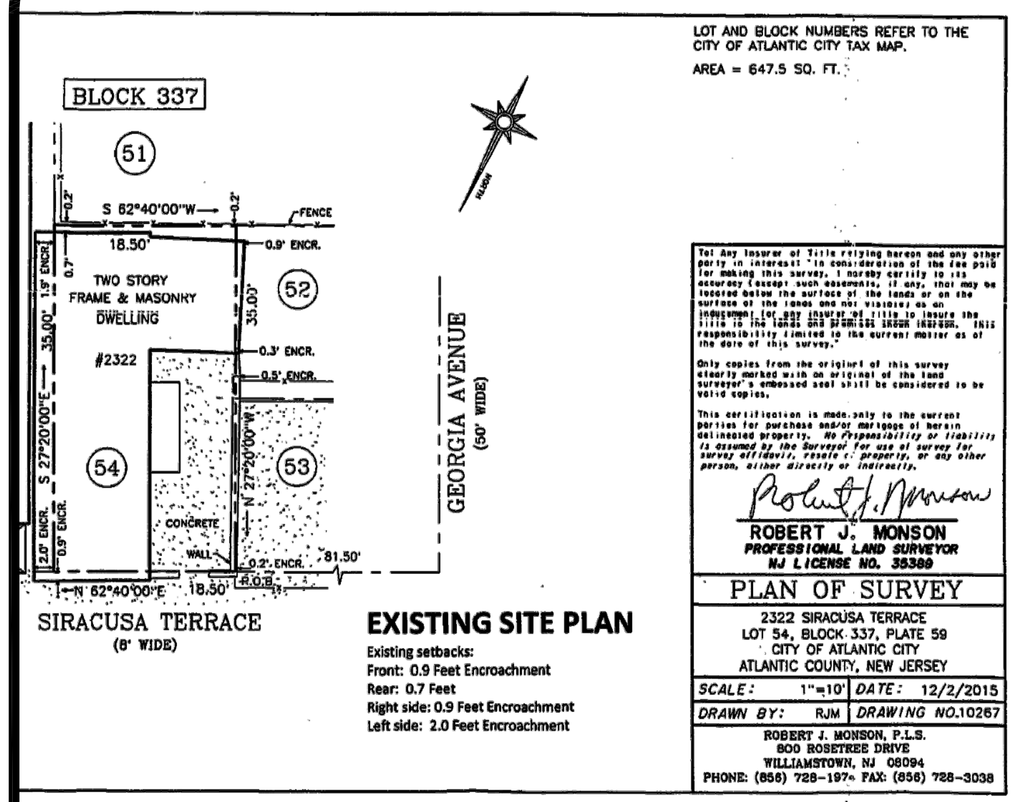


EXISTING SITE PLAN

Existing setbacks:
Front: 0.9 Feet Encroachment
Rear: 0.7 Feet
Right side: 0.9 Feet Encroachment
Left side: 2.0 Feet Encroachment

LOT AND BLOCK NUMBERS REFER TO THE CITY OF ATLANTIC CITY TAX MAP.

AREA = 647.5 SQ. FT.

To: Any insurer of Title relying hereon and any other party in interest: In consideration of the fee paid for making this survey, I hereby certify to it: accuracy (except such easements, if any, that may be located below the surface of the lands) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. This responsibility limited to the current matter as of the date of this survey.

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by the Surveyor for use of survey for survey affidavit, resale of property, or any other person, either directly or indirectly.

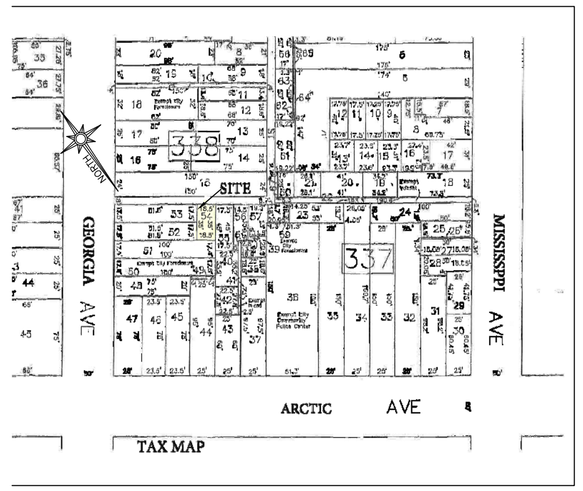
ROBERT J. MONSON
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 35389

PLAN OF SURVEY

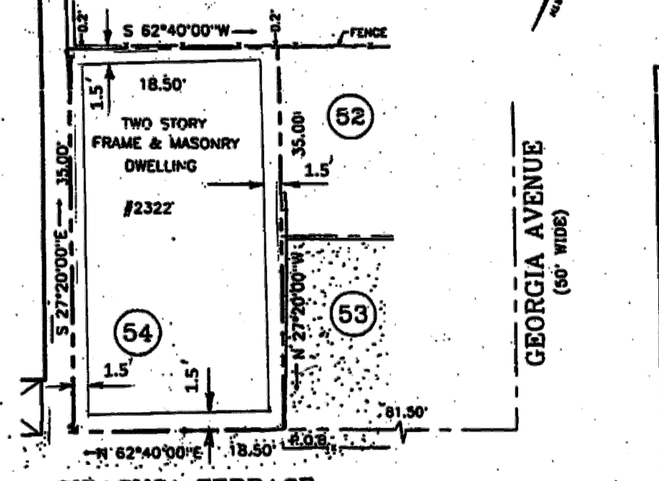
2322 SIRACUSA TERRACE
LOT 54, BLOCK 337, PLATE 59
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY

SCALE: 1"=10'	DATE: 12/2/2015
DRAWN BY: RJM	DRAWING NO.10267

ROBERT J. MONSON, P.L.S.
800 ROSETREE DRIVE
WILLIAMSTOWN, NJ 08094
PHONE: (856) 728-1974 FAX: (856) 728-3038



USGS MAP



PROPOSED SITE PLAN

Proposed setbacks:
Front: 1.5 Feet
Rear: 1.5Feet
Right side: 1.5 Feet
Left side: 1.5 Feet

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PLAN OF SURVEY

2322 SIRACUSA TERRACE
LOT 54, BLOCK 337, PLATE 59
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY

SCALE: 1"=10'	DATE: 12/2/2015
DRAWN BY: RJM	DRAWING NO.10267

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ZONING REQUIREMENT

BLOCK NO.337, LOT NO.54 IS SITUATED IN RESIDENTIAL ZONE – R3

DESCRIPTION		REQUIRED OR PERMITTED	EXISTING	PROPOSED	REMARK
LOT AREA		3,000. S.F. MIN.	647.50 S.F.	647.50 S.F.	REQUIRE VARIANCE
LOT WIDTH		30 FEET MIN.	18.50'	18.50'	REQUIRE VARIANCE
SETBACK	FORNT	10 FEET MIN.	0.9' enchroachement	1.5'	REQUIRE VARIANCE
	REAR	25 FEET MIN.	0.7'	1.5'	REQUIRE VARIANCE
	LEFT SIDE	12 FEET MIN.	2' enchroachement	1.5'	REQUIRE VARIANCE
	RIGHT SIDE	12 FEET MIN.	0.9' enchroachement	1.5'	REQUIRE VARIANCE
LOT COVERAGE		40%	100%	76.6%	REQUIRE VARIANCE
BULDING HEIGHT		35 FEET MAX.	23'-0"	31'-0"	CONFORMS

REVISION # 1

(1) USE GROUP – R2
(2) CONSTRUCTION TYPE: (EXISTING) – 5B
(PROPOSED ADDITION) – 5B
(3) DESIGN WIND SPEED = 115MPH

NOTE:–ALL WINDOWS ARE TO BE SILVER LINE DOUBLE HUNG EGRESS WINDOW (R.O.38½"W x 60½"H)
–ALL INTERIOR DOORS ARE TO BE 6 PANEL HOLLOW CORE DOOR
–EACH FLOOD VENT (SMART VENT) PER 200 Sq. Ft. OF CRAWL SPACE REQUIRED.
TOTAL CRAWL SPACE AREA = 686 Sq.Ft.
NO. OF FLOOD VENT (SMART VENT) REQUIRED = FOUR

RESIDENCE OF GAZI CHOWDURY
EXISTING & PROPOSED SITE PLANS

BLOCK NO. 337, LOT NO. 54
2322 SYRACUSA TERRACE
ATLANTIC CITY, NJ 08401

DRAWN BY: MJE	SCALE: AS NOTED	DWG # A–1
DATE:04 NOV.'15		

KISHOR L. GHELANI
PROFESSIONAL ENGINEER
N.J. LICENSE No. 21857
609 6TH AVENUE
ABSECON, N.J. 08205
PHONE:609-271-2768