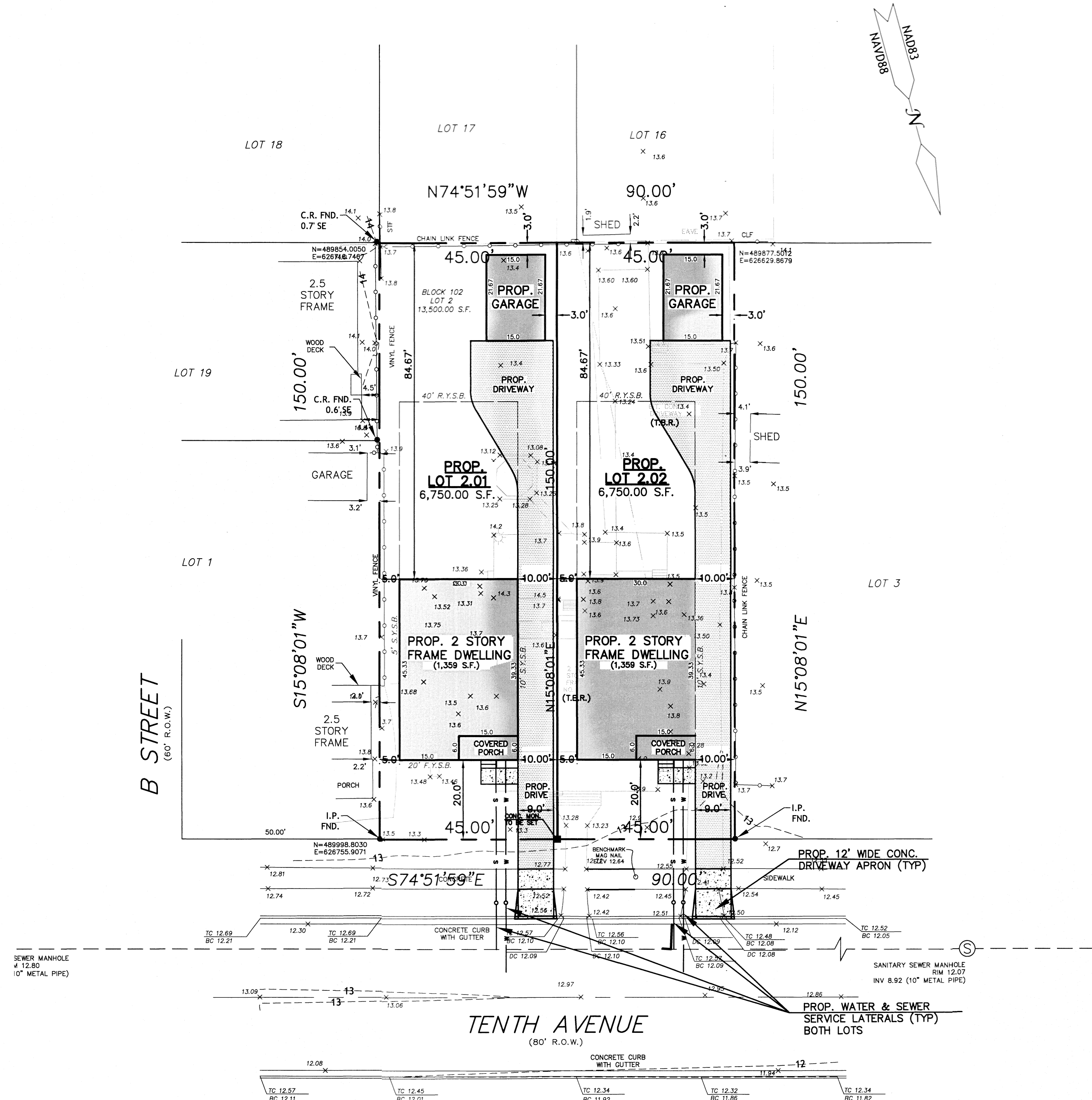
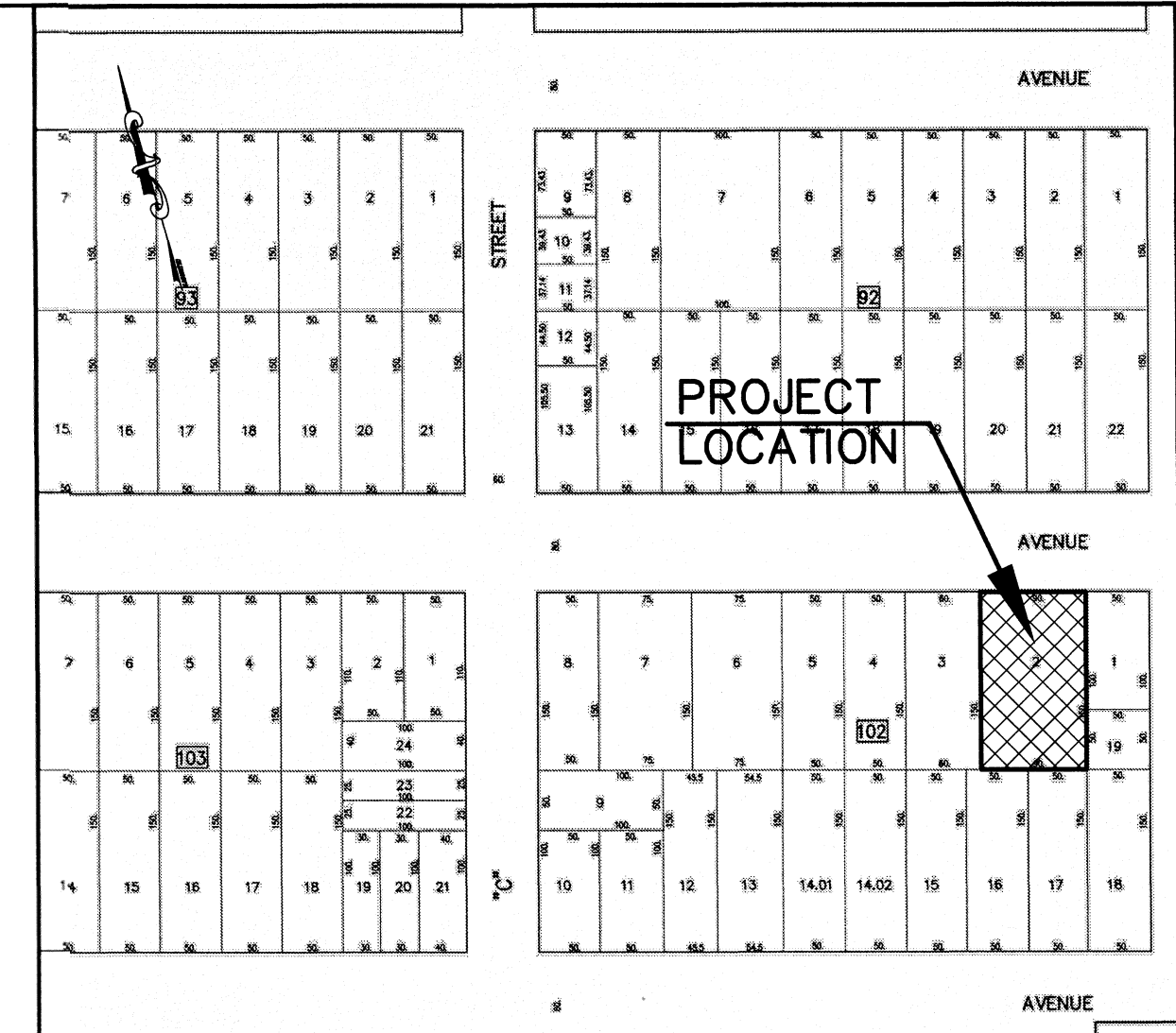




EXIST. IMPERVIOUS CALCULATIONS - LOT 2
EXIST. DWELLING/PORCH = 1,853 S.F. (13.73 %)
EXIST. GARAGE STRUCTURE = 523 S.F.
EXIST. PAVED DRIVEWAY = 2,385 S.F.
EXIST. DECKS (3)/STEPS = 800 S.F.
EXIST. PAVER PATIO/WALK = 222 S.F.
EXIST. GAZEBO/PAVER WALK = 145 S.F.
EXIST. FRONT WALK/STEPS = 106 S.F.
EXIST. WEST SIDE WALK/STEPS = 35 S.F.
EXIST. CONC. PADS = 112 S.F.
EXIST. A/C PAD = 9 S.F.
TOTAL = 5,990 S.F. (44.37 %)

PROP. IMPERVIOUS CALCULATIONS - LOT 2.01
PROP. DWELLING/PORCH = 1,359 S.F. (24.25 %)
PROP. GARAGE = 325 S.F.
PROP. PAVED DRIVEWAY = 1,428 S.F.
PROP. FRONT WALK/STEPS = 45 S.F.
TOTAL = 3,157 S.F. (46.77 %)

PROP. IMPERVIOUS CALCULATIONS - LOT 2.02
PROP. DWELLING/PORCH = 1,359 S.F. (24.25 %)
PROP. GARAGE = 325 S.F.
PROP. PAVED DRIVEWAY = 1,428 S.F.
PROP. FRONT WALK/STEPS = 45 S.F.
TOTAL = 3,157 S.F. (46.77 %)



TAX MAP
SCALE 1" = 200'±

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 102 LOT 2 AS SHOWN ON SH. 15 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 0.3099± ACRES (13,500 S.F.)

OWNER/APPLICANT: VALLARIO PROPERTIES, LLC, JOSHUA VALLARIO
303 TENTH AVENUE
SPRING LAKE HEIGHTS, N.J. 07719

NUMBER OF EXISTING LOTS - 1

NUMBER OF PROPOSED LOTS - 2

PROPOSED USE - DETACHED SINGLE FAMILY RESIDENTIAL

WATER - BOROUGH OF BELMAR

SEWER - BOROUGH OF BELMAR

APPROX. TOTAL AREA TO BE DISTURBED IS 13,500 S.F.

SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY CLEARPOINT SERVICES L.L.C.
DATED 8/30/2021

DESCRIPTION

BUILDING USE
MIN. LOT AREA
MIN. LOT FRONTAGE
MIN. LOT DEPTH
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
MAX. BLDG. COVERAGE
MAX. LOT COVERAGE
MAX. BLDG. HEIGHT
MIN. LOT SHAPE DIA.
ACCESS. SIDE YARD SETBACK (GARAGE)
ACCESS. REAR YARD SETBACK (GARAGE)
MAX. ACCESS. BLDG. HEIGHT (GARAGE)
FLOOR AREA RATIO (5,051 TO 6,999 S.F.)

ZONE R-75 REQUIRED/PERMITTED

S.F. RESIDENTIAL
7,500 S.F.
50 FT.
150.0 FT.
20 FT.
5/15 FT.
40 FT.
30 %
55 %
35 FT. (2 1/2 STORY)
30 FT.
3 FT.
3 FT.
18 FT. (1 STORY)
65 %

EXISTING LOT 2

* S.F. RESIDENTIAL W/ APARTMENT
13,500 S.F.
90.0 FT.
150.0 FT.
20.0 FT.
21.8 FT.
16.8/46.5 FT.
88.1 FT.
13.73 % (1,853 S.F.)
44.37 % (5,990 S.F.)
< 35 FT. (2 1/2 STORY)
> 30 FT.
* 0.9 FT.
* 0.3 FT.
* 25.8± FT. (2 STORY)

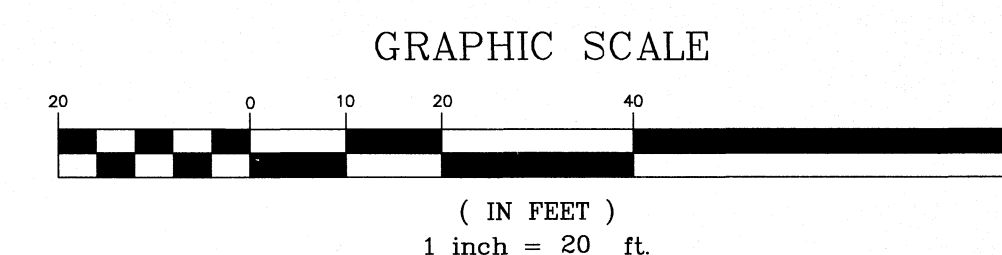
PROP. LOT 2.01

S.F. RESIDENTIAL
** 6,750.00 S.F.
** 45.0 FT.
150.0 FT.
20.0 FT.
5.0/15.00 FT.
84.67 FT.
24.25 %
46.77 %
< 35 FT.
45.0 FT.
3.0 FT.
3.0 FT.
< 18 FT.

PROP. LOT 2.02

S.F. RESIDENTIAL
** 6,750.00 S.F.
** 45.0 FT.
150.0 FT.
20.0 FT.
5.0/15.00 FT.
84.67 FT.
24.25 %
46.77 %
< 35 FT.
45.0 FT.
3.0 FT.
3.0 FT.
< 18 FT.

* - INDICATES EXISTING NON-CONFORMITY
** - INDICATES VARIANCE REQUIRED



REV. NO.	DATE	DESCRIPTION
DEVELOPMENT PLAN		
303 TENTH AVENUE BLOCK 102 - LOT 2 FOR JOSHUA VALLARIO BOROUGH BELMAR MONMOUTH COUNTY, NEW JERSEY		
KBA ENGINEERING SERVICES LLC Engineering & Planning 2517 Route 36, Bldg E, Ste 203 Hansquan, NJ 08736 P: (732) 722-8555 F: (732) 722-8557 KBAengineers.com Plans@KBAengineers.com Certificate of Authority No.: 24528225050		
DRN SW	CHK JK	PROJECT NO. 2021-322 SCALE AS SHOWN DATE 9/27/2021 SHEET 1 OF 1

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