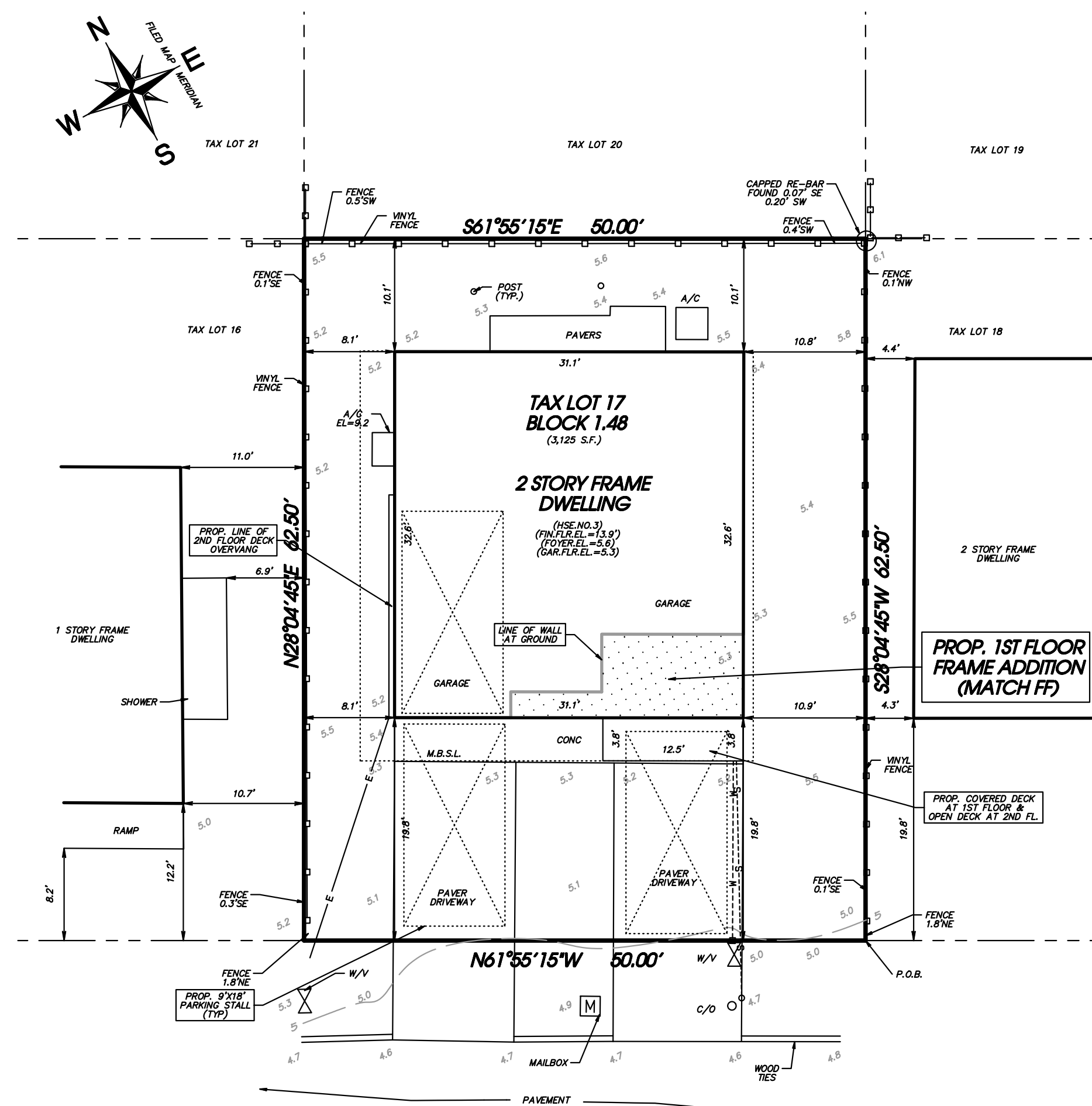
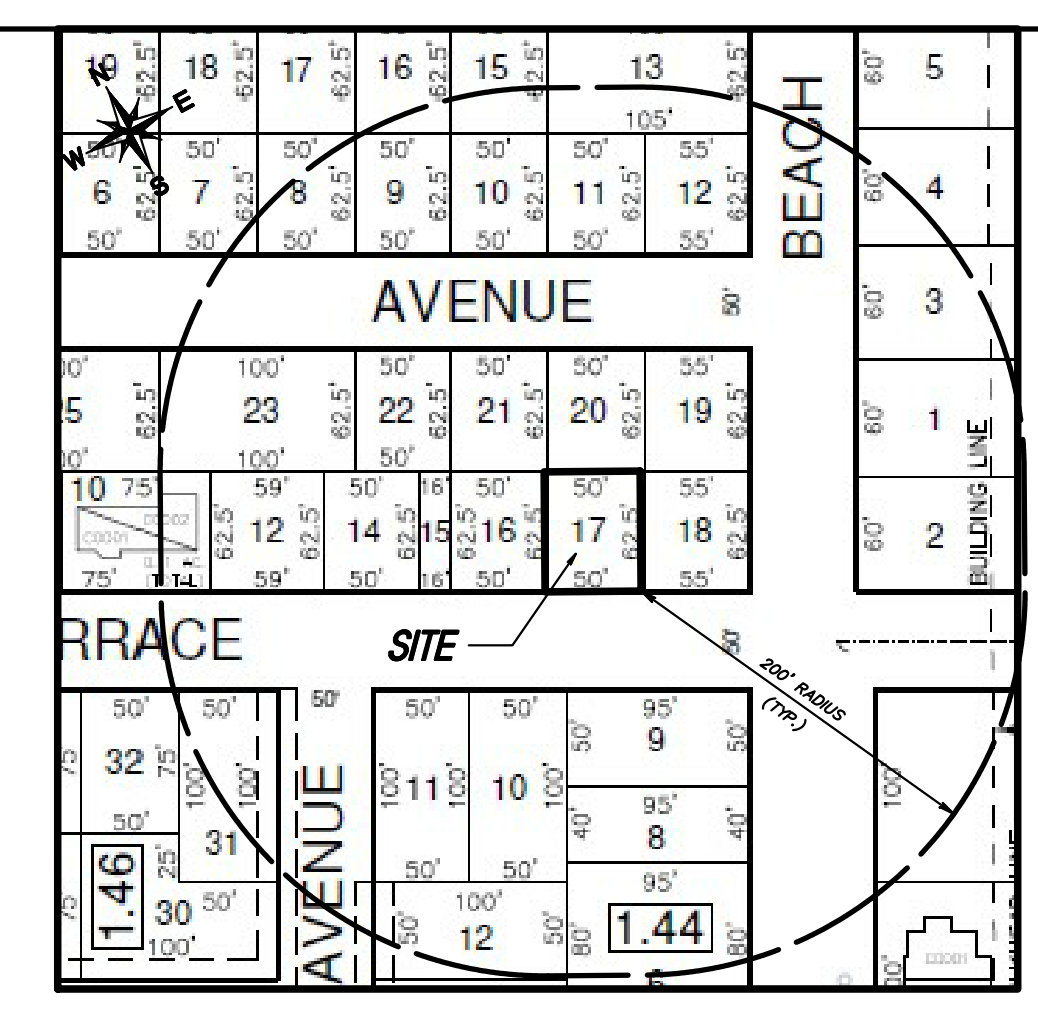


**EXISTING**



**PROPOSED**



**TAX MAP**



**KEY MAP**

**NOTES:**

- PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 14072 PAGE 1098, BEING KNOWN AND DESIGNATED AS LOT 16 IN BLOCK 6, AS SHOWN AND DELINEATED ON A MAP ENTITLED "MAP OF BEACH HAVEN SOUTH, SECTION NO. 1, LONG BEACH TOWNSHIP, OCEAN COUNTY, N.J." DATED JUNE 14, 1961 AND DULY FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 1961 AS MAP C-101.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO INVESTIGATION WAS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THIS DRAWING DOES NOT IDENTIFY OR CERTIFY THE EXISTENCE OF ANY FRESHWATER WETLANDS AND/OR AREAS NOW OR FORMERLY FLOWED BY TIDEWATERS BEING CLAIMED BY THE STATE OF NEW JERSEY WHICH MAY OR MAY NOT EXIST ON THE SITE.
- OFFSETS AS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURE AND/OR THE PLACEMENT OF ACCESSORY BUILDINGS.
- ALL ELEVATIONS ARE BASED ON NAVD OF 1988.
- UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY. ANY ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEW JERSEY ONE CALL" 1-800-272-1000.
- PROPERTY IS LOCATED IN FLOOD ZONE AE. BASE FLOOD ELEVATION=8 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP LONG BEACH TOWNSHIP, COMMUNITY NO. 345301, PANEL 0592F, MAP NO. 34029C0592F, EFFECTIVE DATE 9/29/2006. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION 8 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE, AS SHOWN ON PRELIMINARY MAP NO. 34029C0592G, PUBLISHED 3/28/2014. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
- THIS PLAN IS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. HOUSE DIMENSIONS SET FORTH HEREON ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING CONSTRUCTION.
- PROPOSED UTILITIES SHOWN HEREON ARE APPROXIMATE. ACTUAL LOCATION TO DETERMINED BY BUILDER.
- AVERAGE CENTER LINE GRADE = 5.05
- PARKING PROVIDED FOR 3 VEHICLES (1 IN GARAGE AND 2 IN DRIVEWAY).
- LOT GRADING WILL REMAIN THE SAME.

**ZONE : R-35 (GENERAL RESIDENTIAL ZONE)**

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA	4,500 S.F.	3,125 S.F.*	3,125 S.F.*
LOT WIDTH	50 FT.	50 FT.	50 FT.
LOT DEPTH	62.5 FT.	62.5 FT.	62.5 FT.
<b>PRINCIPAL BUILDING :</b>			
FRONT SETBACK	20 FT. (16' AVERAGE)	19.8 FT.	19.8 FT.
REAR SETBACK	10 FT.	10.1 FT.	10.1 FT.
SIDE SETBACK	5 FT. (15' TOTAL)	8.1 FT. (18.9' TOTAL)	8.1 FT. (18.9' TOTAL)
DIST. TO ADJ. BLDG LOT 16	15 FT.	18.8 FT.	18.8 FT.
DIST. TO ADJ. BLDG LOT 18	15 FT.	15.2 FT.	15.2 FT.
<b>MAXIMUMS :</b>			
BUILDING HEIGHT	34 FT.	30.5 FT.	33.5 FT.
LOT COVERAGE (BLDG)	50 FT.	33.33%	33.9% (V)
IMPERVIOUS COVERAGE	75%	49.6%	49.6%
<b>ACCESSORY BUILDING :</b>			
SIDE SETBACK	4 FT.	N/A	N/A
REAR SETBACK	4 FT.	N/A	N/A

\* EXISTING NON-COMFORMITY (V) VARIANCE REQUIRED

**LEGEND**

- 3--- = EXIST. CONTOUR
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- 3.5 = EXIST. ELEVATION
- E— = EXIST. OVERHEAD UTILITY WIRES

SCALE IN FEET  
0 10 20

**VARIANCE PLAN / PLOT PLAN**  
**TAX LOT 17 BLOCK 1.48**  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

No.	DATE	REVISION	BY	CHK.

JOHN P. AUGUSTINE  
 N.J. Professional Land Surveyor No. 34838  
 1/17/24  
 DATE

BRUCE A. JACOBS  
 N.J. Professional Engineer No. 37489  
 1/17/24  
 DATE

**GRAVATT CONSULTING GROUP**  
 Engineers - Surveyors - Planners - Environmental Scientists  
 414 Lacey Road, Forked River, NJ 08731  
 Tel. 609 - 893 - 6127 www.gravattconsulting.com  
 Certificate of Authorization No. 240A27925900

SCALE: 1" = 10'

DATE: 1/17/24

DRAWN BY: CA/MJD

CHECKED BY: MS

SHEET NO. 1 OF 1

PROJECT NUMBER  
**12225**