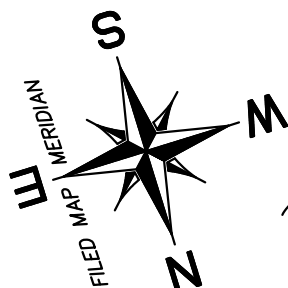
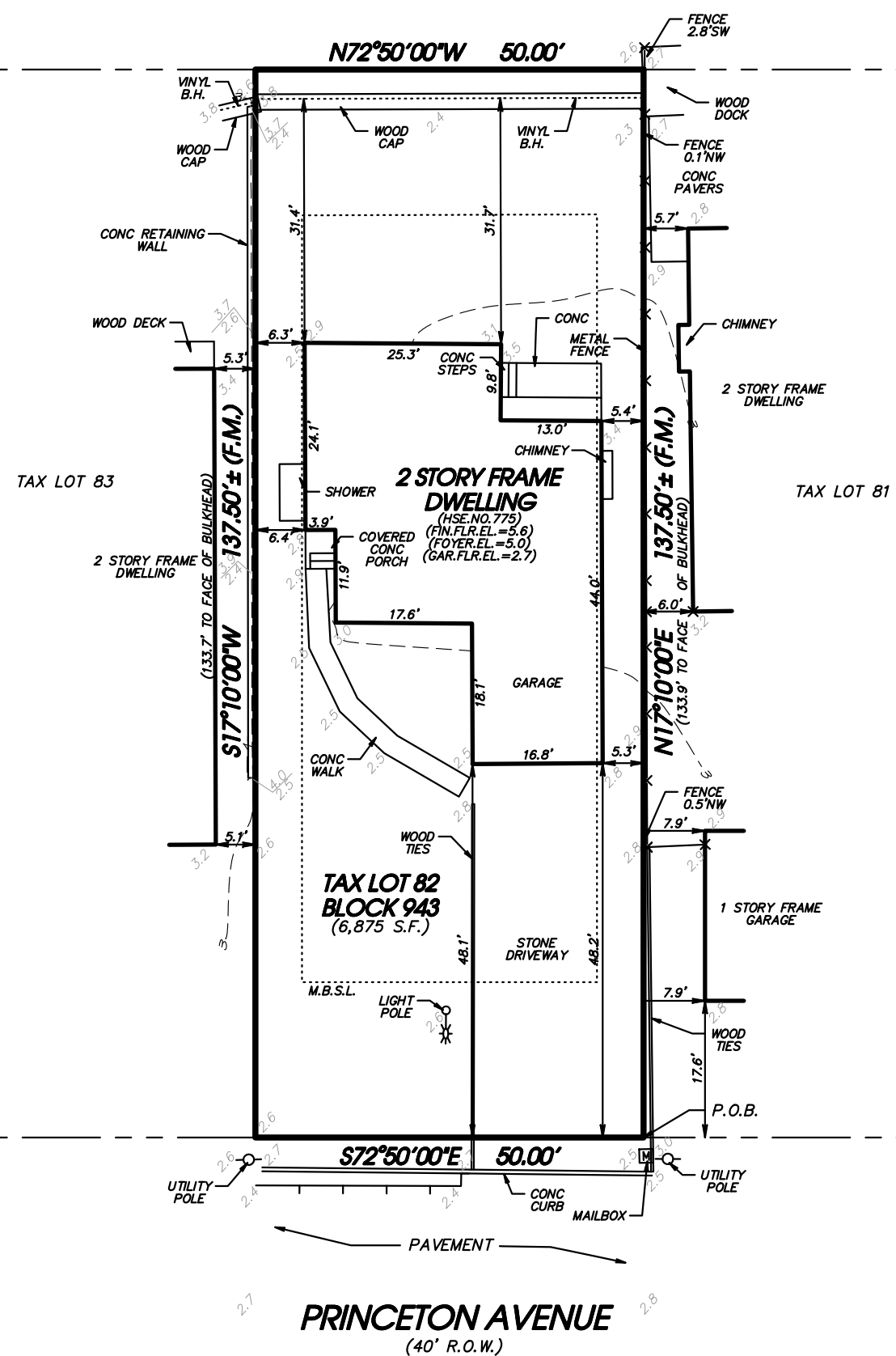


SOUTH LAGOON  
(100' WIDE)

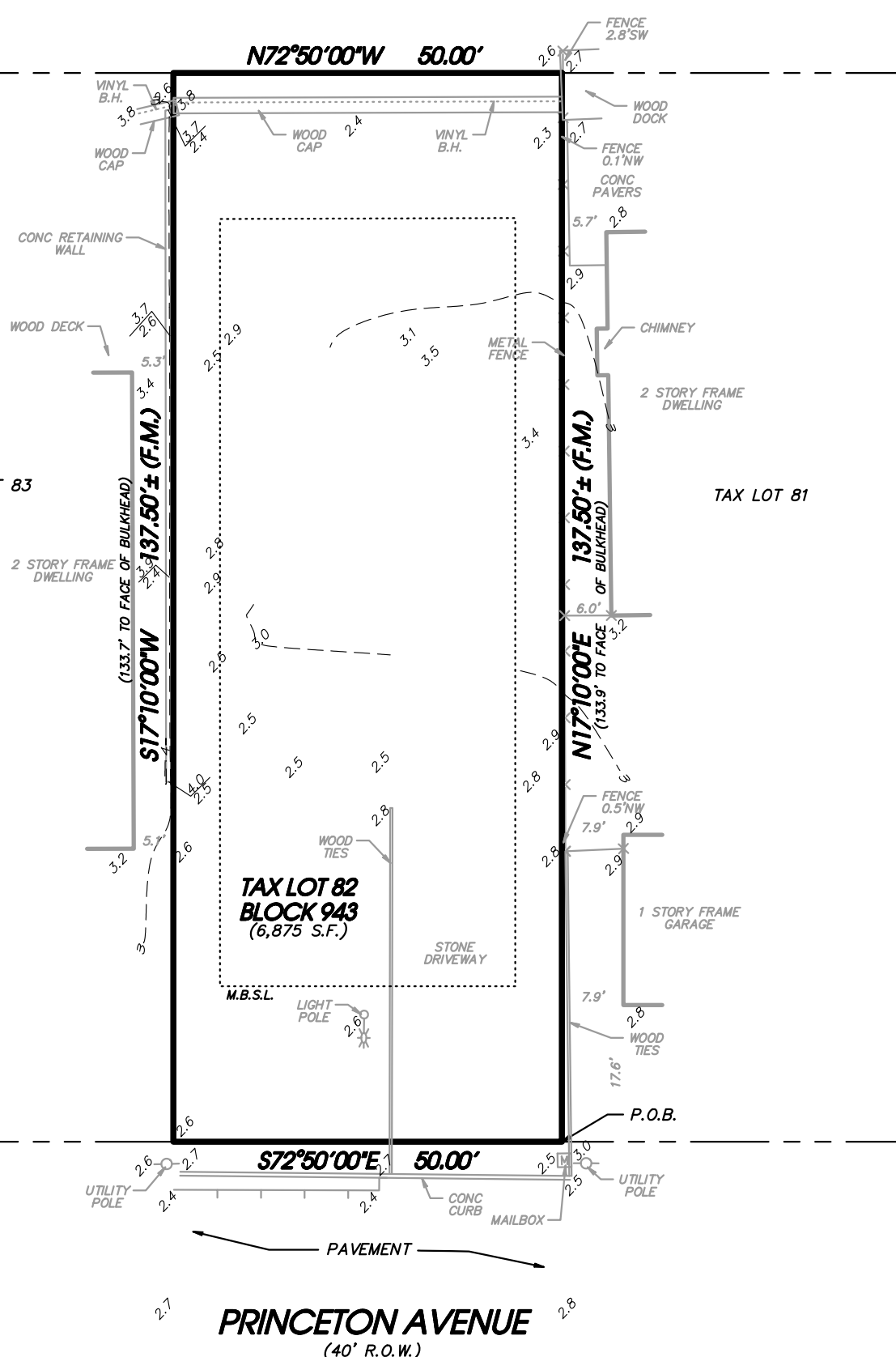


SOUTH LAGOON  
(100' WIDE)



PRINCETON AVENUE  
(40' R.O.W.)

EXISTING



PRINCETON AVENUE  
(40' R.O.W.)

PROPOSED

**NOTES :**

- PROPERTY WAS SURVEYED BY GCG ON 1/20/23 IN ACCORDANCE WITH DEED BOOK 14951 PAGE 652. PROPERTY IS ALSO KNOWN AND DESIGNATED AS LOT(S) 82 AS SET FORTH ON A CERTAIN MAP ENTITLED, "MAP E OF METEDECONK COMPANY" SITUATED IN THE TOWNSHIP OF BRICK, COUNTY OF OCEAN, STATE OF NEW JERSEY, SAID MAP BEING DULY FILED ON FEBRUARY 27, 1930 IN THE OCEAN COUNTY CLERK'S OFFICE AS CASE NO. A-330.
- 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.
- PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=5 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP BRICK TOWNSHIP, COMMUNITY NO. 345285, PANEL 0212F, MAP NO. 34029C0212F, 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, AS SHOWN ON PRELIMINARY MAP NO. 34029C0212G, PUBLISHED 1/30/2015. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
- HOUSE DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR ANY TYPE OF DESIGN PURPOSE AND MUST BE VERIFIED.
- EXISTING UTILITIES ARE TO BE USED, NO NEW UTILITIES ARE PROPOSED.
- 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.

**LEGEND**

- 3 --- = EXIST. CONTOUR
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- 3.5 --- = EXIST. ELEVATION
- E --- = EXIST. OVERHEAD UTILITY WIRES
- 4.0 --- = PROPOSED ELEVATION
- 4 --- = PROPOSED CONTOUR
- T.B.R. = TO BE REMOVED



**ZONE : R5**

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA . . . . .	5,000 S.F.	6,875 S.F. (6,689 S.F. UPLAND)	6,875 S.F.
LOT WIDTH . . . . .	50 FT.	50 FT.	50 FT.
LOT DEPTH . . . . .	75 FT.	137.50 FT.	137.50 FT.
<b>PRINCIPAL BUILDING :</b>			
FRONT SETBACK . . . . .	20 FT.	48.1 FT.	FT.
REAR SETBACK . . . . .	15 FT.	31.4 FT.	FT.
SIDE SETBACK . . . . .	5 FT. (12' TOTAL)	5.3 FT. (11.6' TOTAL)*	FT.
<b>MAXIMUMS :</b>			
BUILDING HEIGHT . . . . .	EL=41	EL<41	EL=
EAVES . . . . .	EL=32	EL<32	EL=
EL=45		EL<45	EL=
LOT COVERAGE BLDG . . . . .	35%	22%	%
IMPERVIOUS LOT COVERAGE . . . . .	70%	25.6%	%
<b>ACCESSORY BUILDING :</b>			
REAR SETBACK . . . . .	5 FT.	FT.	FT.
SIDE SETBACK . . . . .	5 FT.	FT.	FT.

\*EXISTING NON-COMFORMITY

TERRAMODEL™  
 REGISTERED PROFESSIONAL SURVEYOR # 18900-017724-00  
 SPECTRA™  
 REGISTERED PROFESSIONAL SURVEYOR # 18900-017724-00

No.	DATE	REVISION	BY	CHK.

JOHN P. AUGUSTINE  
 N.J. Professional Land Surveyor No. 34838

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

**PLOT PLAN**

**TAX LOT 82      BLOCK 943**

BRICK TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'
DATE: 2/7/23
DRAWN BY: CA
CHECKED BY:
SHEET NO. 1 OF 1
PROJECT NUMBER
<b>12067</b>

**GRAVATT CONSULTING GROUP**  
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