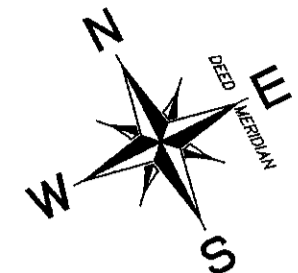
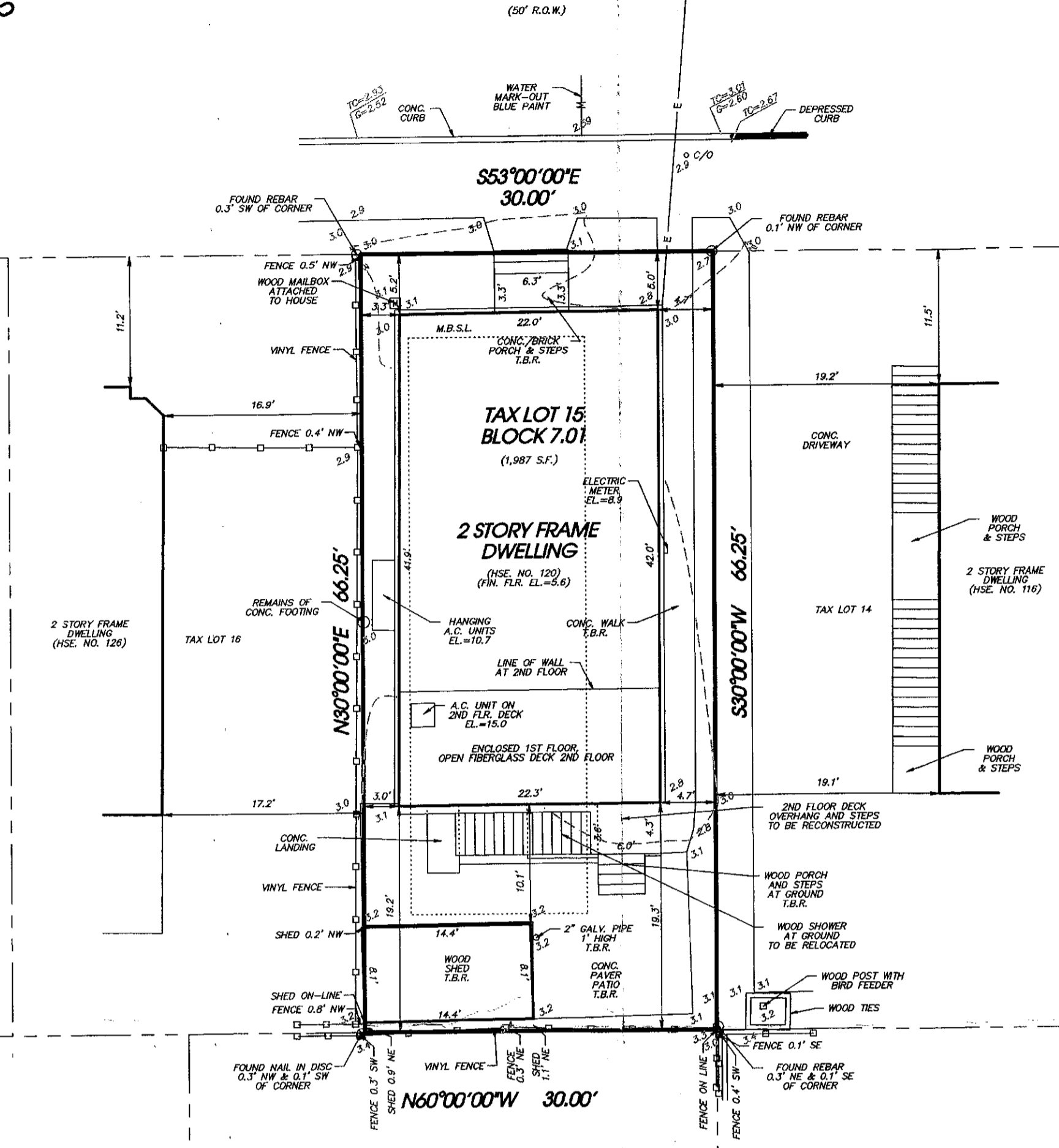


WEST MARYLAND AVENUE
(50' R.O.W.)

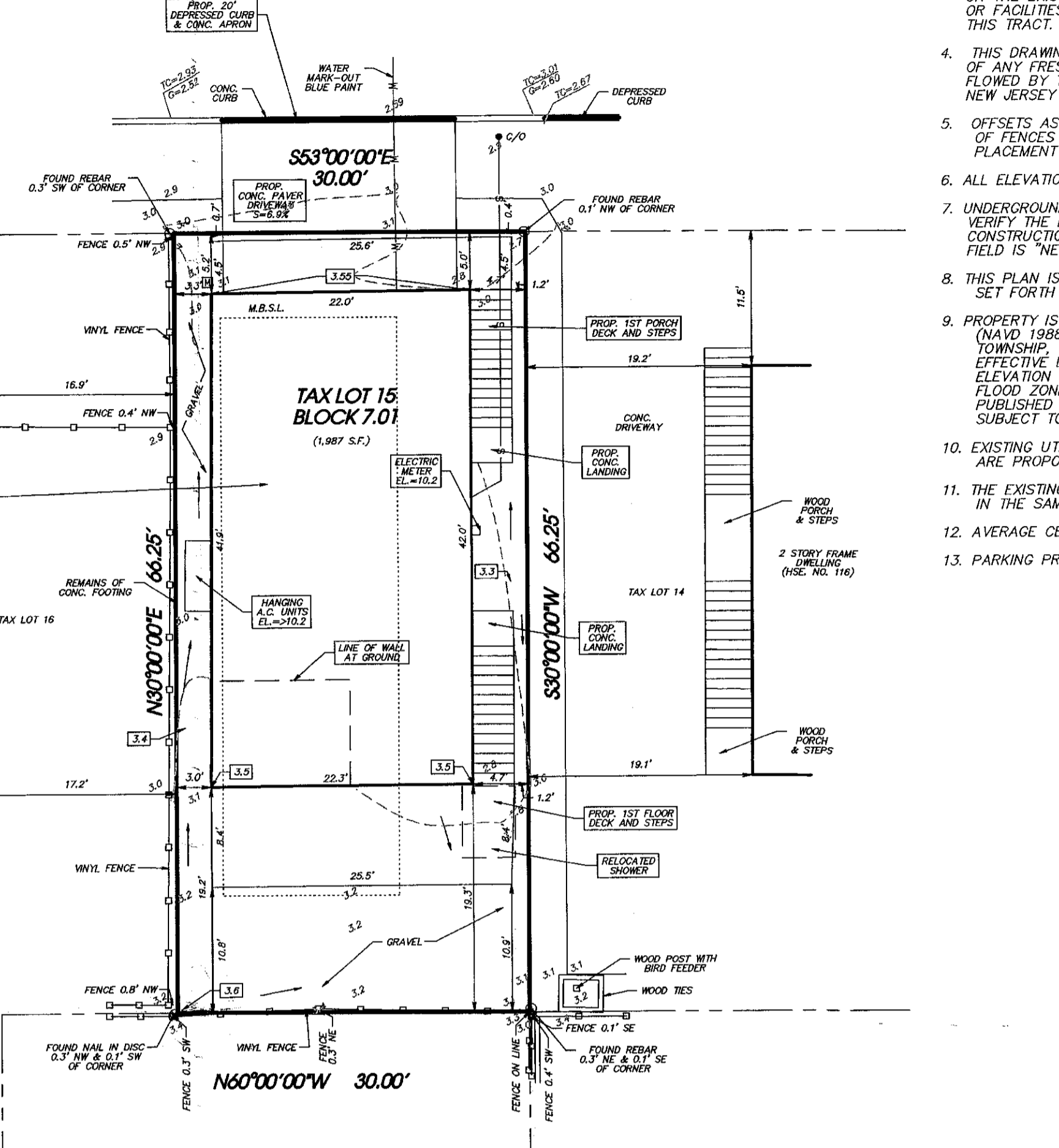


WEST MARYLAND AVENUE
(50' R.O.W.)



EXISTING

EXISTING DWELLING TO BE RAISED IN SAME LOCATION
F.F.=13.35
SLAB=3.65



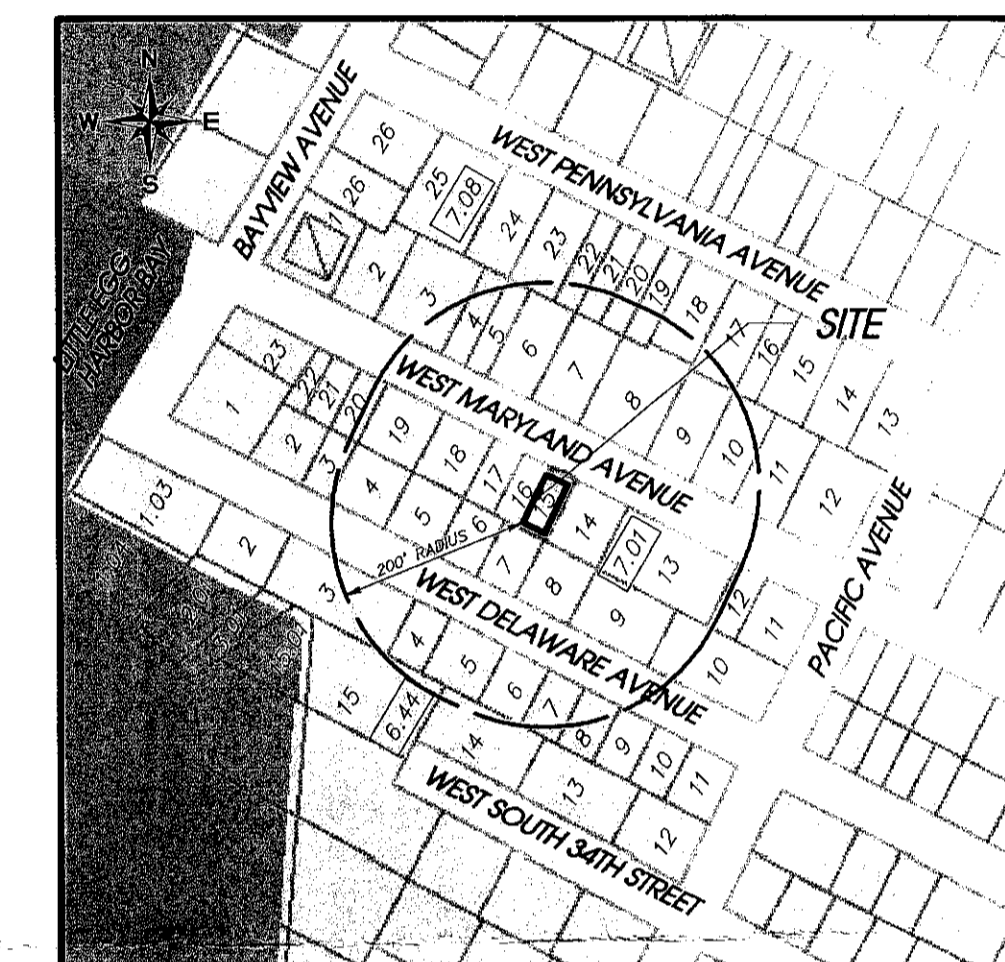
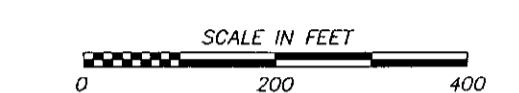
PROPOSED

NOTES:

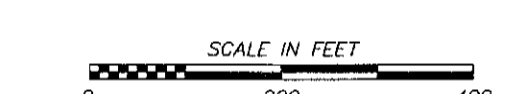
- PROPERTY WAS SURVEYED ON 6/9/2019 BY GCG IN ACCORDANCE WITH DEED BOOK 1868'S PAGE 1251. PROPERTY IS ALSO KNOWN AS LOT 44, SECTION D, TRACT 1 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF LOTS MADE FOR THE FIDELITY LAND COMPANY, INC., SITUATE AT BEACH HAVEN TERRACE, OCEAN COUNTY, NEW JERSEY," FILED 2/14/1914 IN THE OCEAN COUNTY CLERK'S OFFICE AS MAP NO. B-160.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO INVESTIGATION WAS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THIS DRAWING DOES NOT IDENTIFY OR CERTIFY THE EXISTENCE OF ANY FRESHWATER WETLANDS AND/OR AREAS NOW OR FORMERLY FLOWED BY TIDEWATERS BEING CLAIMED BY THE STATE OF NEW JERSEY WHICH MAY OR MAY NOT EXIST ON SITE.
- OFFSETS AS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURE AND/OR THE PLACEMENT OF ACCESSORY BUILDINGS.
- ALL ELEVATIONS ARE BASED ON N.A.V.D. OF 1988.
- UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY, ANY/ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEW JERSEY ONE CALL" 1-800-272-1000.
- THIS PLAN IS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. HOUSE DIMENSIONS SET FORTH HEREON ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING CONSTRUCTION.
- PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=9 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP LONG BEACH TOWNSHIP, COMMUNITY NO. 345301, PANEL 0603P, MAP NO. 34029C0603P, EFFECTIVE DATE 9/28/2006. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION B (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE, AS SHOWN PRELIMINARY MAP NO. 34029C0603G, PUBLISHED 1/30/15. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND SUBJECT TO VERIFICATION BY FEMA.
- EXISTING UTILITIES SERVICING THE DWELLING TO BE UTILIZED. NO NEW UTILITIES ARE PROPOSED.
- THE EXISTING DWELLING AND ASSOCIATED IMPROVEMENTS ARE TO BE RAISED IN THE SAME LOCATION UNLESS OTHERWISE NOTED.
- AVERAGE CENTER LINE GRADE = 3.01.
- PARKING PROVIDED FOR 2 VEHICLES IN OPEN PARKING BENEATH HOUSE.



KEY MAP

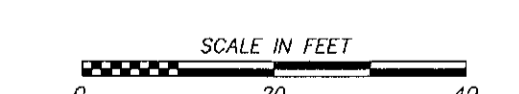


AREA MAP



LEGEND

- - - - - EXIST. CONTOUR
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- 3.5 = EXIST. ELEVATION
- - - - - EXIST. OVERHEAD UTILITY WIRES



ZONE: R-50 RESIDENTIAL ZONE

MINIMUMS:	REQUIRED:	EXISTING:	PROVIDED:
LOT AREA	5000 S.F.	1,987 S.F.*	930 S.F.
LOT WIDTH	50 FT.	30 FT.*	21 S.F.
LOT DEPTH	65.6 FT. (1/2 BLOCK WIDTH)	66.25 FT.	115 S.F.
PRINCIPAL BUILDING:			
FRONT SETBACK	AVG = 9.2 FT.	5.0 FT.*	37 S.F.
REAR SETBACK	10 FT.	19.2 FT. (15.0' TO DECK)	21 S.F.
SIDE SETBACK	4 FT. (15' TOTAL)	3.0 FT.* (7.7' TOTAL)*	274 S.F.
MAXIMUMS:			
BUILDING HEIGHT	34 FT.	<34 FT.	152 S.F.
LOT COVERAGE (BLDG.)	33.33%	64.1% (V)	66 S.F.
LOT COVERAGE (IMPERVIOUS)	75 %	89.2%	0 S.F.
ACCESSORY BUILDING:			
SIDE SETBACK	4 FT.	-0.2 FT.*	0 S.F.
REAR SETBACK	4 FT.	0.3 FT.*	11 S.F.
DISTANCE TO ADJACENT STRUCTURE ON SAME LOT	5 FT.	10.0 FT.	21 S.F.

* EXISTING NON-CONFORMITY
(V) VARIANCE REQUESTED

IMPERVIOUS COVERAGE

	EXISTING:	PROVIDED:
DWELLING	930 S.F.	930 S.F.
DECK	37 S.F.	216 S.F.
PORCH	21 S.F.	115 S.F.
SHED	115 S.F.	0 S.F.
CONC. PAVERS	274 S.F.	0 S.F.
CONC. WALK	152 S.F.	0 S.F.
STEPS	66 S.F.	82 S.F.
DRIVEWAY	0 S.F.	11 S.F.
CONC. PADS	0 S.F.	21 S.F.
TOTAL	1,595 S.F.	1,375 S.F.

VARIANCE PLAN
TAX LOT 15 BLOCK 7.01
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

No. / DATE / REVISION / BY / CHK.

John P. Augustine
N.J. Professional Land Surveyor No. 34838
6/22/2020
DATE

Bruce A. Jacobs
N.J. Professional Engineer No. 37489
6/22/2020
DATE

GRAVATT CONSULTING GROUP
Engineers - Surveyors - Planners - Environmental Scientists
414 Lacey Road, Forked River, NJ 08731
Tel. 609 - 693 - 8127 www.gravattconsulting.com
Certificate of Authorization No. 240A2792600

SCALE: 1" = 20'
DATE: 6/22/2020
DRAWN BY: MJD
CHECKED BY:
PROJECT NO. 1 OF 1
SHEET NUMBER
11128