

**PROPOSED PLAN**  
SCALE: 1" = 10'



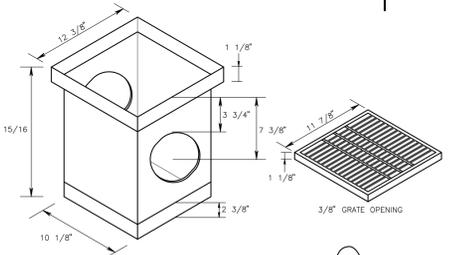
- LEGEND:**
- 4.21 - EXISTING ELEVATION
  - 6.00 - EXISTING CONTOUR
  - 6.00 - PROPOSED CONTOUR
  - 7.00 - PROPOSED ELEVATION
  - DR - DRAINAGE FLOW ARROW
  - SB - SOIL BORING
  - OH - OVERHEAD WIRES
  - UP - UTILITY POLE
  - DC - DOWNSPOUT DRAINAGE CONNECTION
  - DR - DRAINAGE PIPE

- 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 "AO" (DEPTH 1 FT.) AND ZONE "VE" (EL. 11) (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 "X" AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 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 MISSOURI & ASSOCIATES, DATED 07/01/2025.
  - 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, GRANEL, 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 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.	25.00 FT.(ENC)	N/C
MINIMUM LOT DEPTH:	100 FT.	80.00 FT.(ENC)	N/C
MINIMUM LOT AREA:	4,000 S.F.	2,000 S.F.(ENC)	N/C
MINIMUM FRONT SETBACK:	20 FT.	31.3 FT.(ENC)	10.0 FT.
MINIMUM REAR SETBACK:	20 FT.	31.3 FT.(ENC)	21.92 FT.
MINIMUM SIDE SETBACK:	15 FT.	11.1 FT.(ENC)	7.00 FT.(PV)
MINIMUM COMBINED SIDE SETBACK:	15 FT.	11.1 FT.(ENC)	699 S.F.(PV)
MINIMUM FLOOR AREA:	300 S.F.	321 S.F.(ENC)	3495 S.F.(PV)
MAXIMUM BUILDING COVERAGE:	30%	31.9 % (A)	34.9% (PER CHART)
MINIMUM LOT COVERAGE:	10%	19.7 FT.(A)	691 S.F.(PV)
MAXIMUM BUILDING HEIGHT:	24 FT.(6)	19.7 FT.(A)	27.92 FT.(PV)
MAXIMUM BUILDING STOREYS:	1 (6)	1.5 STOREYS(ENC)	3 (PV)
OFF STREET PARKING:	2/UNIT	2 SPACES	

ACCESSORY BUILDING	MINIMUM SIDE SETBACK:	5 FT.	N/A	N/A
MINIMUM REAR SETBACK:	5 FT.	N/A	N/A	N/A
MINIMUM TO OTHER BUILDING:	5 FT.	N/A	N/A	N/A

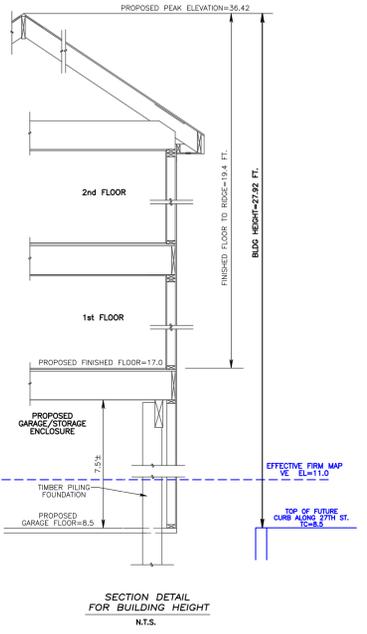
BUILDING COVERAGE		IMPERVIOUS COVERAGE	
ITEM	PROPOSED	ITEM	PROPOSED
DWELLING	2,000 S.F.	DWELLING	2,000 S.F.
DRIVEWAY	147 S.F.	DRIVEWAY	147 S.F.
PAVER PATIO	14 S.F.	PAVER PATIO	202 S.F.
TOTAL AREA	699 S.F./34.95%	TOTAL AREA	1,262 S.F./63.1%



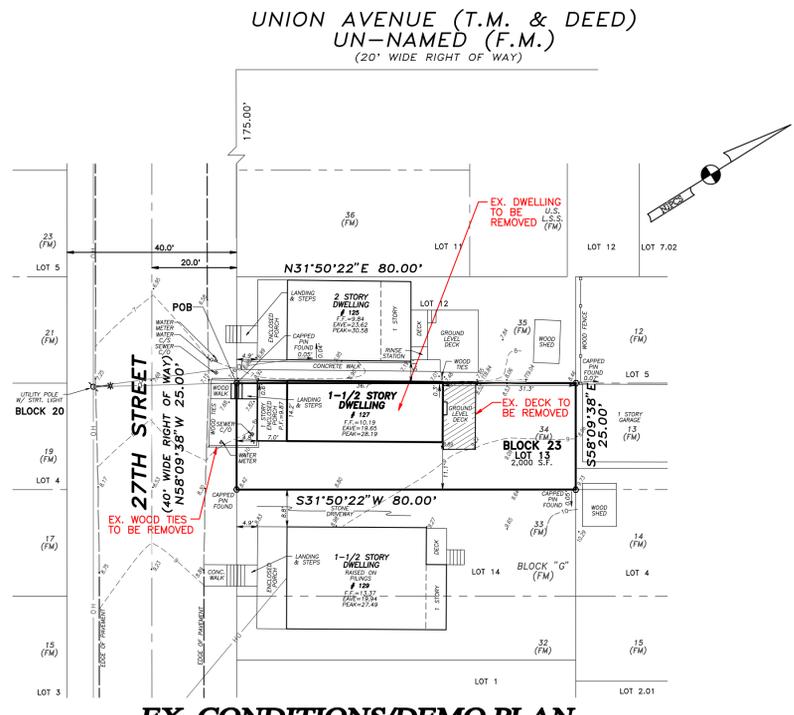
**YARD DRAIN DETAIL**  
N.T.S.

PART No.	DESCRIPTION	UPC CODE	DIMENSIONS (INCHES)	WEIGHT EACH (LBS.)	PACKAGE QUANTITY
1212502K	12" SQUARE 2-HOLE BASIN KIT	98942706537	12.1 12.1 12.8	6.5	1

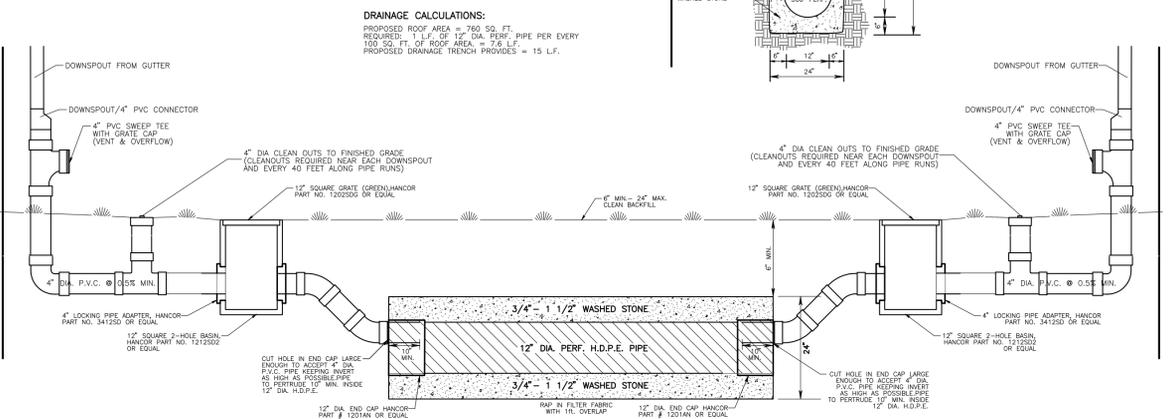
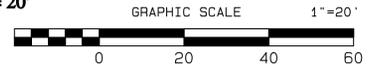
A COMPLETE KIT PACKAGE. KIT CONTAINS ONE 12 INCH SQUARE 2-HOLE BASIN, ONE 12" SQUARE GRATE IN GREEN, ONE UNIVERSAL END PLUG AND TWO ADAPTERS TO CONNECT 3" OR 4" DRAINAGE PIPE TO BASIN.



**SECTION DETAIL FOR BUILDING HEIGHT**  
N.T.S.



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

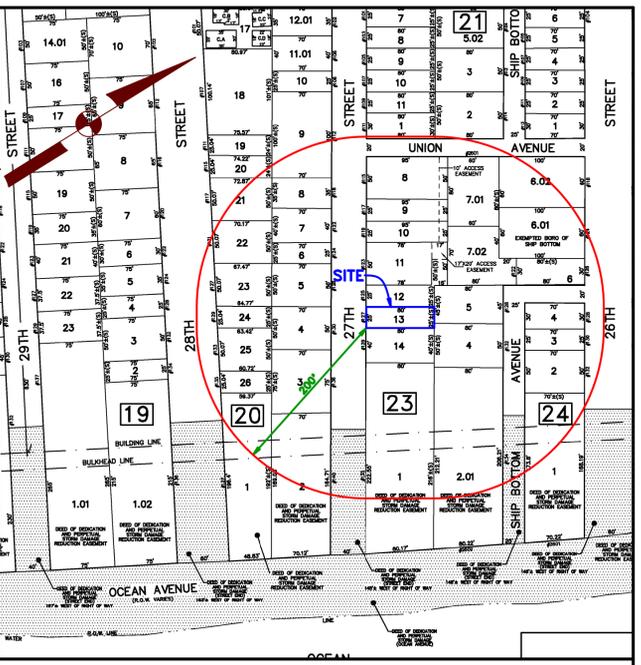


**RECHARGE TRENCH DETAIL**  
N.T.S.

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

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

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



**KEY MAP**  
SCALE: 1" = 100'

**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.**  
ENGINEERING LAND SURVEYING PLANNING GPS  
(732) 244-3030 VOICE 508 MAIN STREET  
(908) 688-8600 VOICE TOMS RIVER, NJ 08783  
(732) 244-3034 FAX WWW.EASTCOASTENR.COM  
NEW JERSEY PROFESSIONAL LAND SURVEYOR 221492  
NEW JERSEY PROFESSIONAL ENGINEER 44811  
NEW JERSEY PROFESSIONAL PLANNER 02525  
CERTIFICATE OF AUTHORIZATION NO. 24542935500

JOB No.: 2024-0132 TAX MAP SHEET No.: 2  
DRAWN BY: DLG SCALE: AS INDICATED  
CHECKED BY: JMM DATE PREPARED: 08/26/2024

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

JAY F. PIERSON, P.L.S., P.E.  
ROBERT L. HARRINGTON, P.E.  
JASON M. MARCIANO, P.E.  
JOSEPH L. LAZZO, P.L.S.

DATE: 08/16/2024

Project Desc: Path: J:\2024\20240132\20240132.plo Plot Date/Time: Mon Aug 18, 2025 / 16:44:39