

PROJECT LOCATION

GENERAL NOTES
PROPERTY ID KNOWN AS BLOCK 61 LOT 1.04 AS SHOWN ON TAX MAP SHEET 10 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-50 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.2438± ACRES (10,622.13 S.F.)

OWNER/APPLICANT: DREW & BETH FROMKIN
231 YELLOWKNIFE ROAD
MORGANVILLE, NJ 07751

APPLICANT PROPOSES TO CONSTRUCT AN ADDITION, NEW ATTACHED GARAGE, & IN-GROUND POOL.
ZONE R-50

DESCRIPTION	REQUIRED /PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	6,000 S.F.	10,622.13 S.F.	10,622.13 S.F.
MIN. LOT FRONTAGE	60 FT.	77.67 FT.	77.67 FT.
FRONT YARD SETBACK (SOUTH LAKE AVE.)	20 FT.	21.2 FT.	21.2 FT.
FRONT YARD SETBACK (PORCH) (SOUTH LAKE AVE.)	12 FT.	*8.6 FT.	*8.6 FT.
FRONT YARD SETBACK ('A' STREET)	20 FT.	22.3 FT.	21.76 FT.
FRONT YARD SETBACK (PORCH) ('A' STREET)	12 FT.	14.9 FT.	14.9 FT.
SIDE YARD SETBACK	5 FT.	14.5 FT.	14.5 FT.
REAR YARD SETBACK	35 FT.	52.2 FT.	*10.02 FT.
MAX. BUILDING COVERAGE	20 % (2,124.42 S.F.)	*30.85 % (3,277 S.F.)	*34.96 % (3,714 S.F.)
MAX. LOT COVERAGE	40 % (4,248.85 S.F.)	19.68 % (2,090 S.F.)	*52.99 % (5,629 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	< 35 FT.	24.50 FT. (ARCH.)
ACCESSORY SIDE YARD SETBACK	3 FT.	*2.5 FT. (DETACHED GARAGE)	3.43 FT. (POOL)
ACCESSORY REAR YARD SETBACK	3 FT.	23.2 FT. (DETACHED GARAGE)	22.50 FT. (POOL)
MAX. ACCESSORY BLDG. HEIGHT	18 FT. (1 STY)	< 18 FT. (DETACHED GARAGE)	N/A
MAX. CURB CUT	12 FT.	*20.1 FT.	*20.1 FT.
F.A.R.	50% (5,311.06 S.F.)	< 50.0 %	49.91% (5,302 S.F.) (ARCH.)
PARKING REQUIRED	2 SPACES	2 SPACES	2 SPACES

* - INDICATES EX. NON-COMFORMITY
** - INDICATES VARIANCE REQUIRED

F.R.A. CALCULATION

FIRST FLOOR =	2,028 SF
SECOND FLOOR =	1,623 SF
SPACE ABOVE GARAGE =	523 SF
THIRD FLOOR =	1,128 SF
TOTAL =	5,302 SF 49.91%

PLAN NOTES

- EXIST. PUBLIC SEWER AND WATER SERVICES TO BE REUTILIZED.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS LOCATED IN ZONE 'AE' - ELEV. 10.0 PER FEMA PRELIMINARY FIRM MAPS. THE DWELLING AND GARAGE ARE OUTSIDE OF THE FLOOD AREA.
- BUILDING HEIGHT MEASURED FROM BFE TO PEAK OF STRUCTURE.
- NO ROOF LEADERS ARE DESIGNED TO DRAIN TOWARD ADJACENT PROPERTIES.
- PROP. (2) PARKING SPOTS AT PROP. DRIVEWAY (3) PARKING SPOT IN GARAGE

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED 7/17/19
BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY RICE & BROWN ARCHITECTURE.

ALL PROPOSED PAVERS TO BE INSTALLED WITH SAND JOINTS & ALL EXISTING TO BE REPLACED WITH SAND JOINTS

EXIST. BUILDING COVERAGE

EXIST. DWELLING	1,730 S.F.
EXIST. COVERED FRONT PORCH	907 S.F.
EXIST. DETACHED GARAGE	640 S.F.
EXIST. TOTAL BUILDING COVERAGE	3,277 S.F. 30.85%

PROP. BUILDING COVERAGE

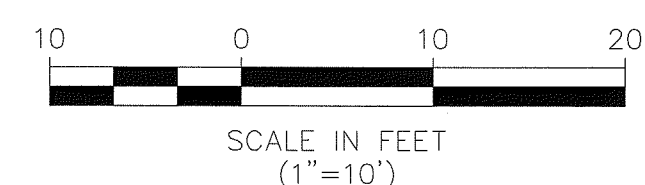
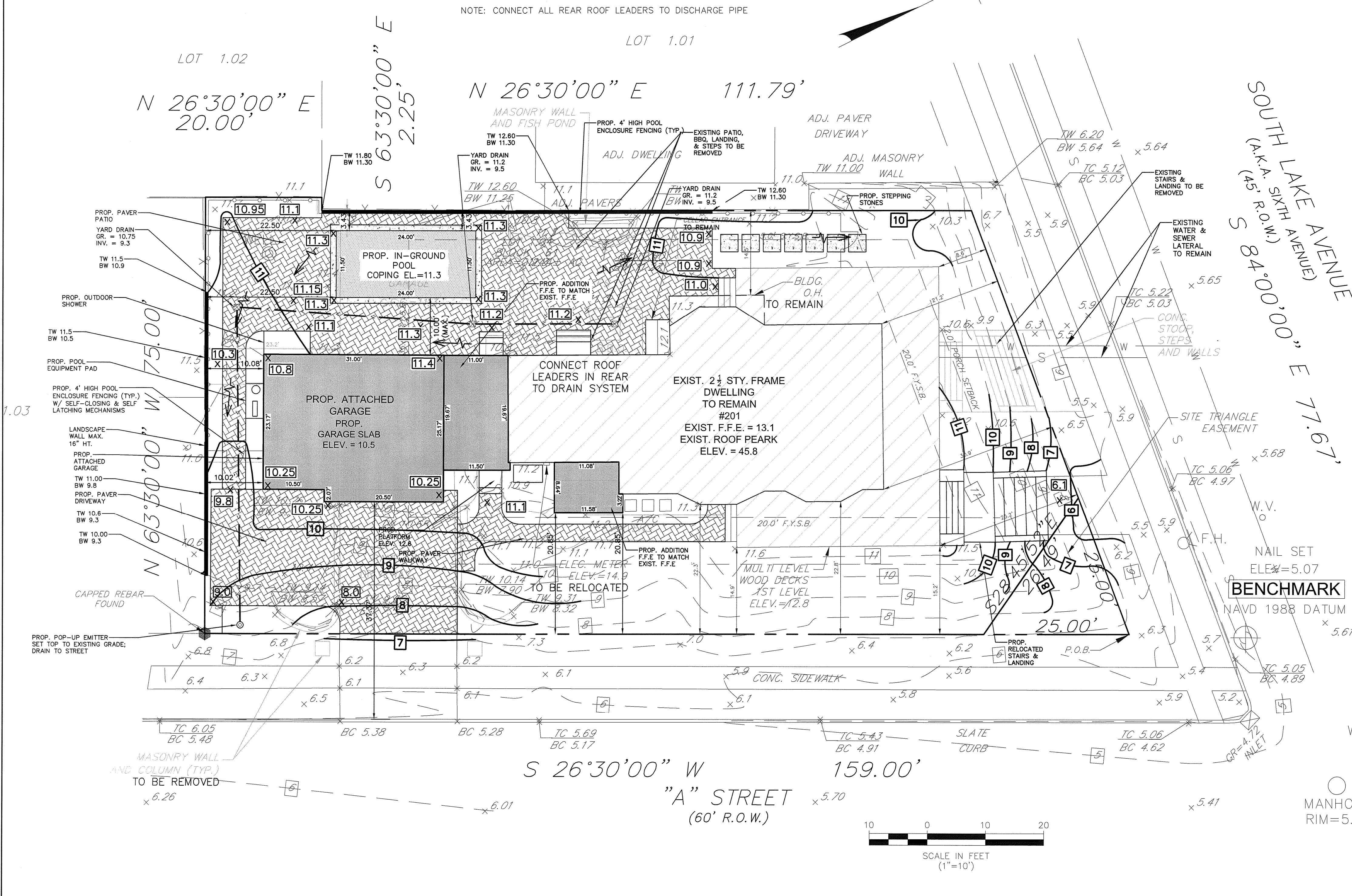
EXIST. DWELLING	1,730 S.F.
EXIST. COVERED FRONT PORCH	907 S.F.
PROP. ATTACHED GARAGE	760 S.F.
PROP. REAR & FRONT ADDITION	317 S.F.
PROP. TOTAL BUILDING COVERAGE	3,714 S.F. 34.96%

EXIST. LOT COVERAGE

EXIST. FRONT PAVEMENT DRIVEWAY	1,044 S.F.
EXIST. FRONT PAVEMENT WALKWAY & STEPS	284 S.F.
EXIST. A/C PAD	12 S.F.
EXIST. GENERATOR PAD	20 S.F.
EXIST. REAR PLATFORM & STEPS	42 S.F.
EXIST. SIDE YARD PLATFORM & STEPS	24 S.F.
EXIST. SIDE YARD PATIO & WALKWAY	576 S.F.
EXIST. FRONT YARD WALL	62 S.F.
EXIST. FISH POND WALL	26 S.F.
EXIST. TOTAL LOT COVERAGE	2,090 S.F. 19.68%

PROP. LOT COVERAGE

EXIST. DWELLING	1,730 S.F.
EXIST. COVERED FRONT PORCH	907 S.F.
PROP. ATTACHED GARAGE	760 S.F.
PROP. REAR & FRONT ADDITION	317 S.F.
PROP. RELOCATED FRONT STEPS & LANDING	286 S.F.
PROP. FRONT STEPS	13 S.F.
EXIST. A/C PAD	12 S.F.
EXIST. GENERATOR PAD	15 S.F.
PROP. FRONT STEPS & LANDING	16 S.F.
EXIST. SIDE YARD STEPS	6 S.F.
EXIST. CELLER DOORS	25 S.F.
PROP. POOL COPING	75 S.F.
PROP. POOL EQUIP. PAD	18 S.F.
PROP. PAVEMENT PATIO & WALKWAY = 1,611 S.F. / 2	805.5 S.F.
PROP. PAVEMENT FRONT WALKWAY = 192 S.F. / 2 =	96 S.F.
PROP. PAVEMENT DRIVEWAY = 903 S.F. / 2 =	451.5 S.F.
PROP. OUTDOOR SHOWER	33 S.F.
PROP. STEPPING STONES	63 S.F.
PROP. TOTAL LOT COVERAGE	5,629 S.F. 52.99%



PLOT PLAN

201 SOUTH LAKE DRIVE
BLOCK 61 - LOT 1.04
FOR BREW & BETH FROMKIN

BOROUGH OF BELMAR
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
2617 Route 35, Bldg E, Ste 203
Morganville, NJ 07838
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Plans@KBAengineers.com
Certificate of Authority No. 24GA282000

DRN GEC CHK JJK
PROJECT NO. 2020-006
SCALE AS SHOWN
DATE 4/1/2020
SHEET 1 OF 1

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