

**NARRATIVE
FOR
NOTICE OF INTENT
109 RIVER STREET**

EXISTING CONDITIONS AND RESOURCE AREAS

The applicants own a single family house on a 4,535 sq. ft. lot. Said house is serviced by municipal water and an onsite sewage disposal system. The lot is relatively flat. The rear of the lot is at Elevation 10.7 and slopes toward River Street where the front of the lot is at Elevation 10.0. The existing house lies on a barrier beach and coastal dune and is located in FIRM Zone VE (17) and AE (14) (aka Land Subject to Coastal Flowage (LSCSF)).

PROPOSED PROJECT

The applicants propose to raze the existing house and reconstruct a new house on a wood pile foundation. The proposed top of pile elevation is 19.1 which is two (2) feet above the designated FIRM velocity zone elevation. No grade changes are proposed.

PERFORMANCE STANDARDS

The proposed house will be elevated on a driven pile foundation which will exceed the minimum pile height by two (2) feet. Whereas there is no proposed fill or grade changes stormwater and sediment will be able to flow over and through the lot. There are no DEP performance standards for work on LSCSF.

CONCLUSION

The project, as proposed minimizes the alteration of the site. By elevating the house well above the Base Flood Elevation the flow of stormwater across the lot will be unimpeded and the house will not likely be subject to any velocity zone wave damage.