

GENERAL CONSTRUCTION NOTES

1. COPYRIGHT 2025 NELSON ENGINEERING ASSOCIATES, INC. THIS DRAWING OR REPORT, AND ALL INFORMATION CONTAINED HEREIN, IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR CERTIFIED TO. ANY UNAUTHORIZED USE, DISCLOSURE, COPYING, DISTRIBUTION OR RELIANCE ON THIS OR ANY RELATED PLAN OR REPORT, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NELSON ENGINEERING ASSOCIATES, INC.
2. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK ARE NOT SHOWN ON THESE DRAWINGS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO FIELD VERIFY ALL FACTS CONCERNING THE LOCATION OF THESE UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE. OSHA STANDARDS SHALL PREVAIL WHERE APPLICABLE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF THE PROPOSED CONSTRUCTION, OR INDICATED AS TO BE DEMOLISHED.
6. THE LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONNECTIONS AND SERVICE LATERALS ARE CAPABLE OF SERVICING THE PROPOSED USE, AND MEET THE SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY, THEY ARE TO BE REUSED. IF NO CONNECTIONS EXIST, OR IF THEY ARE OF SUBSTANDARD OR UNSERVICEABLE DESIGN, NEW UTILITY SERVICE LINES ARE TO BE INSTALLED. THE SIZE AND LOCATION OF THE UTILITY LINES MAY BE SUBJECT TO CHANGE BY THE APPROPRIATE UTILITY AUTHORITY.
7. SANITARY SEWER MAINS, GAS MAINS, WATER MAINS, ELECTRIC LINES AND TELEPHONE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY.
8. WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MINIMUM PITCH OF 1/8-INCH PER FOOT. MAXIMUM PITCH 1/4-INCH PER FOOT.
9. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATERPROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
10. CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW-CUT AT A CONSTRUCTION JOINT OR REMOVED TO THE NEAREST EXPANSION JOINT. ALL PAVEMENT TO BE REMOVED SHALL BE SAW CUT CLEAR THROUGH TO THE SUBGRADE, TO PROVIDE A NEAT, LINEAR EDGE FOR SUBSEQUENT PAVEMENT REPAIR.
11. IF THE CONTRACTOR ENCOUNTERS QUESTIONABLE SOIL CONDITIONS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF CONCERN. UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH SELECT FILL OR NDOT 90.0B DGA COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D1557.
12. IF THE CONTRACTOR ENCOUNTERS ANY CONFLICTING UTILITY INFORMATION OR LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
13. THE FINISHED FLOOR ELEVATION OF BUILDINGS OR STRUCTURES MAY BE SUBJECT TO CHANGE DEPENDING UPON THE FINAL ARCHITECTURAL DESIGN. THE ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE BUILDING DESIGN PRIOR TO BEGINNING CONSTRUCTION, OR IMMEDIATELY AS THEY MAY OCCUR DURING CONSTRUCTION.
14. NO SIGHT OBSTRUCTION HIGHER THAN 30 INCHES ABOVE GRADE, NOR LOWER THAN 10 FEET ABOVE GRADE SHALL EXIST AND/OR BE ERRECTED WITHIN THE SIGHT TRIANGLE EASEMENT AREA OTHER THAN OFFICIAL TRAFFIC CONTROL SIGNAGE.
15. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERS REPORT FOR THE PREPARATION OF THE SUBGRADE FOR THE BUILDING FOUNDATION, BUILDING SLAB, PAVEMENT, ETC. IN THE EVENT THE ENGINEERS RECOMMENDATION FOR PAVEMENT THICKNESS IS NOT AS THICK AS THE MUNICIPAL PAVEMENT STANDARD, THE MUNICIPAL PAVEMENT STANDARD SHALL BE USED.
16. UNLESS OTHERWISE NOTED, ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. ANY ABOVE GROUND UTILITIES SUCH AS AC COMPRESSORS, TRANSFORMERS, ETC. SHALL BE SCREENED IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE.
17. ALL TRAFFIC CONTROL SIGNAGE AND/OR PAVEMENT MARKINGS SHALL BE IN STRICT CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
18. ALL FINISHED GRADES SHALL PITCH AWAY FROM THE BUILDINGS AT A MINIMUM GRADE OF TWO PERCENT (2%) FOR A DISTANCE NOT LESS THAN 10 FEET FROM THE FINISHED BUILDING FACADE.
19. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE MUNICIPAL ENGINEER. ALL DISTURBED AREAS SHALL BE RESTORED WITH PERMANENT VEGETATIVE STABILIZATION.



GENERAL INFORMATION

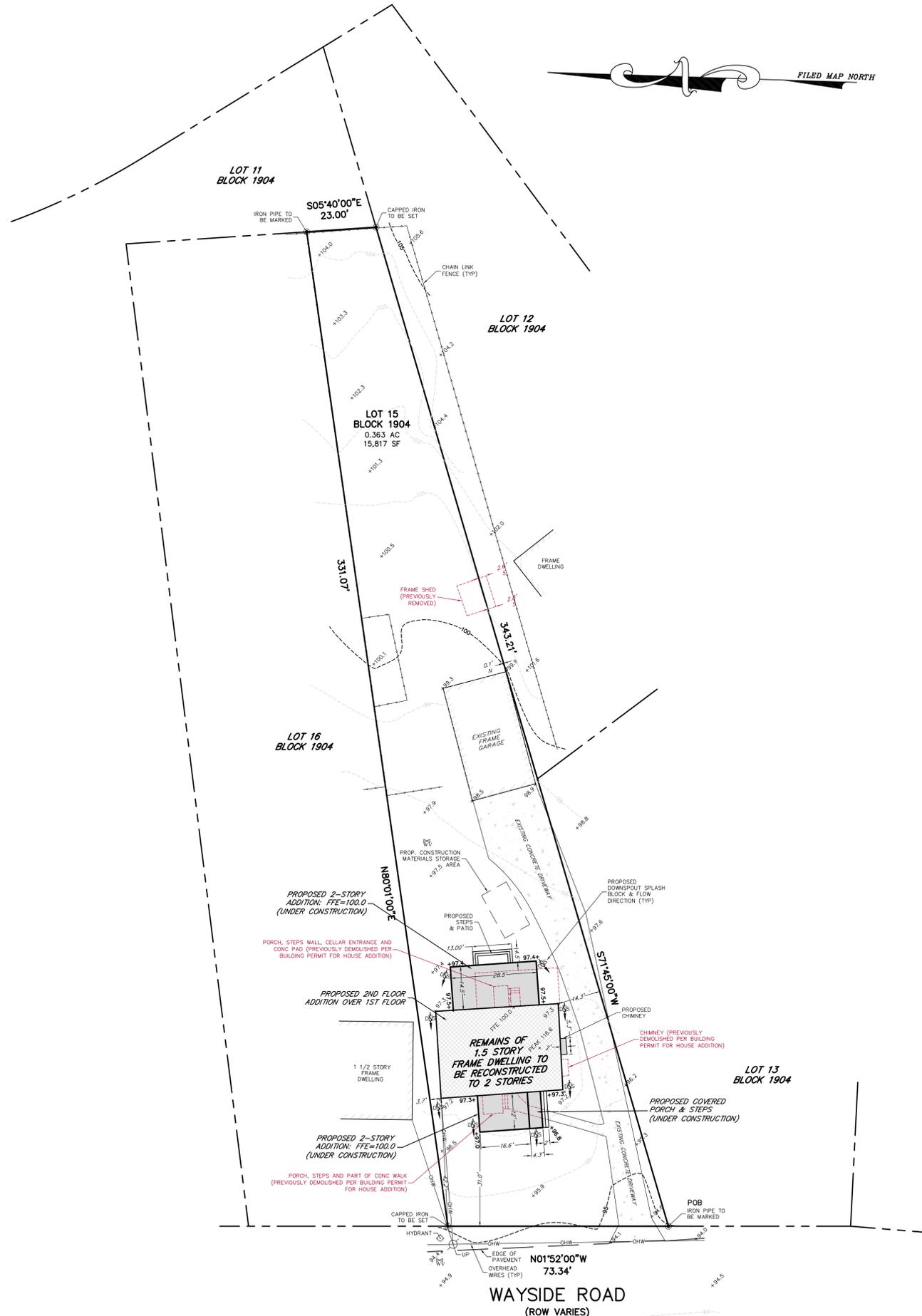
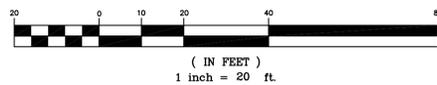
1. PROPERTY IS KNOWN AND DESIGNATED AS TAX BLOCK 1904, TAX LOT 15 AS SHOWN ON THE OFFICIAL MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY SHEET NO. 19
 2. BOUNDARY, TOPOGRAPHY AND EXISTING IMPROVEMENTS ARE TAKEN FROM A PLAN ENTITLED "PLAN OF SURVEY AND TOPOGRAPHY", TAX LOT 15, BLOCK 1904, 618 WAYSIDE ROAD, TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, PREPARED BY LEEPER LAND GROUP, LLC, SIGNED BY DAREN C. LEEPER N.J.P.L.S. 43340, DATED 08-01-2025. VERTICAL DATUM IS ASSUMED.
 3. ARCHITECTURAL INFORMATION IS TAKEN FROM PLANS ENTITLED "ALTERATION AND ADDITION TO ONE FAMILY DWELLING, 618 WAYSIDE AVE. NEPTUNE TWP. NJ 07753, BLOCK: 1904, LOT: 15" PREPARED BY DAVID ZIOBRO AIA N.J.L.C. NO. 21A10187500 DATED 10-11-24
 4. OWNER/APPLICANT: HILMER PEREZ-GUZMAN
618 WAYSIDE ROAD
NEPTUNE, NJ 07753
 5. ZONING INFORMATION: R-2 LOW DENSITY RESIDENTIAL ZONE DISTRICT
- | CRITERIA | REQUIRED | EXISTING | PROVIDED |
|--|----------|------------|------------|
| MIN LOT AREA (SF) | 10,000 | 15,817 | 15,817 |
| MAX DENSITY (DU/AC) | 4.30 | 2.75 | 2.75 |
| MAX LOT WIDTH (FT) | 100 | 64.6 ~ ENC | 64.6 ~ ENC |
| MIN LOT FRONTAGE (FT) | 100 | 23.3 ~ ENC | 23.3 ~ ENC |
| MIN LOT DEPTH (FT) | 100 | 336.3 | 336.3 |
| MINIMUM REQUIRED YARD DEPTH | | | |
| PRINCIPAL BUILDING FRONT YARD SETBACK (FT) | 25 | 42.2 | 31.0 |
| EACH SIDE YARD SETBACK (FT) | 10 | 3.7 ~ ENC | 3.7 ~ V |
| COMBINED SIDE YARD SETBACKS (FT) | 25 | 18.0 ~ ENC | 18.0 ~ V |
| REAR YARD SETBACK (FT) | 30 | 260.4 | 247.0 |
| ACCESSORY BUILDING ~ GARAGE | | | |
| SIDE YARD (FT) | 5 | 0.1 ~ ENC | 0.1 ~ ENC |
| REAR YARD (FT) | 5 | 120.6 | 120.6 |
| MAX BUILDING COVERAGE (%) | 30 % | 13.21 % | 16.70 % |
| MAX LOT COVERAGE (%) | 40 % | 28.66 % | 29.89 % |
| MAX PRINCIPAL BLDG HEIGHT (FT) | 35 | 18.8 | 27.5 |
| MAX PRINCIPAL BLDG HEIGHT (STORY) | 2.5 | 1.5 | 2 |
| MIN IMPROVABLE AREA (SF) | 2,400 | 6,233 | 6,233 |
| MIN IMPROVABLE AREA CIRCLE DIA (FT) | 32 | 39.0 | 39.0 |
- ENC ~ INDICATES AN EXISTING NON-CONFORMING CONDITION
V ~ INDICATES A PROPOSED VARIANCE
6. DESCRIPTION OF PROPOSED ACTIVITIES
DEMOLISH PORCHES, STEPS, WALKS AND CONCRETE PATIO. CONSTRUCT A SECOND FLOOR ADDITION OVER THE FIRST FLOOR. CONSTRUCT A 2-STORY ADDITION TO THE FRONT AND REAR OF THE RESIDENCE. CONSTRUCT A COVERED FRONT PORCH, STEPS, REAR PATIO AND STEPS
 7. THE IMPERVIOUS LOT COVERAGE WILL BE INCREASED BY APPROXIMATELY 317 SF AS A RESULT OF THE PROJECT. THE TOTAL LIMIT OF DISTURBANCE IS APPROXIMATELY 600 SF. THERE WILL BE NO ADDITIONAL RUNOFF TO THE ADJACENT PROPERTIES. ALL RUNOFF SHALL BE DIRECTED TOWARD THE STREET
 8. THERE ARE NO EXISTING OR PROPOSED STEEP OR CRITICAL SLOPES ON THE PROPERTY
 9. PROPERTY IS LOCATED IN ZONE X (UNSHADED) ON FEMA FIRM PANEL 34025C0333G EFFECTIVE DATE JUNE 15, 2022 AND REVISED PRELIMINARY FIRM PANEL 34025C0333H DATED JANUARY 30, 2015

LOT COVERAGE CALCULATIONS (SQ. FT.)

LOT AREA = 15,817 SQ. FT.

EXISTING		BUILDING COVERAGE =	
1.5 STORY FRAME #618	1,157		2,089 SQ. FT. (13.21 %)
GARAGE	825		
SHED	107		
FRONT CONC WALK	110		
FRONT STOOP & STEPS	50		
REAR CONC PATIO	323		
NORTH CHIMNEY	2		
SOUTH CHIMNEY	12		
CONC DRIVEWAY	1,932		
TOTAL EXISTING LOT COVERAGE	4,518 SQ. FT. (28.66%)		
PROPOSED		BUILDING COVERAGE =	
2 STORY FRAME #618	1,157		2,642 SQ. FT. (16.70 %)
PROP 2-STORY ADDITION (FRONT)	199		
PROP 2-STORY ADDITION (REAR)	413		
PROP COVERED FRONT PORCH	48		
GARAGE	825		
PROP FRONT STEPS	28		
PROP REAR PATIO & STEPS	58		
PROP CHIMNEY	11		
FRONT CONC WALK	57		
CONC DRIVEWAY	1,932		
TOTAL PROPOSED LOT COVERAGE	4,728 SQ. FT. (29.89 %)		

GRAPHIC SCALE



NO.	UPDATED ~ PREVIOUS DEMOLITION ~ ZONING COVERAGE UPDATE	11-6-25	DHB	DHB
	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

VARIANCE PLAN
618 WAYSIDE ROAD
BLOCK 1904, LOT 15
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET NO. 19)

Nelson Engineering Associates, Inc.

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CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

David H. Boesch
DAVID H. BOESCH, L.L.A.
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: mrd
FILE: 250101	DATE: 10-03-2025	SHEET 1 of 1