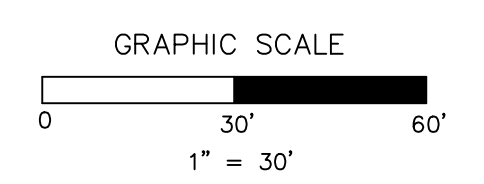


RUNYAN AVENUE



ZONING R-3

	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,500 SF	13,531 FT	(NO CHANGE)
LOT WIDTH	100 FT	83.1 FT	(NO CHANGE)
LOT DEPTH	125 FT	154.45 FT	(NO CHANGE)
FRONT YARD	50 FT	49.70 FT** (HOUSE) 39.10 FT** (PORCH) 50.6 FT 2ND FLR ADDITION 46.6 FT 2ND FLR BALCONY	(NO CHANGE) (NO CHANGE) (NO CHANGE) (NO CHANGE)
SIDE YARD	20% LOT WIDTH (16.62 FT EA)	21.0 FT (EAST) 9.7 FT (WEST)** BLDG	(NO CHANGE) (NO CHANGE)
REAR YARD	20% LOT DEPTH	30.69 FT	(NO CHANGE)
MAX BLDG HEIGHT	35 FT / 2 1/2 STY	29.2 FT / 2 1/2 STY @ 64 FT 22 FT / 2 1/2 STY @ 50 FT	(NO CHANGE) (NO CHANGE)
MAX BLDG COVERAGE (INCLUDING GARAGE)	20% (3,052.5 SF MAX)	2,380 SF (17.58%)	3,316 SF (24.5%) *
MAX IMPERVIOUS COVERAGE	40% (5,412.4 SF MAX)	4,868 SF (36.19%)	5,343 SF = (39.49%)
ACCESSORY			
MAX PERMITTED COVERAGE	33% OR REAR YARD 7,322 SF = 33% = 2,562.7 SF	686 SF (GARAGE)	686 SF (CABANA)
SETBACKS (REAR & SIDES)	10 FT MIN + 1 FT SET BACK FOR EACH 1 FT OF HEIGHT OVER 10 FT = 15 FT	3.9 FT REAR (SOUTH)** 48.5 FT SIDE (EAST) 14.4 FT SIDE (EAST)	(NO CHANGE) (NO CHANGE) (NO CHANGE)
ACCESSORY BLDG HGT.	18 FT MAX	15.17 FT	(NO CHANGE)

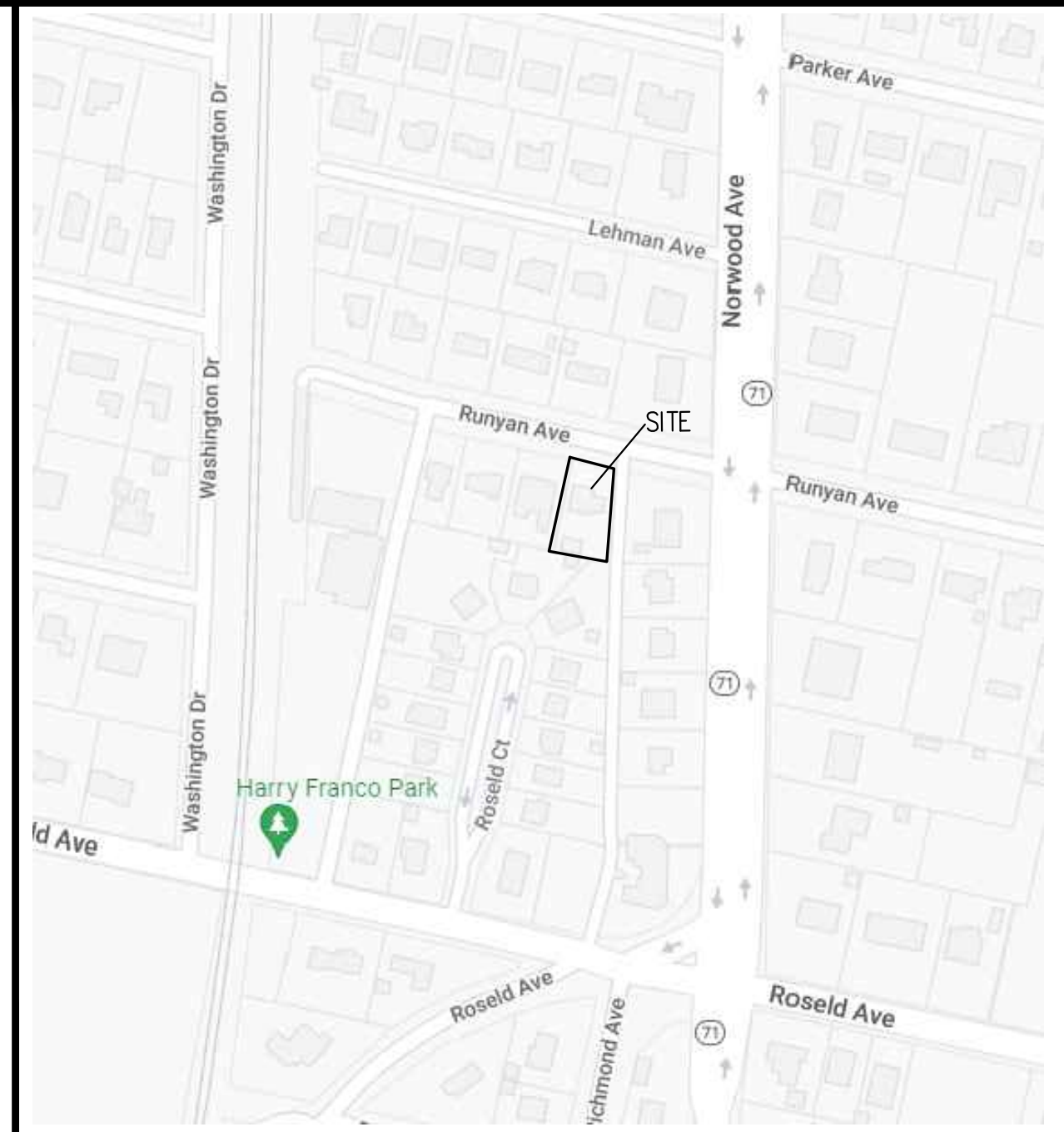
BUILDING COVERAGE CALCULATION

	EXISTING	PROPOSED
DWELLING	1,367 SF	1,423 SF
COVERED FRONT PORCH	303 SF	501 SF
COVERED SIDE PORCH	24 SF	24 SF
EXIST. GARAGE	686 SF	686 SF
TERRACE (BASEMENT BELOW)	0 SF	682 SF
TOTAL	2,380 SF (17.58%)	3,316 SF (24.5%)

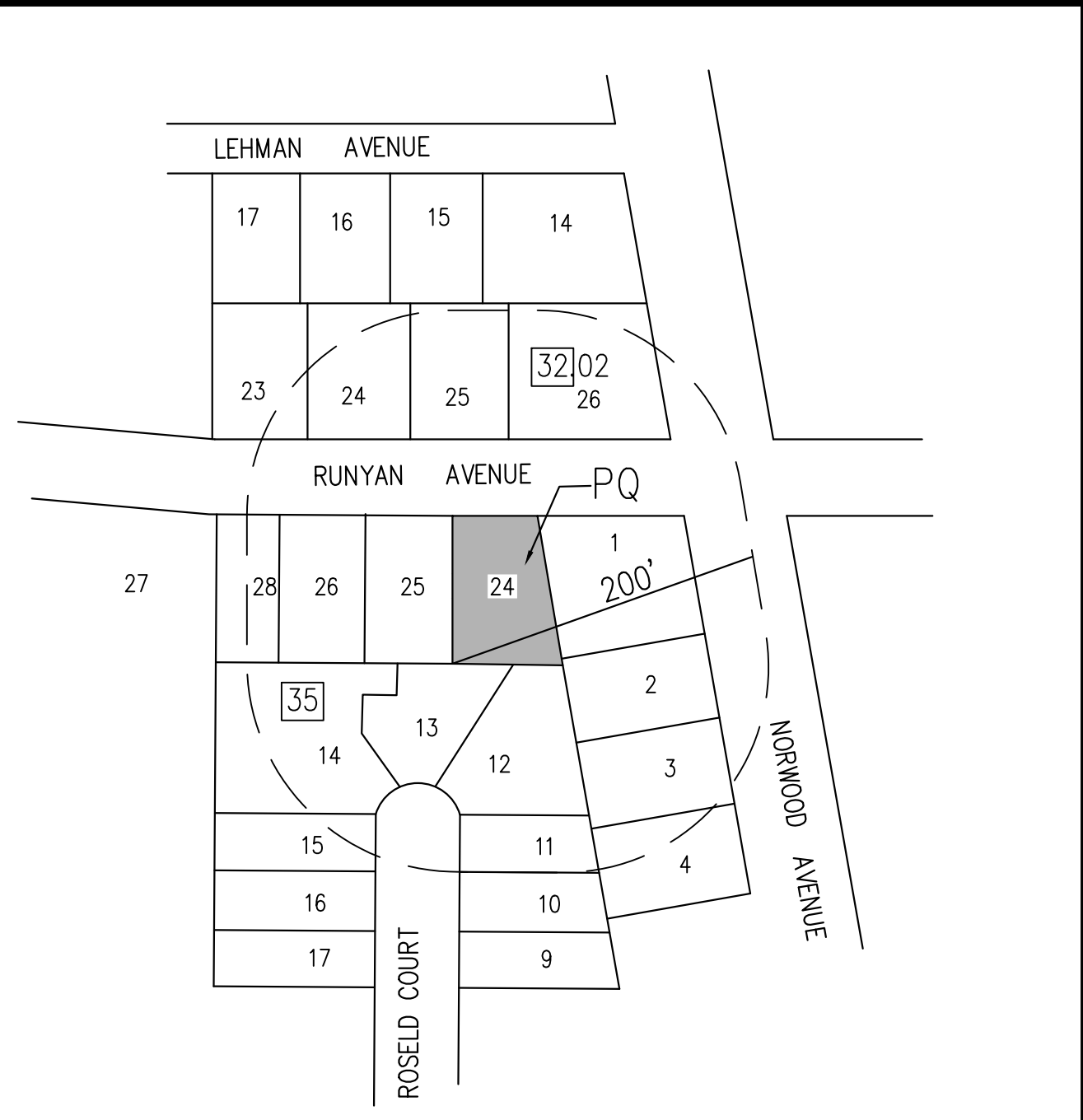
IMPERVIOUS COVERAGE CALCULATION

	EXISTING	PROPOSED
BUILDING COVERAGE	2,380 SF (17.58%)	3,316 SF (24.5%)
DRIVEWAY	1,034 SF	447 SF
EXIST. FRONT & SIDE WALK	231 SF	231 SF (NO CHANGE)
EXIST. A/C CONDENSERS	16 SF	16 SF (NO CHANGE)
TERRACE STEPS	0 SF	98 SF
EXIST. REAR DECK	424 SF	0 SF (REMOVED)
EXIST. REAR WALK	150 SF	0 SF (REMOVED)
POOL EQUIPMENT / MECH.	0 SF	21 SF
POOL SURROUND	0 SF	854 SF
SWIMMING POOL	0 SF	360 SF
TOTAL	4,235 SF = 31.29%	5,343 SF = 39.49%

* A VARIANCE IS REQUIRED FROM THE REQUIREMENTS OF THE R-3 ZONE WHERE THE MAX. BUILDING COVERAGE PERMITS 20% WHEREAS 24.5% IS PROPOSED.



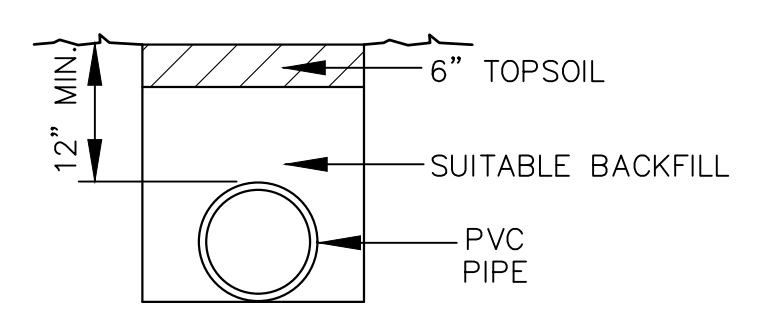
LOCATION MAP
N.T.S.



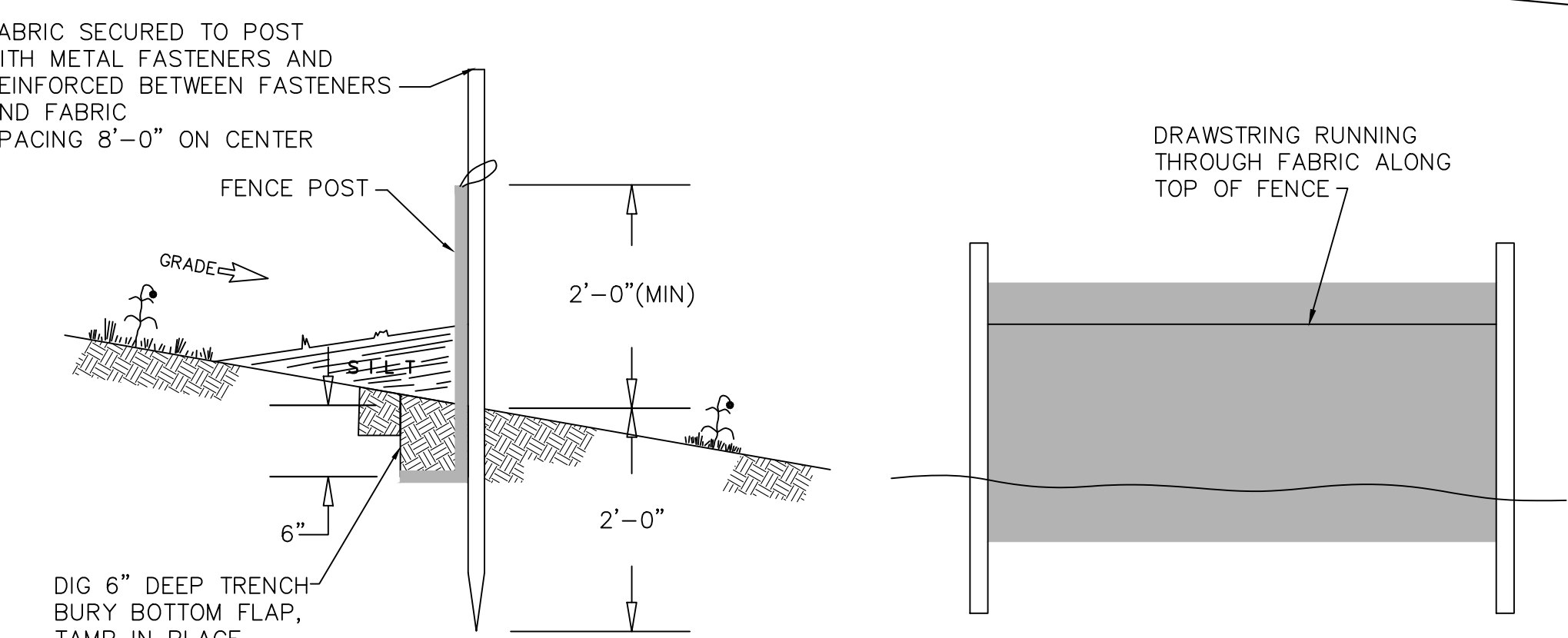
TAX MAPS # 6, 8
N.T.S.
LOT 24, BLOCK 35

PROPERTY OWNERS LIST 200 FT.

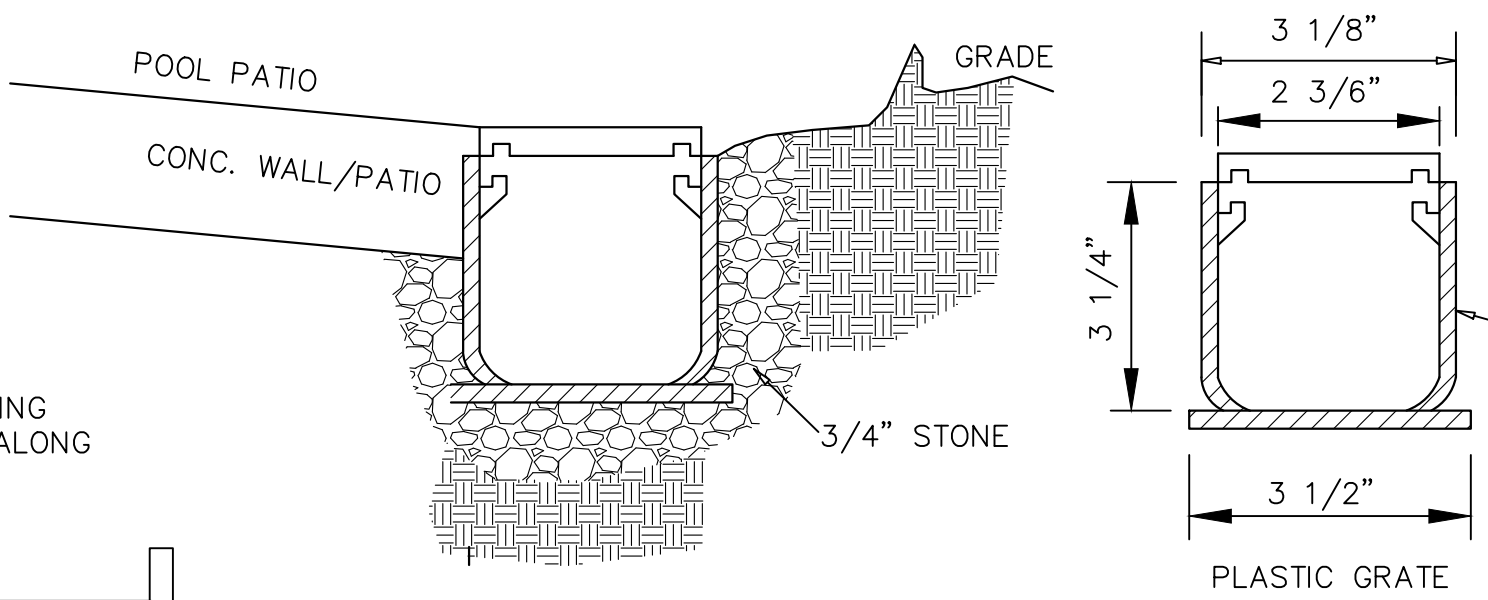
BLOCK	LOT	OWNER
27	1	LATI STEINBERG
	2	HUSNI
	3	DWECK
	4	TERZI
	11	GREEN
	12	SHABOT
	13	KELLY
	14	CUMMINGS
	15	DOVEK
	25	CABASSO
	26	BEYDA
32.02	23	DWICK
	24	ROSILIO
	25	NBC REALTY
	26	HABER



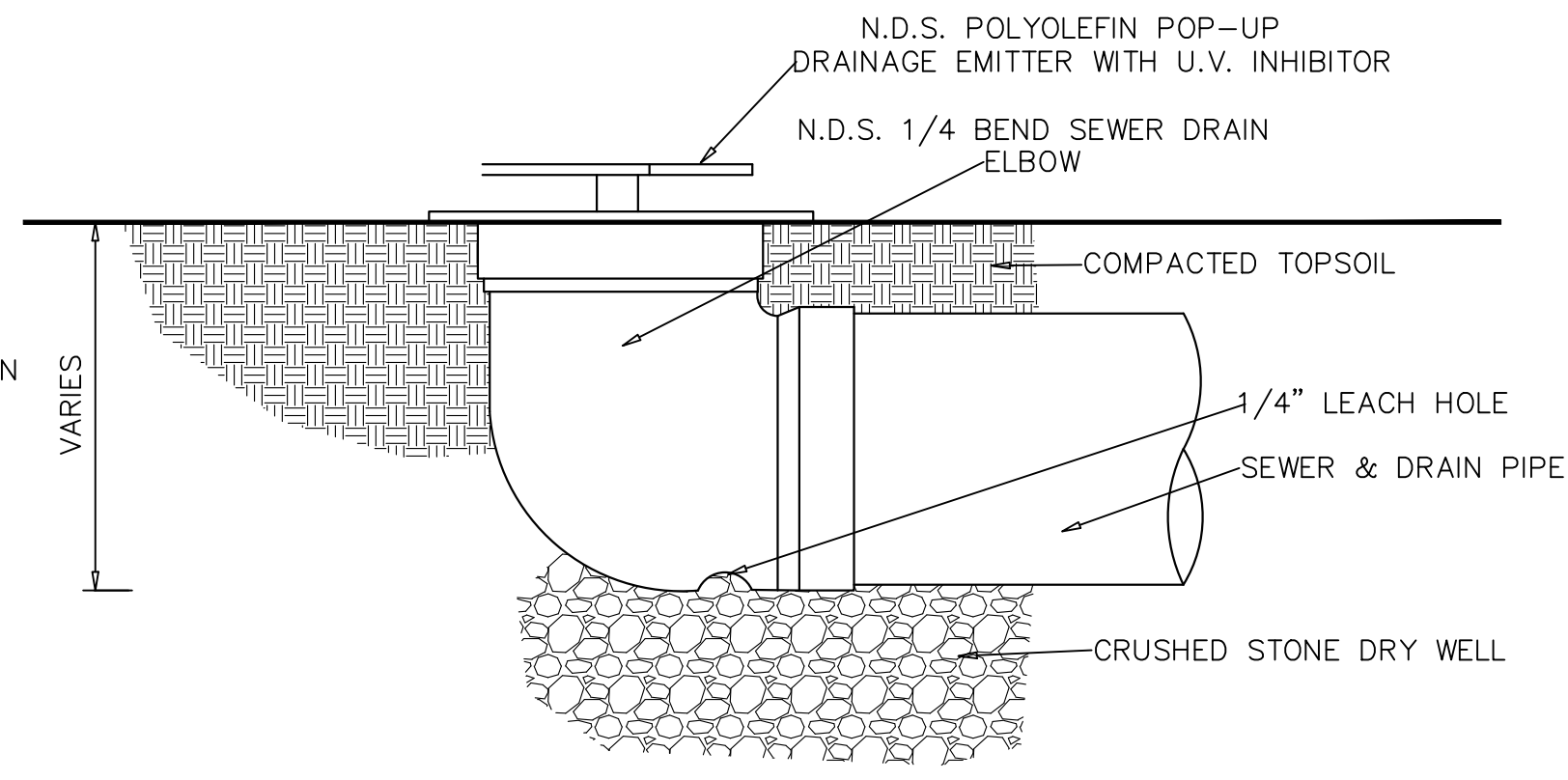
PIPE TRENCH DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



TRENCH DRAIN DETAIL
NOT TO SCALE



TYPICAL POP-UP DRAINAGE EMITTER
NOT TO SCALE

PRIVATE RESIDENTIAL SWIMMING POOL NOTES

- THE PROPOSED SWIMMING POOL SHALL BE ENCLOSED BY A PERMANENT FENCE SUFFICIENT TO MAKE THE POOL INACCESSIBLE TO SMALL CHILDREN. THE FENCE, INCLUDING THE GATE THEREIN, SHALL NOT BE LESS THAN FOUR (4) FEET IN HEIGHT, NO MORE THAN SIX (6) FEET IN HEIGHT. ALL GATES SHALL BE SELF CLOSING AND SELF LATCHING WITH LATCHES PLACED FOUR FEET SIX INCHES (4 1/2 FEET) ABOVE THE UNDERLYING GROUND AND OTHERWISE MADE INACCESSIBLE FROM THE OUTSIDE TO SMALL CHILDREN.

NOTES:

- OUTBOUND INFORMATION FOR BLOCK 35 LOT 24 AS SHOWN ON A PLAN "SURVEY OF PROPERTY" JY LAND SURVEYING, INC. DATED 10-29-18.
- TOPOGRAPHIC INFORMATION FOR BLOCK 35 LOT 24 OBTAIN DECEMBER, 2022.
- PROPOSED POOL SIZE, LOCATION AND CONFIGURATION AS SUPPLIED BY THE HOMEOWNER.
- PROPOSED FENCE LOCATION AND TYPE AS PER HOMEOWNER.
- ASSUMED BENCH MARK OF 100.00 ON F.F.

UTILITY NOTES:

- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED TO ANY EXCAVATION AND/OR CONSTRUCTION 1-800-272-1000.
- NO CERTIFICATION IS MADE BY D.S. ENGINEERING, P.C. AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN.

DOSHEY
68 RUNYAN AVENUE,
DEAL, N.J. 07723

LEGEND

- 100.0 --- EXISTING CONTOUR
- X 100.0 EXISTING SPOT ELEVATION
- 100.0 X PROPOSED SPOT ELEVATION
- DRAINAGE DIRECTION

PLANNING & REDEVELOPMENT BOARD APPROVAL

BOROUGH OF DEAL

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

REVISIONS	DATE	DATE	DATE

DATE: JANUARY 13, 2023
SCALE: AS SHOWN
DESIGN BY: SCL
DRAWN BY:
CHECKED BY: DJS

VARIANCE, ADDITION AND POOL GRADE PLAN

Prepared For
BLOCK 35 LOT 24
Sited in
BOROUGH OF DEAL
Monmouth County, New Jersey

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. BOX 792
Rocky Hill, New Jersey, 08563
(908) 359-0989
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BY: *David J. Schmidt*
Professional Engineer N.J. Lic. No. 39409