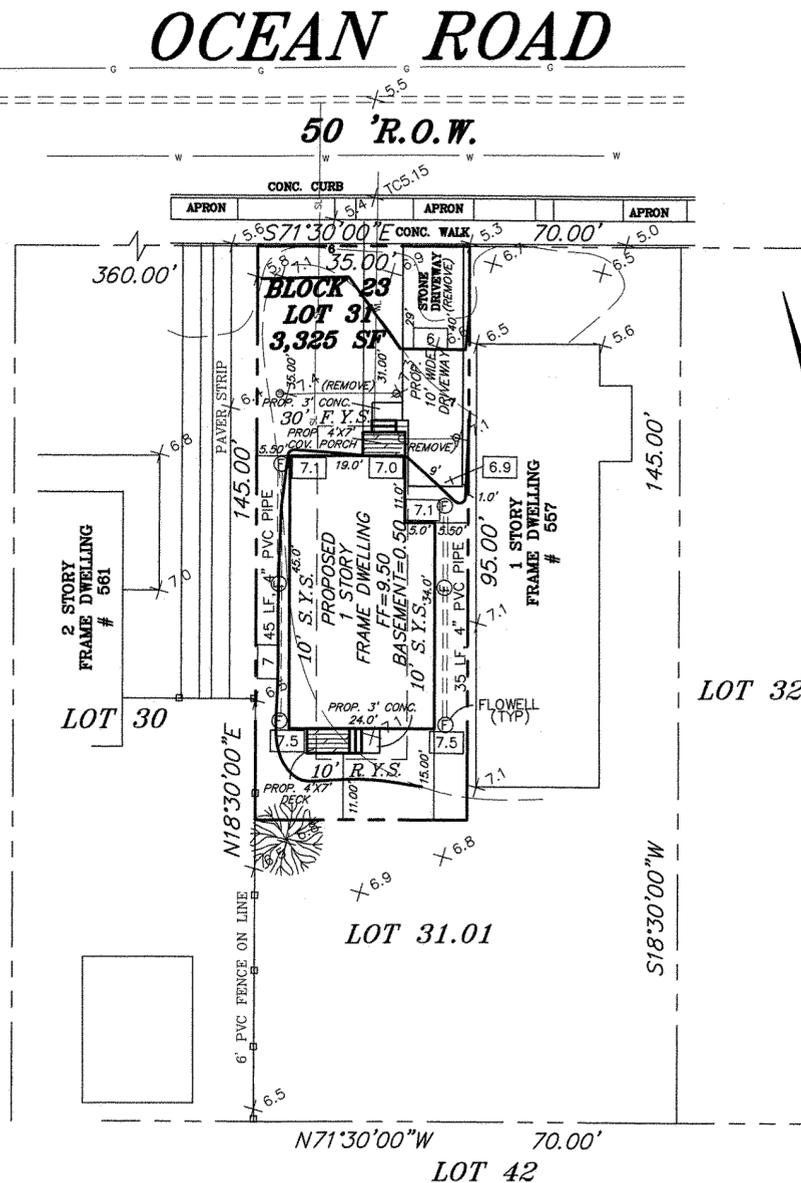
DESCRIPTION	REQUIRED	PROPOSED	ORD. 22-517.6
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
MINIMUM LOT DIMENSIONS			
MINIMUM LOT AREA	7,500 SF	3,325 SF (E)	44.3% REDUCTION
MINIMUM LOT WIDTH	50 FT	35 FT (E)	NA
MINIMUM LOT FRONTAGE	50 FT	35 FT (E)	NA
MINIMUM LOT DEPTH	150 FT	95 FT (E)	NA
MINIMUM YARD DEPTHS (PRIN BLD'G)			
FRONT YARD	30 FT	35.00 FT	13.30 FT
SIDE YARD	10 FT	5.50 FT*	4.43 FT (MIN. 5 FT)
REAR YARD	10 FT	15.00 FT	4.43 FT (MIN 5 FT)
MAXIMUM HEIGHT			
PRINCIPAL BUILDING	30 FT	21.67 FT	13.30 FT*
ACCESSORY BUILDING	15 FT	N/A	N/A
MAXIMUM LOT COVERAGE			
ALL BUILDINGS (%)	25 %	31.7 %* (1,053 SF)	NA
TOTAL LOT (%)	50 %	45.5 % (1,513 SF)	NA
MAXIMUM DU/ACRE	8.7	13.1 (E)	NA

(E) EXISTING NON-CONFORMITY
 * VARIANCE REQUIRED

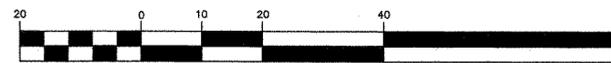
COVERAGE TABLE:

HOUSE AND PORCH	1,053 SF
DECK AND STEPS	44 SF
CONC. WALKS	27 SF
DRIVEWAY	389 SF

6TH AVENUE



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

PLOT PLAN FOR MACCANICO
 LOT 31 BLOCK 23, 559 OCEAN ROAD
 BOROUGH OF SPRING LAKE HEIGHTS
 MONMOUTH 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

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

REVISION
4/6/20
8/11/20

CHK: MTC
DRN BY MTC
DATE 2/17/20
SCALE 1"=20'
JOB # 20002
DWG REV2PLOT
SHEET 1 OF 1