

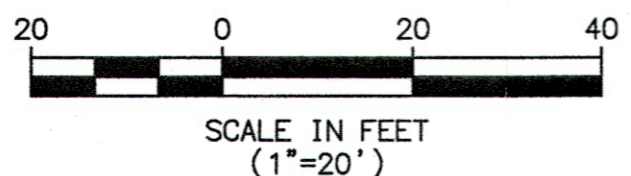
TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY SHEET NUMBERS #16 SCALE: 1"=150'

- NOTES:**
- THIS MAP IS NOT A SURVEY.
 - THE PURPOSE OF THIS MAP IS FOR OBTAINING A PERMIT FROM THE BOROUGH OF BRADLEY BEACH FOR THE CONSTRUCTION OF DECK/BALCONY.
 - BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 5, BLOCK 89, BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 7/23/20.
 - PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
 - PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34025C0334F, DATED 09/25/2009.
 - PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON PRELIMINARY FIRM MAP #34025C0334G, DATED 1/30/2014.
 - EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
 - THIS PROPERTY LOCATED WITHIN THE R1 ZONE.
 - ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS BRADLEY BOULEVARD.
 - NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.

ZONE R1 REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 S.F.	5,657 S.F.	5,657 S.F.
MIN. LOT WIDTH	50 FT.	50 FT.	50 FT.
MIN. LOT DEPTH	100 FT.	111.24 FT.	111.24 FT.
PRINCIPAL STRUCTURE			
MIN. FRONT SETBACK			
BRADLEY BOULEVARD	25 FT.	34.2 FT.	25.9 FT.
PACIFIC AVENUE	15 FT.	8.6 FT.*	8.6 FT.*
MIN. SIDE SETBACK	5 FT.	7.2 FT.	7.2 FT.
MIN. REAR SETBACK	25 FT.	15.2 FT.*	15.2 FT.*
MAX. BUILDING COVERAGE	35%	32.6%	34.6%
MAX. BUILDING HEIGHT (FT.)	35 FT.	27.7 FT.	27.7 FT.
MAX. IMPERVIOUS COVERAGE	60%	44.0%	47.0%

* EXISTING NON-COMFORMING



IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING	1,842 SF.	1,842 SF.
CONCRETE	440 SF.	440 SF.
WOOD DECK	208 SF.	153 SF.
PORCH	-	228 SF.
IMPERVIOUS LOT COVERAGE	2,490 SF.	2,661 SF.
LOT AREA	5,657 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	44.0%	47.0%

BUILDING COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING	1,842 SF.	1,842 SF.
BALCONY	-	117 SF.
BUILDING COVERAGE	1,842 SF.	1,959 SF.
LOT AREA	5,657 S.F.	
TOTAL BUILDING COVERAGE	32.6%	34.6%

PREPARED FOR: DEANNA JOSKO

THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
engineering & surveying
www.morganengineeringllc.com

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

Matthew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

REV	DATE	DESCRIPTION	BY

BUILDING PERMIT PLOT PLAN

600 BRADLEY BOULEVARD

LOT 5 BLOCK 89

BOROUGH OF BRADLEY BEACH

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: DS Date: 7/14/21 JOB #: E21-00539 CAD File #: PLOT PLAN Sheet #: 1 of 1