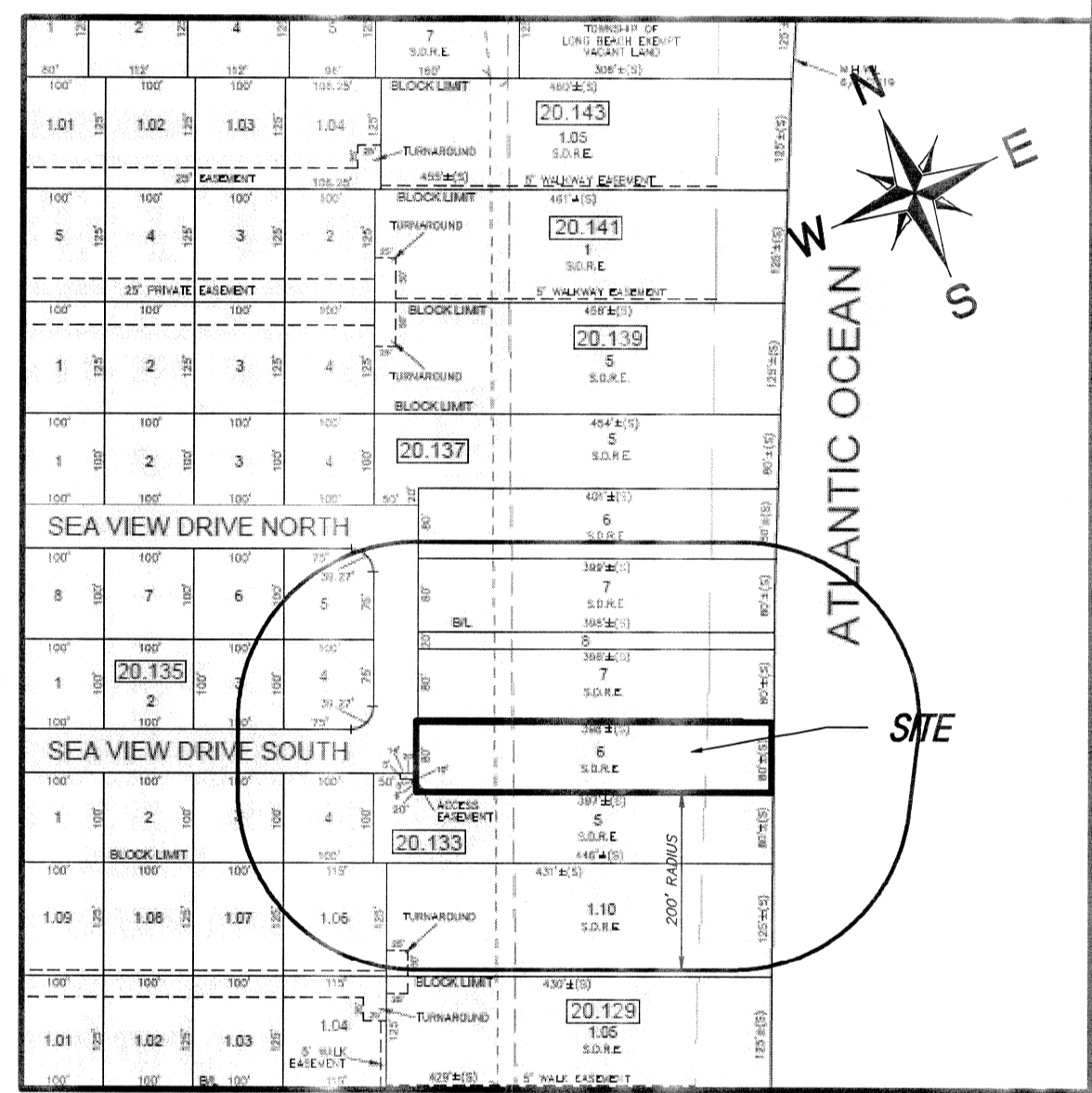


KEY MAP

SCALE IN FEET
0 200 400



LOCATION MAP

SCALE IN FEET
0 200 400

LEGEND

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

SCALE IN FEET
0 20 40

ZONE: R-10 RESIDENTIAL ZONE

MINIMUMS:	REQUIRED:	EXISTING:	PROVIDED:
LOT AREA	10,000 S.F.	28,605 S.F.	28,605 S.F.
LOT FRONTAGE	100 FT.	80 FT.*	80 FT.*
LOT DEPTH	75 FT.	355 FT.	355 FT.
PRINCIPAL BUILDING:			
FRONT SETBACK	25 FT.	20 FT.*	20 FT.*
REAR SETBACK	25 FT.	N/A	N/A
SIDE SETBACK	10 FT. (30' TOTAL)	10 FT. (35' TOTAL)	10 FT. (25' TOTAL) (V)
MAXIMUMS:			
BUILDING HEIGHT	36 FT.	32 FT.	32.0 FT.
LOT COVERAGE	25%	6.3%	7.7%
IMPERVIOUS COVERAGE	75%	41.7%	47.4%
ACCESSORY BUILDING:			
SIDE SETBACK	5 FT.	N/A	N/A
REAR SETBACK	5 FT.	N/A	N/A

* EXISTING NON-CONFORMITY (V) VARIANCE

NOTES:

- PROPERTY WAS SURVEYED BY CGC ON 6/18/2021 IN ACCORDANCE WITH DEED BOOK 15055 PAGE 803. PROPERTY IS ALSO KNOWN AS LOT 6 BLOCK C AS SHOWN ON A CERTAIN MAP ENTITLED "SEAVIEW BEACH IN LONG BEACH TWP., OCEAN COUNTY, NEW JERSEY," FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON 6/8/1951 AS MAP NO. C-248.
- 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.
- PROPERTY IS LOCATED IN FLOOD ZONE VE-10 & 11 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP LONG BEACH TWP., COMMUNITY NO. 345301, PANEL 0526F, MAP NO. 340290526F, EFFECTIVE DATE 9/29/2006. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION 13 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE VE-10 AS SHOWN ON FLOOD INSURANCE RATE MAP LONG BEACH TWP., COMMUNITY NO. 345301, PANEL 0526F, MAP NO. 340290526F, DATED 3/29/2014. A PORTION OF THE PROPERTY IS LOCATED IN PRELIMINARY FLOOD ZONE UNSHADED X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). PRELIMINARY BASE FLOOD ELEVATION = N/A (NAVD 1988). THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
- EXISTING UTILITIES SERVING THE DWELLING TO BE UTILIZED. NO NEW UTILITIES ARE PROPOSED.
- PARKING PROVIDED FOR 4 VEHICLES (2 IN GARAGE AND 2 IN DRIVEWAY).
- THE AVERAGE CENTERLINE OF ROAD IS 10.6.
- THE AREA OF LOT WEST OF THE BUILDING LINE IS 6,897 SF.

VARIANCE REQUESTED FROM

- SECTION 205-51.B.3 - COMBINED SIDE YARD SETBACK: 30 FT. REQUIRED; WHEREAS 35 FT EXISTS AND 25 FT IS PROPOSED.
- SECTION 205-51.B.3 - DISTANCE BETWEEN DWELLINGS: 30 FT. REQUIRED; WHEREAS 20.9 FT EXISTS TO DWELLING ON LOT 5 (EXISTING NON-CONFORMITY), AND 29.8 FT IS PROPOSED TO DWELLING ON LOT 7.

No.	DATE	REVISION	BY	CHK.

JOHN P. AUGUSTINE
 Civil Professional Land Surveyor No. 34838

DATE: 7/19/21

VARIANCE PLAN
TAX LOT 6 BLOCK 20.133
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

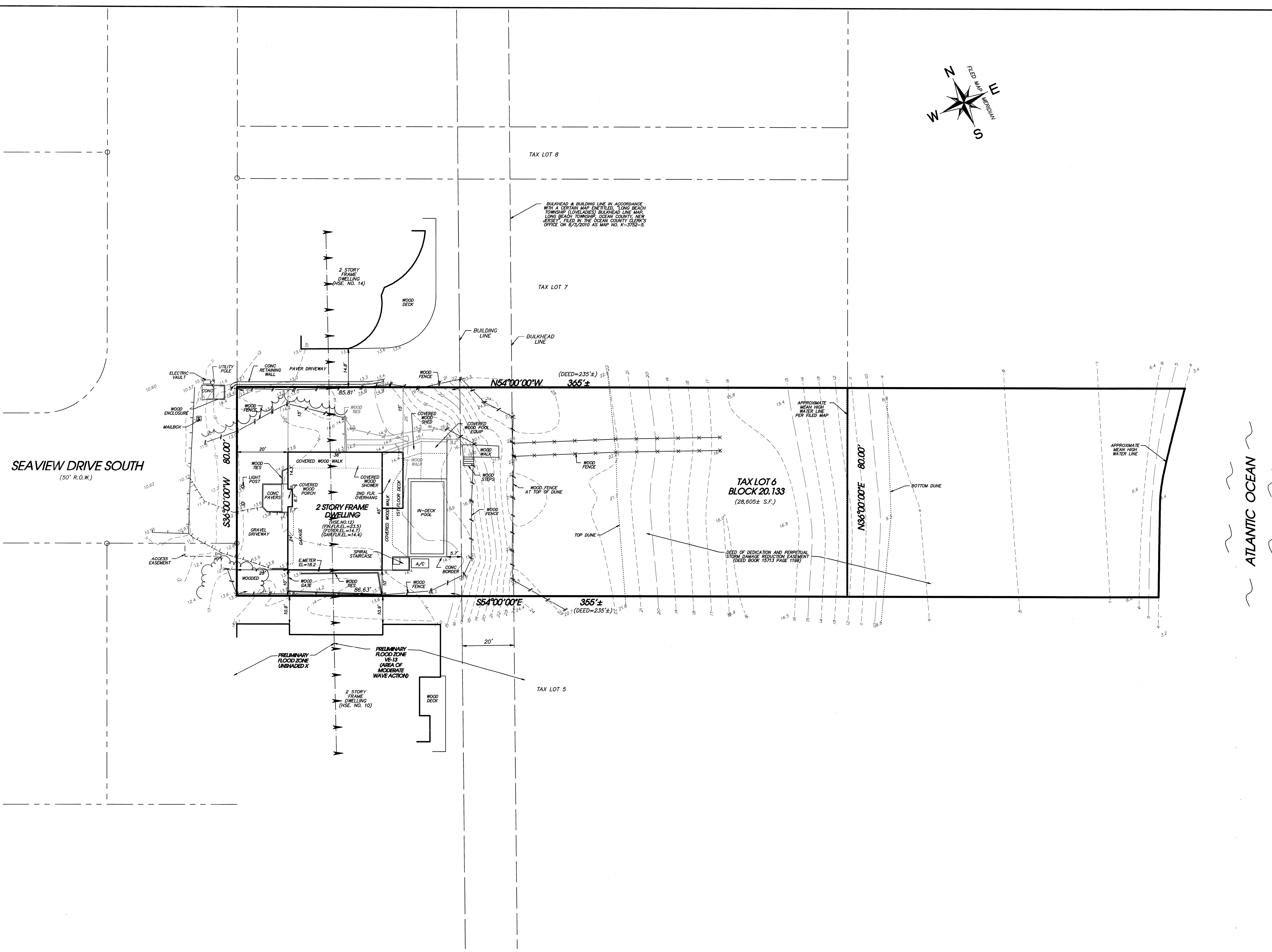
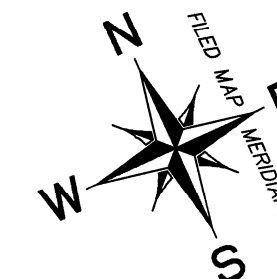
SCALE: 1" = 20'
 DATE: 7/19/21
 DRAWN BY: CA, MJD
 CHECKED BY:
 SHEET NO. 1 OF 1
 PROJECT NUMBER: 11536

GRAVATT CONSULTING GROUP
 Engineers - Surveyors - Planners - Environmental Scientists
 414 Lacey Road, Forked River, NJ 08731
 Tel: 800-883-9327 www.gravattconsulting.com
 Certificate of Authorization No. 245A27929900

TERRAMODEL
 PRECISION
 2015-2018

NOTES :

1. PROPERTY WAS SURVEYED BY GGC ON 6/19/2021 IN ACCORDANCE WITH DEED BOOK 15055 PAGE 803. PROPERTY IS ALSO KNOWN AS LOT 6 BLOCK C AS SHOWN ON A CERTAIN MAP ENTITLED, "SEAVIEW BEACH IN LONG BEACH TWP., OCEAN COUNTY, NEW JERSEY," FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON 6/8/1957, AS MAP NO. C-248.
2. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, 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.
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LEGEND

- 3 = EXIST. CONTOUR
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- X— = PROPOSED ELEVATION
- E— = PROPOSED CONTOUR



This is to certify that this survey is accurate and that this drawing is a true representation of actual conditions existing on the property, except such easements, if any that may be located below the surface of the lands, or on the surface of the lands and not visible. This certification is made only to herein named parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to use of survey for survey affidavits, resale of property or to any other person not listed in certification, either directly or indirectly.

TOPOGRAPHIC MAP OF SURVEY
TAX LOT 6 BLOCK 20, 133

LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

No.	DATE	REVISION	BY	CHK.

John P. Augustine
JOHN P. AUGUSTINE
 N.J. Professional Land Surveyor No. 34838

DATE: 7/1/21

SCALE: 1" = 20'
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TERRAMODEL
 SPECIFICATIONS
 2018