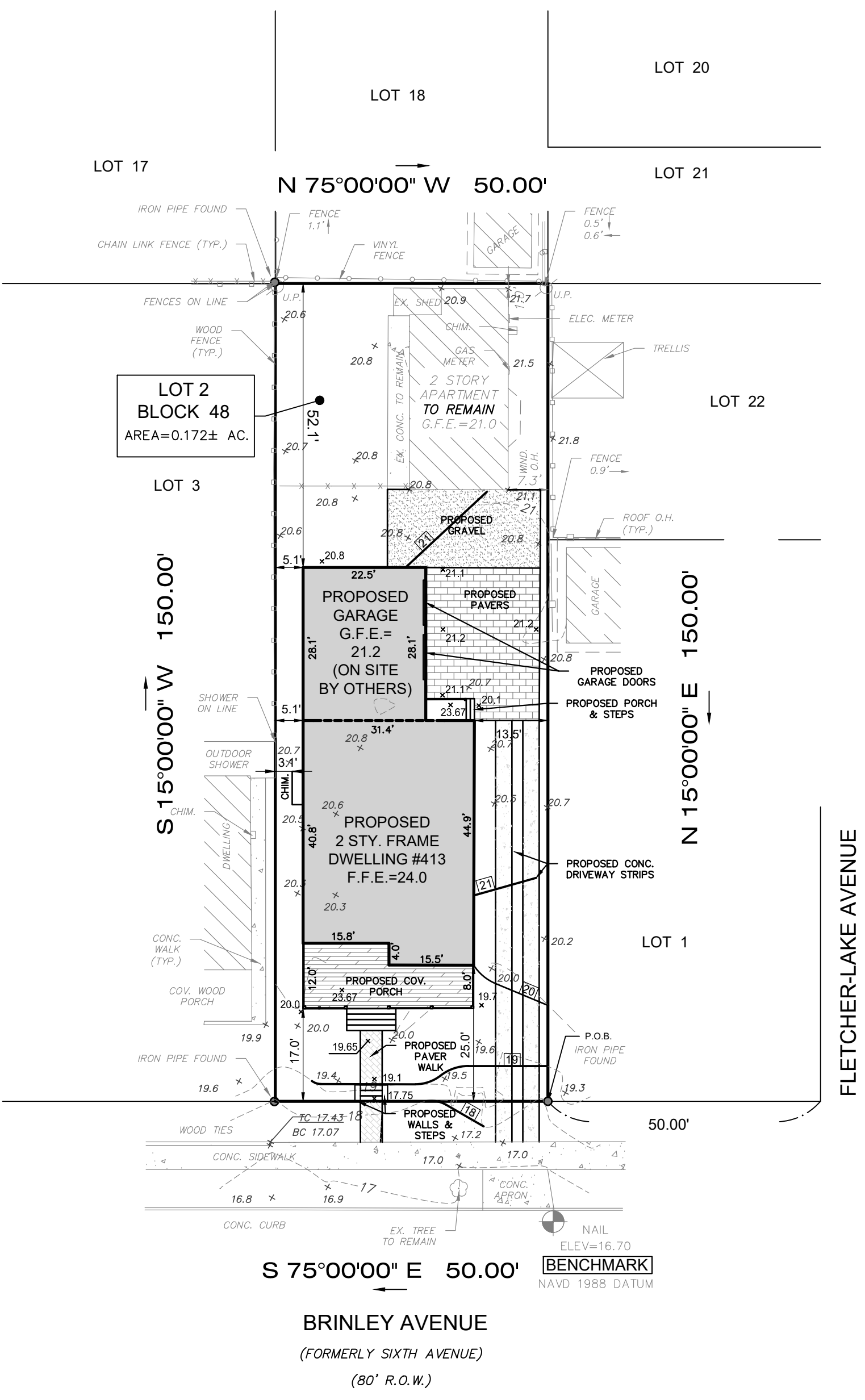


EXISTING CONDITIONS & DEMOLITION PLAN



PLOT PLAN

- 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 #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.
 - 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.	52.1 FT.
ACCESSORY STRUCTURE		
MIN. SIDE SETBACK	5 FT.	7.3 FT.
MIN. REAR SETBACK	5 FT.	1 FT.*
MAX. BUILDING COVERAGE	35%	34.86%
MAX. BUILDING HEIGHT (FT.)	35 FT.	32'-5 1/16"
MAX. IMPERVIOUS COVERAGE	60% (4,500 SF.)	59.85%

* EXISTING NON-COMFORMING
** VARIANCE REQUIRED

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING W/ GARAGE	972 SF.	1,975 SF.
APARTMENT	640 SF.	640 SF.
SHED	43 SF.	43 SF.
WOOD DECK	120 SF.	-
CONC. WALK	213 SF.	129 SF.
COVERED PORCH & STEPS	340 SF.	371 SF.
ASPHALT/GRAVEL DRIVE	1,263 SF.	392 SF.
CONC. DRIVE	616 SF.	417 SF.
PAVERS	-	522 SF.
IMPERVIOUS LOT COVERAGE	4,207 SF.	4,489 SF.
LOT AREA	7,500 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	56.1%	59.85%

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

CERTIFICATE OF AUTHORIZATION: 24GA28228900

MORGAN
engineering & surveying

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

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

REV	DATE	DESCRIPTION	BY

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

