

N.J. PLANE COORDINATE SYSTEM NAD'83

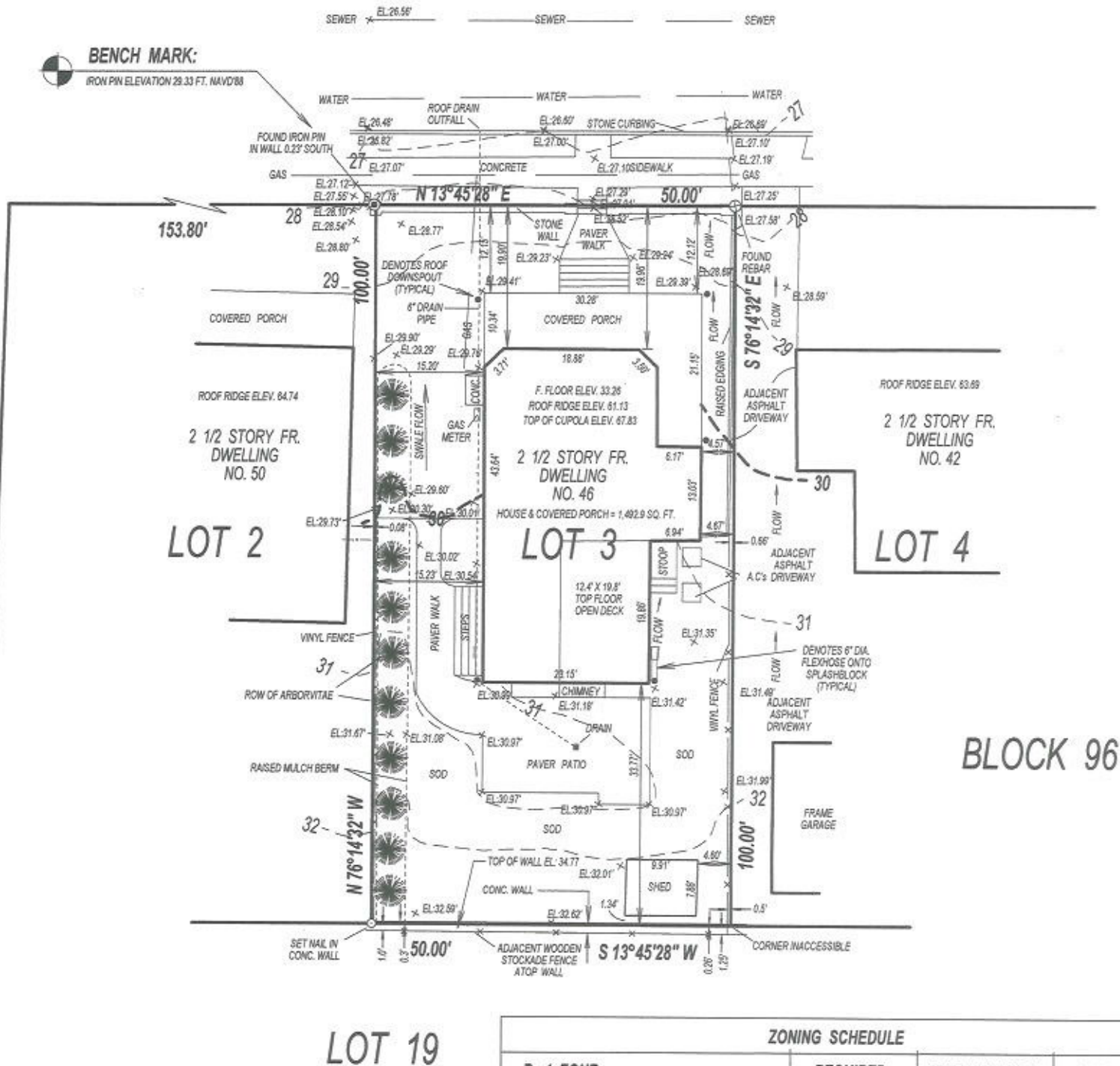
SECOND

(50' R.O.W.)

AVENUE

BENCH MARK:  
IRON PIN ELEVATION 29.33 FT. NAVD'83

AVENUE  
(50' R.O.W.)  
MOUNT



GENERAL NOTES:

- ELEVATION SHOWN ARE BASED ON FEET ABOVE THE NORTH AMERICAN DATUM OF 1988 (NAVD'88).
- PROPERTY IN ZONE X ON FEMA FLOOD INSURANCE RATE MAP NO. 34025C0066F DATED SEPT. 25, 2009.
- PROPERTY IN ZONE X ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NO. 34025C0066G DATED JAN. 30, 2015.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATIONS OF SURFACE MARKS BY N.J. ONE CALL MARKOUT SERVICE AND DO NOT PURPORT TO BE A WARRANTY OF FACT BY THE UNDERSIGNED. SURFACE MARKS MAY VARY, AND OFTEN DO, FROM ACTUAL UNDERGROUND LOCATIONS. CAUTION IS ADVISED TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

AS-BUILT FLOOR AREA CALCULATIONS:

FIRST FLOOR	1094.7 SQ. FT.
SECOND FLOOR	1020.90 SQ. FT.
ATTIC FLOOR	273 SQ. FT.
SHED	61.3 SQ. FT.
TOTAL	2,449.9 SQ. FT.

ZONING SCHEDULE

R-1 ZONE	REQUIRED	PRE-VARIANCE	AS-BUILT
MINIMUM LOT AREA	7,500 S.F.	5,000 S.F. ***	5,000 S.F.
MINIMUM LOT WIDTH	75 FT.	50 FT. ***	50 FT.
MINIMUM FRONT YARD	20 FT.	12.12 FT. ***	12.12 FT.
MINIMUM SIDE YARD	10 FT.	4.57 FT. ***	4.57 FT.
MINIMUM COMBINED SIDE YARD	20 FT.	19.77 FT. ***	19.77 FT.
MINIMUM REAR YARD	20 FT.	33.77 FT.	33.77 FT.
MINIMUM ACCESSORY BLDG. SIDE YARD	5 FT.	4.60 FT. ***	4.60 FT.
MINIMUM ACCESSORY BLDG. REAR YARD	5 FT.	1.34 FT. ***	1.34 FT.
LOT SHAPE MINIMUM DIAMETER	50 FT.	30 FT. ***	30 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	38.4 FT. ***	38.4 FT.
MAXIMUM BLDG. LOT COVERAGE	25%	28.7% ***	31.4% **
MAXIMUM IMPERVIOUS COVERAGE	50%	33.2 %	45.9%*
USEABLE FLOOR AREA RATIO	0.40	0.42 ***	0.49

\*\*\* DENOTES VARIANCE REQUESTED HOUSE 116 YEARS OLD & PREDATES ZONING ORDINANCE  
\*\* INCLUDES REAR OPEN DECK CONVERTED TO HOUSE ENCLOSURE  
\* INCLUDES NEW STEPS, NEW STOOP, NEW CHIMNEY, NEW AIR COND'S., PAVER PATIO & WALK.

UPDATED AS-BUILT SURVEY  
LOT 3, BLOCK 96  
BOROUGH OF ATLANTIC HIGHLANDS  
MONMOUTH COUNTY, NEW JERSEY

BEING TAX MAP LOT 3, IN BLOCK 96, BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N.J.  
SURVEYED IN ACCORDANCE WITH THE DESCRIPTION CONTAINED IN DEED BOOK 3691, PAGE 299.

CERTIFIED TO:

WILLIAM A. PITTENGER.  
DWIGHT WESLEY PITTENGER, ESQ.  
REVISED 04/07/2025 UPDATED AS-BUILT.  
REVISED 08/22/2022 AS PER CME ASSOC.  
REVISED 05/10/2022 FINAL AS-BUILT SURVEY.  
REVISED 02/12/2020 TO SHOW FOUNDATION LOCATION.  
REVISED 03/23/2020 TO SHOW TOPOGRAPHY DATA

McGRATH SURVEYING  
& WATERFRONT CONSULTING, LLC

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Email: info@mcgrathsurveying.com

I CERTIFY THIS SURVEY AND FIND CONDITIONS AS SHOWN. THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF ABOVE PREMISES BY HEREON NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON. THIS SURVEY IS SUBJECT TO ADDITIONAL FACTS THAT MAY BE DISCLOSED BY AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION.

WILLIAM E. McGRATH, P.L.S. 24194  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE OF AUTHORIZATION 24GA28242400

FILE: 19-1005 DATE: 10/15/2019 SCALE: 1" = 20' CHECKED: W.E.M.