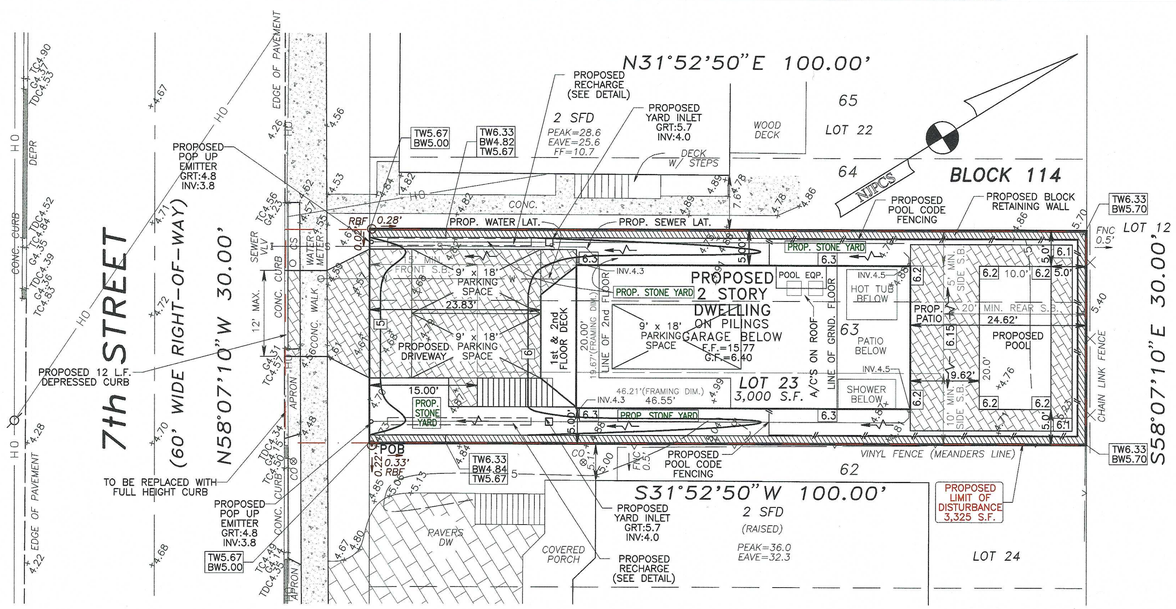
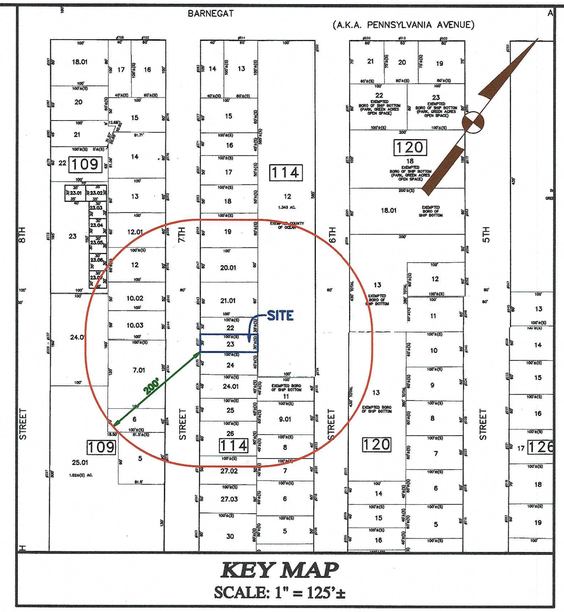
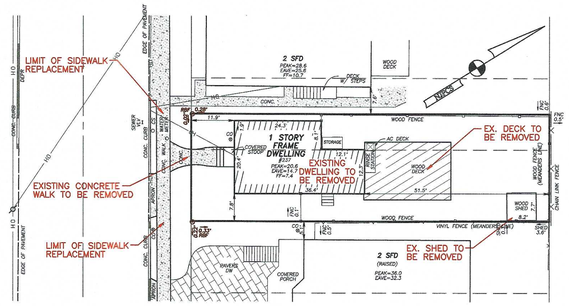


PROPOSED PLAN
SCALE: 1" = 10'

GRAPHIC SCALE 1"=10'
0 10 20 30



KEY MAP
SCALE: 1" = 125'±



EX. CONDITIONS/DEMO PLAN
SCALE: 1" = 20'

GRAPHIC SCALE 1"=20'
0 20 40 60

R-1 ZONE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	6,000 S.F.	3,000 S.F. (ENC)	N/C
MINIMUM LOT FRONTAGE:	60 FT.	30.00 FT. (ENC)	N/C
MINIMUM LOT WIDTH:	60 FT.	30.0 FT. (ENC)	N/C
MINIMUM LOT DEPTH:	100 FT.	100.00 FT.	N/C
MINIMUM FRONT SETBACK:	15 FT.	11.9 FT. (ENC)	23.83 FT.
MINIMUM REAR SETBACK:	20 FT.	51.5 FT.	24.62 FT.
MINIMUM SIDE SETBACK:	10 FT.	1.9 FT. (ENC)	5.00 FT.(PV)
MINIMUM COMBINED SIDE SETBACK:	15 FT.	9.7 FT. (ENC)	10.00 FT.(PV)
MAXIMUM BUILDING COVERAGE:	35 %	24.1 %	34.4 % (PV)(SEE CHART)
MAXIMUM LOT COVERAGE:	75 %	39.6 %	69.6 % (SEE CHART)
MAXIMUM BUILDING HEIGHT:	24 FT.(1)	15.9 FT.	32.0 FT.(2)(PV)
MAXIMUM BUILDING STORIES:	1(1)	1 STORY	2 STORIES(PV)
MINIMUM FLOOR AREA:	900 S.F.(3)	645 S.F.(ENC)	931 S.F.(3)
OFF STREET PARKING:	2 SPACES	NONE(ENC)	3 SPACES
ACCESSORY BUILDING (POOL)			
MINIMUM SIDE SETBACK:	5 FT.	0.3 FT.(ENC)(SHED)	5.0 FT.(POOL)
MINIMUM REAR SETBACK:	5 FT.	3.6 FT.(ENC)(SHED)	5.0 FT.(POOL)
MINIMUM TO OTHER BUILDING:	5 FT.	> 5 FT.	9.62 FT.
MAX. LOT COVERAGE WITH POOL:	50 %	N/A	41.1 %

N/C = NO CHANGE
N/A = NOT APPLICABLE
(ENC) = EXISTING NON CONFORMITY
(PV) = PROPOSED VARIANCE
(1) = FOR PROPERTIES LESS THAN 40 FEET WIDE
(2) = MEASURED TO GROUND FLOOR SLAB ELEV. 6.40
(3) = AT THE FIRST FLOOR LEVEL

BUILDING COVERAGE	
ITEM	PROPOSED
DWELLING	909 S.F.
FRONT DECK	83 S.F.
STAIRS	41 S.F.
TOTAL AREA	1,033 S.F./34.4%

IMPERVIOUS COVERAGE	
ITEM	PROPOSED
DWELLING	909 S.F.
FRONT DECK	83 S.F.
STAIRS	41 S.F.
DRIVEWAY	467 S.F.
POOL	200 S.F.
POOL PATIO	388 S.F.
TOTAL AREA	2,088 S.F./69.6%

LEGEND:
- 6.27 —EXISTING ELEVATION
- —6— —EXISTING CONTOUR
- —6— —PROPOSED CONTOUR
- 7.66 —PROPOSED ELEVATION
- —DRAINAGE FLOW ARROW
- —SOIL BORING
- —OH— —OVERHEAD WIRES
- —UTILITY POLE
- —DOWNSPOUT DRAINAGE CONNECTION
- —DRAINAGE PIPE

LIST OF VARIANCES REQUESTED:

1.) MINIMUM LOT AREA, 6,000 S.F. REQUIRED, 3,000.00 S.F. EXISTING/PROPOSED
2.) MINIMUM LOT WIDTH, 60 FT. REQUIRED, 30.00 FT. EXISTING/PROPOSED
3.) MINIMUM LOT FRONTAGE, 60 FT. REQUIRED, 30.00 FT. EXISTING/PROPOSED
4.) MINIMUM SIDE SETBACK, 10 FT. REQUIRED, 5.00 FT. PROPOSED
5.) MINIMUM COMBINED SIDE SETBACK, 15 FT. REQUIRED, 10.00 FT. PROPOSED
6.) BUILDING HEIGHT, 24 FT. MAXIMUM, 32.0 FT. PROPOSED
7.) BUILDING HEIGHT, 1 STORY MAXIMUM, 2 STORY PROPOSED

NOTES:

1.) THE EXISTING PROPERTY CONTAINS A 1 STORY DWELLING. THE OWNER/APPLICANT PROPOSES TO REMOVE ALL EXISTING IMPROVEMENTS AND CONSTRUCT A NEW 2-STORY SINGLE FAMILY DWELLING RAISED ON A PILING FOUNDATION WITH GARAGE & REAR COVERED PORCH BELOW.

2.) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 08/17/2023.

3.) ELEVATION BASED ON NAVD 1988 VERTICAL DATUM.

4.) PROPOSED FINISHED FLOOR ELEVATION---15.77
PROPOSED GARAGE FLOOR ELEVATION---6.40

5.) SITE LOCATED IN FLOOD HAZARD ZONE "AE" (EL 7) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 0518 G, MAP NUMBER 34029C0518G, EFFECTIVE DECEMBER 16, 2021.

***SITE LOCATED IN FLOOD HAZARD ZONE "AE" (EL 7) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 0518 H, MAP NUMBER 34029C0518H, REVISED PRELIMINARY JANUARY 30, 2015.

6.) WATER AND SEWER SERVICE IS TO UTILIZE EXISTING CONNECTIONS PROVIDED BY MUNICIPAL UTILITIES. EXISTING UTILITY LOCATIONS SHALL BE FIELD DETERMINED PRIOR TO ANY SITE PREPARATION, DEMOLITION, EXCAVATION OR CONSTRUCTION.

7.) HOUSE DIMENSIONS OBTAINED FROM PLANS PREPARED BY TEN 10, DATED 11/17/2023.

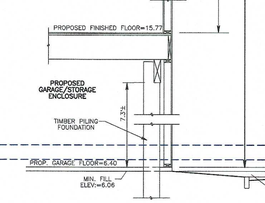
8.) ALL SURFACE STORMWATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE SURFACES OR ROADS.

9.) NO PLASTIC LINERS ARE TO BE USED UNDER STONE, GRAVEL, OR LANDSCAPED AREAS.

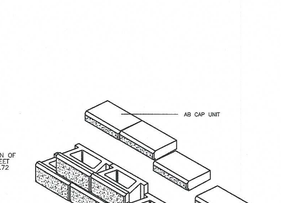
10.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, GRADING, UTILITIES, ETC...

11.) AS PER BOROUGH TOWNSHIP CODE CHAPTER 15.23.010, PROPERTY GRADING TO BE RAISED 16 INCHES ABOVE THE CENTERLINE OF ROADWAY (7th STREET).

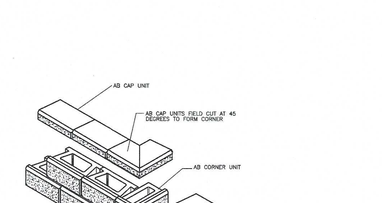
12.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.



SECTION DETAIL FOR BUILDING HEIGHT
N.T.S.



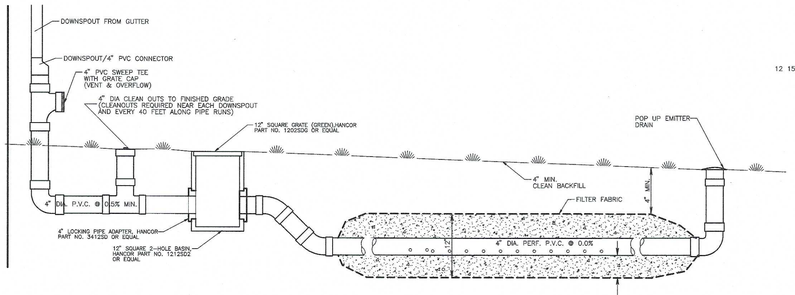
RETAINING WALL STEP UP AT BASE COURSE
N.T.S.



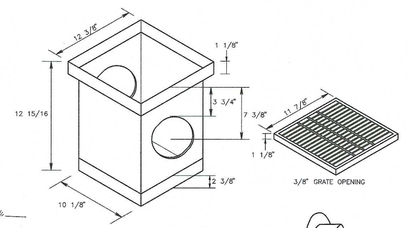
RETAINING WALL
N.T.S.

STEP UPS WITH AB LITE STONE
N.T.S.

FULL COURSE STEP UPS WITH AB CORNER BLOCK
N.T.S.



GUTTER DOWNSPOUT DETAIL
N.T.S.



PART No.	DESCRIPTION	UPC CODE	DIMENSIONS (INCHES) L	W	H	WEIGHT EACH (LBS.)	PACKAGE QUANTITY
1212SD2K	12" SQUARE 2-HOLE BASIN KIT	99942706537	12.1	12.1	12.8	6.5	1

A COMPLETE KIT PACKAGE. KIT CONTAINS ONE 12 INCH SQUARE 2-HOLE BASIN, ONE 12" SQUARE GRATE IN GREEN, ONE UNIVERSAL END PLUG AND TWO ADAPTERS TO CONNECT 3" OR 4" DARAINAGE PIPE TO BASIN.

YARD DRAIN DETAIL
N.T.S.

META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

SITE ADDRESS:
237 W. 7th STREET
SHIP BOTTOM, NJ 08008

APPLICANT/OWNER:
TAYNA HAYNER & ALICE SHEPPARD
237 W. 7th STREET
SHIP BOTTOM, NJ 08008

VARIANCE PLAN
PREPARED FOR
TAYNA HAYNER & ALICE SHEPPARD
BLOCK 114 LOT 23
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PIERSON, PLS, PP
ROBERT J. HARRINGTON, PE
JASON M. MARCIANO, PE, PP
JOSEPH L. LAZOK, PLS
ENGINEERING LAND SURVEYING PLANNING GIS
(732) 244-3030 VOICE 508 MAIN STREET
(800) 693-2800 VOICE TOMS RIVER, NJ 08753
(732) 244-3044 FAX www.eceinc.net
CERTIFICATE OF AUTHORIZATION No. 24GA27935500

JOB No.: 2023-0271	TAX MAP SHEET No.: 19
DRAWN BY: DLG	SCALE: AS INDICATED
CHECKED BY: JMM	DATE PREPARED: 12/21/2023

JAY F. PIERSON, L.S.,P.P.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 27492
NEW JERSEY PROFESSIONAL PLANNER 02525

12/21/2023
JASON M. MARCIANO, P.E., P.P.
NEW JERSEY PROFESSIONAL ENGINEER 44814
NEW JERSEY PROFESSIONAL PLANNER 06040

REVISIONS | Project Desc.: | Path: J:\2023\\20230271\20230271.pro | Plot Date/Time: Thu Dec 21,2023 / 11:31:56