

- GENERAL NOTES:**
1. PRELIMINARY BASE FLOOD ELEVATION = 11.0 (AE-ZONE)
 2. PLOT PLAN BASED ON INFORMATION CONTAINED ON "SURVEY OF PROPERTY" TAX LOT 5 - BLOCK 87 DATED 06/26/2024, PREPARED BY LAKELAND SURVEYING.
 3. SEE ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS.
 4. LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
 5. ALL PROPOSED YARD AREAS NOT OCCUPIED BY HARD SURFACES SHALL CONSIST OF GRASS AND/OR STONE.
 6. ALL CONCRETE USED SHALL BE 4500 PSI CLASS B.
 7. ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS RIGHT-OF-WAY, OR PERVIOUS YARD AREAS - NOT TOWARDS ADJACENT PROPERTIES.
 8. IT IS THE INTENT OF THIS PLAN THAT THE CONTRACTOR BE SOLELY RESPONSIBLE FOR IMPLEMENTING AND CONSTRUCTING POSITIVE DRAINAGE FEATURES THAT SAFELY AND EFFECTIVELY CONVEY STORM WATER RUNOFF AWAY FROM STRUCTURES AND FOR KEEPING SURFACE WATER FROM CONCENTRATING.
 9. CONTRACTOR TO FOLLOW JCP&L REQUIREMENTS CONCERNING ELEVATED ELECTRIC METERS.
 10. ALL SIDEWALK AND CURB DAMAGED OR FOUND TO BE IN DISREPAIR SHALL BE REPLACED TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
 11. ALL SUB-GRAVEL LINERS MUST BE MADE OF FILTER CLOTH OR OTHER PERMEABLE MATERIAL.
 12. CONTRACTOR TO NOTIFY OUR OFFICE OF ANY DEVIATIONS FROM THESE PLANS PRIOR TO PERFORMING ASSOCIATED WORK.
 13. DO NOT SCALE THESE PLANS.

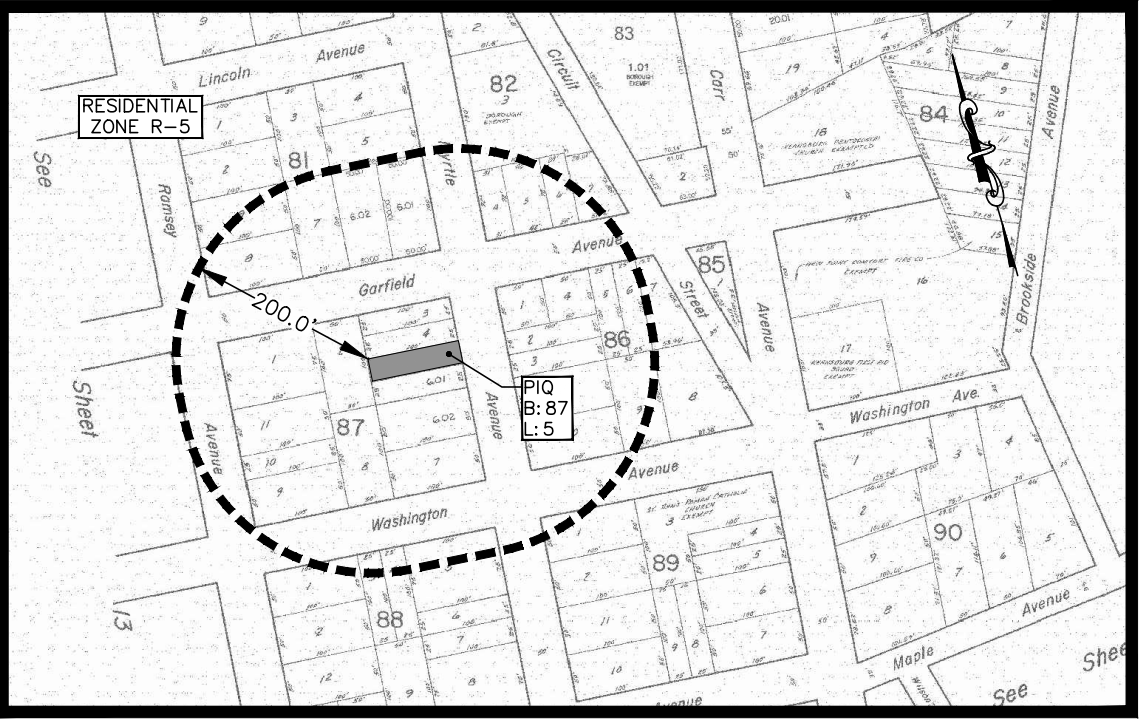
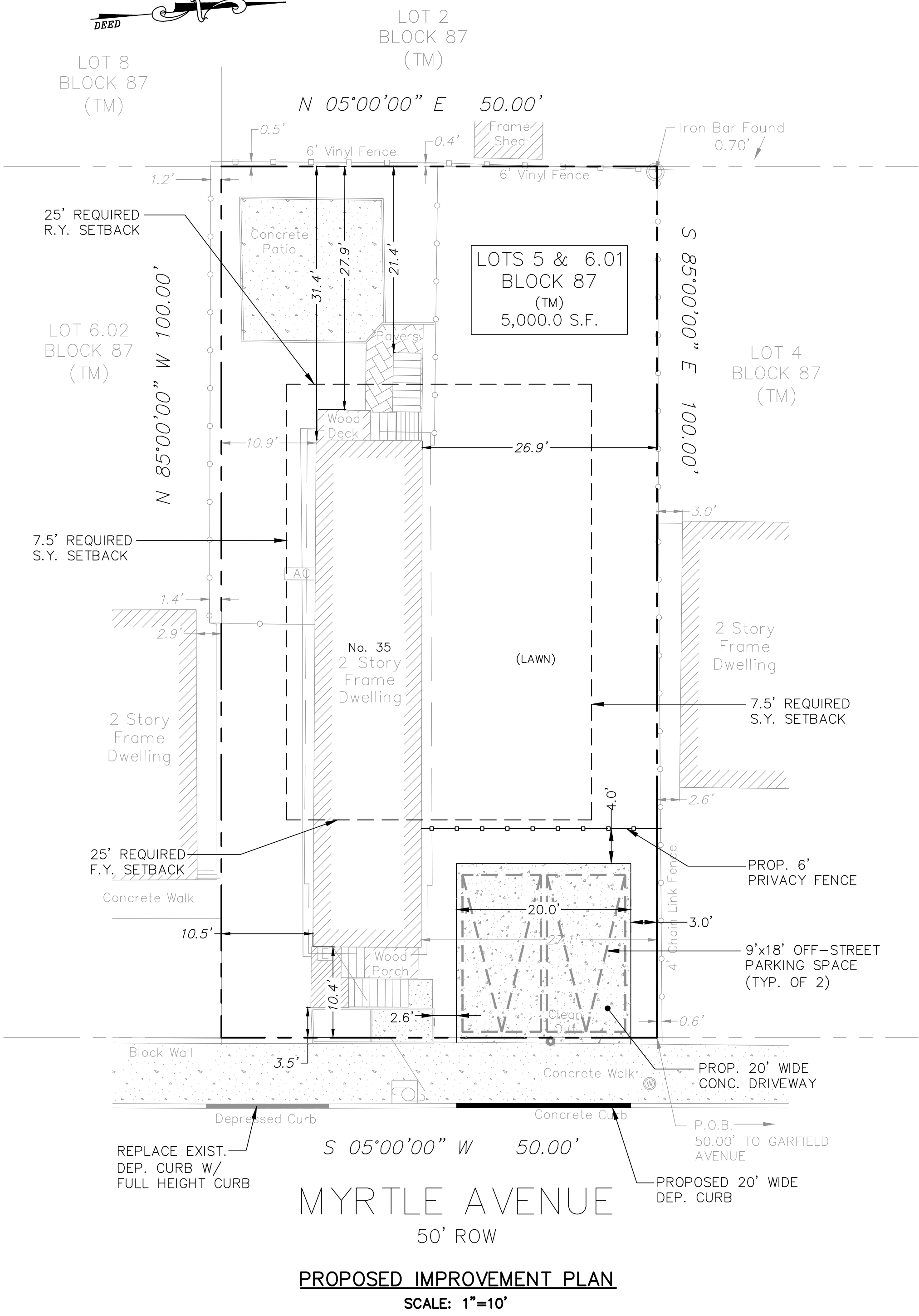
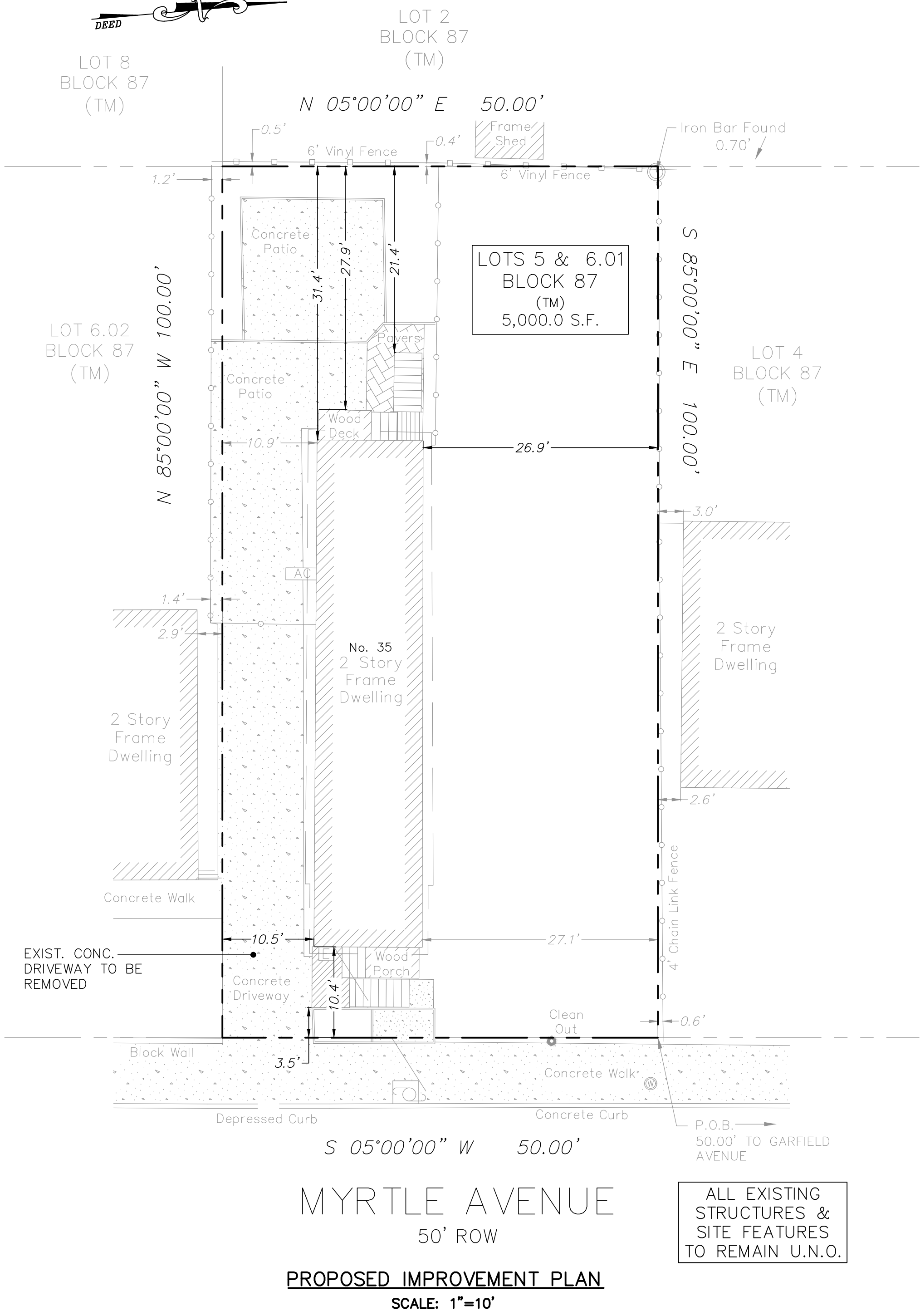
- LIST OF VARIANCES**
1. THE MINIMUM FRONT YARD SETBACK IS 25.0 FEET; WHEREAS 3.5 FEET (10.4 FEET TO PRINCIPAL) IS EXISTING AND PROPOSED.
 2. THE MINIMUM REAR YARD SETBACK IS 25.0 FEET; WHEREAS 21.4 FEET IS EXISTING AND PROPOSED.

PRINCIPAL COVERAGE		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
DWELLING	716	716
TOTAL	716	716
TOTAL AS A % of 5,000 SF	14.3%	14.3%

LOT COVERAGE		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
PRINCIPAL COVERAGE	716	716
CONCRETE DRIVEWAY	451	400
CONCRETE WALKWAY @ FRONT STAIRS	35	35
CONCRETE PATIO (REAR)	632	272
PAVERS @ REAR STAIR	65	65
TOTAL	1,899	1,488
TOTAL AS A % of 5,000 SF	38.0%	29.8%

ZONING REQUIREMENTS FOR RESIDENTIAL ZONE R-5			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (min.)	5,000 SF	5,000 SF	NO CHANGE
LOT FRONTAGE (min.)	50.0'	50.0'	NO CHANGE
FRONT SETBACK (min.)			
PRINCIPAL	25.0'	10.4'	NO CHANGE
WOOD PORCH / LANDING	25.0'	3.5'	NO CHANGE
SIDE SETBACK (min.)			
PRINCIPAL - ONE SIDE	7.5'	10.5'	NO CHANGE
PRINCIPAL - COMBINED	15.0'	37.4'	NO CHANGE
DRIVEWAY	3.0'	0.0'	3.0'
REAR SETBACK (min.)			
PRINCIPAL	25.0'	31.4'	NO CHANGE
WOOD DECK	25.0'	27.9'	NO CHANGE
STAIRS	25.0'	21.4'	NO CHANGE
LOT COVERAGE (PRINCIPAL) (max.)	25.0%	14.3%	14.3%
LOT COVERAGE (COMBINED) (max.)	50.0%	38.0%	29.8%
BUILDING HEIGHT (max.)**			
STORIES	2.5'	2.0'	NO CHANGE
HEIGHT**	35.0'	30.7'	NO CHANGE
GROSS GROUND FLOOR (min.)	600 SF	716 SF	NO CHANGE

* EXISTING NON-CONFORMITY
(V) VARIANCE REQUIRED
** MEASURED FROM AVG. LOT GRADE



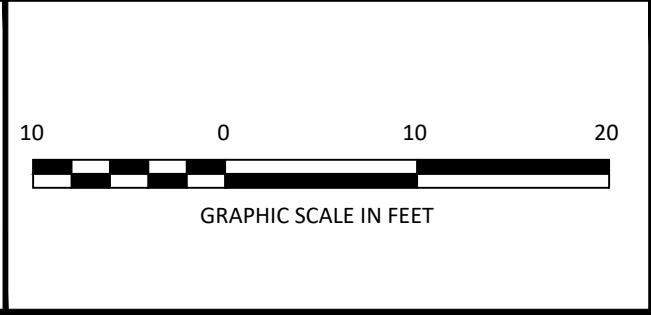
LOCATION MAP

SCALE: 1"=200'



REVISION NO.	DATE	REVISION

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PLOT PLAN FOR VARIANCE 35 MYRTLE AVENUE BLOCK 87 - LOT 5			PROJECT NO	DATE
			22-276	01/13/2025
			DRAWN BY	DESIGNED BY
			EKC	MCH
			SCALE	CHECKED BY
			SEE PLAN	MCH
			MCH ENGINEERING INC	
BOROUGH OF KEANSBURG	MONMOUTH COUNTY	NEW JERSEY	SHEET NO.	1 of 1