



R-2 ZONING COMPLIANCE

REQ'D/PERM.	PROPOSED
MIN. LOT AREA	18,750 S.F.
MIN. LOT WIDTH	150 FT.
MIN. LOT DEPTH	125 FT.
PRINCIPAL BUILDING	50.0 FT.
MIN. FRONT YARD SETBACK (DWELLING)	25.0 FT.
MIN. SIDE YARD SETBACK (LEFT SIDE PORCH)	25.0 FT.
MIN. SIDE YARD SETBACK (RIGHT SIDE STAIRS)	25.0 FT.
MIN. REAR YARD	50.0 FT.
MAX. BUILDING HEIGHT	42.0 FT.
ACCESSORY BUILDING - EXERCISE AREA	10 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	10 FT.
MAX. BUILDING HEIGHT	10.2 FT. (Side/Eave)
ACCESSORY BUILDING - POOLHOUSE	10 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	10 FT.
MAX. BUILDING HEIGHT	16.2 FT. (Side/Eave)
POOL	30 FT.
MIN. SIDE YARD	30 FT.
MIN. REAR YARD	30 FT.
BASKETBALL COURT	10 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	10 FT.
MAX. BUILDING COVERAGE	20% (6750 S.F.)
MAX. LOT COVERAGE	40% (13,500 S.F.)

PROPOSED COVERAGE AREAS

EXISTING COVERAGE AREAS	PROPOSED COVERAGE AREAS
TENNIS COURT	7200 S.F.
TOP OF CURB ELEV. AT CENTER OF DWELLING	19.82
PROPOSED FINISHED FLOOR ELEVATION	27.63
FINISHED FLOOR TO PEAK DIMENSION	34.05 FEET
PROPOSED ROOF PEAK ELEVATION	61.68
PROPOSED HEIGHT TO PEAK	41.86 FEET
PROPOSED DWELLING	4227 S.F.
FRONT COVERED PORCHES	346 S.F.
REAR COVERED PATIO 1	399 S.F.
REAR COVERED PATIO 2	632 S.F.
TOTAL BLDG. COVERAGE	5606 S.F.
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	97 S.F.
RIGHT SIDE STEPS/WALL	156 S.F.
REAR WALLS/STEPS	750 S.F.
IN-GROUND POOL	1550 S.F.
POOL PATIO	660 S.F.
POOL HOUSE	65 S.F.
REAR COVERED PATH	560 S.F.
EXERCISE AREA	1380 S.F.
BASKETBALL COURT	100 S.F.
UTILITY/POOL EQUIP. PAD	13,098 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. BURDICK, 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).
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 EXCEED FORTY-EIGHT (48) INCHES.
- MECHANICAL EQUIPMENT NOTES:**
- POOL EQUIPMENT AND GENERATOR SHALL BE LOCATED IN REAR YARD, A MINIMUM 10 FEET FROM SIDE AND REAR PROPERTY LINES.
 - AIR CONDITIONING UNITS SHALL BE LOCATED A MINIMUM OF 1 FOOT AND A MAXIMUM OF 6 FEET OFF THE DWELLING FOUNDATION WALLS.

NO.	DATE	DESCRIPTION
PLOT/GRADING PLAN		
72 BRIGHTON AVENUE LOT 4 BLOCK 30		
BOROUGH OF DEAL		MONMOUTH COUNTY
		NEW JERSEY
Charles Surmonte P.E. & P.L.S.		301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404
New Jersey Professional Engineer and Land Surveyor License No. 35885		
PROJECT No.	DATE:	SCALE:
20-1625	05-26-21	1"=20'
SHEET:		1 OF 1