

EXISTING HOUSE = 2025 SF  
 EXISTING FRONT AND BACK PORCHES = 225 SF  
 EXISTING OUTDOOR SHOWER = 20 SF  
 EXISTING FRONT WALK = 120 SF  
 EXISTING PAVER PATIO = 501 SF  
 EXISTING POOL AND APRON = 797 SF  
 EXISTING DRIVEWAY = 1541 SF  
 EXISTING GARAGE = 600 SF  
 SECOND STORY GARAGE APARTMENT = 600 SF (Not included in building cover calculation)  
 NEW SIDEWALK ON SOUTH SIDE OF GARAGE = 60 SF  
 NEW SECOND FLOOR DECK = 120 SF

BUILDING COVERAGE = 3180/12634 = 25.2%  
 LOT COVERAGE = 6009/12634 = 47.56%

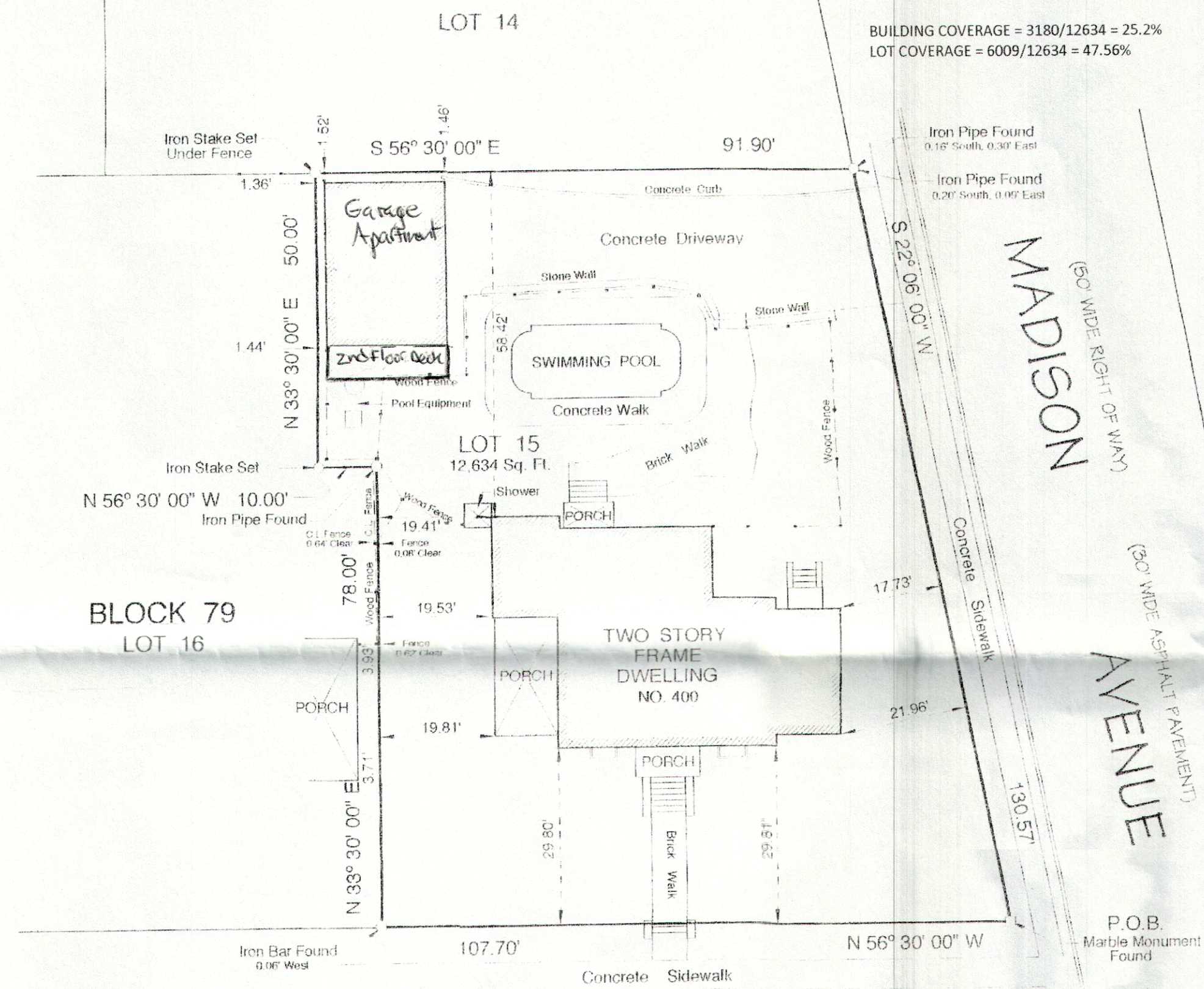
TO: PAUL CHARETTE AND KIMBERLY CHARETTE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON SEPTEMBER 21, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



Mon. Co. D.B. 5393 PG. 509

PREMISES BEING ALSO KNOWN AND DESIGNATED AS LOT 15 IN BLOCK 79 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF BRADLEY BEACH.

NOTE: UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. NO GUARANTEE IS MADE BY THE SURVEYOR AS TO THE ACCURACY AND COMPLETENESS OF THIS INFORMATION.

**ZONING ANALYSIS**

BOROUGH OF BRADLEY BEACH, CHAPTER 450, ZONING  
 BLOCK: 79 LOT: 15 LOT AREA: 12,634 SF  
 BUILDING ZONE: R-1

PRINCIPLE STRUCTURE			
	MIN. REQUIRED	EXISTING	PROPOSED
LOT AREA:	5,000 SF	12,634 SF	NO CHANGE
LOT WIDTH:	50 FT	107.70 FT	NO CHANGE
LOT DEPTH:	100 FT	130.57 FT	NO CHANGE
BUILDING COVERAGE:	35%	23.75%	25.20%
IMPER. COVERAGE:	60%	46.12%	47.56%
FRONT SETBACK:	25 FT	29.81 FT	NO CHANGE
REAR SETBACK:	25 FT	58.42 FT	NO CHANGE
SIDE SETBACK:	5 FT	19.41 FT	NO CHANGE
BUILDING HEIGHT:	35 FT	25 FT	NO CHANGE

ACCESSORY STRUCTURE			
	MIN. REQUIRED	EXISTING	PROPOSED
REAR SETBACK:	5 FT	1.36 FT	NO CHANGE
SIDE SETBACK:	5 FT	1.46 FT	NO CHANGE
BUILDING HEIGHT:	28 FT	14.25 FT	20.5 FT

(70' WIDE RIGHT OF WAY) (35' WIDE ASPHALT PAVEMENT)  
**MONMOUTH AVENUE**

<b>MICHAEL J. WILLIAMS</b> PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 25880	M.J.W.	M.J.W. & T.M.R.	<b>SURVEY OF PROPERTY</b>
	400 MONMOUTH AVENUE BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY NEW JERSEY		MICHAEL J. WILLIAMS LAND SURVEYING, LLC CERTIFICATE OF AUTHORIZATION NO. 24GA28150500 56 MAIN AVENUE OCEAN GROVE NEW JERSEY 07751 TEL: (732) 988-6440 FAX: (732) 502-0669
SCALE: 1" = 20' DATE: SEPTEMBER 22, 2017		IN FILE: S-287	DRAWING NO.: B-953