

MCCLINTOCK STREET

R.O.W. = 25' (T.M.)

EXISTING AREAS LOT AREA 5,133.81 SF

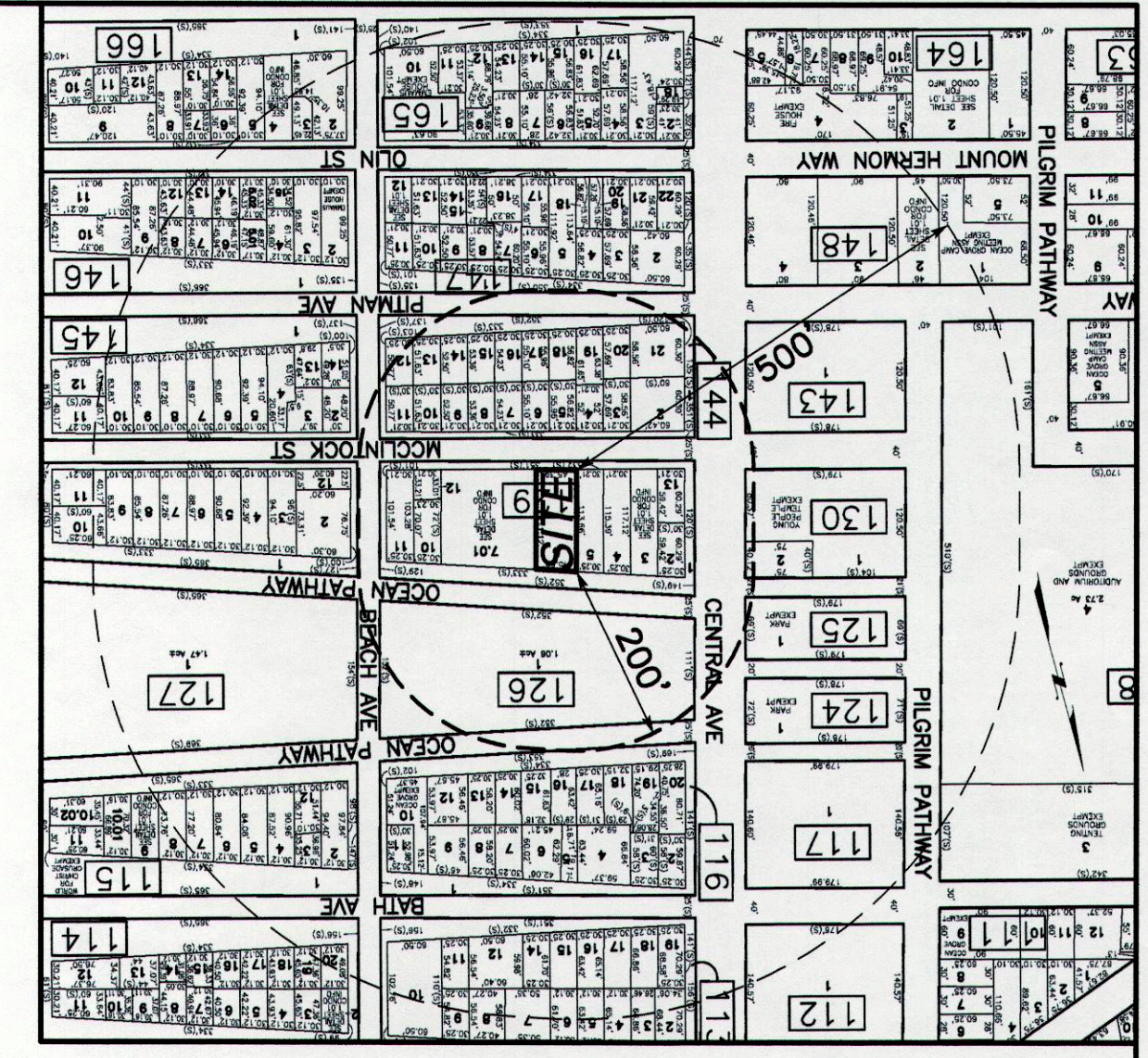
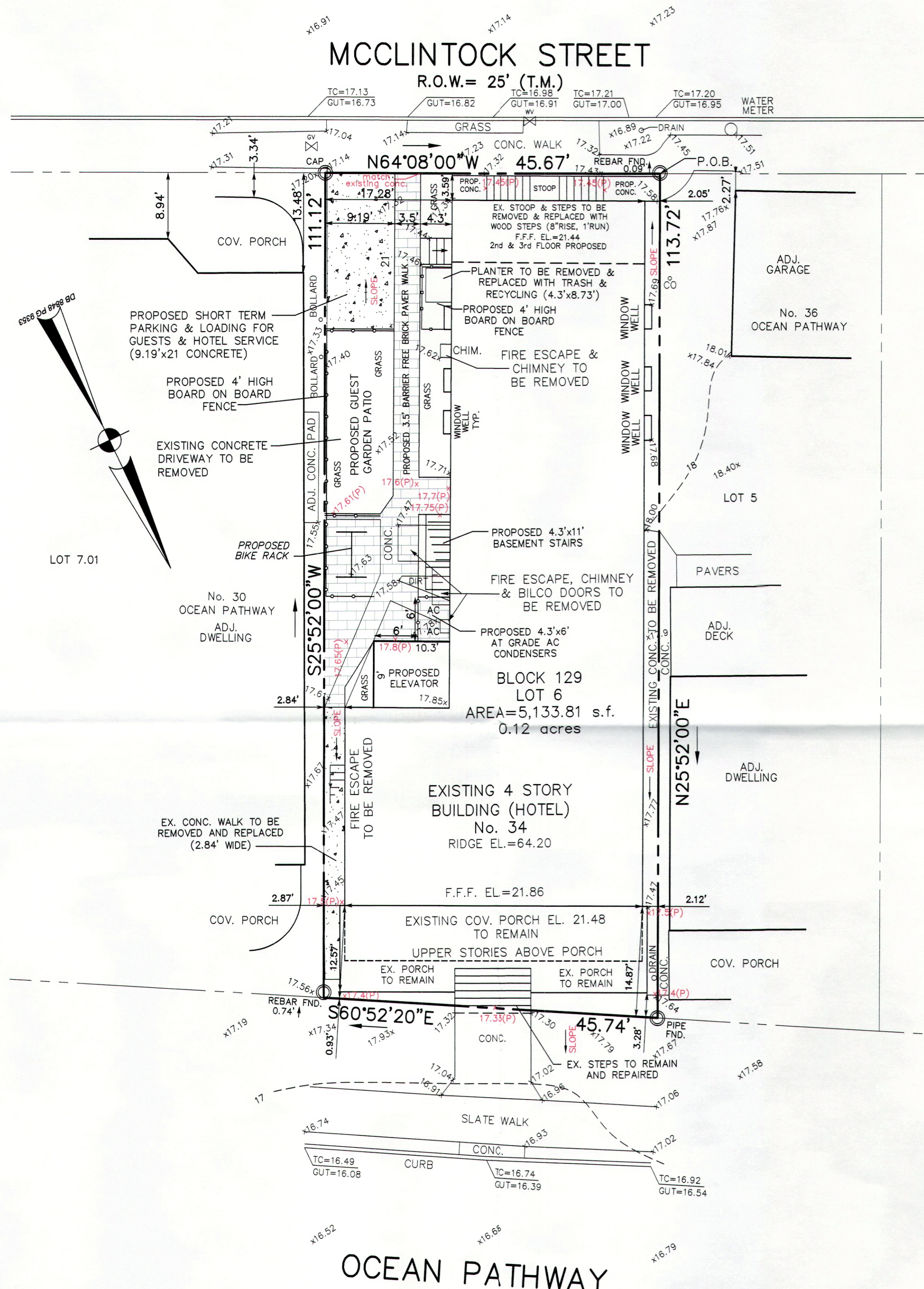
BUILDING 3,229.64 SF
COVERED PORCH 154.24 SF
FRONT STEPS 24.49 SF
EAST SIDEWALK 202.96 SF
WEST SIDEWALK 123.42 SF
BILCO DOORS 33.92 SF
DRIVEWAY 768.56 SF
PLANTER FRAME 6.32 SF
BASEMENT STEPS 10.78 SF
REAR STEPS 15.53 SF
REAR STOOP 16.28 SF
REAR WALK 36.99 SF

TOTAL EXISTING LOT COVERAGE 4,623.13 SF
(90.05%)

PROPOSED AREAS LOT AREA 5,133.81 SF

HOTEL 3,195.78 SF
ELEVATOR 92.70 SF
COVERED FRONT PORCH 154.24 SF
FRONT STEPS 56.09 SF
REAR STOOP 13.20 SF
BASEMENT STEPS 47.30 SF
REAR SIDE STEPS 15.12 SF
DRIVEWAY 198.50 SF
EAST SIDEWALK 97.54 SF
FRONT WALK 3.42 SF
REAR STEP PAD 40.87 SF
BRICK WALK PAVERS 465.72 SF
REAR STEPS 39.60 SF

TOTAL PROPOSED LOT COVERAGE 4,420.08 SF
(86.10%)



LOCATION MAP

LANDMARK
SURVEYING AND ENGINEERING, INC.

tel: 732-775-8558
fax: 732-775-7848
email: landmark@optimum.net

34 OPOG, LLC
PO Box 76
Columbia, NJ 07832
Attn: Mr. Chris Elizondo

September 6, 2022
Revised October 5, 2022
File# 22063

Re: Lot 6 Block 129
a.k.a. 34 Ocean Pathway
Neptune Twp. (Ocean Grove), NJ

Dear Mr. Elizondo:

On September 6, 2022, as requested, our office measured the front yard offsets for Lots 11, 12, 7.01, 6, 5, 4, 3 & 13, Block 129, in the Township of Neptune, NJ. Please note that subject site is included in the table. The structures included in this average are located on the north side of McClintock Street between Beach Avenue and Central Avenue. The results are as follows:

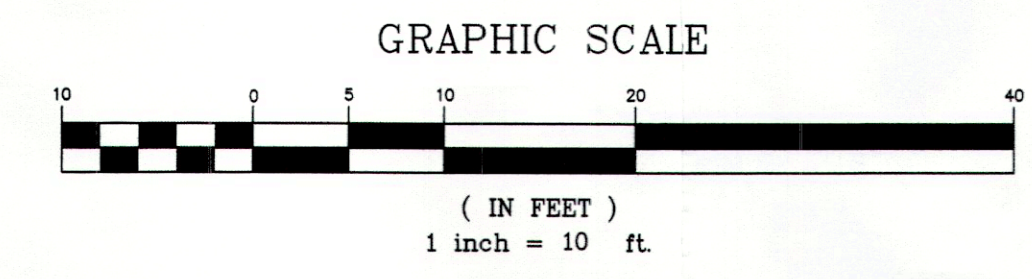
Block/Lot	Street Address	Setback to Dwelling (ft.)	Setback to Cov. Porch (ft.)	Other Setbacks (ft.)
Block 129, Lot 11	22 Ocean Pathway	6.64	N/A	6.64 cov. entry
Block 129, Lot 12	23 McClintock St.	1.78	N/A	0.38 cov. step
Block 129, Lot 7.01	30 Ocean Pathway	8.84	3.34	N/A
Block 129, Lot 6 (Site)	34 Ocean Pathway	3.59	0.57 (cov. stoop)	N/A
Block 129, Lot 5	36 Ocean Pathway	N/A	N/A	2.27 garage
Block 129, Lot 4	38 Ocean Pathway	33.64 alt. Gar.	N/A	N/A
Block 129, Lot 3	40 Ocean Pathway	7.65	0.83	0.84 conc. col.
Block 129, Lot 13	24 Central Ave.	-0.28 (3" st.)	1.13	7.06 (1" st.)

FYS LETTER:

- NOTES:**
- ALL BUILDING OFFSETS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE
 - ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM
 - ALL ZONING INFORMATION AS PER ARCHITECT

LEGEND

- = EXISTING CONTOUR
- x20.0 = EXISTING SPOT ELEVATION
- [] = PROPOSED CONTOUR
- x100.7 (P) = PROPOSED SPOT ELEVATION
- ⊙ = DOWNSPOUT W/SPLASH BLOCK
- ↘ = DIRECTION OF STORM WATER FLOW



CHECKED BY: DC	DRAWN BY: TG	2	REVISE AS PER ARCHITECTS PLANS	09/18/23
CHECKED BY: DC	DRAWN BY: TG	1	REVISE ELEVATOR DIMENSION & AREA CALCULATION	3/14/23
CHECKED BY: DC	DRAWN BY: TG	REV.	DESCRIPTION	DATE

DANIEL W. CARUSO, P.E.
N.J. PROFESSIONAL ENGINEER - 0839687

GRADING PLAN
LOCATED AT
34 OCEAN PATHWAY
LOT 6, BLOCK 129, on T.M. SHEET #1
situate in
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

LANDMARK
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: Landmark@Optimum.net
Web: www.Landmarkse.net

SCALE: 1"=10' DATE: 06/13/2022
SHEET # 1 OF 1 DRAWING: 22063PRev09-18-23 JOB #: 22063