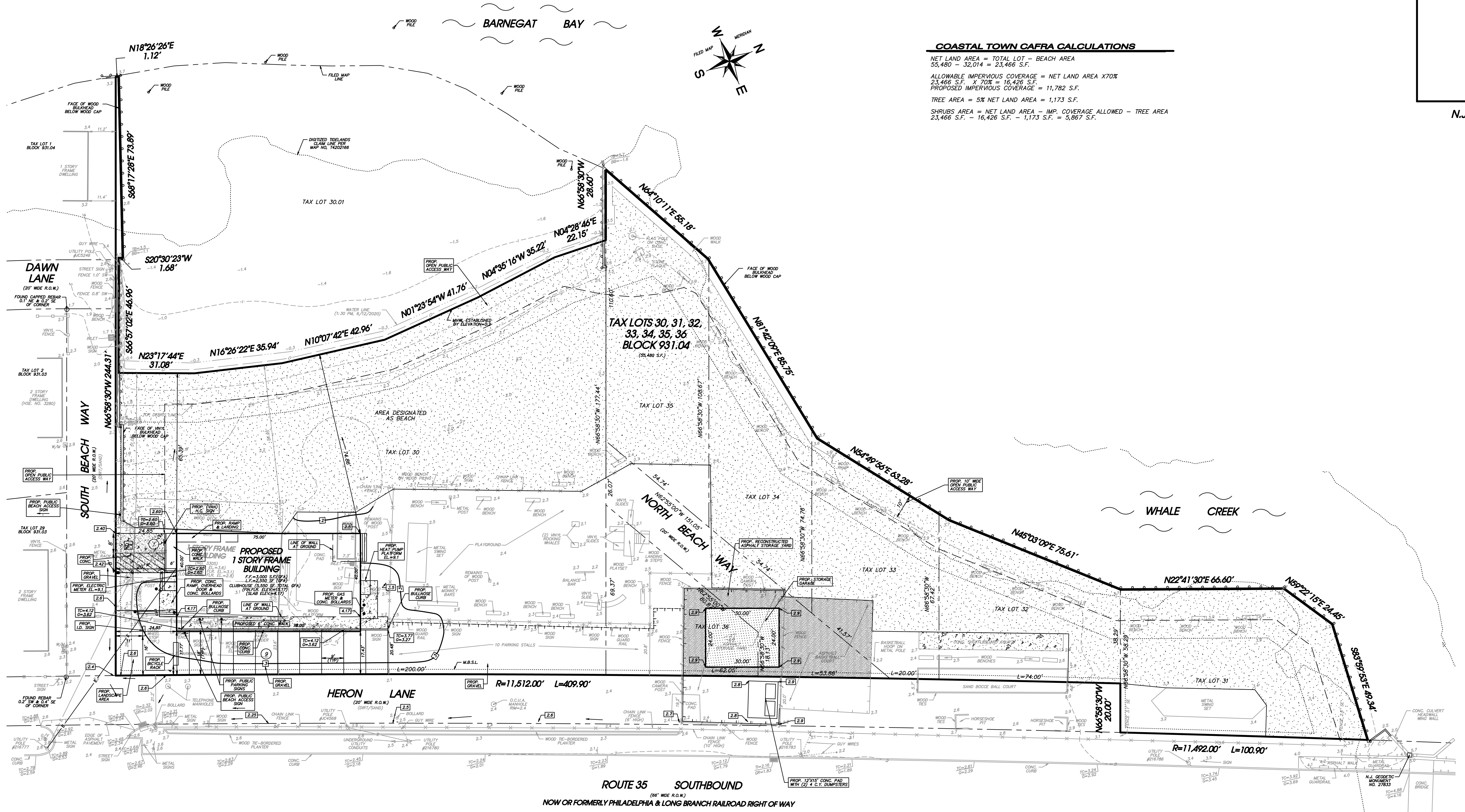


COASTAL TOWN CAFRA CALCULATIONS

NET LAND AREA = TOTAL LOT - BEACH AREA
55,480 - 32,014 = 23,466 S.F.
ALLOWABLE IMPERVIOUS COVERAGE = NET LAND AREA X 70%
23,466 S.F. X 70% = 16,426 S.F.
PROPOSED IMPERVIOUS COVERAGE = 11,782 S.F.
TREE AREA = 5% NET LAND AREA = 1,173 S.F.
SHRUBS AREA = NET LAND AREA - IMP. COVERAGE ALLOWED - TREE AREA
23,466 S.F. - 16,426 S.F. - 1,173 S.F. = 5,867 S.F.

N.J.D.E.P. STAMP



LEGEND

- 3. 9/2/22 REVISED PER NJDEP COMMENTS DATED 8/8/22
- EXIST. CONTIGUOUS
- PROPOSED CONTOUR
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- 3.5 = EXIST. ELEVATION
- 3.0 = PROPOSED ELEVATION
- = OVERHEAD UTILITY WIRE
- ⊗ = WATER VALVE
- ⊕ = WATER METER
- = SAN. CLEAN OUT

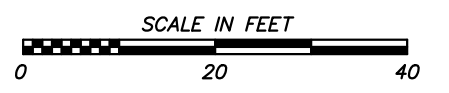
IMPERVIOUS COVERAGE

	EXISTING :	PROPOSED :
BUILDING/STORAGE	2,904 S.F.	3,270 S.F.
CONCRETE	1,171 S.F.	1,289 S.F.
ASPHALT	2,598 S.F.	1,878 S.F.
GRAVEL	0 S.F.	5,345 S.F.
TOTAL	6,673 S.F.	11,782 S.F.

NEW IMPERVIOUS COVERAGE = 5,109 S.F. (0.117 ACRES)
TOTAL SOIL DISTURBANCE = 18,353 S.F. (0.421 ACRES)

ZONE: R-B-1

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA	1,500 S.F.	55,480 S.F.	55,480 S.F.
LOT WIDTH	40 FT.	510.8 FT.	510.8 FT.
LOT DEPTH	N/A	123 FT.	123 FT.
LOT FRONTAGE	82 FT.(COMBINED)	755.11 FT.	755.11 FT.
PRINCIPAL BUILDING :			
FRONT SETBACK	2 FT.	23.6 FT.	17.43 FT.
REAR SETBACK	20 FT.	63.1 FT.	63.39 FT.
SIDE SETBACK	2 FT.(22' TOTAL)	6.4 FT. (>22 FT.TOTAL)	24.85 FT.(>22 FT. TOTAL)
MAXIMUMS :			
BUILDING HEIGHT	22.1 FT.	<22.1 FT.	22.1 FT.
LOT COVERAGE(BLDG.)	14,320 S.F.	2,040 S.F.	3,270 S.F.
IMPERVIOUS COVERAGE	.90%	<90%	21.2%
FLOOR AREA RATIO	0.8	<0.8	0.06



CAFRA PLAN
TAX LOTS 30, 31, 32, 33, 34, 35 & 36 BLOCK 931.04
TOMS RIVER TOWNSHIP
OCEAN COUNTY, NEW JERSEY

CAFRA PLAN
SCALE: 1" = 20'
DATE: 4/2/2021
DRAWN BY: JA/MJD
CHECKED BY:
SHEET NO. 3 OF 10
PROJECT NUMBER
11123

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Certificate of Authorization No. 240A27829800

Digitally signed by Bruce Jacobs
DN: E=brjacobs@gravattconsulting.com, CN=Bruce Jacobs, O=Bruce Jacobs, L=Lanoka Harbor, S=New Jersey, C=US
Location: Forked River, NJ
Reason: I am the author of this document
Contact Info: 609-693-6126 ext. 106
Date: 2022.09.02 15:02:57-0400

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