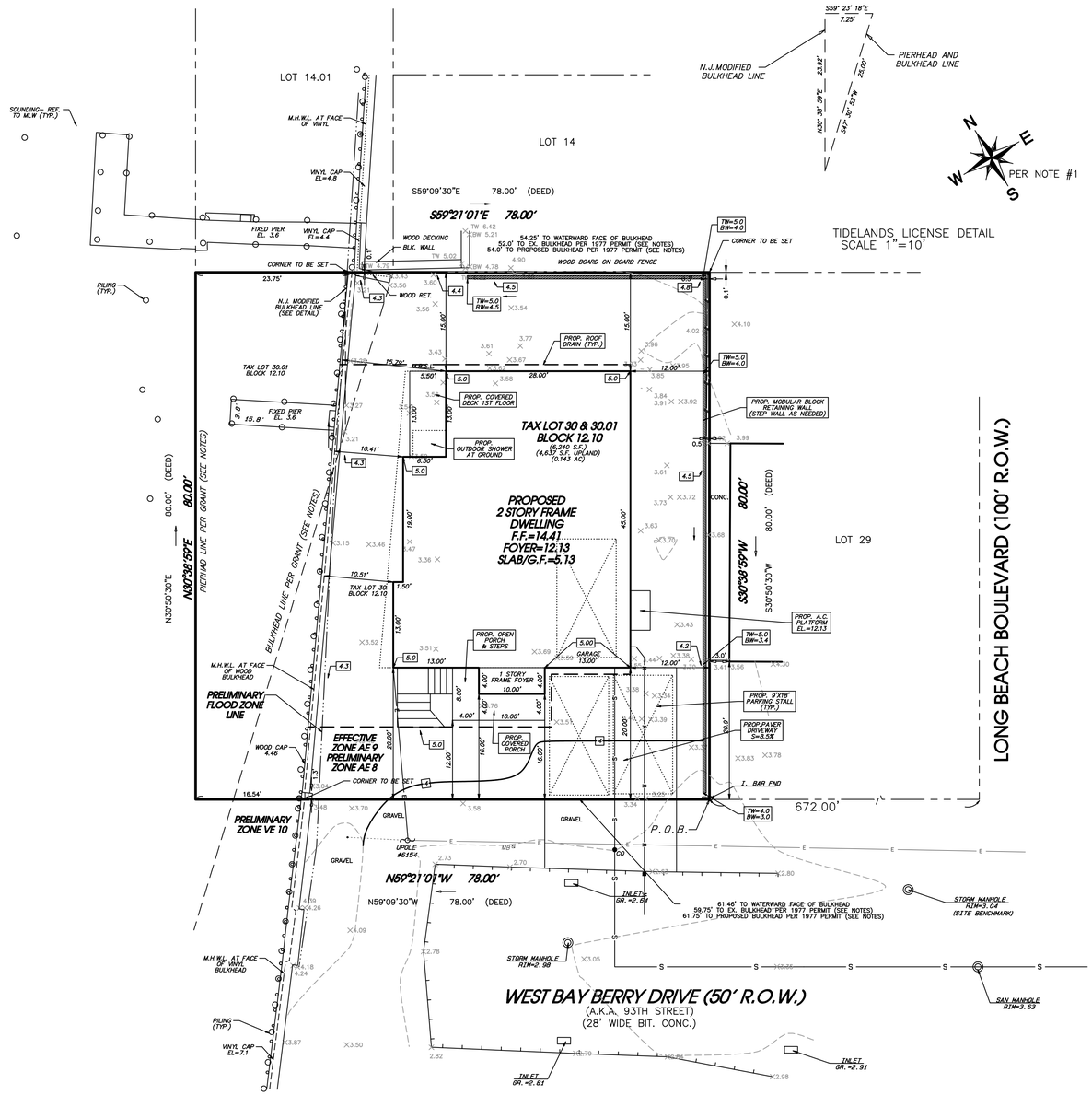
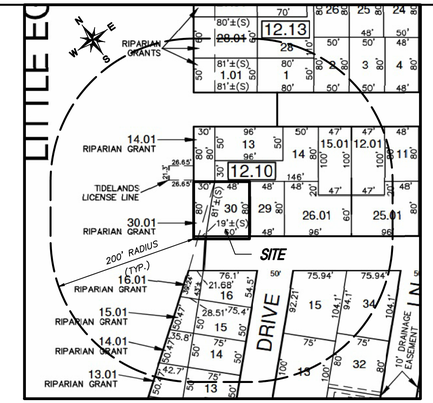
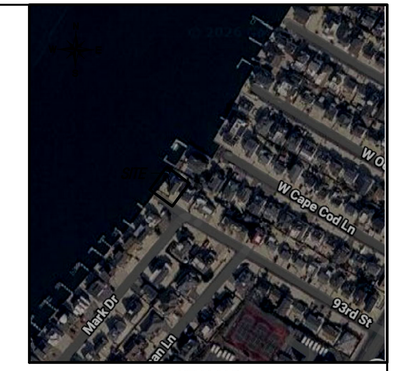




TAX MAP

SCALE IN FEET
0 100 200

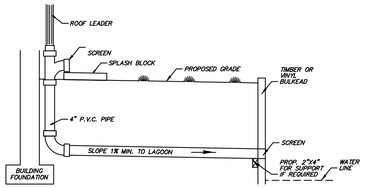


KEY MAP

SCALE IN FEET
0 200 400

NOTES :

1. EXISTING PROPERTY INFORMATION IS BASED ON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 12.10, LOT 30, 31 WEST BAY BERRY DRIVE" SITUATED IN LONG BEACH TOWNSHIP OCEAN COUNTY NEW JERSEY, BY INSITE SURVEYING DATED 11/18/25, LAST REVISED 11/26/25
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.
3. 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.
4. 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.
5. 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.
6. ALL ELEVATIONS ARE BASED ON N.A.V.D. OF 1988 PER NOTE #1.
7. 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.
8. 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.
9. 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 0602F, MAP NO. 34029C0602F, EFFECTIVE DATE 9/29/2006. THE PROPERTYS PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION 8 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE, AS SHOWN ON PRELIMINARY MAP NO. 34029C0602G, PUBLISHED 3/28/2014. A PORTION OF THE PROPERTY IS LOCATED IN PRELIMINARY FLOOD ZONE VE, PRELIMINARY BASE FLOOD ELEVATION=10 (NAVD 1988). ENTIRE PROPERTY IS ALSO WITHIN THE LIMIT OF MODERATE WAVE ACTION. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
10. EXISTING UTILITIES SERVICING THE DWELLING TO BE UTILIZED. NO NEW UTILITIES ARE PROPOSED.
11. THE EXISTING DWELLING AND ASSOCIATED IMPROVEMENTS ARE TO BE RAZED UNLESS OTHERWISE NOTED.
12. AVERAGE CENTER LINE GRADE = 3.06 (WEST BAY BERRY DRIVE).
13. PARKING PROVIDED FOR 3 VEHICLES (1 IN GARAGE & 2 IN DRIVEWAY).
14. 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.
15. ROOF DRAINS TO BE PIPED TO THE BAY.



DOWNSPOUT DETAIL

NO SCALE

LEGEND

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

SCALE IN FEET
0 10 20

ZONE : R-50 GENERAL RESIDENTIAL ZONE

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA	5,000 S.F.	6,240 S.F. (4,637 S.F. UPLAND)	6,240 S.F. (4,637 S.F. UPLAND)
LOT WIDTH	50 FT.	61.46 FT.	61.46 FT.
PRINCIPAL BUILDING :			
FRONT SETBACK	20 FT.	21.9 FT.	20.00 FT.(12.00' TO PORCH) (V)
REAR SETBACK	15 FT.	16.6 FT.	15.00 FT.
SIDE SETBACK	10 FT. (18.44' TOTAL)	9.2 FT.* (24.7' TOTAL)	10.41 FT. (22.41' TOTAL)
MAXIMUMS :			
BUILDING HEIGHT	34 FT.	<34 FT.	34 FT.
LOT COVERAGE (BLDG)	33.33%	26.7%	32.9%
IMPERVIOUS COVERAGE	75%	34.0%	36.0%
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

NOTE: 15' BETWEEN ADJACENT BUIDINGS
MEASURE BUILDING HEIGHT FROM ELEV. 5.

* EXISTING NON-CONFORMITY
(V) = VARIANCE REQUIRED

No.	DATE	REVISION	BY	CHK.

BRUCE A. JACOBS
N.J. Professional Engineer No. 37489

3/13/26
DATE

VARIANCE PLAN/PLOT PLAN

TAX LOTS 30 & 30.01 BLOCK 12.10

LONG BEACH TOWNSHIP
OCEAN COUNTY , NEW JERSEY

GRAVATT CONSULTING GROUP
Engineers • Surveyors • Planners
414 Lacey Road, Forked River, NJ 08731
Tel. 609 . 693 . 6126 www.gravattconsulting.com
Certificate of Authorization No. 24GA27925900

SCALE:	1" = 10'
DATE:	3/13/26
DRAWN BY:	CA/MJD
CHECKED BY:	MS
SHEET NO.	1 OF 1
PROJECT NUMBER	13071

SPECTRA PRECISION TERRAMODEL
RECORD FILE: 13071_B 9 Rickerry Drive.fmx FILE: JOB13071.B
DATE: Mar 13, 2026 ● 9:28PM