

DRAINAGE CALCULATIONS

NEW IMPERMEABLE DECKS = 790 S.F.
 NJNDS = 1.5" / 2 HRS
 VOL = 790 S.F. X 1.5" / 12 IN./FT. = 98.75 C.F. REQUIRED
 EXPANDED RAIN GARDEN AREA = 200 S.F.
 EXPANDED RAIN GARDEN AREA = 200 S.F. X 200 S.F. = 0.49 FT.
 DEPTH PROVIDED = 0.5 FT.

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 779.02, LOT 48.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MIDDLETON, MONMOUTH COUNTY, NEW JERSEY.
 PROPERTY IS LOCATED IN THE R-45 ZONE AND CONTAINS A TOTAL OF 0.59 ACRES (25,724.88 S.F.)

APPLICANT: ALEXANDER & JENNIFER ROSSANO
 20 PARK WAY
 HIGHLANDS, NJ 07732
 APPLICANT PROPOSES TO CONSTRUCT REAR DECK & REAR PATIO.

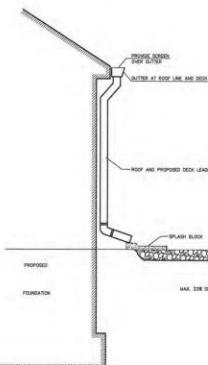
DESCRIPTION	ZONE R-45 REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	45,000 S.F.	*25,724.88 S.F.	*25,724.88 S.F.
MIN. LOT FRONTAGE	200 FT.	404.57 FT.	404.57 FT.
FRONT YARD SETBACK	50 FT.	*22.9 FT.	23.3 FT.
SIDE YARD SETBACK	50 FT.	50 FT.	*11.9 FT.
REAR YARD SETBACK	50 FT.	*4.2 FT. (SHED)	*4.2 FT. (SHED)
ACCESSORY FRONT YARD SETBACK	25 FT.	> 25 FT.	> 25 FT.
ACCESSORY SIDE YARD SETBACK	25 FT.	*0.0 FT. (WOOD SHED)	*0.0 FT. (WOOD SHED)
ACCESSORY REAR YARD SETBACK	25 FT.	8.48 % (*)	8.02 % (*)
PRINCIPAL BUILDING COVERAGE	15 %(*)	16.84 % (*)	17.3 % (*)
MAX. LOT COVERAGE	20 %()	< 35 FT.	< 35 FT.
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	< 16 FT.	< 16 FT.
MAX. ACCESSORY BLDG. HEIGHT	16 FT. (1 STY)		

* - INDICATES EXISTING NON-COMPLIANCE
 ** - INDICATES VARIANCE REQUIRED

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM
 A SURVEY PREPARED BY CLEARPOINT DATED 2/19/2025.

0 - PER APPENDIX B - SCHEDULE K - THE MAXIMUM PERCENT OF LOT COVERAGE FOR A DETACHED ONE FAMILY DWELLING WHICH IS EITHER A NONCONFORMING USE OR STRUCTURE MAY BE INCREASED, PROVIDED THE INCREASED COVERAGE IS COMPATIBLE WITH THE USES IN THE MOST RESTRICTIVE SINGLE-FAMILY RESIDENCE ZONE TO WHICH THE AREA OF THE UNDERSIGNED LOT CONFORMS. IN NO CASE SHALL COVERAGE EXCEED 35% - IN THIS CASE USE R-22 COVERAGE REQUIREMENTS

PLAN NOTES
 1. EXISTING WATER & SEWER TO REMAIN.
 2. ELEVATIONS BASED ON 1988 N.A.V.D.
 3. PROPERTY IS NOT LOCATED IN FLOOD ZONE.



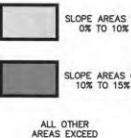
EXIST. BUILDING COVERAGE	1,981 S.F.
EXIST. DWELLING	59 S.F.
EXIST. FRONT PORCH	22 S.F.
EXIST. SHED	130 S.F.
EXIST. WOOD SHED	2,182 S.F. 8.46%

EXIST. LOT COVERAGE	2,182 S.F.
EXIST. BUILDING COVERAGE	2,182 S.F.
EXIST. FRONT WALKWAY	250 S.F.
EXIST. SIDE WALKWAY & STEPS	354 S.F.
EXIST. REAR WALKWAY	229 S.F.
EXIST. DRIVEWAY (WEST)	753 S.F.
EXIST. WOOD DECK (NORTH)	133 S.F.
EXIST. WOOD DECK (SOUTH)	408 S.F.
EXIST. A/C PADS	32 S.F.
EXIST. TOTAL LOT COVERAGE	4,331 S.F. 16.84%

PROP. BUILDING COVERAGE	1,981 S.F.
EXIST. DWELLING	59 S.F.
EXIST. FRONT PORCH	22 S.F.
EXIST. SHED	22 S.F.
PROP. TOTAL BUILDING COVERAGE	2,062 S.F. 8.02%

PROP. LOT COVERAGE	2,062 S.F.
EXIST. BUILDING COVERAGE	2,062 S.F.
EXIST. FRONT WALKWAY	250 S.F.
EXIST. SIDE WALKWAY & STEPS	354 S.F.
EXIST. REAR WALKWAY	229 S.F.
EXIST. DRIVEWAY (WEST)	753 S.F.
PROP. WOOD DECK (NORTH)	133 S.F.
PROP. WOOD DECK (SOUTH)	657 S.F.
EXIST. A/C PADS	22 S.F.
PROP. REAR FLAGSTONE PATIO & FIRE PIT (360 S.F. OMITTED)	0 S.F.
PROP. TOTAL LOT COVERAGE	4,460 S.F. 17.34%

SLOPES	AREA (S.F.)	AREA DISTURBED	% DISTURBED	DIST. LIMITATION
0% TO 10%	7539	N/A	N/A	N/A
10% TO 15%	3266	883	27.04%	30%
15% OR GREATER	14919	113	0.76%	MAX. EXTENT



ALL OTHER AREAS EXCEED 15% SLOPE

REV. NO. DATE DESCRIPTION

VARIANCE PLAN & STEEP SLOPE PLAN

20 PARK WAY

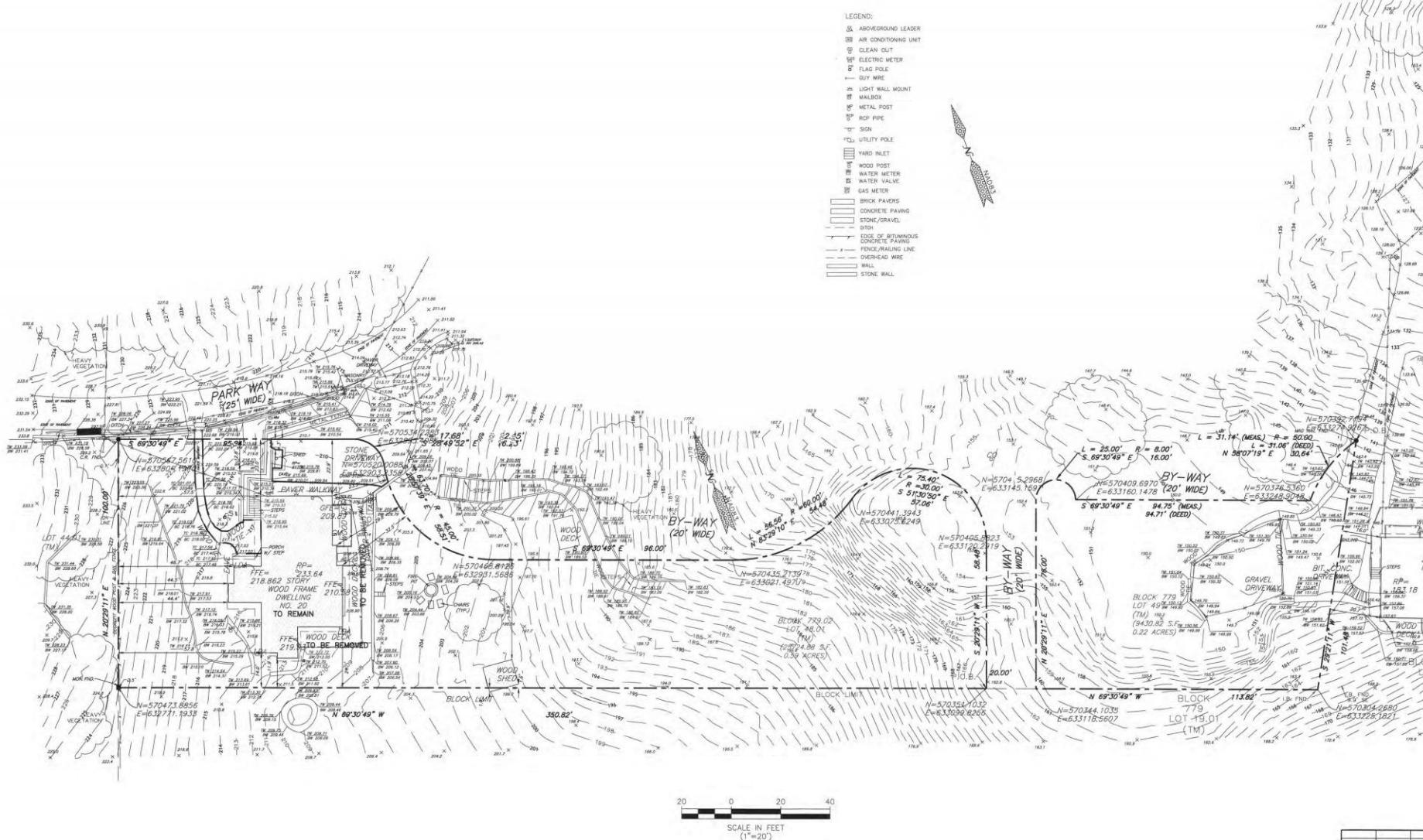
BLOCK 779.02 - LOT 48.01
 FOR ALEXANDER & JENNIFER ROSSANO

TOWNSHIP OF MIDDLETON
 MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
 Engineering | Planning
 281 Route 35, Bldg E, Ste 203
 Tinton Falls, NJ 07724
 (732)272-8550 | F (732)272-8557
 Email: info@kbainc.com
 Parikh@kbainc.com
 Certificate of Authority No. 24G0282000

DRN GEA CHK JJK
 PROJECT NO. 2025-045
 SCALE 1:200
 DRAWN DATE 6/9/2025
 SHEET 1 OF 2

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



REV. NO.	DATE	DESCRIPTION
DEMOLITION PLAN		
20 PARK WAY		
BLOCK 779.02 - LOT 48.01		
FOR ALEXANDER & JENNIFER ROSSANO		
TOWNSHIP OF MIDDLETON		
MONMOUTH COUNTY, NEW JERSEY		
20 Route 35, Unit 2, Ste 203 Manasquan, NJ 08736 P: (732)722-8556 F: (732)722-8557 Email: Plans@KBAEngineers.com Certificate of Authority No: 245428229993		
KBA	GEA	Engineering Services LLC
Engineering	Planning	Architectural
DBN	CHK	JJK
PROJECT NO.	2025-045	SCALE AS SHOWN
DATE	6/9/2025	SHEET 2 OF 2
JOSEPH J. KOCIUBA, P.E., P.P.		
P.E. License No.: GE45850		