



PROJECT LOCATION

AVERAGE SET BACK NEWARK AVENUE		
Lot	Block	
108.11	14	19.4
12	14	14.7
13	14	8.6
14	14	41.4
15	14	14.6
16	14	14.9
17	14	9.0
18	14	P.O.I
AVERAGE		17.51

GENERAL NOTES
 PROPERTY ID KNOWN AS BLOCK 14 LOT 18 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 R-B RESIDENTIAL ZONE AND CONTAINS A TOTAL OF .114± ACRES (5,000 S.F.)
 OWNER/APPLICANT: J.D. KARABAS
 101 WOODLAND AVENUE
 WESTFIELD, NJ 07090

APPLICANT PROPOSES TO CONSTRUCT A 2 STORY DWELLING ATTACHED GARAGE.

DESCRIPTION BUILDING USE	ZONE R-1		
	REQUIRED/PERMITTED SINGLE-FAMILY & TWO-FAMILY	EXISTING * MULTI-FAMILY	PROPOSED SINGLE-FAMILY
LOT AREA	5,000 S.F.	5,000 S.F.	5,000 S.F.
MIN. LOT WIDTH	50 FT.	50.00 FT.	50.00 FT.
MIN. LOT DEPTH	100 FT.	100.00 FT.	100.00 FT.
FRONT YARD SETBACK	17.51 FT. (AVERAGE)	* 14.4 FT.	* * 16.54 FT.
FRONT YARD PORCH SETBACK	9.51 FT.	* 4.8 FT.	* * 8.54 FT.
SIDE YARD SETBACK	5 FT./10 FT.	* 2.1 FT. / * 7.1 FT.	* * 2.08 FT. / * * 7.37 FT.
REAR YARD SETBACK	25 FT.	* 2.4 FT.	* * 5.08 FT.
ACCESSORY SIDE YARD SETBACK	5 FT.	N/A	N/A
ACCESSORY REAR YARD SETBACK	5 FT.	N/A	N/A
MAX. LOT COVERAGE	35 % (1,750 S.F.)	* 45.66 % (2,283 S.F.)	* * 45.24 % (2,262 S.F.)
MAX. IMPERVIOUS COVERAGE	60 % (3,000 S.F.)	* 68.22 % (3,411 S.F.)	* * 66.88 % (3,344 S.F.)
MAX. BUILDING HEIGHT	35.0 FT.	< 35.0 FT.	34.68 FT.
MAX. ACCESSORY BUILDING HEIGHT	25.0 FT.	N/A	30.14 FT.
MIN. PARKING STALLS	2 STALLS	* 0 STALLS	2 STALL
STAIR / LANDING WITHIN SETBACK	4 FT.	N/A	6.71 FT.
DRIVEWAY SETBACK	1 FT.	N/A	2.08 FT.

1. THE MINIMUM FRONT YARD SHALL BE 15 FEET ON NORTH-SOUTH STREETS AND 25 FEET ON EAST-WEST STREETS

* - EXISTING NON-COMFORMITY
 ** - 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 NOT 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.

EXIST. BUILDING COVERAGE	
EXIST. FRONT DWELLING #1	883 S.F.
EXIST. FRONT DWELLING #2	890 S.F.
EXIST. REAR DWELLING	460 S.F.
EXIST. SHED	50 S.F.
EXIST. TOTAL BUILDING COVERAGE	2,283 S.F. 45.66%

EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	2,283 S.F.
EXIST. WALKWAYS & PATIOS	1,128 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	3,411 S.F. 68.22%

PROP. BUILDING COVERAGE	
PROP. DWELLING	1,504 S.F.
PROP. COVERED FRONT PORCH	255 S.F.
PROP. CONNECTION TO GARAGE	65 S.F.
PROP. GARAGE	438 S.F.
PROP. TOTAL BUILDING COVERAGE	2,262 S.F. 45.24%

PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	2,262 S.F.
PROP. DRIVEWAY	711 S.F.
PROP. REAR WALKWAY	21 S.F.
PROP. REAR PATIO	290 S.F.
PROP. GARAGE STEPS	60 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	3,344 S.F. 66.88%

SOIL BORING LOG	
DEPTH (FEET)	DESCRIPTION
0' - 35'	SP
35' - 61'	SH
61' - 90'	SP
90' - 115'	SH
115' - 140'	SP
140' - 165'	SH
165' - 190'	SP
190' - 215'	SH
215' - 240'	SP
240' - 265'	SH
265' - 290'	SP
290' - 315'	SH
315' - 340'	SP
340' - 365'	SH
365' - 390'	SP
390' - 415'	SH
415' - 440'	SP
440' - 465'	SH
465' - 490'	SP
490' - 515'	SH
515' - 540'	SP
540' - 565'	SH
565' - 590'	SP
590' - 615'	SH
615' - 640'	SP
640' - 665'	SH
665' - 690'	SP
690' - 715'	SH
715' - 740'	SP
740' - 765'	SH
765' - 790'	SP
790' - 815'	SH
815' - 840'	SP
840' - 865'	SH
865' - 890'	SP
890' - 915'	SH
915' - 940'	SP
940' - 965'	SH
965' - 990'	SP
990' - 1015'	SH
1015' - 1040'	SP
1040' - 1065'	SH
1065' - 1090'	SP
1090' - 1115'	SH
1115' - 1140'	SP
1140' - 1165'	SH
1165' - 1190'	SP
1190' - 1215'	SH
1215' - 1240'	SP
1240' - 1265'	SH
1265' - 1290'	SP
1290' - 1315'	SH
1315' - 1340'	SP
1340' - 1365'	SH
1365' - 1390'	SP
1390' - 1415'	SH
1415' - 1440'	SP
1440' - 1465'	SH
1465' - 1490'	SP
1490' - 1515'	SH
1515' - 1540'	SP
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1590' - 1615'	SH
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1690' - 1715'	SH
1715' - 1740'	SP
1740' - 1765'	SH
1765' - 1790'	SP
1790' - 1815'	SH
1815' - 1840'	SP
1840' - 1865'	SH
1865' - 1890'	SP
1890' - 1915'	SH
1915' - 1940'	SP
1940' - 1965'	SH
1965' - 1990'	SP
1990' - 2015'	SH
2015' - 2040'	SP
2040' - 2065'	SH
2065' - 2090'	SP
2090' - 2115'	SH
2115' - 2140'	SP
2140' - 2165'	SH
2165' - 2190'	SP
2190' - 2215'	SH
2215' - 2240'	SP
2240' - 2265'	SH
2265' - 2290'	SP
2290' - 2315'	SH
2315' - 2340'	SP
2340' - 2365'	SH
2365' - 2390'	SP
2390' - 2415'	SH
2415' - 2440'	SP
2440' - 2465'	SH
2465' - 2490'	SP
2490' - 2515'	SH
2515' - 2540'	SP
2540' - 2565'	SH
2565' - 2590'	SP
2590' - 2615'	SH
2615' - 2640'	SP
2640' - 2665'	SH
2665' - 2690'	SP
2690' - 2715'	SH
2715' - 2740'	SP
2740' - 2765'	SH
2765' - 2790'	SP
2790' - 2815'	SH
2815' - 2840'	SP
2840' - 2865'	SH
2865' - 2890'	SP
2890' - 2915'	SH
2915' - 2940'	SP
2940' - 2965'	SH
2965' - 2990'	SP
2990' - 3015'	SH
3015' - 3040'	SP
3040' - 3065'	SH
3065' - 3090'	SP
3090' - 3115'	SH
3115' - 3140'	SP
3140' - 3165'	SH
3165' - 3190'	SP
3190' - 3215'	SH
3215' - 3240'	SP
3240' - 3265'	SH
3265' - 3290'	SP
3290' - 3315'	SH
3315' - 3340'	SP
3340' - 3365'	SH
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3515' - 3540'	SP
3540' - 3565'	SH
3565' - 3590'	SP
3590' - 3615'	SH
3615' - 3640'	SP
3640' - 3665'	SH
3665' - 3690'	SP
3690' - 3715'	SH
3715' - 3740'	SP
3740' - 3765'	SH
3765' - 3790'	SP
3790' - 3815'	SH
3815' - 3840'	SP
3840' - 3865'	SH
3865' - 3890'	SP
3890' - 3915'	SH
3915' - 3940'	SP
3940' - 3965'	SH
3965' - 3990'	SP
3990' - 4015'	SH
4015' - 4040'	SP
4040' - 4065'	SH
4065' - 4090'	SP
4090' - 4115'	SH
4115' - 4140'	SP
4140' - 4165'	SH
4165' - 4190'	SP
4190' - 4215'	SH
4215' - 4240'	SP
4240' - 4265'	SH
4265' - 4290'	SP
4290' - 4315'	SH
4315' - 4340'	SP
4340' - 4365'	SH
4365' - 4390'	SP
4390' - 4415'	SH
4415' - 4440'	SP
4440' - 4465'	SH
4465' - 4490'	SP
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4590' - 4615'	SH
4615' - 4640'	SP
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4665' - 4690'	SP
4690' - 4715'	SH
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4965' - 4990'	SP
4990' - 5015'	SH
5015' - 5040'	SP
5040' - 5065'	SH
5065' - 5090'	SP
5090' - 5115'	SH
5115' - 5140'	SP
5140' - 5165'	SH
5165' - 5190'	SP
5190' - 5215'	SH
5215' - 5240'	SP
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5940' - 5965'	SH
5965' - 5990'	SP
5990' - 6015'	SH
6015' - 6040'	SP
6040' - 6065'	SH
6065' - 6090'	SP
6090' - 6115'	SH
6115' - 6140'	SP
6140' - 6165'	SH
6165' - 6190'	SP
6190' - 6215'	SH
6215' - 6240'	SP
6240' - 6265'	SH
6265' - 6290'	SP
6290' - 6315'	SH
6315' - 6340'	SP
6340' - 6365'	SH
6365' - 6390'	SP
6390' - 6415'	SH
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6890' - 6915'	SH
6915' - 6940'	SP
6940' - 6965'	SH
6965' - 6990'	SP
6990' - 7015'	SH
7015' - 7040'	SP
7040' - 7065'	SH
7065' - 7090'	SP
7090' - 7115'	SH
7115' - 7140'	SP
7140' - 7165'	SH
7165' - 7190'	SP
7190' - 7215'	SH
7215' - 7240'	SP
7240' - 7265'	SH
7265' - 7290'	SP
7290' - 7315'	SH
7315' - 7340'	SP
7340' - 7365'	SH
7365' - 7390'	SP
7390' - 7415'	SH
7415' - 7440'	SP
7440' - 7465'	SH
7465' - 7490'	SP