

KBA ENGINEERING SERVICES LLC
Engineering & Planning
Joseph J. Kociuba P.E., P.P., Principal

PROJECT: Pacific 58
ADDRESS: 11 Philadelphia Blvd
BLOCK: 10
MUNICIPALITY: Borough of Sea Girt
BORING NO. SB-1
BORING DEPTH: 19.00 BLY.
BORING DESIGN: Location Front Yard Area

PROJ. #: 2023-2184
DATE: 8/17/2023
LOT: 5
PREPARE: KBA

DEPTH (INCHES)	DESCRIPTION	SOIL CLASSIFICATIONS
0" - 61"	SM	GW Well-graded gravels, gravel-sand mixtures, little or no fines.
61" - 115"	SP	GP Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GM Silty gravels, gravel-sand mixtures.
		GC Clayey gravels, gravel-sand mixtures.
		SW Well-graded sands or gravelly sands, little or no fines.
		SP Poorly graded sands, or gravelly sands, little or no fines.
		SM Silty sands, sand-silt mixtures.
		SC Clayey sands, sand-clay mixtures.
		ML Organic silts and very fine sands, rock flour, silt or clayey fine sands or silty silts with slight plasticity.
		OL Organic clays of low to medium plasticity, gravelly clay, sandy clay, silty clay, lean clay.
		CL Organic silts and organic silty clays of low plasticity.
		OH Organic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
		CH Organic clays of high plasticity, fat clays.
		OH Organic clays of medium to high plasticity, organic silts.
		PT Peat and other highly organic soils.

Seasonal High Water Table Depth: 66" @ 6.5 BLY.
Water Table Depth: 105" @ 31.7 BLY.

2011 Route 35, Bldg E, Ste 203, Monmouth, NJ 08856
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GENERAL NOTES

PROPERTY IS KNOWN AS BLOCK 10, LOT 5 AS SHOWN ON TAX MAP OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA GIRT, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE 1E RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.172± ACRES (7,500 S.F.).

APPLICANT: CHRISTA & DOUG PAOLILLO
11 PHILADELPHIA BLVD.
SEA GIRT, NJ 08750

APPLICANT PROPOSES TO CONSTRUCT A 2 1/2-STORY SINGLE FAMILY DWELLING, DETACHED GARAGE, CABANA, AND IN-GROUND POOL.

PLAN NOTES

- EXISTING PUBLIC SEWER AND WATER SERVICES TO REMAIN AND BE REUTILIZED.
- ELEVATIONS BASED ON NAVD88 DATUM.
- BUILDING HEIGHT MEASURED FROM CROWN OF STREET (12.63) TO ROOF PEAK.
- ROOF LEADER AT FRONT AND REAR OF DWELLING AND GARAGE TO BE DIRECTED TO DRYWELLS.
- PROPERTY IS NOT LOCATED IN FLOOD ZONE.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEARPOINT SERVICES LLC DATED 8/1/2023.
BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY VIRTUOSO ARCHITECTURE DATED 11/13/2023.

DESCRIPTION - PRINCIPLE BUILDING	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	7,500 S.F.	7,500 S.F.	7,500 S.F.
MIN. LOT FRONTAGE	50 FT.	50.00 FT.	50.00 FT.
MIN. LOT WIDTH	50 FT.	50.00 FT.	50.00 FT.
MIN. LOT DEPTH	150 FT.	150.00 FT.	150.00 FT.
FRONT YARD SETBACK	33.03 (AVERAGE)	39.9 FT.	34.00 FT.
SIDE YARD SETBACK	5 FT./20 FT. (COMB.)	* 4.6 FT./*19.6 FT.	5.25 FT./ 20.45 FT.
REAR YARD SETBACK	30 FT.	* 20.8 FT.	63.50 FT.
MAX. BUILDING COVERAGE	20 % (1,500 SF)	* 32.35 % (2,426 SF)	19.99 % (1,499 SF)
MAX. IMPERVIOUS COVERAGE	35 % (2,625 SF)	15.40 % (1,155 SF)	30.71 % (2,303 SF)
MAX. BLDG. HEIGHT	35 FT. (2 1/2 STY.)	< 35 FT. (2 1/2 STY.)	34.81 FT. (2 1/2-STY.)

ACCESSORY STRUCTURE	EXISTING	PROPOSED
ACCESS. BLDG. SIDE SETBACK	5 FT.	N/A
ACCESS. BUILDING REAR SETBACK	3 FT.	N/A
MAX. ACCESS. BUILDING HEIGHT	16 FT. (1 STY.)	N/A
MAX. ACCESS. BUILDING COVERAGE	500 S.F.	N/A
MAX. ADDITIONAL ACCESS. BUILDING COVERAGE	120 S.F.	N/A
MAX. POOL COVERAGE	800 S.F.	N/A
POOL SIDE YARD SETBACK	10 FT.	N/A
POOL REAR YARD SETBACK	10 FT.	N/A

* - INDICATES EXISTING NON-COMFORMITY
1 - PER BOROUGH SCHEDULE OF LIMITATIONS, A CORNER LOT SHALL HAVE A SIDE YARD OF NOT LESS THAN 15 FEET ON THAT SIDE OF THE LOT NEAREST THE STREET

EXIST. BUILDING COVERAGE (>16' FROM GRADE)	EXIST. DWELLING	EXIST. TOTAL BUILDING COVERAGE
	2,426 S.F.	2,426 S.F.
EXIST. IMPERVIOUS COVERAGE (BUILDING COV. EXCLUDED)		
EXIST. FRONT PORCHES	122 S.F.	
EXIST. STEPS & WALKWAYS	104 S.F.	
EXIST. DRIVEWAY	929 S.F.	
EXIST. IMPERVIOUS COVERAGE	1,155 S.F.	15.40%

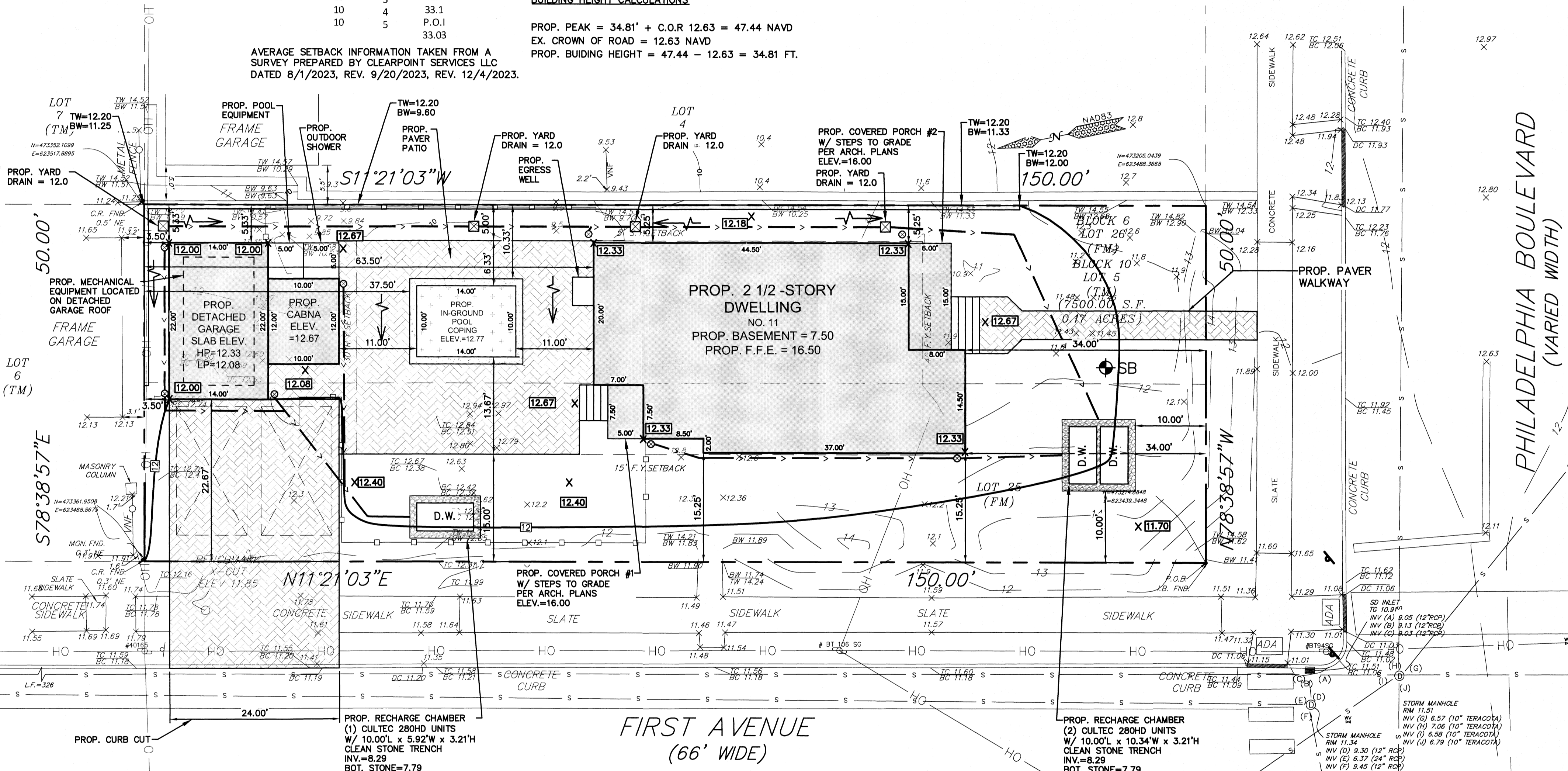
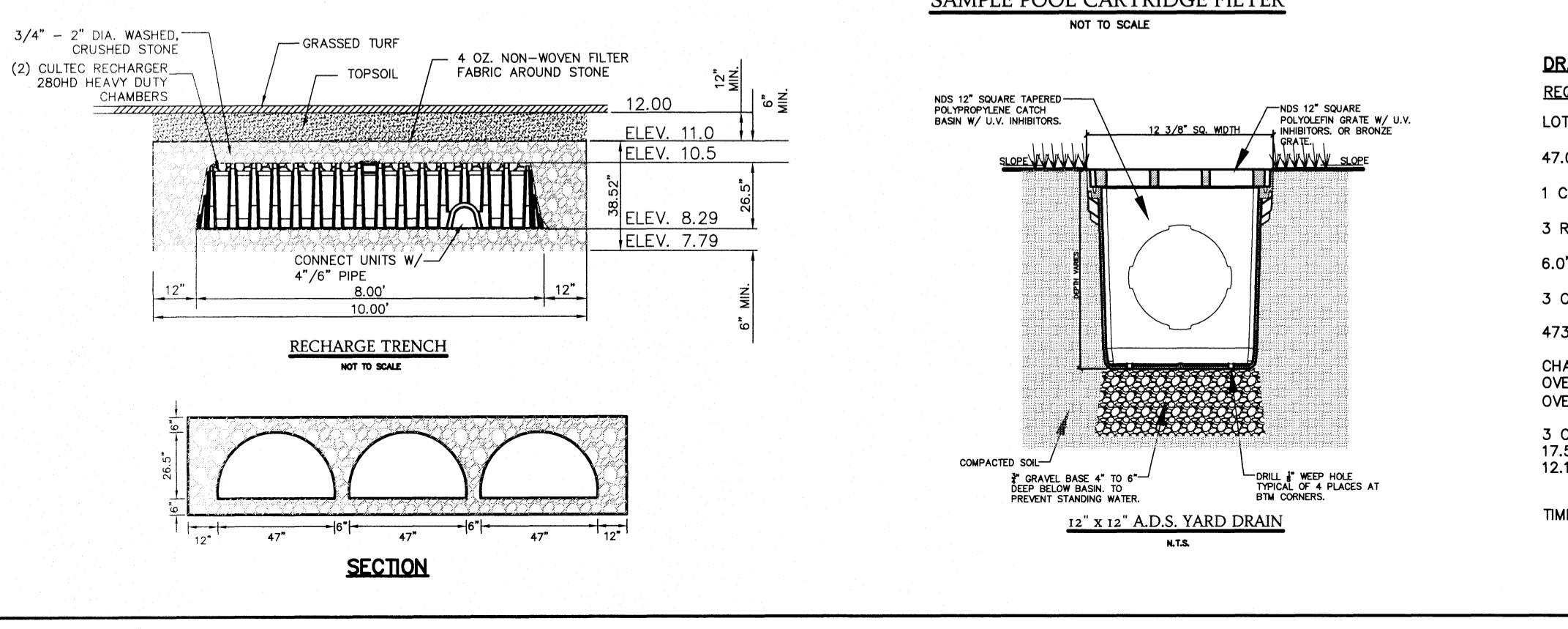
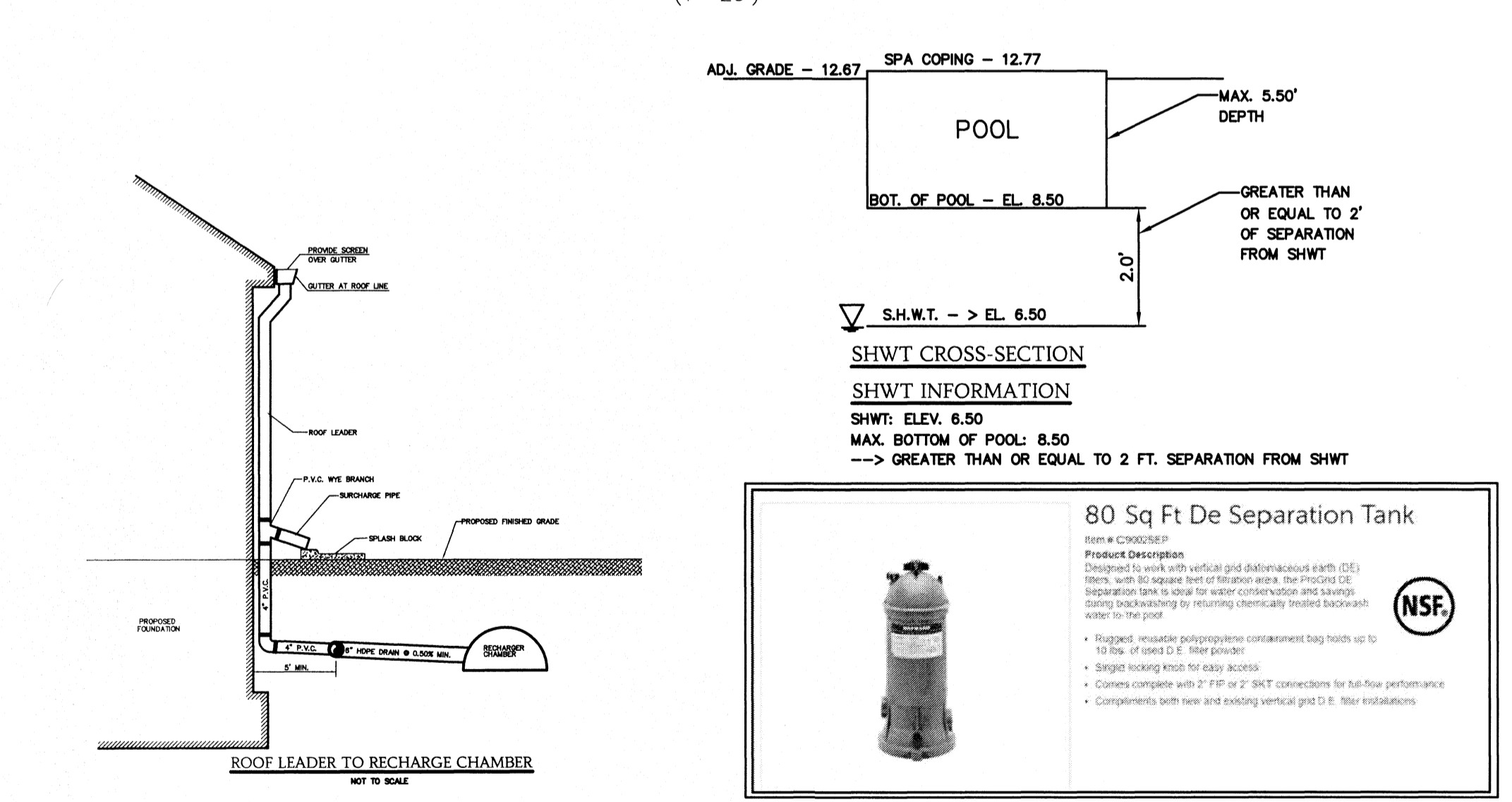
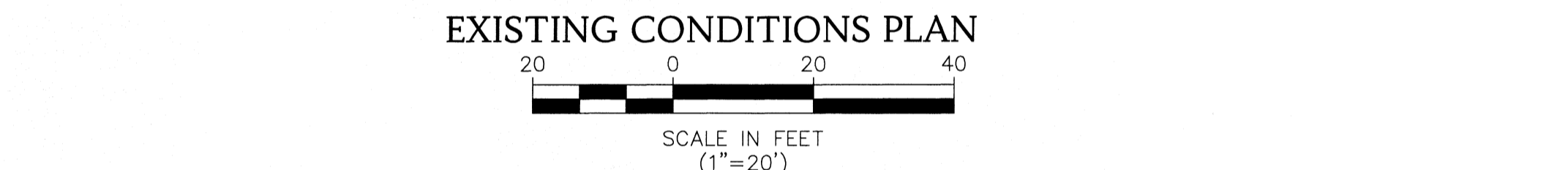
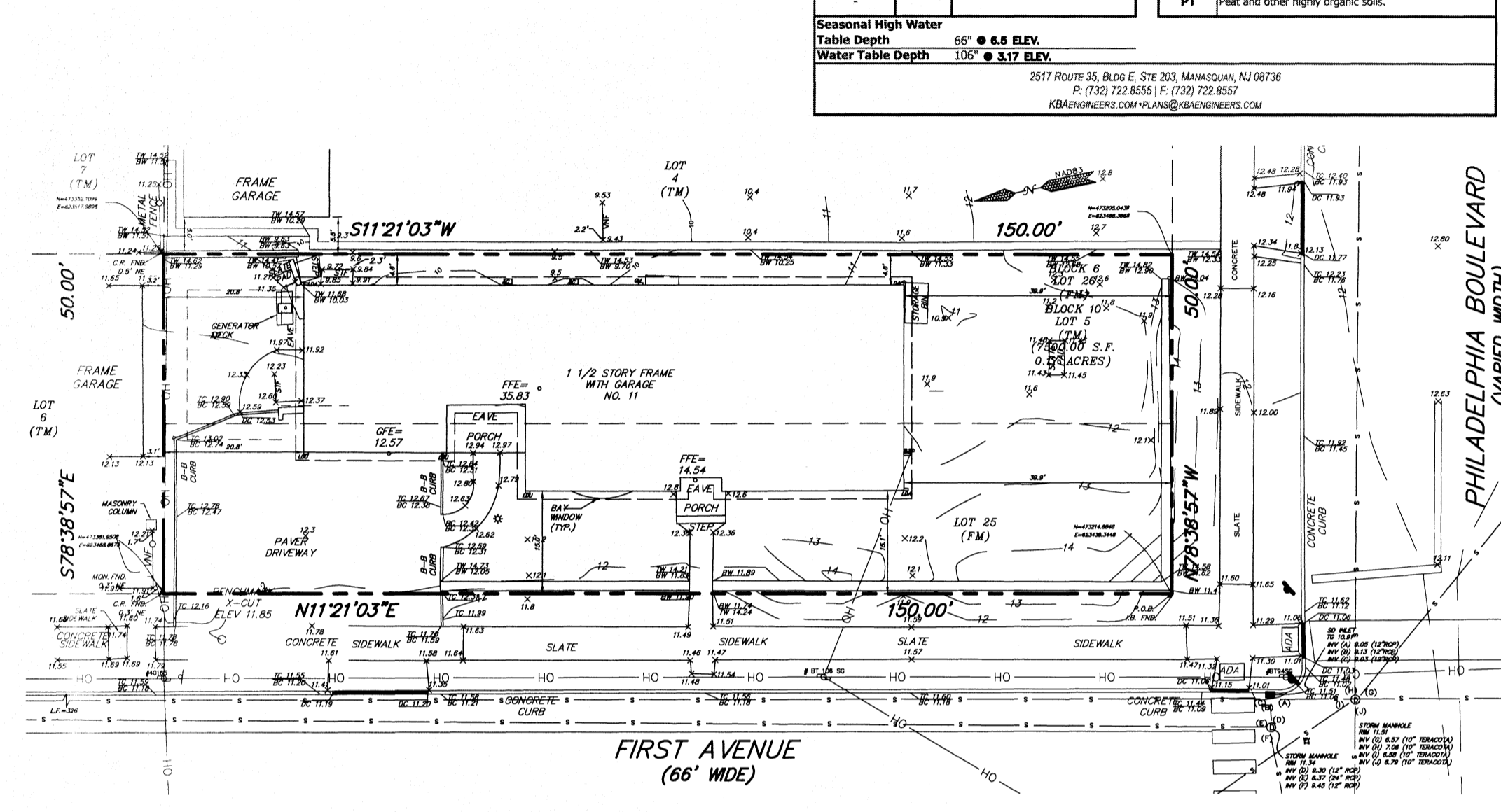
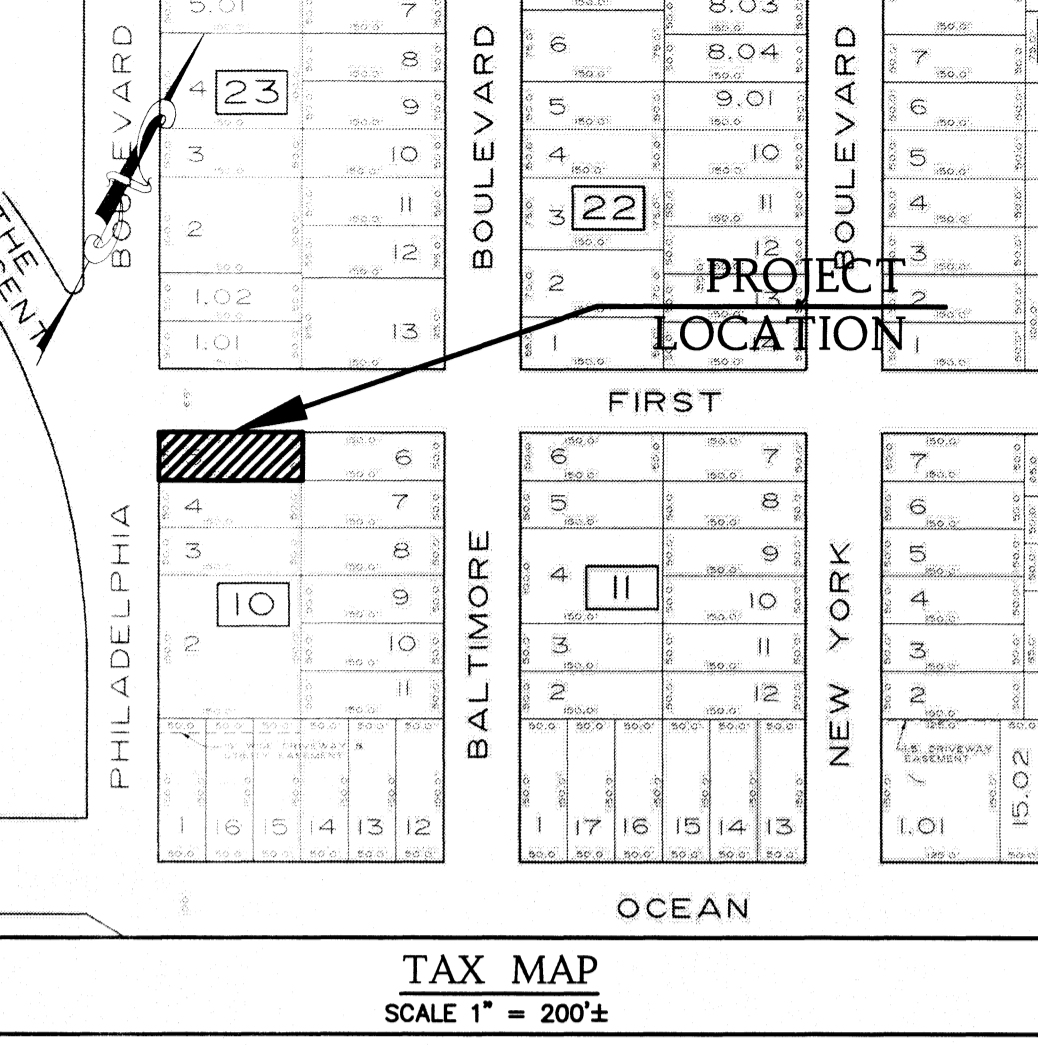
PROP. BUILDING COVERAGE (>16' FROM GRADE)	PROP. DWELLING	PROP. FRONT PORCH #1 STEPS > 16' FROM GRADE	PROP. FRONT PORCH #2 STEPS > 16' FROM GRADE	PROP. TOTAL BUILDING COVERAGE
	1,346 S.F.	48 S.F.	105 S.F.	1,499 S.F.
PROP. IMPERVIOUS COVERAGE (BUILDING COV. EXCLUDED)				
PROP. IN-GROUND POOL	140 S.F.			
PROP. POOL COPING	52 S.F.			
PROP. FRONT STEPS PORCH #1 < 16' GRADE	10 S.F.			
PROP. FRONT STEPS PORCH #2 < 16' GRADE	16 S.F.			
PROP. FRONT WALK	148 S.F.			
PROP. WINDOW WELL	12 S.F.			
PROP. REAR PATIO	930 S.F.			
PROP. DRIVEWAY	517 S.F.			
PROP. POOL EQUIPMENT PAD	25 S.F.			
PROP. OUTDOOR SHOWER	25 S.F.			
PROP. DETACHED GARAGE	308 S.F.			
PROP. CABANA	120 S.F.			
PROP. TOTAL IMPERVIOUS COVERAGE	2,303 S.F.			30.71%

Average Front Yard Setbacks

Block	Lot	Setback
10	2	24.6
10	3	41.4
10	4	33.1
10	5	P.O.1
		33.03

AVERAGE SETBACK INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEARPOINT SERVICES LLC DATED 8/1/2023, REV. 9/20/2023, REV. 12/4/2023.

PROP. PEAK = 34.81' + C.O.R. 12.63 = 47.44 NAVD
EX. CROWN OF ROAD = 12.63 NAVD
PROP. BUILDING HEIGHT = 47.44 - 12.63 = 34.81 FT.



DRAINAGE CALCULATIONS REQUIRED

LOT AREA = 7,500 S.F. x 1 GAL / 7 S.F. = 1,071.42 GALLONS / 7.480 GAL CUBIC FT. = 143.24 CUBIC FT. STORAGE REQUIRED

47.0' WIDE x 6.0' SPACING = 53.0' C-C ROW SPACING

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

3 ROWS X 47.0' WIDE x 6.0' SPACING X 2 + 12.0' SIDE STONE X 2 = 14.75' BASE WIDTH

6.0' BASE + 26.5' CHAMBER HEIGHT + 6.0' COVER = 3.21' FIELD HEIGHT

3 CHAMBERS X 42.5' OF +1.00' ROW ADJUSTMENT X 6.07 SF X 3 ROWS = 145.7 CF OF CHAMBER STORAGE

473.2 CF FIELD - 145.7 CF CHAMBERS = 327.5 CF OF STONE X 40.0% VOIDS = 131.0 CF OF STONE STORAGE

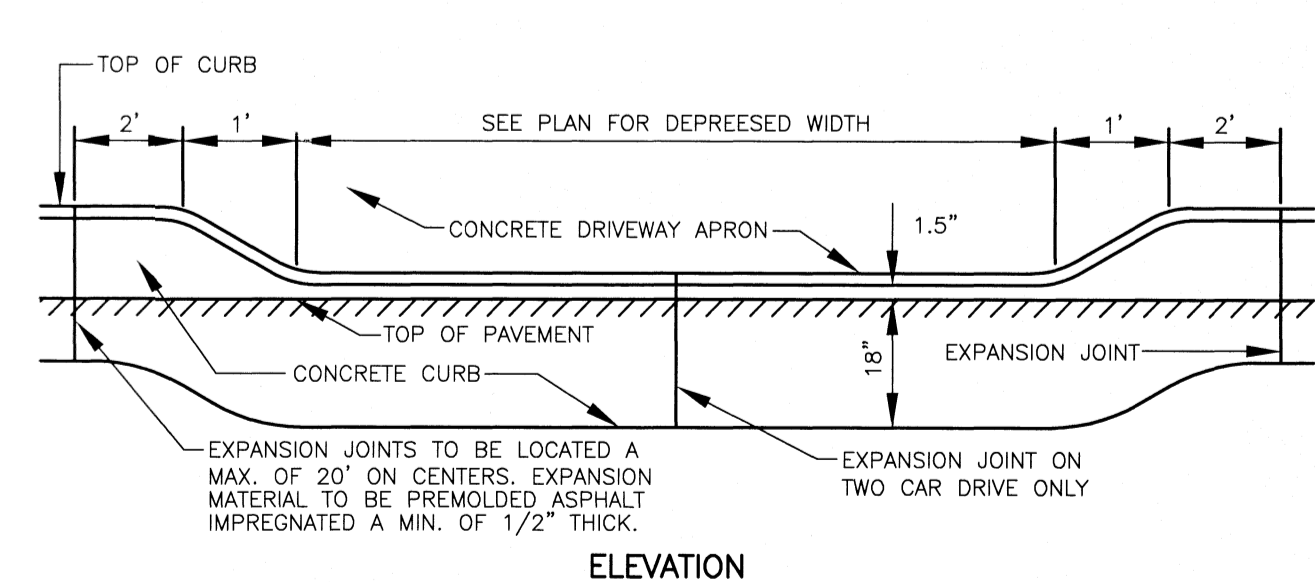
CHAMBER STORAGE + STONE STORAGE = 276.7 CF = 0.006 AF

OVERALL STORAGE EFFICIENCY = 58.5%

OVERALL SYSTEM SIZE = 10.00' X 14.75' X 3.21'

3 CHAMBERS
17.5 CY FIELD
12.1 CY STONE

TIME FOR DRYWELL TO FULLY DRAIN = ((TOTAL STORAGE VOLUME OF DRYWELL)/(AREA OF DRYWELL BASE)/MAX. INFILTRATION RATE) = ((276.7 CF / 147.50 S.F.)/(10 IN/HR * 1 FT/12 IN.)) = 2.25 HOURS



1. 2/13/2024 REVISE PER LETTER DATED 2/12/2024.
REV. NO. DATE DESCRIPTION

PLOT PLAN

11 PHILADELPHIA BOULEVARD
BLOCK 10 - LOT 5
FOR CHRISTA & DOUG PAOLILLO
BOROUGH OF SEA GIRT
MONMOUTH COUNTY, NEW JERSEY

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Certificate of Authority No. 246A2822050

DRN GEA CHK JJK

PROJECT NO. 2023-218

SCALE AS SHOWN

DATE 12/14/2023

SHEET 1 OF 1

JOSEPH J. KOCIUBA, P.E., P.P.
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