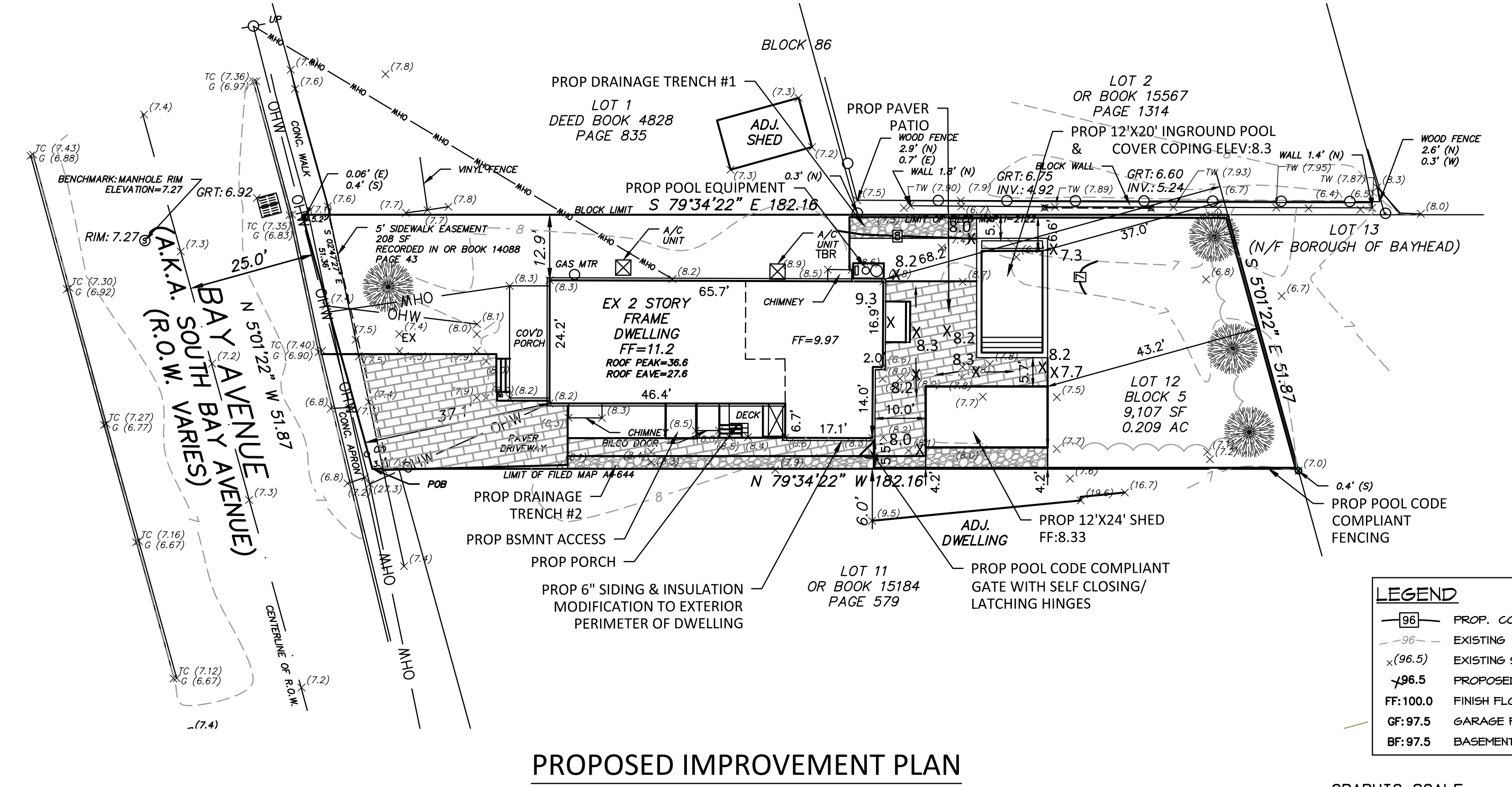
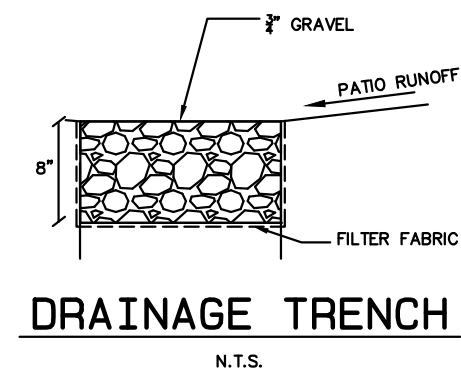


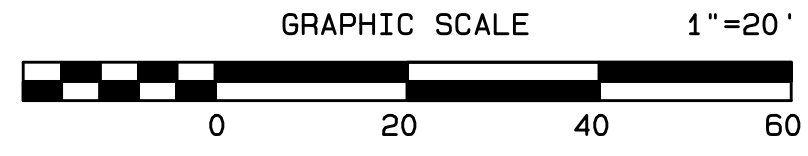
EXISTING CONDITIONS PLAN



PROPOSED IMPROVEMENT PLAN

LEGEND

- PROP. CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.
- FINISH FLOOR ELEV.
- GARAGE FLOOR ELEV.
- BASEMENT FLOOR ELEV.



ZONE R-50 REQUIREMENTS

LOT AREA	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 SF	9,107 SF	9,107 SF
LOT FRONTAGE	50 FT	51.87 FT	51.87 FT
LOT WIDTH	50 FT	50 FT	50 FT
FRONT YARD SETBACK	20 FT	29.7 FT	29.7 FT
SIDE YARD SETBACK	6'16 FT	6'18.9 FT	5.5'*/18.4 FT
ACCESSORY (SHED)	4 FT	3.8 FT *	4.2 FT
POOL	5 FT	NA	5.1 FT
REAR YARD SETBACK	10 FT	68.8 FT	68.2 FT
ACCESSORY (SHED)	4 FT	42 FT	43.2 FT
POOL	5 FT	NA	37 FT
MAX BUILDING COVERAGE	35%	22.4% (2,041 SF)	26.8% (2,241 SF)
		House 1702 SF	1849 SF
		Cov porches 172 SF	304 SF
		Shower 21 SF	NA
		Shed 147 SF	288 SF
MAX STRUCTURE COVERAGE	50%	43.3% (3,945 SF)	49.4% (4,501 SF)
		Building coverage 2041 SF	2241 SF
		Paver drive 493 SF	733 SF
		Paver walk/patios 764 SF	800 SF
		Concrete patio 268 SF	NA
		Stone wall/steps 107 SF	NA
		Pool & coping NA	329 SF
		Deck, uncov steps 70 SF	17 SF
		Bsmnt access 30 SF	NA
		AC & Pool equipment 18 SF	27 SF
		Public sidewalk 154 SF	154 SF
MAX BLDG HEIGHT	35 FT	28.5 FT	28.5 FT
STORIES	2.5	2	2
ACCESSORY STRUCTURE HEIGHT	16 FT	10.2 FT	13.8 FT

- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS LOT 12 BLOCK 5 AS SHOWN ON THE BOROUGH OF BAY HEAD TAX MAP SHEET NO. 1.
 - PLAN INFORMATION BASED ON "BOUNDARY & TOPOGRAPHIC SURVEY, 1606 BAY AVENUE, LOT 12 BLOCK 5 AS PREPARED BY FWH ASSOCIATES, P.A., SHEET 1 OF 1, DATED 6/10/21 AND REVISED 9/26/23
 - PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP No. 34029C0208C, EFFECTIVE DATE: JUNE 20, 2018.
 - UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION
 - OWNER/APPLICANT: RUSSELL & VERITY FRIZZELL
1606 BAY AVENUE
BAY HEAD, NJ 08742
 - PROPERTY ADDRESS: 1606 BAY AVENUE
 - BENCHMARK: MANHOLE RIM AS SHOWN ELEVATION: 7.27
TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED ON NAVD 88 DATUM
 - ALL BARRIER FENCING TO BE POOL CODE COMPLIANT WITH SELF CLOSING/LATCHING GATES.
 - BULK VARIANCE REQUIRED FOR IMPERVIOUS WALKWAY WITHIN SIDE YARD SETBACK
 - BULK VARIANCE REQUIRED FOR SIDE YARD SETBACK, 6 FEET IS REQUIRED WHEREAS 5.5 FEET IS PROPOSED
 - DRAINAGE TRENCH #1: 154 SF PATIO SPACE @ 2 YR. STORM = 15 CF REQUIRED
103 SF(67X.40) = 27.6 CF PROVIDED
 - DRAINAGE TRENCH #2: 718 SF PATIO SPACE @ 2 YR. STORM = 66 CF REQUIRED
278 SF(67X.40) = 74.5 CF PROVIDED

10/11/23	ADD DRAINAGE TRENCHES	VTH	CPR	CPR
DATE	REVISION	DRAWN	CHECKED	RELEASED

PROPOSED PLOT PLAN

1606 BAY AVENUE
LOT 12, BLOCK 5

TAX MAP SHEET No. 1
SITUATED IN
BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

FWHASSOCIATES.COM

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Christopher P. Rosati
Christopher P. Rosati

PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY	VTH	DATE	9/15/23
DESIGNED BY	VTH	SCALE	1"=20'
CHECKED BY	CPR	DRAWER NO.	SB-2682
RELEASED BY	CPR	PROJECT NO.	5570.0001
SHEET NO.	1	OF	1