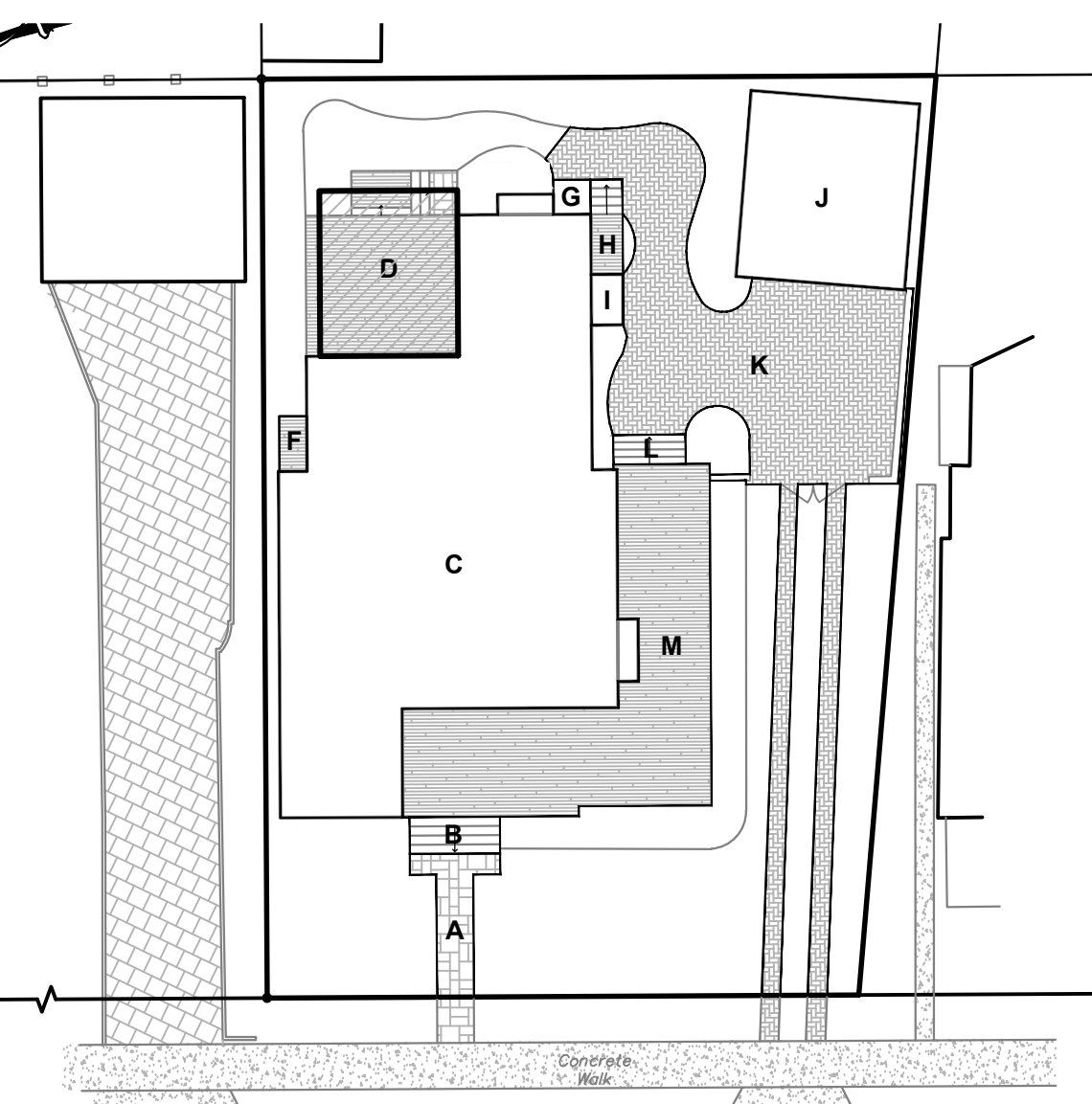


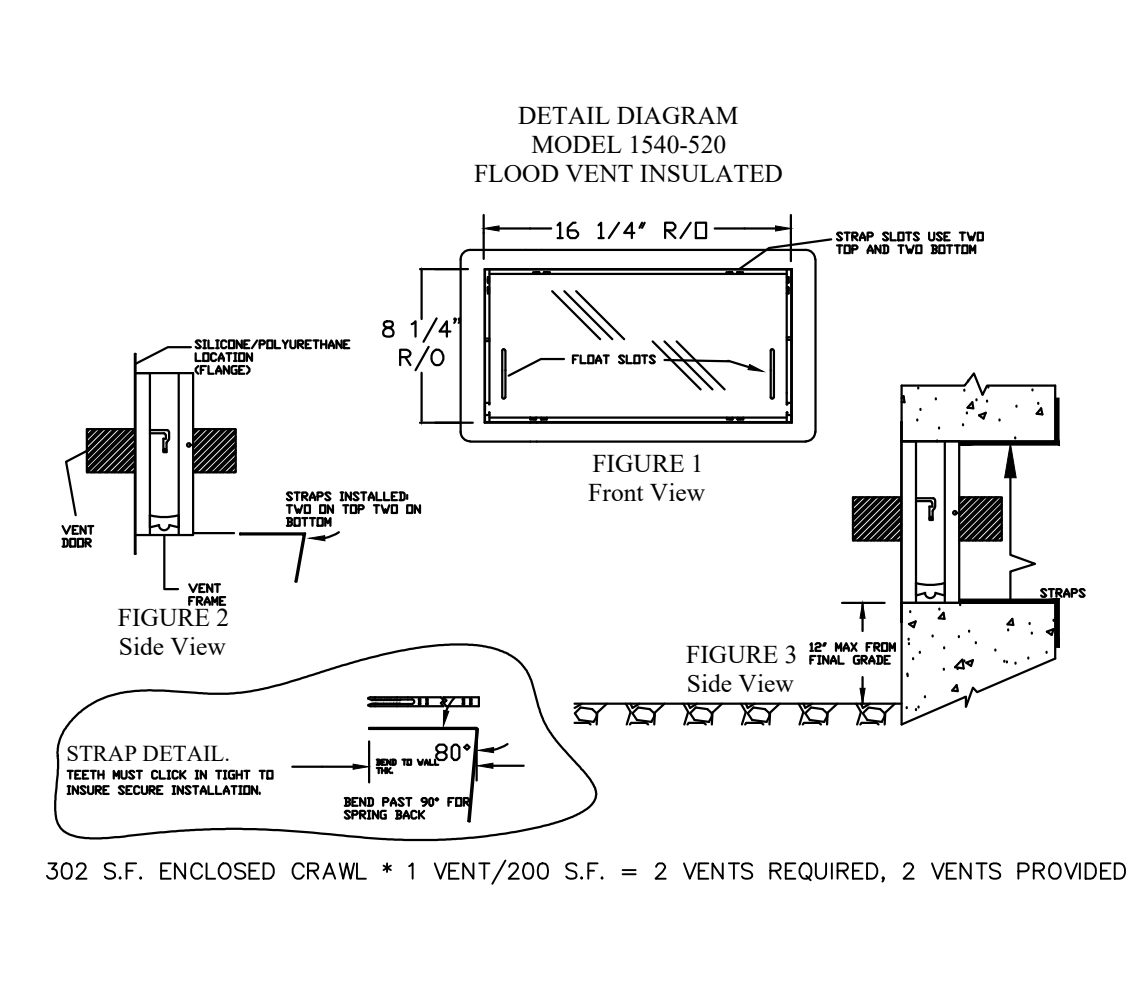
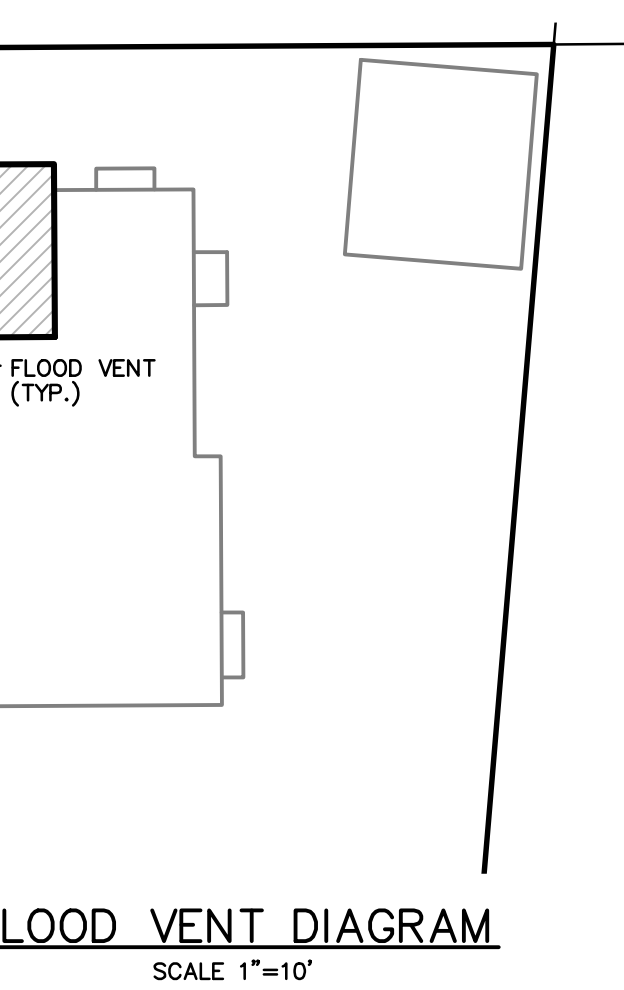
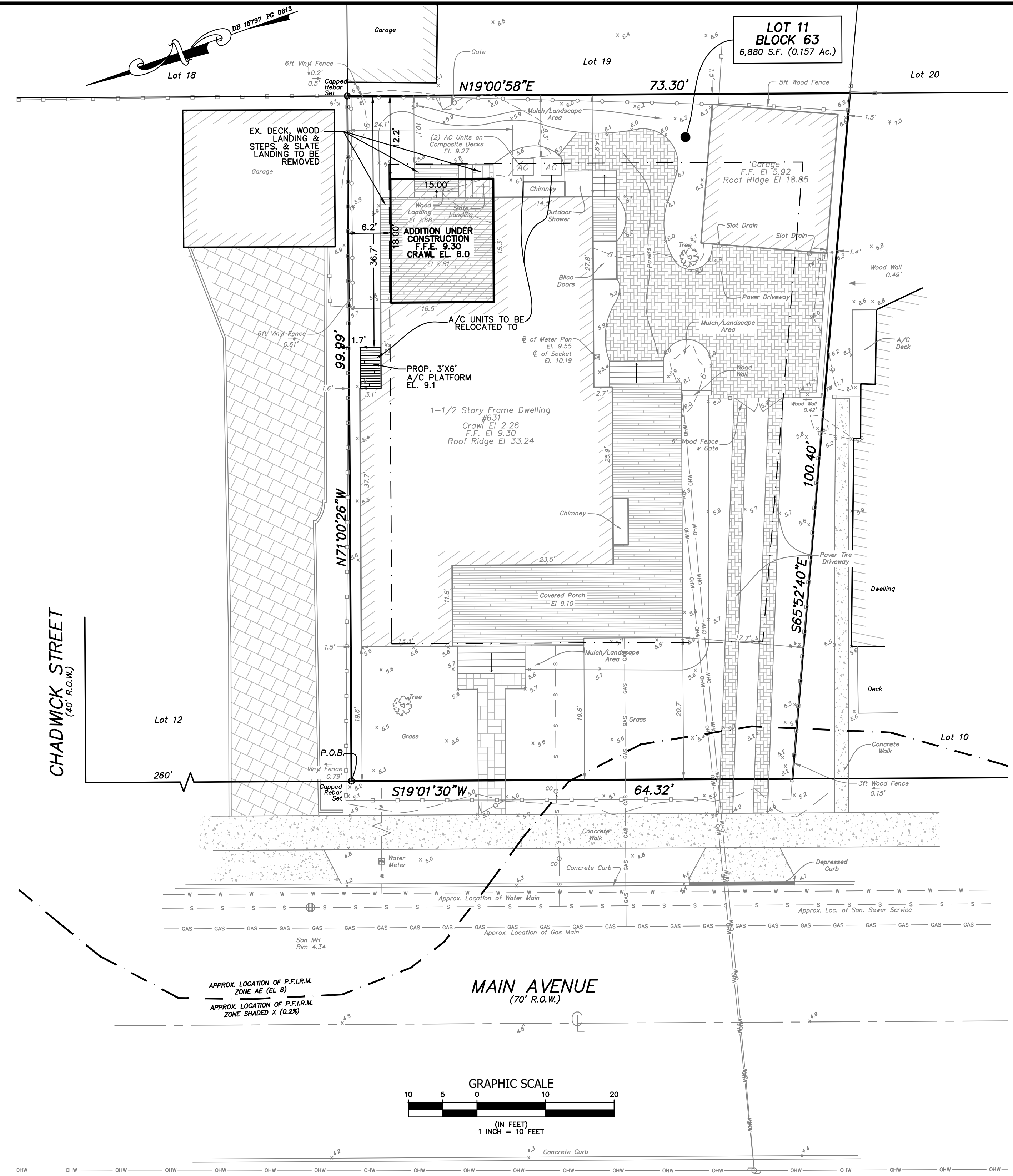
EXISTING BUILDING/LOT COVERAGE
SCALE 1"=20'

EXISTING BUILDING COVERAGE TABULATION			EXISTING IMPERVIOUS COVERAGE TABULATION		
LABEL	COVER	AREA	LABEL	COVER	AREA
B	FRONT STEPS	39 S.F.	A	FRONT WALK	76 S.F.
C	DWELLING	2,019 S.F.	B	FRONT STEPS	39 S.F.
D	REAR DECK	252 S.F.	C	DWELLING	2,019 S.F.
E	LANDINGS & STAIRS	56 S.F.	D	REAR DECK	252 S.F.
F	A/C PLATFORMS	15 S.F.	E	LANDINGS & STAIRS	56 S.F.
H	LANDING & STAIRS	36 S.F.	F	A/C PLATFORM	15 S.F.
I	BILCO DOORS	19 S.F.	G	OUTDOOR SHOWER	15 S.F.
J	GARAGE	374 S.F.	H	LANDING & STAIRS	36 S.F.
L	PORCH STEPS	25 S.F.	I	BILCO DOORS	19 S.F.
M	COVERED PORCH	633 S.F.	J	GARAGE	374 S.F.
TOTAL		3,468 S.F.	K	DRIVEWAY & PATIO	971 S.F.
			L	PORCH STEPS	25 S.F.
			M	COVERED PORCH	633 S.F.
			TOTAL		4,530 S.F.
					4,530 + 6,880 = 65.84%



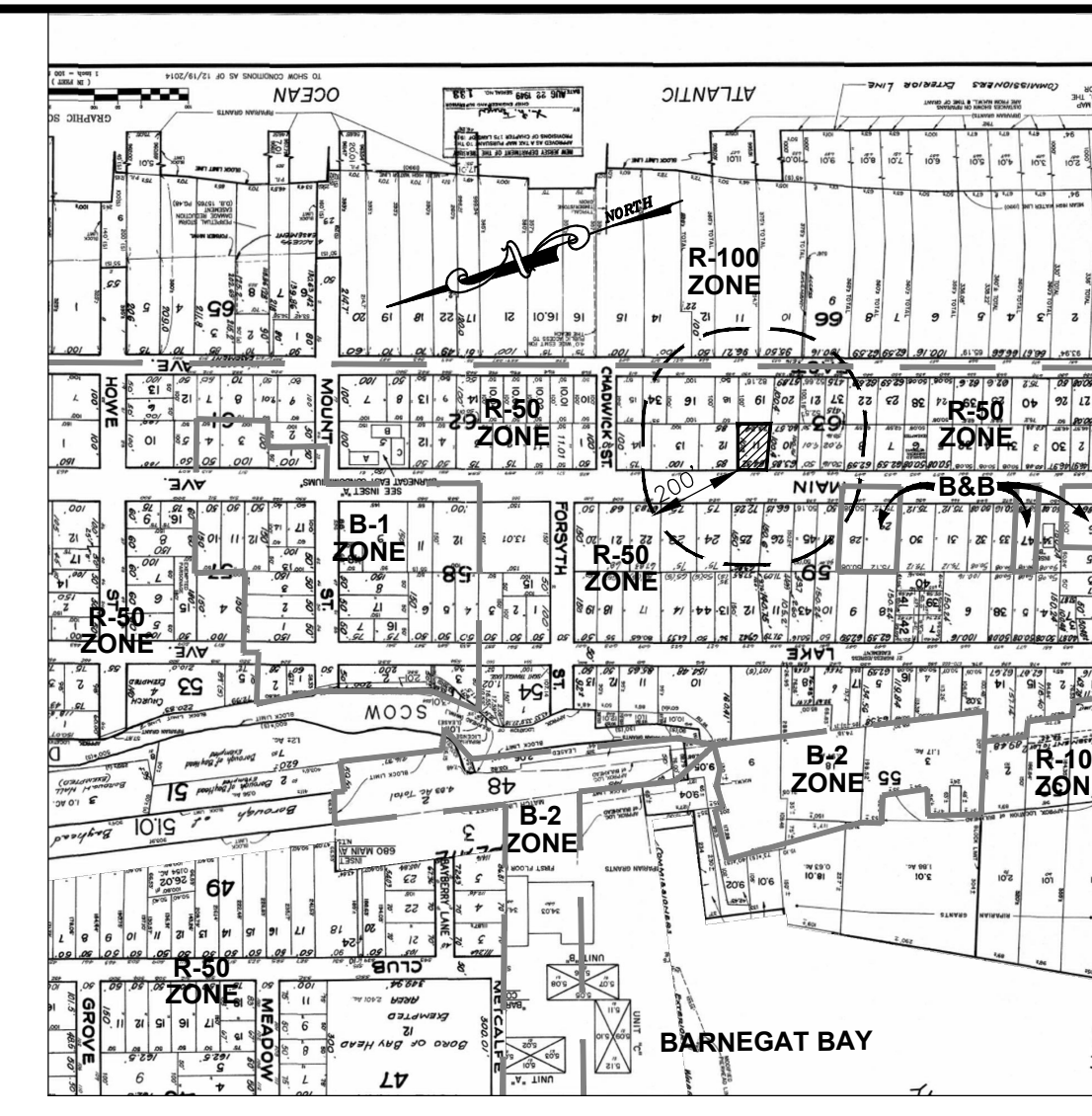
PROPOSED BUILDING/LOT COVERAGE
SCALE 1"=20'

PROPOSED BUILDING COVERAGE TABULATION			PROPOSED IMPERVIOUS COVERAGE TABULATION		
LABEL	COVER	AREA	LABEL	COVER	AREA
B	FRONT STEPS	39 S.F.	A	FRONT WALK	76 S.F.
C	DWELLING	2,019 S.F.	B	FRONT STEPS	39 S.F.
D	REAR DECK	252 S.F.	C	DWELLING	2,019 S.F.
F	A/C PLATFORM	18 S.F.	D	REAR DECK	252 S.F.
H	LANDING & STAIRS	36 S.F.	E	LANDINGS & STAIRS	56 S.F.
I	BILCO DOORS	19 S.F.	F	A/C PLATFORM	18 S.F.
J	GARAGE	374 S.F.	G	OUTDOOR SHOWER	15 S.F.
L	PORCH STEPS	25 S.F.	H	LANDING & STAIRS	36 S.F.
M	COVERED PORCH	633 S.F.	I	BILCO DOORS	19 S.F.
TOTAL		3,433 S.F.	J	GARAGE	374 S.F.
			K	DRIVEWAY & PATIO	971 S.F.
			L	PORCH STEPS	25 S.F.
			M	COVERED PORCH	633 S.F.
			TOTAL		4,495 S.F.
					4,495 + 6,880 = 65.33%



FLOOD VENTS SHALL MEET THE FOLLOWING:

- THE INVERT OF EACH FLOOD VENT SHALL BE NO MORE THAN 12 INCHES ABOVE THE ADJOINING EXTERIOR GRADE OR INTERIOR SLAB.
- THE INVERT OF AT LEAST HALF OF THE FLOOD VENTS SHALL BE NO MORE THAN 12 INCHES ABOVE THE FLOOR OF THE BUILDING.
- THE COMBINED EFFECTIVE OPEN AREA OF THE FLOOD VENTS SHALL BE AT LEAST ONE SQUARE INCH PER SQUARE FOOT OF THE AREA OF THE FOOTPRINT OF THE BUILDING, UNLESS A SMALLER FEMA-APPROVED DEVICE WITH AN EQUIVALENT EFFECTIVE AREA IS UTILIZED; AND
- THE FLOOD VENTS SHALL NOT BE BLOCKED AT ANY TIME, BUT SHALL PERMANENTLY REMAIN OPEN SO THAT THE FLOODWATERS CAN FREELY ENTER THE BUILDING TO BALANCE HYDROSTATIC PRESSURE DURING A FLOOD.



KEY MAP
1"=400'



LOCATION MAP
1"=400'

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE
 - EXISTING INLET
 - PROPOSED INLET
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING M.H.
 - PROPOSED M.H.
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - SOIL BORING LOCATION
 - EXISTING VALVE
 - PROPOSED VALVE
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE
 - TOP OF BLOCK
 - WATER METER BOX
 - CLEAN OUT

GENERAL NOTES:

- SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY LOT 11, BLOCK 63, BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY, PREPARED BY LINDSTROM, DIESSNER AND CARR P.C. DATED 2/24/2021, WILLIAM H. DOOLITTLE P.L.S.
- ELEVATIONS BASED ON NAVD 1988 DATUM AND GPS RTK OBSERVATIONS.
- PROPERTY LOCATED IN FLOOD ZONE AE (DEPTH 1 FT), COMMUNITY NUMBER 345281 MAP NUMBER 34029C0208G, EFFECTIVE DATE JUNE 20, 2018. PROPERTY LOCATED IN FLOOD ZONE AE (EL B) BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS REVISED JANUARY 30, 2015.
- PROPERTY CORNERS AS INDICATED OR TO BE SET.
- PROPERTY LOCATED IN ZONE AO (DEPTH 1 AS SHOWN ON FEMA F.I.R.M. MAP NUMBER 34029C0208G, EFFECTIVE DATE JUNE 20, 2018. PROPERTY LOCATED IN FLOOD ZONE AE (EL B) BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 34029C0208H REVISED JANUARY 30, 2015.
- UTILITIES SHALL REMAIN CONNECTED TO DWELLING IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND UTILITY COMPANY REQUIREMENTS. LOCATION OF EX. UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
- FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
- THERE ARE NO WETLANDS ON SITE.
- THERE IS NO BELOW GRADE BASEMENT PROPOSED.
- A FOYER WITH A FLOOR THAT IS NOT 1 FOOT ABOVE THE BFE IS NOT PERMITTED.
- ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.

FLOOD HAZARD CONTROL ACT NOTES

- RESIDENTIAL CONSTRUCTION IN TIDAL FLOOD HAZARD AREA FOR ADDITION
 - THE PROPOSED FINISHED FLOOR LIVING SPACE IS ELEVATION 9.3 NAVD88.
 - LOWEST FLOOR SHALL MEET THE FOLLOWING:
 - THE ENCLOSURE IS USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE;
 - THE FLOOR OF THE ENCLOSURE IS SITUATED AT OR ABOVE THE ADJOINING EXTERIOR GRADE ALONG AT LEAST ONE ENTIRE EXTERIOR WALL, IN ORDER TO PROVIDE POSITIVE DRAINAGE OF THE ENCLOSED AREA; AND
 - THE ENCLOSURE IS CONSTRUCTED WITH FEMA COMPLIANT PERMANENT FLOOD OPENINGS THAT MEET THE REQUIREMENTS OF THE UNIFORM CONSTRUCTION CODE AT N.J.A.C. 5:23

PROPERTY IS LOCATED IN THE R-50 ZONE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	5,000 S.F.	9,543 S.F.	9,543 S.F.
LOT WIDTH	50 FT.	66.11 FT.	66.11 FT.
FRONT SETBACK	20 FT.	19.6 FT.	19.6 FT.
SIDE SETBACK	6 FT.	1.5 FT.	1.5 FT.
COMBINED	16 FT.	19.2 FT.	19.2 FT.
REAR SETBACK	10 FT.	10.1 FT.	12.2 FT.
MAX. BUILDING HEIGHT(1)	32.5 FT.	25.24 FT.	25.24 FT.
MAX. BUILDING HEIGHT(1)	2.5 STY.	1.5 STY.	1.5 STY.
MAX. BUILDING HEIGHT(1)	35%	50.41%	49.90%
MAX LOT COVERAGE	50%	65.84%	65.33%
A/C SIDE SETBACK	6 FT.	24.1 FT.	1.7 FT.
A/C REAR SETBACK	10 FT.	9.3 FT.	36.7 FT.
ACCESSORY GARAGE	4 FT.	1.4 FT.	1.4 FT.
SIDE SETBACK	10 FT.	1.5 FT.	1.5 FT.
REAR SETBACK	10 FT.	1.5 FT.	1.5 FT.

- (1) BUILDING HEIGHT IS 25.24 FEET ABOVE BFE OF 8.0
 * INDICATES EXISTING NON-COMFORMANCE TO REMAIN
 ** INDICATES REDUCTION OF EXISTING NON-COMFORMANCE
 *** PROPOSED VARIANCE CONDITION

3	3/8/23	SHOW RELOCATED A/C UNITS / PLATFORM	JAR
2	02/11/22	REMOVE FILED MAP FROM DESCRIPTION	CC
1	1/27/22	REVISED ADDITION	JAR
NO.	DATE	REVISION DESCRIPTION	BY

Lindstrom, Diessner & Carr, P.C.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel.(732)477-8900 • Fax.(732)477-8026

Charles E. Lindstrom
 PROFESSIONAL ENGINEER N.J. LIC. NO. 24602473900
 PROFESSIONAL PLANNER N.J. LIC. NO. 33100233300

PLOT PLAN
 LOT 11 BLOCK 63

BOROUGH OF BAY HEAD OCEAN COUNTY NEW JERSEY

DRAWN BY: SCALE: DATE: SHEET: PROJECT:
 JFU 1"=10' 11/02/2021 1 OF 1 21051

10/24/2024 10:24:00 AM C:\Users\jlf\OneDrive\Documents\Projects\2023\21051_Plan\21051_Plan.dwg Plot Date: 08/20/23 10:24:00 AM