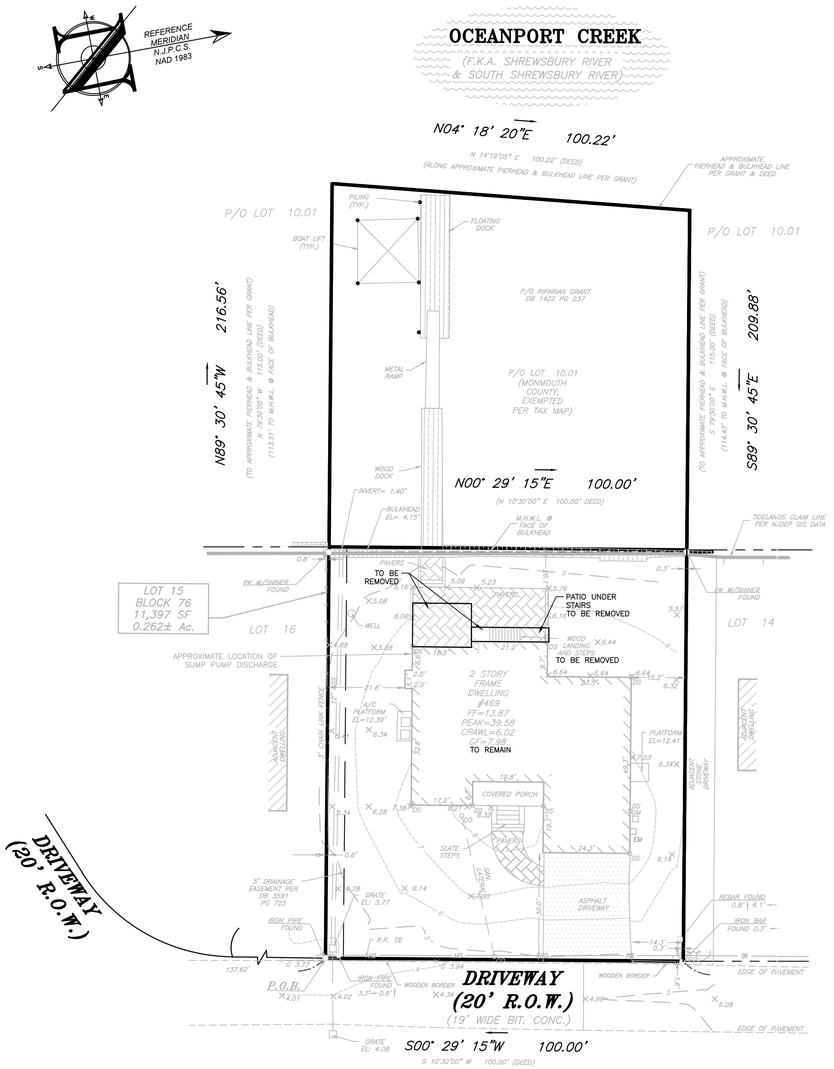
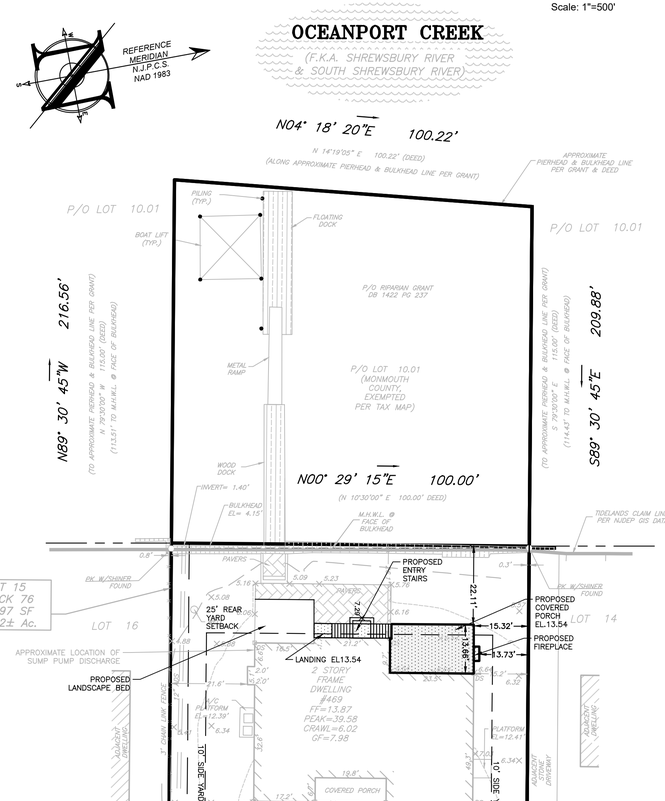



## EXISTING CONDITIONS

20 0 20 40

Scale: 1"=20'




## PROPOSED CONDITIONS

20 0 20 40

Scale: 1"=20'

### LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | 10 |
| + 46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| x x | FENCE | x x |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

File: X:\Jobs\1756 - John Bacci\24-1756-02 - 469 Driveway_Oceanport, NJ\24175602\DWG\dwg\01-Variance Plan.dwg, ---> 01-PLOT
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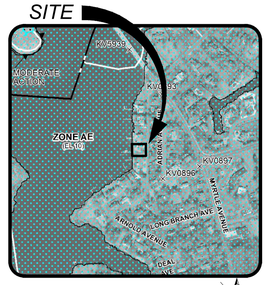
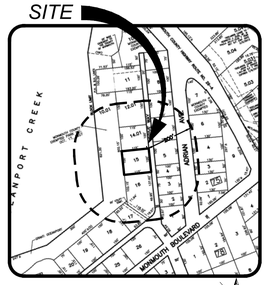



**EFFECTIVE FLOOD INSURANCE RATE MAP**

500 0 500 1000

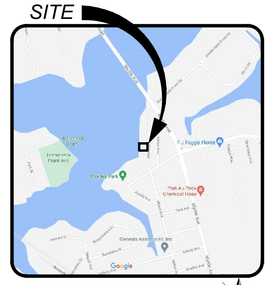
Scale: 1"=500'




**TAX MAP**

200 0 200 400

Scale: 1"=200'




**LOCATION MAP**

1000 0 1000 2000

Scale: 1"=1000'

### GENERAL NOTES

1. **SUBJECT PROPERTY**
TAX MAP #4: BLOCK 76, LOT(S)15; 469 DRIVEWAY, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

2. **OWNER / APPLICANT**
JOHN BACCI & JUDITH
469 DRIVEWAY
OCEANPORT, NJ 07757

3. **PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR (ENGINEERING AND ZONING APPROVAL)

4. **SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING LLC, ENTITLED "FINAL AS BUILT SURVEY", WITH THE LATEST REVISION BEING DATED 12/12/22. AVERAGE SETBACK SHOWN HEREON ARE BASED UPON A SURVEY PERFORMED BY DPCSS LAND SURVEYORS, ENTITLED "MAP OF PREVAILING SETBCKS", WITH THE LATEST REVISION BEING DATED 10/26/21 AVERAGE SETBACK SHOWN HEREON ARE BASED UPON A SURVEY PERFORMED BY DPCSS LAND SURVEYORS, ENTITLED "MAP OF PREVAILING SETBCKS", WITH THE LATEST REVISION BEING DATED 10/26/21

5. **ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY M. CONDOURIS ARCHITECT INC, WITH THE LATEST REVISION BEING DATED 9/18/24.

6. **BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0184G, DATED 6/20/18, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.

7. **CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.

8. **UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

9. **VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.

10. **SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

11. **LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.

12. **RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.

13. **NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
RELEVANT APPLICATIONS WILL BE MADE TO THE NJDEP. IT IS UNDERSTOOD THAT FINAL SITE PLAN APPROVAL WILL BE CONTINGENT UPON SECURING ALL PROPER APPROVAL FROM THE NJDEP.

14. **CONSTRUCTION IN FLOOD ZONE**
ALL CONSTRUCTION BELOW ELEVATION 12.4 MUST BE WATER RESISTANT MATERIALS.

15. **ROOF LEADERS**
ALL ROOF LEADERS SHALL BE DIRECTED TO OCEANPORT CREEK OR DRIVEWAY RIGHT-OF-WAY.

16. **LIGHTING**
ANY PROPOSED LIGHTING SHALL BE DOWNWARD DIRECTED SO AS TO NOT CREATE ANY ADVERSE GLARE CONDITIONS FOR NEIGHBORING PROPERTIES.

AVERAGE REAR SETBACKS TO M.H.W.L

| LOT | BLOCK | DWELLING |
|---|---|---|
| 16 | 76 | 29.3 |
| 17 | 76 | 26.3 |
| 18 | 76 | 27.9 |
| 14 | 76 | 20.1 |
| 13 | 76 | N/A |
| 12 | 76 | 10.9 |

AVERAGE SETBACK FROM MHWL= 22.9

ZONING COMPLIANCE CHART

R-4 (SINGLE-FAMILY) ZONE

SINGLE-FAMILY DETACHED DWELLING: PERMITTED

| ORD.SECTION | STANDARD | REQUIRED | EXISTING | PROPOSED | COMPLIES |
|---|---|---|---|---|---|
| SCHED II | MIN. LOT AREA (SF) | 10,000 | 11,397.0 (0.262 AC) | NO CHANGE | YES |
| SCHED II | MIN. LOT WIDTH (FT) | 100 | 100.0 | NO CHANGE | YES |
| SCHED II | MIN. LOT DEPTH (FT) | 100 | 115.0 TO BULKHEAD | NO CHANGE | YES |
| | PRINCIPAL BUILDING | | | | |
| SCHED II | MIN. FRONT YARD SETBACK (FT) | 30 (1)(2) | 30.0 | NO CHANGE | YES |
| SCHED II | MIN. REAR YARD SETBACK (FT) | 22.9 (3) | 26.1 | 22.11 | YES |
| SCHED II | MIN. SIDE YARD SETBACK | | | | |
| | ONE SIDE (FT) | 10 | 15.2 | 13.73 | YES |
| | BOTH SIDES (FT) | 20 | 31.8 | 35.33 | YES |
| SCHED II | MAX. BUILDING HEIGHT (FT)/(STORIES) | | | | |
| | ALL OTHER ROOFS | 35/2.5 | 34.75/2 | NO CHANGE | YES |
| | LOT COVERAGE | | | | |
| SCHED II | MAX. BUILDING COVERAGE (%) | 25 | 24.11 | 26.90 (V) | NO |
| SCHED II | MAX. IMPERVIOUS COVERAGE (%) | 40 | 39.63 | 39.96 | YES |
| SCHED II | MIN. HABITABLE FLOOR AREA | | | | YES |
| | FIRST FLOOR (SF) | 1,050 | (a) | (a) | - |
| | TOTAL (SF) | 1,800 | (a) | (a) | - |
| | DRIVEWAY | | | | |
| §390-26A | MIN. DISTANCE TO SIDE LOT LINE | 5 | 15.11 | NO CHANGE | YES |
| §390-26A | MIN. DISTANCE TO REAR LOT LINE | 15 | >15 | NO CHANGE | YES |

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(1) PER ORDINANCE SECTION 390-14.B, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT WITHIN THE SAME BLOCK.
(2) PER ORDINANCE SECTION 390-14 A(4), IN RESIDENCE DISTRICTS, AN OPEN PORCH ONE STORY IN HEIGHT CAN PROJECT NOT MORE THAN SIX FEET INTO THE FRONT YARD AND NOT MORE THAN FIVE FEET INTO THE SIDE YARD BUT IN NO INSTANCE NEARER THAN 10 FEET TO A SIDE LOT LINE AND 24 FEET TO THE FRONT LOT LINE.
(3) IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE MEAN HIGH WATERLINE THAN WITHIN TWO FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS ALONG 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK.

LOT COVERAGE CALCULATIONS

| ITEM | EXISTING (SF) | PROPOSED (SF) |
|---|---|---|
| PRINCIPAL BUILDING | 2,747.74 | NO CHANGE |
| FRONT COVERED PORCH | 133.06 | NO CHANGE |
| FRONT STEPS | 64.49 | NO CHANGE |
| PAVERS | 734.99 | 501.94 |
| ASPHALT DRIVEWAY | 722.84 | NO CHANGE |
| PLATFORM | 26.26 | NO CHANGE |
| A/C | 33.60 | NO CHANGE |
| REAR STAIRS | 53.52 | N/A |
| REAR COVERED PORCH | N/A | 318.44 |
| FIREPLACE | N/A | 6.17 |
| REAR OPEN ENTRY STEPS | N/A | 86.38* |
| TOTAL | 4,516.50 | 4,554.54 |

* NOT INCLUDED IN IMPERVIOUS COVERAGE CALCULATIONS AS THE PATIO WILL BE REMOVED BELOW, AND WATER CAN FLOW THROUGH DECK STEPS TO PERMEABLE GROUND BELOW

## PROJECT INFORMATION

PROJECT NAME:

# BACCI RESIDENCE

PROJECT LOCATION:

BLOCK 76, LOT 15
469 DRIVEWAY
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:

**BACCI, JOHN & JUDITH**
469 DRIVEWAY
OCEANPORT, NJ 07757

APPLICANT:

**BACCI, JOHN & JUDITH**
469 DRIVEWAY
OCEANPORT, NJ 07757

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**ANTHONY M. CONDOURIS ARCHITECT INC.**
20 BINGHAM ROAD
RUMSON, NJ 07760

SURVEYOR:
**INSITE SURVEYING LLC**
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

Douglas D. Clelland

**DOUGLAS D. CLELLAND, PE**
*PROFESSIONAL ENGINEER*
*NJ PE 24GE05331000*

## REVISIONS

| Rev.# | Date | Comment |
|---|---|---|
| | | |
| 0 | 11/07/24 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=20' | DESIGNED BY: JMW |
| DATE: 11/07/24 | DRAWN BY: MS |
| JOB #: 21-1756-02 | CHECKED BY: DDC |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

VARIANCE PLAN

SHEET TITLE:

PLAN

SHEET NO:

1 OF 1