

RECHARGE SUITABILITY BORING
SOIL LOG & INTERPRETATION - Form
Municipality: # 412 LaReine St., Bradley Beach, New Jersey
Block: 35 Lot: 25
Method (Check One): () Profile Pit (X) Boring
DATE SOIL LOG CONDUCTED: 1/31/2020
Munsell Color Name & Symbol: Estimated Textural Class,
Estimated Volume % Coarse Fragment, if present; Moist
or Dry Consistency; Mottling - Abundance, Size &
Contrast, if Present.

1. Log Number: B-1
2. Soil Log
Depth (Inches)
Top - Bottom

0" - 31" Dark Gray (7.5YR 4/1); Inorganic Silts, Silty or Clayey Fine Sands; ML; 0% Coarse Fragments.

31" - 48" Yellow Brown (7.5YR 7/8); Well Graded Gravely Sand; SW; 0% Coarse Fragments; No Mottling but Drastic Color Change at 48" (4 ft.); Seasonal High Water Table; (Saturation Zone).

48" - 84" Light Gray (7.5YR 6/1); Poorly Graded Sand; SP; 0% Coarse Fragments; Saturated With Ground Water. Ground Water Depth 84" (7 ft.).

3. Ground Water Observations:
(X) Seepage - Indicated Depth: 84"
(X) Piezometer Flooded - Depth after 0.50 Hours 84"

4. Soil Limiting Zones (Check Appropriate Categories):
() Fractured Rock Substratum - Depth to Top
() Excessively Coarse Horizon - Depth Top to Bottom
() Hydraulically Restrictive Horizon - Depth Top to Bottom
() Perched Zone of Saturation - Depth Top to Bottom
() Massive Rock Substratum - Depth to Top
() Excessively Coarse Substratum - Depth Top
() Hydraulically Restrictive Substratum - Depth to Top
(X) Regional Zone of Saturation - Depth to Top 48" (A.K.A. SEASONAL HIGH WATER TABLE).

5. Soil Suitability Classification:

6. I hereby certify that the information furnished on this form (and the attachments thereto) is true and accurate.

Signature of Site Evaluator: _____ Date: 1/31/20

SOIL LOG

EXISTING AREAS

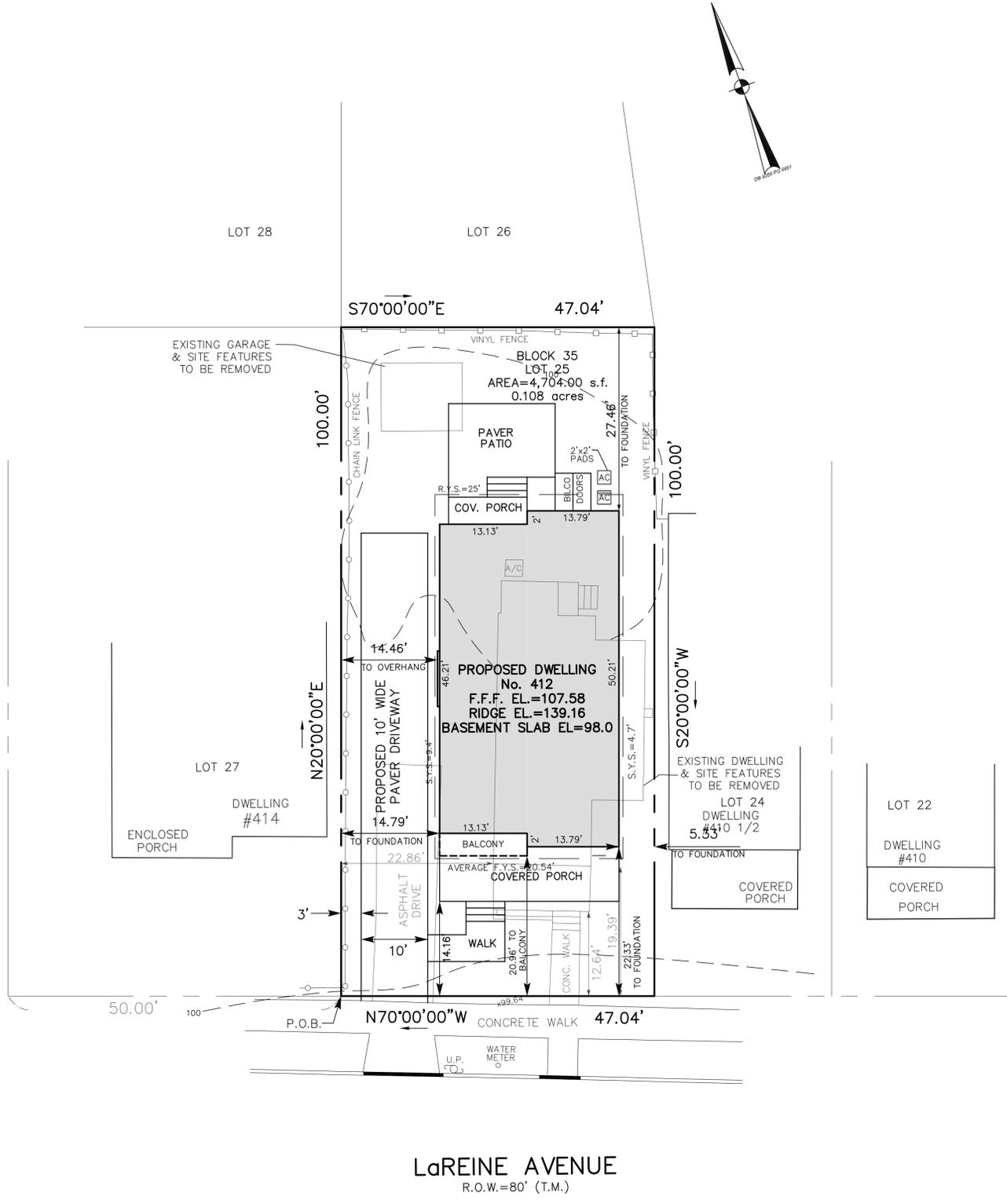
LOT=4,704.00 sf.
SHED=124.34 sf.
DWELLING=770.91 sf.
COV. PORCH=99.15 sf.
FRONT WALK=42.18 sf.
FRONT STEPS=11.81 sf.
FRONT WALL=4.89 sf.
DRIVEWAY=316.84 sf.
CHIMNEY=1.59 sf.
SHOWER=29.56 sf.
REAR WALK=22.94 sf.
REAR STOOP=15.12 sf.
REAR STEPS=10.16 sf.
REAR PAVERS=15.78 sf.
AC=6.45 sf.
SHED RAMP=19.17 sf.
SHED PAVERS=22.23 sf.

TOTAL EXISTING IMPERVIOUS COVERAGE
=1,513.12 sf. (32.17%)

PROPOSED AREAS

LOT=4,704.00 sf.
DWELLING=1,301.87 sf.
FRONT COV. PORCH=246.20 sf.
REAR COV. PORCH=47.63 sf.
BILCO DOORS=30.23 sf.
FRONT STEPS=17.49 sf.
FRONT WALK=57.98 sf.
DRIVEWAY=692.10 sf.
REAR STEPS=18.00 sf.
PAVER PATIO=193.37 sf.
AC (2 UNITS)=8.00 sf.

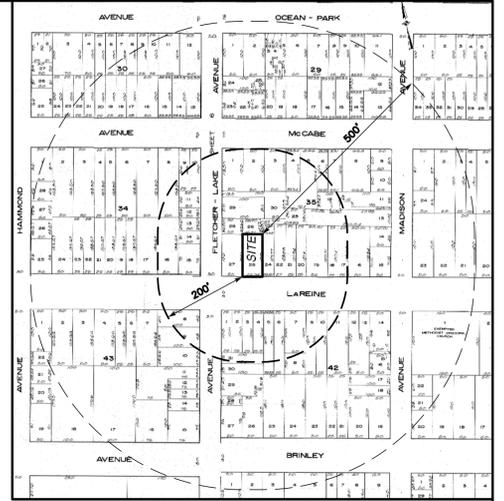
TOTAL PROPOSED IMPERVIOUS COVERAGE
=2,612.87 sf. (55.55%)



200' F.Y.S. TABLE

ADDRESS	OFFSET TO PORCH	OFFSET TO DWELLING
DWELLING No. 414	NONE	20.63'
SUBJECT SITE DWELLING No. 412	NOT INCLUDED IN AVERAGE	NOT INCLUDED IN AVERAGE
DWELLING No. 412 1/2	13.02'	21.83'
DWELLING No. 410	11.49'	19.23'
DWELLING No. 408 1/2	12.36'	18.18'
DWELLING No. 408	12.08'	18.20'
DWELLING No. 406	12.48'	22.12'
DWELLING No. 404 1/2	14.0'	22.02'
DWELLING No. 404	13.95'	22.11'
AVERAGE	12.75'	20.54'

NOTE:
REFER TO THE FRONT YARD SETBACK SURVEY PREPARED BY THIS OFFICE DATED 8/27/19 FOR ADDITIONAL INFORMATION



LOCATION MAP
SCALE: 1"=200'

REFERENCES

- DEED BOOK 9068 PAGE 8951

REFERENCE PLANS

- "BOUNDARY & TOPOGRAPHY SURVEY," DATED 01/24/2020 PREPARED BY LANDMARK SURVEYING & ENGINEERING, INC. SIGNED BY ZENON T. GRZYBOWSKI, PROFESSIONAL LAND SURVEYOR - N.J. LIC. NO. 23918 SHEET: 5
- ARCHITECTURAL PLANS PREPARED BY BLUELINE ARCHITECTURE, LLC, DATED 11/21/19

TAX MAP DATA

LOT: 25
BLOCK: 35
BOROUGH OF BRADLEY BEACH TAX MAP
LOT AREA SUMMARY
EXISTING LOT 25 = 4,704.00 sf./0.108 ac.

FLOOD ZONE REFERENCE

FLOOD ZONE 'X' - NO MINIMUM BASE FLOOD ELEVATION, F.I.R.M. No. 34025C0334F, DATED SEP. 25, 2009
FLOOD ZONE 'X' - NO MINIMUM BASE FLOOD ELEVATION, F.I.R.M. No. 34025C0334G, DATED JAN. 31, 2014

GENERAL NOTES:

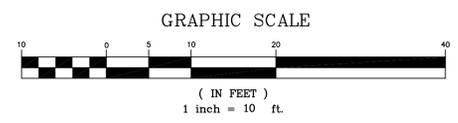
- PROPERTY IS KNOWN AND DESIGNATED AS LOT 25 BLOCK 35 AS SHOWN ON TAX MAP SHEET NO. 5 OF THE BOROUGH OF BRADLEY BEACH
- TOTAL AREA OF LOT 25 = 4,704.00 sf./0.108 ac.
- PROPERTY LOCATED IN ZONE R-1 - RESIDENTIAL SINGLE-FAMILY
- OWNER/APPLICANT: SCOTT & ENZA ISETT 56 DOMINIC DRIVE ROCKAWAY, NJ 07866
- OUTBOUND SURVEY & TOPOGRAPHY BY LANDMARK SURVEYING & ENGINEERING, INC., DATED 01/24/2020
- PLOT PLAN BASED ON ARCHITECTURAL PLANS PREPARED BY BLUELINE ARCHITECTURE, LLC, DATED 11/21/19 REVISED 6/16/20
- 48 HOUR NOTICE IS REQUIRED TO THE ENGINEERS OFFICE PRIOR TO THE START OF CONSTRUCTION.
- THIS PROJECT CONSISTS OF CONSTRUCTION OF A SINGLE FAMILY DWELLING, FRONT PORCH, DRIVEWAY & WALKS.
- ALL UNDERGROUND UTILITIES TO BE RECONNECTED WHEN POSSIBLE.
- ALL UNDERGROUND UTILITIES BASED ON VISUAL MARKOUT ONLY AND ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ANY REQUIRED DISTURBANCE TO ROAD, WALKS & CURBS WILL BE REPAIRED OR REPLACED IN ACCORDANCE WITH THE BOROUGH STANDARDS UTILIZING INFRARED TREATMENT OF THE TRENCH REPAIR ALONG ALL EDGES OF THE TRENCHES.
- ALL UNDERGROUND UTILITIES BASED ON VISUAL MARKOUT ONLY AND ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ANY WORK WITHIN THE BOROUGH RIGHT OF WAY INCLUDING BUT NOT LIMITED TO DRIVEWAY, CURB, SIDEWALK, UTILITIES, ETC. REQUIRES A BOROUGH ROAD OPENING PERMIT
- SETBACK DIMENSIONS ARE TO THE FOUNDATION
- TOPOGRAPHY BASED ON ASSUMED DATUM
- APPROPRIATE WATERPROOFING DESIGN/MEASURES WILL BE PROVIDED BY THE ARCHITECT (BLUELINE ARCHITECTURE LLC)

ZONING DATA

ZONE: R-1 RESIDENTIAL SINGLE-FAMILY USE:	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:	1 SINGLE FAMILY	1 SINGLE FAMILY	1 SINGLE FAMILY
MIN. LOT AREA (SF.):	5,000 sf.	4,704 sf.**	4,704 sf.**
MIN. LOT WIDTH (FT.):	50 ft.	47.04 ft.**	47.04 ft.**
MIN. LOT DEPTH (FT.):	100 ft.	100 ft.	100 ft.
MIN. FRONT YARD (TO DWL/CO):	20.54 ft. ¹	19.39 ft.	22.33 ft.
MIN. FRONT YARD (TO PORCH):	12.75 ft. ¹	12.64 ft.	14.16 ft.
MIN. FRONT YARD (TO BALCONY):	12.75 ft. ¹	12.64 ft.	20.96 ft.
MIN. SIDE YARD E (FT.)10% OF LOT WIDTH	4.7 ft.	1.37 ft.	5.33 ft.
MIN. SIDE YARD W (FT.)20% OF LOT WIDTH	9.4 ft.	22.80 ft.	14.79 ft.
MIN. REAR YARD (FT.):	25.0 ft.	37.89 ft.	27.46 ft.
MAX. BUILDING HEIGHT (FT./ST.):	35.0 ft./2.5 STORY	16.41 ft.	34.85 ft./2.5 STORY
MAX. BUILDING COVERAGE (%):	35%	23.17	34.56% ²
MAX. IMPERVIOUS COVERAGE (%):	60%	32.17%	55.55% ²
MIN. OFF-STREET PARKING:	2 SPACES/DWELLING	2 SPACES	2 SPACES
DRIVEWAY BUFFER	3.0 ft.	4.7 ft.	3.0 ft.
ACCESSORY STRUCTURE USE:	SHED	SHED	NONE
MAX. BUILDING AREA (SF.):	124.00 sf.	124.34 sf. **	N/A
MIN. REAR YARD (FT.):	5.0 ft.	5.31 ft.	N/A
MIN. SIDE YARD (FT.):	5.0 ft.	5.97 ft.	N/A

**= PRE-EXISTING LOT PRIOR TO 2003

- MINIMUM FRONT YARD SETBACK SHALL BE THE AVERAGE WITHIN 200' OF THE SITE ALONG THE FRONTAGE OF THE BLOCK (SEE TABLE ABOVE)
- ADDITIONAL ALLOWABLE BUILDING COVERAGE = 20.47 SF.
- ADDITIONAL ALLOWABLE IMPERVIOUS COVERAGE = 209.53 SF.



1	SHIFT DWELLING BACK 1.33' AS PER ARCHITECT	7/7/20	TG
REV.	DESCRIPTION	DATE	BY
<p>PLOT PLAN FOR ZONING APPL. 412 LaREINE AVENUE LOT 25, BLOCK 35, on T.M. SHEET #5 situate in BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY NEW JERSEY</p>			
<p>DANIEL W. CARUSO, P.E. N.J. PROFESSIONAL ENGINEER - GE35687</p>		<p>SCALE: 1"=10'</p> <p>DRAWN BY: SHEET #: 1 OF 1</p> <p>DATE: 02/18/2020</p> <p>DRAWING: 19089GP</p> <p>JOB #: 19089</p>	
<p>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: Landmarkse@Optimum.net Web: www.Landmarkse.net</p>			