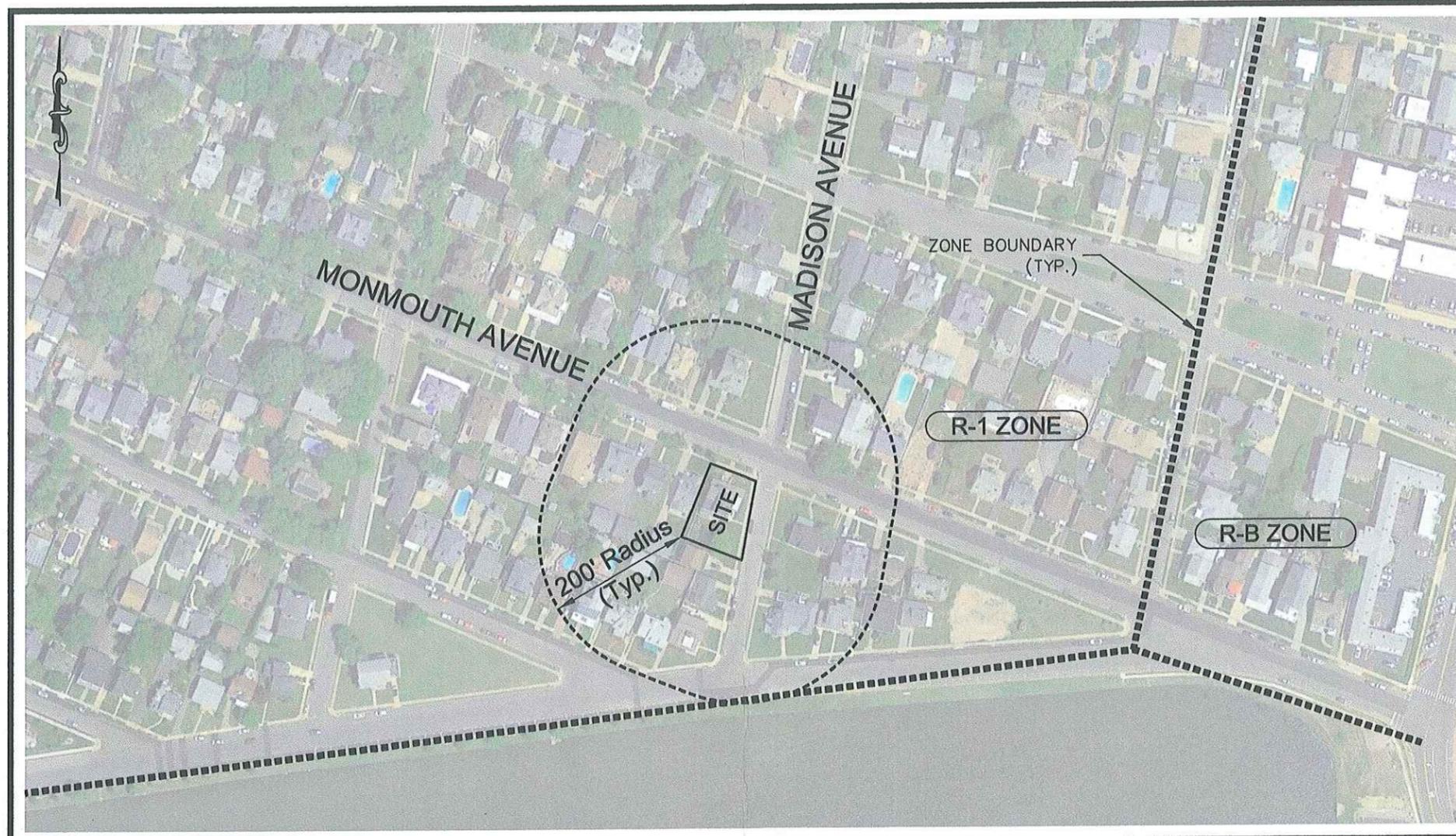


Tax Map Lot Area:	8,722 ± s.f.
Existing Lot Coverage:	2,110 ± s.f.
Dwelling & Covered Porch:	241 ± s.f.
Detached Shed:	354 ± s.f.
Covered Car Port:	1,345 ± s.f.
Paver Driveway:	140 ± s.f.
Steps, Landings & Walkways:	16 ± s.f.
A/C Condenser Units:	
Total of Existing:	4,206 ± s.f. (48.2%)
Proposed Lot Coverage:	310 ± s.f.
Pool:	18 ± s.f.
Pool Equipment:	138 ± s.f.
Pool Concrete/Coping:	
Total of Proposed:	466 ± s.f.
Total Lot Coverage Proposed:	4,672 ± s.f. (53.6%)

POOL VARIANCE PLAN
TAX LOT 17, BLOCK 85
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

R-1 ZONE		
	REQUIRED	PROVIDED
ACCESSORY STRUCTURE REQUIRED:		
MIN. SIDE SETBACK (FT) - POOL	6	3.5 *
MIN. REAR SETBACK (FT) - POOL	6	32.8
MIN. FRONT SETBACK (FT) - POOL/FILTER	15	23.7/17.9
MIN. SEPARATION FROM BUILDING (FT)	15	4.0 *
MAX. IMPERV. COVERAGE (%)	60	53.6
* VARIANCE REQUIRED		
TOTAL LOT AREA = ±8,722 S.F. (BASED ON SURVEY AND RECORDED DEED)		



SHEET LIST TABLE		
Sheet Number	Sheet Title	Revised
1	COVER SHEET	10-22-20
2	POOL GRADING PLAN	10-22-20

APPROVED BY
 ZONING BOARD OF ADJUSTMENT

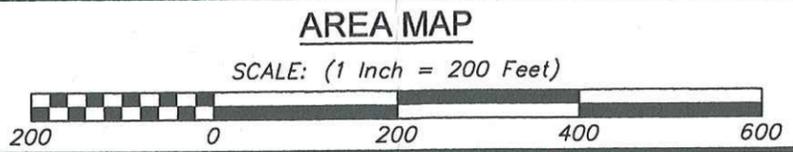
DATE _____ CHAIRMAN _____
 ATTEST _____ SECRETARY _____
 DATE _____ ENGINEER _____

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME.
 DATE _____ NOTARY PUBLIC OF NEW JERSEY _____

APPLICANT / OWNER:
 STEVEN & LINDA PERRETTE
 5 MADISON AVENUE
 BRADLEY BEACH, NJ 07720

NO.	DATE	REVISION
3	10-22-20	ADDED POOL CROSS-SECTION
2	3-23-20	ADDED DEED FILING NOTE
1	1-30-19	REVISED FOR VARIANCE APPLICATION



-NOTICE-
 THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.
 THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JENSEN DESIGN GROUP, LLC
 COPYRIGHT 2019 JENSEN DESIGN GROUP, LLC
 ALL RIGHTS RESERVED

WILLIAM E. JENSEN, JR.
 N.J. PROFESSIONAL ENGINEER, LIC. No. 44521

JENSEN DESIGN GROUP
 ENGINEERING • PERMITTING • FIELD SERVICES • FORENSIC INVESTIGATION
 2150 Highway 35 • Suite 250 • Sea Girt • New Jersey 08750
 732-256-9358
 www.JENSENDG.com
 Certificate of Authorization No. 24GA28251100

PERRETTE
COVER SHEET
5 MADISON AVENUE
 BLOCK 85 - LOT 17
 BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

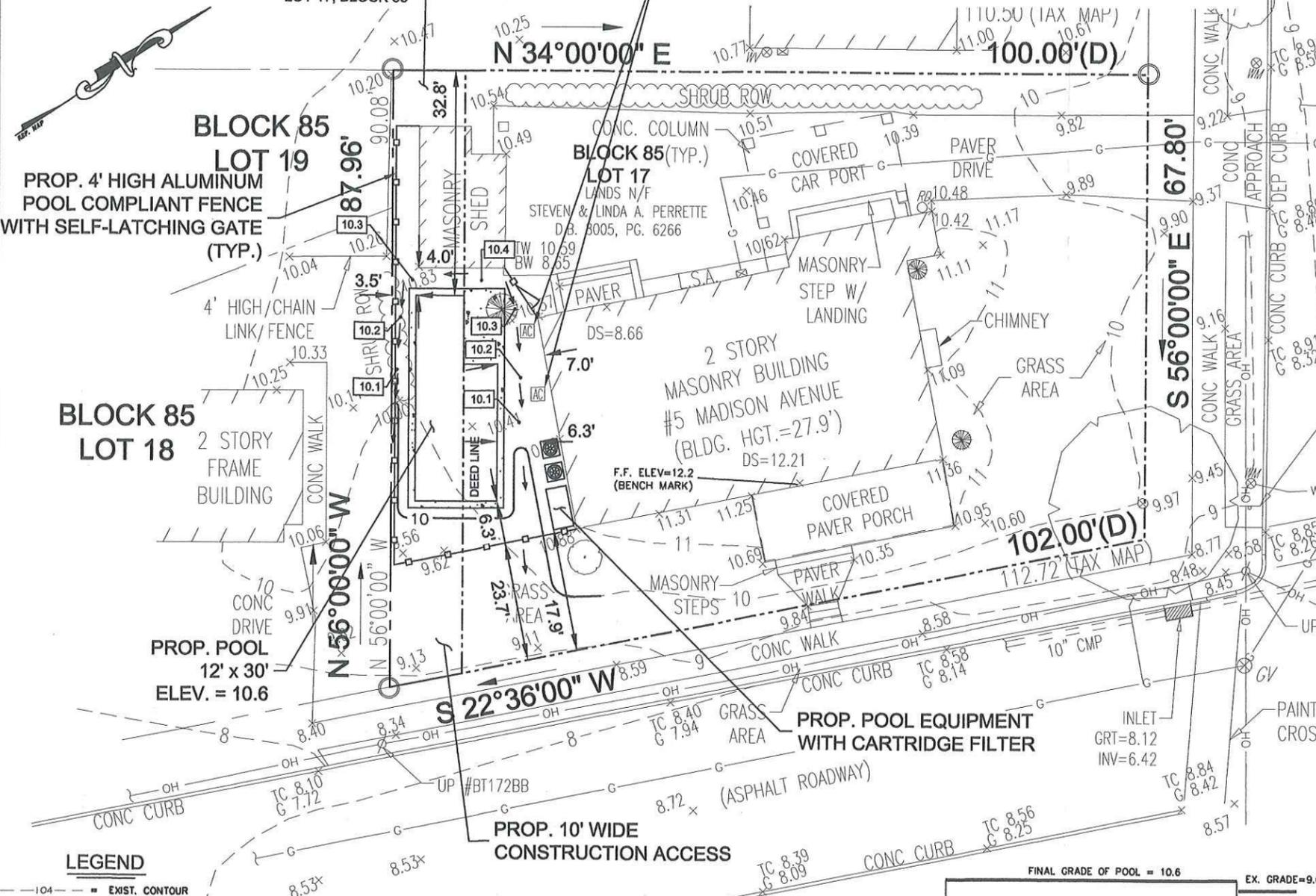
PROJECT NO	18101-V
SCALE	AS NOTED
DATE	11-16-18
CHECKED BY	HJR
SHEET NO.	1 of 2

PROPERTY OWNER PROVIDED DEED RECORDED WITH MONMOUTH COUNTY ON 2-19-20 (INSTRUMENT #2020018627, BOOK: OR-9397, PAGE: 7126) INDICATING 935 S.F. OF LAND WAS TRANSFERRED TO LOT 17, BLOCK 85

HOMEOWNER AND CONTRACTOR SHALL ENSURE EXISTING A/C CONDENSER UNITS MEET BUILDING CODE SEPARATION REQUIREMENTS TO POOL WATER

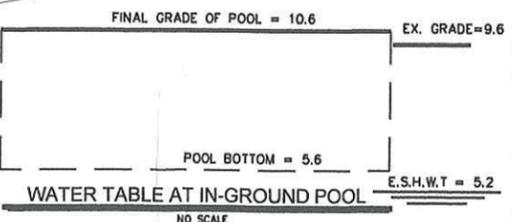
GENERAL NOTES:

1. PROPERTY BEING KNOWN AS BLOCK 85, TAX LOT 17 WITHIN THE BOROUGH OF BRADLEY BEACH.
2. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION IS BASED UPON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, STEVEN & LINDA A. PERRETTE, #5 MADISON AVENUE, LOT 17, BLOCK 85, BOROUGH OF LAKE BRADLEY BEACH, MONMOUTH COUNTY, STATE OF NEW JERSEY", PREPARED BY BLUE MARSH ASSOCIATES, INC. SIGNED BY JOSEPH J. WRIGHT, PLS#34885, DATED 9-21-18. ELEVATIONS ARE BASED ON NAVD 88 DATUM OBTAINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT.
3. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL.
4. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. ANY UTILITIES SHOWN ARE PER VISUAL OBSERVATION OF PHYSICAL FEATURES AND/OR EXISTING MARK-OUT AND LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO EXCAVATION.
5. POOL TO BE SECURED BY A MINIMUM 4' HIGH FENCE WITH SELF-LATCHING AND CLOSING GATE BY PROPERTY OWNER. FENCE AND ALL OTHER CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
6. ALL ELECTRICAL EQUIPMENT MUST COMPLY WITH AND BE LOCATED IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES FROM DAMAGE AND/OR FAILURE BY ACCEPTABLE METHODS, AS MAY BE REQUIRED BY OSHA OR OTHER REGULATORY AGENCIES.
8. THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
9. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY NECESSARY ENVIRONMENTAL AND TREE CLEARING PERMITS.
10. BY USE OF THIS POOL LOCATION PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT, THE PROPERTY OWNER AND POOL COMPANY AGREE TO THE PROPOSED POOL LOCATION, CONCRETE, OPERATING EQUIPMENT AND GRADING ASSOCIATED WITH THE PROPOSED SWIMMING POOL. ANY DEVIATION FROM THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
11. EXISTING FENCING, IF ANY, SHALL NOT BE UTILIZED TO LOCATE THE PROPOSED POOL.
12. IT IS THE INTENT OF THESE PLANS TO PROVIDE 1% MINIMUM AND 3:1 MAXIMUM GRADING PROVIDED IN AREAS THAT ARE TO BE DISTURBED BY THE POOL CONSTRUCTION.
13. POOL PROTECTIVE FENCING SHALL BE OWNED BY THE PROPERTY OWNER AND COMPLY WITH THE TOWNSHIP REQUIREMENTS AND BUILDING CODES. FENCE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FENCE PURSUANT TO THE MANUFACTURE'S SPECIFICATIONS.
14. THIS POOL GRADING PLAN IS TO BE UTILIZED ONLY FOR THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL.
15. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
16. THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
17. ANY DEVIATION FROM THIS PLAN, REQUESTED OR PERFORMED, BY THE HOMEOWNER, IS SOLELY THE HOMEOWNER'S RESPONSIBILITY AND COST.
18. THE PUBLIC SIDEWALK AT THE STREET MUST BE REPLACED WITH 4,500 PSI CONCRETE IF DAMAGED DURING THE POOL CONSTRUCTION ACTIVITIES.
19. THE POOL FILTER SHALL HAVE A CARTRIDGE SYSTEM WHICH DOES NOT REQUIRE BACKWASHING.
20. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY WETLANDS OR ENVIRONMENTALLY SENSITIVE AREAS ON OR ADJACENT TO THE SITE.
21. ALL CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND NO CONSTRUCTION MATERIAL SHALL BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY.
22. ALL DISTURBED AREAS OF THE SITE SHALL BE STABILIZED IN ACCORDANCE WITH THE SOIL CONSERVATION DISTRICT'S SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
23. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION AND COORDINATE ANY UTILITY RELOCATIONS WITH THE UTILITY COMPANIES.
24. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND THE POOL AND AWAY FROM THE DWELLING'S FOUNDATION
25. IT IS RECOMMENDED THE HOMEOWNER AND/OR CONTRACTOR HAVE A LICENSED SURVEYOR STAKEOUT THE PROPOSED POOL IMPROVEMENTS PRIOR TO CONSTRUCTION TO ENSURE STRUCTURES ARE NOT WITHIN ANY EASEMENTS, BUFFERS OR SETBACK AREAS.
26. JENSEN DESIGN GROUP IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR CONSTRUCTION OVERSIGHT OF THE PROPOSED DESIGN IMPROVEMENTS SHOWN ON THESE PLANS.
27. A SOIL LOG WAS PERFORMED ON 10-8-20 WHICH DETERMINED THE ESTIMATED SEASONAL HIGH WATER TABLE TO BE AT ELEVATION 5.2.



LEGEND

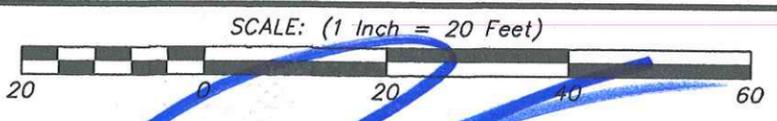
- 104- - EXIST. CONTOUR
- 99.5 - EXIST. SPOT ELEVATION
- 99.5 - PROPOSED SPOT ELEVATION
- 128- - PROPOSED CONTOUR
- - DIRECTION OF OVERLAND FLOW



MADISON AVENUE
(50' WIDE R.O.W.)(PUBLIC ROADWAY)

-NOTICE-

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JENSEN DESIGN GROUP, LLC
COPYRIGHT 2019 JENSEN DESIGN GROUP, LLC ALL RIGHTS RESERVED



WILLIAM E. JENSEN, JR.
N.J. PROFESSIONAL ENGINEER, LIC. No. 44521

3	10-22-20	ADDED POOL CROSS-SECTION
2	3-23-20	ADDED DEED FILING NOTE
1	1-30-19	REVISED FOR VARIANCE APPLICATION
NO.	DATE	REVISION

JDG JENSEN DESIGN GROUP
ENGINEERING • PERMITTING • FIELD SERVICES • FORENSIC INVESTIGATION
2150 Highway 35 • Suite 250 • Sea Girt • New Jersey 08750
732-256-9358
www.JENSENDG.com
Certificate of Authorization No. 24GA28251100

PERRETTE
POOL GRADING PLAN
5 MADISON AVENUE
BLOCK 85 - LOT 17
BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

PROJECT NO	18101-V
SCALE	1"=20'
DATE	11-16-18
CHECKED BY	HJR
SHEET NO.	2 of 2