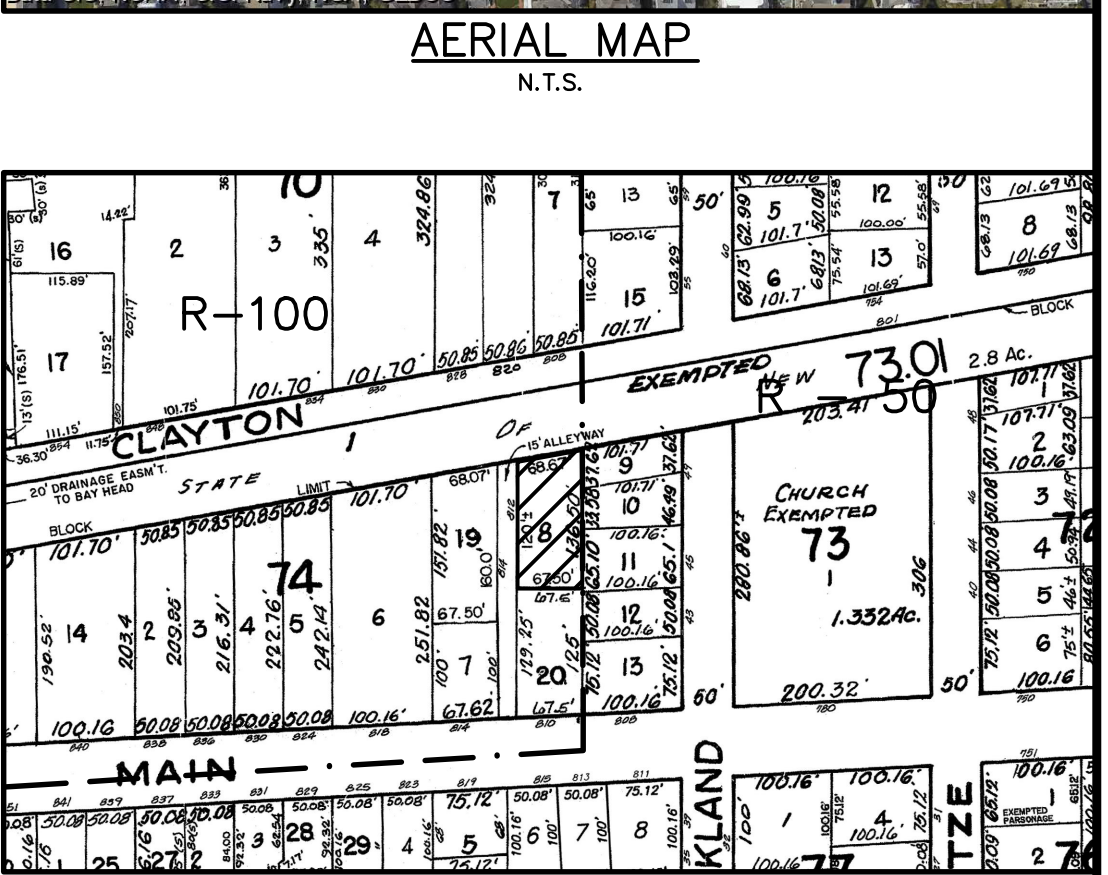
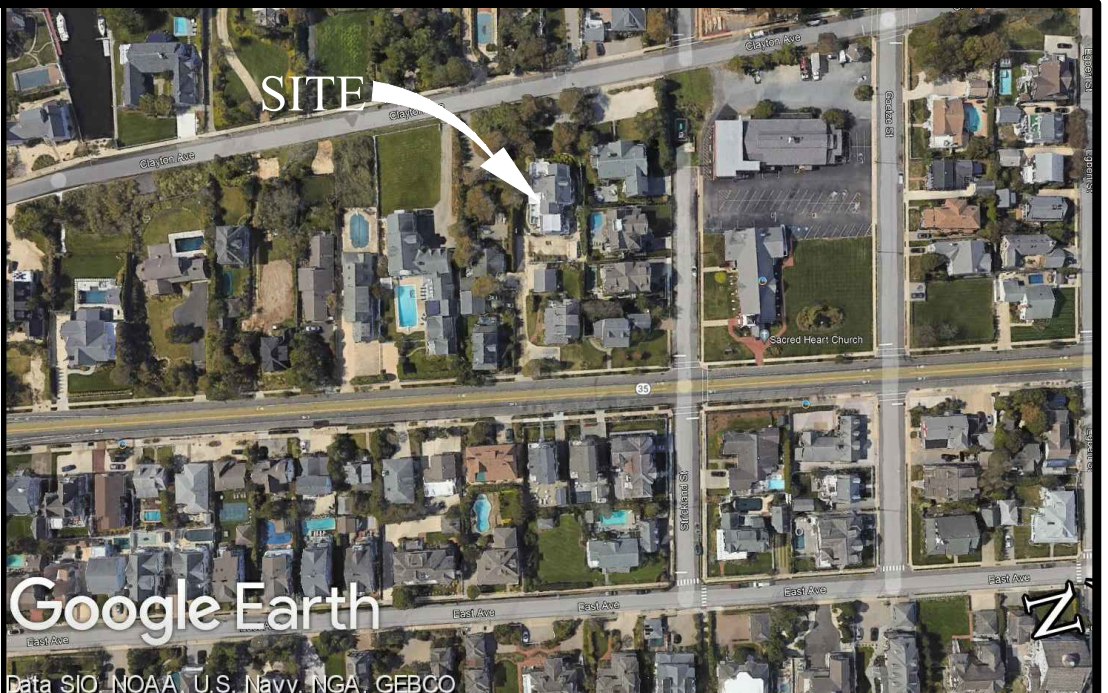




LEGEND:

- 47- EXISTING CONTOUR
- 123.45 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
- TOB TOP OF BLOCK



EXISTING BUILDING COVERAGE

SOUTH DECK	1034 S.F.
COVERED PORCH	76 S.F.
2 STORY FRAME DWELLING	2577 S.F.
GARDENING LEAN-TO	23 S.F.
RINSE STATION	25 S.F.
A/C DECK	19 S.F.
GARAGE OVERHANG	28 S.F.
TOTAL	3782 S.F.
LOT AREA 9,322 S.F.	40.6%

PROPOSED BUILDING COVERAGE

SOUTH DECK	1034 S.F.
COVERED PORCH	76 S.F.
2 STORY FRAME DWELLING	2577 S.F.
GARDENING LEAN-TO	23 S.F.
RINSE STATION	25 S.F.
A/C DECK	19 S.F.
GARAGE OVERHANG	28 S.F.
TOTAL	3782 S.F.
LOT AREA 9,322 S.F.	40.6%

EXISTING LOT COVERAGE

SOUTH DECK	1034 S.F.
COVERED PORCH	76 S.F.
2 STORY FRAME DWELLING	2577 S.F.
GARDENING LEAN-TO	23 S.F.
RINSE STATION	25 S.F.
NORTH CONC. WALK	19 S.F.
STONE WALL SOUTH SIDE	26 S.F.
RETAINING WALLS	70 S.F.
A/C DECK	19 S.F.
GARAGE OVERHANG	28 S.F.
CONC. PAD	48 S.F.
CONCRETE DRIVEWAY	1158 S.F.
TOTAL	5520 S.F.
LOT AREA 9,322 S.F.	59.2%

PROPOSED LOT COVERAGE

COVERED PORCH	76 S.F.
2 STORY FRAME DWELLING	2577 S.F.
GARDENING LEAN-TO	23 S.F.
NORTH CONC. WALK	260 S.F.
STONE WALL SOUTH SIDE	26 S.F.
RETAINING WALLS	70 S.F.
A/C DECK	19 S.F.
GARAGE OVERHANG	28 S.F.
POOL & COPING	624 S.F.
CONCRETE PAD	48 S.F.
TOTAL	3751 S.F.
LOT AREA 9,322 S.F.	40.2%

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%	40.62%	40.62%
LOT COVERAGE	50%	59.2%	40.2%
MAX HEIGHT(STORIES)	2.5	2	2
MAX HEIGHT(Feet) ⁽¹⁾	32.5	27.44 FT.	27.44 FT.
ACCESSORY (SWIMMING POOL)	100 FT.	N/A	6.0 FT.**
SIDE SETBACK	70 FT.	N/A	10.0 FT.**
FRONT SETBACK	35 FT.	N/A	10.0 FT.**
ACCESSORY (A/C PLATFORM)	10 FT.	19.1 FT.	25.4 FT.
SIDE SETBACK	35 FT.	37.1 FT.	28.2 FT.**
FRONT SETBACK	35 FT.	37.1 FT.	28.2 FT.**

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

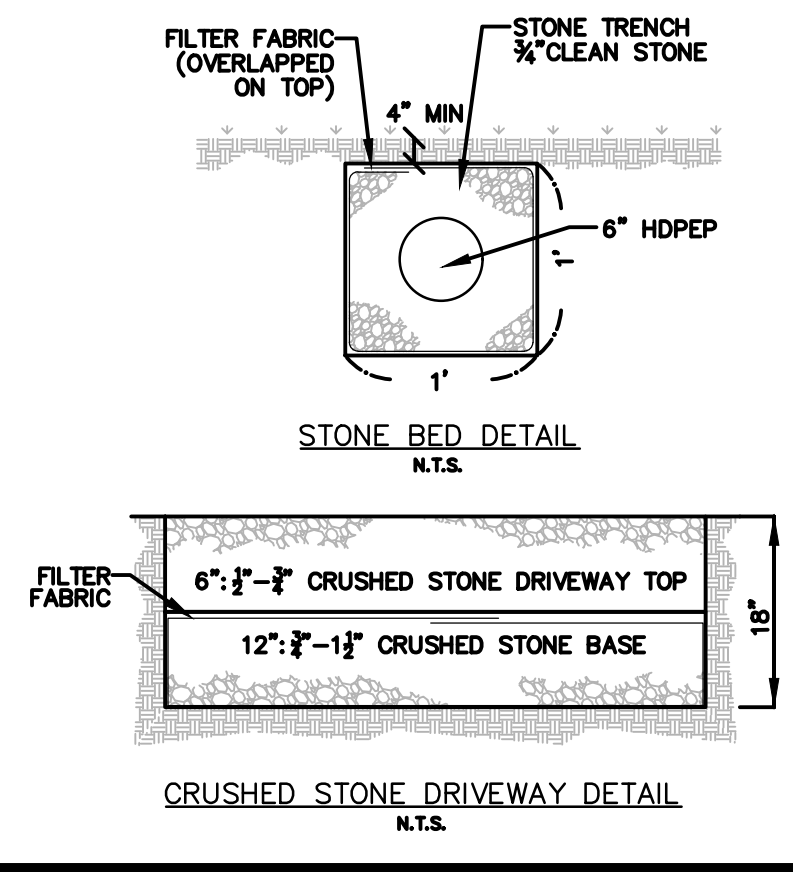
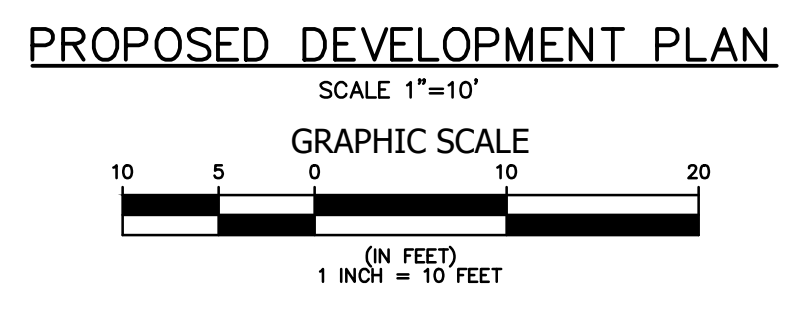
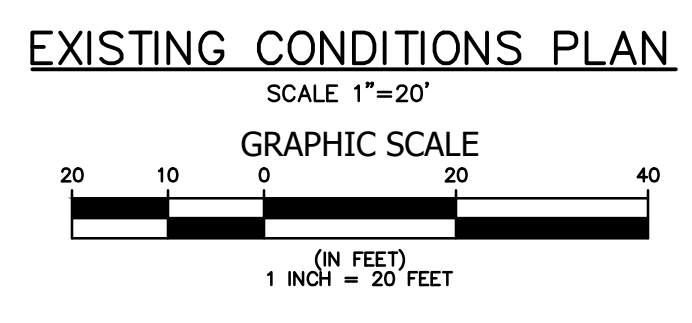
- GENERAL NOTES:**
- SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY LOT 8 BLOCK 74 BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY," PREPARED BY LINDSTROM, DIESSNER AND CARR P.C., DATED 8/1/2023. WILLIAM H. DOOLITTLE P.L.S. FOR MARIA GAAL.
 - ELEVATIONS BASED ON NAVD 1988 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.

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.



2 1/24/24 REVISED POOL LOCATION, DRAINAGE AND LOT COVERAGE. CC

1 10/19/23 REVISED HARDSCAPE AND COVERAGE CALCS. 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 FOR POOL
LOT 8 BLOCK 74

BOROUGH OF BAY HEAD	OCEAN COUNTY	NEW JERSEY
DRAWN BY: JAR	SCALE: SEE PLAN	DATE: 9/13/2023
SHEET: 1 OF 1	PROJECT: 23074	