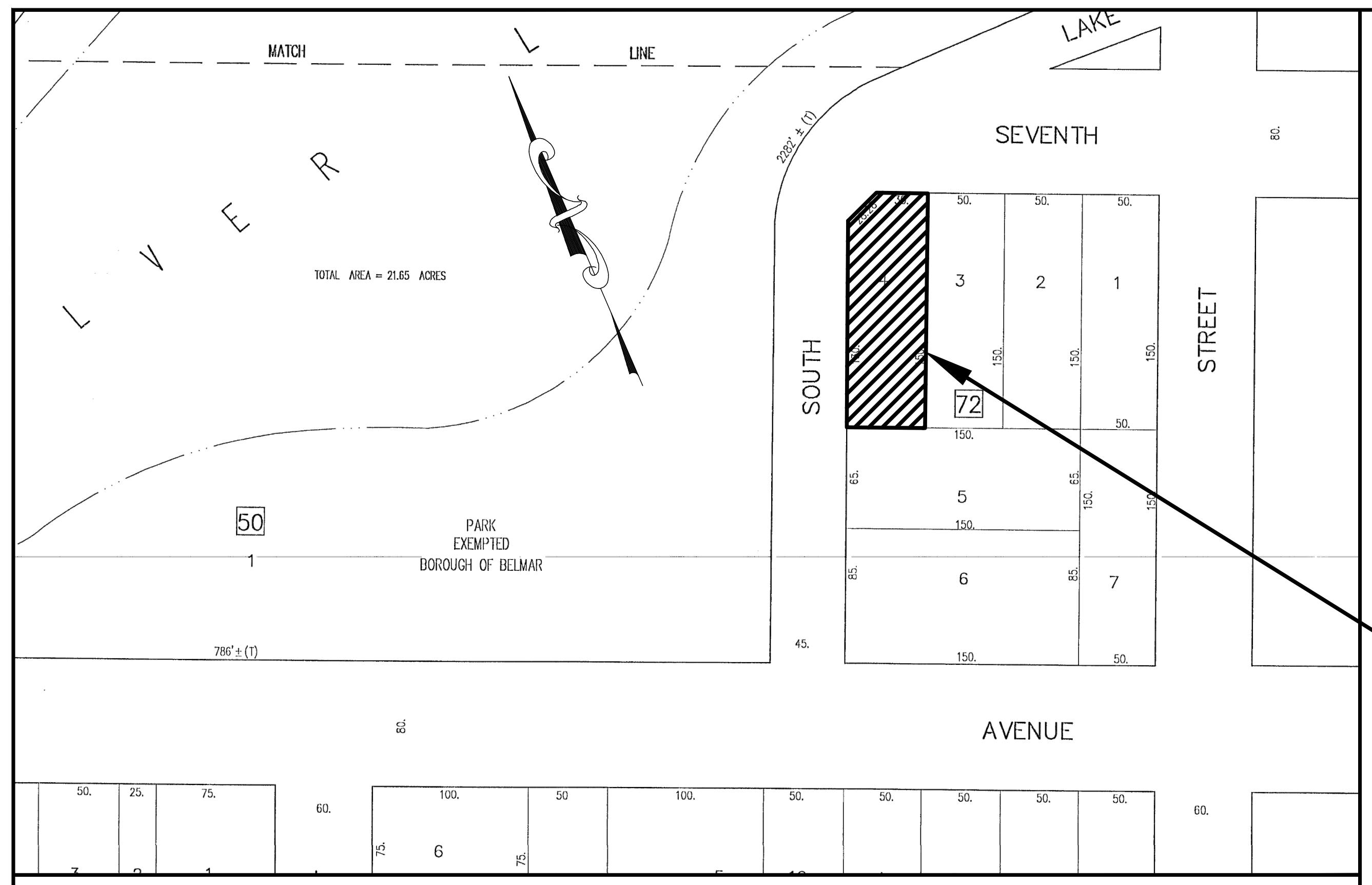

MATCH LINE
LAKE
L V E R L
TOTAL AREA = 21.65 ACRES
SEVENTH
SOUTH
STREET
AVENUE
72
50
PARK EXEMPTED BOROUGH OF BELMAR
1 2 3 4 5 6 7
PROJECT LOCATION

TAX MAP

1"=100'±

KBA ENGINEERING SERVICES LLC
Engineering | Planning
Joseph J. Kociuba PE PP, Principal

SOIL BORING LOG

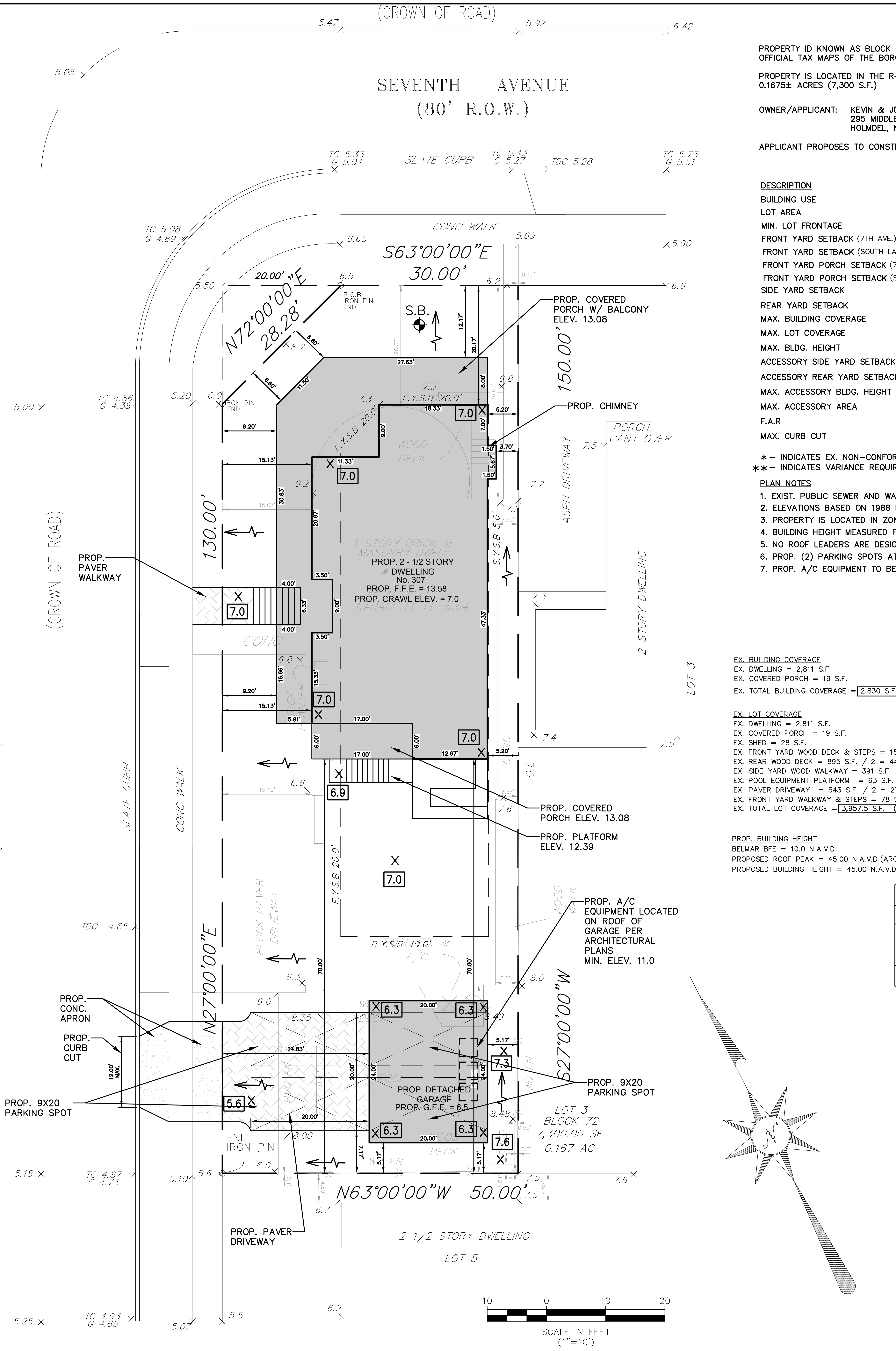
PROJECT: Casey SB
ADDRESS: 307 Seventh Avenue
BLOCK: 72
MUNICIPALITY: Borough of Belmar
BORING NO. SB-1 @ ELEV. 6.8
BORING DESCR. Front of Home
PROJ. #: 2019-095
DATE: 4/16/2019
LOT: 4
PREPARE: KBA

DEPTH (INCHES)	THICKNESS (INCHES)	DESCRIPTION
0" - 36"	36"	SM / SC
36" - 60"	24"	SM
60" - 84"	24"	SM / GM
84" - 300"	216"	CH / CL
-		
-		
-		
-		
-		
-		
-		
-		
-		
-		
-		

SOIL CLASSIFICATIONS	
GW	Well-graded gravels, gravel-sand mixtures, little or no fines.
GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
GM	Silty gravels, gravel-sand mixtures.
GC	Clayey gravels, gravel-sand mixtures.
SW	Well-graded sands or gravelly sands, little or no fines.
SP	Poorly graded sands, or gravelly sands, little or no fines.
SM	Silty sands, sand-silt mixtures.
SC	Clayey sands, sand-clay mixtures.
ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
OL	Organic silts and organic silty clays of low plasticity.
MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
CH	Inorganic clays of high plasticity, fat clays.
OH	Organic clays of medium to high plasticity, organic silts.
PT	Peat and other highly organic soils.

Seasonal High Water Table Depth
Water Table Depth 36" @ ELEV. 3.8

2517 Route 35, Bldg E, Ste 203, Manasquan, NJ 08736
P: (732) 722.8555 | F: (732) 722.8557
KBAengineers.com • plans@kbaengineers.com


(CROWN OF ROAD)
5.47
5.92
6.42
5.05
SEVENTH AVENUE
(80' R.O.W.)
TC 5.33 G 5.04
SLATE CURB
TC 5.43 G 5.27
TDC 5.28
TC 5.73 G 5.51
TC 5.08 G 4.89
CONC WALK
6.65
5.69
5.90
S63°00'00"E
30.00'
5.50
20.00'
N72°00'00"E
28.28'
6.5
P.O.B. IRON PIN FND
6.2
0.15'
6.6
S.B.
12.17'
20.17'
20.30'
PROP. COVERED PORCH W/ BALCONY ELEV. 13.08
150.00'
6.60'
6.2
27.63'
6.60'
11.50'
7.3
8.00'
6.8
36.05'
TC 4.86 G 4.38
5.20
6.0
IRON PIN FND
7.3
F.Y.S.B 20.0'
18.33'
7.0
5.20'
PROP. CHIMNEY
5.00
9.20'
F.Y.S.B 20.0'
9.00'
WOOD DECK
7.00'
1.50'
3.70'
5.67'
1.50'
PORCH CANT OVER
7.5
ASPH DRIVEWAY
15.13'
11.33'
7.0
6.2
30.83'
7.2
7.2
15.07'
20.67'
3.55'
130.00'
S.Y.S.B 5.0'
1 STORY BRICK & MASONRY DWELL
PROP. 2 - 1/2 STORY DWELLING
No. 307
PROP. F.F.E. = 13.58
PROP. CRAWL ELEV. = 7.0
GARAGE FF EL=6.64
2 STORY DWELLING
(CROWN OF ROAD)
PROP. PAVER WALKWAY
4.00'
7.0
6.33'
3.50'
9.00'
47.33'
7.3
4.00'
3.50'
CONC
AVENUE
6.8
16.66'
15.33'
LOT 3
9.20'
7.0
BRICK PLANTER
15.13'
5.91'
17.00'
6.00'
6.00'
7.0
7.4
7.5
LAKE
17.00'
12.67'
5.20'
CONC
(45' R.O.W.)
6.6
6.9
15.10'
3.57'
O.L.
7.6
PROP. COVERED PORCH ELEV. 13.08
SLATE CURB
CONC WALK
PROP. PLATFORM ELEV. 12.39
F.Y.S.B 20.0'
7.0
BLOCK PAVER DRIVEWAY
WOOD WALK
PROP. A/C EQUIPMENT LOCATED ON ROOF OF GARAGE PER ARCHITECTURAL PLANS MIN. ELEV. 11.0
SOUTH
TDC 4.65
N27°00'00"E
R.Y.S.B 40.0'
POOL EQ. & A/C
70.00'
70.00'
6.3
3.85'
8.0
PROP. CONC. APRON
6.0
6.3
20.00'
6.3
8.35
8.49
PROP. CURB CUT
12.00' MAX.
24.83'
5.17'
7.3
S27°00'00"W
20.00'
24.00'
POOL
24.00'
PROP. 9X20 PARKING SPOT
PROP. DETACHED GARAGE
PROP. G.F.E. = 6.5
PROP. 9X20 PARKING SPOT
5.6
20.00'
8.48
LOT 3
BLOCK 72
7,300.00 SF
0.167 AC
6.3
6.3
0.59'
FND IRON PIN
8.00
20.00'
WOOD DECK
7.6
0.2'
7.17'
5.17'
5.17'
5.18
TC 4.87 G 4.73
5.10
5.6
6.0
7.5
7.5
N63°00'00"W 50.00'
6.7
7.5
PROP. PAVER DRIVEWAY
2 1/2 STORY DWELLING
LOT 5
6.2
5.25
TC 4.93 G 4.65
5.07
5.5
10 0 10 20
SCALE IN FEET (1"=10')
N

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 72 LOT 4 AS SHOWN ON TAX MAP SHEET 11 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-75 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.1675± ACRES (7,300 S.F.)

OWNER/APPLICANT: KEVIN & JOANNE CASEY
295 MIDDLE ROAD
HOLMDEL, NJ 07733

APPLICANT PROPOSES TO CONSTRUCT A 2 STORY SINGLE FAMILY DWELLING.

ZONE R-75

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	9,000 S.F.	*7,300 S.F.	* 7,300 S.F.
MIN. LOT FRONTAGE	60 FT.	*58.28 FT.	*58.28 FT.
FRONT YARD SETBACK (7TH AVE.)	20 FT.	20.30 FT.	20.17 FT.
FRONT YARD SETBACK (SOUTH LAKE AVE.)	17.55 FT.	*15.07 FT.	**15.13 FT.
FRONT YARD PORCH SETBACK (7TH AVE.)	10 FT.	N/A	**6.60 FT.
FRONT YARD PORCH SETBACK (SOUTH LAKE AVE.)	7.55 FT.	N/A	9.20 FT.
SIDE YARD SETBACK	5 FT.	*3.55 FT.	**5.20 FT.
REAR YARD SETBACK	40 FT.	*31.81 FT.	70.00 FT.
MAX. BUILDING COVERAGE	25 % (1,825 S.F.)	*38.76 % (2,830 S.F.)	**32.28 % (2,357 S.F.)
MAX. LOT COVERAGE	50 % (3,650 S.F.)	*54.21 % (3,957.5 S.F.)	44.79 % (3,270 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	< 35 FT.	35.00 FT. (ARCH.)
ACCESSORY SIDE YARD SETBACK	3 FT.	0.59 FT.	5.17 FT.
ACCESSORY REAR YARD SETBACK	3 FT.	1.54 FT.	5.17 FT.
MAX. ACCESSORY BLDG. HEIGHT	18 FT. (1 STY)	< 18 FT.	18.0 FT. (ARCH.)
MAX. ACCESSORY AREA	320 FT.	N/A	318 FT.
F.A.R	55% (4,015 S.F.)	38.50 % (2,811 S.F.)	42.18% (3,109 S.F.)
MAX. CURB CUT	12 FT.	*24.80 FT.	12 FT.

* – INDICATES EX. NON-CONFORMITY
** – INDICATES VARIANCE REQUIRED

PLAN NOTES

1. EXIST. PUBLIC SEWER AND WATER SERVICES TO BE REUTILIZE.
2. ELEVATIONS BASED ON 1988 N.A.V.D.
3. PROPERTY IS LOCATED IN ZONE 'AE' – ELEVATION 10.0 PER FEMA PRELIMINARY MAPS.
4. BUILDING HEIGHT MEASURED FROM BFE TO PEAK OF STRUCTURE.
5. NO ROOF LEADERS ARE DESIGNED TO DRAIN TOWARD ADJACENT PROPERTIES.
6. PROP. (2) PARKING SPOTS AT PROP. DRIVEWAY (1) PARKING SPOT IN GARAGE
7. PROP. A/C EQUIPMENT TO BE LOCATED ON ROOF OF GARAGE PER ARCHITECTURAL PLANS.

EX. BUILDING COVERAGE
EX. DWELLING = 2,811 S.F.
EX. COVERED PORCH = 19 S.F.
EX. TOTAL BUILDING COVERAGE = 2,830 S.F. (38.76%)

EX. LOT COVERAGE
EX. DWELLING = 2,811 S.F.
EX. COVERED PORCH = 19 S.F.
EX. SHED = 28 S.F.
EX. FRONT YARD WOOD DECK & STEPS = 151 S.F. / 2 = 75.5 S.F.
EX. REAR WOOD DECK = 895 S.F. / 2 = 447.5 S.F.
EX. SIDE YARD WOOD WALKWAY = 391 S.F. / 2 = 195.5 S.F.
EX. POOL EQUIPMENT PLATFORM = 63 S.F. / 2 = 31.5 S.F.
EX. PAVER DRIVEWAY = 543 S.F. / 2 = 271.5 S.F.
EX. FRONT YARD WALKWAY & STEPS = 78 S.F.
EX. TOTAL LOT COVERAGE = 3,957.5 S.F. (54.21%)

PROP. BUILDING COVERAGE
PROP. DWELLING = 1,550 S.F.
PROP. COVERED WRAP AROUND PORCH = 705 S.F.
PROP. COVERED REAR PORCH = 102 S.F.
PROP. TOTAL BUILDING COVERAGE = 2,357 S.F. (32.45%)

PROP. LOT COVERAGE
PROP. DWELLING = 1,550 S.F.
PROP. COVERED WRAP AROUND PORCH = 705 S.F.
PROP. COVERED REAR PORCH = 102 S.F.
PROP. DETACHED GARAGE = 480 S.F.
PROP. FRONT STEPS & WALKWAY = 59 S.F. / 2 = 29.5 S.F.
PROP. REAR PLATFORM & STEPS = 45 S.F. / 2 = 22.5 S.F.
PROP. CONC. PAD = 12 S.F.
PROP. PAVER DRIVEWAY = 484 S.F. / 2 = 242 S.F.
PROP. OUTDOOR GRILL AREA = 127 S.F.
PROP. TOTAL LOT COVERAGE = 3,270 S.F. (44.79 %)

PROP. BUILDING HEIGHT
BELMAR BFE = 10.0 N.A.V.D
PROPOSED ROOF PEAK = 45.00 N.A.V.D (ARCH.)
PROPOSED BUILDING HEIGHT = 45.00 N.A.V.D – 10.0 N.A.V.D = 35.00 N.A.V.D

7TH AVE AVERAGE FRONT SETBACKS			SOUTH LAKE AVE SETBACKS		
LOT NUMBER	R/O PORCH	DWELLING	LOT NUMBER	R/O PORCH	DWELLING
1	12.3'	20.6'	4	P.O.I	P.O.I
2	12.3'	20.2'	5	N/A	20.0'
3	N/A	20.0'	6	N/A	15.1'
4	P.O.I	P.O.I			
AVERAGE =	12.3'	20.26'	AVERAGE =	N/A	17.55'

REV. NO.	DATE	DESCRIPTION
2.	3/26/2020	REVISED PER UPDATED ARCHITECTURAL PLANS DATED 3/17/2020
1.	10/31/19	REVISED PER TOWNSHIP COMMENTS

PLOT PLAN

307 SEVENTH AVENUE
BLOCK 72 - LOT 4
FOR KEVIN & JOANNE CASEY

BOROUGH OF BELMAR
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
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KBAengineers.com
Plans@KBAengineers.com
Certificate of Authority No.: 24GA28220500

DRN	CHK
GEC	JJK

PROJECT NO. 2019–095
SCALE AS SHOWN
DATE 4/18/19
SHEET 1 OF 1

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