

- General Notes 9 LIBERTY TERRACE-Block 339 Lot 18
1. The purpose of this plan is to provide the reader adequate knowledge to assess this proposal to rebuild a Two Story within the existing footprint of a former two story masonry. The dwelling was demolished, is currently vacant, and a proposed masonry two story over at grade enclosed block storage and stairs. Plans by Mr. Robert Bolton, (Architect) shall accompany this application. The former dwelling is asserted to be 15'-4" (party wall to party wall by 40 Feet--2 Inches. Dwelling was demolished prior to April. The proposed new first floor may slightly exceed the local ordinance of being 84 inches above grade. The site is currently 0 percent impervious.
 2. All municipal services are present in Liberty Terrace, best described as a concrete pedestrian Street No improvements, other than standard concrete replacement are anticipated.
 3. Any work within the municipal right of way shall be at the direction of the City Engineer
 4. No construction is proposed within the municipal right of way of Liberty Terrace.
 5. Property is in Zone R-3 Residential, and a Zoning Chart has been provided indicating all non-conformance items relative to said Zoning.
 6. Building affecting development of this lot have been located by actual survey and shown hereon. A waiver from strict compliance of showing building outlines within 200 Feet is requested along with a waiver from showing treed areas and natural features is requested. A neighborhood aerial view has been provided (birds eye view)
 7. A waiver from the strict compliance of location of utilities servicing the site is requested. Water, sewer, gas, electric, phone and cable is available in either Liberty Terrace or Fairmount Avenue.
 8. Proposed elevations are relative to NAVD, 1988 DATUM.
 9. Property is in Flood Zone A-8 Elevation 10 (N.G.V.D.)
 10. All new construction shall conform with FEMA regulations.

The Schedule of Bulk Requirements for the R-3 Residential District is as follows: [Amended 12-19-2007 by Ord. No. 25-2007]

R-3 Schedule Of Bulk Requirements

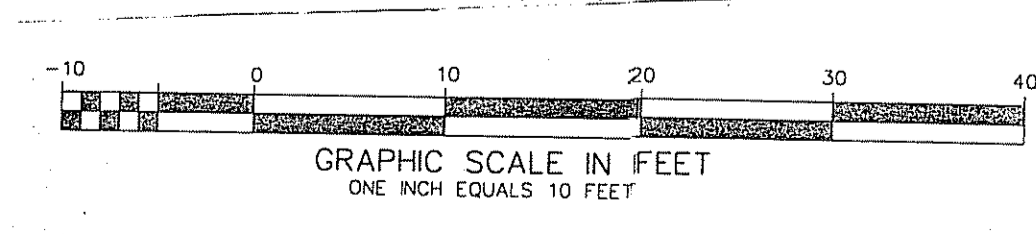
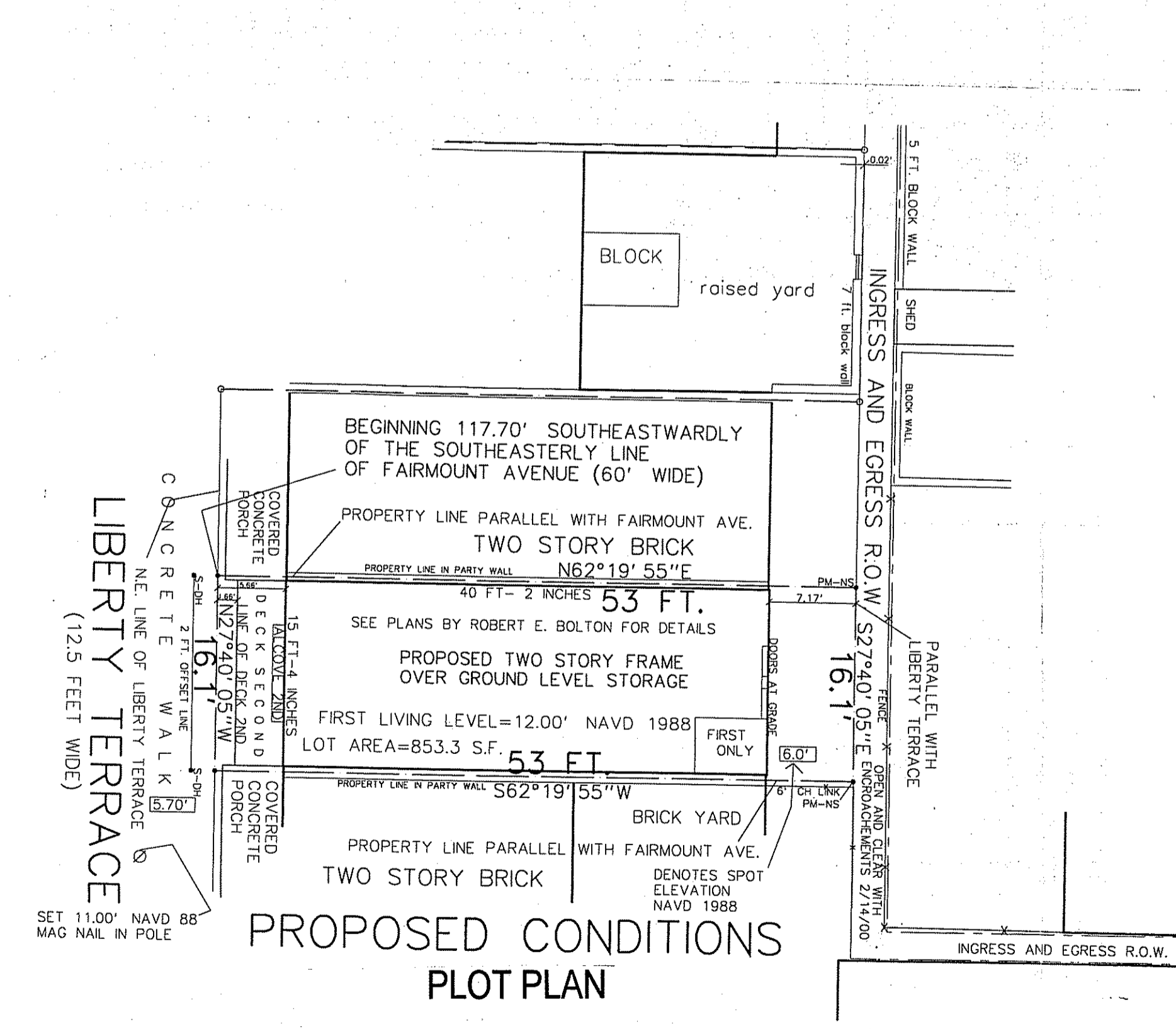
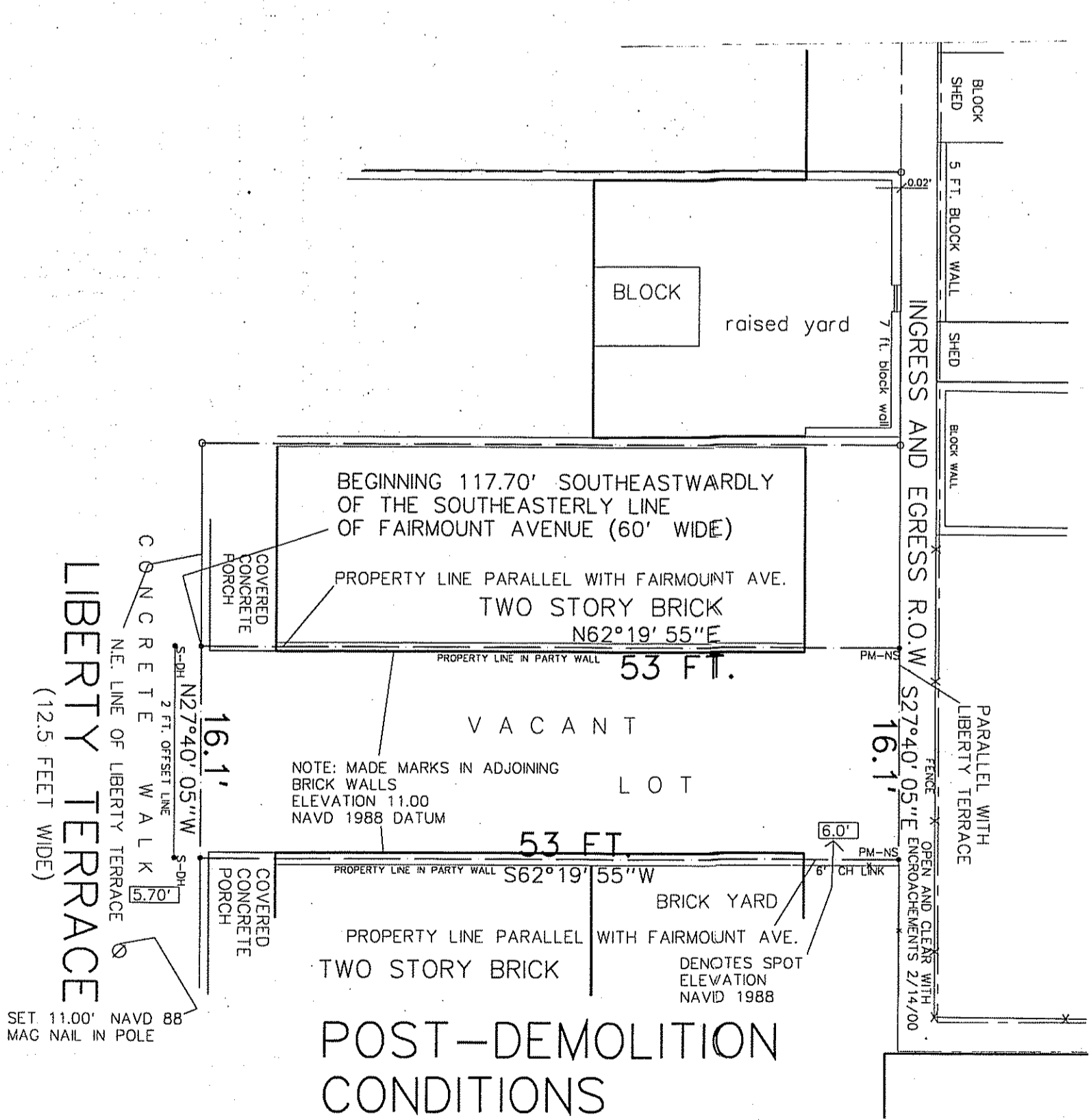
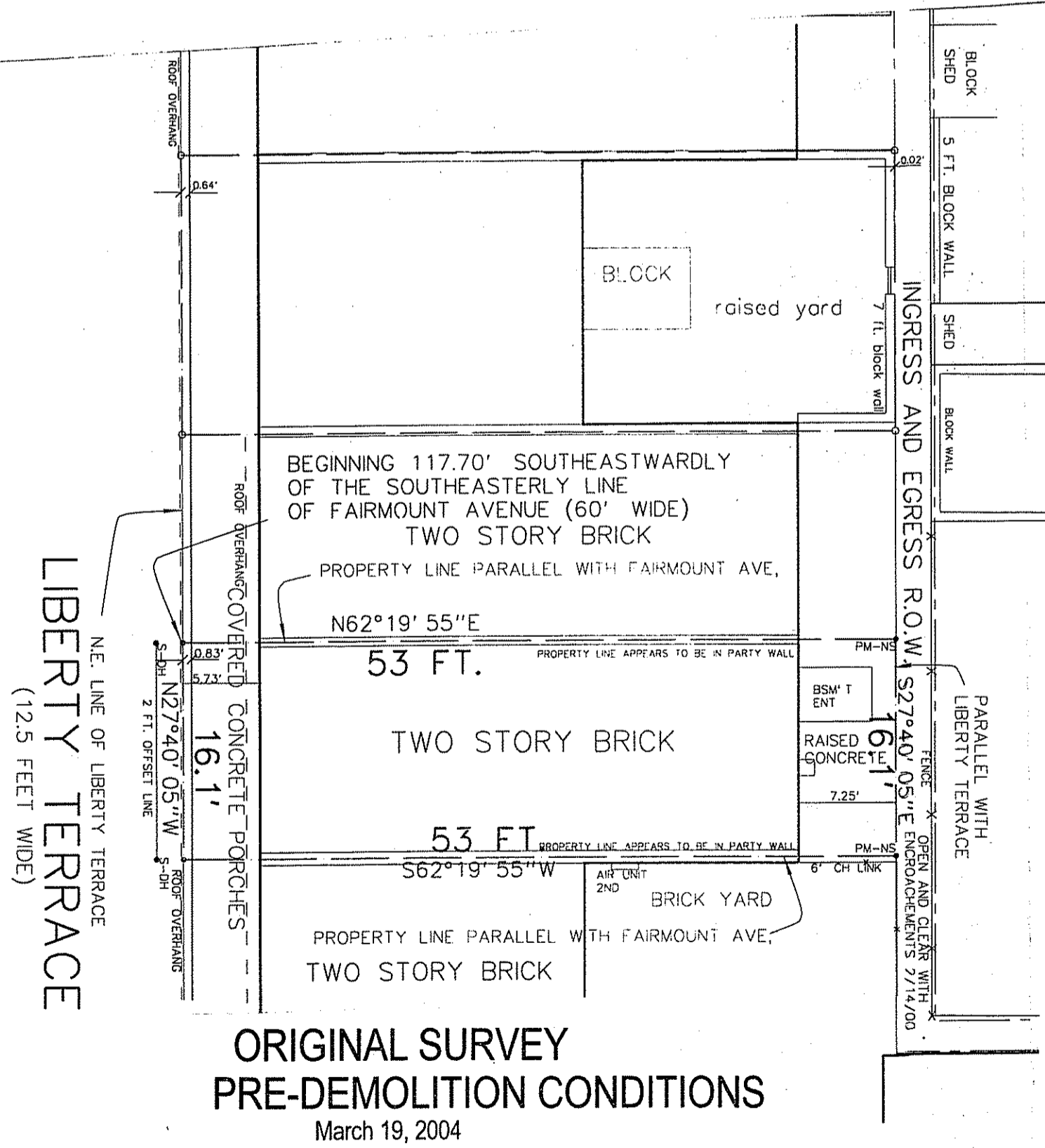
Use	Requirement	Existing	Proposed	Status	
One-Family Dwellings	Minimum lot area (square feet)	3,600	853	853	ENC
	Minimum lot frontage (feet)	40	16.10	16.10	ENC
	Minimum lot depth (feet)	90	53	53	ENC
Principal Building Yard Requirements	Minimum front yard setback (feet)	20	5.73	5.66	V**
	Minimum rear yard setback (feet)	20	7.25	7.17	V**
	One side yard setback (feet)	7	0	0	ENC
	Second side yard setback (feet)	3	0	0	ENC
	Maximum building height (feet)	35	<35	<35	C
	Maximum building coverage	40%	75%	71%	ENC
	Maximum site coverage	60%	79.2%	79.2%	ENC

Accessory Building Yard Requirements (NOT APPLICABLE)

ENC DENOTES EXISTING NON CONFORMANCE
 C DENOTES COMPLIANCE
 V DENOTES VARIANCE SOUGHT

NOTE: FORMER SITE WAS BUILDING, CONCRETE AND IMPERVIOUS, OR 100 PERCENT

NOTE: EXISTING NON CONFORMANCE IN THE TABLE ABOVE, NOT INCREASED BY THIS PLAN ARE NOT NOTED AS VARIANCE SOUGHT.



SURVEYORS CERTIFICATION

I hereby certify that the Survey shown is a true and accurate representation of the found by actual survey, made under my immediate supervision, as of the earliest date shown, unless noted otherwise.

Robert J. Catalano
 Robert J. Catalano Licensed Land Surveyor No. 18612 Professional Planner No. 1600

LAND TITLE SURVEY ZONING PLAN

AT 9 LIBERTY TERRACE - BLOCK 339 LOT 18
 ATLANTIC CITY - ATLANTIC COUNTY - NEW JERSEY
 ROBERT J. CATALANO AND ASSOCIATES P.A.
 SURVEYORS AND PLANNERS
 12 SOUTH VIRGINIA AVENUE - ATLANTIC CITY, N.J. 08401
 PHONE (609) 345-1867 FAX (609) 345-3511

Robert J. Catalano
 Robert J. Catalano Professional Land Surveyor No 18612
 Professional Planner NJ 1600 DATE: JULY 4, 2016 WO 16108