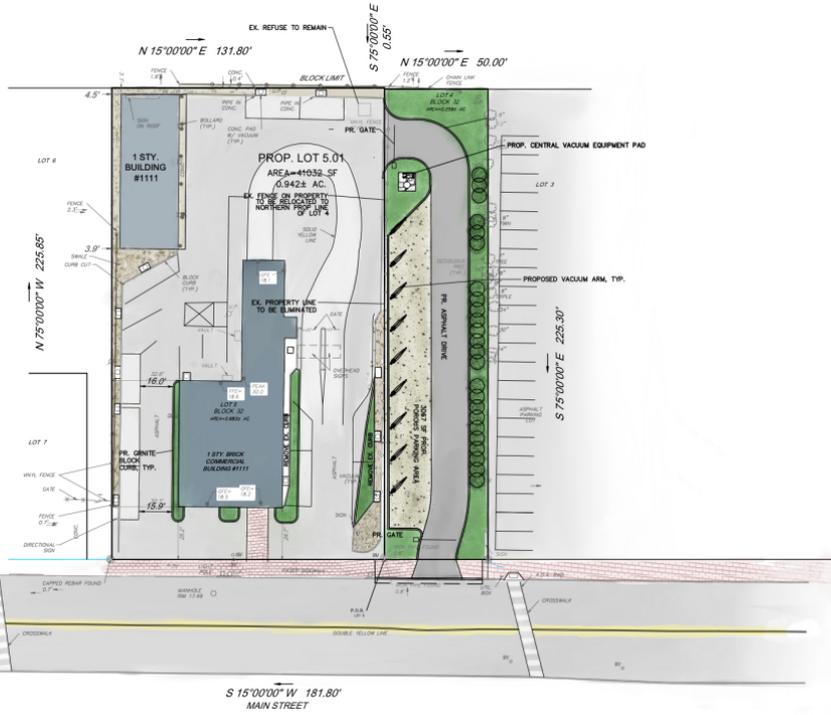
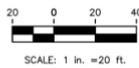




LOT 2
BLDG. SF
2,077.5
NEW YORK & LINDEN BRANCH HIGHWAY CD
MAIN STEM CLASS B



LEGEND	
EXISTING CURB LINE	EXISTING LOT LINES
EXISTING WATER LINE	EXISTING BUILDINGS
EXISTING GAS LINE	TO BE REMOVED
EXISTING SEWER LINE	BUILDING SET BACK LINE
EXISTING TREES TO REMAIN	
TREES TO BE REMOVED	



ZONING SCHEDULE

REQUIREMENTS	B-O-R ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SQ.FT.	20,000 SQ.FT.	20,000 SQ.FT.
LOT WIDTH	100'	181.80'	181.80'
LOT DEPTH	200'	225.30'	225.30'
PRIMARY STRUCTURE	10'	24.7'	24.7'
FRONT SETBACK	10'	24.7'	24.7'
SIDE YARD SETBACK	10' ON SIDE	27'	33.1'
REAR SETBACK LINE	14' COMBINED	34.1'	33.1'
BUILDING HEIGHT	10'	35.1'	35.1'
	40'	< 40'	< 40'
BUILDING COVERAGE	50%	8457 SF OR 20.6%	6379.5 SF OR 15.5%
LOT COVERAGE	80%	75.8%	74.4% (INCLUDING POROUS DRIVE)
ACCESSORY STRUCTURE	10'	3.9'	3.9'
SIDE YARD SETBACK	5'	3.1'	3.1'
REAR YARD SETBACK	5'	3.1'	3.1'

BEHIND BUILDING VARIANCES NOTED ABOVE, A 23' VARIANCE IS REQUESTED FOR THE EXPANSION OF THE EXISTING NON-COMFORMING CAR WASH USE BY EXPANDING ONTO LOT 5 TO ADD VACUUM STATIONS FOR THE EXISTING CAR WASH.

COVERAGE CALCULATIONS

EXISTING COVERAGE LOT 5
 BUILDING = 6379.5 SF
 PAVEMENT, PAVES AND CURB AREAS= 20634.5
 TOTAL LOT COVERAGE = 29751.5-2737.5=27014
 =27014 SF /29751.5=SF=90.8%

EXISTING LOT COVERAGE LOT 4
 BUILDING = 2077.5
 FRONT DRIVE AREAS 1411.6
 REAR CONCRETE = 126.0 SF
 TOTAL 3644.8 SF/11265 SF =32.3%

PROPOSED COVERAGE LOT 4
 IMPERVIOUS DRIVE= 4448 SF
 POROUS DRIVE = 3067 SF
 TOTAL = 7515 SF /11280.04=SF=66.6%

TOTAL PROPOSED COVERAGE LOTS 4&5
 AREAS ON LOT 5 TO BE REMOVED = 321+65+220+ 324=930 SF
 COVERAGE INCLUDING ALL STRUCTURES= 27014+7515-930=33599
 =33599 SF /29751.5=11280.04=81.8%

COVERAGE EXCLUDING POROUS DRIVE = 33599-3067=30532
 30532 SF /41031.54=74.4%

1. 5/2/2020 UPDATE NOTES 13 AND 14 AND SPECIFICALLY SHOW 3 VACUUMS ON LOT 5 TOP VIEW DWG

PROJECT NO: **KRISTALL LLC**
 PRELIMINARY AND FINAL MAJOR SITE PLAN
 1111-1115 MAIN STREET
 LOT 4&5, BLOCK 32;
 BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ
 EXHIBIT A

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ELIZABETH M. WATERBURY, P.E., P.F.
 LICENSED PROFESSIONAL ENGINEER AND PLANNER
 STATE OF NJ LICENSE NO. 31665 (P.E.) 03281 (P.F.)

CERTIFICATION
 4/16/2020
 N.J. REGULAR SEAL

DATE: 1