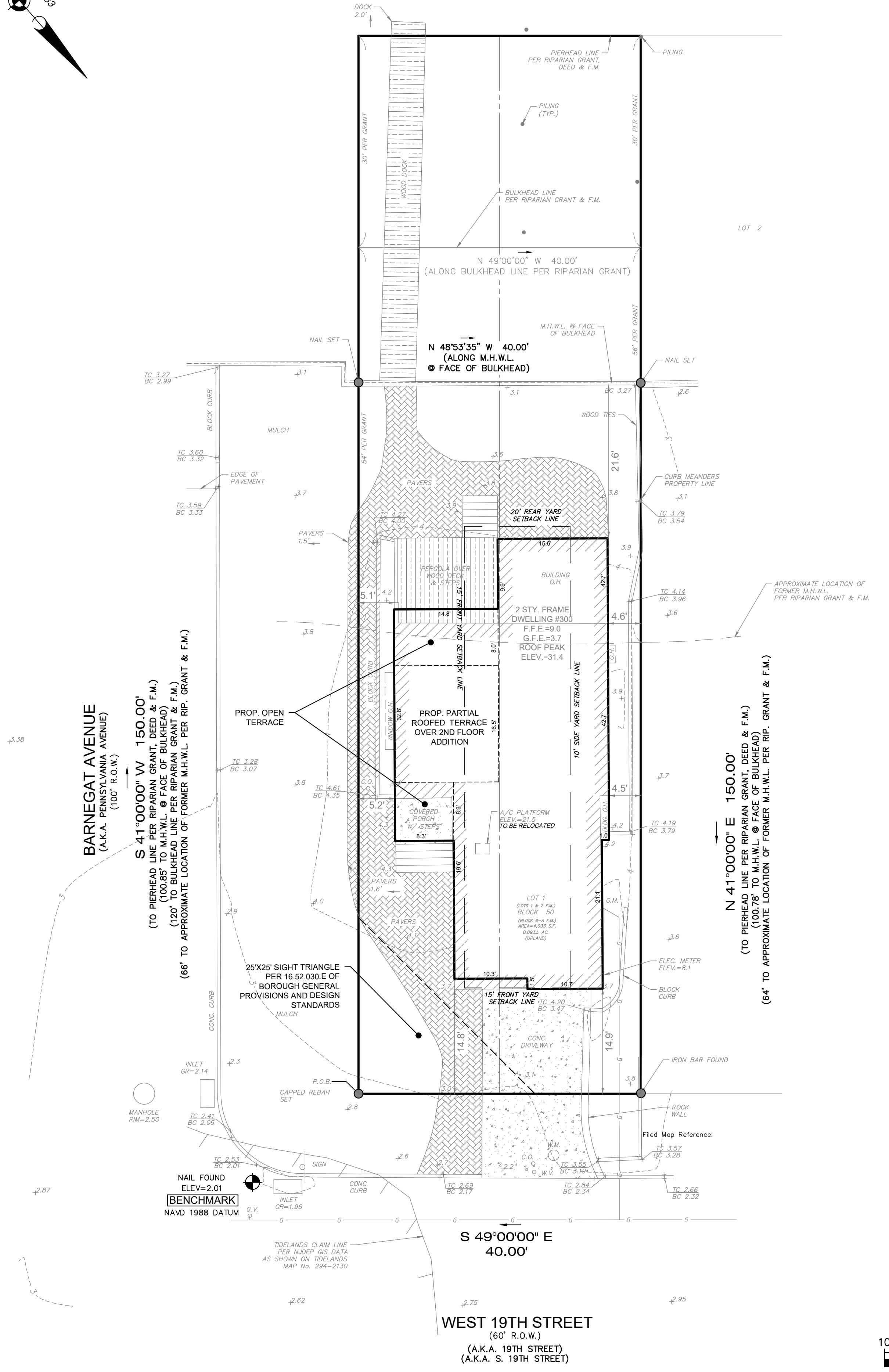


MANAHAWKIN BAY  
(A.K.A. BARNEGAT BAY)  
(F.K.A. LITTLE EGG HARBOR BAY & MANAHAWKIN BAY)

N 49°00'00" W 40.00'  
(ALONG PIERHEAD LINE PER RIPARIAN GRANT, DEED & F.M.)



**ZONE R2 REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (UPLAND)	4,000 S.F.	4,033 S.F.	N.C.
MIN. LOT DEPTH	100 FT.	100.78 FT.	N.C.
MIN. LOT WIDTH	40 FT.	40 FT.	N.C.
MIN. LOT FRONTAGE	40 FT.	40 FT.	N.C.
MIN. FRONT SETBACK	BARNEGAT AVE. 15 FT.	5.1 FT.*	N.C.*
MIN. SIDE SETBACKS	WEST 19 ST. 15 FT.	14.8 FT.*	N.C.*
MIN. REAR SETBACK (FROM B.H.)	10 FT.	4.5 FT.*	N.C.*
MIN. BUILDING SETBACK (FROM B.H.)	20 FT.	21.6 FT.	N.C.
MAX. BUILDING COVERAGE	35%	43.1%*	N.C.*
MAX. LOT COVERAGE	75%	70.9%	N.C.
MAX. BUILDING HEIGHT:			
FEET	32 FT.	22.4 FT.	32 FT.
STORIES	2 1/2 STY.	2 STY.	N.C.

\* - EXISTING NON-CONFORMING  
N.C. - NO CHANGE

**BUILDING COVERAGE**

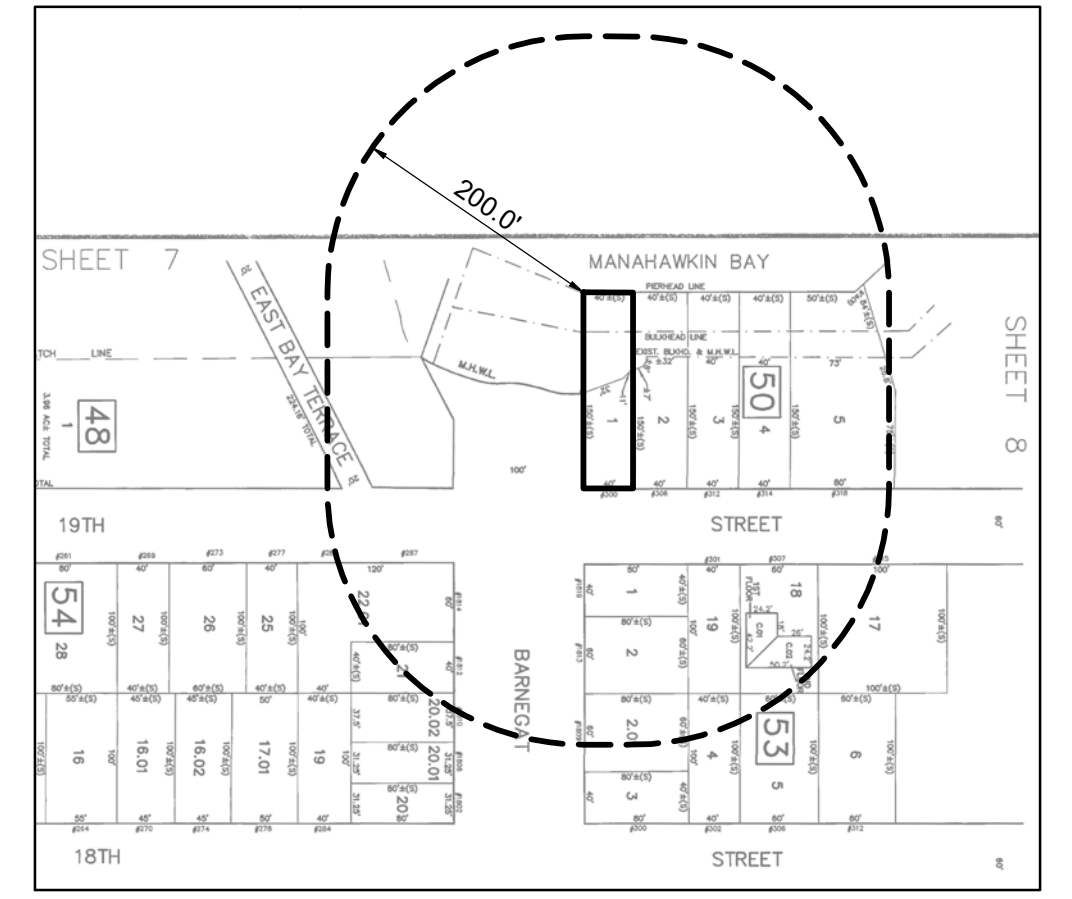
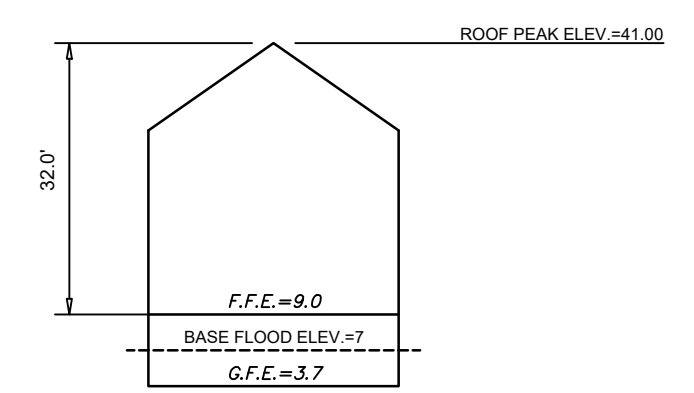
DESCRIPTION	EXISTING	PROPOSED
DWELLING	1,512 S.F.	1,512 S.F.
COV. PORCH	52 S.F.	52 S.F.
WOOD DECK	176 S.F.	176 S.F.
<b>BUILDING LOT COVERAGE</b>	<b>1,740 S.F.</b>	<b>1,740 S.F.</b>
<b>LOT AREA</b>	<b>4,033 S.F.</b>	
<b>TOTAL BUILDING</b>	<b>43.1%</b>	<b>43.1%</b>
<b>LOT COVERAGE</b>		

**IMPERVIOUS COVERAGE**

DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	1,740 S.F.	1,740 S.F.
CONCRETE DRIVEWAY	214 S.F.	214 S.F.
PAVERS	835 S.F.	835 S.F.
STEPS	30 S.F.	30 S.F.
BLOCK CURB	42 S.F.	42 S.F.
<b>IMPERVIOUS LOT COVERAGE</b>	<b>2,861 S.F.</b>	<b>2,861 S.F.</b>
<b>LOT AREA</b>	<b>4,033 S.F.</b>	
<b>TOTAL IMPERVIOUS</b>	<b>70.9%</b>	<b>70.9%</b>
<b>LOT COVERAGE</b>		

**NOTES:**

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A ZONING PERMIT FROM THE BOROUGH OF SHIP BOTTOM FOR THE CONSTRUCTION OF AN ATTIC ADDITION WITH APPURTENANT SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 1, BLOCK NO. 50, BOROUGH OF SHIP BOTTOM, COUNTY OF OCEAN, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 10/16/23.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 7 AS SHOWN ON CURRENT FIRM MAP #34029C0518G, DATED 12/16/2021.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE R2 ZONE.
- ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS WEST 19TH STREET OR MANAHAWKIN BAY.
- NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
- THE TOTAL AREA OF DISTURBANCE IS 0 S.F.



**TAX MAP**  
SCALE: 1"=150'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY SHEET NUMBERS #11

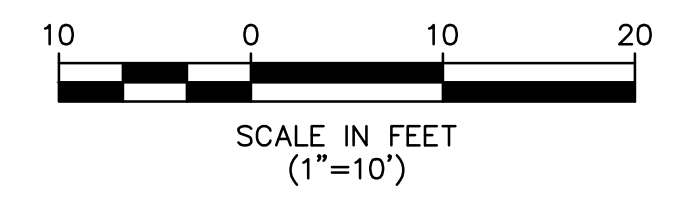
BARNEGAT AVENUE  
(A.K.A. PENNSYLVANIA AVENUE)  
(100' R.O.W.)

S 41°00'00" W 150.00'  
(TO PIERHEAD LINE PER RIPARIAN GRANT, DEED & F.M.)  
(100.85' TO M.H.W.L. @ FACE OF BULKHEAD)  
(120' TO APPROXIMATE LOCATION OF FORMER M.H.W.L. PER RIP. GRANT & F.M.)  
(66' TO APPROXIMATE LOCATION OF FORMER M.H.W.L. PER RIP. GRANT & F.M.)

N 41°00'00" E 150.00'  
(TO PIERHEAD LINE PER RIPARIAN GRANT, DEED & F.M.)  
(100.78' TO M.H.W.L. @ FACE OF BULKHEAD)  
(64' TO APPROXIMATE LOCATION OF FORMER M.H.W.L. PER RIP. GRANT & F.M.)

S 49°00'00" E 40.00'

WEST 19TH STREET  
(60' R.O.W.)  
(A.K.A. 19TH STREET)  
(A.K.A. S. 19TH STREET)



**LEGEND**

---	TREE LINE	---	MINOR
---	FENCE LINE	---	MAJOR
---	WATER LINE	---	SPOT ELEVATION
---	WATER VALVE	---	SURFACE FLOW DIRECTION
---	SANITARY SEWER LINE	---	LIMIT OF DISTURBANCE
---	SANITARY CLEANOUT	---	SILT FENCE
---	MANHOLE	---	
---	INLET	---	
---	CONTOURS	---	
---	MINOR	---	
---	MAJOR	---	
---	SPOT ELEVATION	---	
---	SURFACE FLOW DIRECTION	---	
---	LIMIT OF DISTURBANCE	---	
---	SILT FENCE	---	

PREPARED FOR: MARIO BATISTA AND LISA BATISTA



**D.M. Bullock**  
**DONNA M. BULLOCK**  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE No. 41931

REV	DATE	DESCRIPTION	BY
1	4/19/24	ADDED SIGHT TRIANGLE & REMOVED FAR CALC.	MRW
2	3/5/24	REV. PER UPLAND AREA	JAF

CERTIFICATE OF AUTHORIZATION: 24GA28229800

**PLOT PLAN FOR AN ATTIC ADDITION W/ VARIANCE**  
#300 WEST 19TH STREET BLOCK 50  
BOROUGH OF SHIP BOTTOM  
COUNTY OF OCEAN NEW JERSEY

Scale: 1"=10' Drawn By: JAF Date: 12/7/23 Job #: E23-00644 CAD File #: ADD PP Sheet #: 1 OF 1