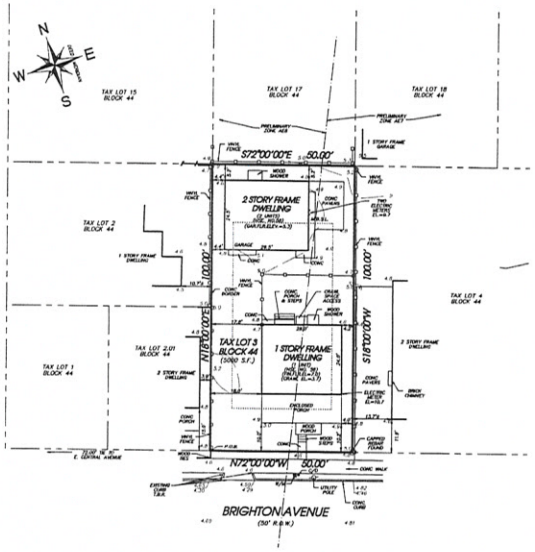
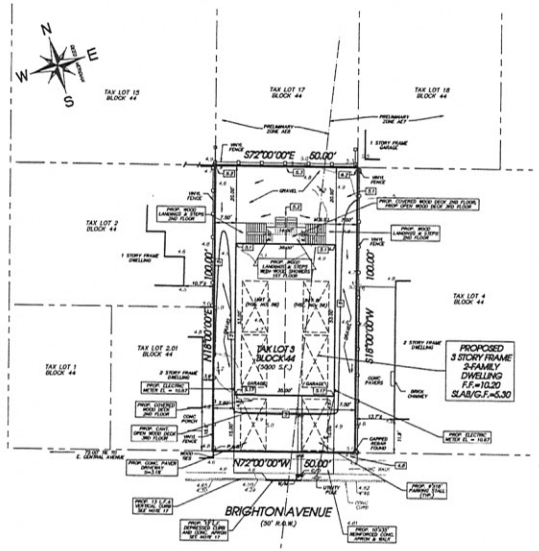


EXISTING



PROPOSED

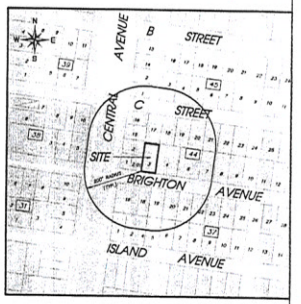
NOTES :

1. PROPERTY WAS SURVEYED BY GCG ON 12/7/2020 IN ACCORDANCE WITH DEED BOOK 5271 PAGE 468. PROPERTY IS ALSO KNOWN AS LOTS 90 & 92 AS SHOWN ON A CERTAIN MAP ENTITLED, "PLAN OF LOTS AT MANHASSET ON ISLAND BEACH", OCEAN COUNTY, NEW JERSEY", FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OCTOBER 26, 1901 AS MAP NO. D-270.
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 TIDLWATERS 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.
7. UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY. ANY/ALL CONTRACTORS SHALL CONSTRUCTION WORK ON THIS SITE, THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEW JERSEY ONE CALL 1-800-272-1000".
8. PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=7 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP BOROUGH SEASIDE PARK, COMMUNITY NO. 345319, PANEL 0339F, MAP NO. 34029C0339F, 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. PORTION OF PROPERTY IS ALSO LOCATED IN ZONE AE7 AS SHOWN ON PRELIMINARY MAP NO. 34029C0339G, PUBLISHED 1/30/2015. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
9. EXISTING UTILITIES SERVICING THE DWELLING TO BE UTILIZED. NO NEW UTILITIES ARE PROPOSED.
10. THE LOT GRADING WILL REMAIN SUBSTANTIALLY THE SAME.
11. IT IS PROPOSED TO DEMOLISH THE EXISTING 3-FAMILY DWELLINGS AND ASSOCIATED IMPROVEMENTS AND CONSTRUCT A NEW 2-FAMILY DWELLING ON THE SITE.
12. A MINIMUM OF 2 PARKING SPACES SHALL BE PROVIDED ON-SITE FOR DWELLINGS HAVING 4 OR LESS BEDROOMS, PER PARKING REQUIREMENT: 2 BEDROOM 2 FAMILY = 2 SPACES/UNIT. PARKING PROVIDED FOR 6 VEHICLES (4 IN GARAGE AND 2 IN DRIVEWAY). PARKING DIMENSIONS ARE 9'x18'.
13. THE USE OF PLASTIC UNDER LANDSCAPED OR GRAVEL AREAS IS PROHIBITED. ALL SUB-GRAVEL LINERS SHALL BE MADE OF FILTER CLOTH OR PERMEABLE MATERIAL.
14. THE SILT FENCE SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING IS COMPLETED.
15. ANY DRIVEWAY SHALL BE COVERED WITH A PERMEABLE MATERIAL OR ELSE SHALL BE PITCHED TO DRAIN ALL RUNOFF ONTO PERMEABLE AREAS OF THE SITE.
16. EXPANSION JOINTS FOR CURB & SIDEWALK ARE TO BE FIELD VERIFIED. REMOVE & REPLACE CURB & SIDEWALK TO NEAREST EXPANSION JOINT. ALL CONSTRUCTION OF DRIVEWAY, CURB AND SIDEWALK SHALL CONFORM TO ORDINANCE SECTION 405-20 & 21.
17. A.C. UNITS TO BE PLACED ON THE ROOF.
18. EXISTING FENCES ARE OWNED BY ADJOINING PROPERTY OWNERS AND ARE TO REMAIN.
19. ROOF DOWNSPOUTS TO BE DIRECTED TO FRONT AND REAR YARDS, AND NOT TO SIDE YARDS.

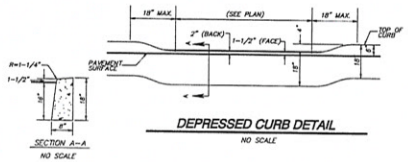
USE VARIANCE REQUESTED :

1. SECTION 200-67
   DETACHED SINGLE FAMILY DWELLING PERMITTED; WHEREAS THE EXISTING 2 BUILDINGS CONSISTING OF 3 DWELLING UNITS ARE TO BE DEMOLISHED AND REPLACED WITH A 2-FAMILY DWELLING

KEY MAP
SCALE IN FEET
0 200 400



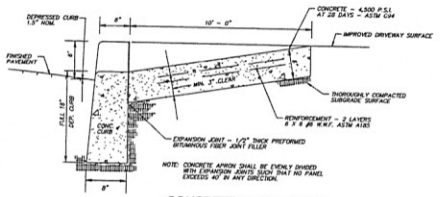
LOCATION MAP
SCALE IN FEET
0 200 400



NO SCALE

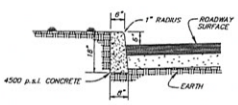
DEPRESSED CURB DETAIL

NO SCALE



CONCRETE APRON DETAIL

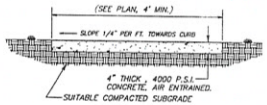
NO SCALE



NOTE : EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS OF 20' AND SHALL BE FILLED WITH A ONE-HALF INCH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER TO WITHIN ONE-FOURTH INCH OF TOP AND FACE.

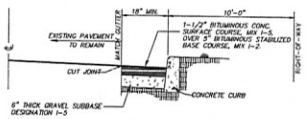
CONCRETE CURB DETAIL

NO SCALE



CONCRETE WALK DETAIL

NO SCALE



PAVEMENT RECONSTRUCTION DETAIL

NO SCALE

LEGEND

5 = EXIST. CONTOUR
5 = PROPOSED CONTOUR
M.B.S.L. = MINIMUM BUILDING SETBACK LINE
5.5 = EXIST. ELEVATION
5.5 = PROPOSED ELEVATION

SCALE IN FEET
0 20 40

ZONE : R- RESIDENTIAL ZONE

	REQUIRED :	EXISTING :	PROPOSED :
MINIMUMS :			
LOT AREA	5,000 S.F.	5,000 S.F.	5,000 S.F.
LOT WIDTH	50 FT.	50 FT.	50 FT.
LOT DEPTH	50 FT.	100 FT.	100 FT.
PRINCIPAL BUILDING :			
FRONT SETBACK	15 FT.	10.0 FT.*	15.00 FT.
REAR SETBACK	20 FT.	55.8 FT.	20.00 FT.
SIDE SETBACK	5 FT.(15' TOTAL)	4.0 FT.* (22.0' TOTAL)	7.50 FT. (15.00' TOTAL)
MAXIMUMS :			
BUILDING HEIGHT	32 FT. ABOVE BFE+2	<32 FT.	31.83 FT.
LOT COVERAGE (BLDG)	2000 SF	1675 SF	1,855 SF
LOT COVERAGE (IMPERVIOUS)	65%	40.2%	55.0%
FLOOR AREA RATIO/BUILDING SIZE	4,500 S.F. (80%)	2,118 S.F. (42.4%)	4,046 S.F. (81.0%)
ACCESSORY BUILDING/STRUCTURE :			
SIDE SETBACK	5 FT.	4.4 FT.*	NA
REAR SETBACK	5 FT.	5.2 FT.	NA

* EXISTING NON-CONFORMITY
(V) VARIANCE

ZONING NOTES:

1. MAXIMUM BUILDING COVERAGE INCLUDING DETACHED GARAGE AND SHED: LOT AREA (S.F.) x 0.4 COMPLIES.
2. FLOOR AREA RATIO/ MAXIMUM BUILDING SIZE: LOT AREA (S.F.) x 0.9= MAX. ALLOWABLE GROSS AREA (S.F.) COMPLIES.
3. MAXIMUM BUILDING HEIGHT MEASURED FROM ABFE+2' OF FREEBOARD: LOT AREA X 0.0032+16. MAXIMUM BUILDING HEIGHT ON LOTS 5,000 S.F. OR GREATER IS 32 FEET, COMPLIES.
4. AREA OF FRONT ACCESS STRUCTURE & STAIRS, 50 S.F. ALLOWED, 0 S.F. PROPOSED, COMPLIES.
5. AREA REAR ACCESS STRUCTURE AND STAIRS: 50 S.F. ALLOWED, 14 S.F. PROPOSED, COMPLIES..
6. SIDE SETBACK TO STAIRS AND LANDINGS: 5 FT. REQUIRED, 7.5 FT. PROPOSED, COMPLIES.

No.	DATE	REVISION	BY	CHK.
1	6/11/21	REVISED DWELLING PER ENGINEER'S LETTER DATED 6/2/21	M.D.	

JOHN P. AUGUSTINE
N.J. Professional Land Surveyor No. 34838
6/11/2021 DATE

BRUCE A. JACOBS
N.J. Professional Engineer No. 37489
6/11/2021 DATE

VARIANCE PLAN
MICHAEL & MARISSA LUPO
TAX LOT 3 BLOCK 44
BOROUGH OF SEASIDE PARK
OCEAN COUNTY NEW JERSEY

GRAVATT CONSULTING GROUP
Engineers · Surveyors · Planners · Environmental Scientists
414 Lacey Road, Forked River, NJ 08731
Tel. 609 . 693 . 8117 www.gravattconsulting.com
Certificate of Authorization No. 24GA27935800

SCALE:	1" = 20'
DATE:	5/13/21
DRAWN BY:	DL/JA/M.C.
CHECKED BY:	
SHEET NO.	1 OF 1
PROJECT NUMBER	11243

tabbies
EXHIBIT
A-5
LUPO

DIRECTION TERRAMODEL