

SITE LOCATION

KEY MAP
SCALE 1" = 100'±

Tulmark, LLC
Geotechnical & Environmental Services
Site Investigation, Underpinning, Soil & Water Conditions for Engineering & Environmental Purposes
Tulmark.com

P.O. Box 12, Leonardo, N.J., 07737
(732) 251-9030

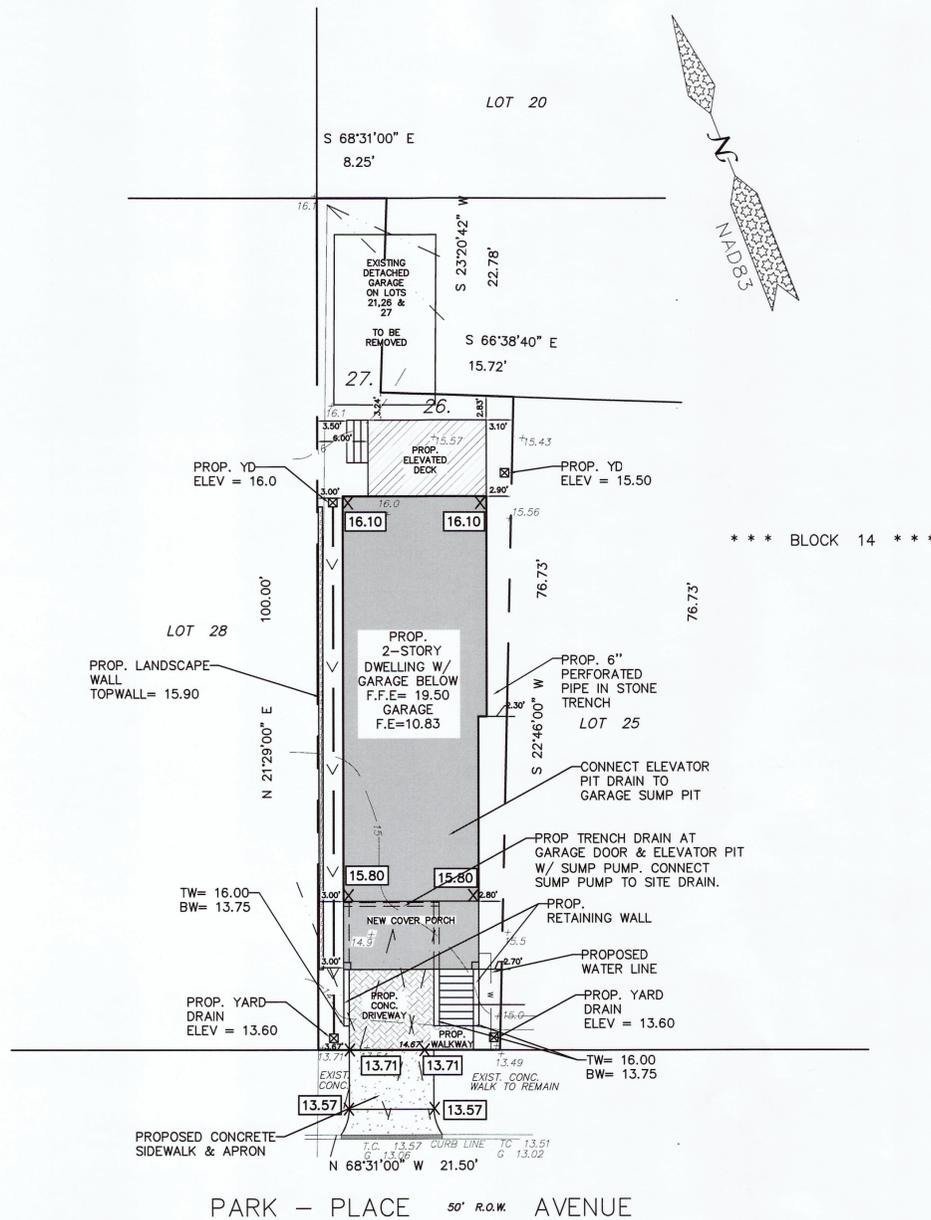
Soil Profile Log

Soiling Location: B-1
Site Name: Moss Architecture, LLC
Site Address: 106 Park Avenue Place
Site City: Bradley Beach
Site State: New Jersey
Site Block: 14
Site Lot: 26
Sample Type: Auger
Drilling Rig Type: Hand Auger
Total Depth of Soil Borings: 100 inches/8 Feet, 6 inches
Depth to Groundwater Table: 97 inches/8 Feet 1 inch
Depth to Seasonal High Groundwater Table: 92 inches/7 Feet 8 inches
Date: 9/24/2024

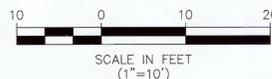
ELEV. = 8.33

Depth (inches)	Color	Soil Type	Texture Class	Unified Soil Classification System	Structure	Depth Ground Water (inches)	Moisture Depth (inches) & DSHWT
0-15	Brown	Topsoil	Loamy Sand	SM	Rounded	Dry	None
15-40	LT. Gray	Sand	Sand	SP	Rounded	Dry	None
40-48	Dark Gray	Sand	Sand	SP	Rounded	Dry	None
48-58	Black	Sand	Sand	SM	Rounded	Dry	None
58-72	Dark Gray	Sand	Sand	SM	Rounded	Moist	None
72-88	Brown	Sand	Sand	SP	Rounded	Moist	None
88-92	Brown	Sand	Sand	SP	Rounded	Moist	Mottled Soil
92-100	Brown	Sand	Sand	SP	Rounded	Saturated	Mottled Soil

DSHW = Depth to Seasonal High Water Table
N/E = Not Encountered



PROPOSED CONDITIONS PLAN



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 14, LOT 26 AS SHOWN ON 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 0.0279 ± ACRES (1,296 S.F.)

APPLICANT: BEN & GAETANA D'ANIELLO
106 PARK PLACE AVE.
BRADLEY BEACH, NJ, 07720

APPLICANT PROPOSES TO CONSTRUCT A DRYWELL AND GRADING SYSTEM.

PLAN NOTES

- EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED.
- ELEVATIONS BASED ON NAVD 88 DATUM.
- AVERAGE TOP CURB ELEVATION ALONG PROPERTY FRONTAGE = 14.58
- PROPERTY IS LOCATED OUTSIDE OF ANY FLOOD ZONE.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH LAND SURVEYOR, DATED 3/15/2024.

BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY MOSS ARCHITECTURE LLC DATED 01/07/2024.

DRAINAGE CALCULATIONS

REQUIRED

PROPOSED BUILDING COVERAGE = 942 S.F. / 12 S.F. = **78.50 C.F. REQUIRED**

DRAINAGE CALCULATIONS

PROVIDED

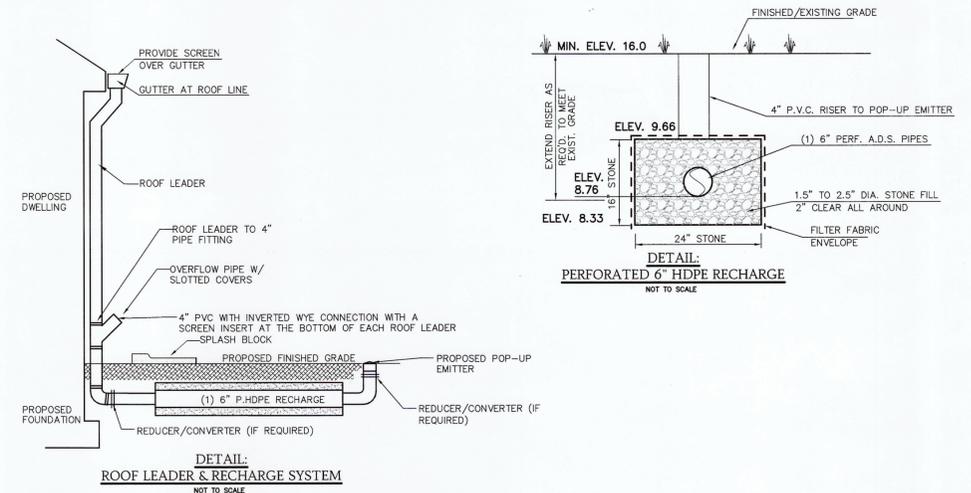
AREA OF SIDE TRENCH = 24" WIDE X 16" DEEP = 2.66 S.F.

AREA OF PIPE = ((3"²)(π))/144 = 0.1963 S.F.

2.66 S.F. - 0.1963 S.F. = 2.46 S.F. X 0.4 (VOID RATIO) = 0.98 S.F.

0.1963 S.F. + 0.98 S.F. = 1.17 S.F.

70 L.F. (TOTAL) X 1.17 S.F. = **81.90 C.F. PROVIDED**



1.	2/14/2025	REVISED TO REMOVE DETACHED GARAGE
REV. NO.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN

106 PARK PLACE AVE.
BLOCK 14 - LOT 26 & 27
BEN & GAETANA D'ANIELLO

BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

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

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Certificate of Authority No. 26249220500

DRN	CHK
MLH	JK
PROJECT NO. 2024-269	
SCALE AS SHOWN	
DATE 1/21/2025	
SHEET 1 OF 1	