

THIS PLAN WAS PREPARED USING THE FOLLOWING INFORMATION:

1. A SURVEY OF PROPERTY PREPARED BY MORGAN ENGINEERING & SURVEYING DATED 2/3/2022.
2. DEED PROVIDED BY CLIENT.
3. THE OFFICIAL TAX MAPS FOR THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, N.J.
4. FIELD SURVEY BY KEE ENGINEERING ENTERPRISES, INC. AND ASSOCIATES ON 7/10/2022.
5. ARCHITECTURAL PLANS PREPARED BY PAUL J. RODEK DATED 5/31/2022.

NOTES:

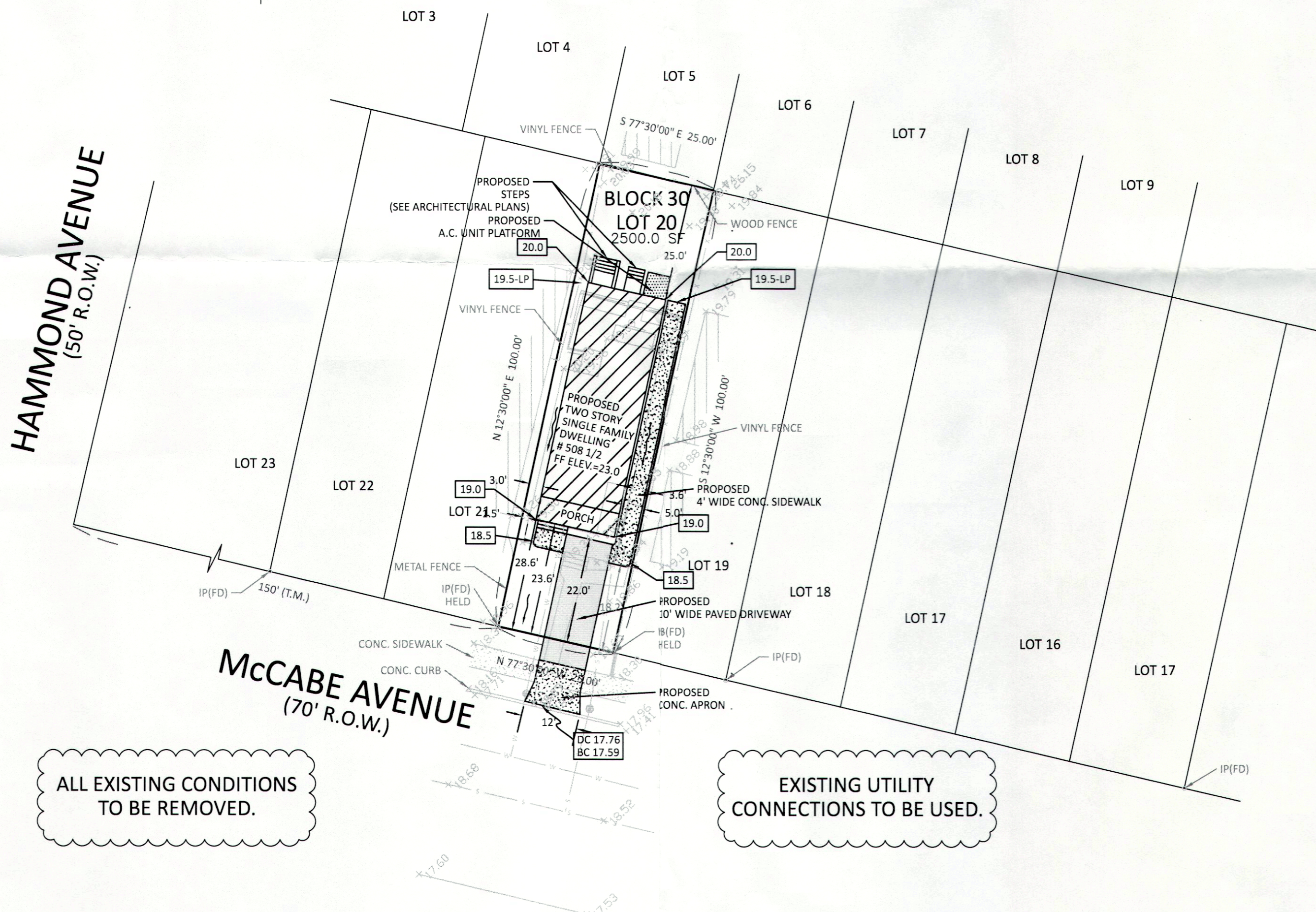
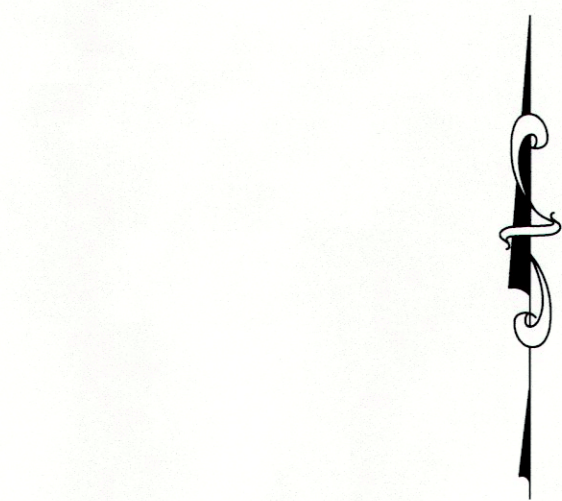
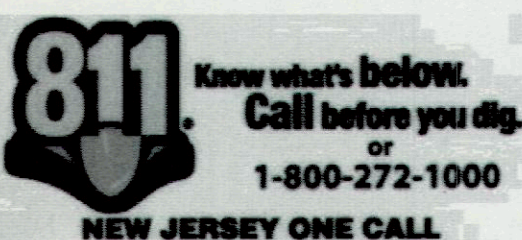
1. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND ANY OTHER GOVERNING BODIES STANDARDS. ANY CHANGES OR MODIFICATIONS FROM THIS PLAN MUST BE APPROVED BY THE REVIEWING AGENCIES PRIOR TO CONSTRUCTION.
2. THIS PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACK FILL IS IN PLACE ANY CROSSING LESS THEN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
3. DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
4. PROPOSED WATER AND SEWER CONNECTIONS MUST COMPLY WITH MUNICIPAL DETAILS AND REQUIREMENTS INCLUDING PAYMENT OF METER AND CONNECTION FEES.
5. SIZE, TYPE AND EXACT LOCATION OF ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REGULATIONS.
6. CONSTRUCTION MATERIAL AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREON SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (THE LATEST EDITION AND AMENDMENTS)
7. SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
8. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
9. NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
10. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
11. THIS PLAN IS NOT TO BE USED AS A PLAN OF SURVEY, AND DOES NOT CONFORM WITH N.J.A.C. 13:40-5.1 AND THEREFORE NOT PREPARED FOR PROPERTY TRANSFER.
12. THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.
13. PROPOSED BUILDING DIMENSIONS ARE TO BE TAKEN FROM THE ABOVE REFERENCED ARCHITECTURAL PLANS.
14. LOT AND BLOCK NUMBERS SHOWN HEREON ARE TAKEN FROM THE ABOVE REFERENCED TAX MAP REFERENCE, UNLESS OTHERWISE NOTED.
15. PROPERTY IS LOCATED IN THE R-1 RESIDENTIAL DISTRICT, AND IS SUBJECT TO ALL MUNICIPAL ZONING REGULATIONS.
16. TOPOGRAPHY SHOWN HEREON IS ON NAVD88.
17. PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM 34025C00334G DATED 6/15/2022.
18. PROPOSED SIDEWALK, DRIVEWAY AND APRON TO MEET MUNICIPAL REQUIREMENTS.
19. BUILDING COVERAGE= 35.0%; IMPERVIOUS COVERAGE=56.1%

LOT COVERAGE

HOUSE W/ PORCH	875 SF
DRIVEWAY	220 SF
SIDEWALKS (2)	256 SF
STEPS (2)	52 SF
	1403 SF OR 56.1%

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	5000 SF	2500.0 SF	2500.0 SF
MIN LOT WIDTH	50 FT	25.0 FT	25.0 FT
MIN LOT DEPTH	100 FT	100.0 FT	100.0 FT
MIN LOT FRONTAGE	50 FT	25.0 FT	25.0 FT
MIN FRONT YARD SETBACK	25 FT	18.2 FT	22.0 FT
MIN REAR YARD SETBACK	25 FT	36.0 FT	25.0 FT
MIN SIDE YARD SETBACK	2.5 & 5 FT	1.6 & 3.6 FT	3.0 & 5.0 FT
MAX PERCENT BUILDING COVERAGE	35 PERCENT	33.6 PERCENT	35.0 PERCENT
MAX PERCENT LOT COVERAGE	60 PERCENT	53.0 PERCENT	56.1 PERCENT
MAX NUMBER OF STORIES	2 STORIES	2 STORIES	2 STORIES
MAX BUILDING HEIGHT	35 FT	<35 FT	29 FT-10 IN
SQUARE FOOTAGE OF PRINCIPAL STRUCTURE	NA	1325 SF	1625.0 SF
OFF STREET PARKING SPACES	2 SPACES	0	1 SPACE- 10 FT X 20 FT DEEP
PREVAILING SETBACK OF ADJACENT BUILDINGS WITHIN THE BLOCK/WITHIN 200 FT	NA	13.7 FT	13.7 FT

R-1 ZONING SCHEDULE

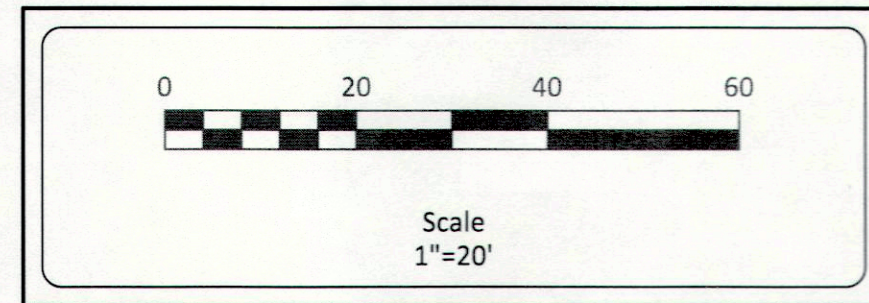


ALL EXISTING CONDITIONS TO BE REMOVED.

EXISTING UTILITY CONNECTIONS TO BE USED.

LEGEND

	EXISTING CONTOURS
	EXISTING SPOT ELEVATIONS
	EXISTING UTILITY LINE
	EXISTING TREE
	EXISTING FENCE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED FLOW ARROW
	PROPOSED UTILITY LINE



No.	Revisions	Date
2	AS PER AVAKIAN LTR 11/9/2022	11/9/2022
1	AS PER CLIENT	10/12/2022



IMAGE PROVIDED BY MONMOUTH COUNTY GIS. DISTANCES TAKEN FROM GOOGLE EARTH AND VERIFIED BY SITE VISIT.

200' RADIUS MAP
N.T.S.

PLOT PLAN FOR
#508 1/2 McCABE AVENUE
BLOCK 30, LOT 20
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

Date 7/10/2022	File No. K022-017	CAD File 022017PLOT	Field Book GEOD
Designed By RTK Jr.	Drawn By RTKIII	Ckd. By RTK JR.	Sheet No. 1 of 1

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