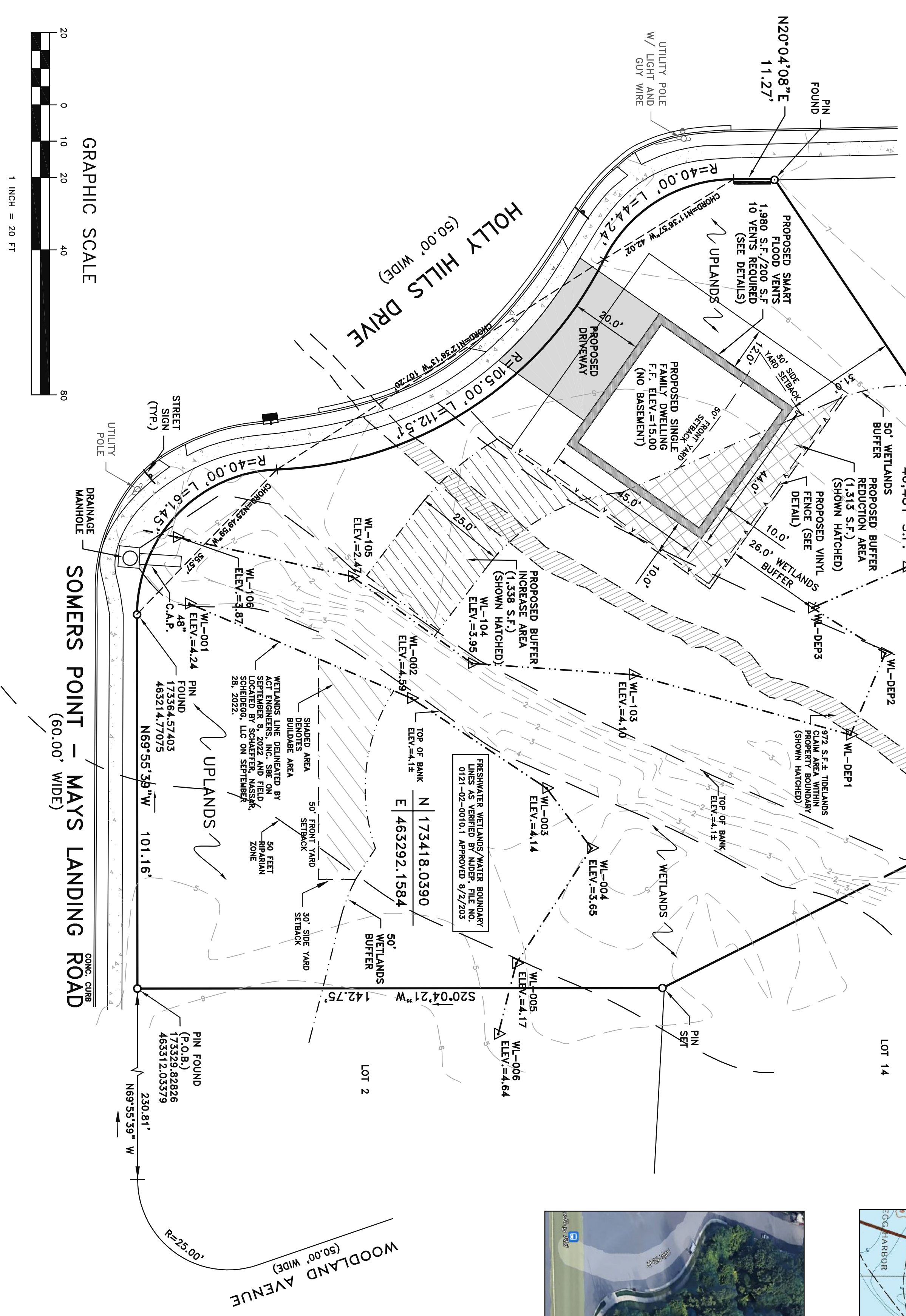


POST & RAIL VINYL FENCE  
DETAIL



GRAPHIC SCALE  
1 INCH = 20 FT

- NOTES:
- 1) WETLANDS LINE DELINEATED BY ACT ENGINEERS, INC. SBE ON SEPTEMBER 8, 2022 AND FIELD LOCATED BY SCHAEFFER, NASSAR AND SCHEIDEGG, LLC ON SEPTEMBER 28, 2022.
  - 2) PROPERTY IN QUESTION IS LOCATED WITHIN THE GREAT EGG HARBOR BAY WATERSHED.
  - 3) TOPOGRAPHY BASED ON N.A.V.D. 1988 DATUM.
  - 4) TIDELANDS CLAIM LINE TAKEN FROM TIDELANDS MAP 168-2016, ELBOW THOROFFARE, OCEAN CITY.
  - 5) FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP, FILE NO. 0121-02-0010.1, APPROVED 8/2/2023.

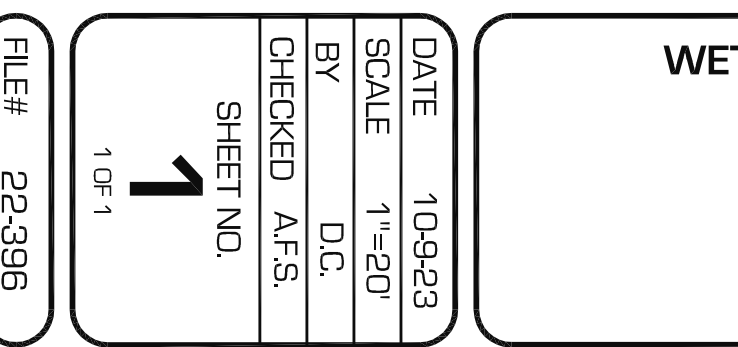
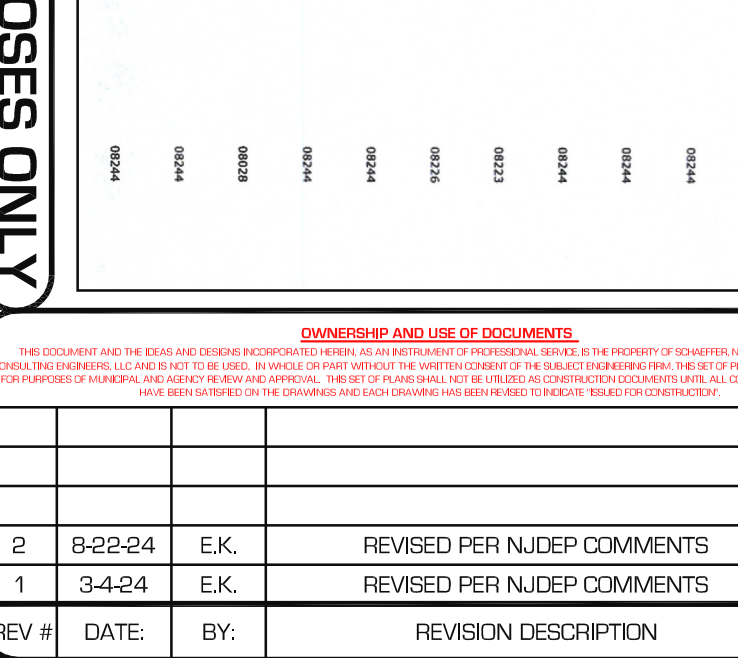
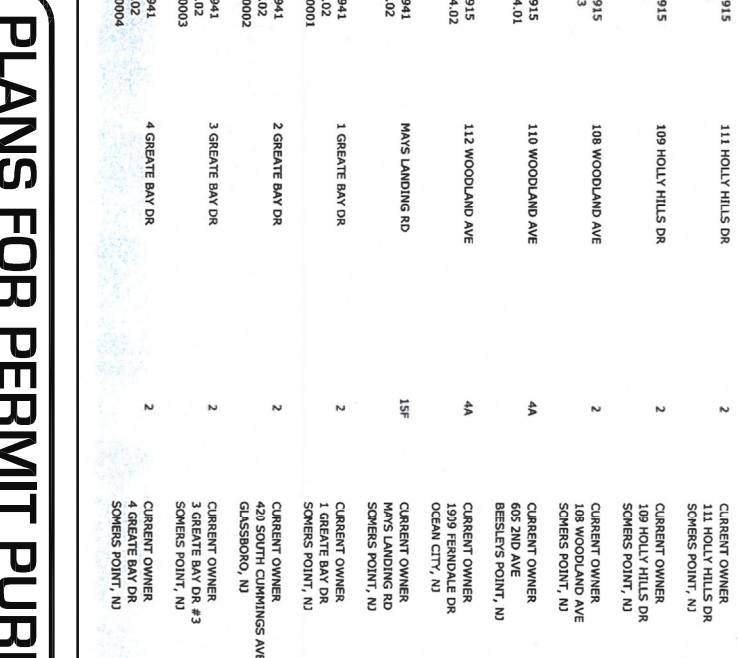
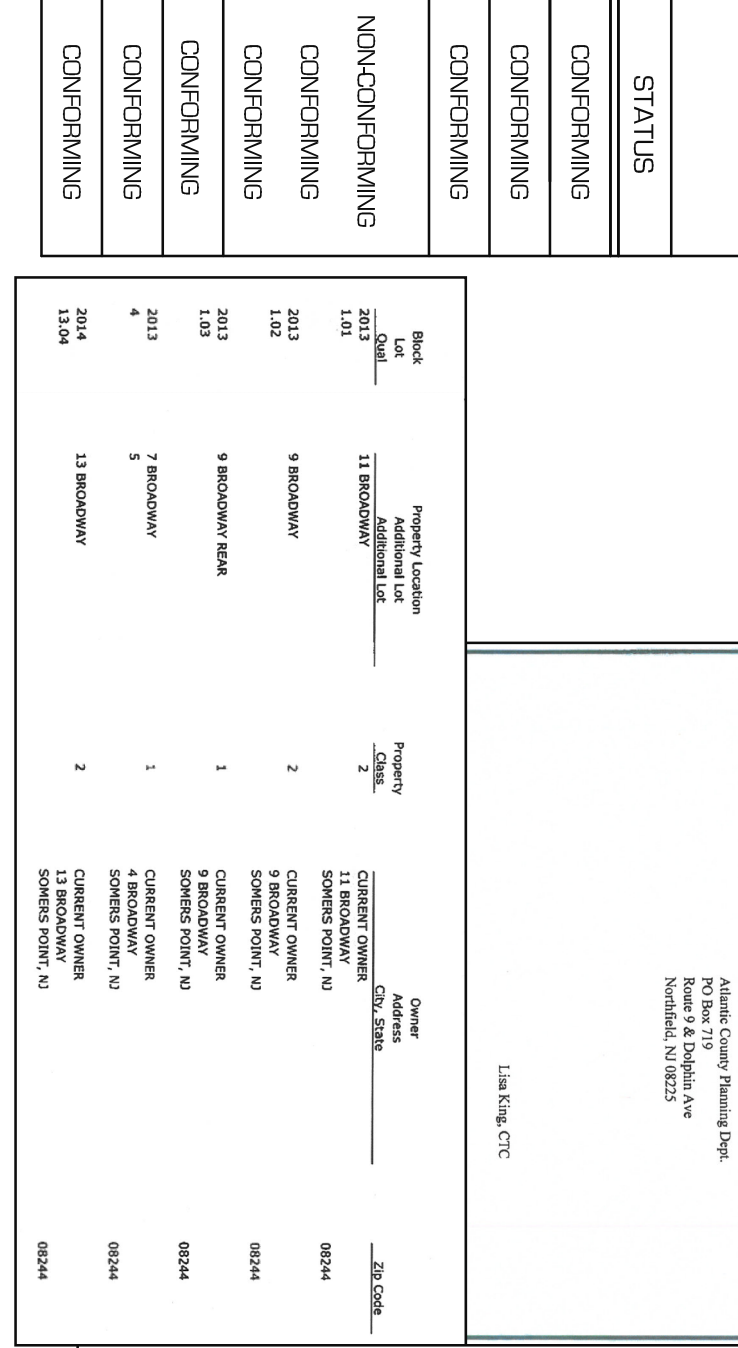
- VARIANCE REQUESTED:
1. A VARIANCE FOR 30 FT FRONT YARD SETBACK, WHERE A MINIMUM 50 FT FRONT YARD SETBACK IS REQUIRED.
  2. A USE VARIANCE TO ALLOW A SINGLE-FAMILY DWELLING IN A COMMERCIAL ZONE.

- NOTES:
1. APPLICANT/OWNER: 9 MANGNOLA COURT OCEAN VIEW, NJ, 08230 609-228-5709
  2. THIS PLAN WAS PREPARED BY REFERENCING SURVEY BY SHAEFFER, NASSAR SCHEIDEGG CONSULTING ENGINEERS, LLC, DATED 10-4-22, SIGNED BY HOWARD TRANSUE, PLS.
  3. THE SCOPES OF THIS PROJECT IS TO CONSTRUCT A SINGLE FAMILY DWELLING THAT WILL MEET THE WETLAND AVERAGING BUFFERING REQUIREMENT.
  4. THIS PROPERTY SHALL UTILIZE PUBLIC WATER AND SEWER.
  5. THE SITE IS SUBJECT TO FEMA FLOOD HAZARD.
  6. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE INSTALLED AT OR ABOVE DESIGN FLOOD ELEVATION.

- ZONE REQUIREMENTS
- | ITEM                       | REQUIRED  | PROPOSED  | STATUS        |
|----------------------------|-----------|-----------|---------------|
| MINIMUM LOT AREA           | 15,000 SF | 40,481 SF | CONFORMING    |
| MINIMUM LOT WIDTH          | 100 FT    | 319.36 FT | CONFORMING    |
| MINIMUM LOT DEPTH          | 100 FT    | 319.36 FT | CONFORMING    |
| MINIMUM FRONT YARD SETBACK | 50 FT     | 20 FT     | NONCONFORMING |
| MINIMUM SIDE YARD SETBACK  | 30 FT     | 31 FT     | CONFORMING    |
| MINIMUM REAR YARD SETBACK  | N/A       | 116 FT    | CONFORMING    |
| LOT COVERAGE               | 30%       | 7.7%      | CONFORMING    |
| MAXIMUM BUILDING HEIGHT    | 35 FT     | <35 FT    | CONFORMING    |
| DOMINANT OPEN SPACE        | 30%       | 82%       | CONFORMING    |

- 200' LIST
- | Item No. | Item Description               | Quantity | Unit | Value  |
|----------|--------------------------------|----------|------|--------|
| 1        | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 2        | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 3        | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 4        | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 5        | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 6        | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 7        | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 8        | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 9        | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 10       | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 11       | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 12       | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 13       | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 14       | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 15       | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 16       | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 17       | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 18       | Professional Land Surveyor Fee | 1        | Hour | 250.00 |
| 19       | Professional Engineer Fee      | 1        | Hour | 250.00 |
| 20       | Professional Land Surveyor Fee | 1        | Hour | 250.00 |

- PLANS FOR PERMIT PURPOSES ONLY



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