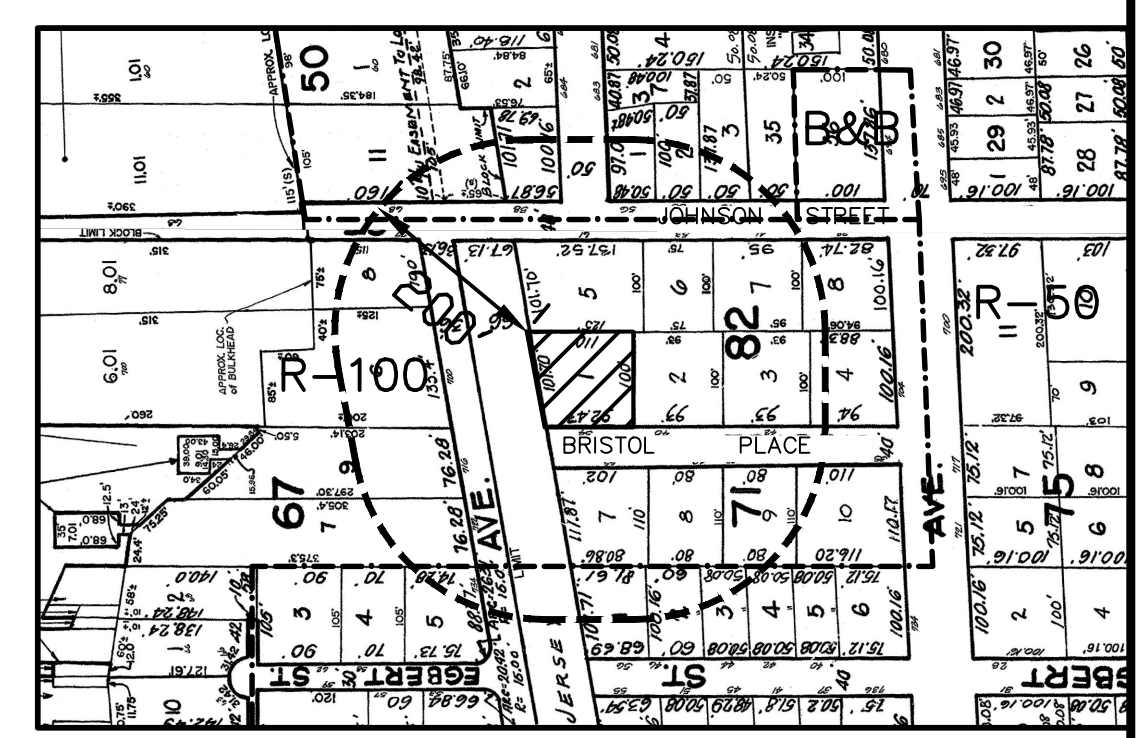
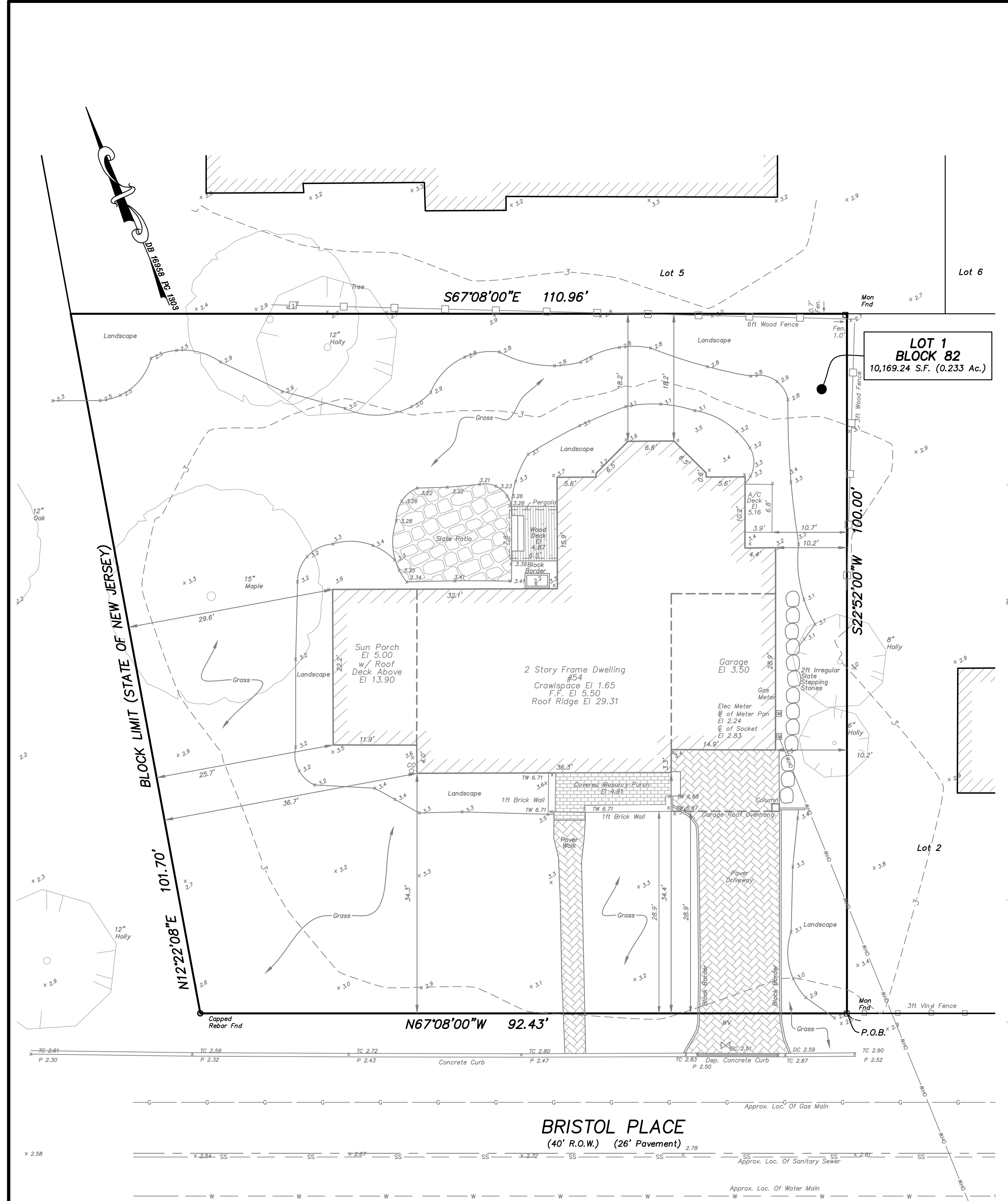


Google Earth
Data © 1999-2022 Google

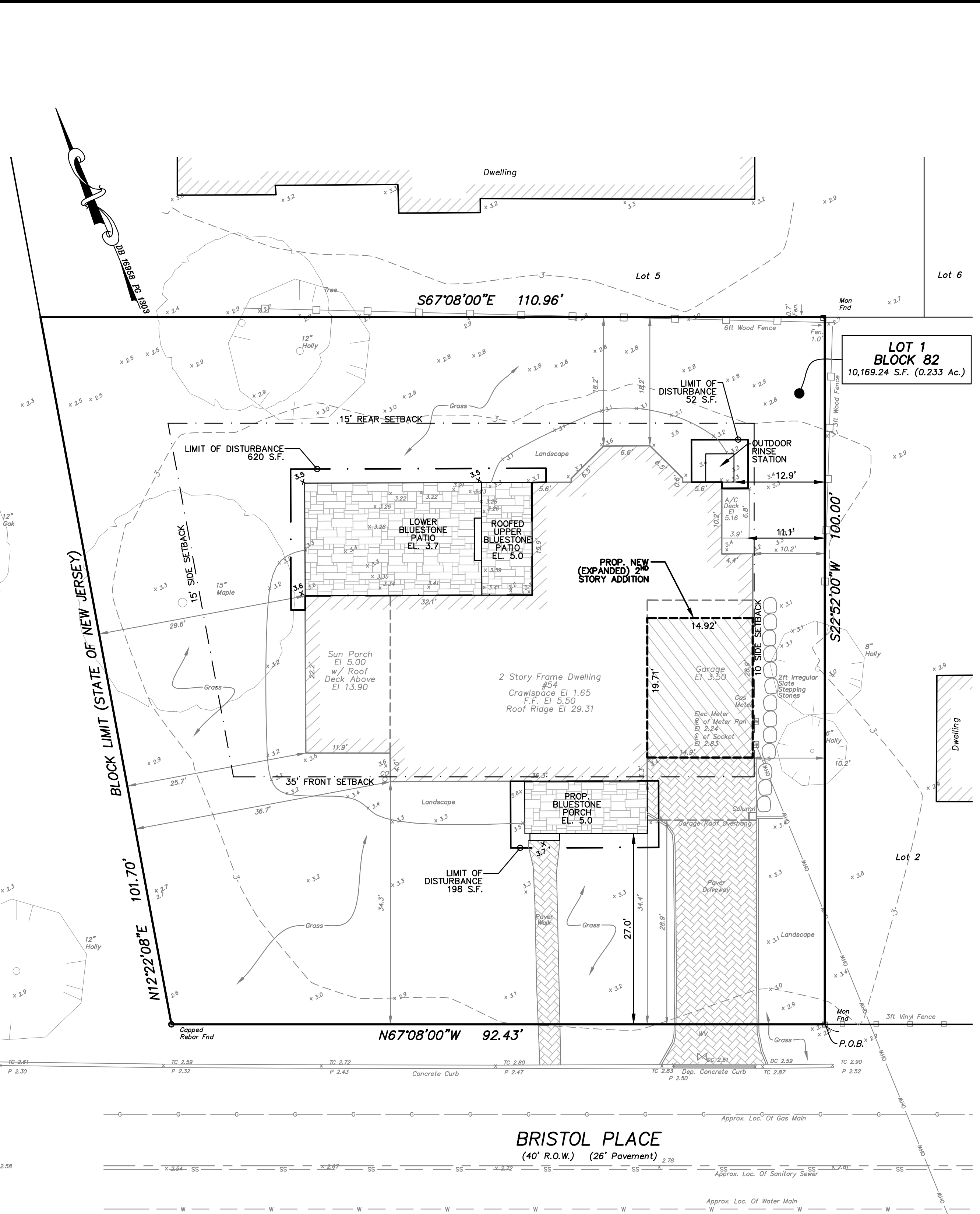


KEY MAP
SCALE 1"=200"

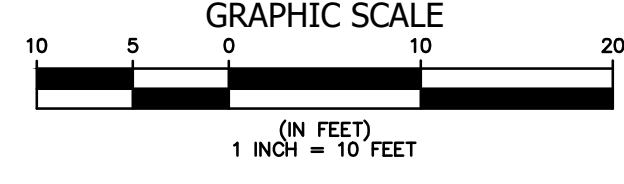
- GENERAL NOTES:**
1. SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY LOT 1 BLOCK 82 BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY," PREPARED BY LINDSTROM, DIESSNER AND CARR P.C. DATED 6/6/2023. WILLIAM H. DOOLITTLE, P.L.S. FOR MARC & CAROLINE PACKER.
 2. ELEVATIONS BASED ON NAVD 1988 DATUM UTILIZING GPS RTK OBSERVATIONS.
 3. PROPERTY LOCATED IN FLOOD ZONE AE (EL. 5), COMMUNITY NUMBER 345281. MAP NUMBER 3402R02086. EFFECTIVE DATE JUNE 20, 2018. PROPERTY LOCATED IN FLOOD ZONE AE (EL. 8), BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS REVISED JANUARY 30, 2015.
 4. UTILITIES ARE EXISTING AND SHALL REMAIN. LOCATION OF EX. UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
 5. FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
 6. THERE ARE NO WETLANDS ON SITE.
 7. THERE IS NO BELOW GRADE BASEMENT PROPOSED.
 8. A FOYER WITH A FLOOR THAT IS NOT 1 FOOT ABOVE THE BFE IS NOT PERMITTED.
 9. ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.
 10. ALL NEW MATERIALS BELOW THE DESIGN FLOOD ELEVATION (BASE FLOOD ELEVATION 8.0 PLUS 1 FOOT OF FREEBOARD) SHALL BE FLOOD DAMAGE RESISTANT MATERIALS.
 11. ALL SITE GRADES ARE EXISTING AND SHALL REMAIN.



EXISTING CONDITIONS PLAN
SCALE 1"=10'



PROPOSED DEVELOPMENT PLAN
SCALE 1"=10'



EXISTING BUILDING COVERAGE	
WOOD DECK	51.1 S.F.
PROP. 2-STY. DWELL.	2081.1 S.F.
COVERED PORCH	104.2 S.F.
GARAGE ROOF OVERHANG	135.2 S.F.
TOTAL	2371.6 S.F.

PROPOSED BUILDING COVERAGE	
UPPER BLUESTONE PATIO	119.4 S.F.
PROP. 2-STY. DWELL.	2081.1 S.F.
OUTDOOR RINSE STATION	16.0 S.F.
PROP. BLUESTONE PORCH	132.7 S.F.
GARAGE ROOF OVERHANG	135.2 S.F.
TOTAL	2484.4 S.F.

EXISTING LOT COVERAGE	
SLATE PATIO	217.2 S.F.
WOOD DECK	51.1 S.F.
PROP. 2-STY. DWELL.	2081.1 S.F.
A/C DECK	26.6 S.F.
SLATE STEPPING STONES	46.3 S.F.
COVERED PORCH	104.2 S.F.
GARAGE ROOF OVERHANG	135.2 S.F.
PAVER WALK	92.8 S.F.
PAVER DRIVEWAY	332.5 S.F.
TOTAL	3087.0 S.F.

PROPOSED LOT COVERAGE	
LOWER BLUESTONE PATIO	392.5 S.F.
UPPER BLUESTONE PATIO	119.4 S.F.
PROP. 2-STY. DWELL.	2081.1 S.F.
OUTDOOR RINSE STATION	16.0 S.F.
A/C DECK	26.6 S.F.
SLATE STEPPING STONES	46.3 S.F.
COVERED BLUESTONE PORCH	132.7 S.F.
GARAGE ROOF OVERHANG	135.2 S.F.
PAVER WALK	85.5 S.F.
PAVER DRIVEWAY	332.5 S.F.
TOTAL	3367.8 S.F.

PROPERTY IS LOCATED IN R-100 ZONE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	10,000 S.F.	10,169.24 S.F.	10,169.24 S.F.
LOT WIDTH	100 FT.	98.9 FT.	98.9 FT.
FRONT SETBACK	35 FT.	34.3 FT.* (DWELL.)	34.3 FT.** (DWELL.)
		28.9 FT.* (COVERED PORCH)	27.0 FT.** (COVERED PORCH)
		28.9 FT.* (GAR. ROOF O.H.)	28.9 FT.** (GAR. ROOF O.H.)
SIDE SETBACK	10 FT.	10.2 FT.	10.2 FT.
COMBINED	25 FT.	35.9 FT.	35.9 FT.
REAR SETBACK	15 FT.	16.2 FT.	16.2 FT.
BUILDING COVERAGE	35%	23.3%	24.4%
LOT COVERAGE	50%	30.4%	33.1%
MAX HEIGHT (STORIES)	2.5	2.0	2.0
MAX HEIGHT (FEET) ⁽¹⁾	32.5	21.31 FT.	21.31 FT.

- (1) HEIGHT ABOVE BFE (29.31 - 8.0 = 21.31)
 * EXISTING NON-COMFORMING
 ** VARIANCE REQUESTED

LEGEND:

- 47--- EXISTING CONTOUR
- [48] PROPOSED CONTOUR
- 123.45 EXISTING SPOT GRADE
- X 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
- TOB TOP OF BLOCK

OWNER/APPLICANT:
 MARC & CAROLINE PACKER
 1160 PARK AVENUE, #6B
 NEW YORK, NY 10128

REFERENCES USED:
 • DEED BOOK 16958, PAGE 1303

PROPERTY DESCRIPTION:
 BEING KNOWN AS LOT 1 IN BLOCK 82 ON THE OFFICIAL TAX MAP SHEET 5 OF BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY.

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

PLOT PLAN
LOT 1 BLOCK 82

BOROUGH OF BAY HEAD OCEAN COUNTY NEW JERSEY

CHARLES E. LINDSTROM
 PROFESSIONAL ENGINEER N.J. LIC. NO. 246E02473900
 PROFESSIONAL PLANNER N.J. LIC. NO. 33U00233300

DRAWN BY: JAR SCALE: 1"=10' DATE: 8/21/2023 SHEET: 1 OF 1 PROJECT: 23058