

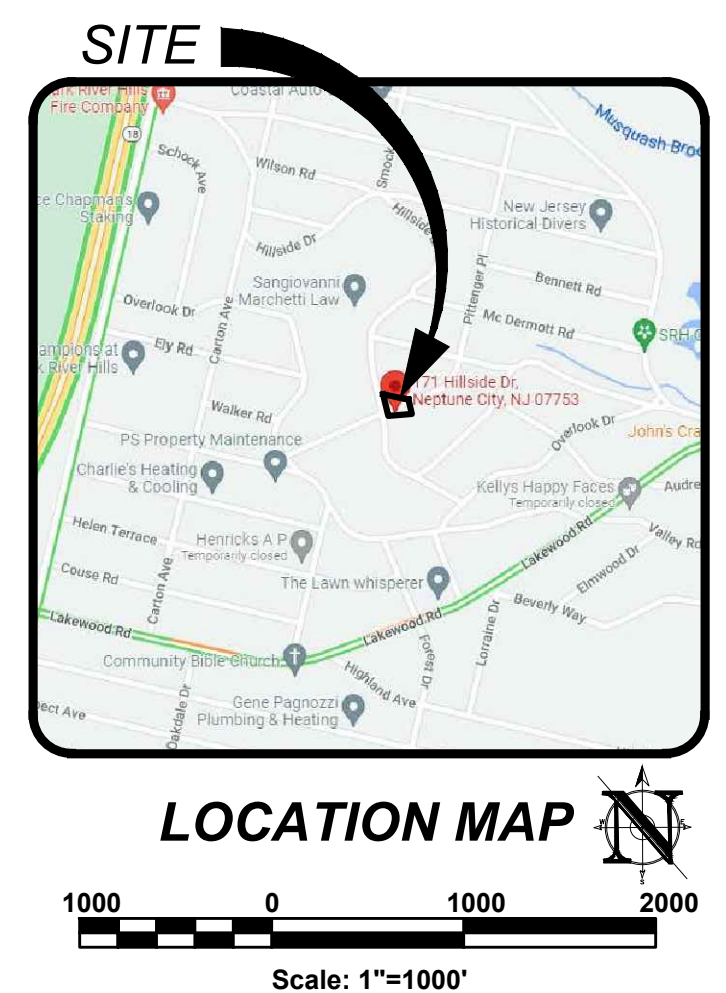
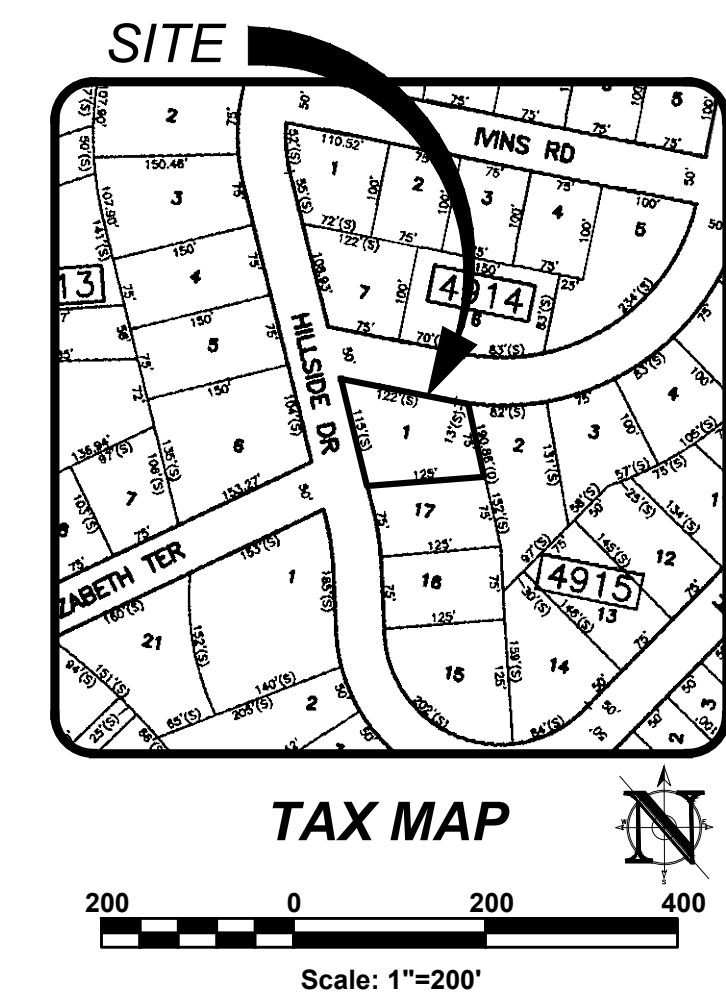
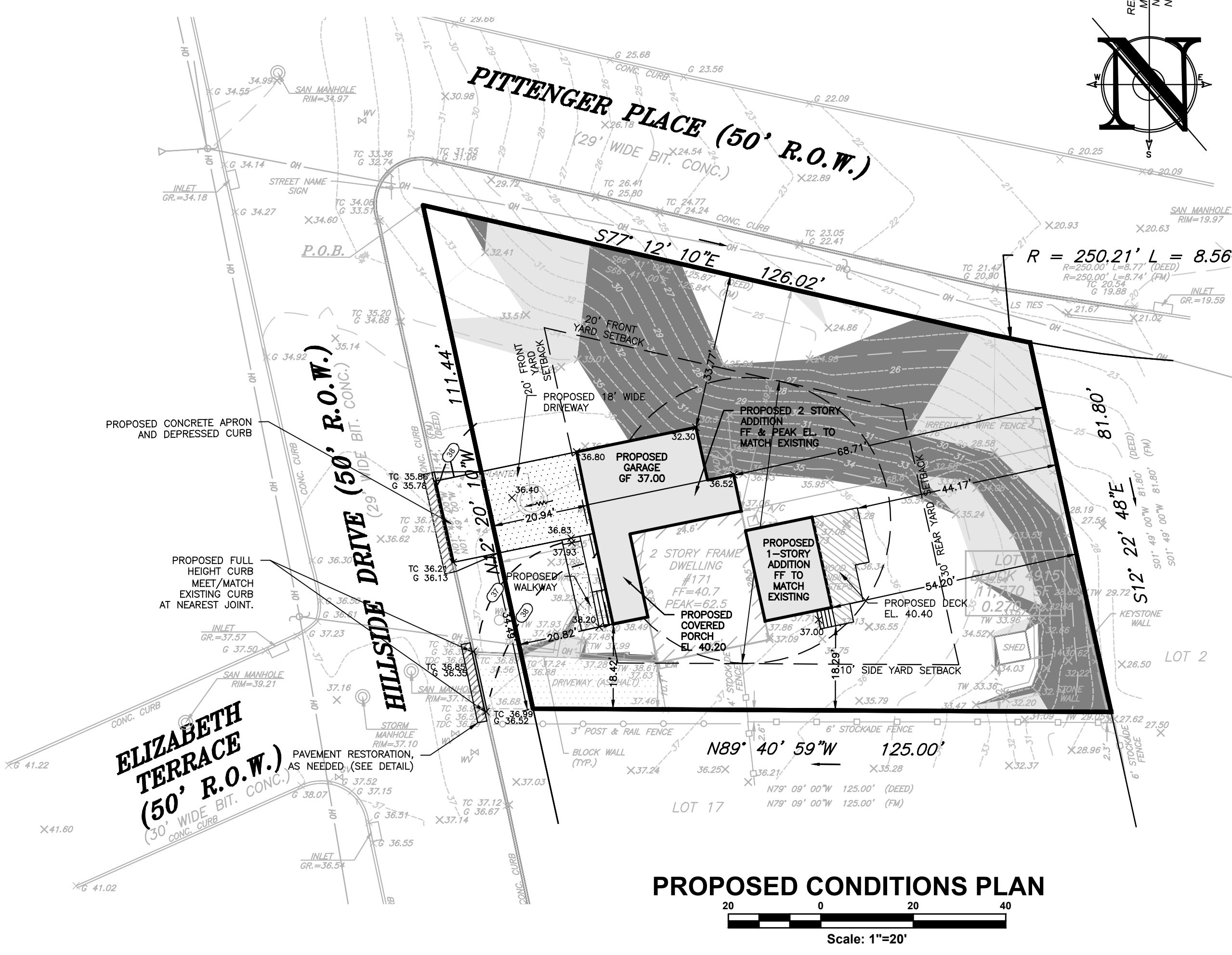
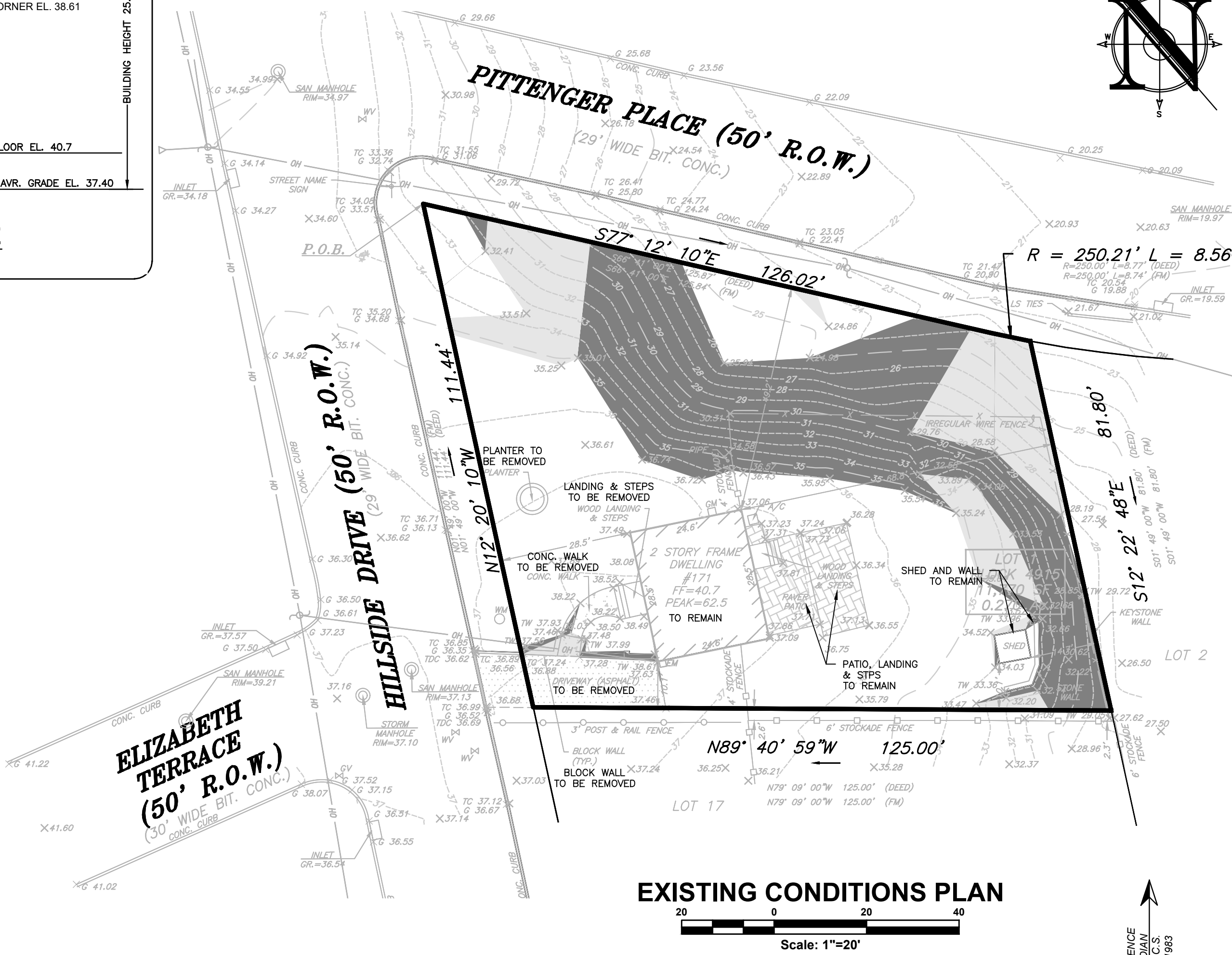


SLOPE LEGEND

SLOPE	AREA	PERCENTAGE OF LOT
15-25% STEEP SLOPES	1,594.42 SF	13.55
25-100% CRITICAL SLOPES	3,378.51 SF	28.70
AREA NOT SUBJECT TO TOWNSHIP SLOPE ORDINANCE	6,797.07 SF	57.75

SLOPE COMPLIANCE CHART

ITEM	PROPOSED	COMPLIES
A MAXIMUM OF THIRTY (30) PERCENT OF THE TOTAL AREA ON A STEEP SLOPE MAY BE USED FOR CONSTRUCTION PURPOSES	0	YES
CONSTRUCTION IN STEEP SLOPE AREAS SHALL NOT RESULT IN THE CREATION OF CRITICAL SLOPE AREAS	0	YES
THE TOTAL SOIL DISTURBANCE IN THE CRITICAL SLOPE AREA OF THE LOT IS NO GREATER THAN ONE (1) CUBIC YARD	16.25 CU. YD	NO
THE TOTAL AREA OF REMOVAL OR DISTURBANCE OF VEGETATION IN THE CRITICAL SLOPE AREA OF THE LOT IS NO GREATER THAN TWENTY-FIVE (25) SQUARE FEET	114.62 SF	NO
THE INCREASE IN IMPERVIOUS GROUND COVER IN THE CRITICAL SLOPE AREA OF THE LOT IS NO GREATER THAN TWENTY-FIVE (25) SQUARE FEET	114.62 SF	NO
THE CONSTRUCTION DOES NOT INCLUDE THE REMOVAL OF ANY TREE HAVING A DIAMETER AT A POINT OF MEASUREMENT GREATER THAN EIGHTEEN (18) INCHES	N/A	YES
THE APPLICANT MUST DEMONSTRATE THAT THE PROPOSED SLOPE DISTURBANCE IS ESSENTIAL TO A REASONABLE USE OF PROPERTY	YES	YES



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #495 BLOCK 4915, LOT 1; 171 HILLSIDE AVENUE, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
ALEXANDER SINKOVICH
171 HILLSIDE AVENUE
NEPTUNE, NJ 07753
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY (FOR ENGINEERING AND ZONING APPROVAL) AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY OF BLOCK 4915, LOT 1", WITH THE LATEST REVISION BEING DATED 02/01/22. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY N2 ARCHITECTURE, ENTITLED "SINKOVICH RESIDENCE", WITH THE LATEST REVISION BEING DATED 09/12/22.
- BASE FLOOD ELEVATION**
SUBJECT PROPERTY IS NOT IN A FEMA FLOOD HAZARD ZONE.
- CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- TOWNSHIP SLOPE ORDINANCE**
THE APPLICANT SHALL ADDRESS STEEP SLOPE IN ACCORDANCE WITH ORDINANCE 421:
 -ORDINANCE SECTION 421.D.1(a) PERCENT OF A MAXIMUM OF THIRTY (30) PERCENT OF THE TOTAL LOT AREA IN SLOPES FIFTEEN (15) PERCENT OR GREATER, BUT LESS THAN TWENTY-FIVE (25) PERCENT MAY BE UTILIZED FOR CONSTRUCTION.
 -ORDINANCE SECTION 421.D.2(a) DOES NOT PERMIT CONSTRUCTION IN CRITICAL SLOPE AREA OF TWENTY-FIVE (25) PERCENT OR GREATER UNLESS THE APPLICANT DEMONSTRATES THAT THE PROPOSED SLOPE DISTURBANCE IS ESSENTIAL TO A REASONABLE USE OF THE PROPERTY.

LOT COVERAGE CALCULATIONS

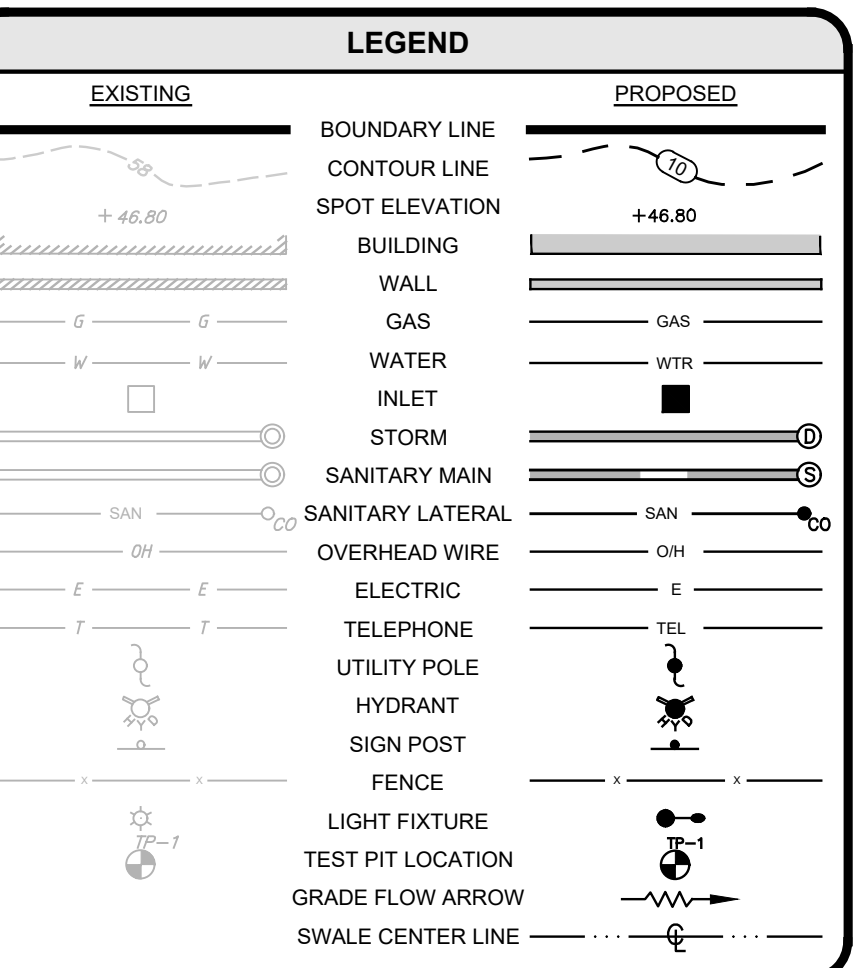
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	701.4	1,700.7
SHED	42.6	42.6
PAVER PATIO	444.5	N/A
CONC. WALKS & STEPS	67.2	102.99
LANDINGS & STEPS	75.1	N/A
DRIVEWAY	316.6	377.9
STONE WALL	40.5	40.5
BLOCK WALL	33.0	33.0
A/C UNITS	4.0	4.0
PLANTER	15.4	N/A
DECK & STEPS (REAR)	15.4	205.24
TOTAL	1,740.6	2,506.93

ZONING COMPLIANCE CHART
 R-3 (MODERATE DENSITY) ZONE
 SINGLE FAMILY RESIDENCE; PERMITTED

ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED B	MIN. LOT AREA (SF)	7,500	11,770.0 (0.27 AC)	NO CHANGE	YES
SCHED B	MIN. IMPROVABLE AREA (SF)	2,000	4,704.7	NO CHANGE	YES
SCHED B	MIN. IMPROVABLE AREA CIRCLE DIAMETER (SF)	29	61.5	NO CHANGE	YES
SCHED B	MIN. LOT WIDTH (FT)	75	106.5	NO CHANGE	YES
SCHED B	MIN. LOT FRONTAGE (FT)	75	111.44	NO CHANGE	YES
SCHED B	MIN. LOT DEPTH (FT)	100	128.2	NO CHANGE	YES
PRINCIPAL BUILDING					
SCHED B	MIN. FRONT YARD SETBACK (FT)	20	28.5	28.47	YES
HILLSIDE AVENUE					
SCHED B	MIN. FRONT YARD SETBACK (FT)	20	49.2	33.77	YES
SCHED B	MIN. REAR YARD SETBACK (FT)	30	68.8	54.20	YES
PITTENGER PLACE					
SCHED B	MIN. REAR YARD SETBACK (FT)	30	68.8	54.20	YES
ONE SIDE (FT)					
SCHED B	MIN. SIDE YARD SETBACK (FT)	10	10.1	NO CHANGE	YES
BOTH SIDES (FT)					
SCHED B	MIN. SIDE YARD SETBACK (FT)	N/A	N/A	NO CHANGE	YES
SCHED B	MAX. BUILDING HEIGHT (FT)	35	24.9	25.1	YES
SCHED B	MAX. BUILDING HEIGHT (STORIES)	2.5	2	NO CHANGE	YES
ACCESSORY BUILDING (SHED)					
411.11A.	MAX. SHED AREA (SF)	175	42.6	NO CHANGE	YES
411.11B.	MAX. SHED HEIGHT (FT)	15	(a)	NO CHANGE	YES
411.11C.	ALLOWABLE LOCATION	SIDE/REAR	REAR	NO CHANGE	YES
411.11D.	MIN. SIDE & REAR YARD SETBACK	5	10.1 & 14.3	NO CHANGE	YES
PORCHES					
411.07C.	MIN. FRONT & REAR YARD SETBACK	(2)	N/A	20.75 (FRONT)	YES
LOT COVERAGE					
SCHED B	MAX. BUILDING COVERAGE (%)	30	6.3	14.81	YES
SCHED B	MAX. IMPERVIOUS COVERAGE (%)	45	14.8	21.30	YES
SCHED B	MAX. DENSITY (UNITS/ACRE)	5.80	1.57	NO CHANGE	YES
DRIVEWAY					
505 B.2(b).	MIN. SIDE YARD SETBACK (FT)	3	0	34.49	YES
505 B.4	MIN. DRIVEWAY WIDTH (FT)	9	10.6	18.00	YES
505 B.4	MAX. DRIVEWAY WIDTH (FT)	18	11.1	18.00	YES

(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
 (E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED N/S - NOT SPECIFIED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
 (A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
 (1) PER ORDINANCE SECTION 411.07 ENTRY PLATFORMS, AN ENTRY PLATFORM NOT MORE THAN SIX (6) FEET IN HEIGHT ABOVE THE AVERAGE FINISH GRADE, NOR GREATER THAN FIFTY (50) SQUARE FEET IN AREA, MAY PROJECT SIX (6) FEET INTO A REQUIRED FRONT YARD AND NOT MORE THAN FOUR (4) FEET INTO ANY REQUIRED SIDE YARD.
 (2) PORCHES CAN EXTEND NO MORE THAN 8 FEET INTO REQUIRED FRONT AND/OR REAR SETBACK AREA.
 THE FRONT YARD SETBACK OF A PORCH SHALL NOT BE CONSIDERED THE FRONT YARD SETBACK OF THE PRINCIPAL BUILDING TO WHICH IT IS ATTACHED.

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 User: alexs
 Plot Date: 11/10/22 10:58:10 AM
 Plot Scale: 1"=20'
 Plot Sheet: 1 of 2



PROJECT INFORMATION

SINKOVICH RESIDENCE

PROJECT LOCATION:
 BLOCK 4915, LOT 1
 171 HILLSIDE DRIVE
 NEPTUNE TOWNSHIP,
 MONMOUTH COUNTY, NJ

OWNER:
 ALEX SINKOVICH
 171 HILLSIDE AVENUE
 NEPTUNE, NJ 07753

APPLICANT:
 ALEX SINKOVICH
 171 HILLSIDE AVENUE
 NEPTUNE, NJ 07753

APPLICANT'S PROFESSIONALS

ARCHITECT:
 N2 ARCHITECTURE
 5166 LINCOLN AVENUE
 AVON-BY-THE-SEA, NJ 07717

SURVEYOR:
 INSITE SURVEYING, LLC
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719

INSITE ENGINEERING, LLC
 SINCE 2003

CALL BEFORE YOU DIG!
 NJ ONE CALL - 800-272-9000
 (at least 3 days prior to excavation)

UTILITY	COLOR
ELECTRIC	RED
GAS	YELLOW
COMMUNICATION TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE
 Engineering • Surveying • Planning

InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28083200
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
 732-531-7100 (Ph) 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

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 DELAWARE, CONNECTICUT, NORTH CAROLINA
 COLORADO, & DISTRICT OF COLUMBIA

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Douglas D. Clelland, PE
 PROFESSIONAL ENGINEER
 NJ PE 24GE0331000

REVISIONS

Rev. #	Date	Comment
1	05/11/23	GRADING
0	11/10/22	INITIAL RELEASE

SCALE: 1"=20' DESIGNED BY: DDC
 DATE: 11/10/22 DRAWN BY: AMC
 JOB #: 22-1986-01 CHECKED BY: DDC
 CAD ID: 22-1986-01r

NOT FOR CONSTRUCTION

APPROVED BY: _____

PLAN INFORMATION

DRAWING TITLE: **PLOT PLAN**

SHEET TITLE: **PLAN**

SHEET NO.: **1 OF 2**

