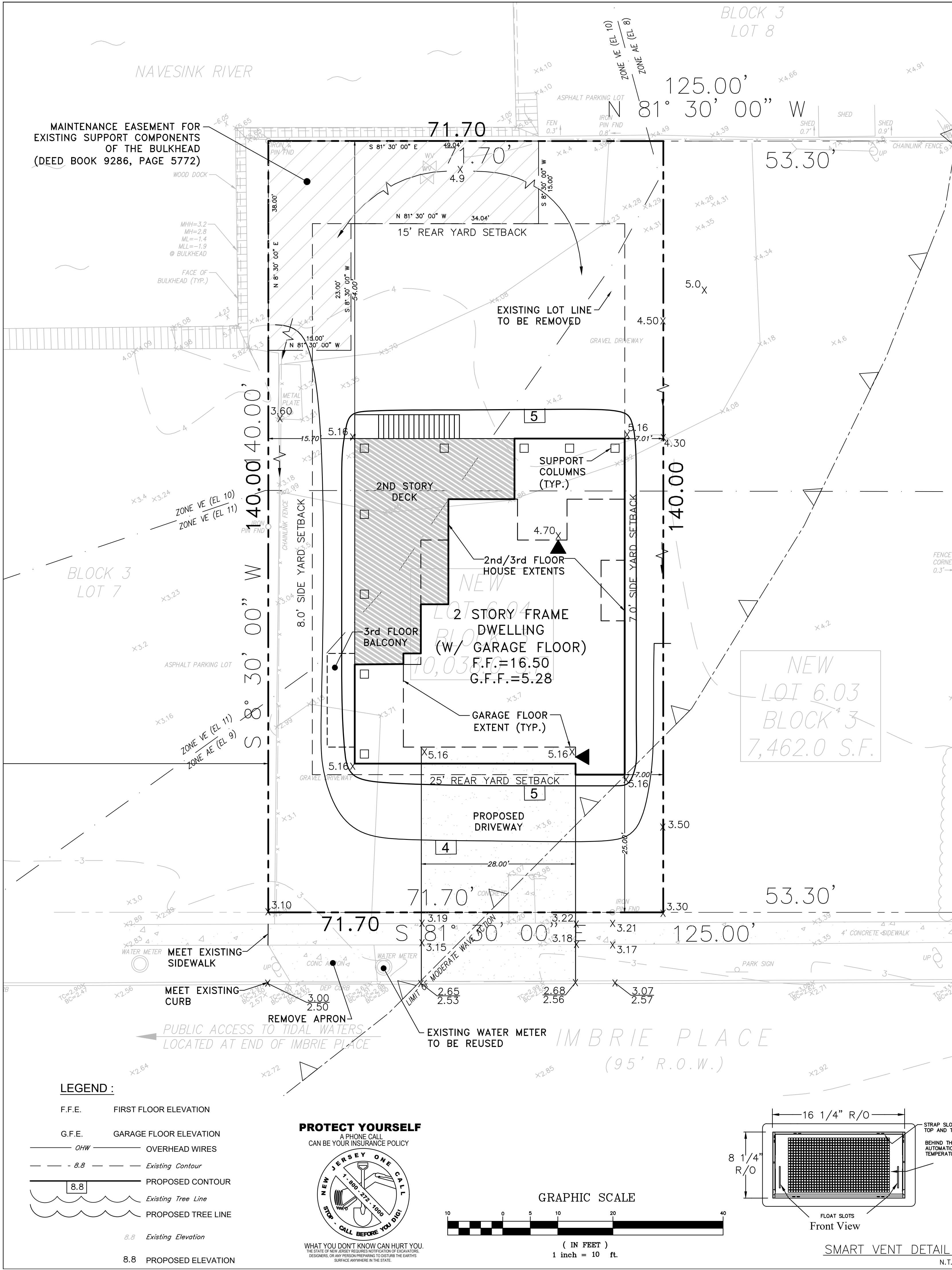
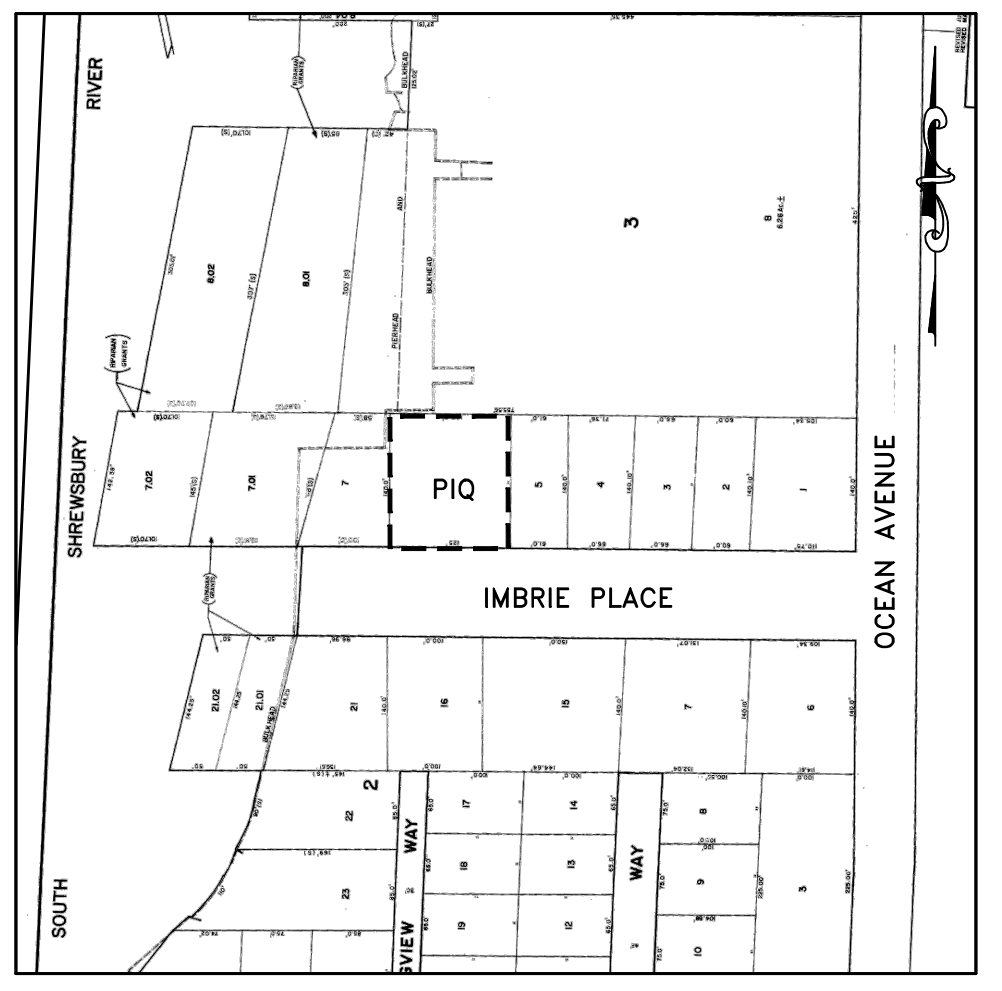


BLOCK 3  
LOT 8

MAINTENANCE EASEMENT FOR  
EXISTING SUPPORT COMPONENTS  
OF THE BULKHEAD  
(DEED BOOK 9286, PAGE 5772)



AERIAL MAP  
1"=200'



TAX MAP  
1"=200'

ZONE REQUIREMENTS - "R-2"  
RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED LOT 6.04
MINIMUM LOT AREA	4,000 S.F.	8,750 S.F.	10,038 S.F.
MINIMUM LOT WIDTH	50 FT.	62.5 FT.	71.7 FT.
MINIMUM LOT DEPTH	60 FT.	140.0 FT.	140.0 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	N/A	25.0 FT.
MINIMUM REAR YARD SETBACK	15 FT.	N/A	54.0 FT.
MINIMUM SIDE YARD SETBACK (EITHER SIDE)	7 FT.	N/A	7.0 FT.
MINIMUM SIDE YARD SETBACK (BOTH SIDES)	15 FT.	N/A	15.7 FT.
TOTAL BUILDING COVERAGE	50.0%	0%	28.4%
TOTAL LOT COVERAGE	70.0%	0%	36.8%
PRINCIPAL BUILDING			
MAXIMUM BUILDING HEIGHT	35 FT.	N/A	41.75 FT.**
MINIMUM GROSS FLOOR AREA	2.5 STORIES 880 S.F.	N/A	2 STORIES 5,524 S.F.

\* EXISTING VARIANCE  
\*\* PROPOSED VARIANCE

GENERAL NOTES:

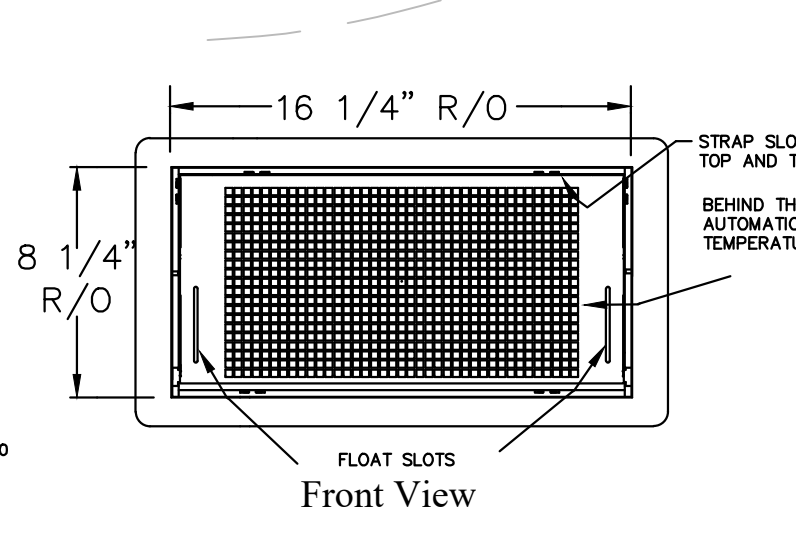
- VERTICAL DATUM SHOWN HEREON IS BASED ON NAV88.
- THIS SET OF PLANS HAVE BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE REGULATIONS.
- THE LOCATION OF ALL UTILITIES MUST BE APPROVED BY THE UTILITY COMPANY PRIOR TO THEIR CONSTRUCTION. ALL UTILITY CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS.
- THE CONTRACTOR SHALL RECEIVE ALL THE NECESSARY APPROVALS FROM ALL LOCAL, COUNTY AND STATE GOVERNING AGENCIES, PRIOR TO CONSTRUCTION.
- ALL ABOVE AND BELOW GROUND UTILITIES SHALL BE PROTECTED FROM DESTRUCTION AND DEBRIS AT ALL TIMES.
- TELEPHONE, ELECTRIC, GAS AND CABLE LINES AND STRUCTURE LOCATIONS SHOWN ON THE PLANS ARE TENTATIVE AND MAY CHANGE PER UTILITY COMPANY'S DIRECTION. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH THE APPLICABLE UTILITY COMPANIES.
- IF ENFORCED, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY ANY OR ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- THERE ARE NO NEW SANITARY SEWER SERVICE CONNECTIONS PROPOSED FOR THIS PROJECT.
- PROPOSED AND EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL ROOF LEADERS WILL BE DIRECTED TOWARDS THE FRONT AND REAR YARD, NOT TOWARDS THE ADJACENT PROPERTIES.
- NO BASEMENT IS PROPOSED.
- THE HOUSE SHALL BE CONSTRUCTED USING A PILE FOUNDATION.
- THE INVERT OF THE LOWEST STRUCTURE MEMBER SHALL BE ELEVATED TO 1' ABOVE THE FLOOD HAZARD ELEVATION OF 9'.
- THE AREA BELOW THE FINISHED FLOOR WILL BE CONSTRUCTED OF BREAKAWAY WALLS.
- SMARTVENTS SHALL BE INSTALLED ON A MINIMUM OF 2 WALLS.

DETAILED SPECIFICATIONS:

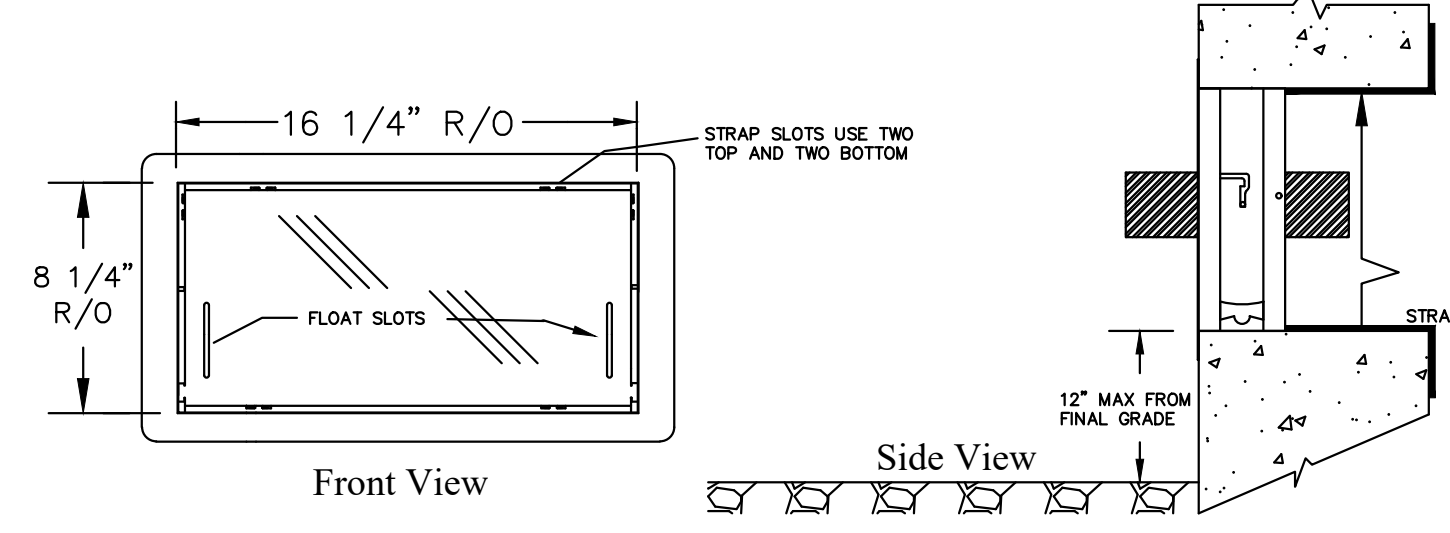
MODEL: SMART VENT MODEL 1510-510 DUAL FUNCTION FLOOD AND VENTILATION VENT & MODEL 1540-520 FLOOD VENT INSULATED.  
 MATERIAL: STAINLESS STEEL  
 OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED  
 OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED  
 INSTALLATION: SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED  
 HYDROSTATIC RELIEF: 200 Sq. Ft. per Vent  
 VENTILATION: 51 Sq. In. per Vent NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION  
 REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS  
 COLORS: STAINLESS (STANDARD)  
 FLOOD VENT SIZING CALCULATION:  
 THE TOTAL INTERIOR SQUARE FOOTAGE OF THE GARAGE = 1,606 S.F. / 200 = 9 VENTS (1510-520)  
 NINE (9) VENTS ARE PROPOSED  
 9 X 200 S.F. = 1,800 S.F. OF ENCLOSED FLOOR SPACE COVERAGE.  
 LOCATION OF SMART VENTS TO BE DETERMINED BY OTHERS.

COVERAGE CALCULATIONS

ADDITIONAL IMPERVIOUS	TOTAL LAND DISTURBANCE
LOT 6.01 - 3,551.9	LOT 6.01 - 6,259.0
LOT 6.02 - 3,694.0	LOT 6.02 - 7,390.3
TOTAL - 7,245.9	TOTAL - 13,649.3



SMART VENT DETAIL (MODEL 1510-510)  
N.T.S.

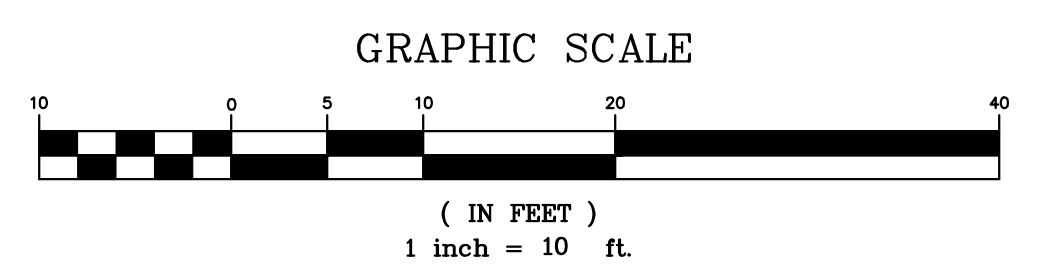


SMART VENT DETAIL (MODEL 1510-520)  
N.T.S.

- LEGEND:
- F.F.E. FIRST FLOOR ELEVATION
  - G.F.E. GARAGE FLOOR ELEVATION
  - OHW OVERHEAD WIRES
  - 8.8 - Existing Contour
  - PROPOSED CONTOUR
  - Existing Tree Line
  - PROPOSED TREE LINE
  - 8.8 Existing Elevation
  - 8.8 PROPOSED ELEVATION

**PROTECT YOURSELF**  
A PHONE CALL  
CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.  
THE STATE OF NEW JERSEY HAS A FREE SERVICE TO LOCATE THE DARTS  
DESIGNERS OF NEW JERSEY REQUIRE YOU TO LOCATE THE DARTS  
SURFACE ANYWHERE IN THE STATE



*William T. Wentzien*  
 WILLIAM T. WENTZIEN, P.E., P.P., C.M.E.  
 PROFESSIONAL ENGINEER  
 NJ LICENSE No. 27799  
 CERTIFICATE OF AUTHORIZATION #246A28239800

**ABBINGTON ENGINEERING, LLC.**  
 922 NJ-33, SUITE 3  
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 TEL: (732) 431-1440

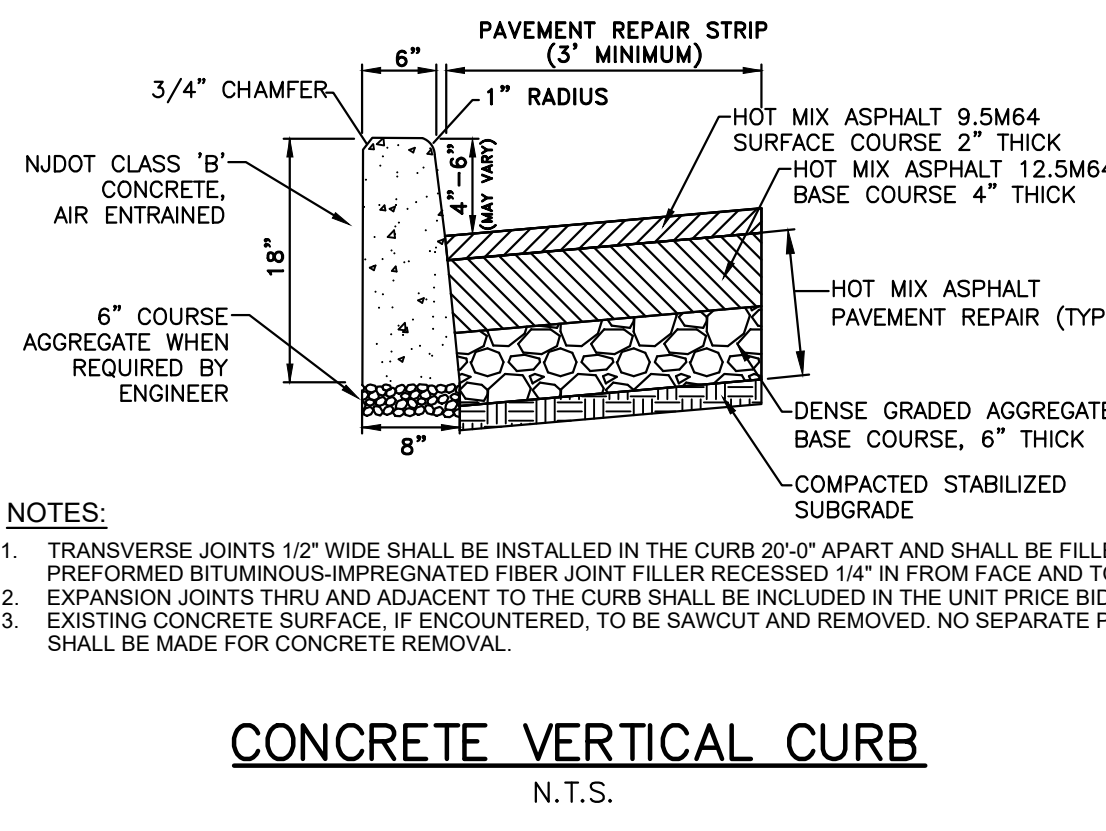
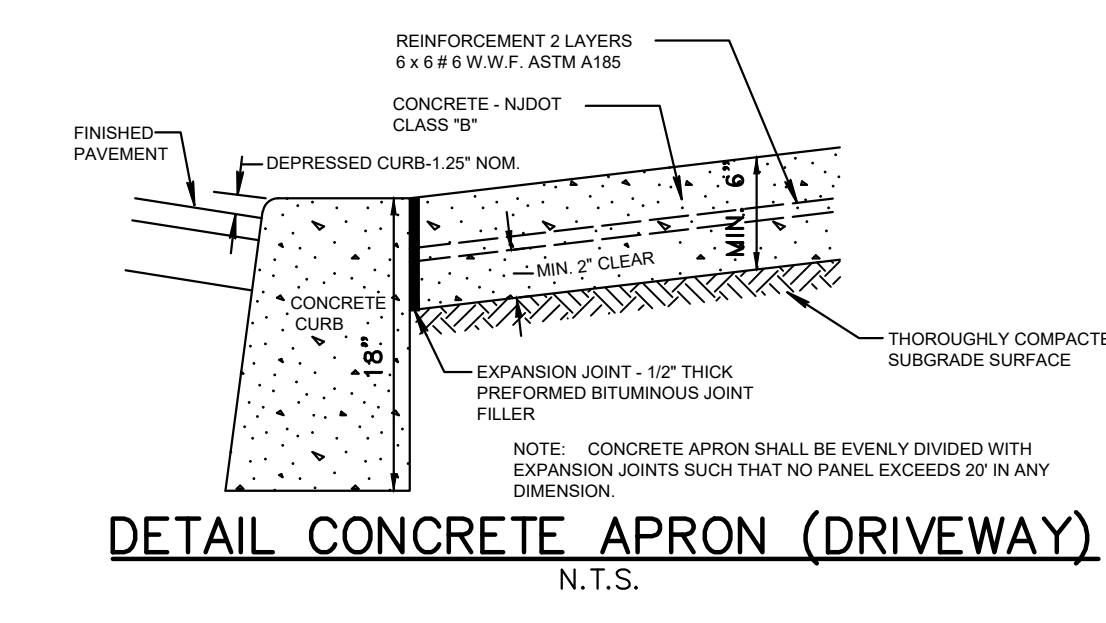
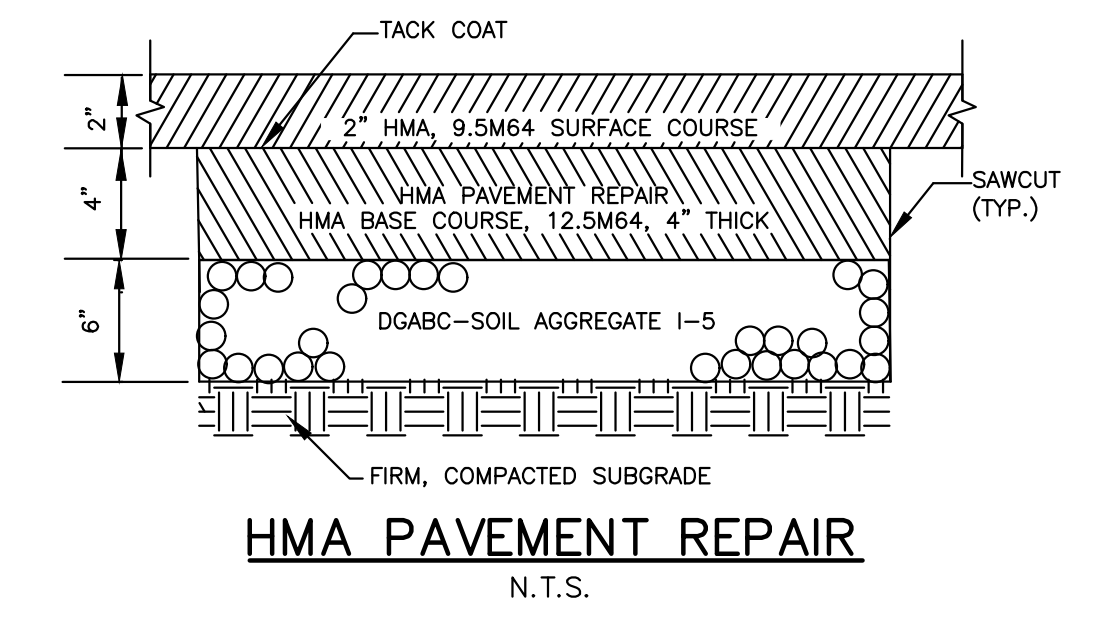
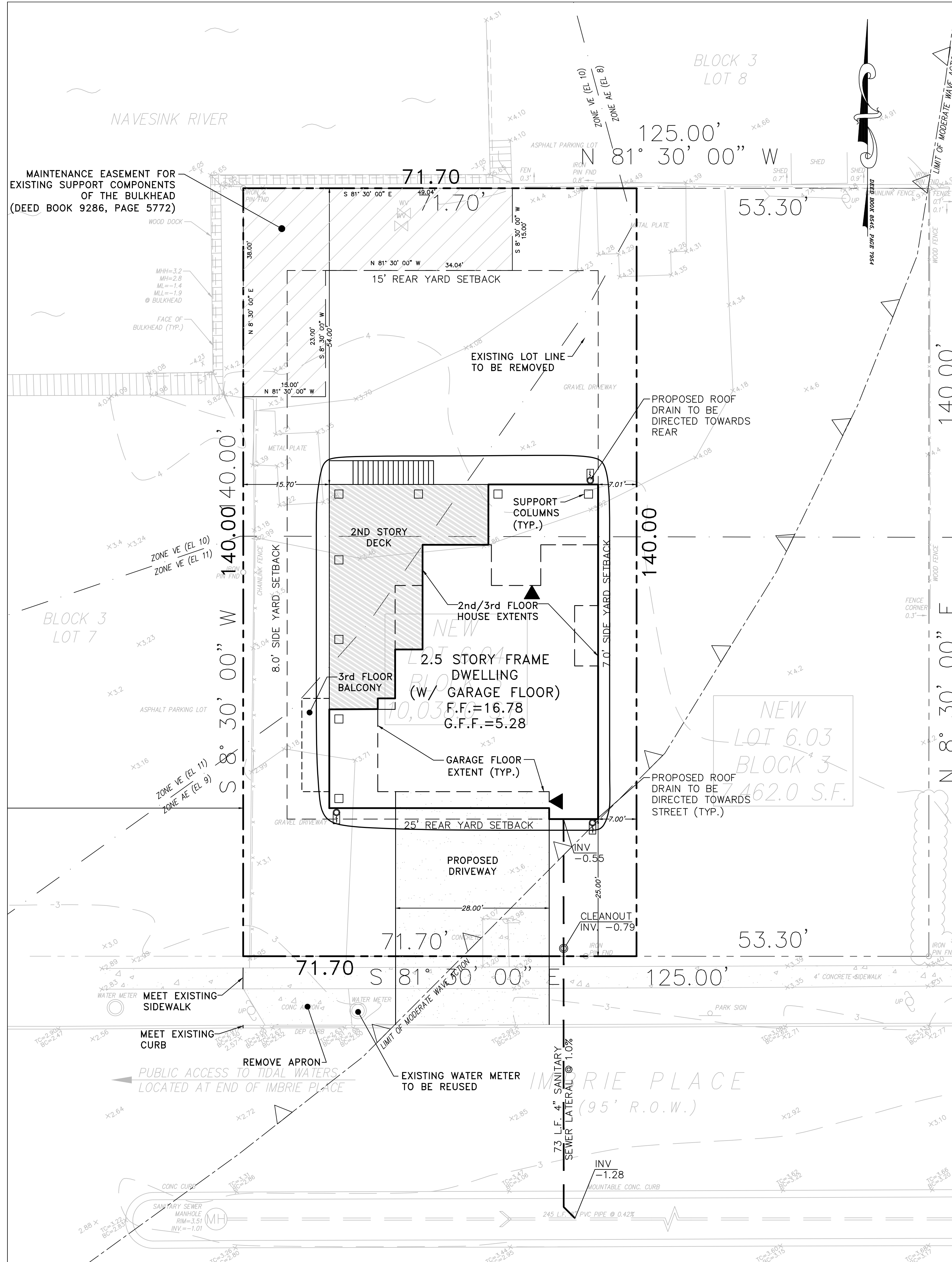
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 LANDSCAPE ARCHITECTURE**

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REVISED BUILDING HEIGHT	10/27/2021
REVISED PER ARCHITECTURAL DRAWING	10/26/2021
REVISE BUILDING HEIGHT	09/14/2021
REVISED PER TOWNSHIP ENGINEER REVIEW	08/05/2021
EASEMENT ADDED	11/20/2020
REVISED DWELLING STORIES	10/05/2020
REVISED PER NJDEP	11/21/2019
REVISIONS	DATE
DATE: 09/25/2018	RMP
SCALE: 1"=10'	VC
AE FILE NAME: IMBRIE PLACE - PLOT PLAN	WTW
AE FILE NUMBER: 227	RELEASED

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**PLOT PLAN**  
 PREPARED FOR  
**IMBRIE PLACE  
 BLOCK 3  
 LOT 6.04**  
 SITUATED IN  
**BOROUGH OF SEA BRIGHT  
 MONMOUTH COUNTY  
 NEW JERSEY**



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REVISIONS	DATE
REVISED PER TOWNSHIP ENGINEER REVIEW	08/05/2021
DATE: 09/25/2018	RMP
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**PLOT PLAN**

PREPARED FOR

**IMBRIE PLACE  
BLOCK 3  
LOT 6.04**

SITUATED IN

**BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY  
NEW JERSEY**