

NOTES:

1. OUTBOUND INFORMATION BASED ON A SURVEY BY CREST ENGINEERING ASSOCIATES INC. DATED 5/10/22, TOPOGRAPHY ADDED 5/17/22, BASED ON NAVD 88.

2. PROPERTY IS LOCATED IN THE R-1 (RESIDENTIAL ZONE) FOR WHICH THE REQUIREMENTS ARE AS FOLLOWS:

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 S.F.	7,777.0 S.F.	7,777.0 S.F.
LOT WIDTH	50'	55.0'	55.0'
LOT DEPTH	100'	136.50'	136.50'
FRONT SETBACK	25' +	25.0'	25.0'
REAR SETBACK	25'	73.7'	73.7'
SIDE SETBACK	5'/10'	8.0'/14.3'	8.0'/14.3'
REAR SETBACK (ACC.)	5'	10.0'	10.0'
SIDE SETBACK (ACC.)	5'	5.0'	5.0'
MAX. BUILDING COVERAGE	35%	26.5%	26.5%
MAX. LOT IMPERVIOUS COVERAGE	60%	56.0%	56.0%
MAX. BUILDING HEIGHT (FT.)	35'	35'	35'
MAX. BUILDING HEIGHT ACC. (FT.)	-	14.4'	14.4'

VARIANCES REQUIRED:

- PATIO LOCATED WITHIN REAR YARD SETBACK (450-13)
- COVERED PATIO AT GARAGE (450-13.F)

- + 15' ON NORTH/SOUTH STREETS, 25' ON EAST/WEST STREETS.
- * AVERAGE FRONT SETBACK ON BLOCK 24.5' (PER SETBACK PLAN PREPARED BY CREST ENGINEERING ASSOC. INC. DATED 5/17/22.)
- 3. PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
- 4. NO SIGNIFICANT CHANGES TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
- 5. PROPERTY LOCATED IN ZONE 'X' (AREA OF MINIMAL FLOODING) PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34025C0334F, EFFECTIVE 9/25/2008
- PROPERTY TO BE LOCATED IN ZONE 'X' PER FEMA PRELIMINARY FLOOD INSURANCE RATE MAP, DATED 1/30/2015
- 6. ALL DOORS OR GATES SHALL BE EQUIPPED WITH SELF CLOSING AND SELF LATCHING DEVICES AND SHALL BE KEPT CLOSED AND SECURELY LATCHED AT ALL TIMES THE POOL IS NOT IN USE.
- 7. RETAINING WALLS SHOWN TO BE DESIGNED BY OTHERS.

POOL OFFSETS:

REAR OFFSET	23.2'
SIDE OFFSET	6.0'
BLDG OFFSET	(27.0 TO DWELLING)
BLDG OFFSET	(18.7 TO GARAGE)

COVERAGE CALCULATIONS:

PROPOSED DWELLING	1366 S.F. +
PROPOSED GARAGE	391 S.F. +
PROPOSED DRIVEWAY	537 S.F.
PROPOSED PAVEMENT PARKING	695 S.F.
PROPOSED PAVEMENT WALKWAYS	117 S.F.
PROPOSED CONC. WALKS	25 S.F.
PROPOSED RAISED DECK	304 S.F. +
PROPOSED CONC. PATIO	158 S.F.
PROPOSED POOL COPING	80 S.F.
PROPOSED POOL EQPT. PAD	32 S.F.
PROPOSED A/C. PAD	28 S.F.
PROPOSED RETAINING WALLS	138 S.F.
PROPOSED GRADE DECK	486.5 S.F. (AREA ADJUSTED SEE NOTE)
PROPOSED PLANTING BEDS	173 S.F. (NOT IN CALCULATION)
PROPOSED POOL AREA	288 S.F. (NOT IN CALCULATION)

TOTAL IMPERVIOUS 4,355.5 S.F.

+ USED IN BUILDING COVERAGE CALCULATION

NOTES:

GRADE DECK IS ALLOWED UP TO 5% OF LOT SIZE (7,777 x 5% = 388.5 S.F. AFTER THAT THE REMAINDER IS COUNTED AS IMPERVIOUS)

TOTAL GRADE DECK 875 S.F. - 388.5 = 486.5 S.F.

POOL AREA ALLOWED IS 4% OF LOT (7,777 x 4% = 310.8 S.F.) POOL AREA IS ONLY 288 S.F. SO IS NOT COUNTED AS IMPERVIOUS.

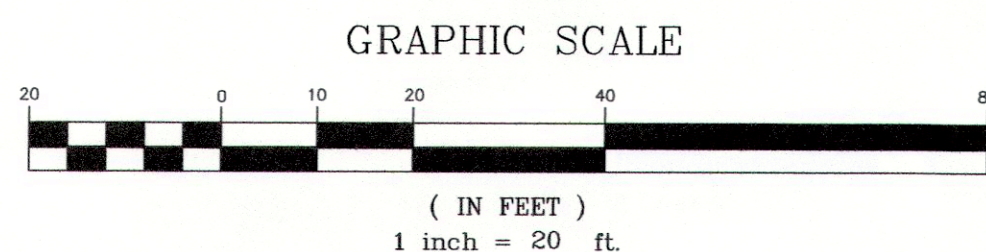
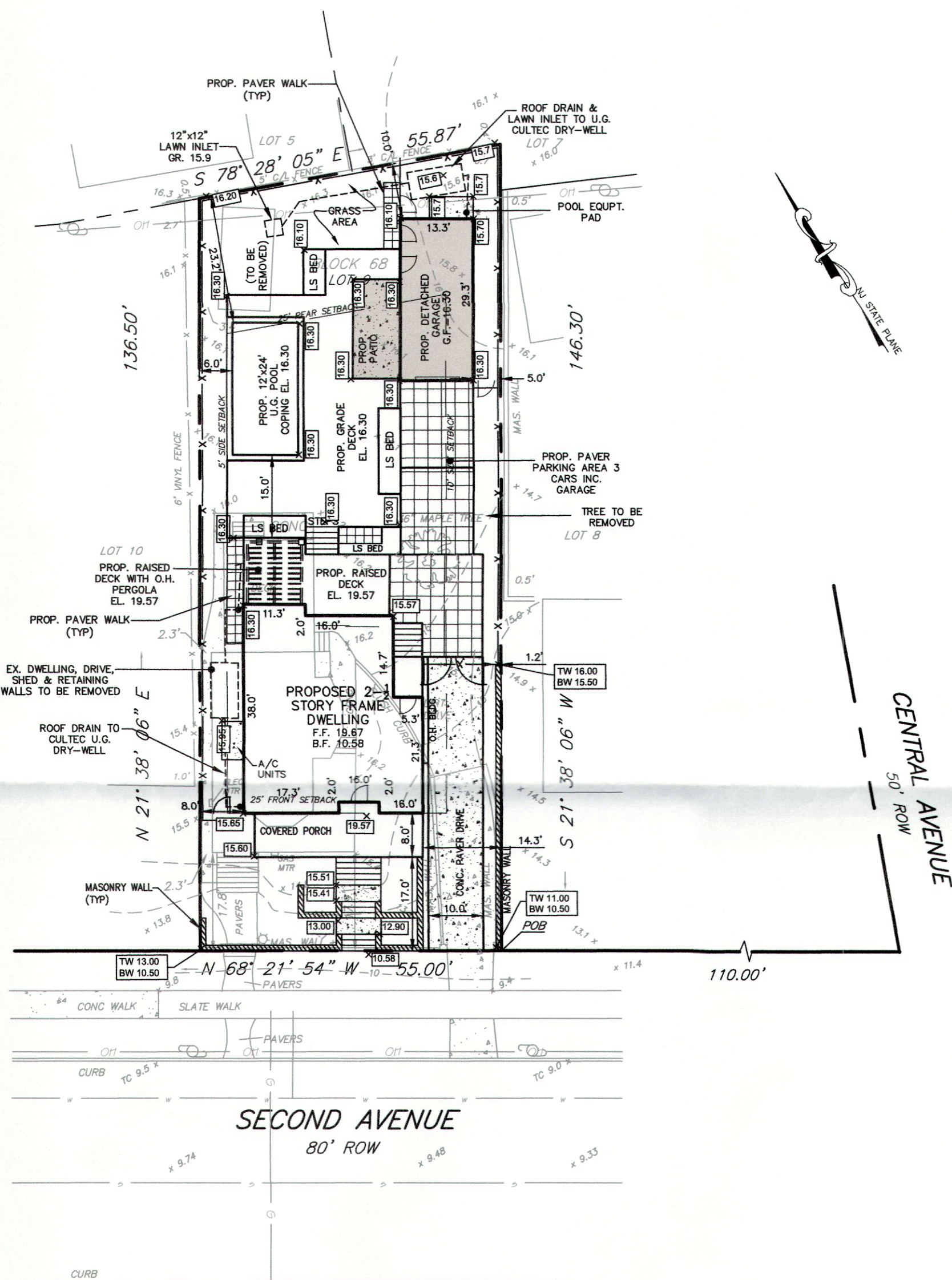
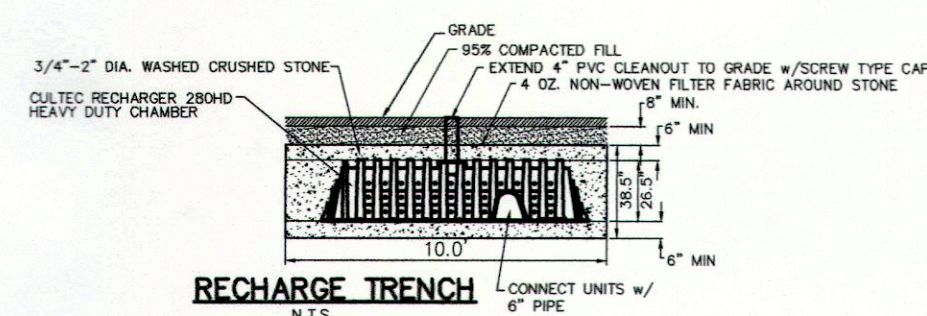
DRAINAGE CALCULATIONS (FOR EX. INSTALLED SYSTEM):

REQUIRED:
ALL ROOF AREAS = 1,551 S.F. x 1.25 IN. / 1 S.F. = 161.6 C.F. REQUIRED

PROVIDED:
(2) CULTREC RECHARGER 280HD & RECHARGE TRENCH @ 93.3 C.F. EACH = 186 C.F. PROVIDED.

STORMWATER CALCULATIONS:

DWELLING AREA = 1,551 S.F.
N.W.S. = 1.25" / 2 HRS
VOL. = 1,551 S.F. x 1.25" = 161.6 C.F.
CULTREC RECHARGER 280HD = STORAGE PER UNIT = 48.6 C.F.
TRENCH = (10'x5'x38.5" - (48.6 C.F.) x 0.40 = 44.7 C.F.
TOTAL STORAGE (PER RECHARGER) = (48.6 C.F.) + 44.7 C.F. = 93.3 C.F.
USE 2 RECHARGER 280HD UNITS = (2) x 93.3 = 186 C.F. > 161.6 C.F.
STONE TRENCH 5'x10'x38.5" PER UNIT



NO	DESCRIPTION	DATE	D/C
4.	REVISE PER TWP. COMMENTS	3/14/23	MJF
3.	REVISE PER CLIENT.	9/14/22	MJF
2.	REVISE PER CLIENT ARCHITECT.	9/1/22	MJF
1.	REVISE PER TWP. COMMENTS	7/8/22	MJF

CREST

Engineering Associates Inc.

Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •

100 RIKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH(609)448-5550

12 ROBBINS PKWY.
AT-WATER STREET
TOMS RIVER, N.J. 08753
PH(732)244-0888

MICHAEL P. INTILE
P.E. & P.P. NJ LIC. NO. 35271

DATE

6/17/22

SCALE

1"=20'

DRAWN

MJF

CHECKED

MJF

SHEET

1 OF 1

POCKET

LOT 9 BLOCK 68

302 2nd AVENUE
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

PLOT PLAN

FILE N-6834

DWG. NO.

8834-VAR-PLAN.DWG