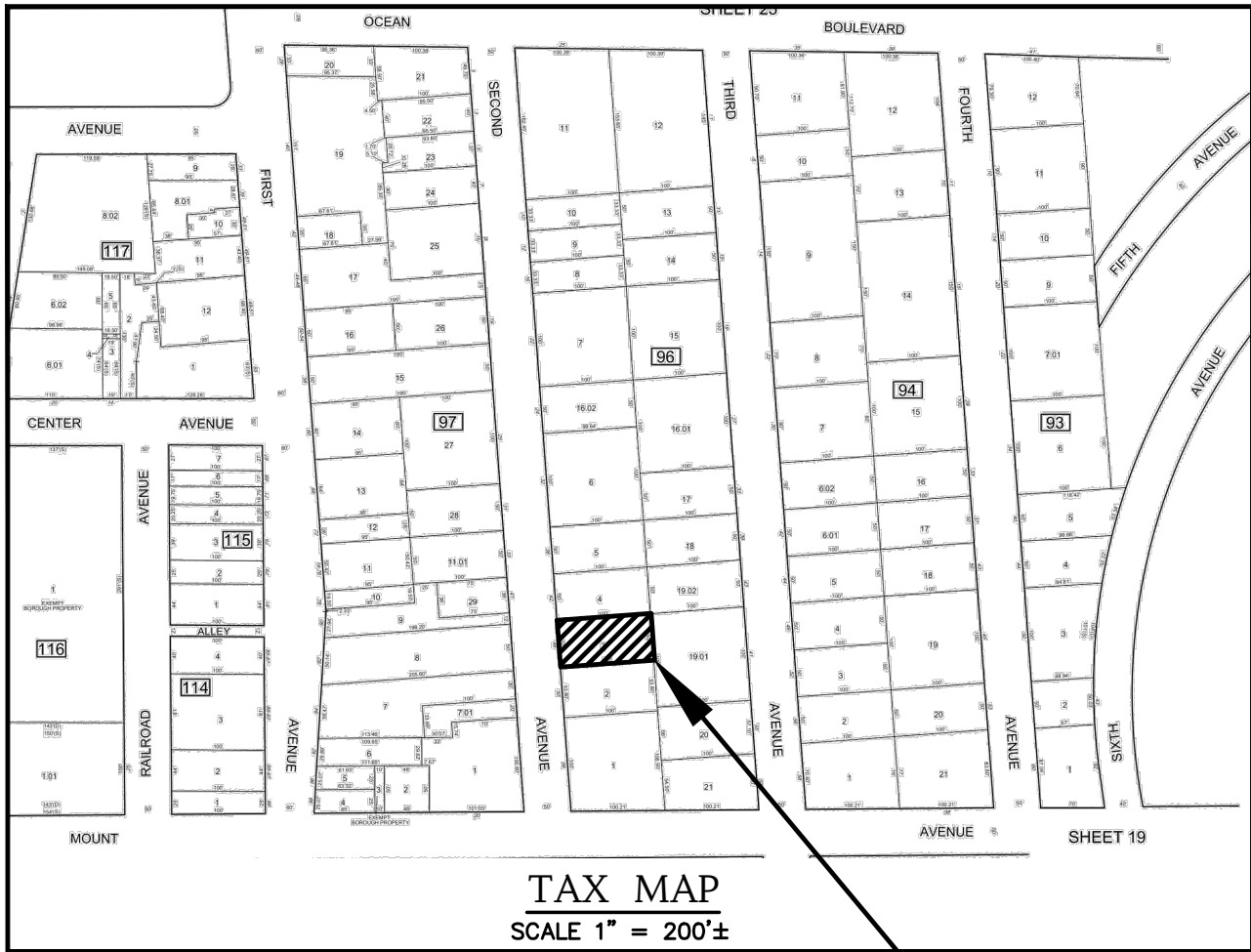
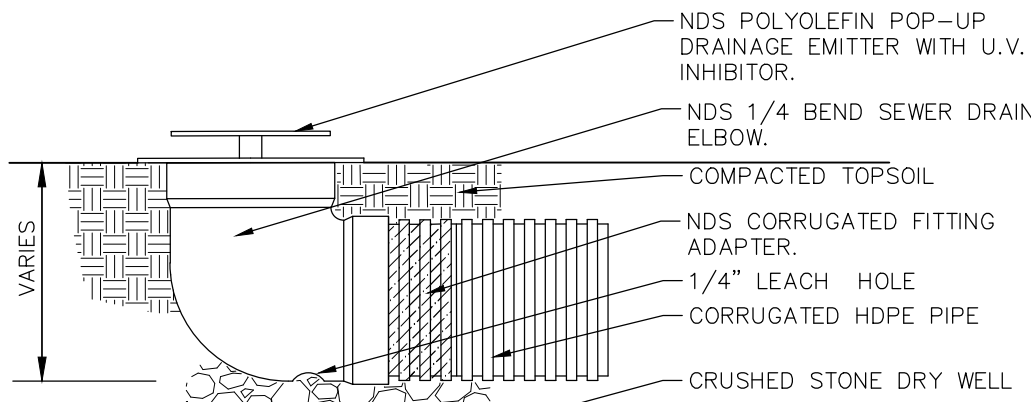
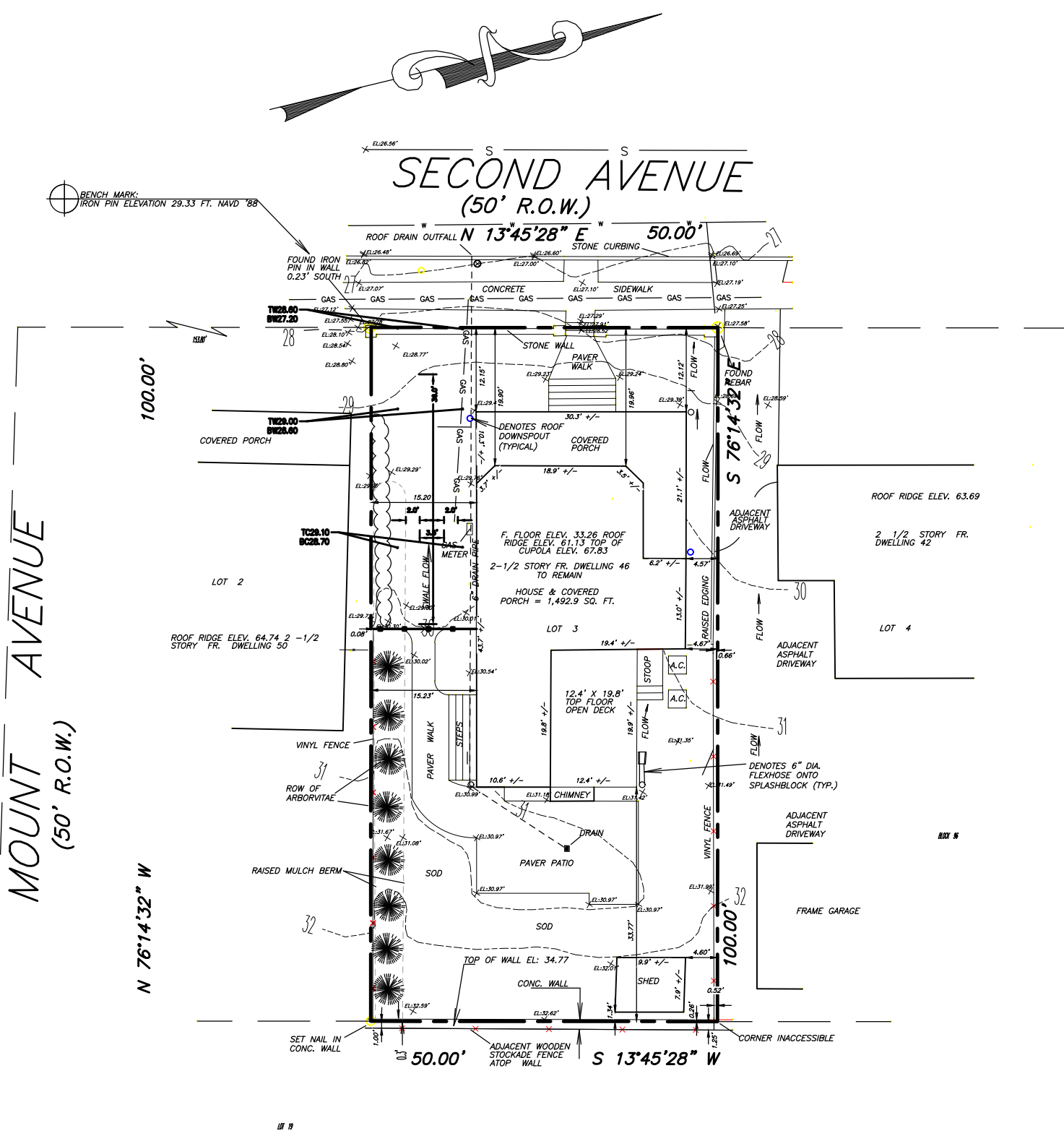




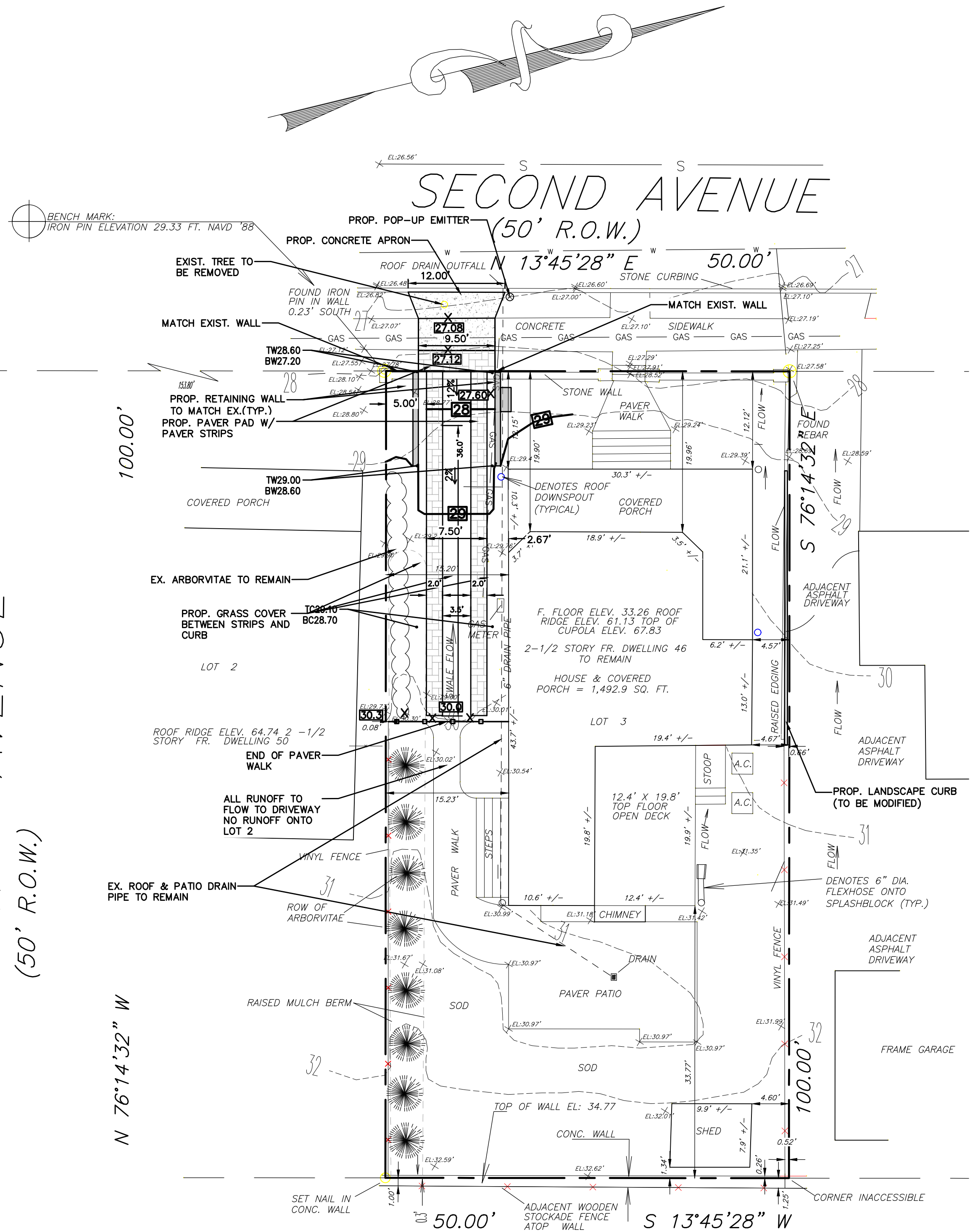
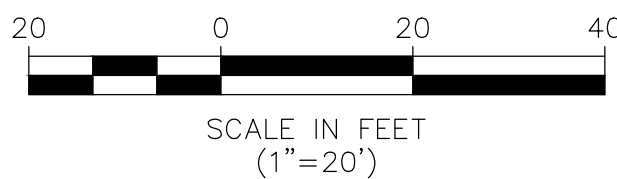
PROJECT
LOCATION



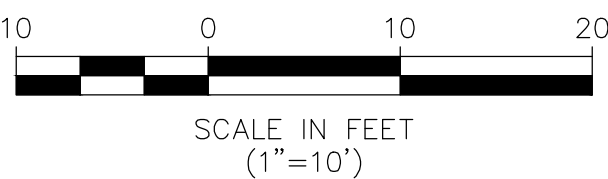
DETAIL:
POP-UP DRAINAGE EMITTER
NOT TO SCALE



EXISTING CONDITIONS PLAN



PROPOSED CONDITIONS PLAN



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.

ZONE R-1			
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	7,500 S.F.	*5,000 S.F.	*5,000 S.F.
MIN. LOT WIDTH	75 FT.	*50 FT.	*50 FT.
MIN. FRONTAGE	75 FT.	*50 FT.	*50 FT.
FRONT YARD SETBACK	20 FT.	*12.12 FT.	*12.12 FT. (NO CHANGE)
SIDE YARD SETBACK	10 / 20 FT.	*4.57 FT. / 19.77 FT.	*4.57 FT. / 19.77 FT. (NO CHANGE)
REAR YARD SETBACK	20 FT.	33.77 FT.	33.77 FT. (NO CHANGE)
LOT SHAPE REQUIREMENTS	50 DIA.	50 DIA.	50 DIA. (NO CHANGE)
MAX. BUILDING AREA	25 % (1,250 SF)	**31.67 % (1,384 S.F.)	**31.67 % (1,384 S.F.)
MAX. IMPERVIOUS AREA	50 % (2,500 SF)	46.50 % (2,325 S.F.)	49.78 % (2,489 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY) (ROOF RIDGE)	32.02 FT. (ROOF RIDGE)	32.02 FT. (ROOF RIDGE)
	40 FT. (CUPOLA) ¹	38.72 FT. (CUPOLA)	38.72 FT. (CUPOLA)
MAX. ACCESS. BLDG. HEIGHT	16 FT. (1 STY)	< 16 FT.	< 16 FT.
ACCESS. BLDG. SIDE SETBACK	5 FT.	*4.60 FT.	*4.60 FT. (NO CHANGE)
ACCESS. BUILDING REAR SETBACK	5 FT.	*1.34 FT.	*1.34 FT. (NO CHANGE)
MAX. USEABLE FLOOR AREA RATIO (U.F.A.R.)	0.4	**0.49	**0.49
MIN. GROSS FLOOR AREA	1,500 SQ. FT.	2,489 S.F.	2,489 S.F.
MIN. DRIVEWAY SETBACK	5 FT.	N/A	5.00 FT.

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

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

<u>PROP. LOT COVERAGE</u>		
EXIST. TOTAL BUILDING COVERAGE	1,584	S.F.
EXIST. FRONT RETAINING WALL (MODIFIED)	29	S.F.
PROP. FRONT RETAINING WALL & STEP	19	S.F.
PROP. PAV. DRIVEWAY STRIPS	171	S.F.
PROP. 16' SQ. STEPPING STONES @ FRONT	0	S.F.
PROP. 4' CURBING IN DRIVEWAY	0	S.F.
EXIST. RAISED EDGING @ SIDE	15	S.F.
EXIST. FRONT PAV. WALK W/ STEPS	93	S.F.
EXIST. SIDE STEPS TO PAV. WALKWAY/PATIO	49	S.F.
EXIST. PAV. WALKWAY / REAR PATIO	489	S.F.
EXIST. REAR STOOP W/ STEPS	27	S.F.
EXIST. A/C UNITS	14	S.F.
<u>PROP. TOTAL LOT COVERAGE</u>		4,978.6

3. 8/11/2025 REVISED TO CONFORMING DRIVEWAY	
2. 8/7/2025 REVISED TO ADJUST DRIVEWAY TO SINGLE VEHICLE & REDUCE IMPERVIOUS	
1. 5/13/2025 REVISED PER CLIENT COMMENTS.	
PLOT PLAN	
46 SECOND AVENUE	
BLOCK 96 - LOT 3	
FOR WILLIAM PITTENGER	
BOROUGH OF ATLANTIC HIGHLANDS	
MONMOUTH COUNTY, NEW JERSEY	
 KBA ENGINEERING SERVICES LLC Engineering Planning	
2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732) 722-8555 F: (732) 722-8557 KBAengineering.com Plans@KBAengineers.com Certificate of Authority No.: 24GA28220500	
DRN MLH	CHK JJK
PROJECT NO. 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