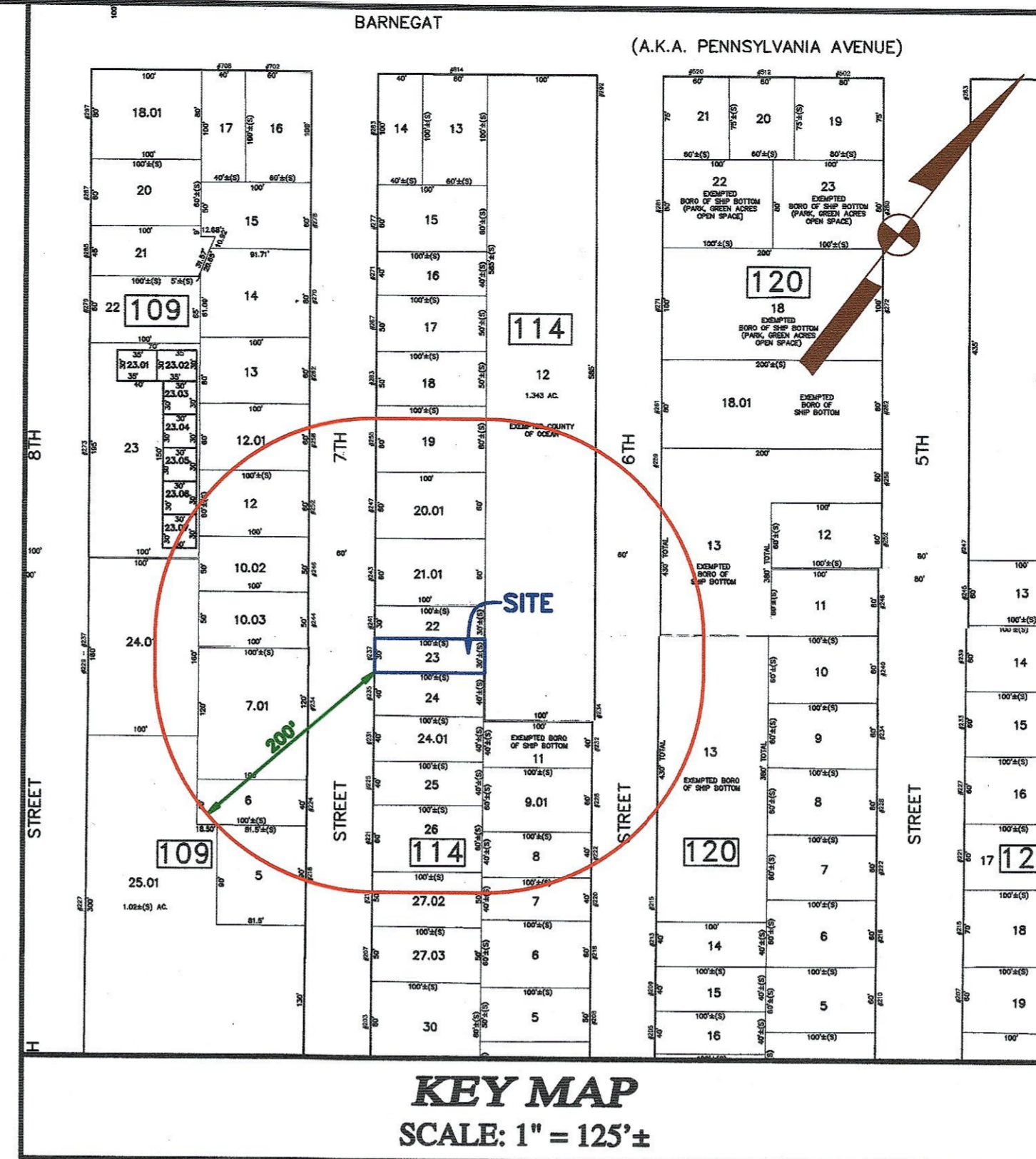
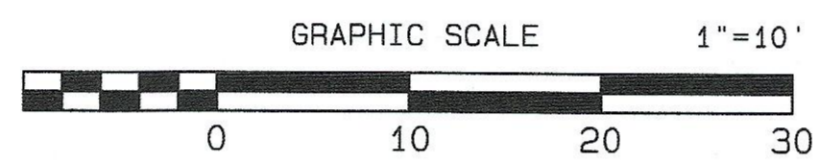
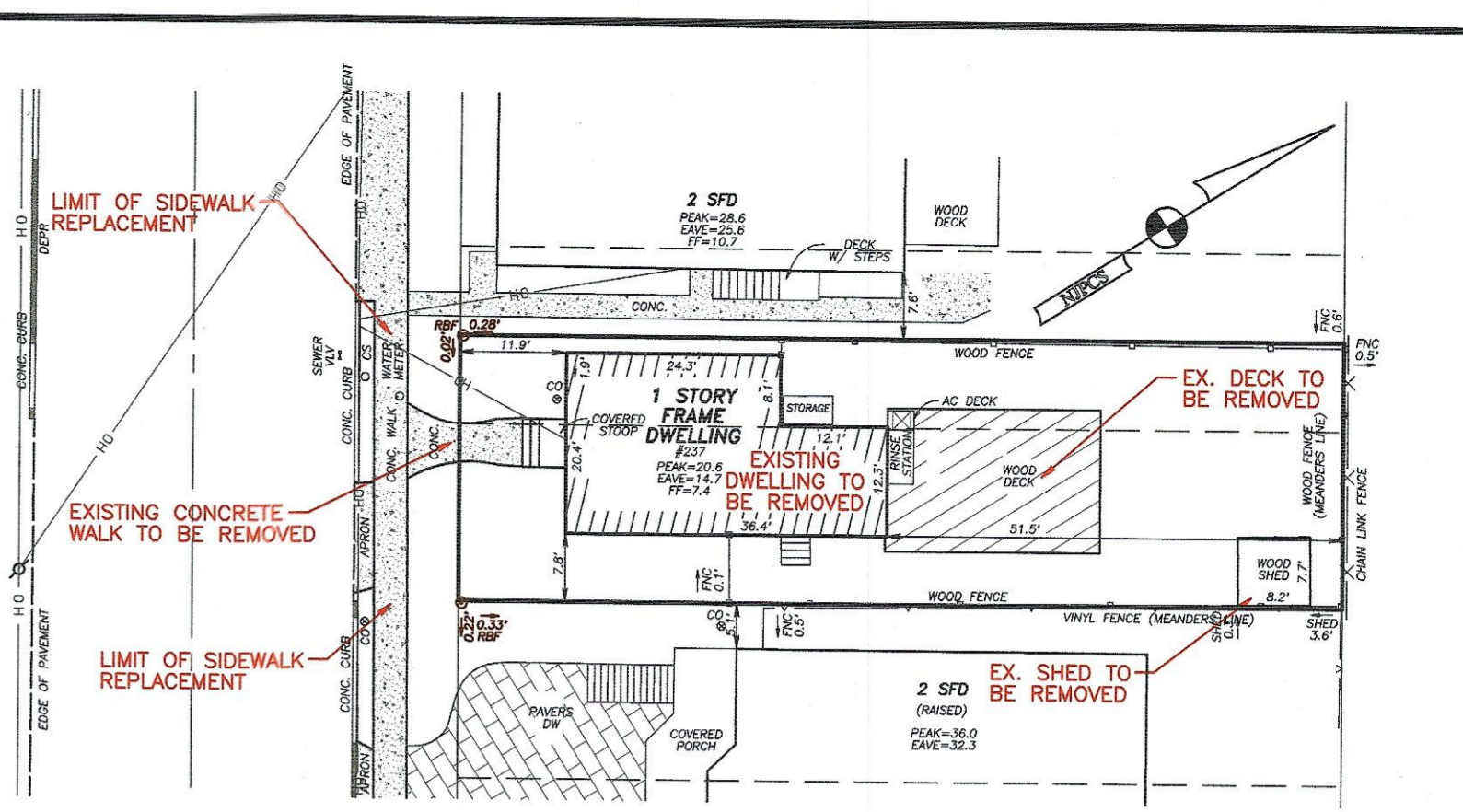


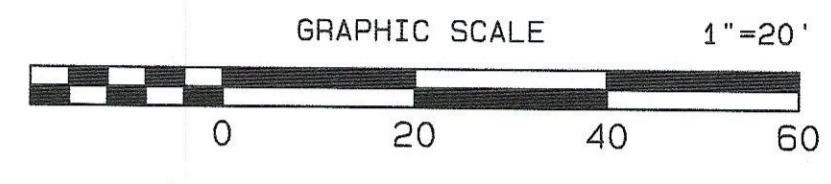
PROPOSED PLAN
SCALE: 1" = 10'



KEY MAP
SCALE: 1" = 125'±



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



R-1 ZONE REQUIREMENTS

REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 S.F.	3,000 S.F. (ENC)
MINIMUM LOT FRONTAGE	60 FT.	30.0 FT. (ENC)
MINIMUM LOT WIDTH	60 FT.	30.0 FT. (ENC)
MINIMUM LOT DEPTH	150 FT.	119.9 FT. (ENC)
MINIMUM FRONT SETBACK	15 FT.	11.9 FT. (ENC)
MINIMUM REAR SETBACK	15 FT.	11.9 FT. (ENC)
MINIMUM SIDE SETBACK	10 FT.	1.9 FT. (ENC)
MINIMUM COMBINED SIDE SETBACK	15 FT.	1.9 FT. (ENC)
MAXIMUM BUILDING HEIGHT	24 FT. (1)	24.1 FT.
MAXIMUM LOT COVERAGE	75%	48.1% (SEE CHART)
MAXIMUM BUILDING STORIES	2	2
MINIMUM FLOOR AREA: OFF STREET PARKING	2 SPACES	3 SPACES

BUILDING COVERAGE

ITEM	PROPOSED
DWELLING	309 S.F.
FRONT DECK	78 S.F.
STAIRS	32 S.F.
TOTAL AREA	1,019 S.F./34.0%

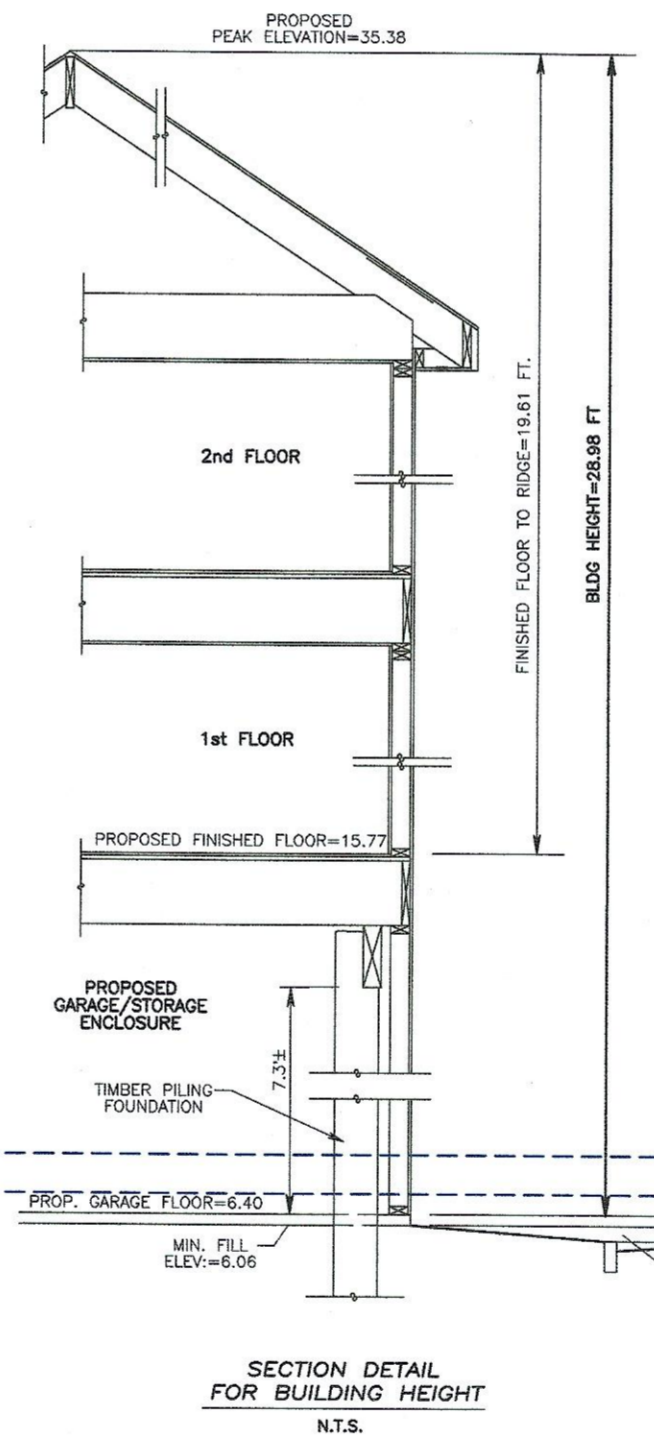
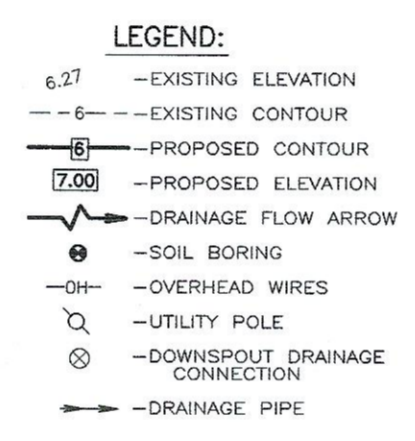
IMPERVIOUS COVERAGE

ITEM	PROPOSED
FRONT DECK	78 S.F.
STAIRS	32 S.F.
DRIVEWAY	445 S.F.
TOTAL AREA	1,464 S.F./48.8%

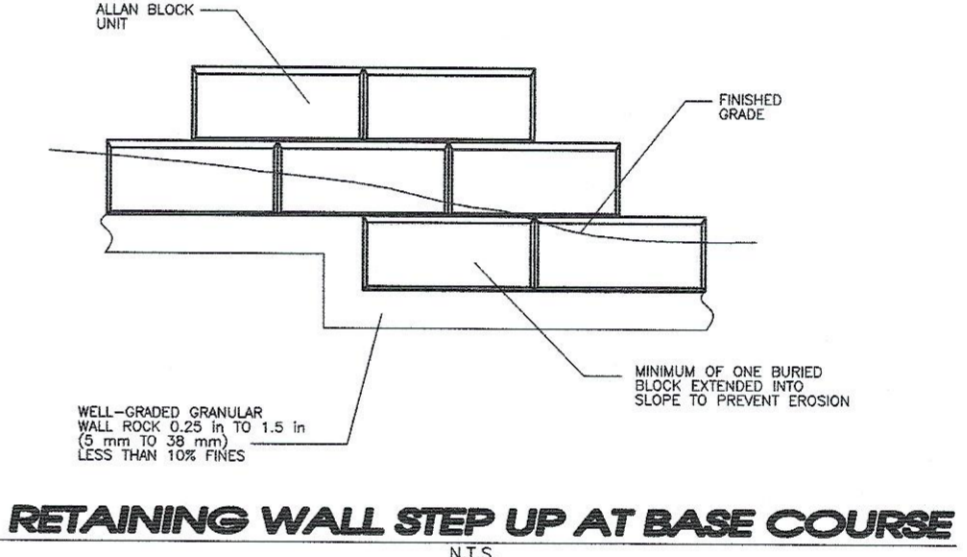
N/C = NO CHANGE
N/A = NOT APPLICABLE
ENC = EXISTING NON CONFORMITY
PRO = PROPOSED VARIANCE
(1) = FOR PROPERTIES LESS THAN 40 FEET WIDE
(2) = MEASURED TO GROUND FLOOR SLAB ELEV. 6.40
(3) = AT THE FIRST FLOOR LEVEL

- LIST OF VARIANCES REQUESTED:
- MINIMUM LOT AREA, 6,000 S.F. REQUIRED, 3,000.00 S.F. EXISTING/PROPOSED
 - MINIMUM LOT FRONTAGE, 60 FT. REQUIRED, 30.00 FT. EXISTING/PROPOSED
 - MINIMUM LOT WIDTH, 60 FT. REQUIRED, 30.00 FT. EXISTING/PROPOSED
 - MINIMUM SIDE SETBACK, 10 FT. REQUIRED, 1.90 FT. PROPOSED
 - MINIMUM COMBINED SIDE SETBACK, 15 FT. REQUIRED, 10.00 FT. PROPOSED
 - BUILDING HEIGHT, 24 FT. MAXIMUM, 24.98 FT. PROPOSED
 - BUILDING HEIGHT, 1 STORY MAXIMUM, 2 STORY PROPOSED

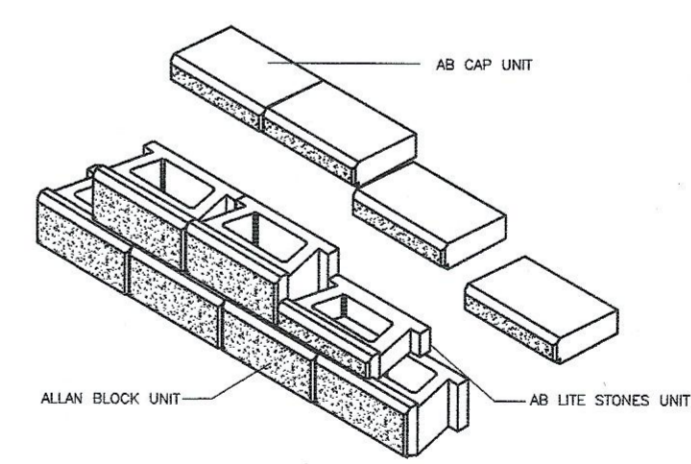
- NOTES:
- THE EXISTING PROPERTY CONTAINS A 1 STORY DWELLING. THE OWNER/APPLICANT PROPOSES TO REMOVE ALL EXISTING IMPROVEMENTS AND CONSTRUCT A NEW 2-STORY SINGLE FAMILY DWELLING BASED ON A PILING FOUNDATION WITH GARAGE & REAR COVERED PORCH BELOW.
 - PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 08/17/2023.
 - ELEVATION BASED ON NAVD 1988 VERTICAL DATUM.
 - PROPOSED FINISHED FLOOR ELEVATION--15.77
PROPOSED GARAGE FLOOR ELEVATION--6.40
 - SITE LOCATED IN FLOOD HAZARD ZONE "AF" (EL. 7) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 0518 N, MAP NUMBER 340290518H, EFFECTIVE DECEMBER 14, 2021.
 - SITE LOCATED IN FLOOD HAZARD ZONE "AF" (EL. 7) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 0518 N, MAP NUMBER 340290518H, REVISED PRELIMINARY JANUARY 30, 2015.
 - 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, LOCULATION, EXCAVATION OR CONSTRUCTION.
 - HOUSE DIMENSIONS OBTAINED FROM PLANS PREPARED BY TEN 10, DATED 04/22/2024.
 - ALL SURFACE STORMWATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE SURFACES OR ROADS.
 - NO PLASTIC LINERS ARE TO BE USED UNDER STONE, GRAVEL, OR LANDSCAPED AREAS.
 - BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, GRADING, UTILITIES, ETC..
 - AS PER BOROUGH TOWNSHIP CODE CHAPTER 15.23.010, PROPERTY GRADING TO BE RAISED 16 INCHES ABOVE THE CENTERLINE OF ROADWAY (7TH STREET).
 - THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.



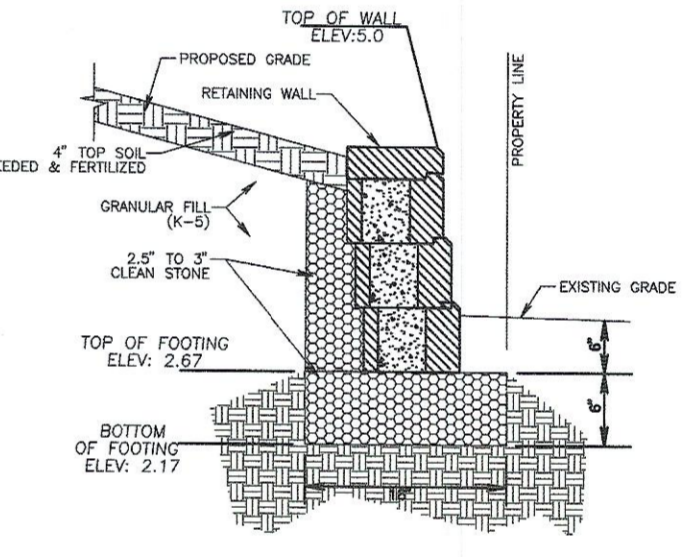
SECTION DETAIL FOR BUILDING HEIGHT
N.T.S.



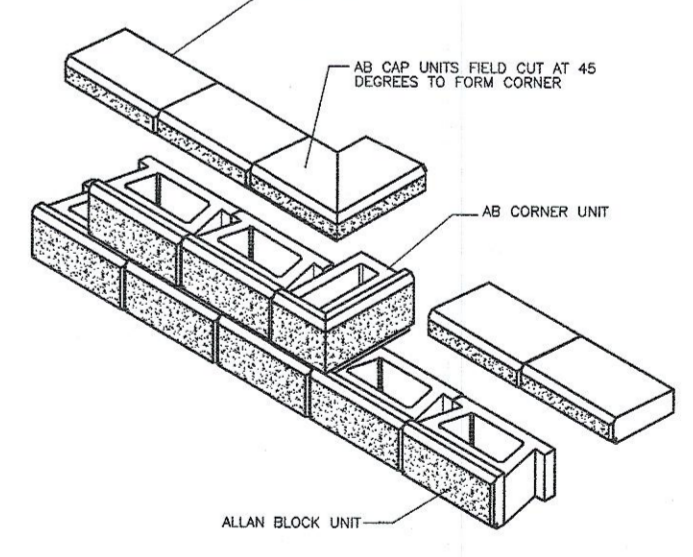
RETAINING WALL STEP UP AT BASE COURSE
N.T.S.



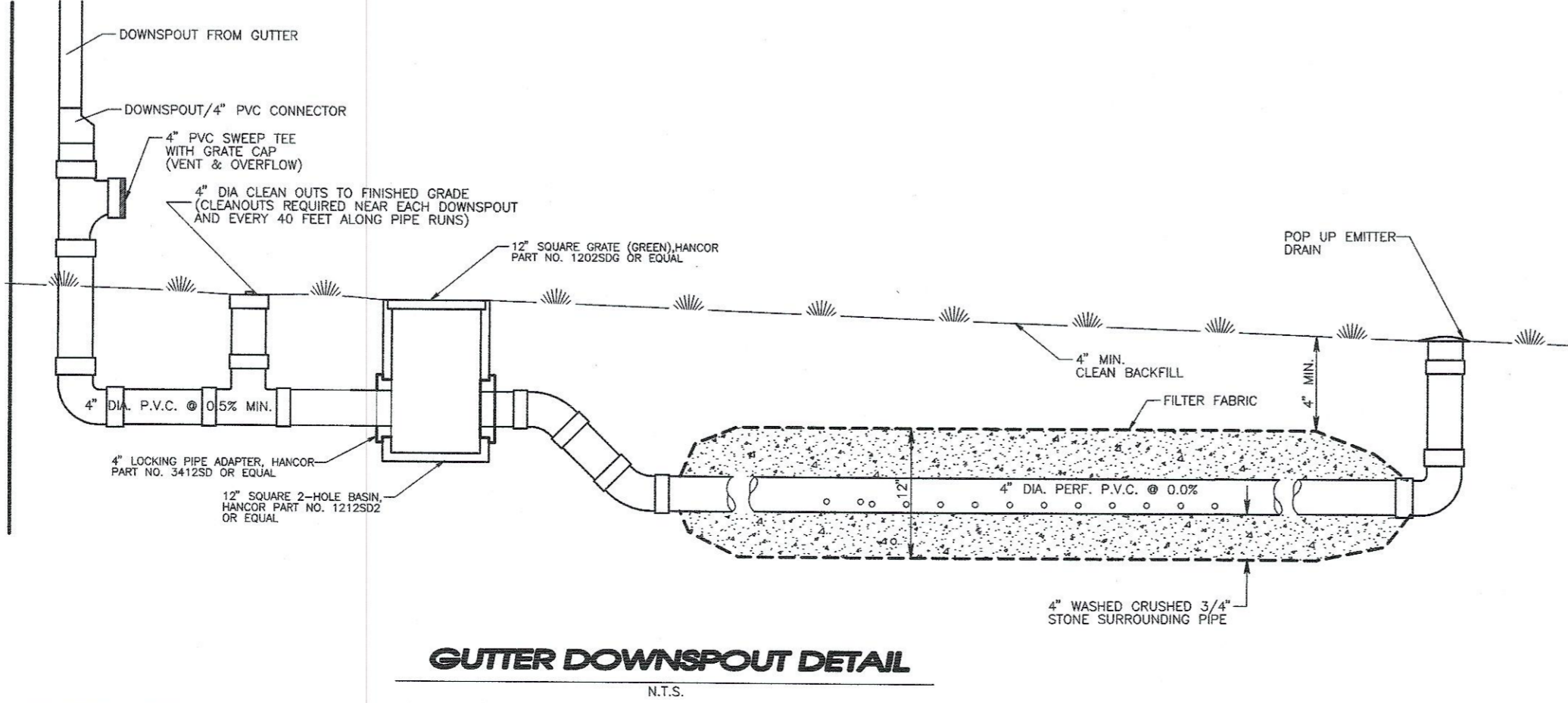
STEP UPS WITH AB LITE STONE
N.T.S.



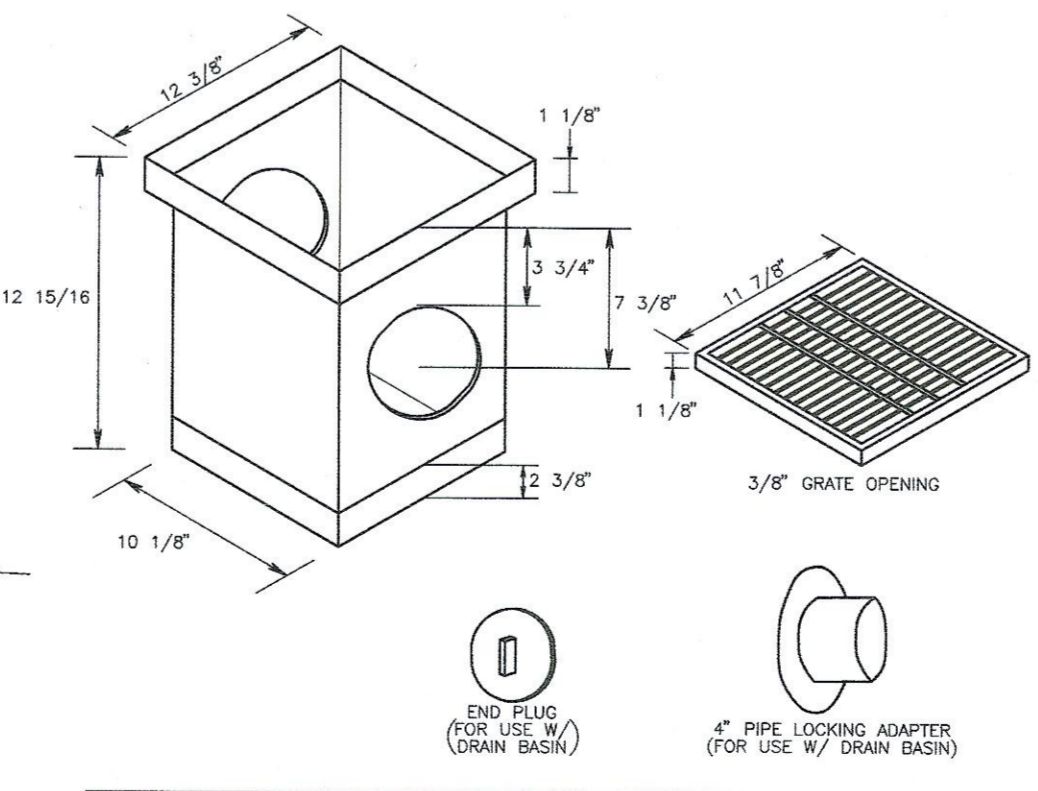
RETAINING WALL
N.T.S.



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



GUTTER DOWNSPOUT DETAIL
N.T.S.



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:
TANYA HAYNER & ALICE SHEPPARD
237 W. 7TH STREET
SHIP BOTTOM, NJ 08008

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

East Coast Engineering, Inc.
JAY F. PIERSON, P.L.S., P.P.
JASON M. MARCIANO, P.E., P.P.
JOSEPH L. LADON, P.L.S.

ENGINEERING LAND SURVEYING PLANNING GPS
(732) 244-9030 VOICE 508 MAIN STREET
(800) 688-2800 VOICE TOMS RIVER, NJ 08783
(732) 644-3044 FAX WWW.ECENG.COM

CERTIFICATE OF AUTHORIZATION No. 245427935660

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 02149
NEW JERSEY PROFESSIONAL PLANNER 02225

JASON M. MARCIANO, P.E., P.P.
NEW JERSEY PROFESSIONAL ENGINEER 44811
NEW JERSEY PROFESSIONAL PLANNER 02225

REVISIONS Project Desc: Patn: J:\2023\20230271\20230271.pro Plot Date/Time: Wed Apr 24, 2024 / 9:33:08