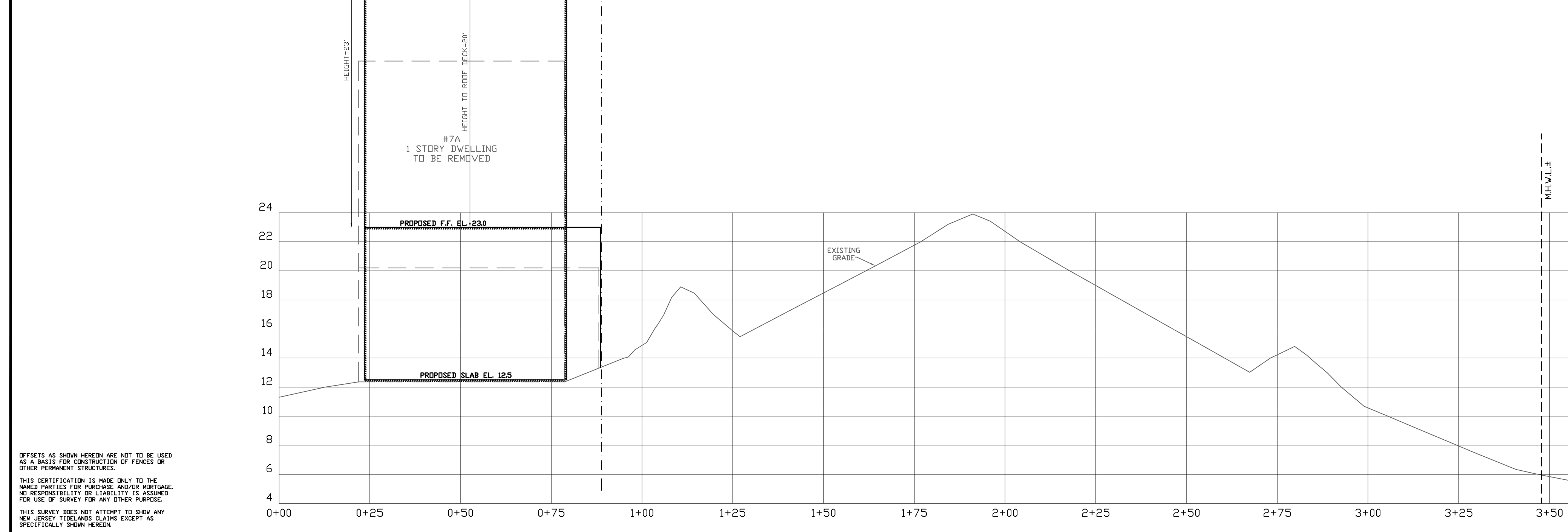
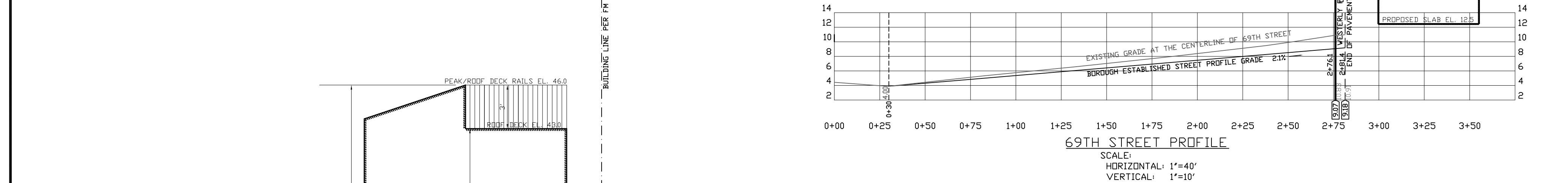
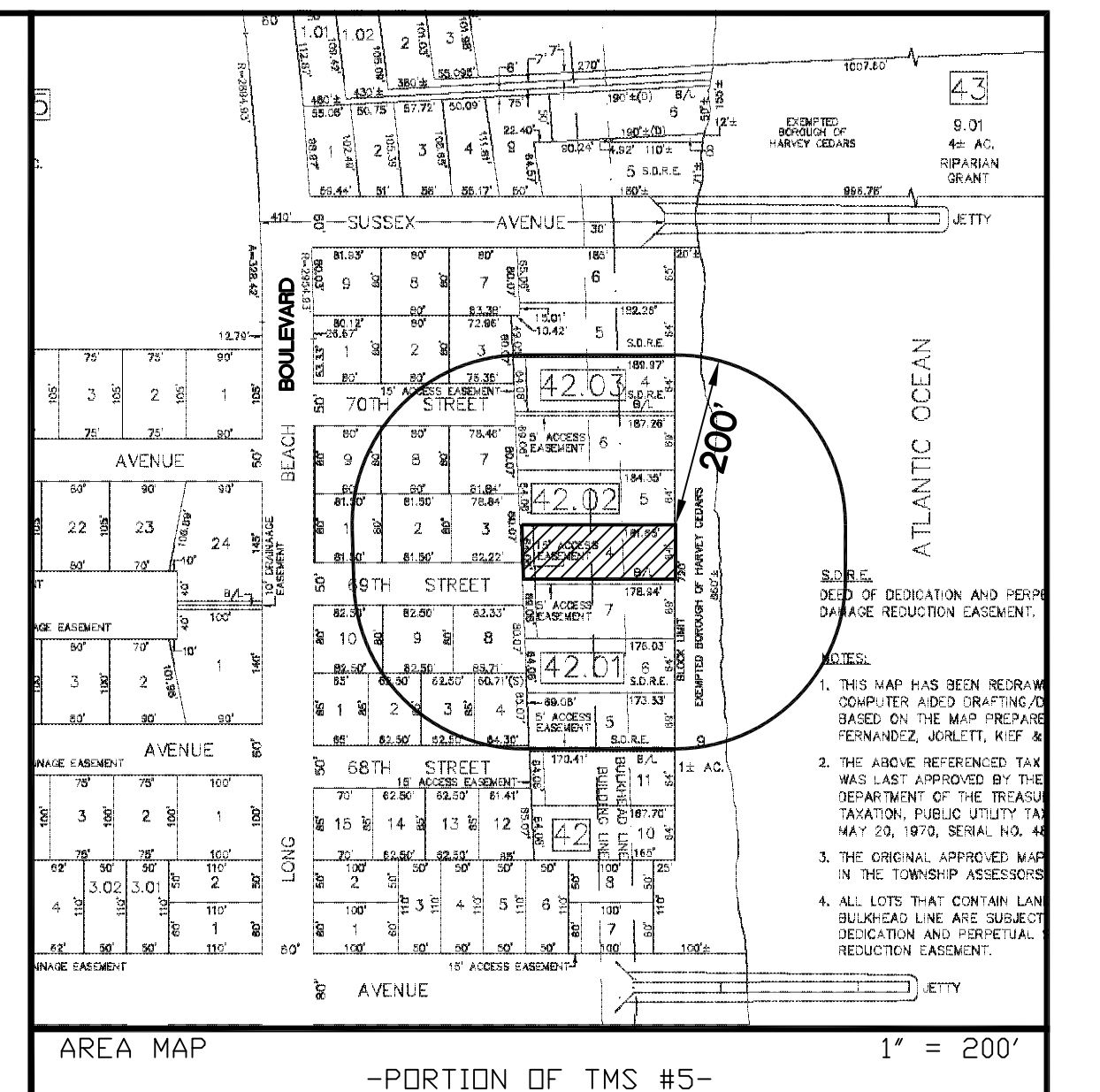


- LEGEND-**
- = IRON PIN FOUND
 - ⊗ = I. D. DISC FOUND IN BULKHEAD
 - PDB = POINT OF BEGINNING
 - C = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - 6.02 = SPOT ELEVATION
 - = EXISTING CONTOUR
 - ⊕ = PROPOSED SPOT ELEVATION
 - ⊗ = UTILITY POLE



ZONING SCHEDULE
RAA - SINGLE FAMILY RESIDENTIAL DISTRICT

	CODE	REQUIRED	EXISTING	PROVIDED
LOT AREA	13-10.3.b	7,500 S.F.	11,599.53 S.F.	NO CHANGE
NET LOT AREA	13-7.4.d	5,000 S.F.	10,579.84 S.F.	NO CHANGE
NET AREA WEST OF BLDG LINE			4,684.86 S.F.	NO CHANGE
LOT WIDTH	13-10.3.a.1	50 FT.	64 FT.	NO CHANGE
LOT DEPTH	13-10.3.a.2	75 FT.	163.94 FT.	NO CHANGE
ACCESS EASEMENT WIDTH	13-7.4.b	20 FT.	15 FT.**	15 FT.*
SETBACK TO EASEMENT	13-7.4.b	8 FT.	8.6 FT.	10 FT.
SETBACKS:				
FRONT	13-10.3.b.1	25 FT.	90.8 FT.	90.4 FT.
REAR	13-10.3.b.2	15 FT.	8.6 FT.**	10 FT.*
SIDE	13-10.3.b.3	10 FT. (EACH)	22 FT./10.4 FT.	10 FT./10 FT.
BUILDING COVERAGE:				
WITHOUT DECKS AND OPEN PORCHES	13-7.3.a	29%	15.9%	18.4%
TOTAL	13-7.3.a	33%	21.9%	23.7%
FLOOR AREA RATIO	13-7.3.b	50%	15.9%	34.2%
IMPERVIOUS COVERAGE (%)	13-7.3.c	75%	53.0%	55.1%
MINIMUM BOTTOM F.F. JOIST EL.	13-7.9	16.0	19.4	20.1
MAXIMUM F.F. EL.	13-8.1.c.1	23.0	20.1	23.0
HEIGHT:				
SLOPED ROOF	13-8.1.c.2	23 FT.	15 FT.	23 FT.
FLAT ROOF (ROOF DECK)	13-8.1.c.2	20 FT.		20 FT.
ROOF DECK RAILS	13-8.1.c.3	23 FT.		23 FT.
PARKING				
2 SPACES/DWELLING	13-9.6.a	2 SPACES	2 SPACES	2 SPACES

** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED

- NOTES:**
- AKA LOT 26, SECTION B FILED MAP #D-570 FILED ON 11/4/1968 *SEA MODR FINAL PLAT OF SECTIONS B, C, & D RE-SUBDIVISION OF LOTS 9, 10, 10-A & 11, BLOCK 42 HARVEY CEDARS, OCEAN COUNTY, NEW JERSEY*
 - DEED REFERENCE: BOOK 18136, PAGE 1571
 - FLOOD ZONE AD, BASE FLOOD DEPTH 1' AND FLOOD ZONE VE, BASE FLOOD ELEVATION 11 AS SHOWN ON FIRM #34029C0509F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0509G, THE PROPOSED DEVELOPMENT IS IN THE UNSHADED X ZONE, AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - THE HIGHEST GRADE ADJACENT TO THE PORTION OF THE PROPOSED BUILDING WITHIN THE EFFECTIVE FLOOD ZONE AD IS ELEVATION 13.0.
 - THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION FOR THE PROJECT IS 14.0 NAVD. THE FLOOD ZONE FOR DESIGN PURPOSES IS FLOOD ZONE VE.
 - VERTICAL DATUM NAVD (1988)

OFFSETS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
 THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TOWNSHIP CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREIN.
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREIN.
 THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT
ANNIE MARIE KNIGHTLY
275 MAIN STREET
NEW CANAAN, CT 06849

HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050 FAX (609) 492-4163

JAMES D. BRZOZOWSKI, P.E., P.P.
 Professional Engineer, N.J. License Number GE44283
 Professional Planner, N.J. License Number 33L100606400

ROBERT G. deBLOIS, P.L.S.
 Professional Land Surveyor, N.J. License Number 35357

VARIANCE MAP
 LOT 4, BLOCK 42.02
 TAX MAP SHEET # 5
 BOROUGH OF HARVEY CEDARS
 OCEAN COUNTY, NEW JERSEY

SCALE: 1"=20' DRAWN BY: MAX SHEET 1 OF 1
 JOB NO.: 20-169 DATE: 1/8/2021