



KEY MAP

- NOTES:**
- 1) GRADING PLAN BASED ON "BOUNDARY and TOPOGRAPHIC SURVEY" PREPARED BY: MORGAN ENGINEERING & SURVEYING, DAVID J. VON STEENBURG, PLS No. 34500, DATED 01/17/23.
 - 2) ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.
 - 3) PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=7.0, PER MAP NUMBER #34029C0518G, COMMUNITY PANEL #345320-0518-G, EFFECTIVE DECEMBER 16, 2021, NAVD 88'.
 - 4) THERE ARE NO CONSERVATION EASEMENTS OR WETLANDS ON SITE
 - 5) PROPERTY IS LOCATED IN THE OR ZONE. ZONE REQUIREMENTS:

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4,800 SF	2,000 SF*	2,000 SF**
MINIMUM LOT WIDTH & FRONTAGE	60 FT	20 FT*	20 FT**
MINIMUM LOT DEPTH	80 FT	100 FT	100 FT
MINIMUM FRONT SETBACK	15 FT	3.0 FT*	18 FT
MINIMUM SIDE SETBACK	10 FT	0.0 FT*	3 FT**
MINIMUM COMBINED SIDES	15 FT	1.45 FT*	6 FT**
MINIMUM REAR SETBACK	20 FT	49.41 FT	28.33 FT
MIN. ACCESSORY SIDE SETBACK (A/C UNIT)	5 FT	N/A	3 FT**
MAXIMUM LOT COVERAGE	75%	N/A	48.95%
MAXIMUM BUILDING COVERAGE	35%	44.7%*	38.15%**
MAXIMUM BUILDING HEIGHT	24 FT ¹	<32 FT	29.33 FT**
MAXIMUM NUMBER OF STORIES	1 ¹	2.0	2.0**

*EXISTING NON-CONFORMANCE
 **VARIANCE REQUIRED
¹AS PER MAXIMUM BUILDING HEIGHT 16.36.010(C)

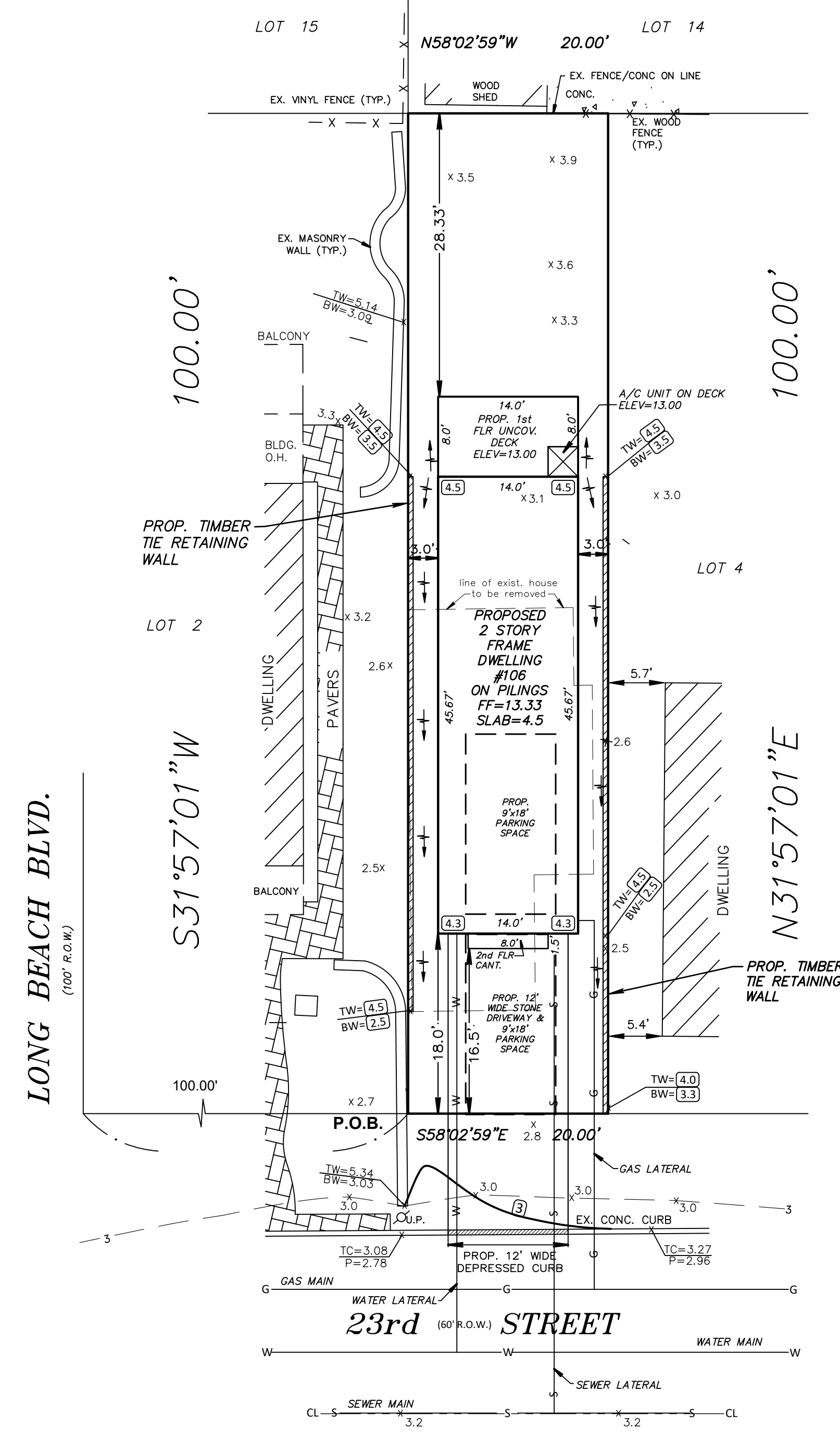
BUILDING COVERAGE CALCULATION
 ALLOWABLE BUILDING COVERAGE = 35%
 PROPOSED DWELLING WITH DECK & FRONT CANTILEVER = 763 SF
 LOT AREA = 2,000 SF
 BUILDING COVERAGE: 763 / 2,000 = 38.15%

LOT COVERAGE CALCULATION
 ALLOWABLE IMPERVIOUS LOT COVERAGE = 75%
 PROPOSED STONE DRIVEWAY = 216 SF
 PROPOSED DWELLING WITH DECKS & FRONT CANTILEVER = 763 SF
 LOT AREA = 2,000 SF
 IMPERVIOUS LOT COVERAGE: 1,040 / 2,000 = 48.95%

TOP OF SLAB ELEVATION = 4.5

AVERAGE GRADE CENTERLINE OF ROAD
 3.2 + (1.67 (20')) = 4.87 FT

BUILDING HEIGHT CALCULATION
 PROPOSED FINISHED FLOOR ELEV = 13.33
 ROOF RIDGE ELEV = 13.33 + 20.50 = 33.83
 BUILDING HEIGHT = 33.83 - 4.5 = 29.33 FT



THIS PLAN IS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. BUILDING DIMENSIONS AND FINISHED FLOOR ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR OR BUILDER PRIOR TO STARTING CONSTRUCTION.
 COPYRIGHT PENDING-NO REPRODUCTION OR TRANSFER OF SURVEY OR ENGINEERING DATA WITHOUT EXPRESSED WRITTEN AUTHORIZATION UNDER PENALTY OF LAW.
 OFFSET DIMENSIONS FROM BUILDINGS AND FENCES AS SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES AND SETBACK LINES.
 THIS SURVEY SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON ENVIRONMENTALLY SENSITIVE AREAS AND HAZARDOUS WASTE SITES, IF ANY, ARE NOT LOCATED BY THIS SURVEY. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. NO LIABILITY IS ASSUMED BY THE CERTIFYING SURVEYOR FOR THE USE OF THIS SURVEY BY ANY PARTY NOT SHOWN ON THE CERTIFICATIONS HEREON, OR FOR THE USE OF SURVEY WITH SURVEY AFFIDAVIT. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ROBERT A. WOODCOCK
 PROFESSIONAL ENGINEER N.J. LIC. NO. 38940
 PROFESSIONAL PLANNER N.J. LIC. NO. 05490

1	AS PER LAND USE BOARD	08/03/23
NO.	REVISION DESCRIPTION	DATE
VARIANCE PLAN		
LOT 3 BLOCK 31		
106 23rd STREET		
BOROUGH OF SHIP BOTTOM		
OCEAN COUNTY	NEW JERSEY	
JCR ENGINEERING, LLC		
Civil, Structural, Environmental & Consulting Engineers		
Certificate of Authorization Number 24GA28158400		
915 Lacey Road		
Forked River, New Jersey 08731		
(609) 971-0745		
DRAWN BY: CPW	CHECKED BY: RAW	DATE: 03/28/23
SCALE: 1" = 10'	SHEET: 1 OF 1	JOB NO.: 23112