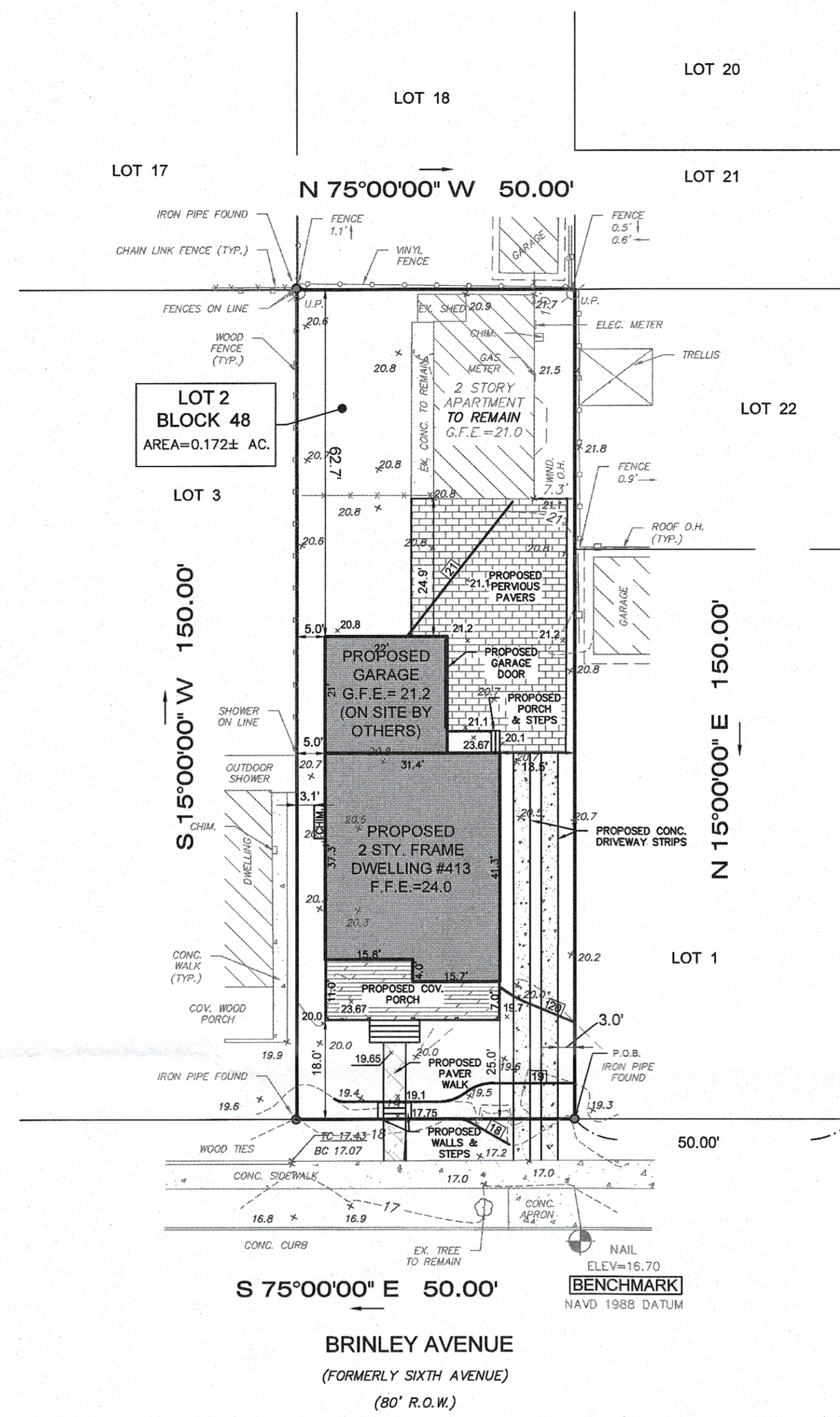
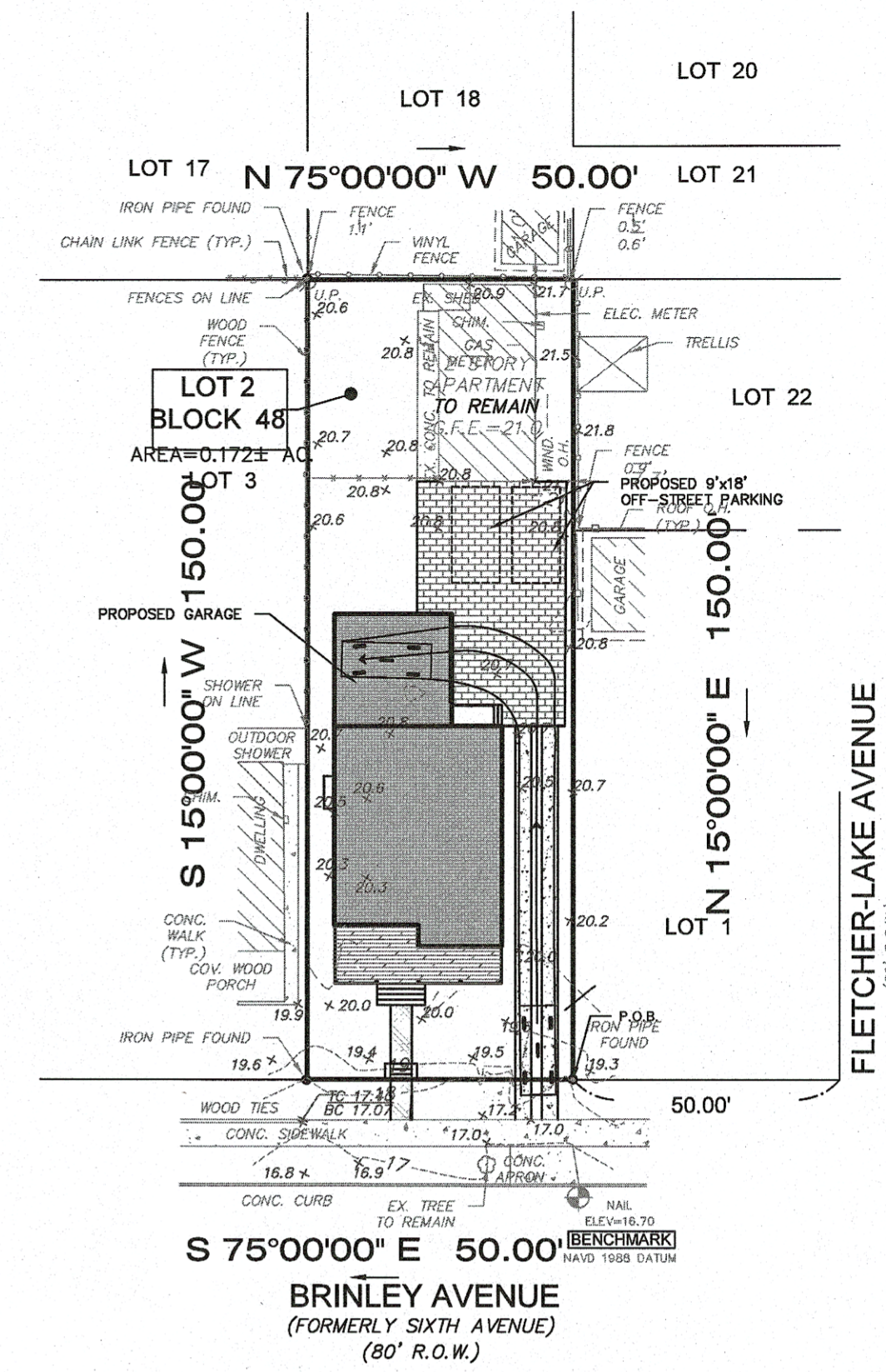


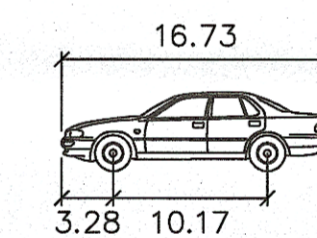
EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE: 1"=20'



PLOT PLAN  
SCALE: 1"=20'



PARKING PLAN  
SCALE: 1"=30'



PKW  
feet  
Width : 6.56  
Track : 5.58  
Lock to Lock Time : 6.0  
Steering Angle : 37.5

NOTES:

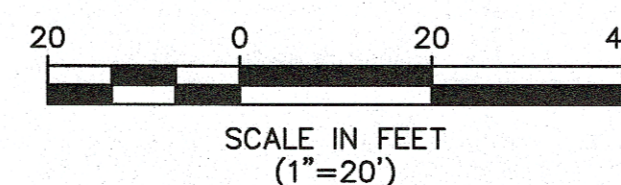
- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A PERMIT FROM THE BOROUGH OF BRADLEY BEACH FOR THE CONSTRUCTION OF SINGLE FAMILY DWELLING...
- BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 2, BLOCK NO. 48, BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 1/14/20.
- 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 #340250334F, DATED 09/25/2009.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON PRELIMINARY FIRM MAP #340250334G, DATED 1/30/2014.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE R1 ZONE.
- ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS BRINLEY AVENUE.
- NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.

ZONE R1 REQUIREMENTS		
	REQUIRED	PROVIDED
MIN. LOT AREA	5,000 S.F.	7,500 S.F.
MIN. LOT WIDTH	50 FT.	50 FT.
MIN. LOT DEPTH	100 FT.	150 FT.
PRINCIPAL STRUCTURE		
MIN. FRONT SETBACK	25 FT.	25.0 FT.
MIN. SIDE SETBACK	5 FT.	5.0 FT.
MIN. REAR SETBACK	25 FT.	62.7 FT.
ACCESSORY STRUCTURE		
MIN. SIDE SETBACK	5 FT.	7.3 FT.
MIN. REAR SETBACK	5 FT.	1 FT.*
MAX. BUILDING COVERAGE	35%	34.99%
MAX. BUILDING HEIGHT (FT.)	35 FT.	32'-5 1/16"
MAX. IMPERVIOUS COVERAGE (4,500 SF.)		42.6%

\* EXISTING NON-CONFORMING  
\*\* VARIANCE REQUIRED

IMPERVIOUS COVERAGE			
DESCRIPTION	EXISTING	PROPOSED	
DWELLING	972 SF.	1,239 SF.	
APARTMENT	640 SF.	640 SF.	
ATTACHED GARAGE	N/A	462 SF.	
SHED	43 SF.	43 SF.	
WOOD DECK	120 SF.	-	
CONC. WALK	213 SF.	127 SF.	
FRONT PORCH	340 SF.	283.5 SF.	
ASPHALT DRIVEWAY	1,263 SF.	-	
CONC. DRIVE	616 SF.	398 SF.	
IMPERVIOUS LOT COVERAGE	4,207 SF.	3,193 SF.	
LOT AREA	7,500 S.F.		
TOTAL IMPERVIOUS LOT COVERAGE	56.1%	42.6%	

BUILDING COVERAGE			
DESCRIPTION	EXISTING	PROPOSED	
DWELLING	972 SF.	1,239 SF.	
APARTMENT	640 SF.	640 SF.	
FRONT PORCH	314 SF.	283.5 SF.	
ATTACHED GARAGE	314 SF.	462 SF.	
BUILDING COVERAGE	2,240 SF.	2,624.5 SF.	
LOT AREA	7,500 S.F.		
TOTAL BUILDING COVERAGE	29.9%	34.99%	



PREPARED FOR: BEACOM HOMES OF NJ LLC  
BRIELLE, NJ  
732-330-3637

CERTIFICATE OF AUTHORIZATION: 346A28229800  
  
 P.O. BOX 5232  
 TOMS RIVER, N.J. 08754  
 TEL: 732-270-9690  
 FAX: 732-270-9691  
 www.morganengineeringllc.com

**MATHEW R. WILDER**  
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

REV	DATE	DESCRIPTION	DAP	BY
1	11/5/20	REVISED PER CLIENT COMMENTS		

**BUILDING PERMIT PLOT PLAN**

LOT 2 BLOCK 48  
 BOROUGH OF BRADLEY BEACH  
 COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: DS Date: 2/3/20 JOB #: E19-00457 CAD File #: PLOT PLAN Sheet #: 1 of 1