

**GENERAL NOTES**

PROPERTY ID KNOWN AS BLOCK 71, LOT 4, AS SHOWN ON TAX MAP OF THE BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-50 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.11± ACRES (5,016.07 S.F.)

OWNER/APPLICANT: KAREN REETZ  
42 EGBERT STREET  
BAY HEAD, NJ

APPLICANT PROPOSES TO CONSTRUCT A 2ND FLOOR REAR ADDITION.

**ZONE R-50**

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	S.F. RESIDENTIAL	S.F. RESIDENTIAL	S.F. RESIDENTIAL
MIN. LOT AREA	5,000 S.F.	5,016.07 S.F.	5,016.07 S.F.
MIN. LOT WIDTH	50 FT.	50.16 FT.	50.16 FT.
FRONT YARD SETBACK	20 FT.	* 14.9 FT.	* 14.9 FT.
SIDE YARD SETBACK	6 FT. / 16 FT.	* 4.2 FT. / 17.3 FT.	* 4.2 FT. / 17.3 FT.
REAR YARD SETBACK	10 FT.	34.6 FT.	34.6 FT.
ACCESSORY SIDE YARD SETBACK	4 FT.	* 2.5 FT.	* 2.5 FT.
ACCESSORY REAR YARD SETBACK	4 FT.	* 2.1 FT.	* 2.1 FT.
MAX. BLDG. COVERAGE	35 % (1,755.62 SF)	* 35.33 % (1,772 SF)	* 35.53 % (1,782 SF)
MAX. IMPERVIOUS COVERAGE	50 % (2,508.03 SF)	37.56 % (1,884 SF)	37.76 % (1,894 SF)
MAX. BLDG. HEIGHT	35.0 FT. (2 1/2 STY)	< 35.0 FT.	< 35.0 FT.
MAX. ACCESSORY BUILDING HEIGHT	16.0 FT.	< 16.0 FT.	< 16.0 FT.

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

**PLAN NOTES**

- EXISTING PUBLIC SEWER AND WATER SERVICES.
- ELEVATIONS BASED ON 1988 N.A.V.D. HORIZONTAL DATUM BASED ON NAD83.
- PROPERTY IS LOCATED IN ZONE 'AE' - ELEV. 8.0 PER FEMA PRELIMINARY FIRM MAPS

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEAR POINT SERVICES LLC. DATED 10/25/2022.

BUILDING INFORMATION TAKEN FROM PLANS PREPARED BY MARY ORTMAN ARCHITECT DATED 11/3/2022.

**EXIST. BUILDING COVERAGE**

EXIST. DWELLING (INCLUDING MECH. ROOM & OUTDOOR SHOWE)	1,234 S.F.
EXIST. FRONT PORCH > 24" ABOVE GRADE	24 S.F.
EXIST. REAR DECK > 24" ABOVE GRADE	146 S.F.
EXIST. DETACHED GARAGE	368 S.F.
<b>EXIST. TOTAL BUILDING COVERAGE</b>	<b>1,772 S.F. 35.33%</b>

**EXIST. IMPERVIOUS COVERAGE**

EXIST. BUILDING COVERAGE	1,772 S.F.
EXIST. FRONT WOOD STEPS = 11 S.F. (NOT COUNTED)	0 S.F.
EXIST. WALKWAY	37 S.F.
EXIST. PERMEABLE STONE DRIVEWAY = 996 S.F. (NOT COUNTED)	0 S.F.
EXIST. CONC. PAD AT GARAGE & REAR STEPS ABOVE 12"	75 S.F.
EXIST. REAR WOOD STEPS = 37 S.F. (NOT COUNTED)	0 S.F.
<b>EXIST. TOTAL IMPERVIOUS COVERAGE</b>	<b>1,884 S.F. 37.56%</b>

**PROP. BUILDING COVERAGE**

EXIST. DWELLING (INCLUDING MECH. ROOM & OUTDOOR SHOWE)	1,234 S.F.
EXIST. FRONT PORCH > 24" ABOVE GRADE	24 S.F.
EXIST. REAR DECK > 24" ABOVE GRADE	146 S.F.
EXIST. DETACHED GARAGE	368 S.F.
PROP. MECHANICAL PLATFORM	10 S.F.
<b>PROP. TOTAL BUILDING COVERAGE</b>	<b>1,782 S.F. 35.53%</b>

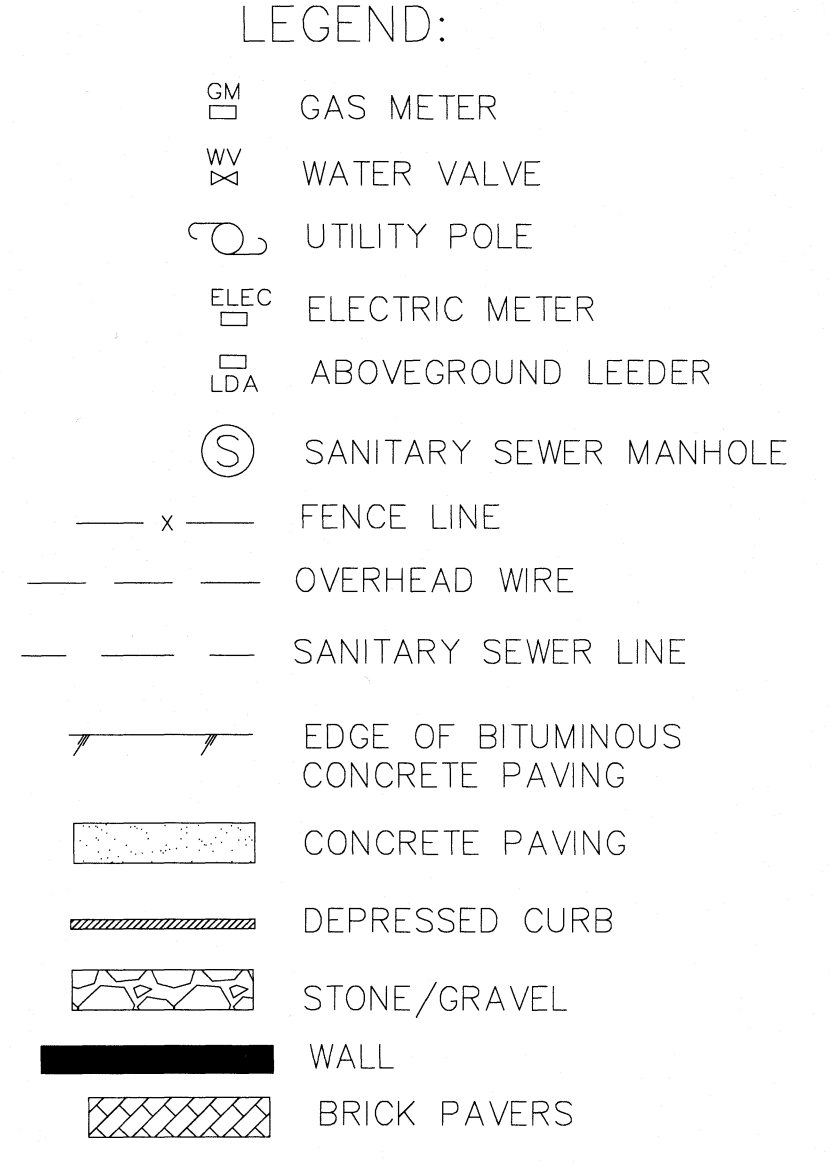
**PROP. IMPERVIOUS COVERAGE**

PROP. BUILDING COVERAGE	1,782 S.F.
EXIST. FRONT WOOD STEPS = 11 S.F. (NOT COUNTED)	0 S.F.
EXIST. WALKWAY	37 S.F.
EXIST. PERMEABLE STONE DRIVEWAY = 996 S.F. (NOT COUNTED)	0 S.F.
EXIST. CONC. PAD AT GARAGE & STEPS ABOVE 12"	75 S.F.
EXIST. REAR WOOD STEPS = 37 S.F. (NOT COUNTED)	0 S.F.
<b>PROP. TOTAL IMPERVIOUS COVERAGE</b>	<b>1,894 S.F. 37.76%</b>

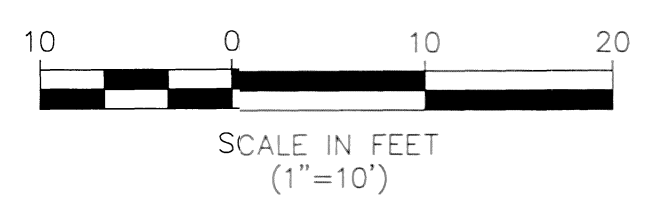
**SOIL BORING LOG**

PROJECT: 42 Egbert Street  
BLOCK: 71  
MUNICIPALITY: Borough of Bay Head  
BORING NO.: SPT-1, SPT-2, SPT-3, SPT-4, SPT-5, SPT-6, SPT-7, SPT-8, SPT-9, SPT-10, SPT-11, SPT-12, SPT-13, SPT-14, SPT-15, SPT-16, SPT-17, SPT-18, SPT-19, SPT-20, SPT-21, SPT-22, SPT-23, SPT-24, SPT-25, SPT-26, SPT-27, SPT-28, SPT-29, SPT-30

DEPTH (FT)	SOIL SAMPLES	SPT BLOW COUNTS	MATERIAL DESCRIPTION	SOIL CLASSIFICATIONS
0-1	S-1	0-2	GW: Well graded gravels, gravel-sand mixtures, little or no fines	GW
1-2	S-2	2-4	GP: Poorly graded gravels or gravel-sand mixtures, little or no fines	GP
2-3	S-3	4-6	GM: Silty gravels, gravel-sand mixtures	GM
3-4	S-4	6-8	GC: Clayey gravels, gravel-sand mixtures	GC
4-5	S-5	8-10	SW: Well-graded sands or gravelly sands, little or no fines	SW
5-6	S-6	10-12	SP: Poorly graded sands or gravelly sands, little or no fines	SP
6-7	S-7	12-14	SM: Silty sands, sand-silt mixtures	SM
7-8	S-8	14-16	SC: Clayey sands, sand-clay mixtures	SC
8-9	S-9	16-18	MU: Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with plasticity	MU
9-10	S-10	18-20	CU: Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	CU
10-11	S-11	20-22	OL: Organic silts and organic silty clays of low plasticity	OL
11-12	S-12	22-24	OH: Organic clays of low to medium plasticity, organic silts	OH
12-13	S-13	24-26	CH: Inorganic clays of high plasticity, fat clays	CH
13-14	S-14	26-28	OC: Organic clays of medium to high plasticity, organic silts	OC
14-15	S-15	28-30	PT: Peat and other highly organic soils	PT



CONCRETE CURB WITH GUTTER  
(NO APPARENT MANHOLE MATE THAT CONNECTS IN THIS DIRECTION)



1.	12/13/2022	REVISED PER TOWNSHIP COMMENTS
REV. NO.	DATE	DESCRIPTION

**VARIANCE PLAN**

**42 EGBERT STREET  
BLOCK 71 - LOT 4  
FOR KAREN REETZ**

BOROUGH OF BAY HEAD  
OCEAN COUNTY, NEW JERSEY

**KBA ENGINEERING SERVICES LLC**  
Engineering | Planning

2517 Route 35, Bldg E, Ste 203  
Manasquan, NJ 08746  
P: (732) 722-8555 | F: (732) 722-8557  
Plans@KBAEngineers.com  
KBAEngineers.com  
Certificate of Authority No: 24042822050

DRN	CHK
GEA	JKK

PROJECT NO. 2022-143  
SCALE AS SHOWN  
DATE 11/28/2022  
SHEET 1 OF 1

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