Borough of Bradley Beach
Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720-1089

November 20, 2020

Attn: Gerald J. Freda, Board Engineer

Subject: **DRAINAGE NARRATIVE TO SUPPORT APPLICATION FOR 501-511 LAKE TERRACE**
Block 7, Lot 2.03
Borough of Bradley Beach, Monmouth County, New Jersey

Dear Mr. Freda:

This narrative has been prepared to describe the pre and post development stormwater runoff for the 501-511 Lake Terrace project. The property is currently fully developed with two existing buildings, walkways and associated parking. The proposed project consists of the reconstruction of concrete walkways, expansion of an existing asphalt parking lot, and associated landscape and lighting improvements.

The property currently consists of approximately 60.0% impervious coverage due to the existing buildings. The proposed project is proposing a slight increase of around 5,000 S.F. of impervious coverage to approximately 68.5%. The proposed project will disturb less than one acre in total and does not propose an increase in impervious coverage of more than 0.25 acres and therefore is not considered a major development.

The proposed development will not cause any significant increase in stormwater runoff from the site. The grading efforts do not change any of the existing drainage patterns and the design was prepared in accordance with the Borough's requirements to maintain site stability throughout.

The impervious coverage, site runoff, and grading design closely matches the existing conditions and will have no negative impact on the project. To further improve the proposed improved conditions, we have proposed four (4) drywells to collect the roof runoff from the existing buildings to greatly reduce the stormwater runoff from the site.

If you have any questions or require further information, please contact our office anytime.

Sincerely,
InSite Engineering, LLC

Jason L. Fichter, PE, PP, CFM

20-1472-01

InSite Engineering, LLC
1955 Route 34, Suite 1A • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net
Licensed in NJ, PA, DE, NY, CT, MD, NC, DC, & CO

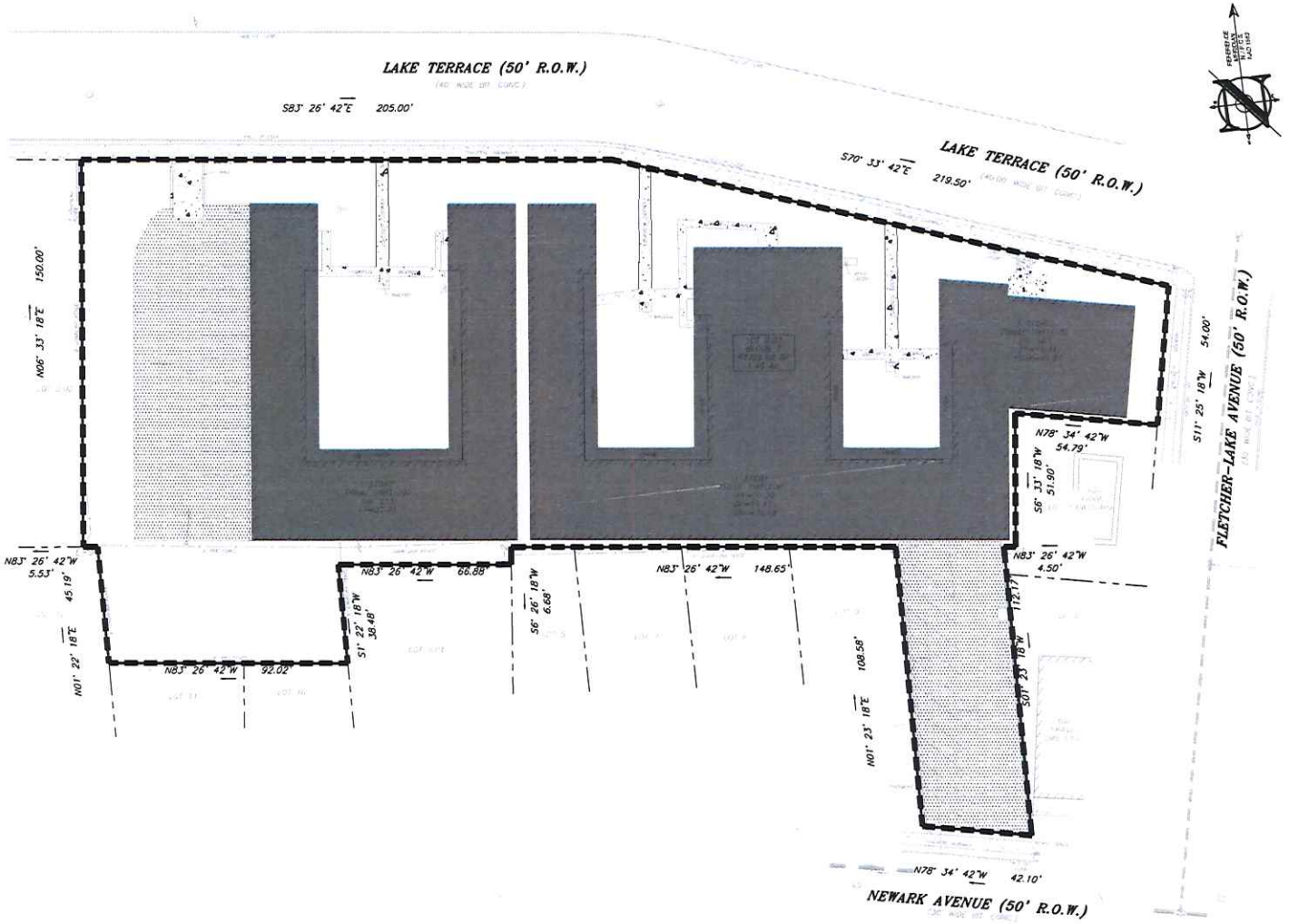
LEGEND

ANALYSIS AREA 63,739 S.F. (1.46 AC.)

BUILDING AREA:	40.0% (25,987 S.F.) (0.60 AC.)
PAVEMENT AREA:	16.0% (10,219 S.F.) (0.23 AC.)
CONCRETE AREA:	3.2% (2,038 S.F.) (0.04 AC.)
NO MATCH — OPEN SPACE:	40.8% (25,489 S.F.) (0.59 AC.)
ANALYSIS AREA BOUNDARY.	

TOTAL IMPERVIOUS AREA: 59.2% (38,241 S.F.) (0.87 AC.)

TOTAL PERVIOUS AREA: 40.8% (25,489 S.F.) (0.59 AC.)



20 0 20 40

SCALE : 1" = 20'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
	GAS	GAS
	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
	SANITARY LATERAL	SAN
	OVERHEAD WIRE	OH
	ELECTRIC	E
	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	TP
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

PROJECT INFORMATION

501-511 LAKE TERRACE

BLOCK 7, LOT 2.03
501-511 LAKE TERRACE
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NJ
TAX MAP SHEET #1

501 LAKE TERRACE, LLC
1412 MAIN STREET
ASBURY PARK, NJ 07712
(732) 772-3636

501 LAKE TERRACE, LLC
1412 MAIN STREET
ASBURY PARK, NJ 07712
(732) 772-3636

APPLICANT'S PROFESSIONALS

ATTORNEY:
FOX ROTHSCHILD LLP
49 MARKET STREET
MORRISTOWN, NJ 07960

ARCHITECT:
MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739

LANDSCAPE ARCHITECT:
BSK STUDIO, LLC
11 PERIWINKLE DRIVE
BARNEGAT, NJ 08005

SURVEYOR:
INSITE SURVEYING, LLC
1933 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG
NJ ONE CALL 800-272-1000

ELECTRIC	JCP&L
GAS	NJNG
WATER	NJAW
SEWER	BRADLEY BEACH
TELEPHONE	VERIZON
CABLE TELEVISION	COMCAST
FIRE DEPARTMENT	BRADLEY BEACH

INSITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28063200
1933 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

JASON L. FIGHTER, PE, PP, CFM, CME
NJPE 40718 NJPP 5726 PAPE 43916
DEPE 2013 NYPE 082195 CTPE 22091
NCPE 3323A DCPE 00043 COPE 30085

REVISIONS

SCALE 1"=20'	DRAWN BY CMS
DATE 11/20/20	CHKD BY JLS
JOB # 20-1472-01	CHECKED BY JLF
DWG 20-1472-01r0	

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PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SITE PLAN

PRE-DEVELOPMENT DRAINAGE AREA MAP

1 OF 2

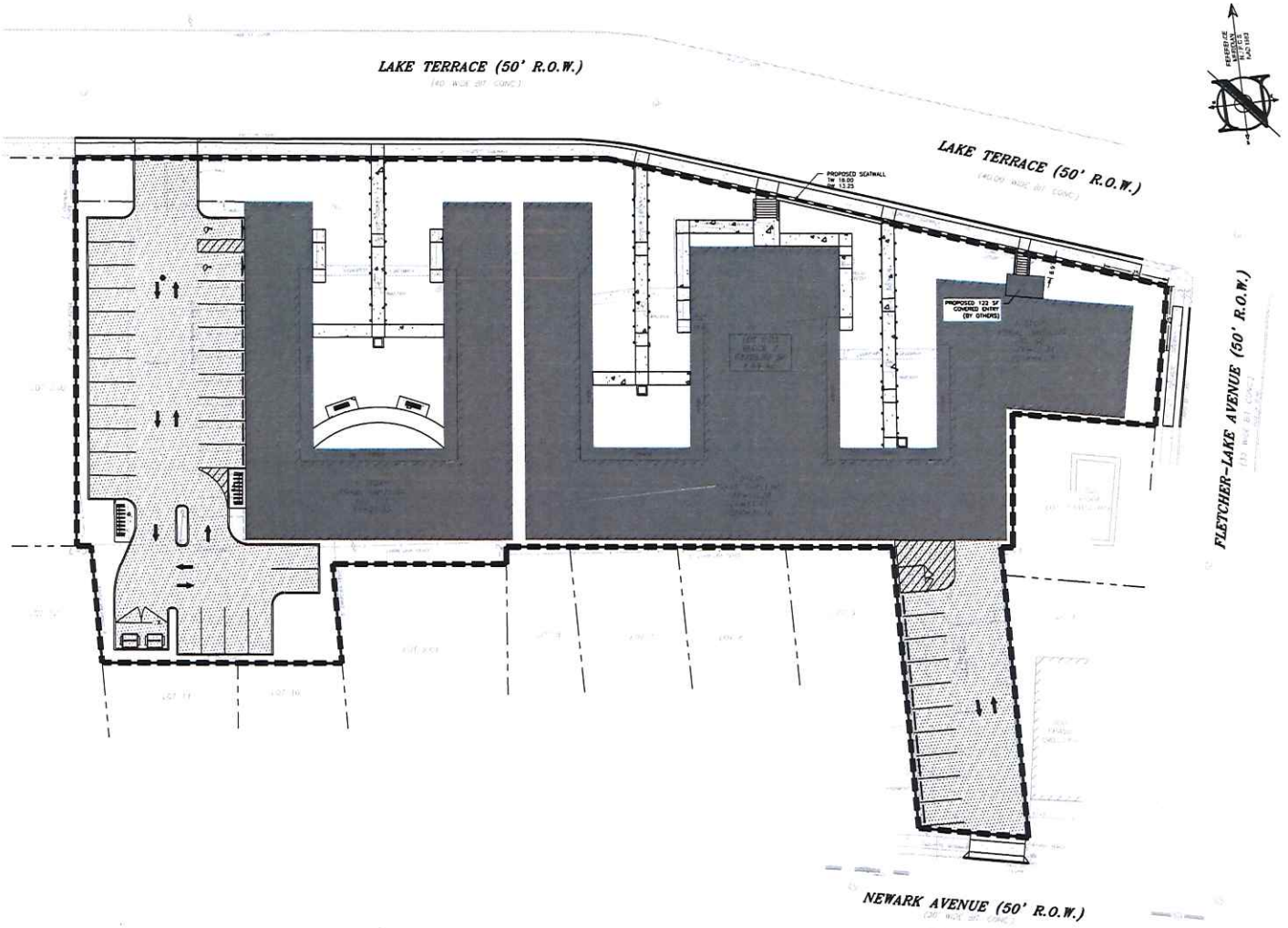
LEGEND

ANALYSIS AREA 63,730 S.F. (1.46 AC.)

	BUILDING AREA:	41.0% (26,113 S.F.) (0.60 AC.)
	PAVEMENT AREA:	22.1% (14,081 S.F.) (0.34 AC.)
	CONCRETE AREA:	4.4% (2,821 S.F.) (0.06 AC.)
NO HATCH	OPEN SPACE:	31.5% (20,085 S.F.) (0.46 AC.)
	ANALYSIS AREA BOUNDARY	

TOTAL IMPERVIOUS AREA: 68.5% (43,645 S.F.) (1.00 AC.)

TOTAL PERVIOUS AREA: 31.5% (20,085 S.F.) (0.46 AC.)



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SCALE : 1" = 20'

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	BOUNDARY LINE	
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	SPOT ELEVATION	+44.80
	BUILDING	
	WALL	
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	WATER	WTR
	INLET	
	STUMP	
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	OVERHEAD WIRE	OHW
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	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

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501-511 LAKE TERRACE

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BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NJ
TAX MAP SHEET #1

OWNER:
501 LAKE TERRACE, LLC
1412 MAIN STREET
ASBURY PARK, NJ 07712
(732) 772-2636

DEVELOPER:
501 LAKE TERRACE, LLC
1412 MAIN STREET
ASBURY PARK, NJ 07712
(732) 772-2636

APPLICANT'S PROFESSIONALS

ATTORNEY:
FOX ROTHSCHILD LLP
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SINCE 2003

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WATER & SEWER	NJAW

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1630 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (Fax)
info@insiteEng.net www.insiteEng.net

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COLORADO & DISTRICT OF COLUMBIA

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JASON L. FIGNITER, PE, PP, CFM, CME
NJPE 24731 NJPP 5701 PAPE 61858
DEPE 1813 NYPE 082285 CTPE 22291
NCPE 22226 DCPE 900942 COPE 24965

REVISIONS

REV #	DATE	DESCRIPTION

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PRELIMINARY & FINAL MAJOR SITE PLAN

POST-DEVELOPMENT DRAINAGE AREA MAP

2 OF 2