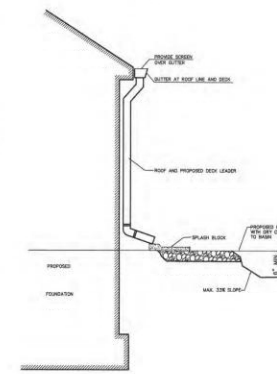


DRAINAGE CALCULATIONS

NEW IMPERMEABLE DECKS = 790 S.F.

NUNGS = 1.5" / 2 HRS
VOL = 780 S.F. X 1.5" / 12 IN. / 1 FT. = 98.75 C.F. REQUIRED

EXPANDED REAR GARDEN AREA = 200 S.F.
DEPTH REQUIRED = 98.75 S.F. / 200 S.F. = 0.49 FT.
DEPTH PROVIDED = 0.5 FT.



GENERAL NOTES

PROPERTY IS KNOWN AS BLOCK 779.02, LOT 48.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-4S 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	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.	*22.0 FT.	*22.0 FT.
SIDE YARD SETBACK	25 FT.	23.3 FT.	23.3 FT.
REAR YARD SETBACK	50 FT.	*11.9 FT.	*11.9 FT.
ACCESSORY FRONT YARD SETBACK	50 FT.	*4.2 FT. (SHED)	*4.2 FT. (SHED)
ACCESSORY SIDE YARD SETBACK	25 FT.	> 25 FT.	> 25 FT.
ACCESSORY REAR YARD SETBACK	25 FT.	*0.0 FT. (WOOD SHED)	*0.0 FT. (WOOD SHED)
PRINCIPAL BUILDING COVERAGE	15 % ⁽¹⁾	8.48 % ⁽¹⁾	8.02 % ⁽¹⁾
MAX. LOT COVERAGE	20 % ⁽¹⁾	16.84 % ⁽¹⁾	17.34 % ⁽¹⁾
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	< 35 FT.	< 35 FT.
MAX. ACCESSORY BLDG. HEIGHT	16 FT. (1 STY)	< 16 FT.	< 16 FT.

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

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

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

PLAN NOTES

- EXISTING WATER & SEWER TO REMAIN.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS NOT LOCATED IN FLOOD ZONE.

EXIST. BUILDING COVERAGE	
EXIST. DWELLING	1,981 S.F.
EXIST. FRONT PORCH	39 S.F.
EXIST. SHED	22 S.F.
EXIST. WOOD SHED	120 S.F.
EXIST. TOTAL BUILDING COVERAGE	2,162 S.F. 8.48%

EXIST. LOT COVERAGE	
EXIST. BUILDING COVERAGE	2,162 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	22 S.F.
EXIST. TOTAL LOT COVERAGE	4,331 S.F. 16.84%

PROPOSED BUILDING COVERAGE	
EXIST. DWELLING	1,981 S.F.
EXIST. FRONT PORCH	39 S.F.
EXIST. SHED	22 S.F.
PROPOSED TOTAL BUILDING COVERAGE	2,062 S.F. 8.02%

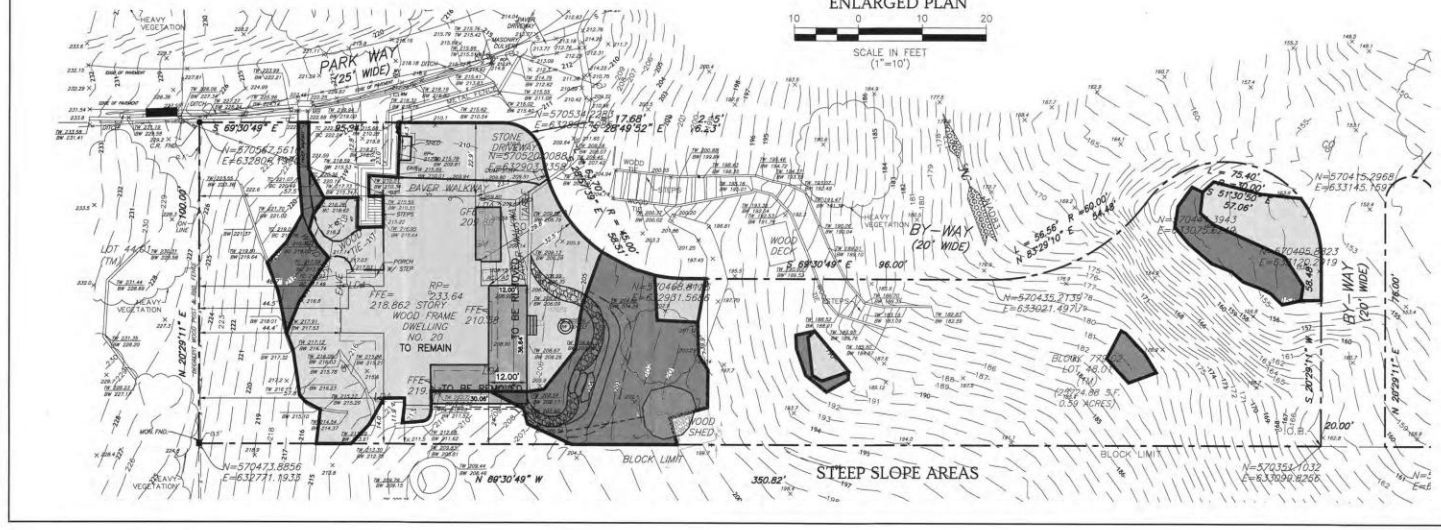
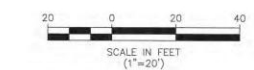
PROPOSED LOT COVERAGE	
EXIST. BUILDING COVERAGE	2,062 S.F.
EXIST. FRONT WALKWAY	250 S.F.
EXIST. SIDE WALKWAY & STEPS	354 S.F.
EXIST. REAR WALKWAY	229 S.F.
EXIST. DRIVEWAY (WEST)	753 S.F.
PROPOSED WOOD DECK (NORTH)	133 S.F.
PROPOSED WOOD DECK (SOUTH)	457 S.F.
EXIST. A/C PADS	22 S.F.
PROPOSED REAR FLAGSTONE PATIO & FIRE PIT (560 S.F. OMITTED)	0 S.F.
PROPOSED TOTAL LOT COVERAGE	4,460 S.F. 17.34%

SLOPES	AREA (SF)	AREA DISTURBED	% DISTURBED	DIST. LIMITATION
0% TO 10%	7539	N/A	N/A	N/A
10% TO 15%	3066	883	27.04%	30%
15% OR GREATER	14919	113	0.76%	MAX. EXTENT
LOT AREA	25724			

■ SLOPE AREAS OF 0% TO 10%

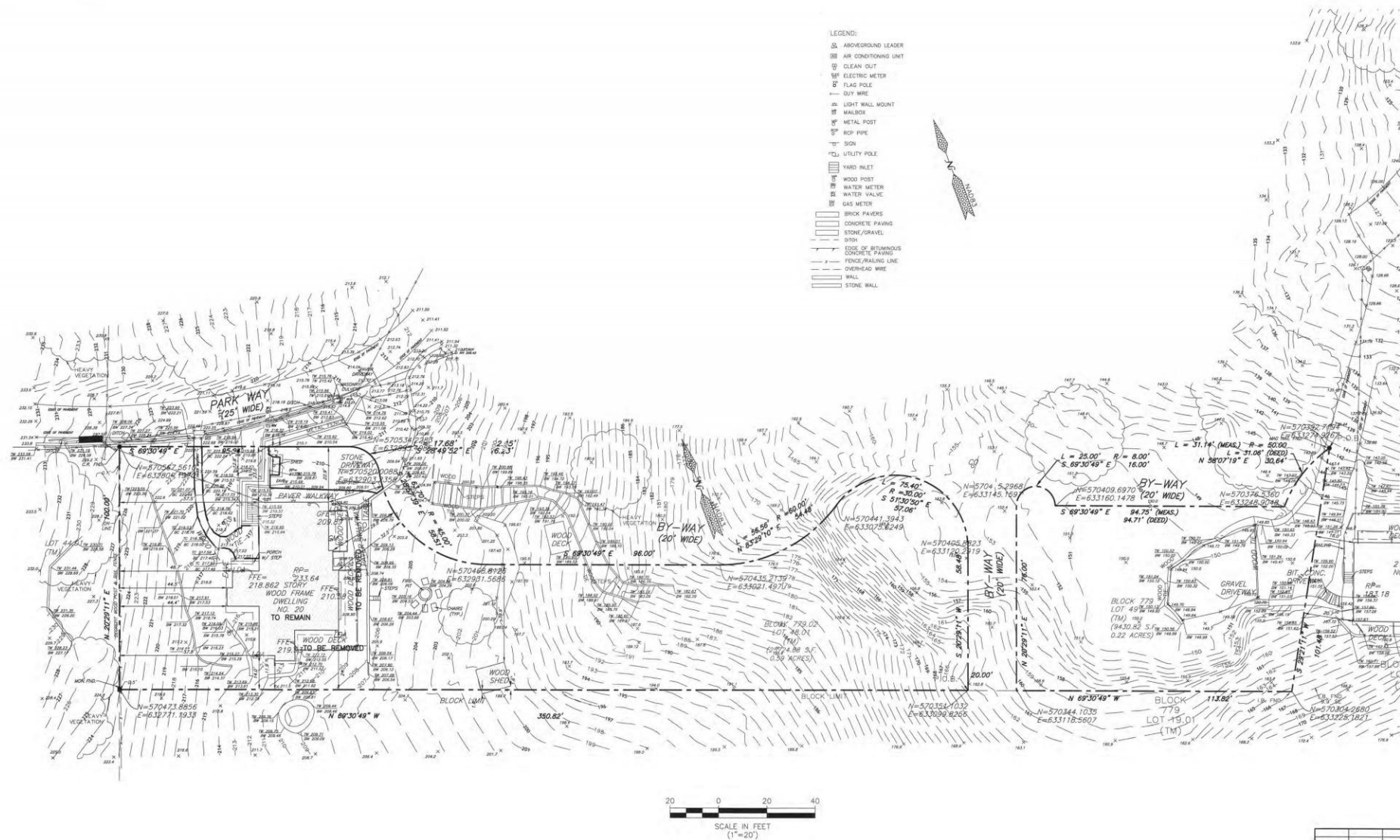
■ SLOPE AREAS OF 10% TO 15%


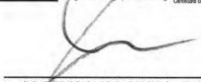
■ ALL OTHER AREAS EXCEED 15% SLOPE



REV. NO.	DATE	DESCRIPTION
<p align="center">VARIANCE PLAN & STEEP SLOPE PLAN</p> <p align="center">20 PARK WAY</p> <p align="center">BLOCK 779.02 - LOT 48.01</p> <p align="center">FOR ALEXANDER & JENNIFER ROSSANO</p> <p align="center">TOWNSHIP OF MIDDLETOWN</p> <p align="center">MONMOUTH COUNTY, NEW JERSEY</p>		
<p align="center">KBA ENGINEERING SERVICES LLC</p> <p align="center">2511 Route 35, Bldg E, Ste 203 Jefferson, NJ 07834 P: (732) 722-8887 F: (732) 722-8887 info@kbaengineering.com www.kbaengineering.com Certificate of Authority No. 13A0420205</p>		
DRN	CHK	
PROJECT NO.		
SCALE		
DATE		
SHEET		
1 OF 2		

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No: GE49850



REV. NO.	DATE	DESCRIPTION	
DEMOLITION PLAN			
20 PARK WAY			
BLOCK 779.02 - LOT 48.01			
FOR ALEXANDER & JENNIFER ROSSANO			
TOWNSHIP OF MIDDLETOWN			
MONMOUTH COUNTY, NEW JERSEY			
 <div> <p>2617 Route 35, Bldg. E, Ste 203 Manasquan, NJ 08754 P: (732)222-8850 / F: (732)722-8657 KBAengineering.com Paul@KBAengineering.com Certified of Authority No.: 245426223800</p> </div>			
		DIN	CHK
		SEA	JAK
		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			