



KEY MAP

R-2 ZONING COMPLIANCE	REQ'D/PERM.	PROPOSED
MIN. LOT AREA	18,750 S.F.	33,750 S.F.
MIN. LOT WIDTH	150 FT.	125.0 FT.
MIN. LOT DEPTH	125 FT.	270.0 FT.
PRINCIPAL BUILDING		
MIN. FRONT YARD SETBACK	50.0 FT.	64.0 FT.
MIN. SIDE YARD SETBACK (DWELLING)	25.0 FT.	25.2 FT.
MIN. SIDE YARD SETBACK (LEFT SIDE PORCH)	25.0 FT.	21.2 FT.
MIN. SIDE YARD SETBACK (RIGHT SIDE STAIRS)	25.0 FT.	19.2 FT.
MIN. REAR YARD SETBACK	50.0 FT.	109.0 FT.
MAX. BUILDING HEIGHT	42.0 FT.	41.8 FT.
ACCESSORY BUILDING - EXERCISE AREA		
MIN. SIDE YARD	10 FT.	10.2 FT.
MIN. REAR YARD	10 FT.	12.4 FT.
MAX. BUILDING HEIGHT	10.2 FT. (Side/Eave)	10.0 FT.
ACCESSORY BUILDING - POOLHOUSE		
MIN. SIDE YARD	10 FT.	16.2 FT.
MIN. REAR YARD	10 FT.	65.0 FT.
MAX. BUILDING HEIGHT	16.2 FT. (Side/Eave)	10.0 FT.
POOL		
MIN. SIDE YARD	30 FT.	31.0 FT.
MIN. REAR YARD	30 FT.	59.7 FT.
BASKETBALL COURT		
MIN. SIDE YARD	10 FT.	10.2 FT.
MIN. REAR YARD	10 FT.	10.2 FT.
MAX. BUILDING COVERAGE	20% (6750 S.F.)	16.6% (5606 S.F.)
MAX. LOT COVERAGE	40% (13,500 S.F.)	38.8% (13,098 S.F.)

EXISTING COVERAGE AREAS	PROPOSED COVERAGE AREAS
FRONT OPEN PORCH/STEPS	297 S.F.
FRONT RAMP	252 S.F.
FRONT WALLS/STEPS	376 S.F.
DRIVEWAY (EAST)	400 S.F.
DRIVEWAY (WEST)	368 S.F.
LEFT SIDE LANDINGS/STEPS/WALK	156 S.F.
RIGHT SIDE STAIRS/WALL	97 S.F.
REAR WALLS/STEPS	481 S.F.
IN-GROUND POOL	750 S.F.
POOL PATIO	1550 S.F.
POOL HOUSE	680 S.F.
REAR WALK RAMP TO POOLHOUSE	65 S.F.
EXERCISE AREA	560 S.F.
BASKETBALL COURT	1380 S.F.
UTILITY/POOL EQUIP. PAD	100 S.F.
TENNIS COURT	7200 S.F.
TOTAL COVERAGE	13,098 S.F.

- GENERAL NOTES:
- EXISTING CONDITIONS PLAN BASED ON SURVEY PREPARED BY THIS OFFICE DATED 04-09-2021.
 - ELEVATIONS AS SHOWN ARE BASED ON NAVD83 DATUM.
 - SOIL LOG - INDICATES LOCATION OF SOIL BORING PERFORMED BY R.C. BUDICK, P.E. ON 12-08-20 GROUND ELEVATION - 20.2.
 - 0-4" BROWN SANDY TOPSOIL WITH GRAVEL, 10YR 4/3
 - 4-12" YELLOWISH BROWN LOAMY SAND, 10YR 5/6
 - 12-24" GRAYISH BROWN LOAMY SAND, 10YR 5/2
 - 24-52" YELLOWISH BROWN DAMP TO WET LOAMY SAND, 10YR 4/6
 - 52-60" GRAYISH BROWN SOFT LOAMY SAND, 10YR 5/2
 - 60-78" YELLOWISH BROWN LOAMY SAND, SOFT, WET, 10YR 5/6
- EVIDENCE OF SEASONAL HIGH WATER TABLE WAS OBSERVED AT A DEPTH OF 2.0 FEET (ELEV. 18.2). STANDING WATER WAS OBSERVED AT A DEPTH OF 2.8 FEET (ELEV. 17.4).
- REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- SWIMMING POOL NOTES:
- POOL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS OF THE BOROUGH SWIMMING POOL ORDINANCE AND STATE POOL CODE.
 - POOL FENCING SHALL BE 4 FOOT HIGH ALUMINUM PICKET.
 - ALL FENCE GATES SHALL BE SELF-CLOSING & SELF-LOCKING AS REQUIRED BY STATE POOL CODE.
 - NO SOUND AMPLIFICATION SYSTEM IS PROPOSED.
 - ANY OUTDOOR ILLUMINATION SHALL COMPLY WITH ORDINANCE XV SECTION 15-25.
 - POOL SHALL UTILIZE CARTRIDGE FILTER.
- DRAINAGE NOTES:
- RUNOFF FROM ALL ROOF AREAS SHALL BE PIPED TO DRAINAGE SYSTEM USING 4" ADS HAVING A MINIMUM SLOPE OF 2.0 PER CENT.
 - ROOF LEADER LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT.
 - DRAIN BASINS SHALL BE 18 INCH SQUARE UNITS BY NDS OR EQUAL.
 - PROPOSED GRADING SHALL NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES.
- WALL NOTES:
- WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE BLOCK HAVING AN EXTERIOR FINISH SPECIFIED BY ARCHITECT.
 - AT NO POINT SHALL WALL HEIGHT SHALL EXCEED SIXTY (60) INCHES.
 - A RAILING SHALL BE PROVIDED FOR ALL WALL SECTIONS HAVING A HEIGHT GREATER THAN THIRTY (30) INCHES.
- MECHANICAL EQUIPMENT NOTES:
- POOL EQUIPMENT AND GENERATOR SHALL BE LOCATED IN REAR YARD, A MINIMUM 6.0 FEET FROM SIDE PROPERTY LINE.
 - AIR CONDITIONING UNITS SHALL BE LOCATED A MINIMUM OF 1 FOOT AND A MAXIMUM OF 6 FEET OFF FOUNDATION WALLS.

NO.	DATE	DESCRIPTION
1	08-10-21	PER BOARD ENGINEER'S REVIEW OF 27 JULY 2021

PLOT/GRADING PLAN

72 BRIGHTON AVENUE
LOT 4 BLOCK 30

BOROUGH OF DEAL MONMOUTH COUNTY NEW JERSEY

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PROJECT No.	20-1625	DATE	05-26-21	SCALE:	1"=20'	SHEET:	1 OF 1
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