



GENERAL NOTES:

1. A MAP ENTITLED "SURVEY BLOCK 14 LOT 7 11 CHURCH STREET, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NJ PREPARED BY SCHWANEDE HALS & VINCE DATED JUNE 2024.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NAVD 1988 VERTICAL DATUM.
3. THE PROPERTY IS LOCATED IN THE R-3 DOWNTOWN RESIDENCE ZONE ACCORDING TO THE BOROUGH OF SEA BRIGHT ZONING MAP.
4. THE PROPERTY IS LOCATED IN A FLOOD ZONE AE (EL 8), BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON FEMA FIRM MAP NUMBER 34025C0201H, MAP REVISED JUNE 15, 2022.
5. THERE ARE NO KNOWN WETLANDS ON THE PROPERTY.
6. THERE ARE NO PROPOSED VARIANCES.
7. EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN ON THIS PLAN. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY THE CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION ALL IMPROVEMENTS IN THE APPROVED LOCATIONS SHOWN ON THIS PLAN.
11. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ERRORS, OMISSIONS, DISCREPANCIES, AND FIELD MODIFICATIONS NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS ADVISED THAT ALL APPLICABLE OSHA SAFETY REGULATIONS MUST BE FOLLOWED DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO POTENTIAL SHEETING AND SHORING OF EXCAVATIONS. THESE ENGINEERING DRAWINGS ARE NOT INTENDED TO ILLUSTRATE METHODS OF CONSTRUCTION OF THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE THE ACTUAL SITE CONDITIONS AND COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
13. ANY SOLID WASTE SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
14. ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2009 INTERNATIONAL BUILDING CODE, N.J. RESIDENTIAL EDITION, AND ALL OTHER APPLICABLE BUILDING CODES.
15. ALL SILT FENCING AND ANY OTHER REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO CONSTRUCTION.
16. THE PROPOSED AREA OF DISTURBANCE IS 4,520 S.F.
17. ALL YARD AREAS ARE TO BE STABILIZED BY STONE OR GRASS.
18. A MINIMUM OF 10 SMARTVENT FLOOD VENTS OR APPROVED EQUAL (200 S.F. OF RELIEF FOR EACH VENT) SHALL BE PROVIDED AROUND THE PERIMETER OF THE HOUSE WITH A MINIMUM OF 1 VENT ON EACH EXTERIOR WALL. THE BOTTOM OF EACH VENT SHALL BE NO GREATER THAN 12 INCHES ABOVE THE EXTERIOR GRADE.

BUILDING COVERAGE CALCULATIONS

PROPOSED DWELLING = 1,892 S.F.

TOTAL = 1,892 S.F.

PERCENTAGE = ((1,892 S.F./4,520 S.F.) X 100 = 41.8%

LOT COVERAGE CALCULATIONS

BUILDING COVERAGE = 1,892 S.F.

PROPOSED DECK = 387 S.F.

PROPOSED DRIVEWAY = 248 S.F.

PROPOSED WALKS = 397 S.F.

PROPOSED PAVER PATIO=215 S.F.

TOTAL = 3,146 S.F.

PERCENTAGE = ((3,139 S.F./4,520 S.F.) X 100 = 69.5%

BUILDING HEIGHT CALCULATIONS

AVG GRADE = (.390)+4.20+(3.87+3.9)/4 = 3.97

ZONING TABLE – R-3 DOWNTOWN RESIDENCE ZONE

| | REQUIRED | EXISTING | PROPOSED |
|-------------------|-----------------------|------------------|-----------------|
| LOT AREA | 1,800 SF | 4,520 S.F. | NO CHANGE |
| WIDTH | 26 FT | 40 FT | NO CHANGE |
| LOT DEPTH | 60 FT | 112.32 FT | NO CHANGE |
| FRONT YARD | 6.9 FT * | 7.8 FT / 2.3 FT | 7.8 FT |
| SIDE YARD | 3 FT / 6 FT | 0.8 FT / 23.5 FT | 3.1 FT / 6.2 FT |
| REAR YARD | 15 FT | 62.6 FT | 49.0 FT |
| BLDG. HEIGHT | 38 FT / 2-1/2 STORIES | 27.5 FT | 36 FT |
| BUILDING COVERAGE | 50% MAX. | 28.9% | 41.9% |
| LOT COVERAGE | 70% MAX. | 55.1% | 69.5% |
| GROSS FLOOR AREA | 880 SF | 2,069 SF | 4,530 SF |

* SEE FRONT YARD SETBACK CALCULATIONS

STOCK PILE
TO BE WITHIN
DISTURBANCE.

SEE DETAIL

PLOT PLAN BLOCK 14 – LOT 7 11 CHURCH STREET FOR

11 CHURCH ST ASSOCIATES LLC
BOROUGH OF SEA BRIGHT, MONMOUTH CO., NEW JERSEY

SCHWANEWEDE HALS & VINCE

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SEE COMMENTS
DISTRIBUTION

GRAPHIC SCALE

DATE: July 17, 2024

JOB NO: 9088–2429

SHEET NO: 1 OF 1