MidAtlantic
Engineering Partners

March 2, 2022 SEI-2111

GRADING STATEMENT
FOR
33 CEDAR AVENUE
BLOCK 31, LOT 9
BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY

Existing Conditions

The subject property located in the Borough of Fair Haven, New Jersey is known as 33 Cedar Avenue, Block 31 Lot 9 and contains 8,139 SF. The project is located within the B-2 Zone and currently contains a dilapidated 3-story residential structure. Using the existing topography shown on the survey prepared by Charles Surmonte for the subject property, dated 12/29/20, the average existing grade is 47.50. Consistent with the Boroughs established practice for zoning applications, the corners of the proposed building footprint were averaged to formulate the existing grade at the building perimeter. A printout is included in the appendices showing existing elevations at each corner of the proposed building footprint. These elevations were averaged resulting in a Mean Elevation of 47.50.

The existing elevation of the lower level is 45.40 according to the survey, and the clear height of the lower level was measured to be 6'-8" during on-site inspections. According to Borough of Fair Haven's Ordinances, a basement is "*a story partly underground and having more than 1/2 of its height above the average level of the finished grade shown on an approved subdivision or site plan.*" The existing average grade is approximately 2'-1½" above the lower level meaning more than ½ of its height is above the average grade. This means this level is defined as a basement in its current condition. The existing residence is 3-stories, with a half story counted for the basement and a half story counted for the attic. This is an existing non-conformance of the residence, and the proposed project does not exacerbate this condition. Additionally, in habitable floor area calculation, the basement is included yielding a total habitable floor area of 1,833 SF.

Proposed Conditions

The proposed improvements intend to continue the same stories with a half story basement and half story attic while keeping the proposed height within 9" of the existing building height. Associated with the improvements are grading changes around the building to ensure positive flow away from the foundation of the building during rainfall events. This does not change the average grade in regards for building height and story calculations, as those calculations will continue to utilize the existing elevations around the foundation. Although the proposed average grade is raised to 48.96 due to revised grading around the foundation, the midpoint between the basement floor elevation and finished floor elevation remains 49.22, meaning more than ½ of the basement height remains above the average grade. Therefore, this level remains defined as a basement. This keeps the proposed structure at 3-stories with a ½-story basement and ½-story attic.

Per the direction of the Township Engineer, the proposed attached garage is not included within the habitable floor area calculation. The addition to the existing structure brings the total floor area to 3,104 SF.

MidAtlantic Engineering Partners

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New Jersey License No. 48099

APPENDIX

Average Elevation Layout

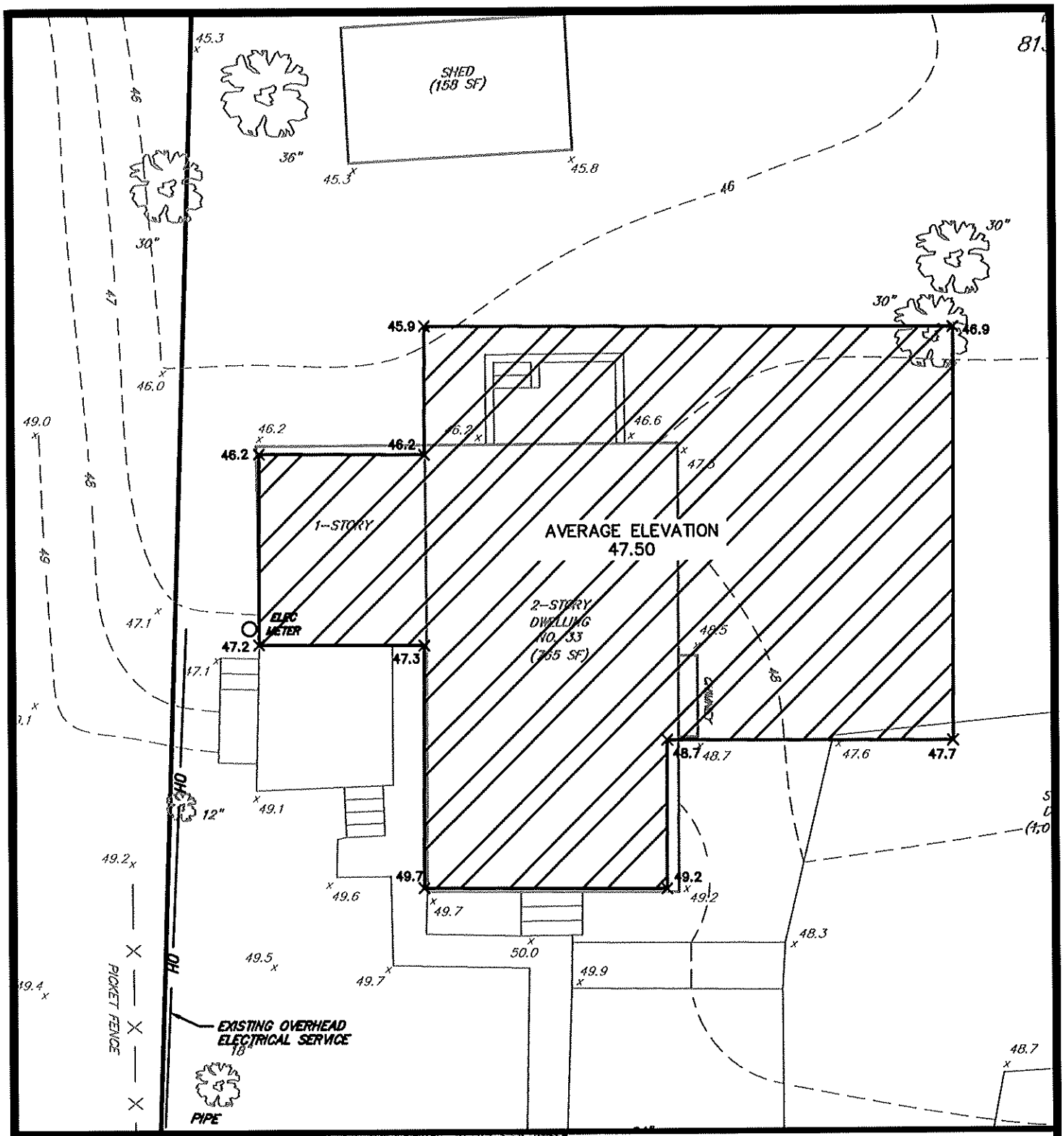

FIGURE 1 AVERAGE ELEVATION
BLOCK31; LOT 9
33 CEDAR AVENUE

SITUATED IN

BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY

DRAWN BY:	CHECKED BY:	RELEASED BY:	PROJECT No.:
RPD	GBD	GBD	SEI-2111
DATE:	HORIZONTAL SCALE:	VERTICAL SCALE:	DRAWING NAME:
02/22/22	1"=10'	AS SHOWN	Grading Statement Exhibit.dwg

MidAtlantic Engineering Partners, llc

Certificate of Authorization No. 24GA28184000

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Name: G:\Sodaman Enterprises Inc\JOBS\SEI-2111 - Cedar Ave - Fair Haven\DWG\Exhibits\Grading Statement Exhibit.dwg
Plot time: Feb 22, 2022 - 3:16pm