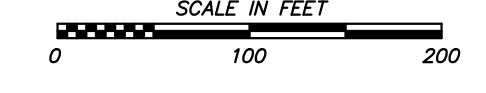


TAX MAP

KEY MAP



NOTES :

- PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 18821 PAGE 756. PROPERTY IS ALSO KNOWN AS LOT 41 ON A MAP AND ENTITLED "PLAN OF LOTS MADE FOR THE FIDELITY LAND COMPANY, INC." FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON FEBRUARY 14TH 1914 AS MAP NUMBER B-160. FIELD CONDITIONS AS OF 2/3/2023.
- 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 0603F, MAP NO. 34029C0603F, EFFECTIVE DATE 9/29/2006. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION 8 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE. AS SHOWN ON PRELIMINARY MAP NO. 34029C0603G, PUBLISHED 1/30/15, THIS IS FOR INFORMATIONAL PURPOSES ONLY & SUBJECT TO VERIFICATION BY FEMA. NUDEP SAFE = 13.
- EXISTING UTILITIES SERVICING THE PROPERTY TO BE UTILIZED. NEW UTILITIES ARE PROPOSED AS REQUIRED.
- AVERAGE CENTER LINE GRADE = 2.74
- PARKING PROVIDED FOR 3 VEHICLES (1 IN GARAGE & 2 IN DRIVEWAY).
- THE BUILDER, MASON, OR PILING CONTRACTOR MUST COMPARE AND CONFIRM THAT THE CURRENT ENGINEERING PLOT PLAN AND THE ARCHITECTURE PLAN BEING USED FOR CONSTRUCTION, THAT THE DIMENSIONS AND ELEVATIONS AGREE WITH EACH OTHER BEFORE CONSTRUCTION BEGINS. IF THERE IS ANY DISCREPANCY IT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT.
- SOIL DISTURBANCE IS 2,288 S.F. < 5,000 S.F., THEREFORE A SCD PERMIT IS NOT REQUIRED.

LEGEND

- 3 --- = EXIST. CONTOUR
- [] = PROPOSED CONTOUR
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- 3.5 = EXIST. ELEVATION
- [4.0] = PROPOSED ELEVATION

ZONE : R-50 RESIDENTIAL ZONE

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA	4500 S.F.	1,987.5 S.F.*	1,987.5 S.F.*
LOT WIDTH	50 FT.	30.00 FT.*	30.00 FT.*
LOT DEPTH	66.25 FT.	66.25 FT.	66.25 FT.
PRINCIPAL BUILDING :			
FRONT SETBACK	14.85 FT. (AVG)	N/A	18.00 FT.
REAR SETBACK	10 FT.	N/A	15.25 FT.
SIDE SETBACK	4 FT. (15' TOTAL)	N/A	5.00 FT. (15.00' TOTAL)
DISTANCE BETWEEN BLDGS	15 FT.	N/A	16.5 FT.
MAXIMUMS :			
BUILDING HEIGHT	34 FT.	N/A	34.0 FT.
LOT COVERAGE (BLDG)	33.33%	N/A	26.3%
IMPERVIOUS COVERAGE	75%	N/A	42.2%
ACCESSORY BUILDING :			
SIDE SETBACK	4 FT.	N/A	N/A
REAR SETBACK	4 FT.	N/A	N/A
DISTANCE TO ADJACENT STRUCTURE ON SAME LOT	5 FT.	N/A	N/A

* EXISTING NON-COMFORMITY

No.	DATE	REVISION	BY	CHK.
2	3/4/26	REV. PER ARCH. PLANS DATED 2/21/26		M.D.
1	2/25/25	REV. PER ARCH. PLANS DATED 5/1/24		MS

[Signature] 3/4/26
 JOHN P. AUGUSTINE
 N.J. Professional Land Surveyor No. 34838
 DATE

[Signature] 3/4/26
 BRUCE A. JACOBS
 N.J. Professional Engineer No. 37489
 DATE

VARIANCE PLAN/PLOT PLAN
TAX LOT 16 BLOCK 7.02
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
 DATE: 1/3/24
 DRAWN BY: CA/MJD/MS
 CHECKED BY: BAJ
 SHEET NO. 1 OF 1
 PROJECT NUMBER
12079.1

GRAVATT CONSULTING GROUP
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 Tel. 800 - 693 - 6128 www.gravattconsulting.com
 Certificate of Authorization No. 240A2792900

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