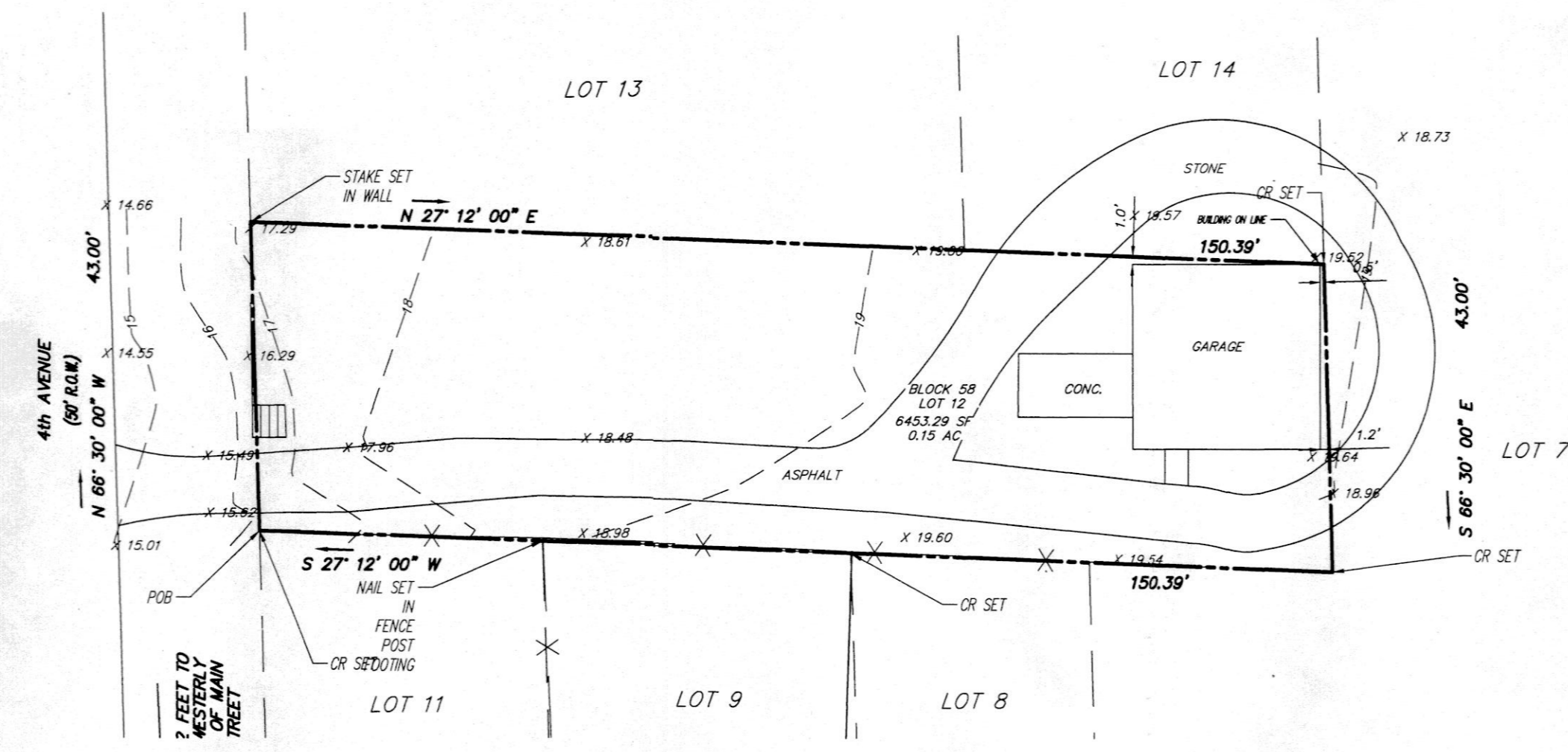
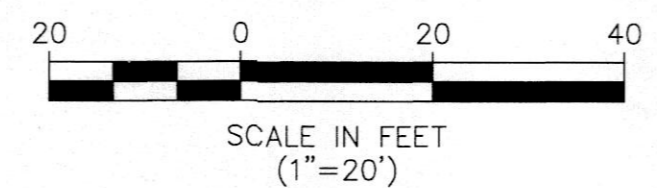


PROJECT LOCATION



EXISTING CONDITIONS



<b>EXIST. BUILDING COVERAGE</b>	
EXIST. DETACHED GARAGE	683 S.F.
EXIST. TOTAL BUILDING COVERAGE	683 S.F. 10.58%
<b>EXIST. IMPERVIOUS COVERAGE</b>	
EXIST. BUILDING COVERAGE	1,742 S.F.
EXIST. DRIVEWAY & STEPS	1,636 S.F.
EXIST. CONC. RAMP & WALKWAY	160 S.F.
EXIST. IMPERVIOUS COVERAGE	3,538 S.F. 54.82%
<b>PROP. BUILDING COVERAGE</b>	
PROP. DWELLING	1,262 S.F.
PROP. COVERED FRONT PORCH	224 S.F.
PROP. COVERED REAR PORCH	73 S.F.
PROP. DETACHED GARAGE	700 S.F.
PROP. OUTDOOR SHOWER	16 S.F.
PROP. TOTAL BUILDING COVERAGE	2,275 S.F. 35.25%
<b>PROP. IMPERVIOUS COVERAGE</b>	
PROP. BUILDING COVERAGE	2,275 S.F.
PROP. FRONT STEPS & WALKWAY	114 S.F.
PROP. DRIVEWAY	1,632 S.F.
PROP. GARAGE WALKWAY	684 S.F.
PROP. GARAGE CONC. PAD	16 S.F.
PROP. REAR STEPS	15 S.F.
PROP. GENERATOR CONC. PAD	20 S.F.
PROP. A/C CONC. PADS	27 S.F.
PROP. BILCO DOOR	20 S.F.
PROP. IMPERVIOUS COVERAGE	4,803 S.F. 74.43%

**GENERAL NOTES**  
 PROPERTY ID KNOWN AS BLOCK 58 LOT 12 AS SHOWN ON TAX MAP OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.  
 PROPERTY IS LOCATED IN THE GBW RESIDENTIAL ZONE AND CONTAINS A TOTAL OF .15± ACRES (6,453.29 S.F.)  
 OWNER/APPLICANT: JAMES & DOROTHY FREDERICK  
 704 FOURTH AVENUE  
 BRADLEY BEACH, NJ 07720

APPLICANT PROPOSES TO CONSTRUCT A 2 1/2 STORY DWELLING & DETACHED GARAGE.

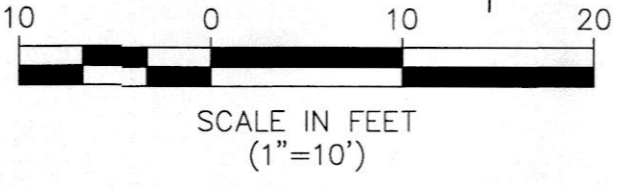
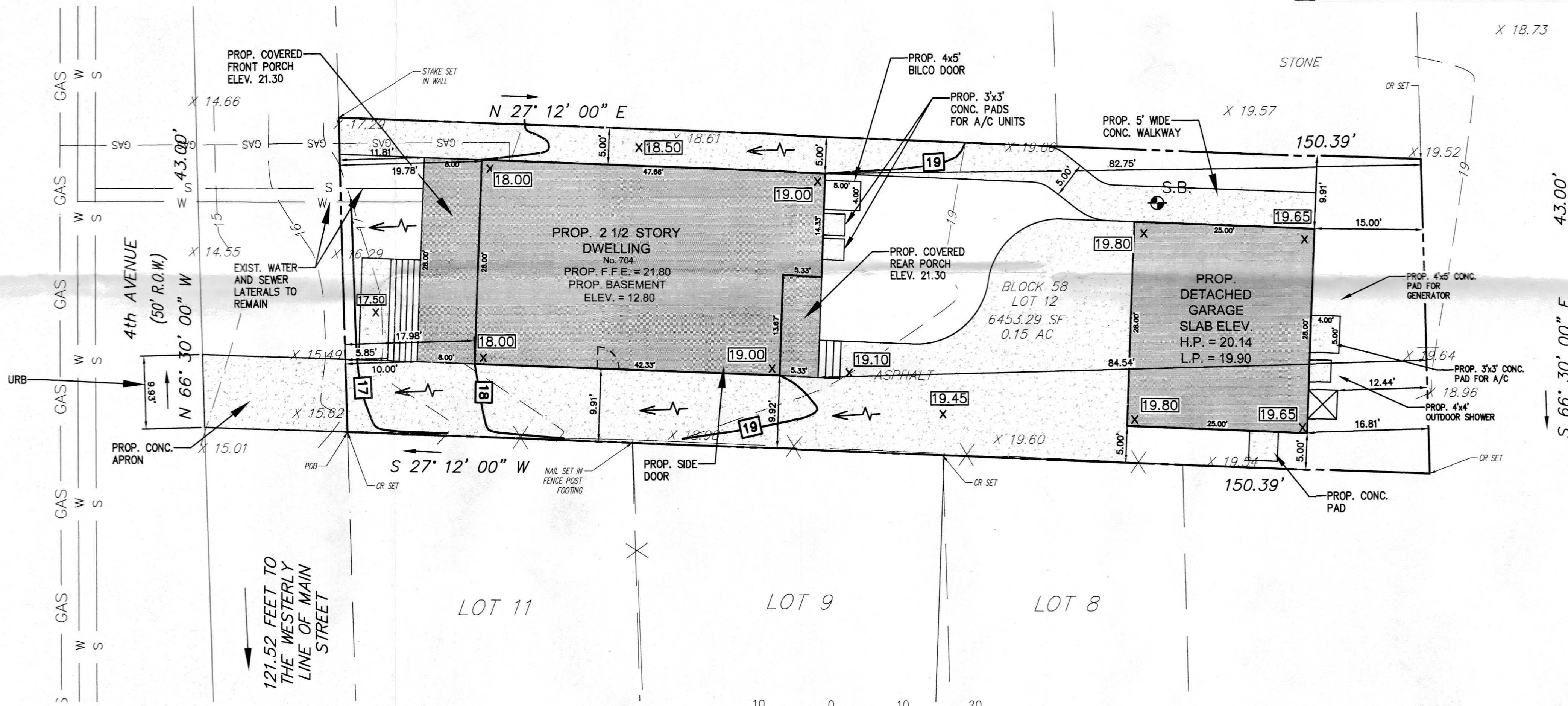
DESCRIPTION	ZONE GBW		
	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	COMMERCIAL	COMMERCIAL	**RESIDENTIAL
LOT AREA	5,000 S.F.	6,453.29 S.F.	**6,453.29 S.F.
MIN. LOT WIDTH	50 FT.	* 43.00 FT.	**43.00 FT.
MIN. LOT DEPTH	100 FT.	150.39 FT.	150.39 FT.
FRONT YARD SETBACK	NONE	N/A	5.85 FT. (STEPS)
SIDE YARD SETBACK	NONE	N/A	5.00 FT.
REAR YARD SETBACK	10 FT.	N/A	82.75 FT.
ACCESSORY SIDE YARD SETBACK	5 FT.	* 0 FT.	5.00 FT.
ACCESSORY REAR YARD SETBACK	5 FT.	* 0 FT.	15.00 FT.
MAX. BUILDING COVERAGE	90 % (5,807.06 S.F.)	10.58 % (683 S.F.)	35.25 % (2,275 S.F.)
MAX. IMPERVIOUS COVERAGE	100 % (6,453.29 S.F.)	54.82 % (3,538 S.F.)	74.43 % (4,803 S.F.)
MAX. BUILDING HEIGHT	48 FT.	N/A	35.0 FT. (ARCHS)
MAX. ACCESSORY BUILDING HEIGHT	16 FT.	< 16 FT.	N/A
MAX. ACCESSORY AREA	120 S.F.	* 683 S.F.	N/A
APARTMENT ABOVE GARAGE	NOT PERMITTED	N/A	**YES

\* - EXISTING NON-CONFORMITY  
 \*\* - VARIANCE REQUIRED

**PLAN NOTES**  
 1. PROPOSED PUBLIC SEWER, WATER & GAS TO BE INSTALLED.  
 2. ELEVATIONS BASED ON 1988 N.A.V.D.  
 3. PROPERTY IS NOT LOCATED IN FLOOD ZONE.

**VARIANCES**  
 - BUILDING USE  
 - LOT WIDTH  
 - APARTMENT ABOVE GARAGE

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY THOMAS P. SANTRY, P.A. 7/10/2018  
 BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY FELDMAN ARCHITECTS DATED 6/13/2019, REV. 8/2/2019, REV. 1/14/2020



KBA ENGINEERING SERVICES LLC		SOIL BORING LOG	
Engineering   Planning		Joseph J. Kociuba PE PP, Principal	
PROJECT:	Frederick SB	PROJ. #:	2021-009
ADDRESS:	704 Fourth Avenue	DATE:	4/16/2021
BLOCK:	58	LOT:	12
MUNICIPALITY:	Borough of Bradley Beach	PREPARED BY:	KBA
BORING NO.:	SB-1	BORING DESCR.:	Front of av. building in rear of lot
BATHY (INCHES)	THICKNESS (INCHES)	DESCRIPTION	SOIL CLASSIFICATIONS
0" - 20"	26"	SM-GW	GW Well-graded gravels, gravel-sand mixtures, little or no fines.
20" - 40"	20"	SM	GP Poorly graded gravels or gravel-sand mixtures, little or no fines.
40" - 120"	80"	SP	GM Silty gravels, gravel-sand mixtures.
-	-	-	GC Clayey gravels, gravel-sand mixtures.
-	-	-	SW Well-graded sands or gravelly sands, little or no fines.
-	-	-	SP Poorly graded sands, or gravelly sands, little or no fines.
-	-	-	SM Silty sands, sand-silt mixtures.
-	-	-	SC Clayey sands, sand-clay mixtures.
-	-	-	ML Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
-	-	-	CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
-	-	-	OL Organic silts and organic silty clays of low plasticity.
-	-	-	MH Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
-	-	-	CH Inorganic clays of high plasticity, fat clays.
-	-	-	OH Organic clays of medium to high plasticity, organic silts.
-	-	-	PT Peat and other highly organic soils.
Seasonal High Water			
Table Depth >120" @ ELEV. 9.09			
Water Table Depth >120" @ ELEV. 9.09			
2517 Route 35, Bldg E, Ste 203, Manasquan, NJ 08736 P: (732) 722-8555   F: (732) 722-8551 KBAENGINEERS.COM   PLANS@KBAENGINEERS.COM			

1.	6/23/2021	REVISED TO UPDATE TAX MAP
REV. NO.	DATE	DESCRIPTION
<b>VARIANCE PLAN</b>		
704 FOURTH AVENUE BLOCK 58 - LOT 12 FOR JAMES & DOROTHY FREDERICK		
BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY, NEW JERSEY		
		2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732) 722-8555   F: (732) 722-8551 KBAENGINEERS.COM PLANS@KBAENGINEERS.COM Certificate of Authority No: 24G4282060
DRN	CHK	
CEA	JJK	
PROJECT NO. 2021-009		
SCALE AS SHOWN		
DATE 5/5/2021		
SHEET 1 OF 1		
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		