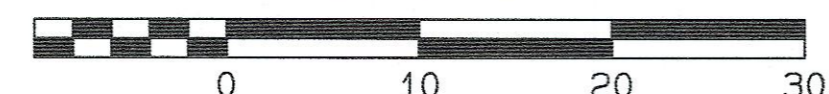


PROPOSED PLAN
SCALE: 1" = 10'



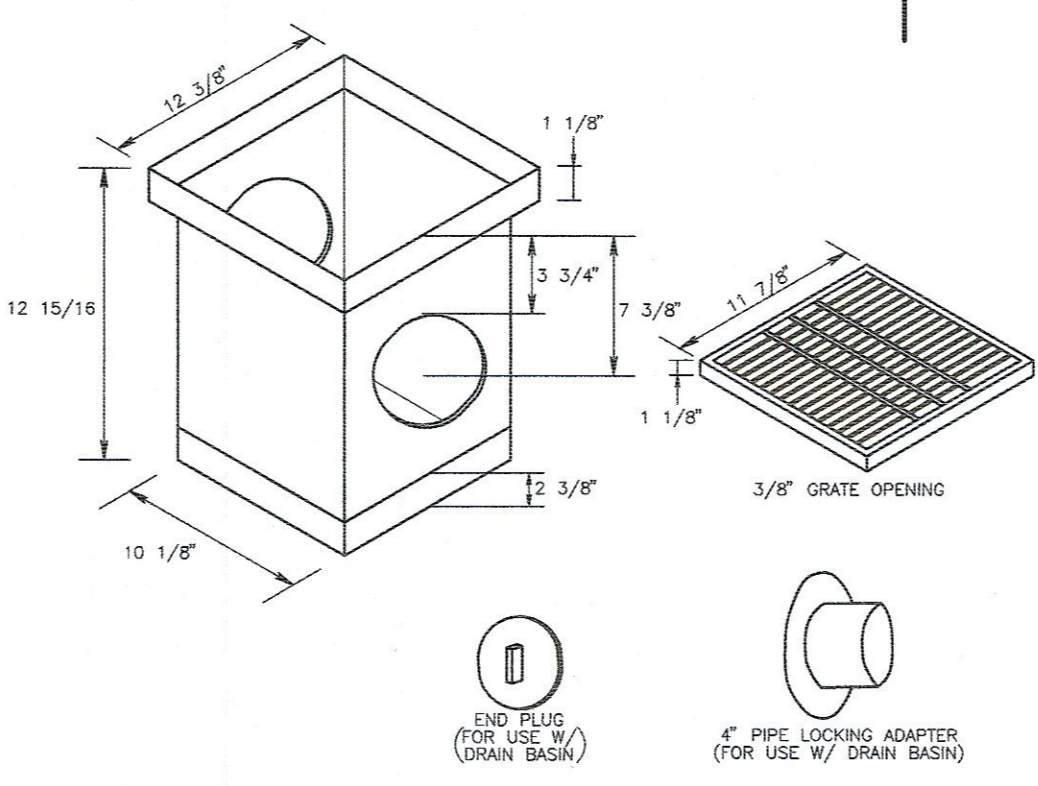
LEGEND:
 6.27 - EXISTING ELEVATION
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 7.00 - PROPOSED ELEVATION
 - - - DRAINAGE FLOW ARROW
 - - - SOIL BORING
 - - - OVERHEAD WIRES
 - - - UTILITY POLE
 - - - DOWNSPOUT DRAINAGE CONNECTION
 - - - DRAINAGE PIPE

- NOTES:**
- THE EXISTING PROPERTY CONTAINS A 1.5 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, ENTRY Foyer & STORAGE BELOW.
 - PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 02/29/2024.
 - ELEVATION BASED ON NAVD 1988 VERTICAL DATUM.
 - PROPOSED FINISHED FLOOR ELEVATION = -17.0
PROPOSED GARAGE FLOOR ELEVATION = -8.5
 - SITE LOCATED IN FLOOD HAZARD ZONE "AF" (DEPTH 1 FT) AND ZONE "VE" (EL. 11) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 860, COMMUNITY PANEL NO. 348320 0518 G, MAP NUMBER 34029C0518G, EFFECTIVE DECEMBER 16, 2021.
 - *SITE LOCATED IN FLOOD HAZARD ZONE "X" AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 860, COMMUNITY PANEL NO. 348320 0518 H, MAP NUMBER 34029C0518H, 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, DEMOLITION, EXCAVATION OR CONSTRUCTION.
 - HOUSE DIMENSIONS OBTAINED FROM PLANS PREPARED BY MUSNUG & ASSOCIATES, DATED 07/16/2024, REVISED 11/05/24.
 - ALL GROUND SURFACE STORMWATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE SURFACES, ROAD OR RECHARGE TRENCH.
 - NO PLASTIC LINERS ARE TO BE USED UNDER STONE, GRAVEL, OR LANDSCAPED AREAS.
 - BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE FUTURE TOP OF CURB ALONG 27TH STREET (ELEV. 8.5) TO THE HIGHEST POINT OF THE ROOF SHALL NOT TO EXCEED THE APPROVED HEIGHT AS PER VARIANCE.
 - BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, GRADING, UTILITIES, ETC...
 - THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

R-3 ZONE REQUIREMENTS		REQUIRED	EXISTING	PROPOSED
MINIMUM LOT WIDTH & FRONTAGE:	40 FT	40 FT (ENC)	N/A	N/A
MINIMUM LOT DEPTH:	100 FT	20.0 FT (ENC)	N/A	N/A
MINIMUM FRONT SETBACK:	15 FT	4.8 FT (ENC)	16.25 FT	16.25 FT
MINIMUM REAR SETBACK:	25 FT	3.3 FT (ENC)	16.75 FT	16.75 FT
MINIMUM SIDE SETBACK:	10 FT	-0.8 FT (ENC)	3.25 FT (PV)	3.25 FT (PV)
MINIMUM COMBINED SIDE SETBACK:	15 FT	1.5 FT (ENC)	17.50 FT (PV)	17.50 FT (PV)
MINIMUM FLOOR AREA:	900 S.F.	521 S.F. (C)(ENC)	740 S.F. (C)(PV)	740 S.F. (C)(PV)
MINIMUM BUILDING COVERAGE:	35 %	31.1 % (A)	37.9 % (B)(CHART)(PV)	37.9 % (B)(CHART)(PV)
MAXIMUM LOT COVERAGE:	75 %	38.1 % (A)	65.9 % (B)(CHART)(PV)	65.9 % (B)(CHART)(PV)
MAXIMUM BUILDING HEIGHT:	24 FT (G)	1.5 STORES(ENC)	2 (PV)	2 (PV)
MAXIMUM BUILDING STORIES:	1(0)	1.5 STORES(ENC)	2 (PV)	2 (PV)
OFF STREET PARKING:	2/UNIT	2 SPACES	2	2

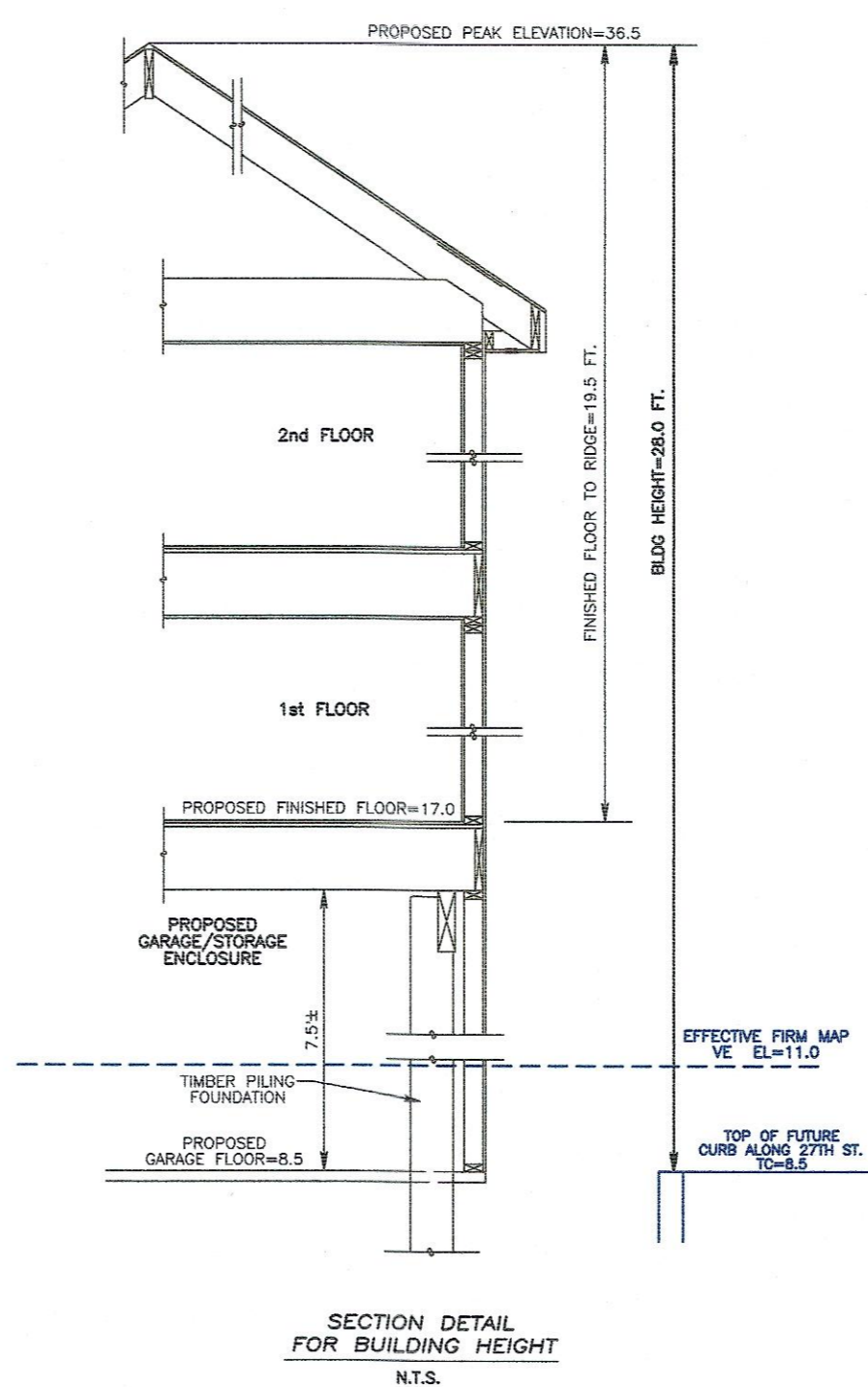
BUILDING COVERAGE		REQUIRED	PROPOSED
DWELLING	740 S.F.	37.9 %	37.9 %
DRIVEWAY	196 S.F.	10.3 %	10.3 %
PATIO	196 S.F.	10.3 %	10.3 %
TOTAL AREA	740 S.F./37.0%		

IMPERVIOUS COVERAGE		REQUIRED	PROPOSED
DWELLING	740 S.F.	37.9 %	37.9 %
DRIVEWAY	196 S.F.	10.3 %	10.3 %
PATIO	196 S.F.	10.3 %	10.3 %
TOTAL AREA	1,318 S.F./65.9%		

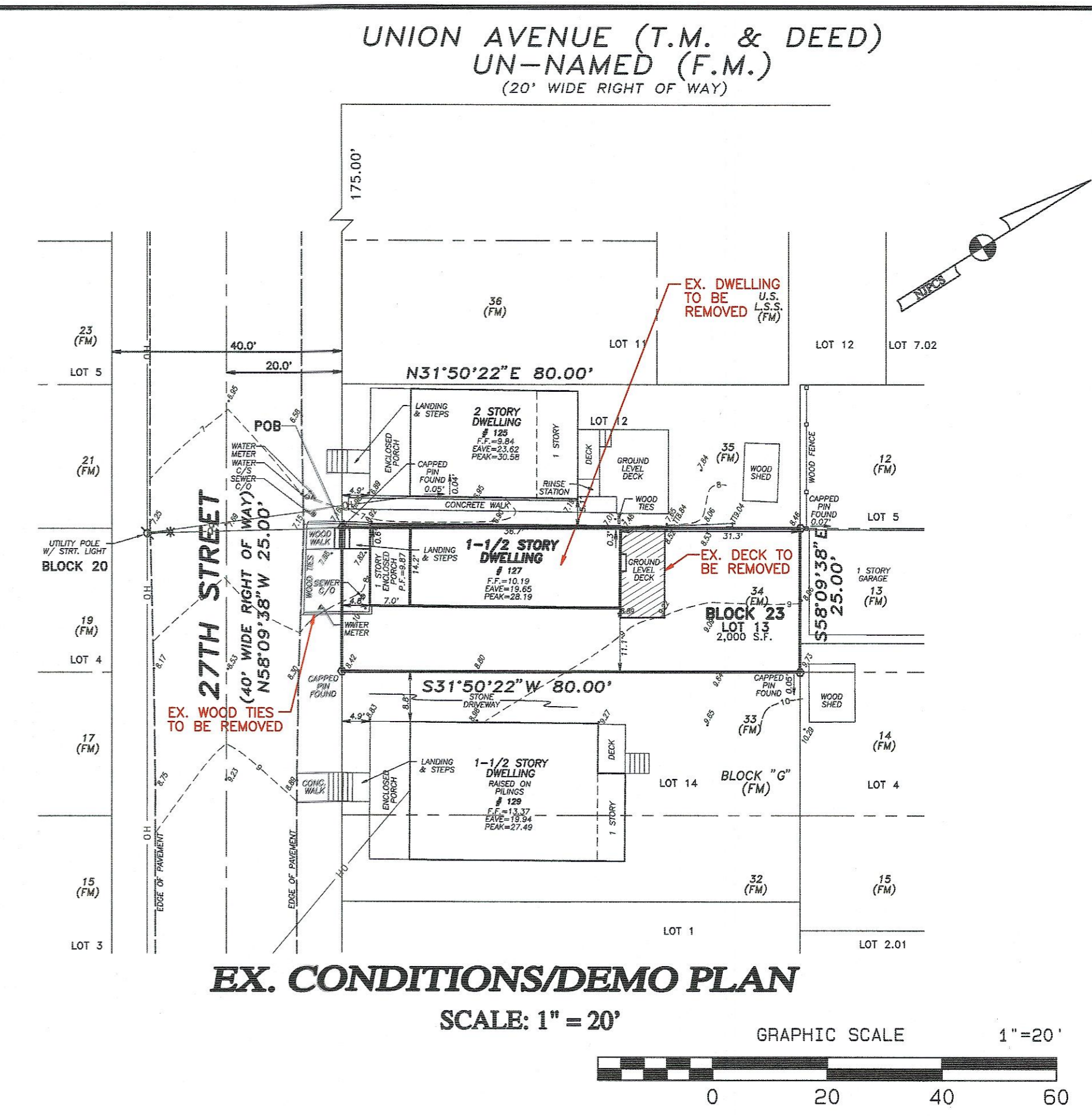


PART NO.	DESCRIPTION	UPC CODE	DIMENSIONS (INCHES)	WEIGHT EACH (LBS.)	PACKAGE QUANTITY
121252K	12" SQUARE 2-HOLE BASIN KIT	96942706537	12.1 12.1 12.8	6.5	1

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" DRAINAGE PIPE TO BASIN.

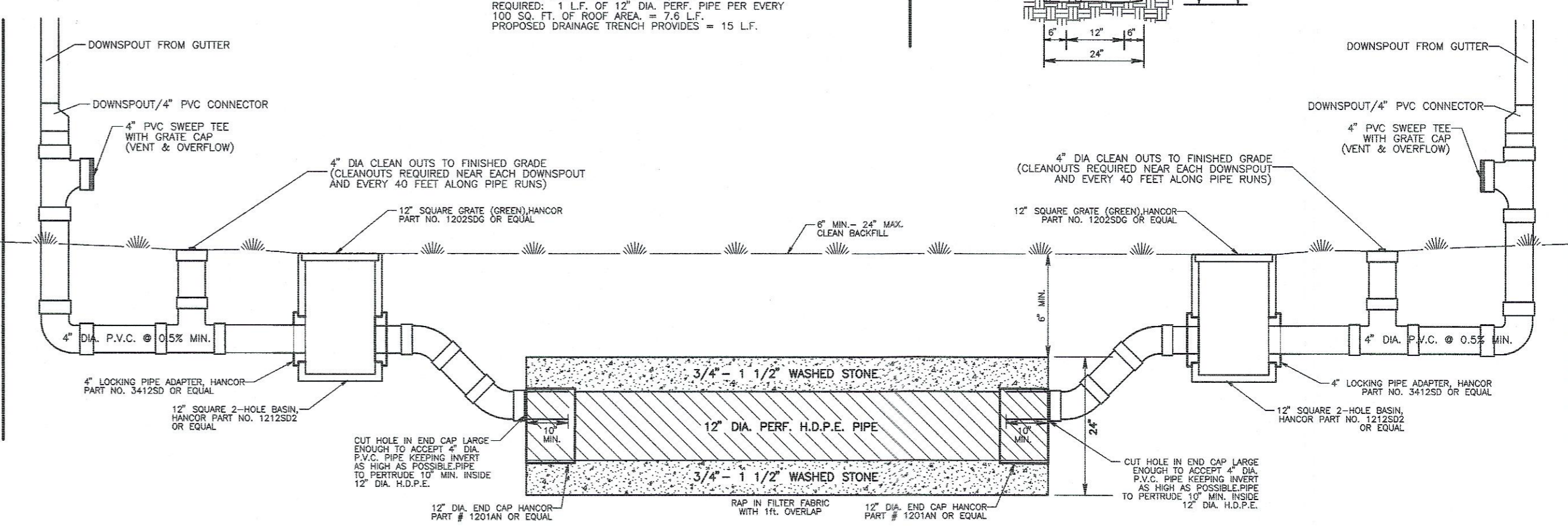


SECTION DETAIL FOR BUILDING HEIGHT
N.T.S.

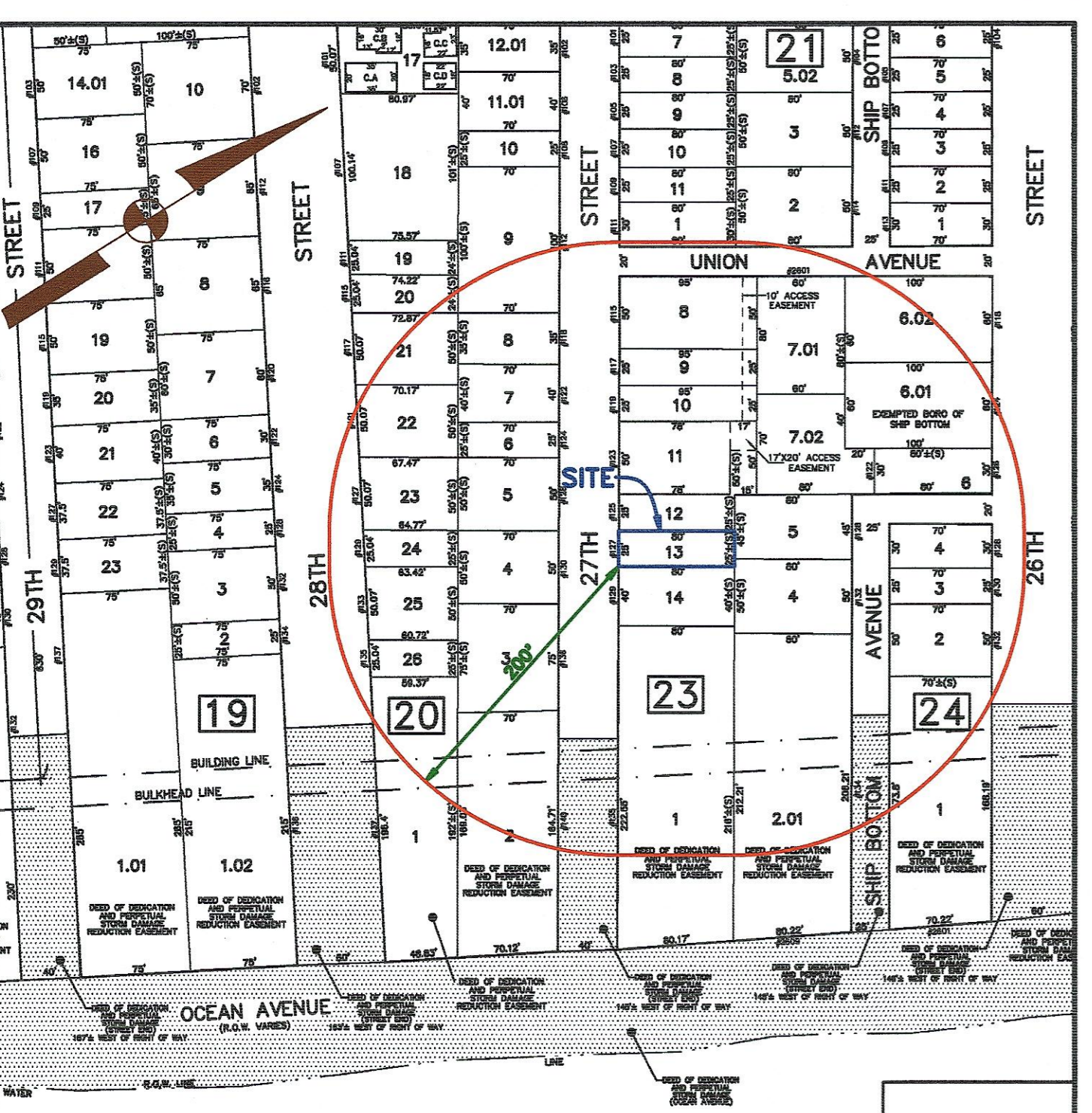


EX. CONDITIONS/DEMO PLAN
SCALE: 1" = 20'
GRAPHIC SCALE 1" = 20'

DRAINAGE CALCULATIONS:
 PROPOSED ROOF AREA = 750 SQ. FT.
 REQUIRED: 1 L.F. OF 12" DIA. PERF. PIPE PER EVERY 100 SQ. FT. OF ROOF AREA = 7.5 L.F.
 PROPOSED DRAINAGE TRENCH PROVIDES = 15 L.F.



RECHARGE TRENCH DETAIL
N.T.S.



KEY MAP
SCALE: 1" = 100'

SITE ADDRESS:
127 E 27TH STREET
SHIP BOTTOM, NJ 08008

APPLICANT/OWNER:
SHIP BOTTOM CREEK NJ, LLC
1319 MILL CREEK ROAD
MANAHAWKAN, NJ 08050

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

VARIANCE PLAN

PREPARED FOR
SHIP BOTTOM CREEK NJ, LLC

BLOCK 23 LOT 13
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PIERSON, PLS., PP
ROBERT J. HARRINGTON, PLS
JACOB M. MARCIANO, PLS
JOSEPH L. LAZOR, PLS

ENGINEERING LAND SURVEYING PLANNING GPS
JOB No.: 2024-0132 TAX MAP SHEET No.: 2
DRAWN BY: D.L.G. SCALE: AS INDICATED (732) 244-9030 FAX: 508 MAIN STREET
CHECKED BY: JMM DATE PREPARED: 08/28/2024 (732) 244-9044 FAX: 1319 MILL CREEK ROAD
CERTIFICATE OF AUTHORIZATION NO. 264230900

JAY F. PIERSON, L.S., P.E. **JASON M. MARCIANO, P.E., P.P.**

NEW JERSEY PROFESSIONAL LAND SURVEYOR 21462
NEW JERSEY PROFESSIONAL PLANNER 02626
NEW JERSEY PROFESSIONAL ENGINEER 44814
NEW JERSEY PROFESSIONAL PLANNER 08542

Project Desc.: Path: J:\2024\20240132\20240132.dwg Plot Date/Time: Tue Nov 5, 2024 7:11:57 AM