

EXISTING

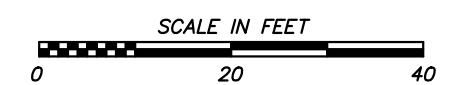
PROPOSED

NOTES:

- PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 8137 PAGE 6964. PROPERTY IS ALSO KNOWN AS LOTS 10 ON A CERTAIN MAP ENTITLED "MAP OF LOTS AT SEA BRIGHT, BELONGING TO S.N.LAND AND CONSTRUCTION CO.," FILED JULY 9, 1892 IN THE MONMOUTH COUNTY CLERK'S OFFICE AS CASE 44-4. FIELD CONDITIONS AS OF 9/8/2021.
- 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.
- 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=8 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP SEA BRIGHT BOROUGH OF, COMMUNITY NO. 345317, PANEL 0201G, MAP NO. 34025C0201G, EFFECTIVE DATE 6/20/2018. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION 7 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE, AS SHOWN ON PRELIMINARY MAP NO. 34025C0201H, PUBLISHED 01/31/2014. A PORTION OF THE PROPERTY IS LOCATED IN PRELIMINARY FLOOD ZONE AE, PRELIMINARY BASE FLOOD ELEVATION=7 (NAVD 1988). THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS 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 RAZED UNLESS OTHERWISE NOTED.
- AVERAGE CENTER LINE GRADE = 2.7 (NEW STREET), 1.6 (SURF STREET).
- IT IS PROPOSED TO CONSTRUCT A 2-FAMILY DWELLING WITH EACH HAVING 2 BEDROOMS.
- WAIVER REQUESTED FROM RSIS PARKING REQUIREMENTS:
2 SPACES/UNIT X 2 UNITS = 4 SPACES REQUIRED
2 SPACES PROVIDED IN GARAGE (1 IN EA. GARAGE)

LEGEND

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



ZONE : R-3 DOWNTOWN RESIDENCE ZONE

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA	1,800 S.F.	1,744 S.F.*	1,744 S.F.*
LOT WIDTH	25 FT.	26.0 FT.	26.0 FT.
LOT DEPTH	60 FT.	67.2 FT.	67.2 FT.
PRINCIPAL BUILDING :			
FRONT SETBACK (NEW ST.)	5 FT.	4.5 FT.*	3.8 FT.(V) (0.8' TO BALCONY)(V)
FRONT SETBACK (SURF ST.)	5 FT.	1.9 FT OVER PL *	4.0 FT.(V) (1' TO BALCONY)(V)
SIDE SETBACK	3 FT. (TOTAL 6 FT.)	0.4 FT. (2.1' TOTAL)	3.0 FT. (6.1' TOTAL)
MAXIMUMS :			
BUILDING HEIGHT	38 FT. (2 1/2 STORIES)	34 FT.	37.5 FT.
LOT COVERAGE (BLDG)	50%	76.6%*	71.94% (V)
LOT COVERAGE (IMPERVIOUS)	70 %	84%±	74% (V)
ACCESSORY BUILDING :			
SIDE SETBACK	4 FT.	N/A	N/A
REAR SETBACK	4 FT.	N/A	N/A

* EXISTING NON-COMFORMITY (V) VARIANCE REQUIRED

No.	DATE	REVISION	BY	CHK.

JOHN P. AUGUSTINE
 N.J. Professional Land Surveyor No. 34838
 DATE: 1/4/22

BRUCE A. JACOBS
 N.J. Professional Engineer No. 37489
 DATE: 1/4/22

VARIANCE/PLOT PLAN
TAX LOT 11.01 BLOCK 12
 BOROUGH OF SEA BRIGHT
 MONMOUTH COUNTY, NEW JERSEY

SCALE: 1" = 20'
DATE: 1/3/22
DRAWN BY: CA/MJD
CHECKED BY:
SHEET NO. 1 OF 2
PROJECT NUMBER 11241

GRAVATT CONSULTING GROUP
 Engineers • Surveyors • Planners • Environmental Scientists
 414 Lacey Road, Forked River, NJ 08731
 Tel. 609 • 693 • 6127 www.gravattconsulting.com
 Certificate of Authorization No. 24GA27925900

TERRAMODEL™
 SPECTRA™
 PRECISION™