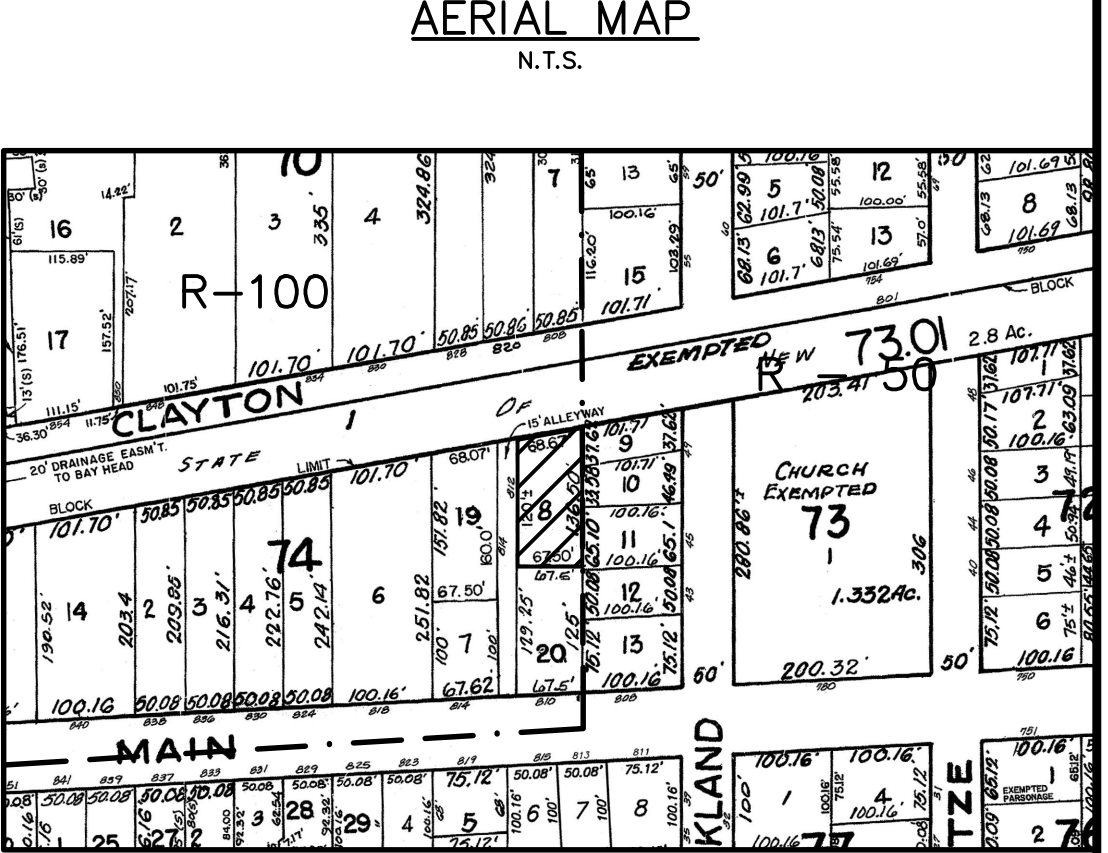
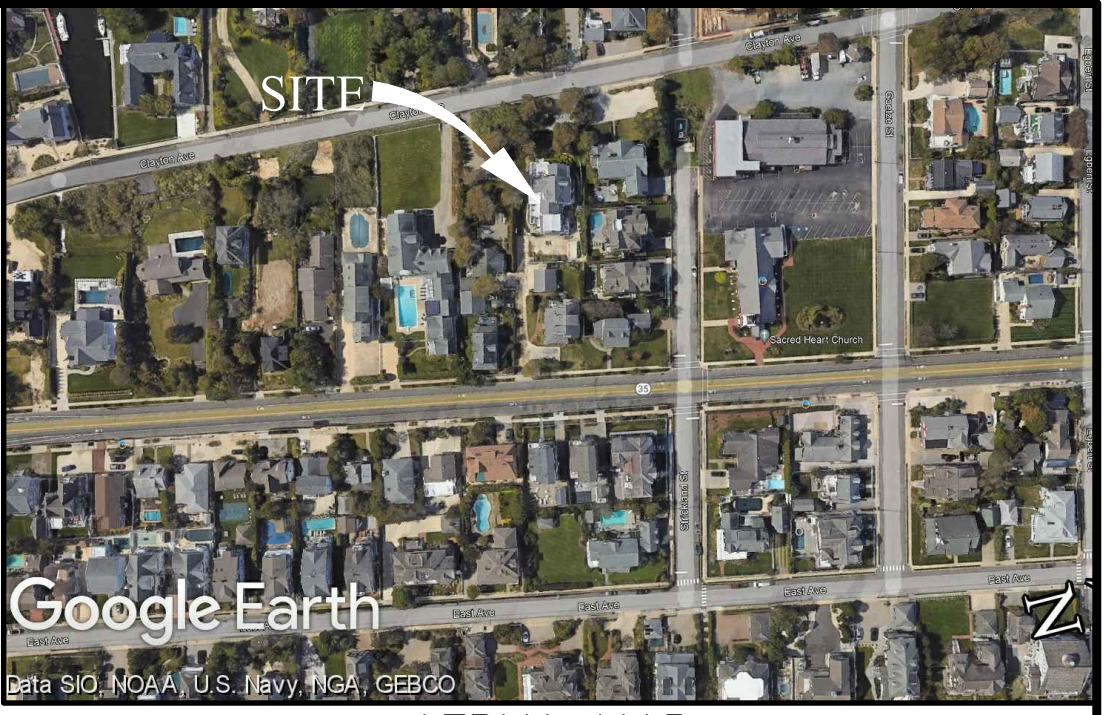




- LEGEND:**
- - - - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - 123.45 EXISTING SPOT GRADE
 - 123.45 PROPOSED SPOT GRADE
 - EXISTING INLET
 - PROPOSED INLET
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING M.H.
 - PROPOSED M.H.
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - SOIL BORING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



EXISTING BUILDING COVERAGE

BOX WINDOW	14.1 S.F.
OPEN WOOD DECKS & STEPS > 12"	1102.5 S.F.
BALCONY	57.9 S.F.
COVERED PORCH & STEPS	114.9 S.F.
2 STORY FRAME DWELLING	2505.6 S.F.
BAY WINDOW	4.9 S.F.
GARDENING LEAN-TO	22.5 S.F.
RINSE STATION	25.1 S.F.
A/C DECK	19.0 S.F.
OVERHANG	32.3 S.F.
TOTAL	3898.8 S.F.

EXISTING LOT COVERAGE

BOX WINDOW	14.1 S.F.
BALCONY	57.9 S.F.
COVERED PORCH & STEPS	114.9 S.F.
2 STORY FRAME DWELLING	2505.6 S.F.
BAY WINDOW	4.9 S.F.
GARDENING LEAN-TO	22.5 S.F.
RINSE STATION	25.1 S.F.
CONC. WALKS	463.0 S.F.
CONC. PAD	48.1 S.F.
A/C DECK	19.0 S.F.
OVERHANG	32.3 S.F.
CONCRETE DRIVEWAY	1154.7 S.F.
TOTAL	4462.1 S.F.

PROPOSED BUILDING COVERAGE

BOX WINDOW	14.1 S.F.
OPEN WOOD DECKS & STEPS > 12"	1102.5 S.F.
BALCONY	57.9 S.F.
COVERED PORCH & STEPS	114.9 S.F.
2 STORY FRAME DWELLING	2505.6 S.F.
BAY WINDOW	4.9 S.F.
GARDENING LEAN-TO	22.5 S.F.
RINSE STATION	25.1 S.F.
A/C DECK	19.0 S.F.
OVERHANG	32.3 S.F.
TOTAL	3898.8 S.F.

PROPOSED LOT COVERAGE

BOX WINDOW	14.1 S.F.
BALCONY	57.9 S.F.
COVERED PORCH & STEPS	114.9 S.F.
2 STORY FRAME DWELLING	2505.6 S.F.
BAY WINDOW	4.9 S.F.
GARDENING LEAN-TO	22.5 S.F.
RINSE STATION	25.1 S.F.
CONC. WALKS	259.5 S.F.
CONC. PAD	48.1 S.F.
A/C DECK	19.0 S.F.
OVERHANG	32.3 S.F.
PROP. INGROUND POOL (INCL. COPING)	663.0 S.F.
TOTAL	3766.9 S.F.

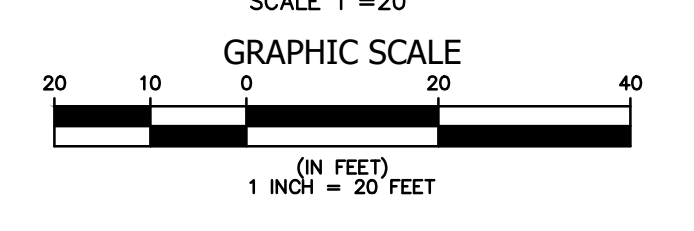
PROPERTY IS LOCATED IN R-100 ZONE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	10,000 S.F.	9,322.06 S.F.*	9,322.06 S.F.*
LOT WIDTH	100 FT.	67.50 FT.	67.50 FT.
FRONT SETBACK	35 FT.	33.7 FT.*	33.7 FT.*
SIDE SETBACK	10 FT.	1.3 FT.*(DECK); 7.5 FT.*(DWELL)	1.3 FT.*(DECK); 7.5 FT.*(DWELL)
COMBINED	25 FT.	11.8 FT.*(DECK/DWELL)	11.8 FT.*(DECK/DWELL)
REAR SETBACK	15 FT.	9.2 FT.*(DECK); 19.5 FT. (DWELL)	9.2 FT.*(DECK); 19.5 FT. (DWELL)
BUILDING COVERAGE	35%	41.8%*	41.8%*
LOT COVERAGE	50%	47.9%*	47.9%*
MAX HEIGHT(STORIES)	2.5	2	2
MAX HEIGHT(Feet) ⁽¹⁾	32.5	27.44 FT.	27.44 FT.
ACCESSORY (SWIMMING POOL)			
SIDE SETBACK	10 FT.	N/A	4.0 FT.**
FRONT SETBACK	35 FT.	N/A	10.0 FT.**
ACCESSORY (A/C PLATFORM)			
SIDE SETBACK	10 FT.	19.1 FT.	25.4 FT.
FRONT SETBACK	35 FT.	37.1 FT.	28.2 FT.**

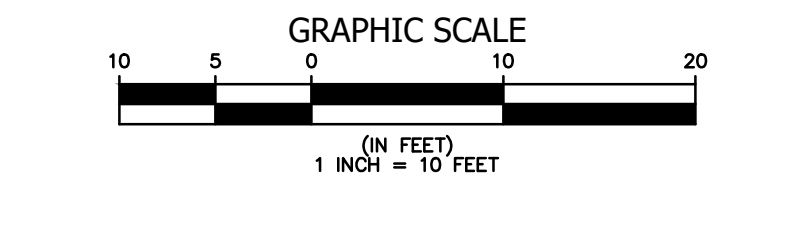
(1) HEIGHT ABOVE BFE
* EXISTING NON-CONFORMING
** VARIANCE REQUESTED

- GENERAL NOTES:**
- SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY LOT 8 BLOCK 74 BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY," PREPARED BY LINDSTROM, DIESSNER AND CARR P.C., DATED 8/1/2023. WILLIAM H. DOOLITTLE P.L.S. FOR MARIA GAAL.
 - ELEVATIONS BASED ON NAVD 1988 DATUM UTILIZING GPS RTK OBSERVATIONS.
 - PROPERTY LOCATED IN FLOOD ZONE AE (EL. 5). COMMUNITY NUMBER 345281 MAP NUMBER 34029C0216F. EFFECTIVE DATE SEPTEMBER 29, 2006. PROPERTY LOCATED IN FLOOD ZONE AE (EL. 8), BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS REVISED JANUARY 30, 2015.
 - ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.

EXISTING CONDITIONS PLAN
SCALE 1"=20'



PROPOSED DEVELOPMENT PLAN
SCALE 1"=10'



OWNER/APPLICANT:
MARIA GAAL
812 MAIN AVENUE
BAY HEAD, NJ 08742

REFERENCES USED:

- DEED BOOK 12441, PAGE 196
- MAP ENTITLED "PLAN OF SURVEY LOT 8 BLOCK 74 BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY" PREPARED BY CHARLES O'MALLEY, P.L.S. DATED 6/12/23.

PROPERTY DESCRIPTION:
BEING KNOWN AS LOT 8 IN BLOCK 74 ON THE OFFICIAL TAX MAP SHEET 5 OF BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY.

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 FOR POOL
LOT 8 BLOCK 74

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: SEE PLAN
DATE: 9/13/2023
SHEET: 1 OF 1
PROJECT: 23074