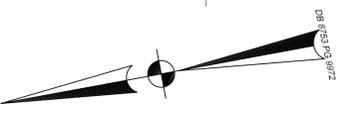
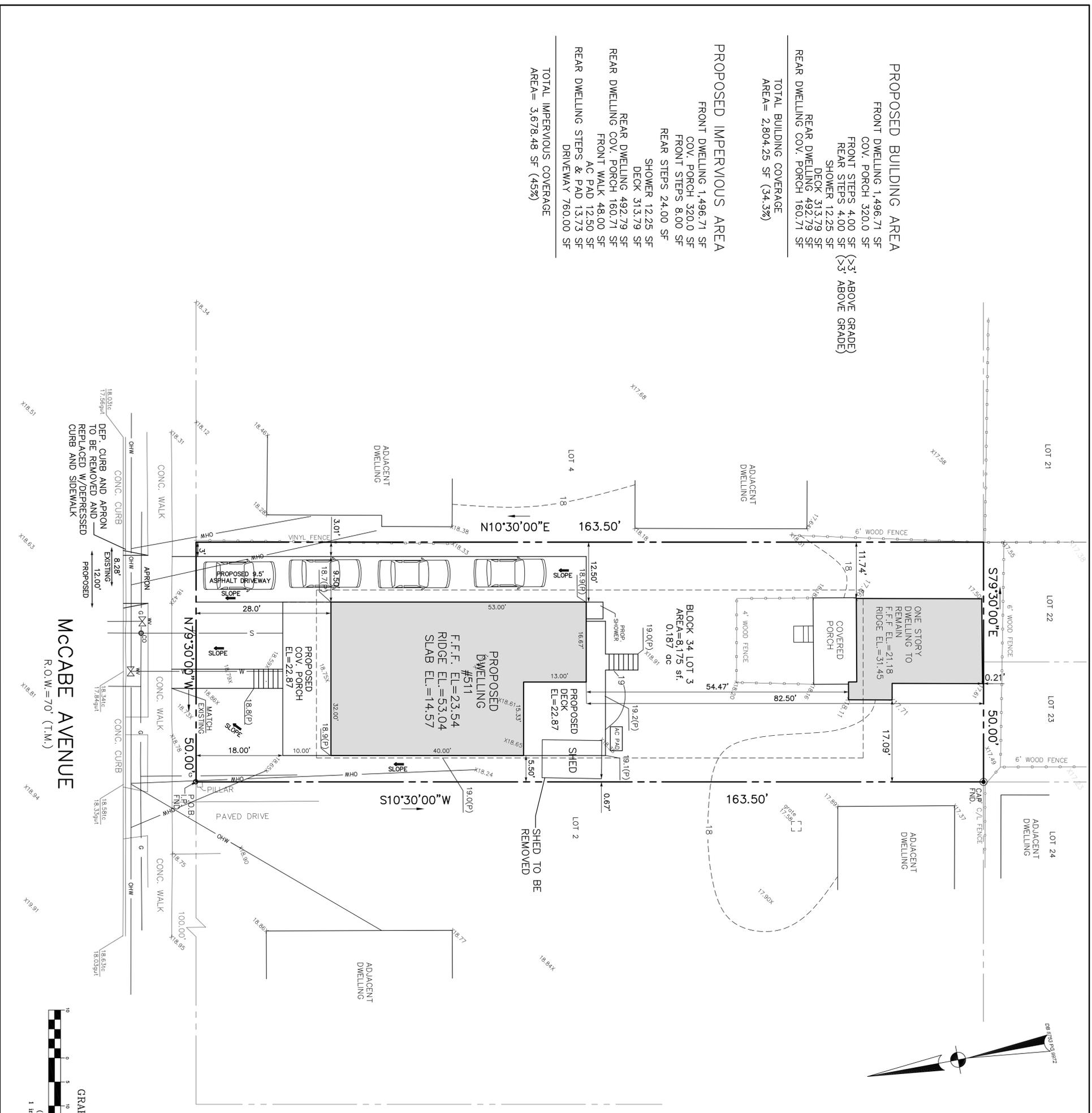


**PROPOSED BUILDING AREA**  
 FRONT DWELLING 1,496.71 SF  
 COV. PORCH 320.0 SF  
 FRONT STEPS 4.00 SF (>3' ABOVE GRADE)  
 REAR STEPS 4.00 SF (>3' ABOVE GRADE)  
 SHOWER 12.25 SF  
 DECK 313.79 SF  
 REAR DWELLING 492.79 SF  
 REAR DWELLING COV. PORCH 160.71 SF

**TOTAL BUILDING COVERAGE**  
 AREA = 2,804.25 SF (34.3%)

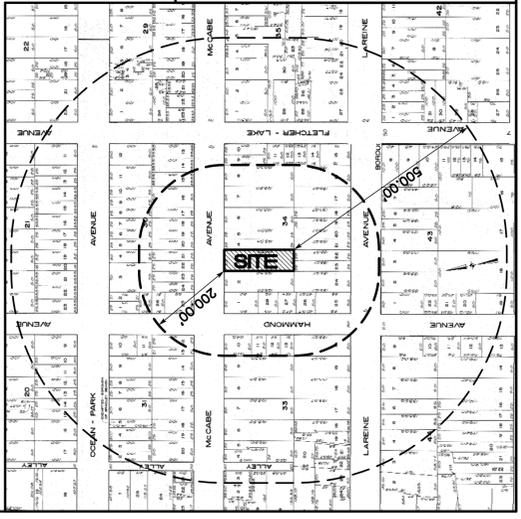
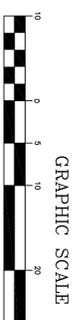
**PROPOSED IMPERVIOUS AREA**  
 FRONT DWELLING 1,496.71 SF  
 COV. PORCH 320.0 SF  
 FRONT STEPS 8.00 SF  
 REAR STEPS 24.00 SF  
 SHOWER 12.25 SF  
 DECK 313.79 SF  
 REAR DWELLING 492.79 SF  
 FRONT WALK 48.00 SF  
 AC PAD 12.50 SF  
 REAR DWELLING STEPS & PAD 13.73 SF  
 DRIVEWAY 760.00 SF

**TOTAL IMPERVIOUS COVERAGE**  
 AREA = 3,678.48 SF (45%)



**MCCABE AVENUE**  
 R.O.W. = 70' (T.M.)

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



**LOT AREA SUMMARY**

Block 34, Lot 3 = 8,175 sq. ft./0.187 ac.

**GENERAL NOTES:**

- PROPERTY IS KNOWN AND DESIGNATED AS LOT 3 BLOCK 34 AS SHOWN ON TAX SHEET NO. 6 OF THE BOROUGH OF BRADLEY BEACH.
- TOTAL AREA OF BLOCK 34, LOT 3 = 8,175 sq. ft./0.187 ac.
- PROPOSED IMPERVIOUS AREA = 3,678.48 sq. ft./0.45 ac.
- OWNER/APPLICANT: DANIEL W. CARUSO and KENN COFFY, 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, AS SHOWN ON FEMA FIRM, 340250334F, DATED SEP. 25, 2009.
- FLOOD ZONE: "X" - NO MINIMUM FLOOD ELEVATION.
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND RE-CONNECTED IF POSSIBLE BY CONTRACTOR PRIOR TO CONSTRUCTION. IF NOT POSSIBLE, THE STREETS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH BOROUGH STANDARDS.
- 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.

**ZONING DATA**

ZONE: R-1 RESIDENTIAL SINGLE-FAMILY ZONE

USE	REQUIRED	EXISTING	PROPOSED
NUMBER OF PRINCIPAL DWELLINGS PER LOT:	1	2**	2**
PRINCIPAL BUILDING USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MIN. LOT AREA (SQ. FT.):	5,000 sq. ft.	8,175 sq. ft.	8,175 sq. ft.
MIN. LOT WIDTH (FT.):	50.0 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.):	25 ft.	16.45 ft. & 17.15 ft. & 18.0 ft.	28.0 ft.
MIN. FRONT YARD (FT.) TO COV. PORCH:	17 ft.	7.15 ft. & 10.51 ft.	82.50 ft.
MAX. BUILDING COVERAGE (%):	25%	18.17%	34.3%
MAX. BUILDING HEIGHT (FT./ST.):	35 ft./2 1/2 st.	32.7%	34.17 ft./2 1/2 st.
ACCESSORY STRUCTURE (COTTAGE):	5 ft.	11.74 ft.	11.74 ft.
MIN. REAR YARD (FT.):	5 ft.	0.21 ft. & 7.71 ft.	0.21 ft. & 54.47 ft.
MIN. DIST. FROM BOUNDARY STRUCTURE (FT.):	600 ft.	652.29 ft. & 17.77 ft./1 STORY	652.29 ft. & 17.77 ft./1 STORY
MAX. BUILDING HEIGHT (FT./ST.):	28 ft./2 st.	17.77 ft./1 STORY	17.77 ft./1 STORY
PERMITS:	REQUIRED # OF SPACES: 2/dwelling unit	4 SPACES	4 SPACES
DRIVEWAY SETBACK:	3 ft.	0.75 ft. & 8.25 ft.	3.0 ft.
DRIVEWAY APRON:	12 ft.	12 ft.	12 ft.

- NOTES:  
 1 - MINIMUM REQUIRED FRONT YARD SHALL BE 28 FEET ON EAST-WEST STREETS.  
 \*\* = NEW VARIANCE  
 \*\*\* = PRE-EXISTING VARIANCE

**PLOT PLAN**  
 511 MCCABE AVENUE  
 LOT 3, BLOCK 34, on T.M. SHEET #6  
 BOROUGH OF BRADLEY BEACH  
 NEW JERSEY

**LANDMARK**  
 SURVEYING AND ENGINEERING, INC.  
 813 Main Street  
 Avon-by-the-Sea, NJ 07717  
 TEL: (732) 775-8658 - FAX: (732) 775-7848  
 CERT. OF ALTH. #246A27929700  
 Email: Landmark@Landmark.net  
 Web: www.Landmark.net

**DANIEL W. CARUSO, P.E.**  
 N.J. PROFESSIONAL ENGINEER - 02554987

**SCALE:** 1" = 10' DATE: 02/26/2020  
**DRAWN BY:** SHEET # DRAWING: JOB #  
 1 OF 2 16121Pre42 16121