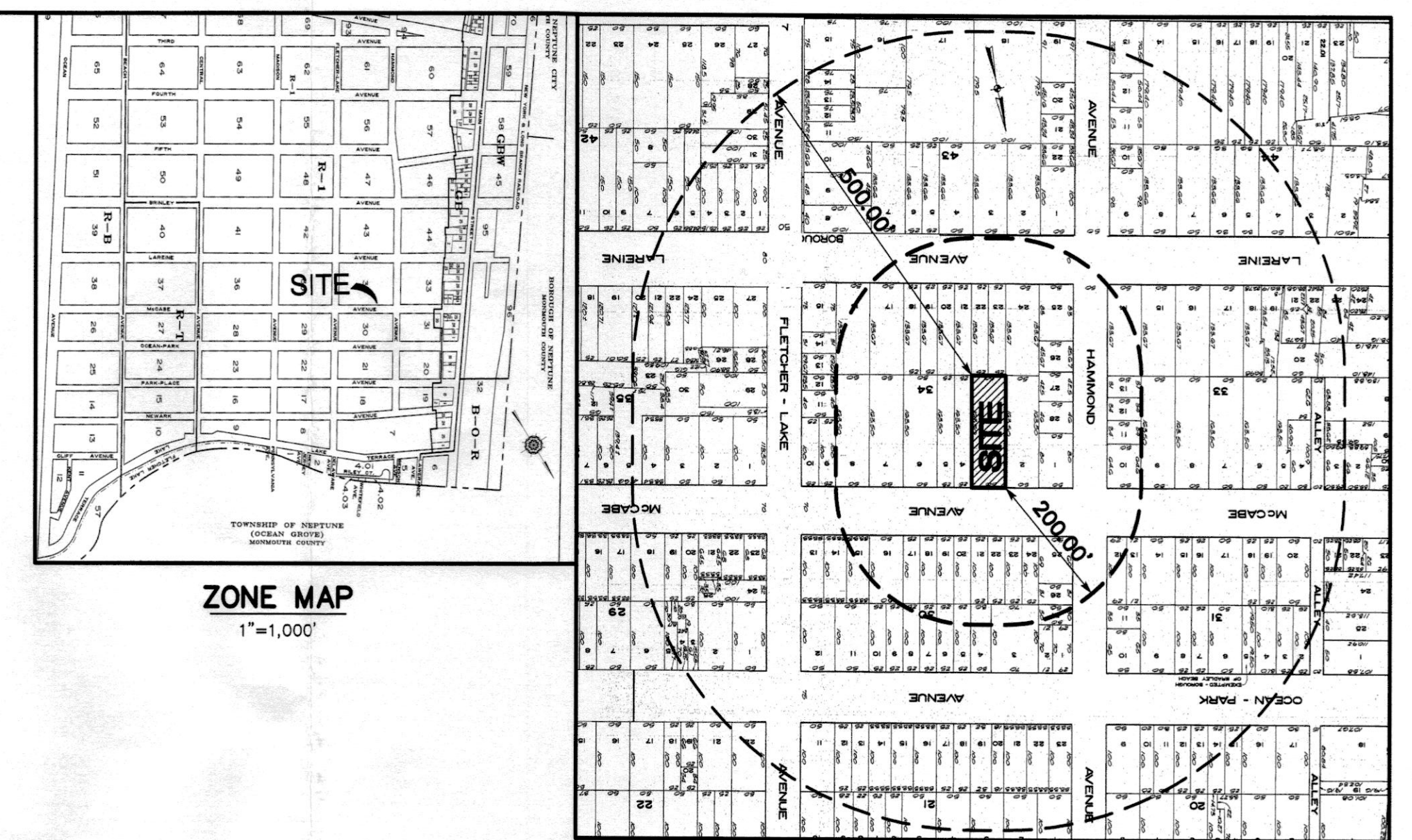
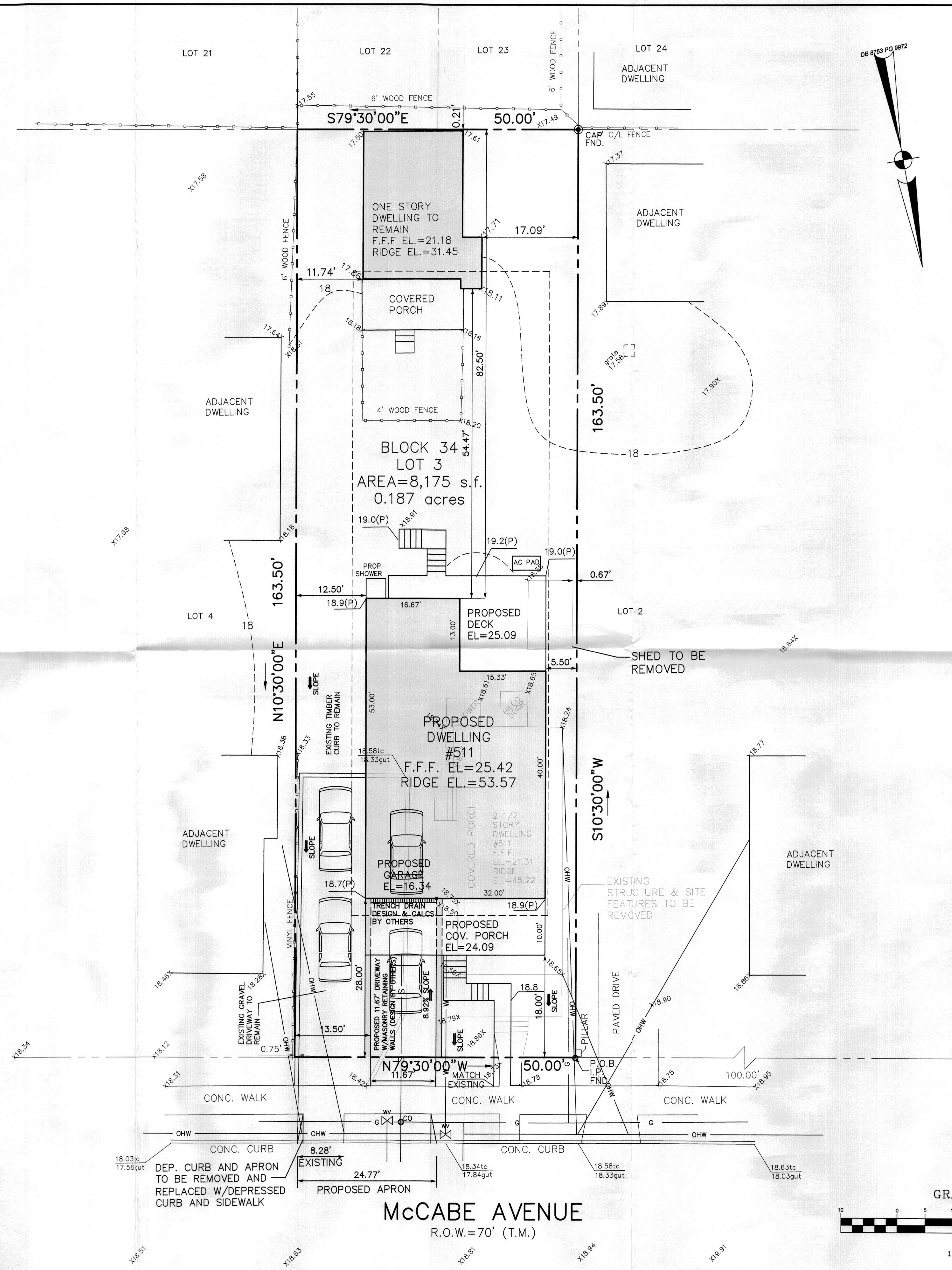


**PROPOSED BUILDING AREA**  
 FRONT DWELLING 1,496.71 SF  
 COV. PORCH 320.0 SF  
 FRONT STEPS > 3' ABOVE GRADE 8.00 SF  
 SHOWER 12.25 SF  
 DECK 313.79 SF  
 REAR STEPS > 3' ABOVE GRADE 24.41 SF  
 REAR DWELLING 492.79 SF  
 REAR DWELLING COV. PORCH 160.71 SF  
 TOTAL BUILDING COVERAGE AREA=  
 2,828.66 SF (34.60%)

**PROPOSED IMPERVIOUS AREA**  
 FRONT DWELLING 1,496.71 SF  
 COV. PORCH 320.0 SF  
 FRONT STEPS > 3' ABOVE GRADE 8.00 SF  
 SHOWER 12.25 SF  
 DECK 313.79 SF  
 REAR STEPS > 3' ABOVE GRADE 24.41 SF  
 REAR DWELLING 492.79 SF  
 REAR DWELLING COV. PORCH 160.71 SF  
 FRONT STEPS < 3' ABOVE GRADE 32.0 SF  
 FRONT WALK 42.0 SF  
 RETAINING WALLS (2) 36.0 SF  
 DRIVEWAY 210.06 SF  
 AC PAD 12.50 SF  
 REAR STEPS < 3' ABOVE GRADE 16.65 SF  
 REAR DWELLING STEPS & PAD 13.73 SF  
 STONE DRIVEWAY 566.33 SF  
 TIMBER CURB 41.01 SF  
 TOTAL IMPERVIOUS COVERAGE AREA=  
 3,798.94 SF (46.5%)



**LOT AREA SUMMARY**

BLOCK 34, LOT 3 = 8,175 sf./0.187 ac.

**GENERAL NOTES:**

- PROPERTY IS KNOWN AND DESIGNATED AS LOT 3 BLOCK 34 AS SHOWN ON TAX SHEET NO. 8 OF THE BOROUGH OF BRADLEY BEACH
- TOTAL AREA OF BLOCK 34, LOT 3 = 8,175 sf./0.187 ac.
- PROPERTY LOCATED IN ZONE R-1 - RESIDENTIAL SINGLE FAMILY ZONE
- OWNER/APPLICANT  
DAWN DIMASSIMO and KEVIN CIOFFI  
7412 MATANILLA REEF WAY  
MELBOURNE BEACH, FL 32951
- OUTBOUND SURVEY BY LANDMARK SURVEYING & ENGINEERING, INC., DATED 07/20/2016.
- 48 HOUR NOTICE IS REQUIRED TO THE ENGINEERS OFFICE PRIOR TO THE START OF CONSTRUCTION.
- THIS PROJECT CONSISTS OF CONSTRUCTING A NEW SINGLE FAMILY DWELLING.
- SITE IS LOCATED IN FLOOD ZONE 'X' - NO MINIMUM FLOOD ELEVATION, AS SHOWN ON FEMA F.I.R.M. 3402500334F, DATED SEP. 25, 2009 FLOOD ZONE 'X' - NO MINIMUM FLOOD ELEVATION AS SHOWN ON FEMA F.I.R.M. 3402500334G, DATED JAN. 31, 2014
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND RE-CONNECTED IF POSSIBLE BY CONTRACTOR PRIOR TO CONSTRUCTION. IF NOT POSSIBLE SHALL BE RECONSTRUCTED IN ACCORDANCE WITH BOROUGH STANDARDS
- ALL DOWNSPOUTS AND SURFACE RUNOFF TO BE DIRECTED OVER LAND TOWARDS THE STREETS.
- EXISTING CURB, WALKS AND PAVEMENT WILL BE REPAIRED AND/OR REPLACED WHERE REQUIRED.
- TOPOGRAPHY BASED ON NAVD 1988 DATUM
- EXISTING SITE TOPOGRAPHY TO REMAIN UNCHANGED
- PROPOSED DRIVEWAY RETAINING WALL DESIGN BY OTHERS
- PROPOSED DRIVEWAY TRENCH DRAIN TO BE DESIGNED BY OTHERS

**TAX MAP DATA**

LOT: 3  
 BLOCK: 34  
 SHEET: 8  
 BOROUGH OF BRADLEY BEACH TAX MAP

**REFERENCE PLANS**

- "BOUNDARY & TOPOGRAPHY SURVEY," DATED 07/20/2016, PREPARED BY LANDMARK SURVEYING AND ENGINEERING, INC., SIGNED BY ZENON T. GRYSBOWSKI, P.L.S. - N.J. LIC. NO. 23918
- ARCHITECTURAL PLANS, PREPARED BY THE CREATIVE MINDS GROUP ARCHITECTURE, LLC - N.J. LIC. NO. 20830

**DEED REFERENCE**

DEED BOOK 8753 PAGE 9972

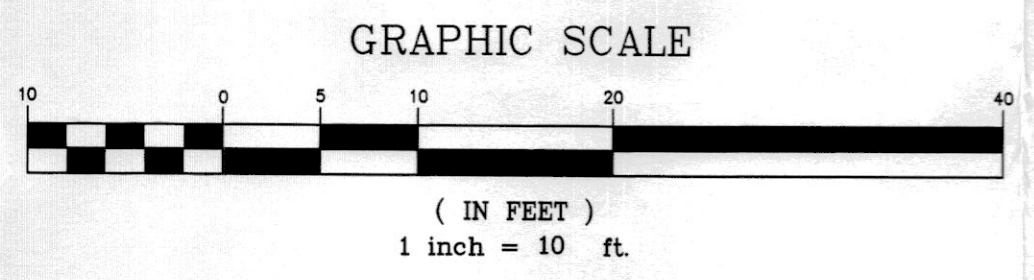
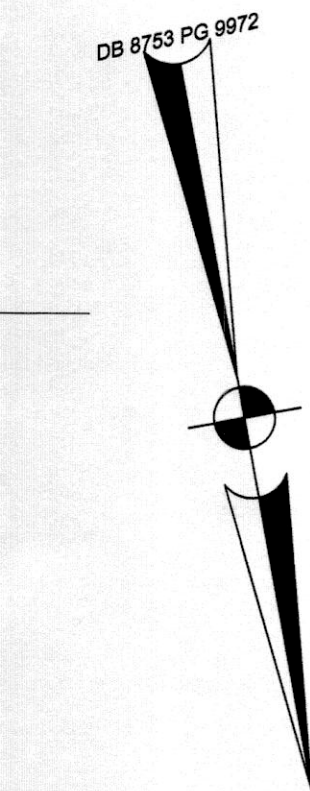
**ZONING DATA**

ZONE: R-1 RESIDENTIAL SINGLE-FAMILY ZONE

USE:	REQUIRED SINGLE FAMILY RESIDENTIAL	EXISTING SINGLE FAMILY RESIDENTIAL	PROPOSED SINGLE FAMILY RESIDENTIAL
NUMBER OF PRINCIPAL DWELLINGS PER LOT:	1	2 **	2 **
PRINCIPAL BUILDING USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MIN. LOT AREA (SF.):	5,000 sf.	8,175 sf.	8,175 sf.
MIN. LOT WIDTH (FT.): PRIOR TO 2003 PER TABLE	50 ft.	50.0 ft.	50.0 ft.
MIN. LOT DEPTH (FT.):	100 ft.	163.5 ft.	163.5 ft.
MIN. SIDE YARD (FT.):	5 ft. & 10 ft.	2.37ft ** & 28.70 ft.	5.5 ft. & 12.50 ft.
MIN. FRONT YARD (FT.): TO DWELLING:	25 ft. <sup>1</sup>	16.45 ft.**	28.0 ft.
MIN. FRONT YARD (FT.): TO COV. PORCH:	17 ft.	7.13 ft.**	18.0 ft.
MIN. REAR YARD (FT.):	25 ft.	105.14 ft.	82.50 ft.
MAX. BUILDING COVERAGE (%):	35%	18.17%	34.6%
MAX. IMPERVIOUS COVERAGE (%):	60%	32.7%	46.5%
MAX. BUILDING HEIGHT (FT./ST.):	35 ft./2 1/2 st.	26.67 ft. , 2 1/2 st	35 ft./2 1/2 st.
<b>ACCESSORY STRUCTURE: (COTTAGE)</b>			
MIN. SIDE YARD (FT.):	5 ft.	11.74 ft.	11.74 ft.
MIN. REAR YARD (FT.):	5 ft.	0.21 ft.**	0.21 ft.**
MIN. DIST. FROM PRIMARY STRUCTURE (FT.):	20 ft.	77.11 ft.	54.47 ft.
MAX. BUILDING AREA (SF.)-DWELLING + COV. PORCH:	600 sf.	652.79 sf.**	652.79 sf.**
MAX. BUILDING HEIGHT (FT./ST.):	28 ft./2 st.	17.77 ft./1 STORY	17.77 ft./1 STORY
<b>PARKING:</b>			
REQUIRED # OF SPACES: 2/dwelling unit	4 SPACES	4 SPACES	4 SPACES
DRIVEWAY SETBACK	3 ft.	0.75 ft.**	0.75 ft.**
DRIVEWAY APRON	12 ft.	8.25 ft	24.77 ft*

NOTES:  
 1 - MINIMUM REQUIRED FRONT YARD SHALL BE 25 FEET ON EAST-WEST STREETS.  
 \*\* = NEW VARIANCE  
 \*\* = PRE-EXISTING VARIANCE

HAMMOND AVENUE  
 R.O.W.=50' (T.M.)



1	REVISIONS AS PER CLIENT	3/17/20	TG
REV.	DESCRIPTION	DATE	BY
<b>PLOT PLAN</b>			
511 MCCABE AVENUE LOT 3, BLOCK 34, on T.M. SHEET #6 situate in BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY NEW JERSEY			
<b>LANDMARK</b> SURVEYING AND ENGINEERING, INC. 813 Main Street Avon-by-the-Sea, New Jersey 07717 Tel: (732)775-8558 - Fax: (732)775-7848 CERT. OF AUTH. #24GA27929700 Email: Landmarks@Optimum.net Web: www.Landmarks.net		SCALE: 1"=10' DATE: 02/26/2020	
<b>DANIEL W. CARUSO, P.E.</b> N.J. PROFESSIONAL ENGINEER - GE35687		DRAWN BY: TG SHEET # 1 OF 2 DRAWING: 16121PRev#2 JOB # 16121	