

**GENERAL CONSTRUCTION NOTES**

- BOUNDARY INFORMATION TAKEN FROM A SURVEY ENTITLED "SURVEY OF PROPERTY, LOT 7 BLOCK 55, BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CHARLES SURMONTE, P.E. & PLS, DATED 01-25-2011.
- TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF 104 WILLOW STREET, TAX BLOCK 55, TAX LOT 7, BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY, (TAX MAP REFERENCE BOROUGH OF FAIR HAVEN, SHEET NO. 8)" PREPARED BY NELSON ENGINEERING ASSOCIATES, DATED 10-11-2019, LAST REVISED 10-20-2020.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF THE PROPOSED CONSTRUCTION, OR AS INDICATED TO BE REMOVED OR DEMOLISHED.
- THE LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONNECTIONS AND SERVICE LATERALS ARE CAPABLE OF SERVING THE PROPOSED USE, AND MEET THE SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY, THEY ARE TO BE REUSED. IF NO CONNECTIONS EXIST OR IF THEY ARE OF SUBSTANDARD OR UNSERVICEABLE DESIGN, NEW UTILITY SERVICE LINES ARE TO BE INSTALLED. THE SIZE AND LOCATION OF THE UTILITY LINES MAY BE SUBJECT TO CHANGE BY THE APPROPRIATE UTILITY AUTHORITY.
- IF THE CONTRACTOR ENCOUNTERS ANY CONFLICTING UTILITY INFORMATION OR LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
- WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MINIMUM PITCH OF 1/4-INCH PER FOOT, MAXIMUM PITCH 1-INCH PER FOOT.
- ALL BASEMENT WALLS ARE TO BE WATERPROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
- CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW-CUT AT A CONSTRUCTION JOINT OR REMOVED TO THE NEAREST EXPANSION JOINT. ALL PAVEMENT TO BE REMOVED SHALL BE SAW CUT CLEAR THROUGH TO THE SUBGRADE, TO PROVIDE A NEAT, LINEAR EDGE FOR SUBSEQUENT PAVEMENT REPAIR.
- IF THE CONTRACTOR ENCOUNTERS QUESTIONABLE SOIL CONDITIONS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF CONCERN. UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH SELECT FILL OR MUDOT 90.110 DGA COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D1557.
- THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND ANY ABOVE GROUND UTILITIES SUCH AS GAS COMPRESSORS, TRANSFORMERS, ETC. SHALL BE SCREENED IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE.
- ALL FINISHED GRADES SHALL PITCH AWAY FROM THE BUILDINGS AT A MINIMUM GRADE OF TWO PERCENT (2%) FOR A DISTANCE NOT LESS THAN 10 FEET FROM THE FINISHED BUILDING FACADE.
- PRIOR TO THE PLACEMENT OF TOPSOIL FOR FINAL SITE VEGETATION AND STABILIZATION, THE CONTRACTOR SHALL CHECK THE COMPACTON AND SETTLING OF FILL MATERIAL ADJACENT TO THE BUILDING. IF THE FILL MATERIAL HAS SETTLED, CREATING A SWAMP OR BACK-PITCHED CONDITION NEXT TO THE BUILDING WALL, THE AFFECTED AREA SHALL BE REGRADED TO ESTABLISH THE PROPER GRADE AWAY FROM THE BUILDING PER NOTE 13.
- DURING CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON-SITE AND MAINTAINED TO THE SATISFACTION OF THE MUNICIPAL ENGINEER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT SHOWN ON THE APPROVED TAX MAP SHALL BE INSTALLED IN THE OPINION OF THE MUNICIPAL ENGINEER, AS NECESSARY TO PROTECT OFF-SITE PROPERTIES, SHALL BE INSTALLED AND MAINTAINED AS DIRECTED BY THE MUNICIPAL ENGINEER.

**COVERAGE CALCULATIONS:**

THE BUILDING AND COVERED PORCHES HAVE A FOOTPRINT OF 1,718 SQ. FT. AND THE GARAGE HAS A FOOTPRINT OF 709 SQ. FT. FOR A TOTAL OF 2,427 OR 26.3 % COVERAGE. THE ASPHALT DRIVEWAY, CONCRETE WALKWAY, AND STEPS COVER 768 SQUARE FEET. THIS BRINGS THE OVERALL IMPERVIOUS COVERAGE TO 3,195 SQ. FT. (2,427 + 768 = 3,195) OR 34.6 % COVERAGE.

**LOWEST BUILDING LEVEL (CELLAR) CALCULATION:**

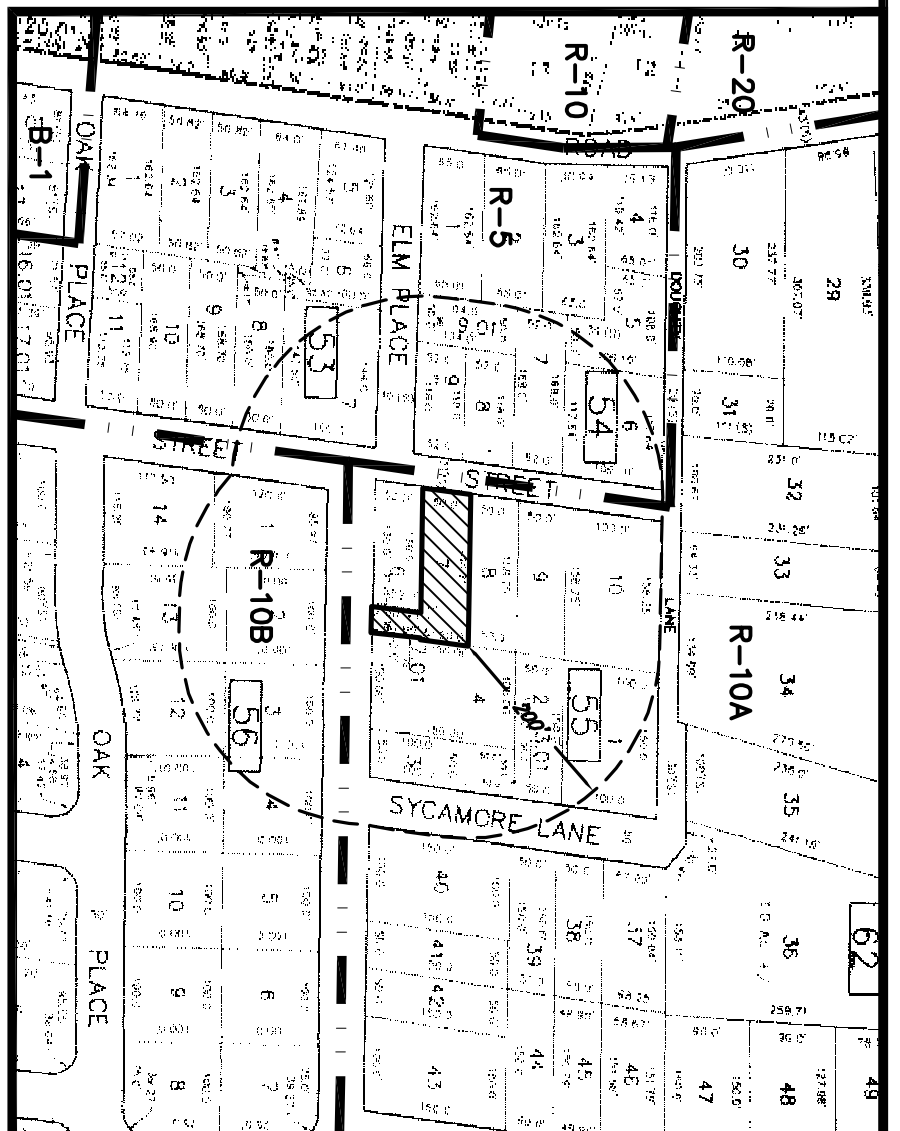
THE AVERAGE FINISHED GRADE AS DEPICTED ON THE GRADING & SECS PLAN IS 102.27. ( 101.3 + 101.8 + 103.0 + 103.0 = 409.1 / 4 = 102.27).

THE CELLAR FLOOR IS ELEVATION 94.8, WITH A CEILING HEIGHT OF 8 FEET 0 INCHES, HALF OF THAT CLEAR HEIGHT IS 4 FEET 0 INCHES, OR 4.0 FEET. THE CELLAR FLOOR ELEVATION, PLUS HALF THE CLEAR HEIGHT EQUALS ELEVATION 98.8. ( 94.8 + 4.0 = 98.8).

THIS ELEVATION IS BELOW THE AVERAGE FINISHED GRADE. THE LOWEST LEVEL IS DEFINED AS A CELLAR.

**HABITABLE FLOOR AREA CALCULATION:**

THE AREA TO THE OUTSIDE WALL OF THE FIRST FLOOR IS 1,384 SQ. FT., AND THE AREA TO THE OUTSIDE WALL OF THE SECOND FLOOR IS 1,428 SQ. FT. FOR A TOTAL OF 2,812 SQ. FT. FOR A RESIDENCE, ATTICS AND CELLARS ARE NOT CALCULATED AS HABITABLE FLOOR AREA.



**KEY MAP**  
SCALE: 1"=200'-E

**ZONING INFORMATION: R-10A RESIDENTIAL ZONE**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ. FT.)	10,000 SQ. FT.	9,243 SQ. FT. **	9,243 SQ. FT. **
LOT FRONTAGE & WIDTH (FT.)	100 FT.	50 FT. **	50 FT. **
LOT DEPTH (FT.)	100 FT.	157.2 FT.	157.2 FT.
FRONT YARD (FT.)	30 FT.	23.95 FT. #	30.1 FT.
REAR YARD (FT.)	10 FT.	81.48 FT. #	70.1 FT.
ONE SIDE YARD (FT.)	10 FT.	6.87 FT. #	6.7 FT. *
TOTAL SIDE YARDS (FT.)	25 FT.	15.70 FT. #	17.7 FT. *
MAXIMUM BUILDING COVERAGE (%)	35 %	21.4 %	26.3 %
MAXIMUM BUILDING COVERAGE (SF)	3,235 SQ. FT.	1,980 SQ. FT.	2,427 SQ. FT.
MAXIMUM LOT COVERAGE (%)	40 %	35.0 %	34.6 %
MAXIMUM LOT COVERAGE (SF)	3,697 SQ. FT.	3,237 SQ. FT.	3,195 SQ. FT.
MAX. BUILDING HEIGHT (FT.)	32 FT.	UNKNOWN	31.7 FT.
MAX. BUILDING HEIGHT (STORIES)	2.5 STORES	2 STORES	2 STORES
MAX. HABITABLE FLOOR AREA	3,220 SQ. FT.	UNKNOWN	2,812 SQ. FT.
MAX. HABITABLE FLOOR AREA RATIO	0.28	UNKNOWN	0.30 *
DETACHED GARAGE ~ REAR SETBACK	10 FT.	2.25 FT. #	2.25 FT. #
DETACHED GARAGE ~ SIDE SETBACK	10 FT.	3.65 FT. #	3.65 FT. #
DETACHED GARAGE HEIGHT	15 FT.	15.5 FT. #	15.5 FT. #

\* INDICATES A REQUESTED VARIANCE  
\*\* INDICATES A REQUIRED VARIANCE DUE TO THE EXISTING LOT CONFIGURATION.  
# INDICATES AN EXISTING VARIANCE CONDITION

**BUILDING HEIGHT CALCULATION:**

THE AVERAGE EXISTING GRADE AT THE FOUR CORNERS OF THE PROPOSED DWELLING IS ELEVATION 102.27. ( 101.3 + 101.8 + 103.0 + 103.0 = 409.1 / 4 = 102.27).

THE ROOF RIDGE IS SET 29.17 FEET (29'-2") ABOVE THE FINISHED FIRST FLOOR ELEVATION (104.8). THEREFORE THE BUILDING HEIGHT IS (133.97 - 102.27) 31.70 FEET ABOVE EXISTING GRADE.

NO.	REVISED PER ZONING REVIEW	4-30-21	MRD	MRD
1.	REVISION DESCRIPTION <td>DATE <td>DRWN</td> <td>CHKD BY</td> </td>	DATE <td>DRWN</td> <td>CHKD BY</td>	DRWN	CHKD BY

**PLOT PLAN**

FOR  
**104 WILLOW STREET**  
**TAX BLOCK 55, TAX LOT 7**  
**BOROUGH OF FAIR HAVEN**  
**MONMOUTH COUNTY, NEW JERSEY**  
(TAX MAP REFERENCE BOROUGH OF FAIR HAVEN SHEET No. 8)

**Nelson Engineering Associates, Inc.**

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LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES  
LAND SURVEYING & MAPPING

**MATTHEW R. DUBOIS, P.E.**

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'  
DRAWN BY: MRD  
DATE: 1-14-2021

CHKD. BY: DHB  
SHEET 1 OF 3