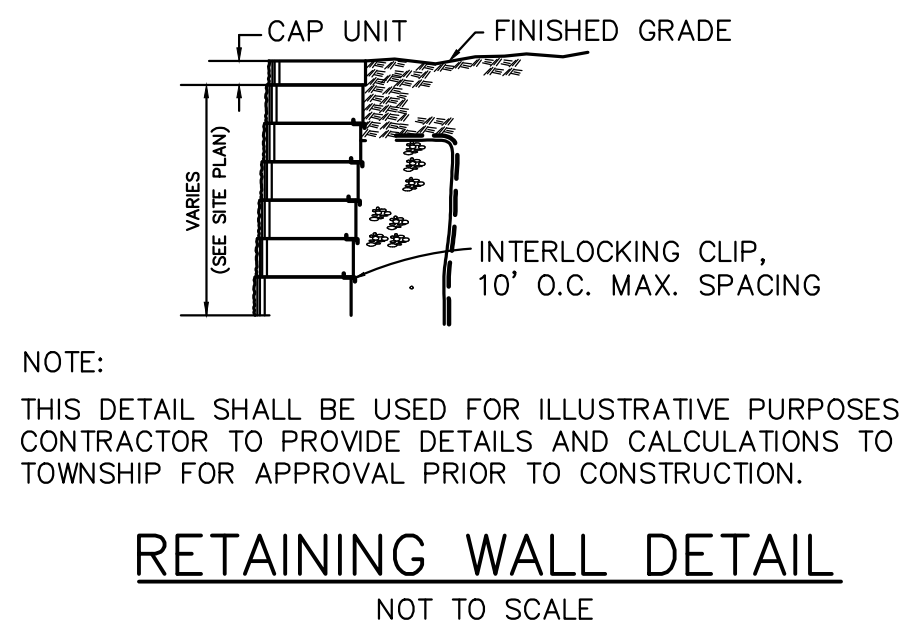
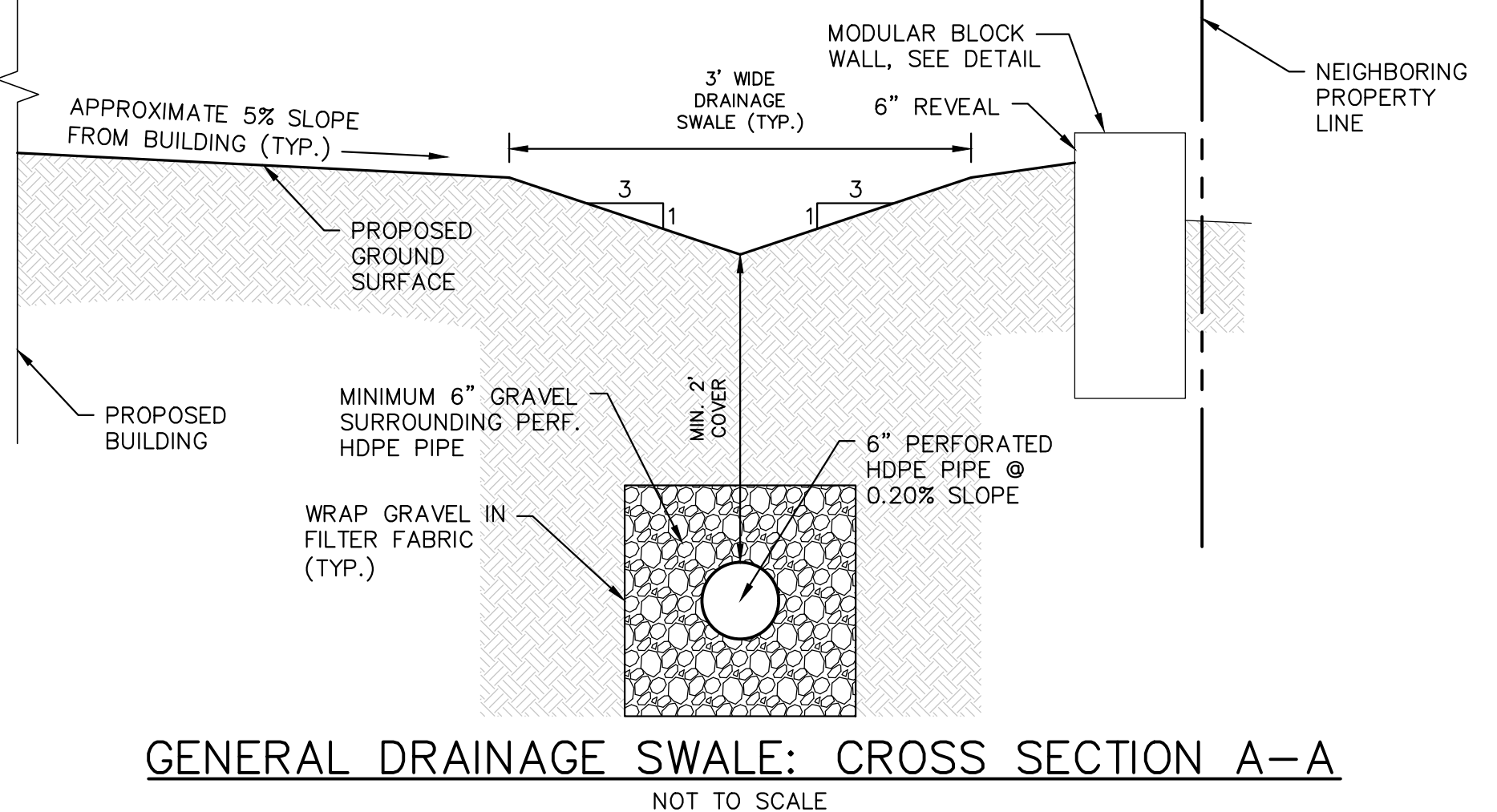
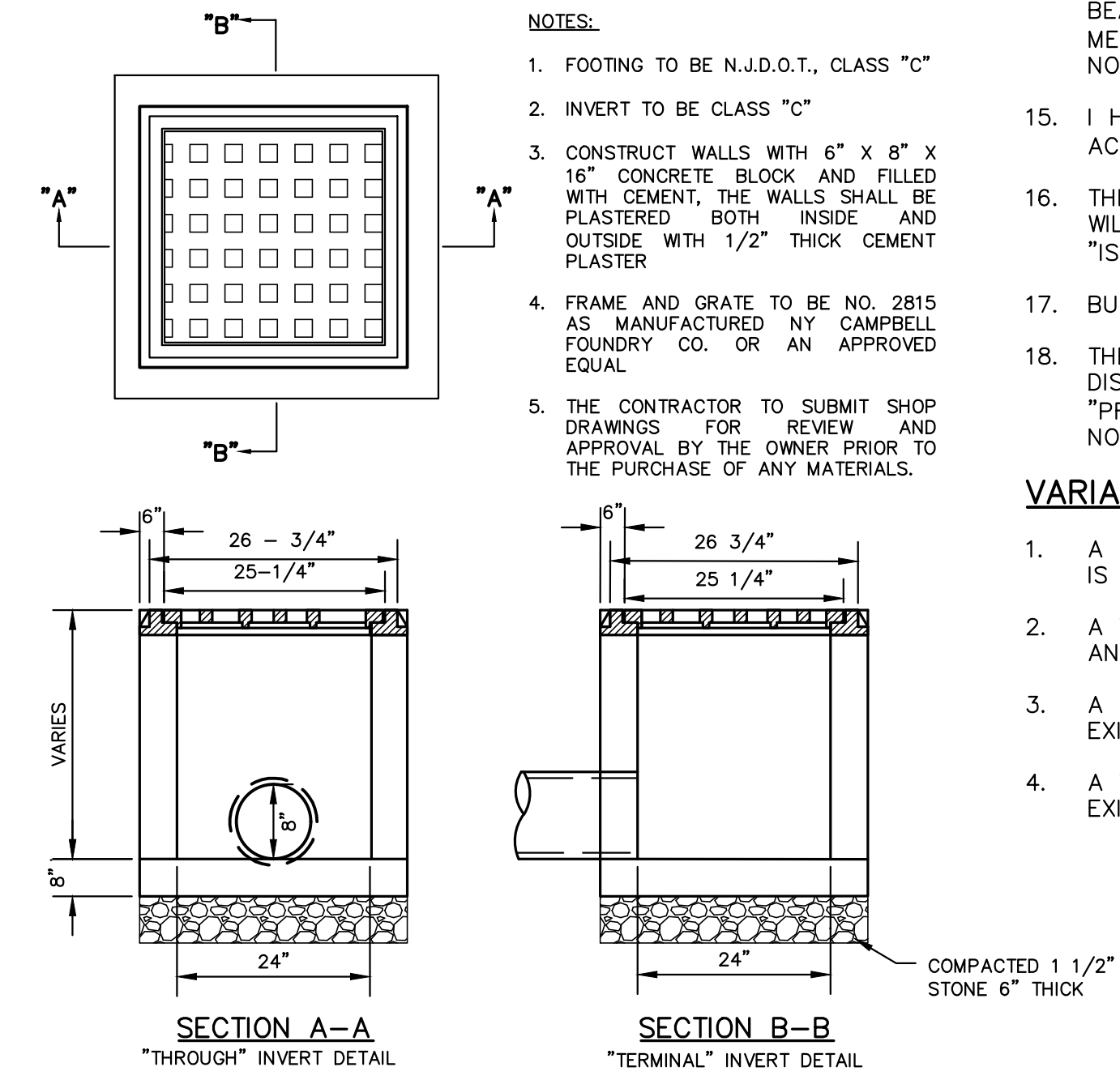


GENERAL NOTES:

- THE PROPERTY IS KNOWN AS LOT 3, BLOCK 133, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF SHIP BOTTOM, SHEET NO. 19 AND CONTAINS 0.060± ACRES, AND IS LOCATED IN THE O-R (OFFICE RESIDENTIAL DISTRICT).
- EXISTING USE:**
VACANT LOT
PROPOSED USE:
SINGLE FAMILY RESIDENTIAL
- EXISTING INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:
"BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR LOT 3, BLOCK 133, SITUATED IN THE BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY." PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED NOVEMBER 8, 2023.
- BULK ZONE REQUIREMENTS FOR O-R OFFICE RESIDENTIAL DISTRICT - SINGLE-FAMILY DETACHED DWELLING UNIT:**

REQUIREMENTS:	PERMITTED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA	4,800 SF	2,600 SF*	NO CHANGE
MINIMUM FRONTAGE	60 FT	40 FT*	NO CHANGE
MINIMUM WIDTH	60 FT	40 FT*	NO CHANGE
MINIMUM DEPTH	80 FT	65 FT*	NO CHANGE
MINIMUM FRONT YARD SETBACK	15 FT	N/A	15 FT
MINIMUM SIDE YARD SETBACK	10 FT SIDE 1, 15 FT BOTH	N/A	10 FT SIDE 1, 15 FT BOTH
MINIMUM REAR YARD SETBACK	20 FT	N/A	20 FT
MAXIMUM BUILDING COVERAGE	35%	N/A	28.7%
MAXIMUM IMPERVIOUS COVERAGE	75%	100%*	75.0% (1,949 SF)
MINIMUM FLOOR AREA	720 SF (FIRST FLOOR)	N/A	746 SF
MAXIMUM BUILDING HEIGHT	32 FT / 2.5 STORIES	N/A	32 FT (AS MEASURED FROM TOP OF SLAB FOR ALL LOTS WEST OF LONG BEACH BOULEVARD)

*EXISTING NON-COMFORMANCE
- THE PROPOSED DWELLING WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SERVICE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND PRIOR TO THE PLACEMENT OF ANY PAVEMENT.
- ALL EXISTING STRUCTURES ABOVE AND BELOW GROUND ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL CONFORM WITH BOROUGH OF SHIP BOTTOM REQUIREMENTS.
- SOIL EROSION AND SEDIMENT CONTROL SHALL FALL UNDER THE JURISDICTION OF THE OCEAN COUNTY SOIL CONSERVATION DISTRICT, FORKED RIVER, N.J.
- THERE HAS BEEN NO INVESTIGATION AS TO THE EXISTENCE OF WETLANDS ON THE SUBJECT PROPERTY.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED IN PRELIMINARY FLOOD ZONE AE, COMMUNITY NUMBER 345320, EFFECTIVE FIRM PANEL 34029C0518G, EFFECTIVE DATE DECEMBER 16, 2021. THE BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY IS 7 FT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND TV SERVICE LOCATIONS. LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATION NECESSARY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS. THE CONTRACTOR SHALL CONTACT THE NJ ONE CALL SYSTEM AT 800-272-1000.
- THIS PROJECT IS TO BE CONSTRUCTED IN ITS ENTIRETY, NO PHASING IS PROPOSED AT THIS TIME.
- BUILDER AND/OR CONTRACTOR MUST REVIEW GRADING AND ADJACENT SLOPE CONSIDERATIONS, IF APPLICABLE, SHOWN HEREON AND INSTRUCT HIS ARCHITECT TO DESIGN FOOTING LOCATIONS THAT WILL PROVIDE ADEQUATE BEARING CAPACITY AND MAINTAIN SLOPE STABILITY. FOOTINGS MAY NEED TO BE LOWERED, SPREAD, OR OTHER MEASURES AS REQUIRED BY CLIENTS GEOTECHNICAL ENGINEER. FINAL FOOTING DESIGN AND/OR LOCATIONS ARE NOT PART OF THESE PLANS OR GRADING CONSIDERATION.
- I HEREBY CERTIFY THE PLANS HEREIN HAVE BEEN DESIGNED TO ALL STANDARDS AND CONSTRAINTS AT THE TIME ACCORDING TO THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS).
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL APPROVAL ONLY. THIS SET OF PLANS WILL NOT BE USED FOR CONSTRUCTION UNLESS A REVISION HAS BEEN ADDED TO THE TITLE BLOCK INDICATING "ISSUED FOR CONSTRUCTION."
- BUILDING HEIGHT IS MEASURED FROM THE ELEVATION OF THE TOP OF THE GROUND LEVEL SLAB.
- THE CONSTRUCTION OF THE PROPOSED DWELLING WILL CAUSE LESS THAN 5,000 SQUARE FEET OF SURFACE DISTURBANCE. PER THE SOIL EROSION AND SEDIMENT CONTROL ACT, THE SITE DOES NOT QUALIFY AS A "PROJECT". THEREFORE, SUBMISSION TO THE OCEAN COUNTY SOIL CONSERVATION DISTRICT IS NOT REQUIRED; A NON-APPLICABILITY FORM SHALL BE SUBMITTED FOR THIS SITE.



VARIANCE NOTES:

- A VARIANCE HAS BEEN REQUESTED FOR THE LOT AREA. 4,800 SF REQUIRED, WHERE 2,600 SF IS PROVIDED. THIS IS AN EXISTING NON-COMFORMITY.
- A VARIANCE HAS BEEN REQUESTED FOR THE LOT FRONTAGE. 60 FT REQUIRED, WHERE 40 FT IS PROVIDED. THIS IS AN EXISTING NON-COMFORMITY.
- A VARIANCE HAS BEEN REQUESTED FOR THE LOT WIDTH. 60 FT REQUIRED, WHERE 40 FT IS PROVIDED. THIS IS AN EXISTING NON-COMFORMITY.
- A VARIANCE HAS BEEN REQUESTED FOR THE LOT DEPTH. 80 FT REQUIRED, WHERE 65 FT IS PROVIDED. THIS IS AN EXISTING NON-COMFORMITY.

No.	Date	Revision	Revised By	Checked By

6 0 6 12
SCALE IN FEET

FPA
FRENCH & PARRELLO ASSOCIATES

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FFPAengineers.com

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

MARK SHENODA, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. GE50067

PLOT PLAN
FOR
307 DREXEL ROAD

TAX MAP SHEET 19
BLOCK 133, LOT 3
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

DATE: 01/05/2024	DESIGNED BY: MS	SCALE: 1" = 6'	PROJECT NUMBER: 19679.001
DRAWN BY: SP	CHECKED BY: MS	FIELD BOOK	SHEET: 1 of 1

C:\19679\1967900\19679 - General Lot Development Pricing\CADD\DWG\307 Drexel Road - SP.dwg SP
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