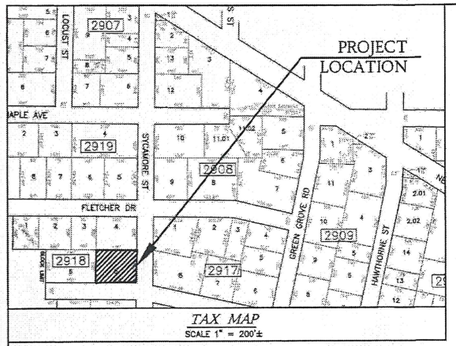


TAX MAP
SCALE 1" = 200'±

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

SOIL BORING LOG

PROJECT: Abatemarco SW
ADDRESS: 121 Sycamore Street
BLOCK: 2918
MUNICIPALITY: Township of Neptune
BORING NO.: SB-1
BORING DESCR.: Center of lot @ ELEV. 53.0

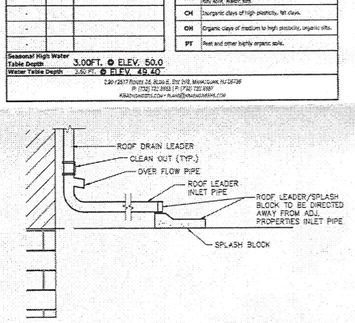
PROJ. #: 2020-437
DATE: 12/2/2020
BY:
PREPARE KBA

DEPTH (FEET/INCH)	THICKNESS (FEET/INCH)	DESCRIPTION
0" - 24"	24"	SM
24" - 120"	96"	SM/SC
120" - 168"	48"	SM
168" - 192"	24"	ML/CL
192" - 240"	48"	SM
-		
-		
-		
-		
-		
-		
-		
-		

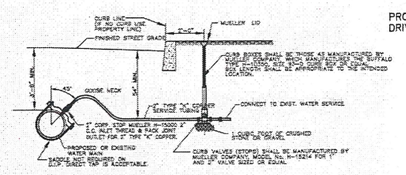
SOIL CLASSIFICATIONS	
GW	Well-graded gravels, gravel-sand mixtures, little or no fines.
GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
GM	Silty gravels, gravel-sand mixtures.
GC	Clayey gravels, gravel-sand mixtures.
SW	Well-graded sands or gravelly sands, little or no fines.
SP	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 sands or silts, 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: 3.00FT. @ ELEV. 50.0
Water Table Depth: 3.50 FT. @ ELEV. 49.40

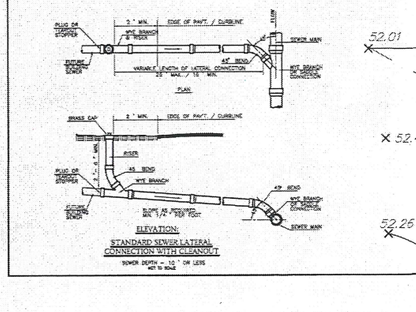
120-121 Route 35, Bldg E, Ste 203, Manalapan, NJ 08736
P: (732) 722.8855 | F: (732) 722.8557
KBAengineers.com | Plans@KBAengineers.com

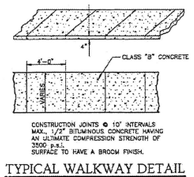


ROOF LEADER DETAIL
N.T.S.



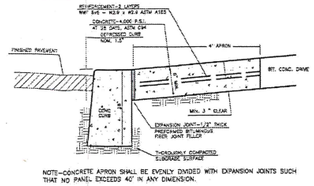
WATER SERVICE CONNECTION
N.T.S.





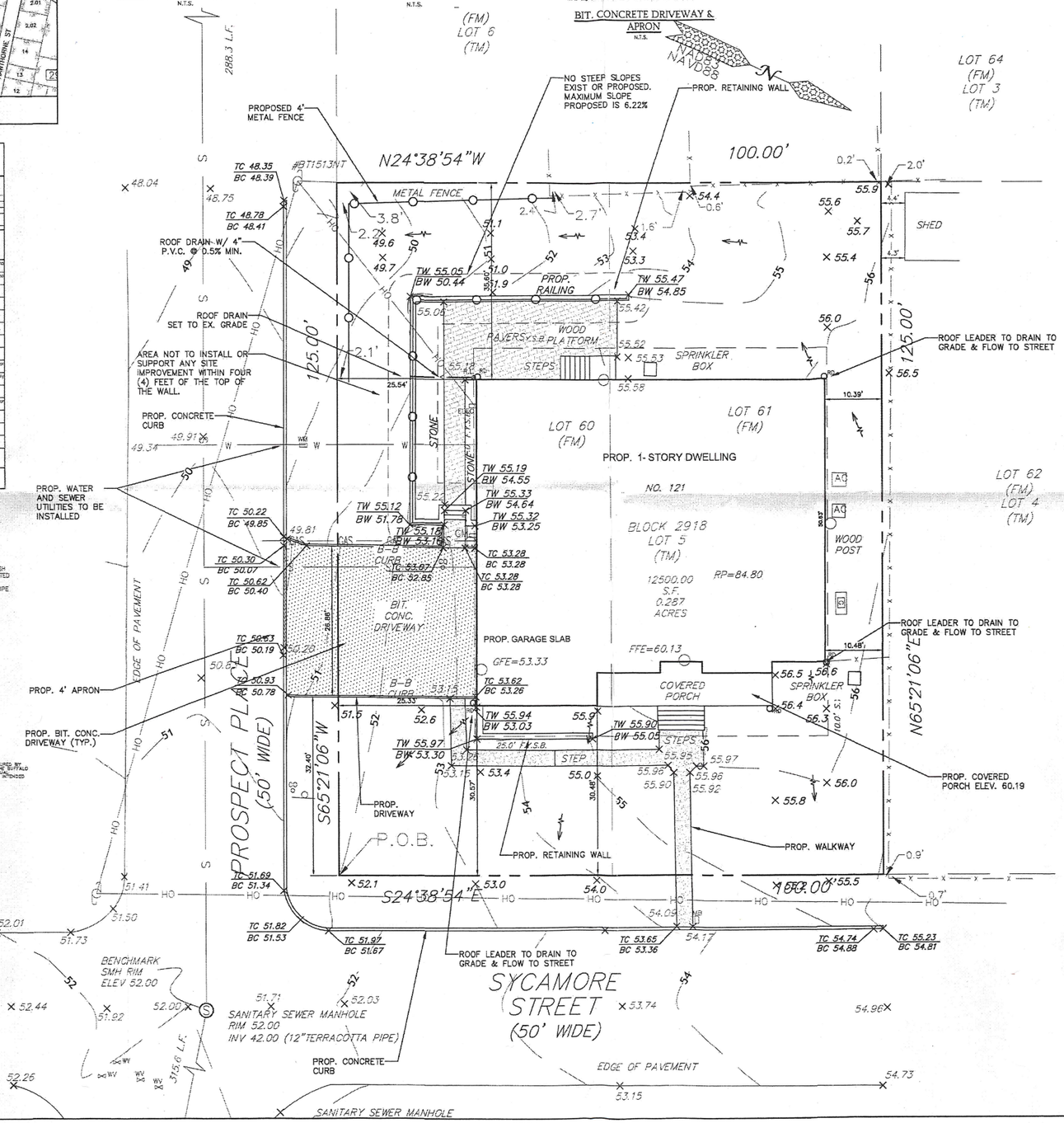
TYPICAL WALKWAY DETAIL
N.T.S.

BIT. CONC. DRIVEWAY SECTION
N.T.S.



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

BIT. CONCRETE DRIVEWAY & APRON
N.T.S.



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 2918, LOT 5 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-2 ZONE AND CONTAINS A TOTAL OF 0.2869 ACRES (12,500 S.F.)

OWNER/APPLICANT: JOE ABATEMARCO
121 SYCAMORE STREET
NETPTUNE, NJ 07752

APPLICANT PROPOSES TO CONSTRUCT A 1 STORY SINGLE FAMILY DWELLING.

ZONE R-2

DESCRIPTION	REQUIRED/PERMITTED	AS-BUILT
MIN. LOT AREA	10,000 S.F.	12,500 S.F.
MIN. LOT WIDTH	100 FT.	100 FT.
MIN. LOT FRONTAGE	100 FT.	100 FT.
MIN. LOT DEPTH	100 FT.	125 FT.
FRONT YARD SETBACK (SYCAMORE)	25 FT.	30.5 FT.
FRONT YARD SETBACK (PROSPECT)	25 FT.	25.3 FT.
SIDE YARD SETBACK	10 FT.	10.4 FT.
REAR YARD SETBACK	30 FT.	35.6 FT.
MAX. PRINCIPAL BUILDING COVERAGE	30 % (3,750 S.F.)	29.61 % (3,701 S.F.)
MAX. LOT COVERAGE	40 % (5,000 S.F.)	** 41.58 % (5,197 S.F.)
MAX. IMPROVABLE AREA (M.I.A)	2,400 S.F.	4,252 S.F.(ARCHS)
PRINCIPLE BLDG. HEIGHT	35 FT. (2.5 STY.)	29.60 S.F.(ARCHS)
DRIVEWAY SETBACK TO INTERSECTION	40 FT.	** 32.40 FT.

*- INDICATES EXISTING NON CONFORMING
** - INDICATES VARIANCE REQUIRED

PLAN NOTES

1. PROPOSED WATER & SEWER SERVICE LATERALS.
2. ELEVATIONS BASED ON 1988 N.A.V.D.
3. PROPERTY IS NOT LOCATED IN FLOOD ZONE.
4. BUILDING HEIGHT IS MEASURED FROM THE VERTICAL DISTANCE FROM FINISHED GRADE TO THE TOP OF THE HIGHEST ROOF BEAMS ON A FLAT OR SHED ROOF, THE DECK LEVEL ON A MANSARD ROOF, AND THE AVERAGE HEIGHT BETWEEN THE EAVES AND THE RIDGE LEVEL FOR GABLE, HIP, AND GAMBREL ROOFS.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEAR POINT SERVICES DATED 11/23/2020.

BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY MARCILLE ARCHITECTURE DATED 11/10/2020

PROPOSED BUILDING HEIGHT
FINISH GRADE = 55.20 N.A.V.D
ROOF RIDGE = 84.80 N.A.V.D.
BUILDING HEIGHT = 84.80 N.A.V.D - 55.20 N.A.V.D = 29.60 FT.

PROP. BUILDING COVERAGE		
PROP. DWELLING	3,468	S.F.
PROP. FRONT PORCH	213	S.F.
PROP. TOTAL BUILDING COVERAGE	3,681	S.F. 29.45%

PROP. IMPERVIOUS COVERAGE		
PROP. BUILDING COVERAGE	3,681	S.F.
PROP. SYCAMORE FRONT STEPS & WALKWAY	283	S.F.
PROP. DRIVEWAY	693	S.F.
PROP. PROSPECT FRONT & REAR PAVER WALKWAY & PATIO	490	S.F.
PROP. STEPS & PAD FROM DRIVEWAY TO PAVER PATIO	30	S.F.
PROP. A/C & GEN. PAD	20	S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	5,197	S.F. 41.58%

REV. NO.	DATE	DESCRIPTION

VARIANCE PLAN

121 SYCAMORE STREET
BLOCK 2918 - LOT 5
FOR JOE ABATEMARCO

TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
Engineering | Planning
2517 Route 35, Bldg E, Ste 203
Manalapan, NJ 08736
P: (732)722.8855 | F: (732)722.8557
KBAengineers.com
Plans@KBAengineers.com
Certificate of Authority No.: 24GA28220500
JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850

DRN	CHK
GEA	JJK

PROJECT NO. 2020-437
SCALE AS SHOWN
DATE 2/7/2022
SHEET 1 OF 1