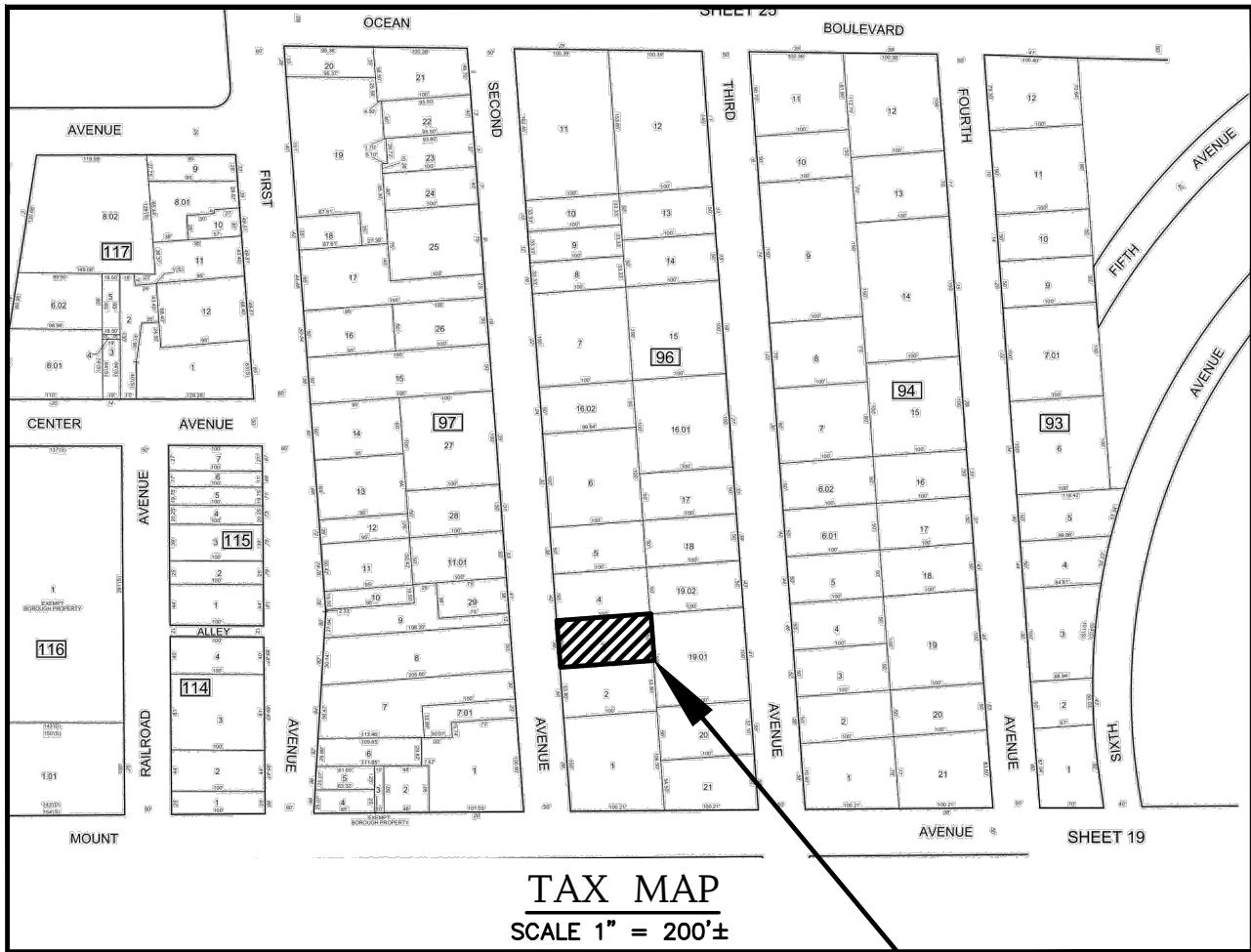
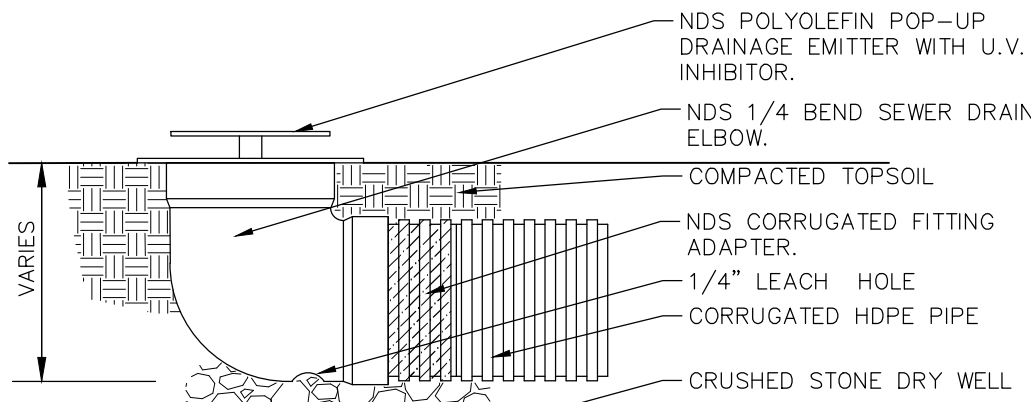


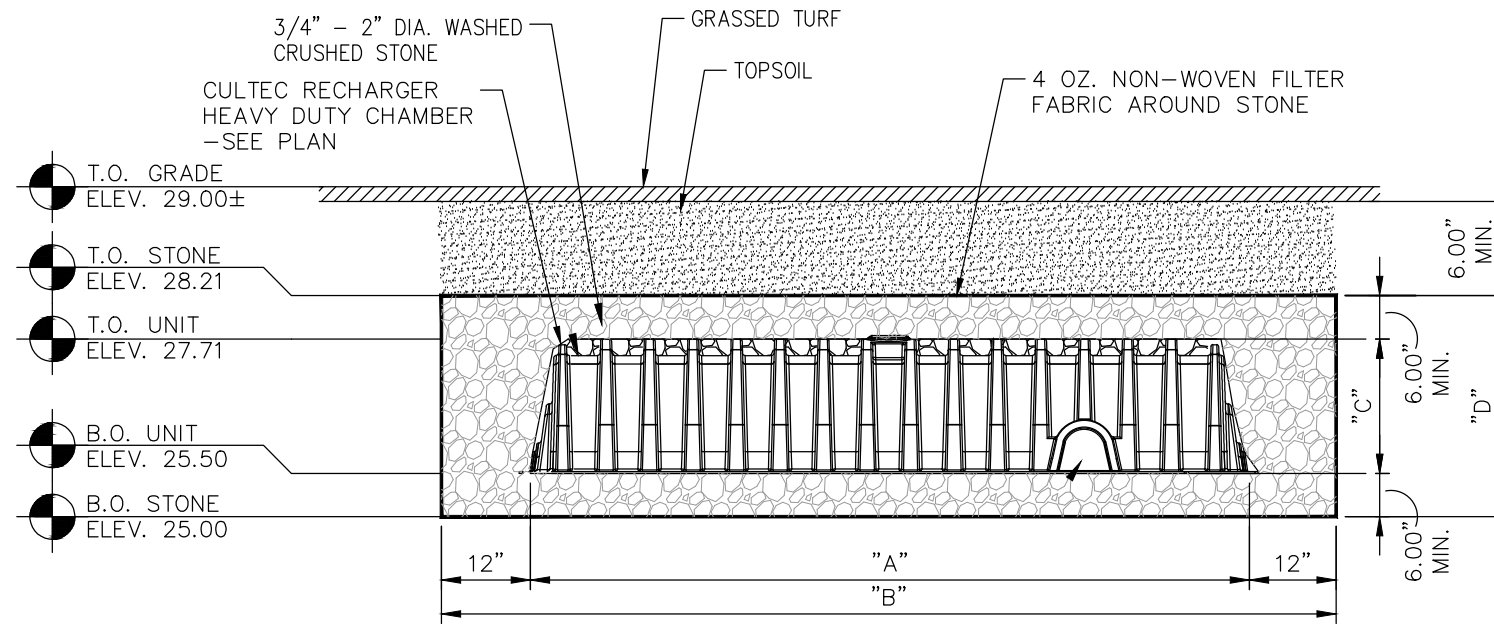


PROJECT LOCATION

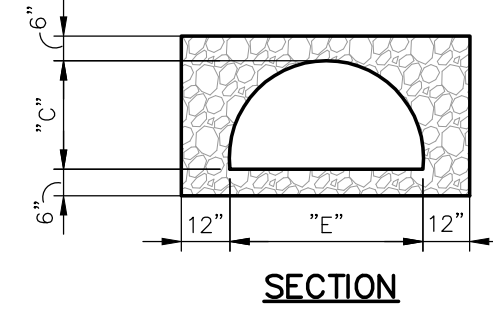


DETAIL:
POP-UP DRAINAGE EMITTER
NOT TO SCALE

CULTEC RECHARGE SYSTEM SPECIFICATIONS CHART						
RECHARGE MODEL #		100HD	150XLHD	180HD	280HD	300HD
LENGTH UNIT	"A"	8 FEET	11 FEET	7.33 FEET	8 FEET	7.54 FEET
LENGTH UNIT + STONE	"B"	10 FEET	13 FEET	9.33 FEET	10 FEET	9.54 FEET
HEIGHT UNIT	"C"	12.50 INCHES	18.50 INCHES	20.50 INCHES	26.50 INCHES	30 INCHES
HEIGHT UNIT + STONE	"D"	24.50 INCHES	30.50 INCHES	32.50 INCHES	38.50 INCHES	42.50 INCHES
WIDTH UNIT	"E"	36 INCHES	33 INCHES	36 INCHES	47 INCHES	51 INCHES
CUBIC FEET OF STORAGE		14	27.16	21.81	42.55	52.21



DETAIL:
RECHARGE TRENCH
NOT TO SCALE



SECTION

ROOF AREA TO SYSTEM = 643 S.F. X 1.25 IN = 67.0 C.F.

1 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 8.00' Row Length
+12.0" End Stone x 2 = 10.00' Base Length

1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width

6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

1 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 48.6 cf Chamber Storage
189.8 cf Field - 48.6 cf Chambers = 141.3 cf Stone x 40.0% Voids = 56.5 cf Stone Storage

Chamber Storage + Stone Storage = 105.1 cf = 0.002 af
Overall Storage Efficiency = 55.4%
Overall System Size = 10.00' x 5.92' x 3.21'

TOTAL STORAGE = 105.1 C.F. > 67.0 C.F.

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 96, LOT 3 AS SHOWN ON TAX MAP SHEET 24 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-1 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.1147± ACRES (5,000 S.F.)

APPLICANT: WILLIAM PITTENGER
46 SECOND AVE.
ATLANTIC HIGHLANDS, NJ 07716

APPLICANT PROPOSES TO CONSTRUCT A PAVED DRIVEWAY AND INSTALL STEPPING STONES THROUGHOUT THE FRONT AND SIDE OF THE PROPERTY.

DESCRIPTION	ZONE R-1	
	REQUIRED/PERMITTED	EXISTING
BUILDING USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	7,500 S.F.	*5,000 S.F.
MIN. LOT WIDTH	75 FT.	*50 FT.
MIN. FRONTAGE	75 FT.	*50 FT.
FRONT YARD SETBACK	20 FT.	*12.12 FT. (NO CHANGE)
SIDE YARD SETBACK	10 / 20 FT.	*4.57 FT. / 19.77 FT. (NO CHANGE)
REAR YARD SETBACK	20 FT.	33.77 FT. (NO CHANGE)
LOT SHAPE REQUIREMENTS	50 DIA.	50 DIA. (NO CHANGE)
MAX. BUILDING AREA	25 % (1,250 SF)	**31.67 % (1,384 S.F.)
MAX. IMPERVIOUS AREA	50 % (2,500 SF)	**54.36 % (2,718 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY) (ROOF RIDGE)	32.02 FT. (ROOF RIDGE)
	40 FT. (CUPOLA) ¹	38.72 FT. (CUPOLA)
MAX. ACCESS. BLDG. HEIGHT	16 FT. (1 STY)	< 16 FT.
ACCESS. BLDG. SIDE SETBACK	5 FT.	*4.60 FT.
ACCESS. BUILDING REAR SETBACK	5 FT.	*1.34 FT.
MAX. USEABLE FLOOR AREA RATIO (U.F.A.R.)	0.4	**0.49
MIN. GROSS FLOOR AREA	1,500 SQ. FT.	2,489 S.F.
MIN. DRIVEWAY SETBACK	5 FT.	N/A

*- INDICATES EXISTING NON CONFORMING ELEMENT TO CONTINUE PER 9/3/2020 VARIANCE RESOLUTION
**- INDICATES PREVIOUSLY GRANTED VARIANCE PER 9/3/2020 VARIANCE RESOLUTION
***- INDICATES VARIANCE REQUIRED

EXIST. BUILDING HEIGHT CALCULATIONS - CUPOLA

AVERAGE GRADE = 29.11 N.A.V.D.
ELEV. OF TOP OF CUPOLA = 67.83 N.A.V.D.
BUILDING HEIGHT = 67.83 - 29.11 = **38.72 FT.**

EXIST. BUILDING HEIGHT CALCULATIONS - ROOF RIDGE

AVERAGE GRADE = 29.11 N.A.V.D.
ELEV. OF TOP OF ROOF RIDGE = 61.13 N.A.V.D.
BUILDING HEIGHT = 61.13 - 29.11 = **32.02 FT.**

1. THE HEIGHT LIMITATIONS CREATED HEREUNDER SHALL NOT APPLY TO SPIRES, BELFRIES, CUPOLAS, PARAPETS, WALLS OR CORNICES NOT USED FOR HUMAN OCCUPANCY AND EXTENDING NOT MORE THAN FIVE FEET ABOVE THE BUILDING HEIGHT LIMIT.

PLAN NOTES

- EXISTING WATER & SEWER LATERAL SERVICES TO REMAIN & BE REUTILIZED.
- ELEVATIONS BASED ON NAVD88 DATUM.
- PROPERTY IS NOT LOCATED IN A FLOOD ZONE PER FEMA PRELIMINARY FIRM MAPS.

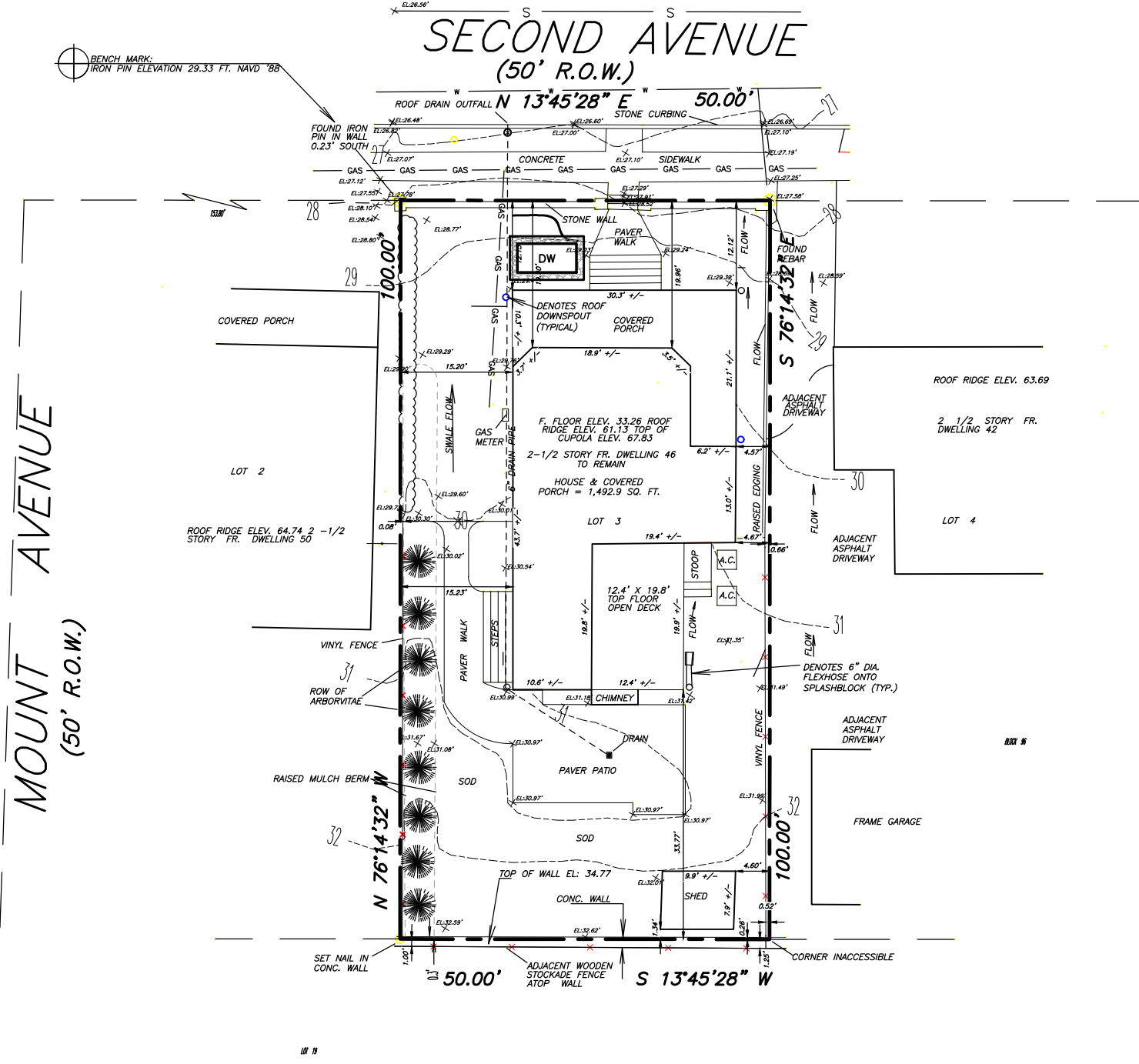
BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY MCGRATH SURVEYING, DATED 10/15/2019, REVISED 4/7/2025.

DESIGN LAYOUT TAKEN FROM CLIENT SKETCH VIA EMAIL DATED 4/28/2025.

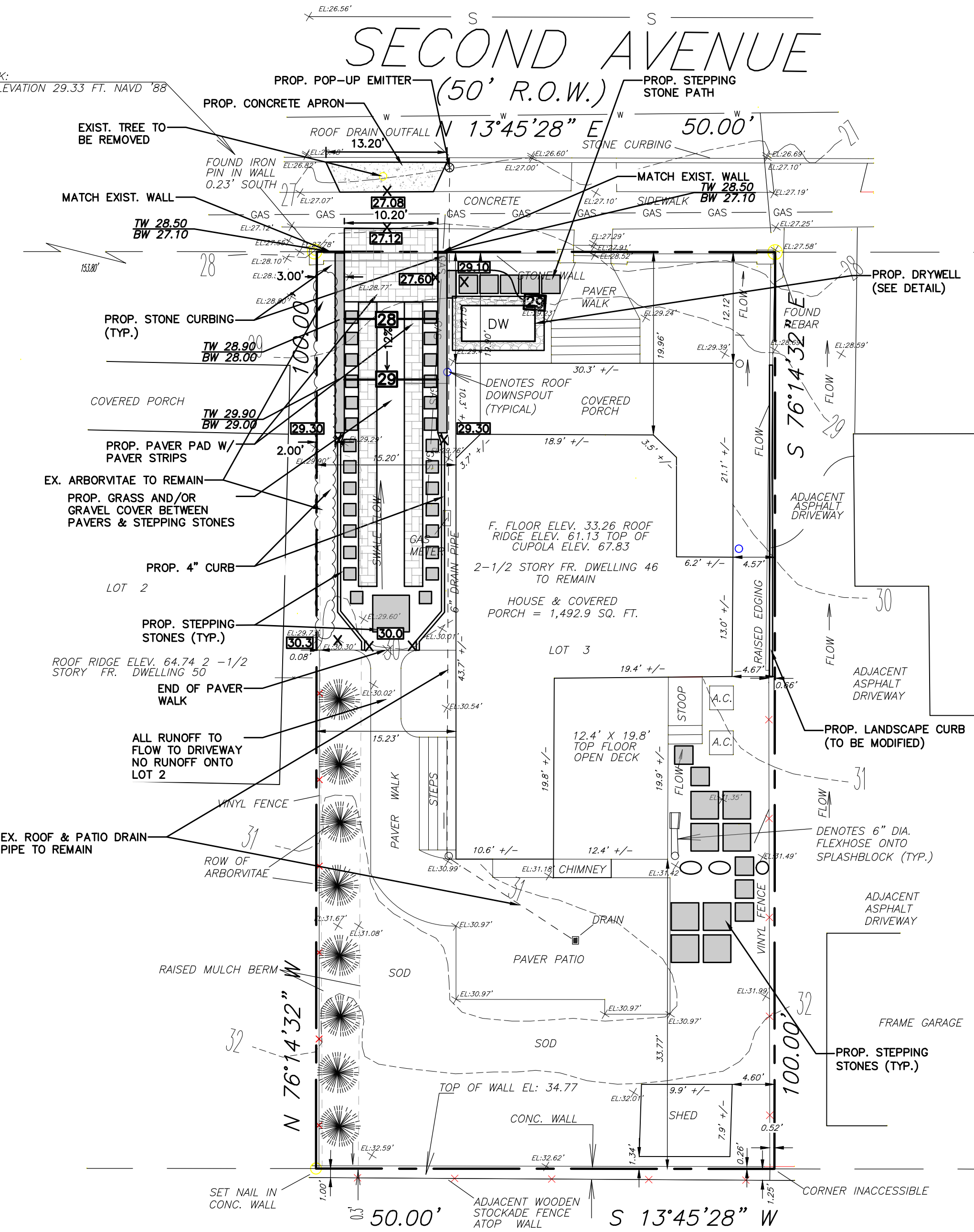
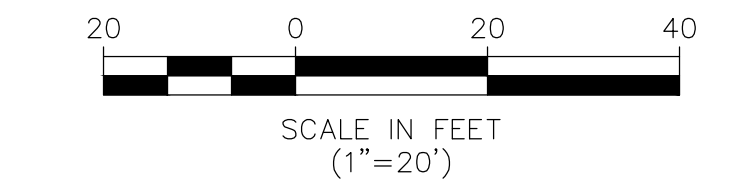
EXIST. BUILDING COVERAGE	1,168	S.F.
EXIST. 2-1/2 STORY DWELLING	324	S.F.
EXIST. FRONT COVERED PORCH	13	S.F.
EXIST. CHIMNEY	78	S.F.
EXIST. SHED	14	S.F.
EXIST. TOTAL BUILDING COVERAGE	1,584	S.F. 31.67%

EXIST. LOT COVERAGE	1,584	S.F.
EXIST. TOTAL BUILDING COVERAGE	42	S.F.
EXIST. FRONT RETAINING WALL (TO BE MODIFIED)	93	S.F.
EXIST. FRONT PAVEMENT W/ STEPS	16	S.F.
EXIST. RAISED GARDEN EDGING	11	S.F.
EXIST. SIDE CONCRETE PAD	49	S.F.
EXIST. SIDE STEPS TO PAVEMENT WALKWAY/PATIO	489	S.F.
EXIST. PAVEMENT WALKWAY / REAR PATIO	27	S.F.
EXIST. REAR STOOP W/ STEPS	14	S.F.
EXIST. A/C UNITS	2,325	S.F. 46.50%
EXIST. TOTAL LOT COVERAGE	2,325	S.F. 46.50%

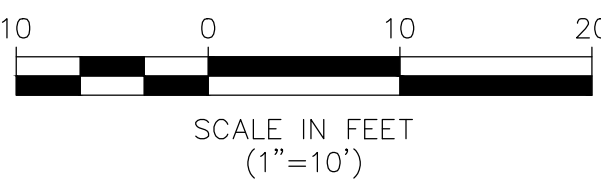
PROP. LOT COVERAGE	1,584	S.F.
EXIST. TOTAL BUILDING COVERAGE	31	S.F.
EXIST. FRONT RETAINING WALL (MODIFIED)	185	S.F.
PROP. PAVEMENT DRIVEWAY PAD & STRIPS	50	S.F.
PROP. 16"x16" STEPPING STONES	16	S.F.
PROP. 4"x4" STEPPING STONES	40	S.F.
PROP. 2"x2" STEPPING STONES	16	S.F.
PROP. 4" CURBING IN DRIVEWAY	42	S.F.
PROP. STONE CURBING W/ STEP TO PATH	93	S.F.
EXIST. FRONT PAVEMENT W/ STEPS	11	S.F.
PROP. RAISED GARDEN EDGING (REPLACED EXIST.)	49	S.F.
EXIST. SIDE STEPS TO PAVEMENT WALKWAY/PATIO	489	S.F.
EXIST. PAVEMENT WALKWAY / REAR PATIO	27	S.F.
EXIST. REAR STOOP W/ STEPS	14	S.F.
EXIST. A/C UNITS	72	S.F.
PROP. 3"x3" STEPPING STONES	2,718	S.F. 54.36%
PROP. TOTAL LOT COVERAGE	2,718	S.F. 54.36%



EXISTING CONDITIONS PLAN



PROPOSED CONDITIONS PLAN



2.		8/4/2025	REVISED TO ADD DRYWELL AND UPDATE GRADING
1.		5/13/2025	REVISED PER CLIENT COMMENTS.
VARIANCE PLAN			
46 SECOND AVENUE			
BLOCK 96 - LOT 3			
FOR WILLIAM PITTENGER			
BOROUGH OF ATLANTIC HIGHLANDS			
MONMOUTH COUNTY, NEW JERSEY			
		2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08738 P: (732) 722-8555 F: (732) 722-8557 KBAengineering.com Plans@KBAengineering.com Certificate of Authority No.: 24GA28220500	
DRN	CHK	PROJECT NO.	
MLH	JJK	2025-111	
SCALE		AS SHOWN	
DATE		5/8/2025	
SHEET		1 OF 1	
JOSEPH J. KOCIUBA, P.E., P.P.			
P.E. License No.: GE45850			