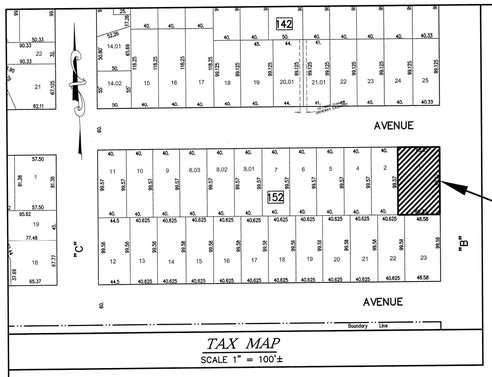
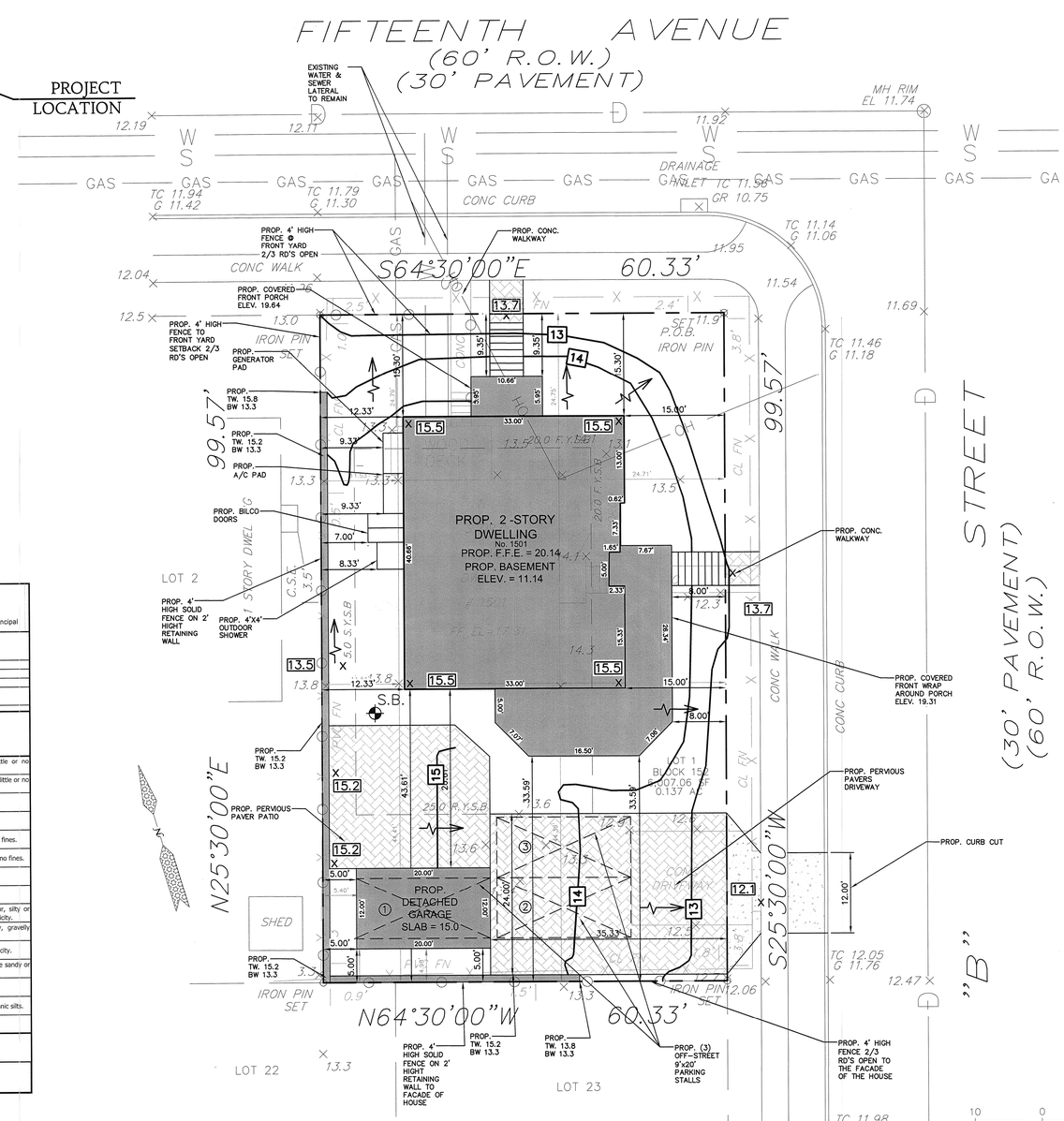


TAX MAP
SCALE 1" = 100'±

PROJECT LOCATION



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

SOIL BORING LOG

PROJECT:	Longo SB	PROJ. #:	2020-290
ADDRESS:	1501 B Street	DATE:	8/17/2020
BLOCK:	152	LOT:	1
MUNICIPALITY:	Borough of Belmar	PREPARE:	KBA
BORING NO.	SB-1		
BORING DESCR.	Location in rear yard @ ELEV. 13.8		

DEPTH (INCHES)	THICKNESS (INCHES)	DESCRIPTION
0" - 28"	28"	SP
28" - 72"	44"	SP / SM
72" - 84"	12"	SM
84" - 92"	8"	SP
-		
-		
-		
-		
-		
-		
-		
-		
-		
-		

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	44"	@ ELEV. 10.14
Water Table Depth	58"	@ ELEV. 8.97

2517 ROUTE 35, BLDG E, STE 203, MANASQUAN, NJ 08736
P: (732) 722.8555 | F: (732) 722.8557
KBAENGINEERS.COM • PLANS@KBAENGINEERS.COM

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 152 LOT 1 AS SHOWN ON TAX MAP OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-40 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.1379± ACRES (6,007.06 S.F.)

OWNER/APPLICANT: ANTHONY & CYNTHIA LONGO
1501 B STREET
BELMAR, NJ 07719

APPLICANT PROPOSES TO CONSTRUCT A 2-STORY DWELLING.

ZONE R-40

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	5,500 S.F.	6,007.06 S.F.	6,007.06 S.F.
MIN. LOT FRONTAGE	55 FT.	60.33 FT.	60.33 FT.
FRONT YARD SETBACK ('B' STREET)	20 FT.(12.15 FT. AVERAGE)	24.71 FT.	15.00 FT.
FRONT YARD SETBACK ('B' STREET)(PORCH)	12 FT.(7.66 FT. AVERAGE)	N/A	8.00 FT.
FRONT YARD SETBACK (15TH STREET)	20 FT.(15.3 FT. AVERAGE)	24.75 FT.	15.30 FT.
FRONT YARD SETBACK (15TH STREET)(PORCH)	12 FT.(7.66 FT. AVERAGE)	N/A	9.35 FT.
SIDE YARD SETBACK	5 FT.	11.51 FT.	6.33 FT.
REAR YARD SETBACK	25 FT.	44.39 FT.	27.89 FT.
MAX. BUILDING COVERAGE	30 % (1,802.11 S.F.)	14.00 % (841 S.F.)	29.83 % (1,792 S.F.)
MAX. LOT COVERAGE	55 % (3,303.88 S.F.)	21.56 % (1,295 S.F.)	47.74 % (2,868 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	< 35 FT.	** 38.00 FT.(ARCH.)
ACCESSORY SIDE YARD SETBACK	3 FT.	5.39 FT.(SHED)	5.00 FT. (GARAGE)
ACCESSORY REAR YARD SETBACK	3 FT.	4.98 FT.(SHED)	5.00 FT. (GARAGE)
MAX. ACCESSORY BLDG. HEIGHT	18 FT. (1 STY)	< 18 FT.(SHED)	18.00 FT.(ARCH.)
MAX. CURB CUT	10 FT.	9.0 FT.	** 12.00 FT.
F.A.R	65% (3,904.58 S.F.)	< 50.0 %	44.14 (2,652 S.F.)(ARCH.)
PARKING REQUIRED	2 SPACES	2 SPACES	2 SPACES
MAX. DRIVEWAY WIDTH	16 FT.	14 FT.	** 24.00 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 NOT LOCATED FLOOD ZONE
4. BUILDING HEIGHT MEASURED FROM ORIGINAL LOT GRADE OR ANY REVISED LOT GRADE TO HIGHEST POINT OF BUILDING.
5. NO ROOF LEADERS ARE DESIGNED TO DRAIN TOWARD ADJACENT PROPERTIES.
6. PROP. (2) PARKING SPOTS AT PROP. DRIVEWAY & GARAGE
7. FOR THE PURPOSE OF THIS CHAPTER, PERMEABLE INTERLOCKING CONCRETE OR BRICK PAVEMENT CONSTRUCTED IN ACCORDANCE WITH THE INTERLOCKING CONCRETE PAVING INSTITUTE (ICPI) TECHNICAL SPECIFICATION #18: CONSTRUCTION OF PERMEABLE INTERLOCKING CONCRETE PAVEMENT SYSTEMS, LOOSE STONE, GRAVEL, AND UNROOFED BOARDWALK TYPE DECKS WHICH ALLOW FOR SOME PERCOLATION OF STORM WATER SHALL BE CALCULATED AS ONLY 50% IMPERVIOUS.

F.R.A. CALAGULATION

FIRST FLOOR =	1,326 SF	
SECOND FLOOR=	1,326 SF	
TOTAL=	2,652 SF	44.14%

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY WILLIAM J. FIORE.

BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY GRASSO DESIGN GROUP.

EXIST. BUILDING COVERAGE			
EXIST. DWELLING	733	S.F.	
EXIST. FRONT COVERED PORCH (15 AVE. STREET)	28	S.F.	
EXIST. SHED	80	S.F.	
EXIST. TOTAL BUILDING COVERAGE	841	S.F.	14.00%

EXIST. LOT COVERAGE			
EXIST. BUILDING COVERAGE	841	S.F.	
EXIST. FRONT PORCH, STEPS, & WALKWAY ('B' STREET)	170	S.F.	
EXIST. STEPS, & WALKWAY (15th AVE.)	84	S.F.	
EXIST. CONC. DRIVEWAY	200	S.F.	
EXIST. TOTAL LOT COVERAGE	1,295	S.F.	21.56%

PROP. BUILDING COVERAGE			
PROP. DWELLING	1,326	S.F.	
PROP. FRONT COVERED PORCH (15TH AVE.)	64	S.F.	
PROP. FRONT COVERED WRAP AROUND PORCH ('B' STREET)	402	S.F.	
PROP. TOTAL BUILDING COVERAGE	1,792	S.F.	29.83%

PROP. LOT COVERAGE			
PROP. BUILDING COVERAGE	1,792	S.F.	
PROP. DETACHED GARAGE	240	S.F.	
PROP. PAVER DRIVEWAY = 848 S.F. / 2 =	424	S.F.	
PROP. FRONT STEPS & WALKWAY (15TH AVE.)	47	S.F.	
PROP. FRONT STEPS & WALKWAY ('B' STREET)	40	S.F.	
PROP. BILCO DOORS	23	S.F.	
PROP. REAR PAVER PATIO = 500 S.F. / 2 =	250	S.F.	
PROP. A/C PAD	18	S.F.	
PROP. OUTDOOR SHOWER	16	S.F.	
PROP. GENERATOR PAD	18	S.F.	
EXIST. TOTAL LOT COVERAGE	2,868	S.F.	47.74%

FRONT SETBACK CHART FOR PROPERTIES WEST OF LOT 1 BLOCK 152 ON THE BOROUGH OF BELMAR TAX MAP

	Dwelling	Porch
Lot 2	15.3'	7.4' (deck)
Lot 4	14.9'	7.6'
Lot 5	14.7'	7.6'
Lot 6	16.6'	7.7'
Lot 7	15.0'	8.0'
Average:	15.3'	7.66'

Dear Sirs:

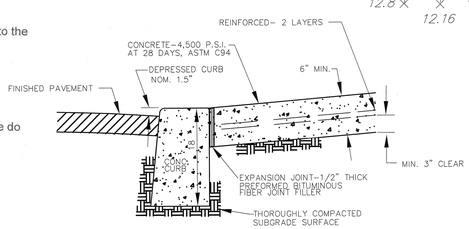
In addition to the topography you requested front setbacks on the dwelling to the south (Lot 23).

Front setback on "B" Street = 12.15'

Should you have any questions or require any additional information, please do not hesitate to contact our office.

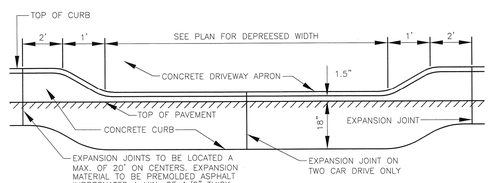
Very truly yours,

William J. Fiore
Professional Land Surveyor



NOTE-CONCRETE APRON SHALL BE EVENLY DIVIDED WITH EXPANSION JOINTS SUCH THAT NO PANEL EXCEEDS 40' IN ANY DIMENSION.

DETAIL:
CONCRETE CURB & APRON
N.T.S.



ELEVATION

DETAIL: DEPRESSED CURB AT DRIVEWAYS

REV. NO.	DATE	DESCRIPTION
2.	1/27/2021	PER TOWNSHIP COMMENTS
1.	1/12/2021	PER TOWNSHIP COMMENTS

PLOT PLAN

1501 B STREET
BLOCK 152 - LOT 1
FOR ANTHONY & CYNTHIA LONGO

BOROUGH OF BELMAR
MONMOUTH COUNTY, NEW JERSEY

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KBAengineers.com
Plans@KBAengineers.com
Certificate of Authority No.: 24GA28220500

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

DRN	CHK
GEC	JJK

PROJECT NO.
2020-290

SCALE
AS SHOWN

DATE
1/7/2021

SHEET
1 OF 1