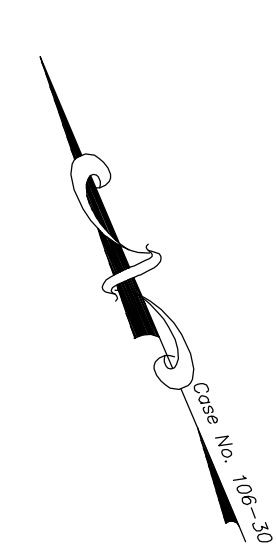
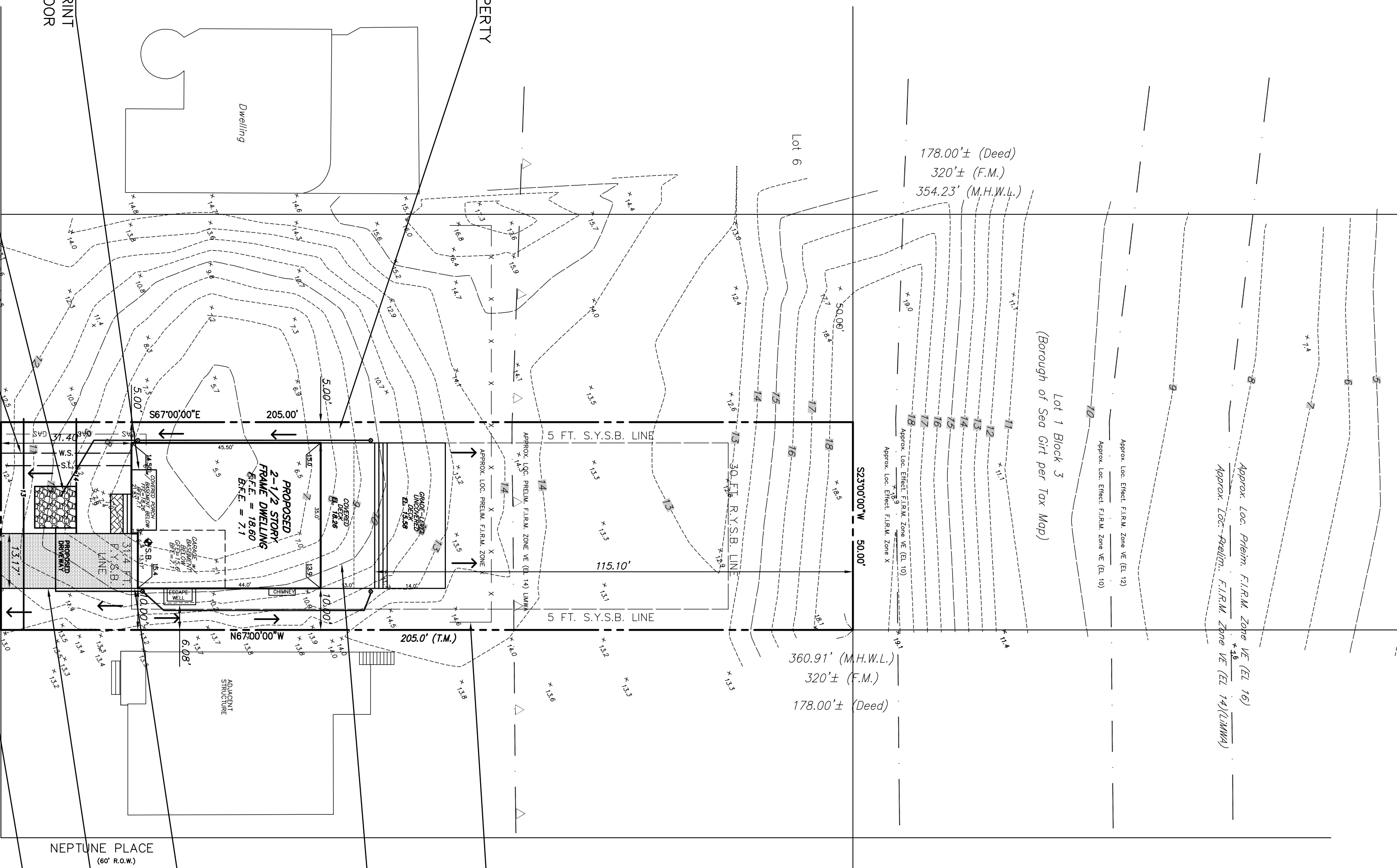


ATLANTIC OCEAN

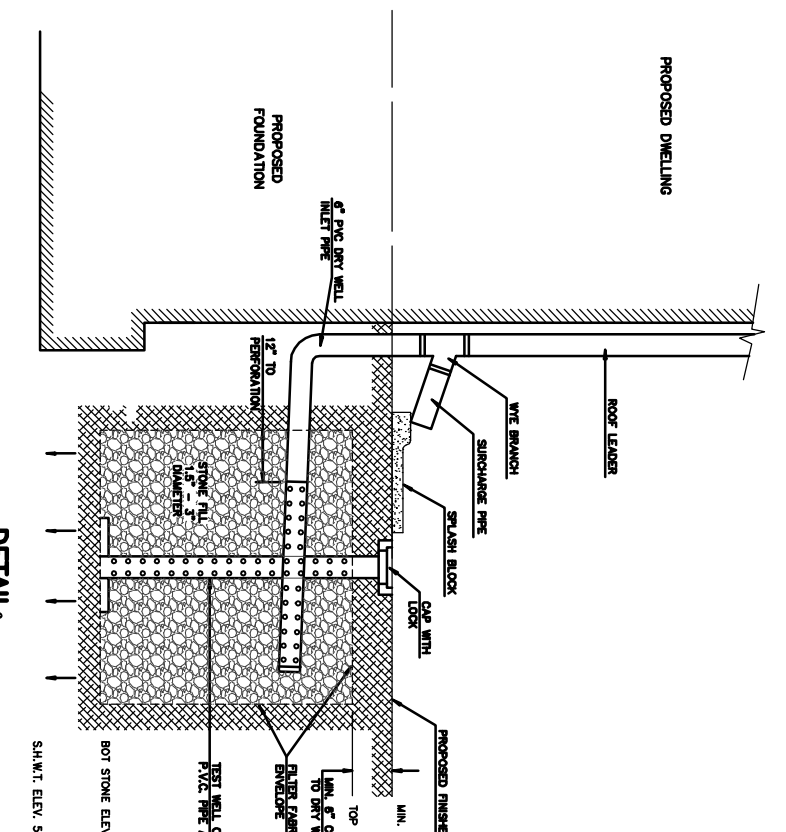


Approx. Loc. of M.H.W.L. E1.158 (5/106/2022)  
Approx. Loc. of M.H.W.L. E1.158 (5/106/2022)



**DRAINAGE CALCULATIONS**

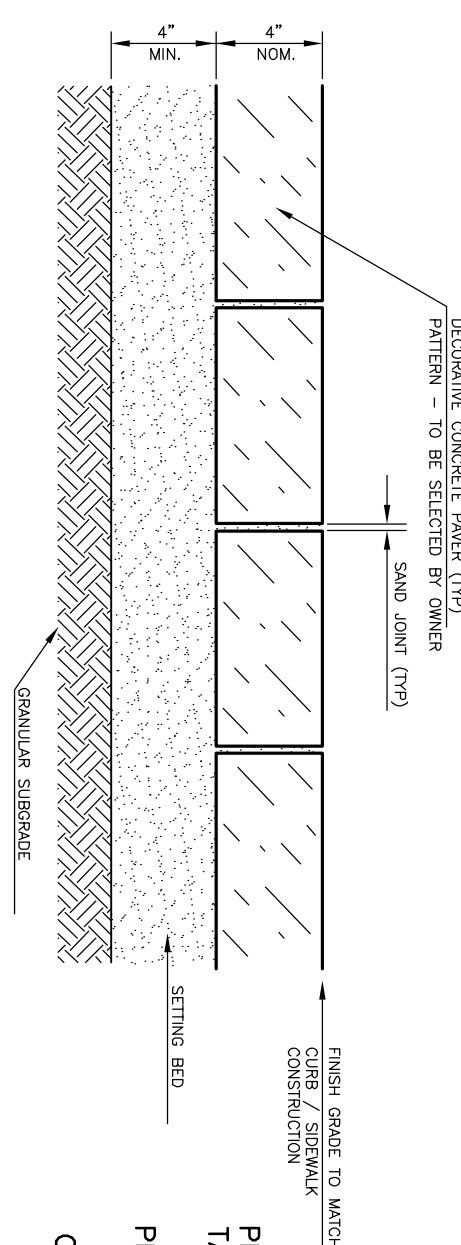
REQUIREMENTS  
 BASED ON TOWN REQUIREMENTS  
 1 GAL./7' S.F. OF LOT AREA (MIN 1,100 GALLONS)  
 = 10,250/7' = 1,464 GALLONS REQUIRED = 1957.6 C.F.  
 REQUIRED.  
 PROVIDED  
 (1) - 10'x10'x5' STONE DRYWELLS @ 40% Voids = 200 C.F.  
 TOTAL PROVIDED = 1,496 GALLONS.  
 1,496 > 1,464 GALLONS -> STONE DRYWELL EXCEEDS TOWN REQUIREMENTS.  
 DRAIN DOWN TIME (LARGEST VOLUME RD)  
 T=(VOL.)/(AREA\*PERMEABILITY) = (200 C.F.)/(100 S.F.\*6 IN./HR.(1 FT./12 IN.)) = 4 HRS.  
 4 HRS < 72 HRS -> DRAIN DOWN TIME IS OK



**BUILDING FRONT SETBACKS WITHIN THE BLOCK**

LOT NO.	HOUSE NO.	SETBACK (FT.)	REMARKS
1	722	29.0	DWELLING
2	720	28.5	DWELLING
3	718	28.5	DWELLING
4	716	29.4	DWELLING
6	710	29.9	DWELLING
7	708	31.4	COVERED PORCH
8	708	39.2	COVERED PORCH
9	704	34.0	DWELLING
10	702	30.6	DWELLING
11	700	33.3	DWELLING
TOTAL		313.8	
AVERAGE		31.4	

NOTE:  
 AVERAGE FRONT SETBACK TAKEN FROM TABLE SHOWN ON TOPOGRAPHIC SURVEY REFERENCED IN GENERAL NOTES.



**DWELLING HEIGHT CALCULATIONS**

FIRST FLOOR ELEV. = 18.60  
 + FIRST FLOOR TO RIDGE = 28.79  
 RIDGE ELEV. = 47.39  
 - RD. CROWN = 12.39  
 HOUSE HEIGHT = 35.00

**PROPR. PRINCIPAL BUILDING COVERAGE:**

PROPR. DWELLING/FRONT PORCH = 1,572.75 S.F.  
 PROPR. FRONT OVERHANG = 19.75  
 PROPR. REAR COVERED DECK = 4,555 S.F.  
 TOTAL PRINCIPAL BUILDING COVERAGE = 2,047.50 S.F.

**PROPR. IMPERVIOUS COVERAGE:**

PROPR. DRIVEWAY = 413.50 S.F.  
 PROPR. FRONT STEPS = 19 S.F.  
 PROPR. FRONT WALK = 28.50 S.F.  
 PROPR. CHIMNEY = 10.75 S.F.  
 PROPR. EGRESS WELL = 11.50 S.F.  
 PROPR. A/C UNITS = 501.25 S.F.  
 TOTAL IMPERVIOUS COVERAGE = 1,025.50 S.F.

PROPR. DWELLING/FRONT PORCH = 1,572.75 S.F.  
 PROPR. FRONT OVERHANG = 19.75  
 PROPR. REAR COVERED DECK = 4,555 S.F.  
 TOTAL PRINCIPAL BUILDING COVERAGE = 2,047.50 S.F.

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL - VACANT	RESIDENTIAL	RESIDENTIAL
LOT AREA	10,250 S.F.	10,250 S.F.	10,250 S.F.
MIN. LOT FRONTAGE	50 FT.	50 FT.	50 FT.
MIN. LOT WIDTH	50 FT.	50 FT.	50 FT.
MIN. LOT DEPTH	150 FT.	205 FT.	205 FT.
MIN. FRONT YARD SETBACK	31.4 FT. (avg.)	N/A	31.40 FT.
MIN. SIDE YARD SETBACK ON ONE SIDE	10 FT.	N/A	10 FT.
MIN. COMBINED SIDE YARD SETBACK	15 FT.	N/A	15 FT.
MIN. REAR YARD SETBACK	30 FT.	N/A	35 FT.
MAX. BUILDING HEIGHT/TOP OF CROWN (12.29)	35 FT. (-1/2 story)	N/A	35 FT. (-1/2 story)
MAX. GAR. BUILDING HEIGHT/TOP OF CROWN (12.29)	16 FT.	N/A	N/A
MIN. GAR. SIDE YARD SETBACK	5 FT.	N/A	N/A
MIN. GAR. REAR YARD SETBACK	3 FT.	N/A	N/A
MIN. DISTANCE BETWEEN BUILDINGS	5 FT.	N/A	N/A
MAX. PRINCIPAL BUILDING COVERAGE	20 % (2,050 S.F.)	N/A	19.98 % (2,047.50 S.F.)
MAX. IMPERVIOUS COVERAGE	35 % (3,587.50 S.F.)	N/A	4.89 % (501.25 S.F.)
GARAGE BLDG. COVERAGE	275/500 S.F. (55%) (MAX)	N/A	N/A
ATTACHED GARAGE FRONT SETBACK	0 FT.	N/A	** 1.5 FT.
MAX. GARAGE REAR YARD COVERAGE	30 %	N/A	N/A
MAX. ACCESSORY BLDG. COVERAGE	120 S.F.	N/A	N/A
MIN. MECH. EQUIP. REAR YARD SETBACK	3 FT.	N/A	201 FT.
MAX. CURB CUT	800 S.F.	N/A	13 FT.
MAX. DRIVEWAY WIDTH (4 PROP. LINES)	13 FT.	N/A	13 FT.
** - INDICATES EXISTING NON-CONFORMITY			14 FT.
** - INDICATES VARIANCE REQUESTED			13.17 FT.

**GENERAL NOTES:**

- PROPERTY SHALL BE SERVICED BY PUBLIC SEWER AND WATER
- ELEVATIONS BASED ON NAVD08 DATUM
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LOT 5.02, BLOCK 7, BOROUGH OF SEA GIRL, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY WILLIAM H. DOULITTLE, PROFESSIONAL LAND SURVEYOR, NJ LIC NO. G536240 DATED 6/1/23 & LAST REVISED 8/9/23.
- FIRM ZONE - 'X' - UNSHADOWED COMMUNITY PANEL 3402503344F, DATED SEPTEMBER 25, 2009 (WITHIN PROPOSED DEVELOPMENT AREA)
- FIRM ZONE - 'VE' - ELEV. 16 COMMUNITY PANEL 3402503344F, DATED SEPTEMBER 25, 2009 (BEYOND PROPOSED DEVELOPMENT AREA)
- FEMA PRELIMINARY FIRM FLOOD ZONE - 'X' - UNSHADOWED (JANUARY 30, 2015) (WITHIN PROPOSED DEVELOPMENT AREA)
- FEMA PRELIMINARY FIRM FLOOD ZONE - 'VE' - ELEV. 14 (JANUARY 30, 2015) (BEYOND PROPOSED DEVELOPMENT AREA)

**1/3/24 - REVISED PER APPLICATION CHECKLIST**

**714 MORVEN TERRACE, LLC VARIANCE PLAN  
 BLOCK 7 - LOT 5.01**

BOROUGH OF SEA GIRL  
 MONMOUTH COUNTY, N.J.

**R.C. ASSOCIATES  
 Consulting, Inc.**

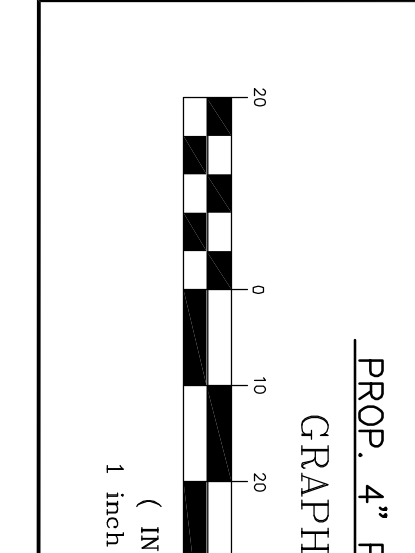
Valley Park Professional Center  
 2517 Route 35 Building J Suite 102  
 Monroeville, New Jersey, 08726  
 Ph: 732-528-0141 • Fax: 732-528-1060

**RAY CARPENTER P.E.**

DRN BY: WAM	DATE: 12/27/23
SCALE: AS SHOWN	JOB #: 2023.150
SHEET: 1 OF 1	

APPROVED BY  
 BOROUGH OF SEA GIRL PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



PROP. COVERED PORCH TO BE RECESSED INTO BUILDING FOOTPRINT W/ BASEMENT BELOW & 2ND FLOOR LIVING SPACE ABOVE

PROP. 10'x10'x5' STONE DRYWELL

PROP. 1" POLY WATER SERVICE

PROP. 4" PVC SEWER LATERAL GRAPHIC SCALE

EXIST. STREET PARKING SPACES (TYP)

PROP. A/C UNITS TO BE WITHIN PROPOSED FOOTPRINT OF PROPOSED DWELLING AND COVERED PORCHES

EXIST. SILT FENCE TO BE REMOVED AT THE COMPLETION OF CONSTRUCTION

PROP. 1.5 FT. FRONT OVERHANG IN FRONT OF GARAGE

PROP. ELEVATED DRIVEWAY SUPPORTED BY RETAINING WALLS

PROP. 13 FT. CONC. APRON & DEP. CURB

NEPTUNE PLACE (60' R.O.W.)

MORVEN TERRACE (FOR ADJACENT TRACT)

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/27/23
2	REVISED PER APPLICATION CHECKLIST	1/3/24

PROJECT: 714 MORVEN TERRACE  
 ADDRESS: 714 MORVEN TERRACE  
 MUNICIPALITY: SEA GIRL, NJ  
 PREPARED BY: RAY CARPENTER, P.E.  
 DATE: 12/27/23