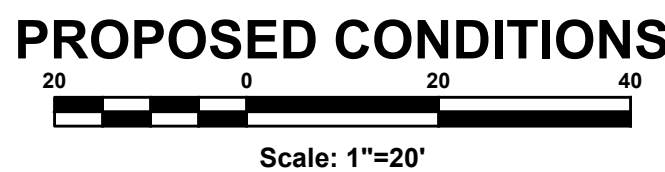
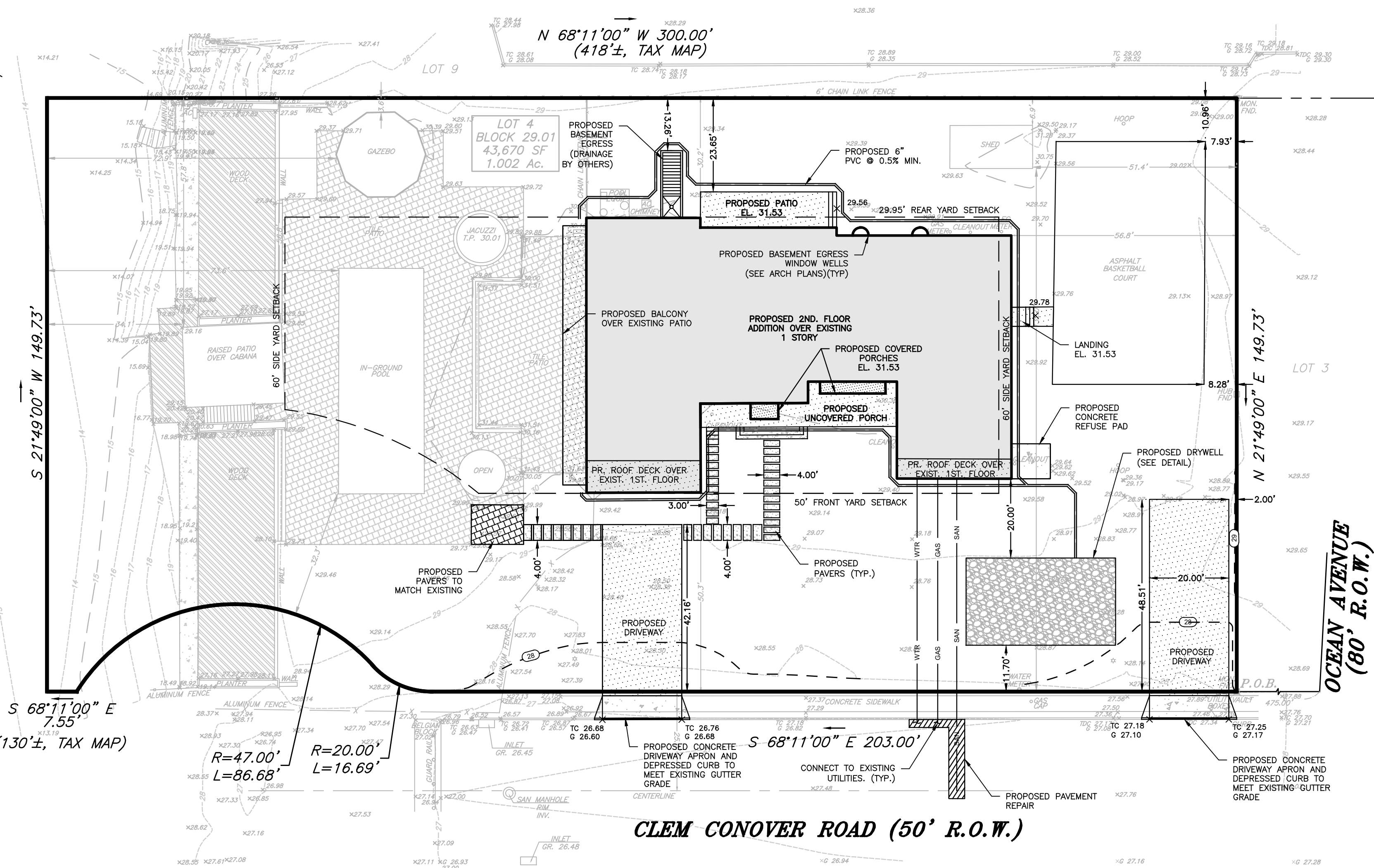
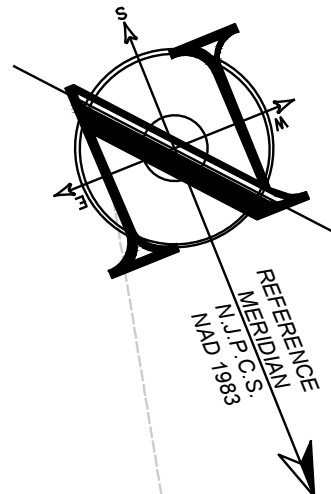




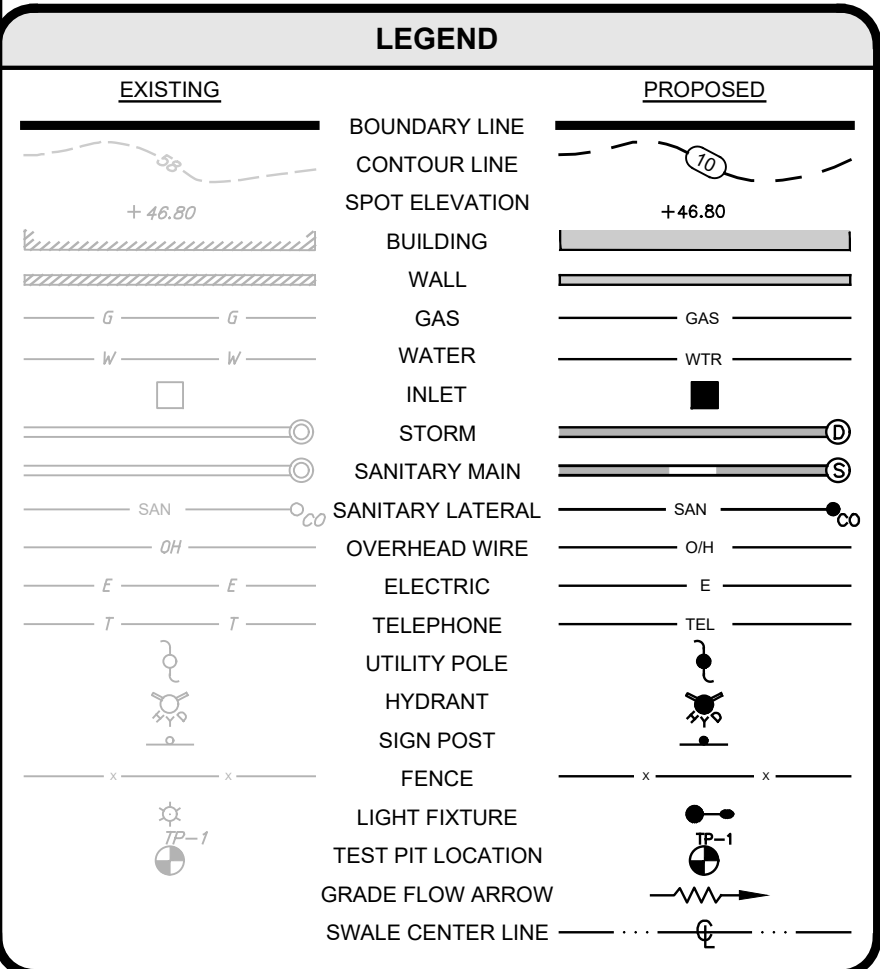


ZONING COMPLIANCE CHART					
R-1 (RESIDENTIAL) ZONE					
USE: PERMITTED					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHEDULE A	MIN. LOT AREA (SF)	18,750	43,670	NO CHANGE	YES
SCHEDULE A	MIN. LOT WIDTH (FT)	150	>150.0	NO CHANGE	YES
SCHEDULE A	MIN. LOT FRONTAGE (FT)	150	200.7	NO CHANGE	YES
SCHEDULE A	MIN. LOT DEPTH (FT)	125	149.73	NO CHANGE	YES
PRINCIPAL BUILDING					
SCHEDULE A	MIN. FRONT YARD SETBACK (FT)	(1) 50	50.3	NO CHANGE	YES
SCHEDULE A	MIN. SIDE YARD SETBACK (FT)	(2) 60	56.8 (N)	NO CHANGE (N)	NO
SCHEDULE A	MIN. REAR YARD SETBACK (FT)	(3) 29.95	30.2	13.28 TO BSMT STAIR (V)	NO
SCHEDULE A	MIN. CUBIC CONTENT	(a) 16,000	(a)	(a)	-
SCHEDULE A	MAX. BUILDING HEIGHT (FT)	(4) 42	19.7	33.42	YES
SCHEDULE A	MAX. BUILDING HEIGHT @ 50' SETBACK (FT)	(4) 28	N/A	N/A	YES
ACCESSORY BUILDING (SHED)					
SCHEDULE B	ALLOWABLE YARD LOCATION	REAR	REAR	NO CHANGE	YES
SCHEDULE B	MIN. DISTANCE FROM STREET (FT)	NONE	NONE	NO CHANGE	YES
SCHEDULE B	MIN. DISTANCE FROM PROPERTY LINE (FT)	10	6.9 (N)	NO CHANGE (N)	NO
SCHEDULE B	MAX. HEIGHT (FT)	18	< 18	NO CHANGE	YES
SCHEDULE B	MAX. COVERAGE OF REQUIRED REAR AREA (%)	35	2.4	NO CHANGE	YES
ACCESSORY BUILDING (ALL OTHER ACCESSORY USES) (CABANA)					
SCHEDULE B	ALLOWABLE YARD LOCATION	REAR	SIDE (N)	NO CHANGE (N)	NO
SCHEDULE B	MIN. DISTANCE FROM STREET (FT)	NONE	-	-	YES
SCHEDULE B	MIN. DISTANCE FROM PROPERTY LINE (FT)	10	34.1	NO CHANGE	YES
SCHEDULE B	MAX. HEIGHT (FT)	18	< 18	NO CHANGE	YES
SCHEDULE B	MAX. COVERAGE OF REQUIRED REAR AREA (%)	35	0	NO CHANGE	YES
ACCESSORY BUILDING (ALL OTHER ACCESSORY USES) (GAZEBO)					
SCHEDULE B	ALLOWABLE YARD LOCATION	REAR	REAR	NO CHANGE	YES
SCHEDULE B	MIN. DISTANCE FROM STREET (FT)	NONE	-	NO CHANGE	-
SCHEDULE B	MIN. DISTANCE FROM PROPERTY LINE (FT)	10	3.6 (N)	NO CHANGE (N)	NO
SCHEDULE B	MAX. HEIGHT (FT)	18	(a)	(a)	-
SCHEDULE B	MAX. COVERAGE OF REQUIRED REAR AREA (%)	35	3.8	NO CHANGE	YES
ACCESSORY USES (SWIMMING POOL)					
15-2a.1	ALLOWABLE YARD LOCATION	SIDE/REAR	SIDE	NO CHANGE	YES
15-2a.2	MIN. SIDE YARD SETBACK (FT)	30	42.9	NO CHANGE	YES
15-2a.3	MIN. REAR YARD SETBACK (FT)	30	73.6	NO CHANGE	YES
ACCESSORY USES (BASKETBALL COURT)					
15-2c.1	ALLOWABLE YARD LOCATION	SIDE/REAR	SIDE	SIDE	YES
15-2c.1	MIN. SIDE YARD SETBACK (FT)	10	11.6	7.93 (V)	NO
15-2c.1	MIN. REAR YARD SETBACK (FT)	10	7.8 (N)	10.96 (X)	YES
LOT COVERAGE					
SCHEDULE A	MAX. BUILDING COVERAGE (%)	(5) 20	12.8	13.48	YES
SCHEDULE A	MAX. IMPERVIOUS COVERAGE (%)	40	54.1	49.84 (IV)	NO
ADDITIONAL YARD REGULATIONS					
30-86.6a	FRONT YARD: MAX. DRIVEWAY WIDTH (FT)	20	22.0	20.00 (X)	YES
30-86.6a	FRONT YARD: MAX. DRIVEWAY COVERAGE (%)	35	22.0	1.27	YES
30-86.6a	FRONT YARD: MAX. PORCH PROJECTION (FT)	10	N/A	0.0	YES
30-86.6b	SIDE YARD: MAX. DRIVEWAY COVERAGE (%)	50	0	0.0	YES
(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE					
(E) EXISTING VARIANCE (V) VARIANCE / NON-CONFORMITY 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) WHERE THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN 200 FEET OF THE LOT AND WITHIN THE SAME BLOCK RESULTS IN AN AVERAGE FRONT YARD SETBACK OF LESS THAN 50 FEET, THE FRONT YARD SETBACKS OF NEW DWELLINGS SHALL BE NO LESS THAN SUCH AVERAGE FRONT YARD SETBACK.					
(2) SIDE YARD = 20% OF LOT WIDTH					
(3) REAR YARD = 20% OF LOT DEPTH					
(4) IN THE R-1 AND R-2 DISTRICTS, THE MAXIMUM BUILDING HEIGHT SHALL BE 42 FEET, MEASURED FROM THE TOP OF THE STREET CURB AT A DISTANCE OF NO CLOSER THAN 64 FEET FROM THE FRONT PROPERTY LINE. THE MAXIMUM HEIGHT SHALL BE 28 FEET MEASURED FROM THE TOP OF THE STREET CURB AT A DISTANCE OF NO CLOSER THAN 50 FEET FROM THE FRONT PROPERTY LINE. FOR EACH ADDITIONAL FOOT BEYOND 50 FEET FROM THE FRONT PROPERTY LINE, THE MAXIMUM BUILDING HEIGHT MAY BE INCREASED BY ONE FOOT ABOVE 28 FEET, NOT TO EXCEED A MAXIMUM HEIGHT OF 42 FEET FROM THE TOP OF THE STREET CURB. ARCHITECTURAL FEATURES, SUCH AS DORMERS AND COPULAS NOT TO EXCEED 25% OF THE WIDTH OF THE HOUSE, SHALL BE EXEMPT FROM THIS RULE, BUT MAY NOT EXCEED 42 FEET FROM THE TOP OF THE STREET CURB.					
(5) MAXIMUM BUILDING COVERAGE IN R-1 AND R-2 DISTRICTS APPLIES TO PRINCIPAL BUILDING ONLY.					



#### GENERAL NOTES

- SUBJECT PROPERTY**  
TAX MAP #7: BLOCK 29.01, LOT 4; 2 CLEM CONOVER ROAD, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**  
ABRAHAM KASSIN  
2 CLEM CONOVER ROAD  
DEAL, NJ 07723
- 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 "TOPOGRAPHIC SURVEY", WITH THE LATEST REVISION BEING DATED 01/05/21. 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 MICHAEL SAVARESE, ARCHITECTS, ENTITLED "KASSIN RESIDENCE", WITH THE LATEST REVISION DATE BEING 04/04/2022.
- 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.
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**  
RELEVANT APPLICATIONS WILL BE MADE TO THE NJDEP. IT IS UNDERSTOOD THAT FINAL SITE PLAN APPROVAL WILL BE CONTINGENT UPON SECURING ALL PROPER APPROVAL FROM THE NJDEP.



PROJECT INFORMATION

PROJECT NAME

KASSIN RESIDENCE

PROJECT LOCATION

BLOCK 29.01, LOT 4  
2 CLEM CONOVER ROAD  
BOROUGH OF DEAL  
MONMOUTH COUNTY, NJ

OWNER

ABRAHAM KASSIN  
2 CLEM CONOVER ROAD  
DEAL, NJ 07723

APPLICANT

ABRAHAM KASSIN  
2 CLEM CONOVER ROAD  
DEAL, NJ 07723

APPLICANT'S PROFESSIONALS

ATTORNEY:  
JENNIFER S. KRIMKO, ESQ.  
ANSELL GRIMM & AARON, PC  
1500 LAWRENCE AVENUE-CN 7807  
OCEAN, NJ 07712

ARCHITECT:  
MICHAEL SAVARESE ASSOCIATES ARCHITECTS  
34 SYCAMORE AVENUE, UNIT 1E  
LITTLE SILVER, NJ 07739  
114 WEST 26th STREET, 6th FLOOR  
NEW YORK, NY 10001

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

INSITE ENGINEERING, LLC  
SINCE 2003

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NJ ONE CALL... 800-272-1000  
(NJ One Call Day prior to excavation)

ELECTRIC: RED  
GAS: ORANGE  
COMMUNICATION: TV: BLUE  
WATER: GREEN  
SEWER: MAGENTA  
TEMP. SURVEY MARKING: 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

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND SEALED SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

Douglas D. Clelland  
DOUGLAS D. CLELLAND, PE  
PROFESSIONAL ENGINEER  
NJ PE 24GE0531000

REVISIONS

Rev.# Date Comment

0 04/08/22 INITIAL RELEASE

SCALE: 1"=20'

DESIGNED BY: DDC

DATE: 04/08/22

DRAWN BY: AMC

JOB #: 21-1827-01

CHECKED BY: DDC

CAD ID: 21-1827-01/0

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE

PLOT PLAN

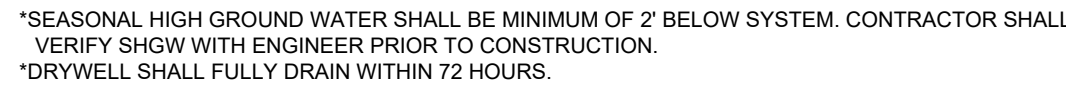
SHEET TITLE

PLAN

SHEET NO.

2 OF 5





**DRYWELL SYSTEM SECTION VIEW**  
NTS

3. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS," LATEST EDITION.

4. ALL REFERENCES TO CLASS III MATERIAL ARE PER ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

5. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE PINES INTO THE BACKFILL MATERIAL WHEN REQUIRED. SEE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.

6. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO AN APPROPRIATE DEPTH AND FILL WITH A COMPACTED, FREE DRAINING, NON-EXPANSIVE MATERIAL. AS AN ALTERNATIVE THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTECHNICAL MATERIAL.

7. BEDDING: THE BEDDING MATERIAL SHALL BE CLASS III OR THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL.

8. MINIMUM BEDDING THICKNESS: THE BEDDING THICKNESS SHALL BE:

- a. 12" (305mm) FOR 4" (102mm) TO 6" (152mm) PIPE
- b. 15" (381mm) FOR 8" (203mm) TO 12" (305mm) PIPE
- c. 18" (457mm) FOR 14" (356mm) TO 18" (457mm) PIPE
- d. 24" (609mm) FOR 20" (508mm) TO 30" (762mm) PIPE

9. PIPE: THE PIPE SHALL BE CLASS I OR II IN THE PIPE SIZE EXTENDING NOT LESS THAN 6' ABOVE GROUND. FOR CLASS I PIPE, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

10. REINFORCEMENT: ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION FOR TRAFFIC APPLICATIONS. THE MINIMUM THICKNESS OF COVER FOR 42" Ø DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

**DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK**  
NTS



**DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK**  
NTS

SHEET NO: 2055



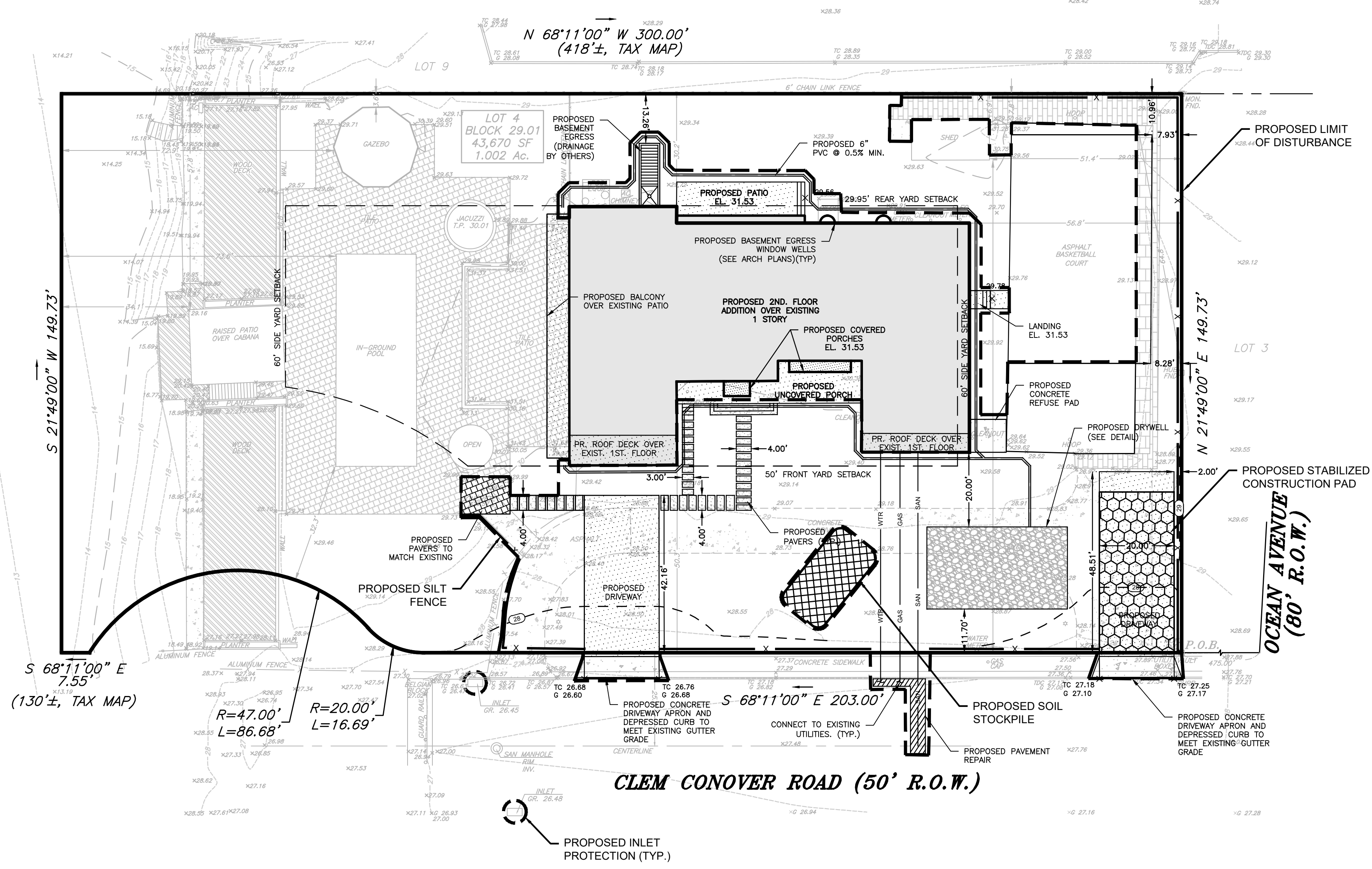
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LEGEND	
EXISTING	PROPOSED

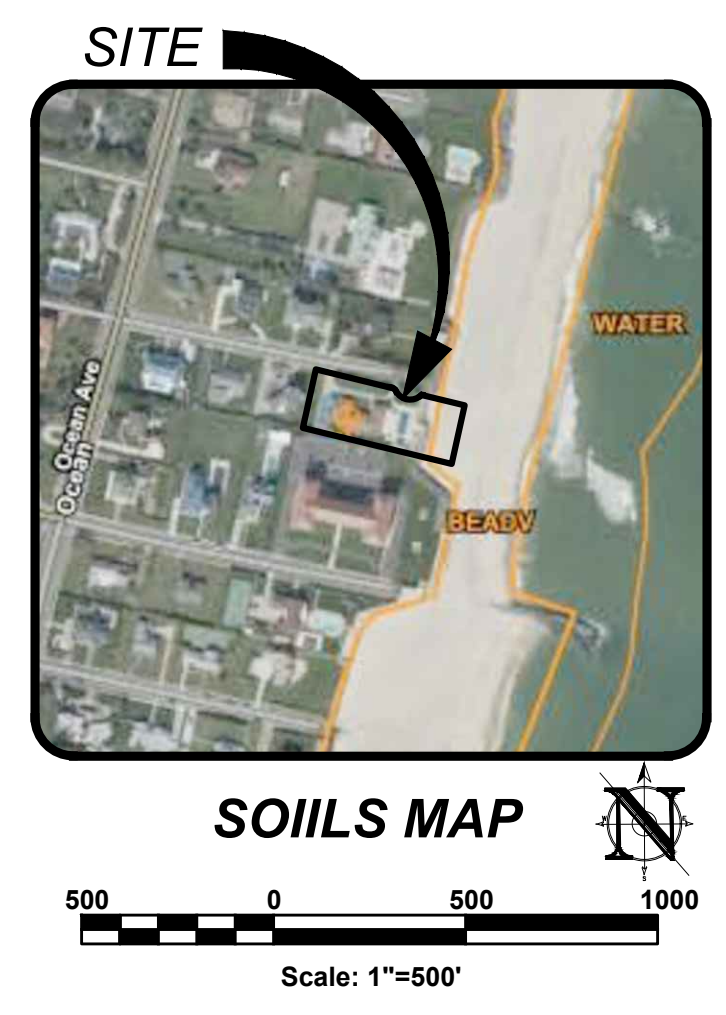
SOIL EROSION LEGEND	
CONSTRUCTION / SPPP NOTE	
THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.	
PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.	
TOTAL LIMIT OF DISTURBANCE = 0.42 AC.	

**SOIL RESTORATION EXEMPTION**

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.



SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
BEADV	BEACHES, 0 TO 15 PERCENT SLOPES, VERY FREQUENTLY FLOODED	A/D



**PROJECT INFORMATION**

PROJECT NAME: KASSIN RESIDENCE

PROJECT LOCATION: BLOCK 29.01, LOT 4  
2 CLEM CONOVER ROAD  
BOROUGH OF DEAL  
MONMOUTH COUNTY, NJ

OWNER: ABRAHAM KASSIN  
2 CLEM CONOVER ROAD  
DEAL, NJ 07723

APPLICANT: ABRAHAM KASSIN  
2 CLEM CONOVER ROAD  
DEAL, NJ 07723

APPLICANT'S PROFESSIONALS

ATTORNEY: JENNIFER S. KRIMKO, ESQ.  
ANSELL GRIMM & AARON, PC  
1500 LAWRENCE AVENUE-CN 7807  
OCEAN, NJ 07712

ARCHITECT: MICHAEL SAVARESE ASSOCIATES ARCHITECTS  
34 SYCAMORE AVENUE, UNIT 1E  
LITTLE SILVER, NJ 07739  
114 WEST 26th STREET, 6th FLOOR  
NEW YORK, NY 10001

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

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(NJ One Call is a pay per use service)

ELECTRIC	RED
GAS (L)	YELLOW
COMMUNICATION, TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE

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

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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*Douglas D. Clelland*  
**DOUGLAS D. CLELLAND, PE**  
PROFESSIONAL ENGINEER  
NJ PE 24GE0531000

**REVISIONS**

Rev.#	Date	Comment
0	04/08/22	INITIAL RELEASE

SCALE:	DESIGNED BY: DDC
DATE: 04/08/22	DRAWN BY: AMC
JOB #: 21-1827-01	CHECKED BY: DDC
CAD ID: 21-1827-01/0	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION	PLAN INFORMATION
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DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

SESC PLAN

SHEET NO:

4 OF 5



