



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 17 LOT 10 AS SHOWN ON TAX MAP 4 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-B RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.068± ACRES (2,998 S.F.)

OWNER/APPLICANT: NLA PROPERTY MANAGEMENT, LLC,
208 MADISON AVENUE,
SPRING LAKE, NJ 07762

APPLICANT PROPOSES TO REMOVE EXISTING GARAGE & REPLACE WITH PARKING.

DESCRIPTION	ZONE R-B (CORNER LOT)		
	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	BED & BREAKFAST	SINGLE FAMILY RESIDENTIAL
LOT AREA	5,000 S.F.	* 2,998 S.F.	* 2,998 S.F.
MIN. LOT WIDTH	50 FT.	* 30 FT.	* 30 FT.
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.
FRONT YARD PORCH SETBACK(OCEAN AVE.)	7 FT.	* 5.1 FT.	* 5.1 FT. (PORCH/STEPS)
FRONT YARD SETBACK(OCEAN AVE.)	15 FT.	* 0 FT.	* 0 FT. (DWELLING)
FRONT YARD PORCH SETBACK(OCEAN PARK AVE.)	7 FT.	N/A.	N/A.
FRONT YARD SETBACK(OCEAN AVE.)	25 FT.	* 0 FT.	* 0 FT.
SIDE YARD SETBACK	3 FT/6 FT	* 1.5 FT.	* 1.5 FT.
REAR YARD SETBACK	25 FT.	28.5 FT.	28.5 FT.
ACCESSORY SIDE YARD SETBACK	5 FT.	* 0.5 FT (GARAGE)	N/A.
ACCESSORY REAR YARD SETBACK	5 FT.	* 1.5 FT (GARAGE)	N/A.
DRIVEWAY SIDE YARD SETBACK	3 FT.	N/A.	**2 FT.
DRIVEWAY REAR YARD SETBACK	3 FT.	N/A.	**2 FT.
MAX. BUILDING COVERAGE	35 % (1,049.3 S.F.)	* 77.82% (2333 S.F.)	** 63.94 % (1,917 S.F.)
MAX. IMPERVIOUS COVERAGE	60 % (1,798.8 S.F.)	* 98.60 % (2,956 S.F.)	** 98.09 % (2,940.6 S.F.)
MAX. BUILDING HEIGHT	35.0 FT.	* ~ 39.0 FT.	* ~ 39.0 FT.
MAX. ACCESSORY BUILDING HEIGHT	25.0 FT.	< 25.0 FT.	N/A.
DRIVEWAY	ON LONG SIDE OF LOT	* ON SHORT SIDE OF LOT	* ON SHORT SIDE OF LOT
MIN. PARKING STALLS	2 STALLS	2 STALLS	2 STALLS
DRIVEWAY LENGTH	20 FT.	* 0 FT.	28 FT.
DRIVEWAY WIDTH AT CURB CUT	12 FT.	N/A.	** 18.00 FT.
DRIVEWAY WIDTH AT THE PROPERTY LINE	10 FT.	N/A.	** 22.00 FT.
DRIVEWAY WIDTH AT FRONT YARD	12 FT.	N/A.	** 22.00 FT.

EXIST. LOT COVERAGE	EXIST. DWELLING	EXIST. TOTAL LOT COVERAGE
2333 S.F.		2,333 S.F. 77.82%
EXIST. IMPERVIOUS COVERAGE	EXIST. BUILDING COVERAGE	EXIST. FRONT PORCH & STEPS
2,333 S.F.	60 S.F.	563 S.F.
2,956 S.F. 98.60%		
PROP. LOT COVERAGE	PROP. DWELLING	PROP. FRONT PORCH
1,917.0 S.F.	77.0 S.F.	
1,917.0 S.F. 63.94%		
PROP. IMPERVIOUS COVERAGE	PROP. BUILDING COVERAGE	PROP. FRONT STEPS (OCEAN AVENUE)
2,940.6 S.F. 98.09%	600 S.F.	200 S.F.
	515.4 S.F.	352.3 S.F.
	75.9 S.F.	
	2,940.6 S.F. 98.09%	

EXISTING BUILDING HEIGHT

AVG GRADE = 13.38+13.8+13.5+13.8 = 54.48/4 = 13.62

ROOF PEAK = 52.7-13.62 = 39.08 > 35

- THE MINIMUM FRONT YARD SHALL BE 15 FEET ON NORTH-SOUTH STREETS AND 25 FEET ON EAST-WEST STREETS
 - EXISTING NON-CONFORMITY
 - VARIANCE REQUIRED
- PLAN NOTES**
- EXISTING PUBLIC SEWER, WATER & GAS TO REMAIN OR BE RELOCATED PURSUANT TO UTILITY REQUIREMENTS.
 - ELEVATIONS BASED ON 1988 N.A.V.D.
 - PROPERTY IS LOCATED IN A FLOOD ZONE.
 - BUILDING HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE SURROUNDING THE BUILDING TO THE HIGHEST POINT OF THE ROOF. UNNATURAL AND/OR STRUCTURAL ALTERATIONS TO THE TOPOGRAPHY OF A PROPERTY TO ACHIEVE A GREATER PEAK ELEVATION OF A STRUCTURE SHALL NOT BE PERMITTED.
 - DRIVEWAYS AND PARKING AREAS SHALL BE IMPROVED WITH A DUST-FREE DURABLE, ALL-WEATHER MATERIAL, SAID MATERIAL IS DEEMED TO INCLUDE CONCRETE, ASPHALT, BRICK OR CONCRETE PAVERS BUT SHALL EXCLUDE GRAVEL, STONE OR OTHER SIMILAR MATERIAL. THE AREA BETWEEN THE END OF THE DRIVEWAY AND THE STREET, INCLUSIVE OF THE SIDEWALK, SHALL BE CONCRETE WITH A MINIMUM DEPTH OF SIX INCHES REINFORCED WITH WELDED WIRE MESH, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS PROVIDED BY THE BOROUGH ENGINEER. THE SURFACE OF THE APRON SHALL BE AT THE SAME ELEVATIONS AS THE SIDEWALK SECTIONS, WHICH ARE JOINED TO EACH SIDE SO THAT THE SIDEWALK CONTINUES UNINTERRUPTED WHERE IT CROSSES THE DRIVEWAY.
 - DRIVEWAYS AND PARKING AREAS SHALL BE GRADED AND INSTALLED TO EFFECT POSITIVE DRAINAGE TO THE GUTTER AND/OR AWAY FROM THE NEAREST PROPERTY LINE, AND INTO THE LAWN AREA OF THE FRONT, REAR OR SIDE YARDS. NO DRIVEWAY OR APRON SHALL OBSTRUCT THE FLOW OF STORMWATER IN THE GUTTER OR OTHERWISE CAUSE WATER TO COLLECT OR POND.
 - THE EXISTING CURB AND SIDEWALK ALONG THE FRONTAGE WILL BE REPLACED IF FOUND IN POOR CONDITION.
 - THE PLANTING AREA BETWEEN THE SIDEWALK AND CURB MUST REMAIN NATURAL GRASS.
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY F P & L ASSOCIATES, INC - DATED 10/10/2022, REVISED DATED 12/05/2022

1	02/26/24	REVISED PER LETTER FROM BOARD ENGINEER DATED 02.09.2024.
REV. NO.	DATE	DESCRIPTION

PLOT PLAN

**900 OCEAN AVENUE
BLOCK 25 - LOT 13**
FOR NLA PROPERTY MANAGEMENT, LLC

BORO. OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
Engineering | Planning

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Certificate of Authority No.: 2403-2022050

DRN	CHK
SH	JK
PROJECT NO. 2023-245	
SCALE AS SHOWN	
DATE 08/28/2023	
SHEET 1 OF 1	

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850