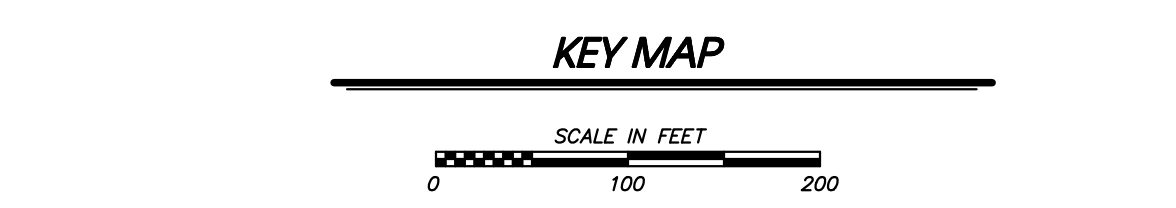
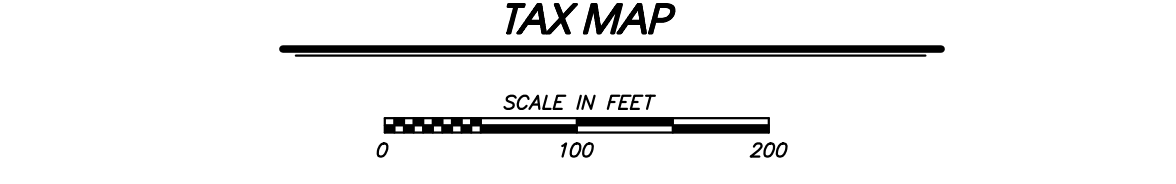
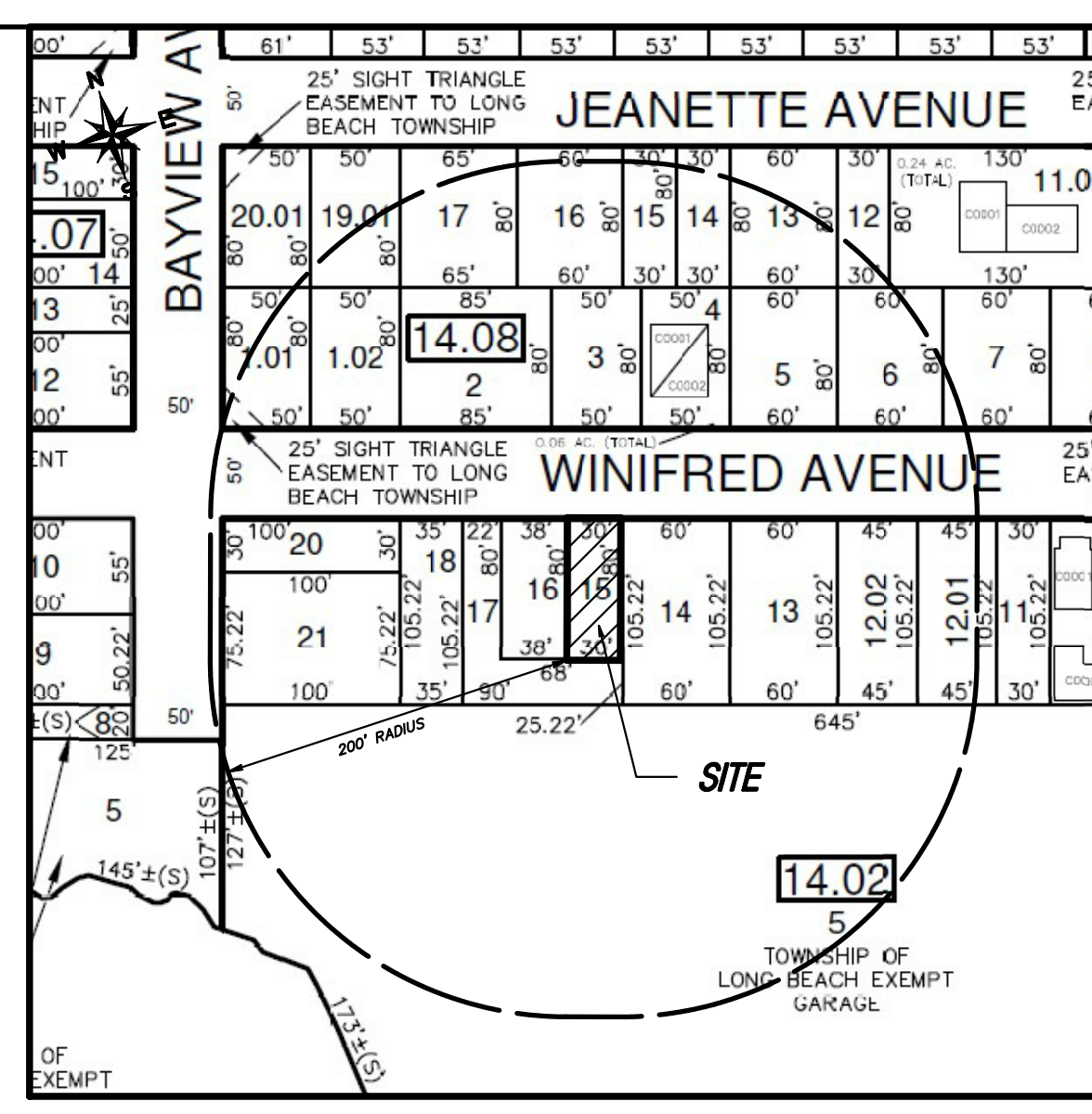


- NOTES:**
- PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 16792 PAGE 883. PROPERTY BEING KNOWN AND DESIGNATED AS LOT 25 IN BLOCK 20 AS SHOWN ON MAP ENTITLED "BEACH HAVEN CREST, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY" FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON JULY 13, 1935 AS MAP NO. B-239. FIELD CONDITIONS AS OF 9/16/2006. PROPERTY IS ALSO KNOWN AS BLOCK 14.02 LOT 15 AS SHOWN ON TAX MAP SHEET 16.
 - 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; SUBSURFACE UTILITIES; 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 FLOODED 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 NAVD 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 DE02P, MAP NO. 340250002P, EFFECTIVE DATE 9/29/2006. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION=9 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE, AS SHOWN ON PRELIMINARY MAP NO. 340250002P, PUBLISHED 3/28/2014. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
 - EXISTING UTILITIES TO BE UTILIZED. NO NEW UTILITIES ARE PROPOSED.
 - AVERAGE CENTER LINE GRADE = 2.5
 - ALL MECHANICAL EQUIPMENT MUST BE AT OR ABOVE THE L.O.F.E. (ELEV. 9) WHICH IS 81.6'-11".
 - THE BUILDER, MASON, OR PLUMB CONTRACTOR MUST COMPARE AND CONFIRM THAT THE CURRENT ENGINEERING 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.
 - THERE ARE NO FRESHWATER WETLANDS WITHIN 200 FT. OF THE PROPERTY.
 - LOT GRADING IS TO REMAIN SUBSTANTIALLY THE SAME.
 - SOIL DISTURBANCE IS 128 SF; THEREFORE A SESC PERMIT IS NOT REQUIRED.
 - A PARKING VARIANCE IS REQUESTED - 3 SPACES REQUIRED, 1 SPACE PROVIDED IN GARAGE. TWO (2) ADDITIONAL SPACES CAN BE PROVIDED IN THE DRIVEWAY IF PARKED VEHICLES ARE ALLOWED TO ENCRACH APPROXIMATELY 3' INTO THE RIGHT-OF-WAY.



APPLICANT / OWNER
 RICHARD TATEOSSIAN
 7 ASTER LANE
 RIVERVALE, NJ 07675

LEGEND

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

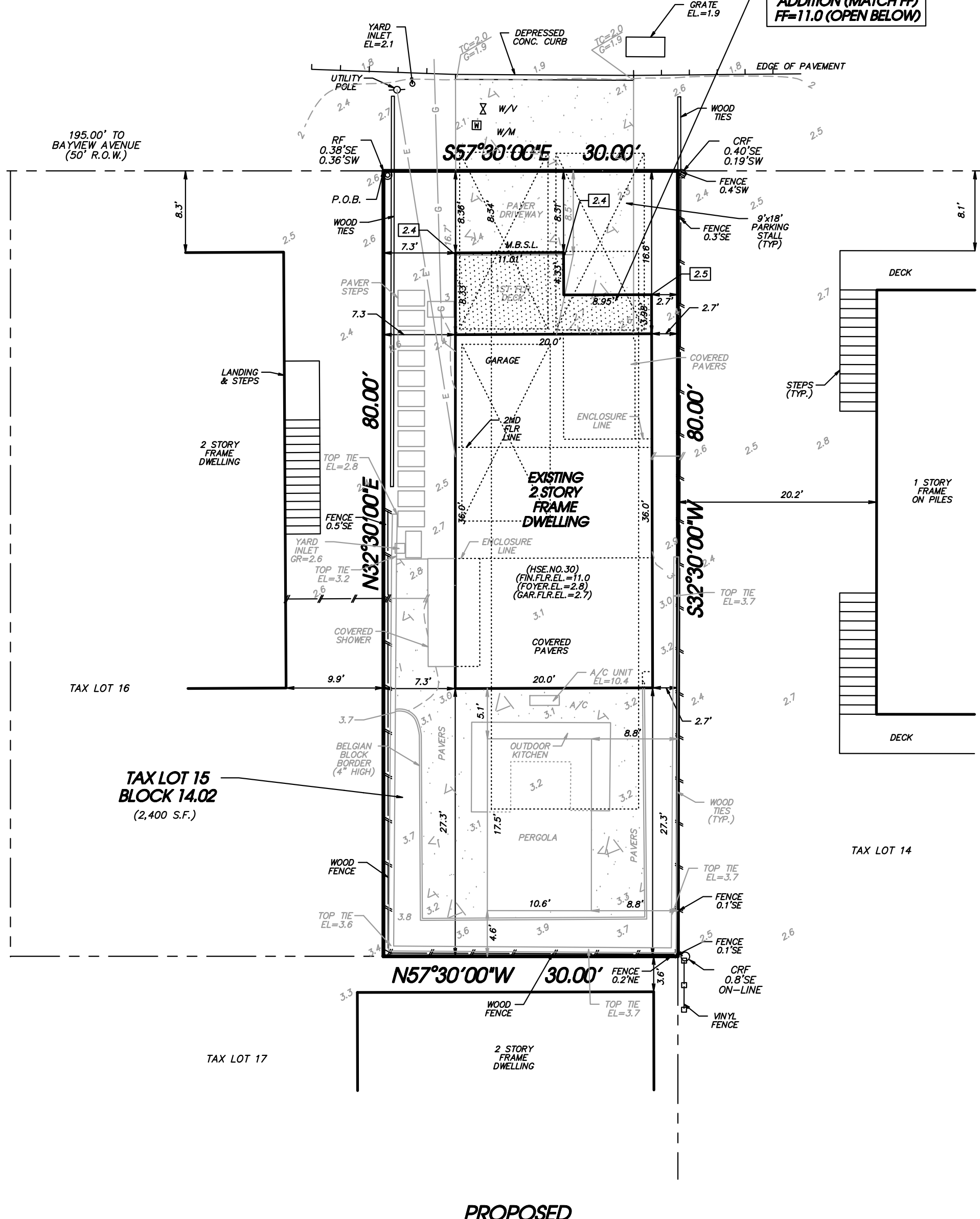
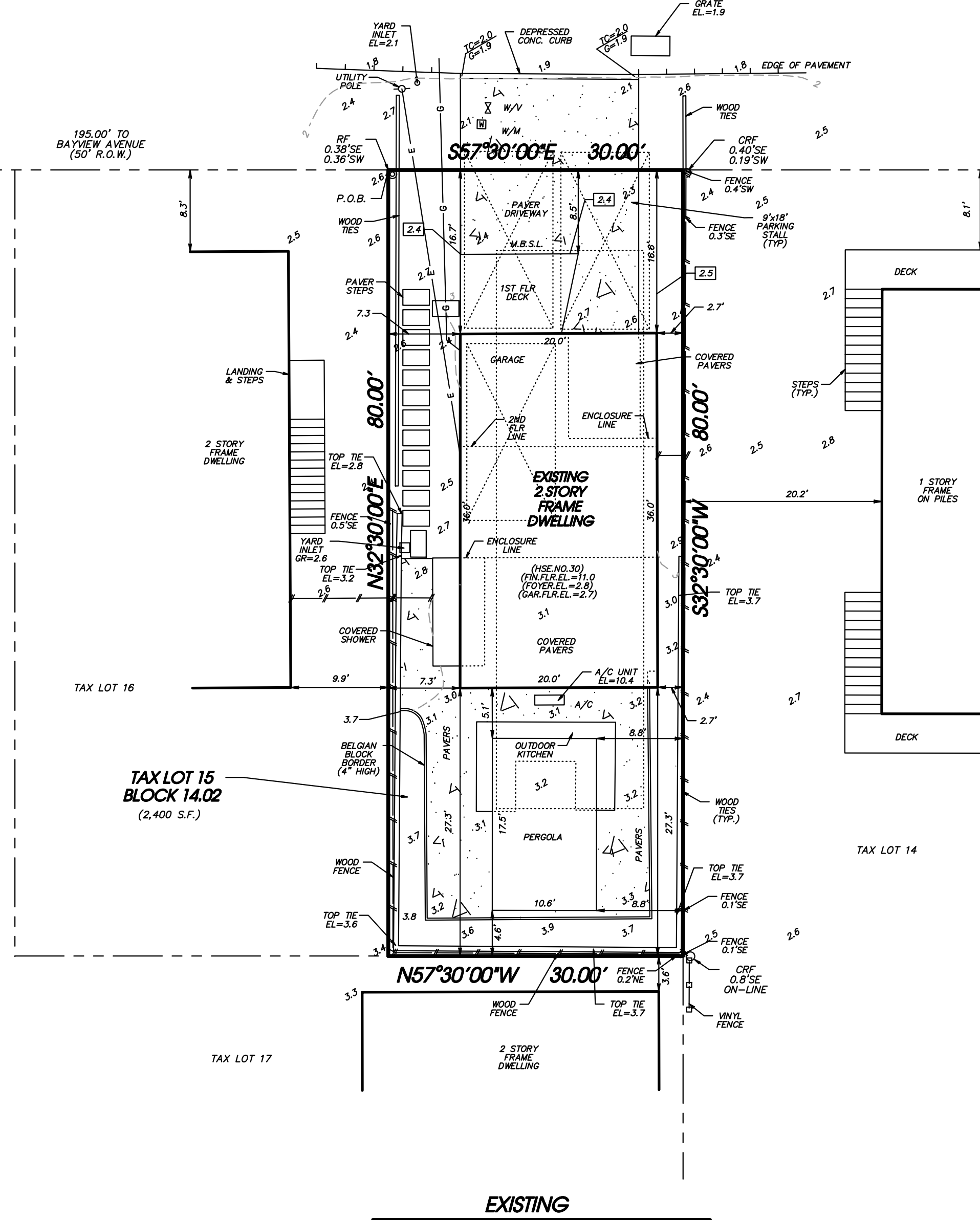
SCALE IN FEET
 0 100 200

**VARIANCE PLAN/PLOT PLAN FOR ADDITION
 R-50 ZONE**
TAX LOT 15 BLOCK 14.02
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
 DATE: 5/4/26
 DRAWN BY: CA
 CHECKED BY:
 SHEET NO. 1 OF 1
 PROJECT NUMBER
 12925

GRAVATT CONSULTING GROUP
 Engineers - Surveyors - Planners
 414 Lacey Road, Forked River, NJ 08731
 Tel. 809 . 693 . 6128 www.gravattconsulting.com
 Certificate of Authorization No. 240A27925900

No. DATE REVISION BY CHK.
 JOHN P. AUGUSTINE 5/4/26
 BRUCE A. JACOBS 5/4/26



ZONE : R-50 GENERAL RESIDENTIAL ZONE

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA	5,000 S.F.	2,400 S.F.*	2,400 S.F.*
LOT WIDTH	50 FT.	30 FT.*	30 FT.*
PRINCIPAL BUILDING :			
FRONT SETBACK	AVG. 8.2 FT.	16.6 FT. (8.5' TO DECK)	8.31 FT.
REAR SETBACK	15 FT.	27.3 FT.	27.3 FT.
SIDE SETBACK	4 FT. (15' TOTAL)	2.7 FT.* (10.0' TOTAL)	2.7 FT.* (10.0' TOTAL)
DISTANCE TO ADJ. HOUSES	15 FT.	22.8 FT. (LOT 14)	22.8 FT. (LOT 14)
		17.2 FT. (LOT 16)	17.2 FT. (LOT 16)
MAXIMUMS :			
BUILDING HEIGHT	34 FT.	25.3 FT.	28.2 FT.
LOT COVERAGE (BLDG)	33.33%	33.8%*	35.5%(V)
IMPERVIOUS COVERAGE	75%	70.6%	70.8%
ACCESSORY BUILDING (PERGOLA) :			
SIDE SETBACK	4 FT.	8.8 FT.	8.8 FT.
REAR SETBACK	4 FT.	4.6 FT.	4.6 FT.
DISTANCE TO ADJ. HOUSES	5 FT.	5.1 FT.	5.1 FT.
STRUCTURE ON SAME LOT			

* EXISTING NON-COMFORMITY
 (V) VARIANCE REQUESTED

TERRAMODEL
 SPECTRA
 2515
 2515
 2515