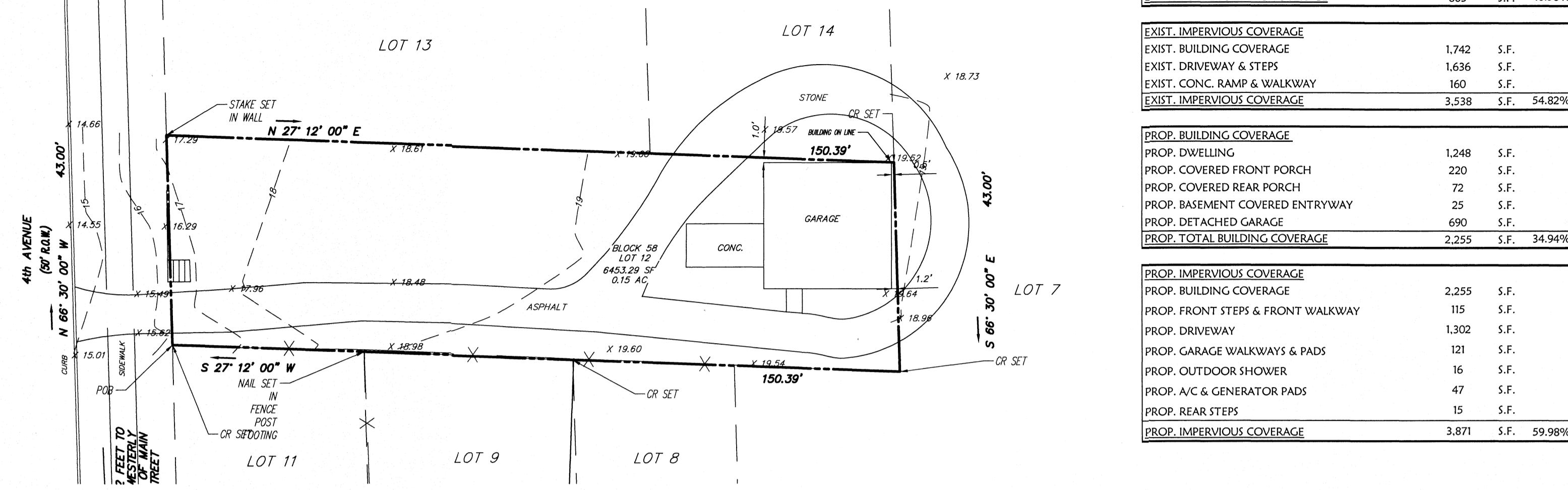
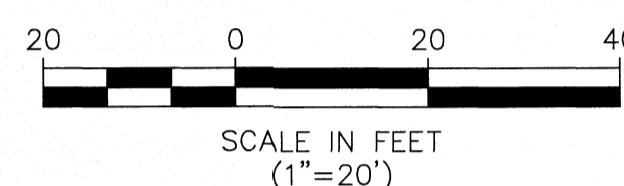


PROJECT LOCATION



EXISTING CONDITIONS



EXIST. BUILDING COVERAGE	
EXIST. DETACHED GARAGE	683 S.F.
EXIST. TOTAL BUILDING COVERAGE	683 S.F. 10.58%

EXIST. IMPERVIOUS COVERAGE	
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%

PROP. BUILDING COVERAGE	
PROP. DWELLING	1,248 S.F.
PROP. COVERED FRONT PORCH	220 S.F.
PROP. COVERED REAR PORCH	72 S.F.
PROP. BASEMENT COVERED ENTRYWAY	25 S.F.
PROP. DETACHED GARAGE	690 S.F.
PROP. TOTAL BUILDING COVERAGE	2,255 S.F. 34.94%

PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	2,255 S.F.
PROP. FRONT STEPS & FRONT WALKWAY	115 S.F.
PROP. DRIVEWAY	1,302 S.F.
PROP. GARAGE WALKWAYS & PADS	121 S.F.
PROP. OUTDOOR SHOWER	16 S.F.
PROP. A/C & GENERATOR PADS	47 S.F.
PROP. REAR STEPS	15 S.F.
PROP. IMPERVIOUS COVERAGE	3,871 S.F. 59.98%

AVERAGE FRONT SETBACKS

LOT	DWELLING	PORCH	NOTES
LOT 14	8.8 FT.	3.5 FT.	FIELD MEASURED BY KBA
LOT 13	30.14 FT.	24.31 FT.	FROM SURVEY BY MICHAEL J. WILLIAMS DATED 10/19/2016-PORCH FIELD MEASURED
LOT 11	0.10 FT.	0.10 FT.	FROM SURVEY BY DOMINICK VENDITTO, III DATED 3/6/2018
LOT 10	0.00 FT.	0.00 FT.	FROM SURVEY BY LINDSTROM, DIESSNER & CARR DATED 5/5/2008
AVERAGE	9.76 FT.	7.12 FT.	

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	10.07 FT. (PORCH)
SIDE YARD SETBACK	NONE	N/A	4.40 FT.
REAR YARD SETBACK	10 FT.	N/A	82.36 FT.
ACCESSORY SIDE YARD SETBACK	5 FT.	* 0 FT.	5.00 FT.
ACCESSORY REAR YARD SETBACK	5 FT.	* 0.5 FT.	15.02 FT.
MAX. BUILDING COVERAGE	90 % (5,007.06 S.F.)	10.58 % (683 S.F.)	34.94 % (2,255 S.F.)
MAX. IMPERVIOUS COVERAGE	100 % (6,453.29 S.F.)	54.82 % (3,538 S.F.)	59.98 % (3,871 S.F.)
MAX. BUILDING HEIGHT	48 FT.	N/A	35.0 FT. (ARCHS)
MAX. ACCESSORY BUILDING HEIGHT	16 FT.	< 16 FT.	**25.00 FT.
MAX. ACCESSORY AREA	120 S.F.	* 683 S.F.	**700 S.F.
APARTMENT ABOVE GARAGE	NOT PERMITTED	N/A	**YES

* - EXISTING NON-COMFORMITY
 ** - VARIANCE REQUIRED

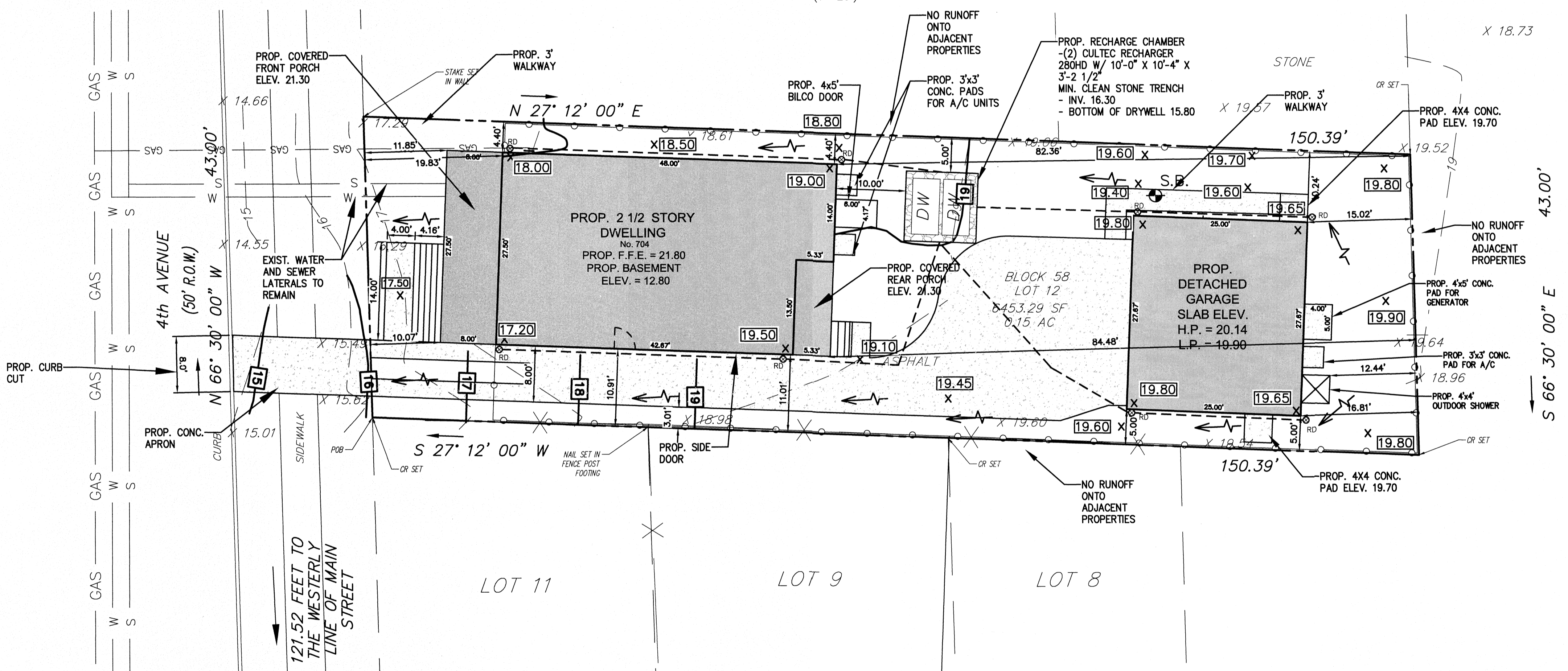
PLAN NOTES
 1. PROPOSED PUBLIC SEWER, WATER & GAS TO BE INSTALLED.
 2. ELEVATIONS BASED ON 1988 N.A.V.D.
 3. PROPERTY IS NOT LOCATED IN FLOOD ZONE.

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	
PROJECT:	Frederick St	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	ELEV.:	19.09
BORING DESC.:	Front of lot, building in rear of lot		

DEPTH (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 >120" @ ELEV. 0.09
 Table Depth >120" @ ELEV. 0.09
 Water Table Depth >120" @ ELEV. 0.09



STORMWATER CALCULATIONS

REQUIRED PROP. ROOF AREA = 2,255 S.F. X (1 FT./12 IN.) / 1 S.F. = 187.9 C.F. REQUIRED

47.0" WIDE + 6.0" SPACING = 53.0" C-C ROW SPACING

1 CHAMBERS/ROW X 7.00' LONG +1.00' ROW ADJUSTMENT = 8.00' ROW LENGTH +12.0' END STONE X 2 = 10.00' BASE LENGTH

2 ROWS X 47.0" WIDE + 6.0" SPACING X 1 + 12.0" SIDE STONE X 2 = 10.33' BASE WIDTH

6.0" BASE + 26.5" CHAMBER HEIGHT + 6.0" COVER = 3.21' FIELD HEIGHT

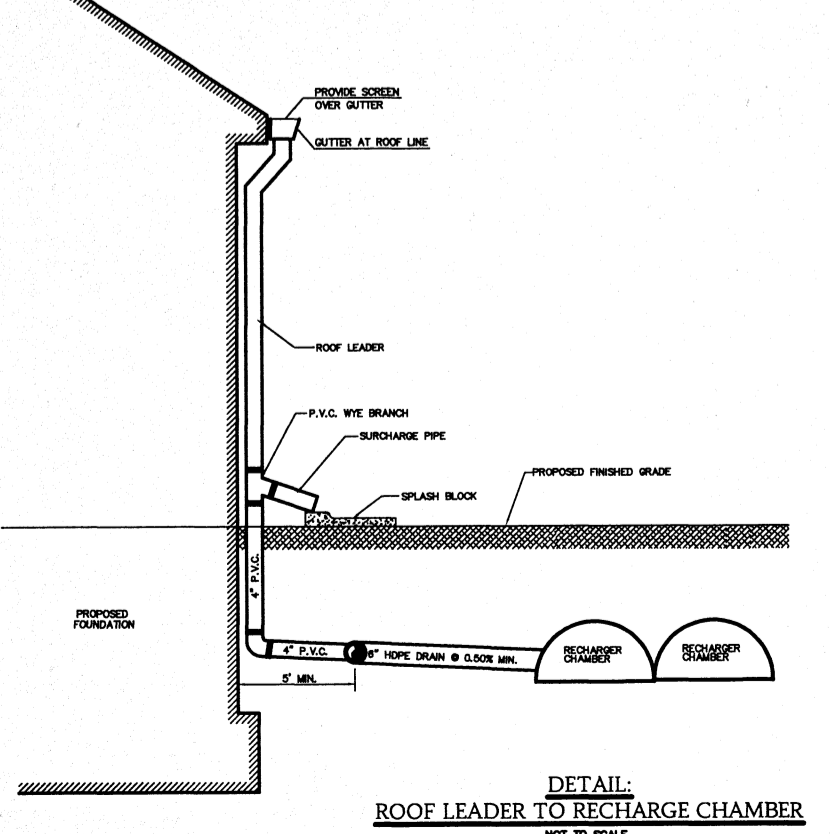
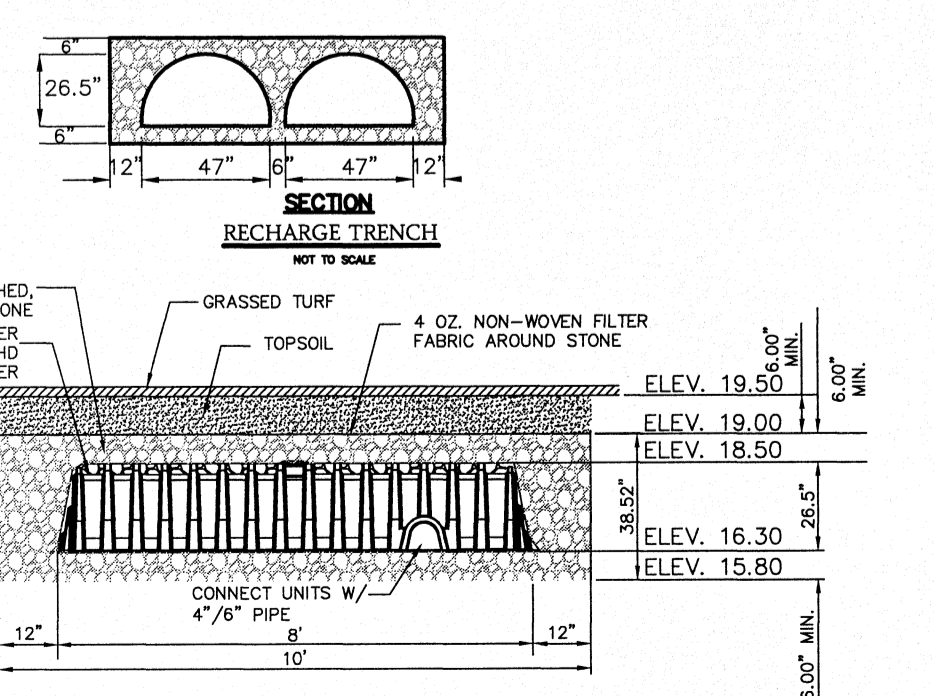
2 CHAMBERS X 42.5 CF +1.00' ROW ADJUSTMENT X 6.07 SF X 2 ROWS = 97.1 CF CHAMBER STORAGE

331.5 CF FIELD - 97.1 CF CHAMBERS = 234.4 CF STONE X 40.0% VOIDS = 93.8 CF STONE STORAGE

CHAMBER STORAGE + STONE STORAGE = 190.9 CF = 0.004 AF
 OVERALL STORAGE EFFICIENCY = 57.6%

2 CHAMBERS
 12.3 CY FIELD
 8.7 CY STONE

187.9 C.F. REQUIRED < 190.9 C.F. PROVIDED



REV. NO.	DATE	DESCRIPTION
3.	11/30/2021	REVISED PER CLIENTS COMMENTS
2.	10/4/2021	REVISED PER ZONING COMMENT
1.	6/23/2021	REVISED TO UPDATE TAX MAP

VARIANCE PLAN

**704 FOURTH AVENUE
 BLOCK 58 - LOT 12
 FOR JAMES & DOROTHY FREDERICK**

**BOROUGH OF BRADLEY BEACH
 MONMOUTH COUNTY, NEW JERSEY**

DRN	CHK
GEA	JKK
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