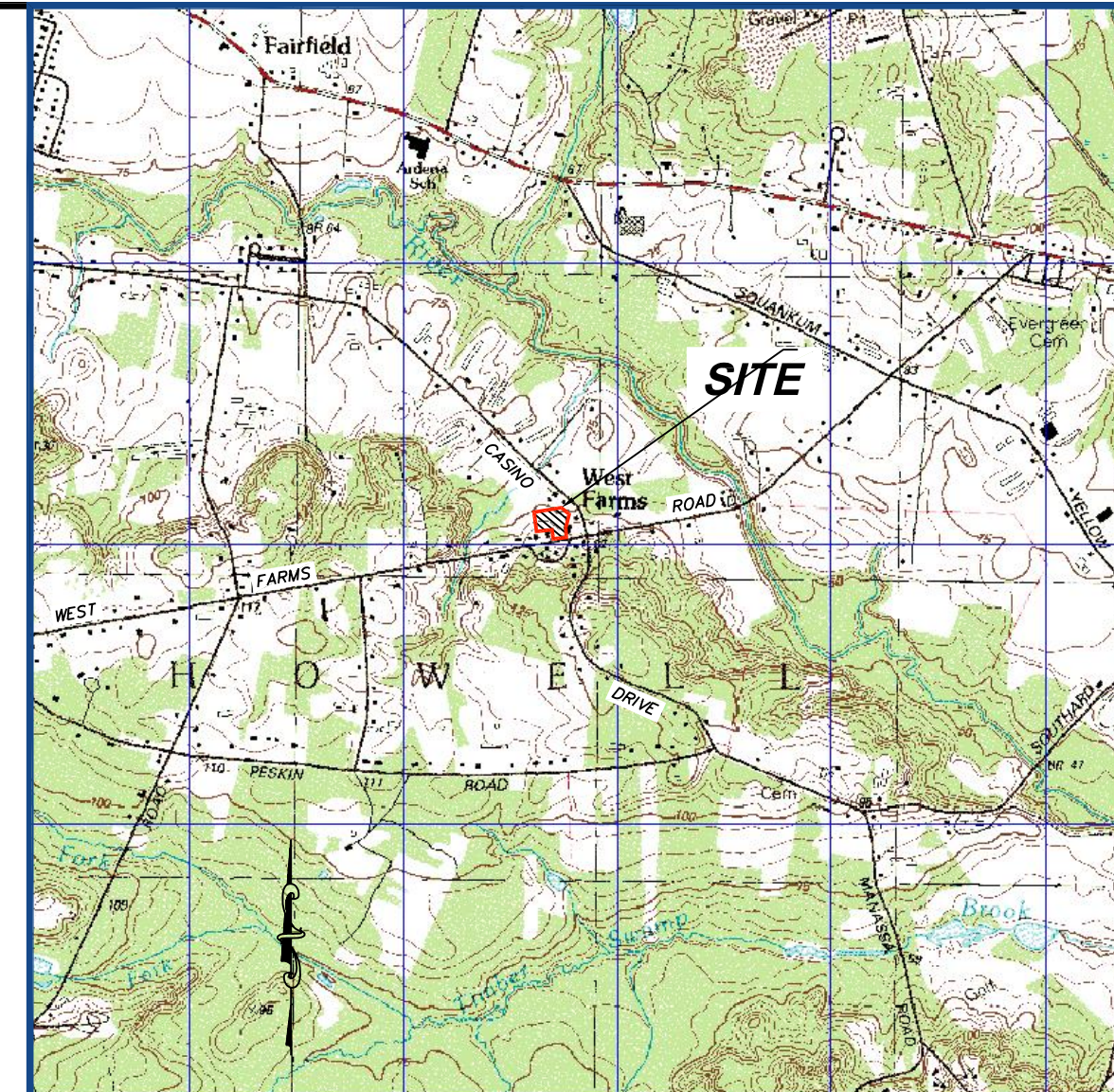




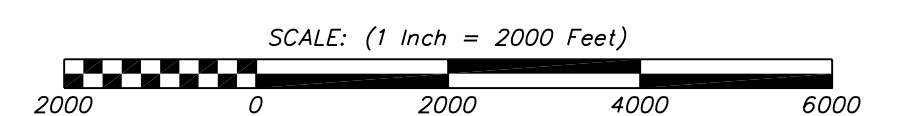
TAX LOT 19.01

TAX LOT 16

CASINO DRIVE

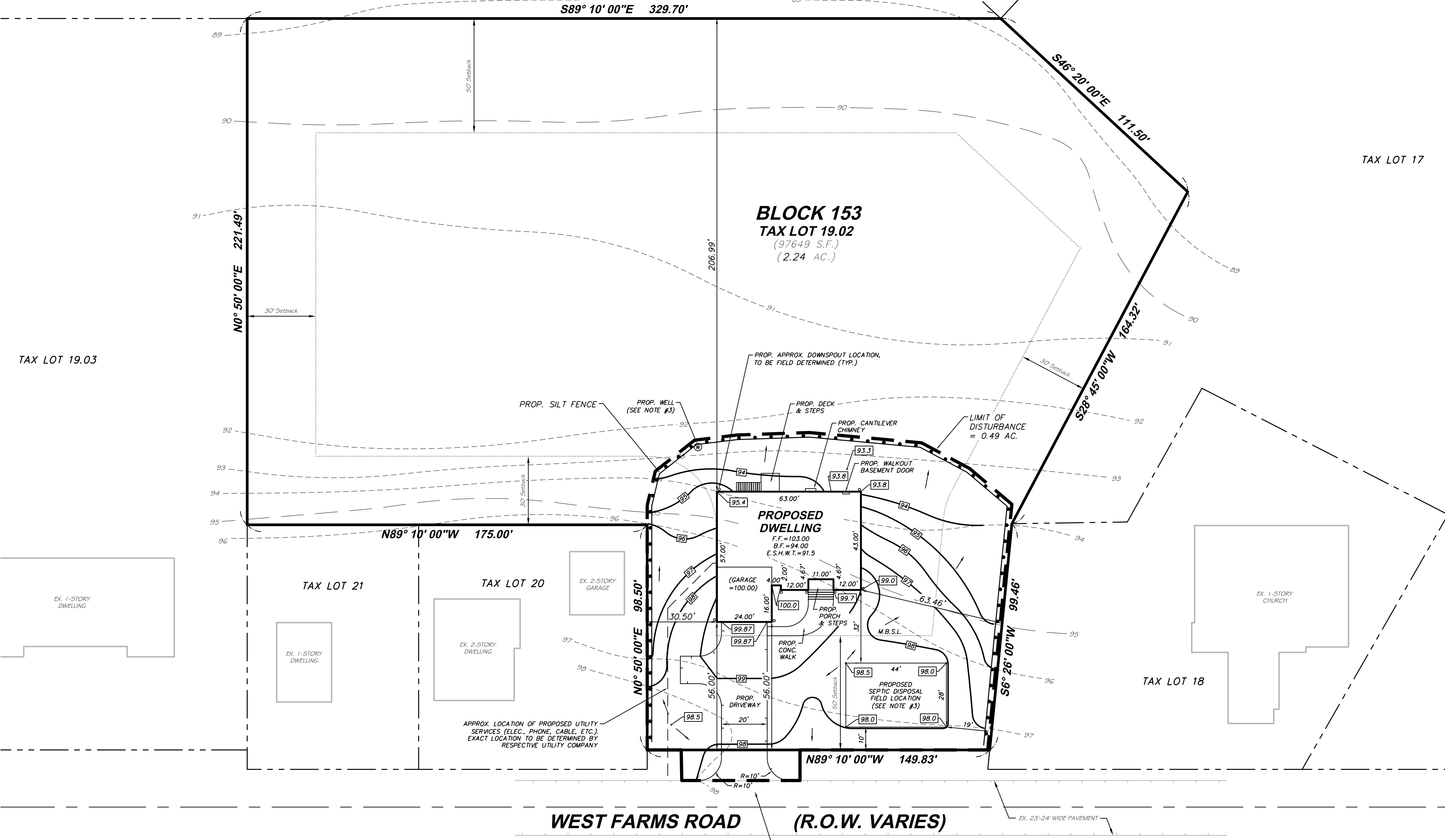


LOCATION MAP



LEGEND

- - - 125 = EX. CONTOUR
- + 125.09 = EX. SPOT ELEVATION
- - - 125.3 = PROP. CONTOUR
- - - = DIRECTION OF OVERLAND STORMWATER FLOW
- - - M.B.S.L. = MINIMUM BUILDING SETBACK LINE



TAX LOT 19.03

TAX LOT 21

TAX LOT 20

TAX LOT 18

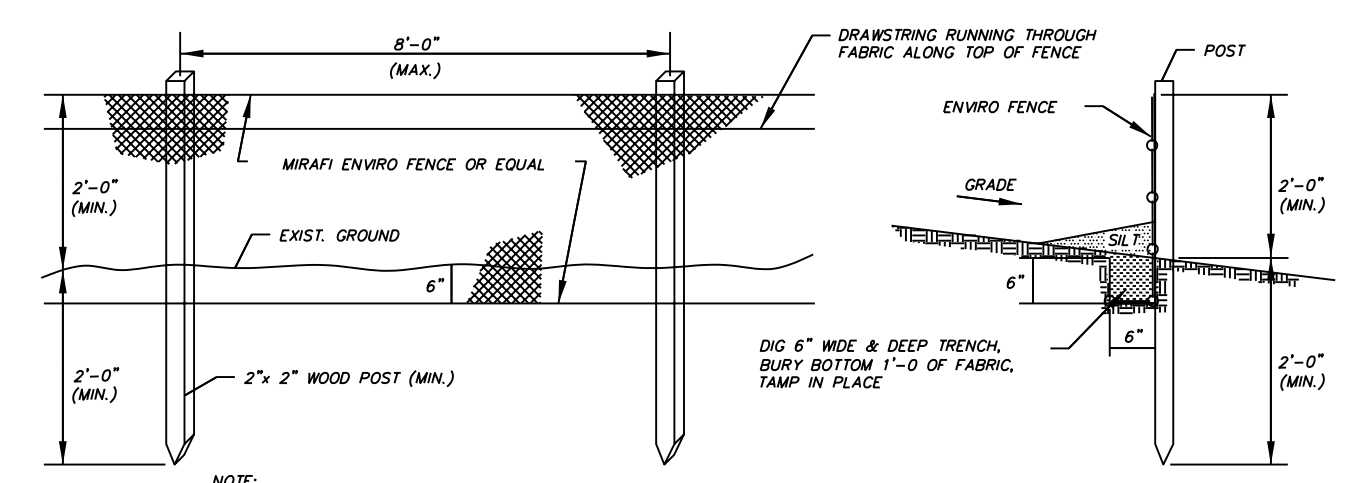
WEST FARMS ROAD (R.O.W. VARIES)

PROP. CONSTRUCTION ACCESS POINT

ZONE : AGRICULTURAL RURAL ESTATE ZONE ~ ARE-2

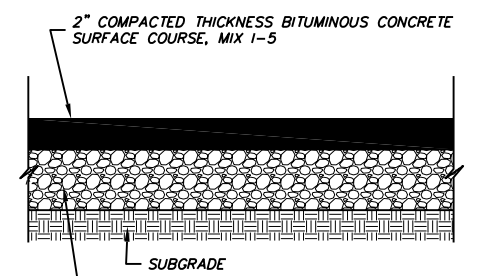
MINIMUMS :	REQUIRED :	PROVIDED :
LOT AREA	2 AC.	2.24 AC.
LOT WIDTH	200 FT.	154.74 FT. *
LOT DEPTH	200 FT.	319.99 FT.
PRINCIPAL BUILDING		
FRONT SETBACK	50 FT.	56.00 FT.
REAR SETBACK	50 FT.	206.99 FT.
SIDE SETBACK	30 FT.	30.50 FT.
MAXIMUMS :		
BUILDING COVERAGE	12 %	3.2 ± %
LOT COVERAGE	15 %	4.7 ± %
BUILDING HEIGHT	35 FT.	23.4 ± FT.

* EXISTING NON-COMFORMITY

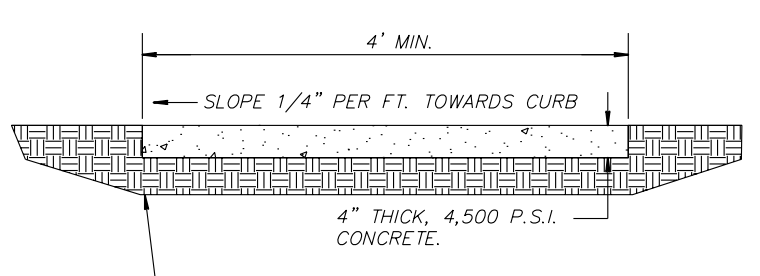


NOTE: THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
NO SCALE

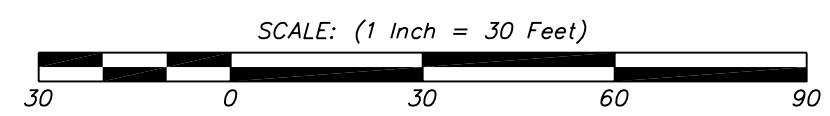


DRIVEWAY DETAIL
NO SCALE



CONCRETE WALKWAY DETAIL
NO SCALE

OWNER/APPLICANT
MSC ENTERPRISES, LLC
22 S. HOPE CHAPEL ROAD
JACKSON, NJ 08527



NOTES :

1. PROPERTY BEING KNOWN AS BLOCK 153, TAX LOT 19.02 IN THE TOWNSHIP OF HOWELL, MONMOUTH COUNTY. THE PROPERTY IS LOCATED WITHIN THE AGRICULTURAL RURAL ESTATE (ARE-2) ZONE AND CONTAINS APPROXIMATELY 2.24 ACRES.
2. BOUNDARY INFORMATION IS BASED UPON A PLAN ENTITLED "PLOT PLAN & MAP OF SURVEY, TAX LOT 19.02, TAX BLOCK 153, HOWELL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY C.E.S. ENGINEERING, SIGNED 2-15-05, LAST REVISED 10-26-05.
3. TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "PLOT PLAN AND MAP OF SURVEY, TAX LOT(S) 19.02, BLOCK 153, HOWELL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY CHARLES B. RUSH, P.E. & L.S., DATED 4-8-13, LAST REVISED 11-2-13. ALL ELEVATIONS ARE BASED UPON THIS PLAN AND ARE BASED UPON AN ASSUMED DATUM.
4. PROPOSED INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL (SEPTIC) SYSTEM, ON-SITE WELL AND ESTIMATED SEASONAL HIGH GROUNDWATER INFORMATION IS BASED UPON THE ABOVE REFERENCED CHARLES RUSH PLAN AND THE MONMOUTH COUNTY BOARD OF HEALTH APPROVAL, MONMOUTH COUNTY HEALTH DEPARTMENT APPROVAL #HO-1320, DATED NOVEMBER 6, 2013.
5. THE PROPERTY LIES OUTSIDE OF THE 0.2% (500-YEAR) FLOOD HAZARD AREA (LIES WITHIN ZONE X UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 34025C0304F, EFFECTIVE DATE SEPTEMBER 25, 2009.
6. THERE ARE NO VERIFIED FRESHWATER WETLANDS WITHIN THE PORTION OF THE PROPERTY BEING DEVELOPED, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOHEB SERVICE AND A LETTER PREPARED BY ATLAS ENVIRONMENTAL CONSULTANTS, DATED JANUARY 27, 2012.
7. WHILE THE SITE IS CURRENTLY VACANT, IT WAS PREVIOUSLY DEVELOPED WITH A SINGLE-FAMILY DWELLING, DETACHED ACCESSORY BUILDING AND OTHER ANCILLARY STRUCTURES AND UTILITIES.
8. PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTING A SINGLE-FAMILY RESIDENTIAL DWELLING, DRIVEWAY, AN UNDERGROUND SEWAGE DISPOSAL (SEPTIC) SYSTEM AND OTHER ANCILLARY STRUCTURES AND UTILITIES.
9. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. LOCATION AND INSTALLATION OF NEW UTILITIES AND SERVICE CONNECTIONS NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF OTHERS.
10. THE GRADE ADJACENT TO THE BUILDING FOUNDATION SHALL SLOPE AWAY FROM THE DWELLING AT A SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET FROM THE FOUNDATION WALL. AT A DISTANCE OF 10 FEET FROM THE DWELLING FOUNDATION, THE GRADE MAY BE INCREASED TO A MAXIMUM SLOPE OF 25%, WITH THE EXCEPTION OF THE DRIVEWAY, WHICH CAN BE NO STEEPER THAN 15%.
11. CLEARANCE BETWEEN UNTREATED WOOD SIDING/SHEATHING AND EARTH ON THE EXTERIOR OF THE BUILDING SHALL BE NOT LESS THAN 6 INCHES.
12. PROPOSED DWELLING INFORMATION BASED UPON ARCHITECTURAL PLANS ENTITLED "PROPOSED SINGLE FAMILY DWELLING FOR: MSC ENTERPRISES, L.L.C., TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY, 256 WEST FARMS ROAD, BLOCK 153, LOT 19.02" PREPARED BY GRASSO DESIGN GROUP, DATED 11/15/2013.
13. BASEMENT CONSTRUCTION SHALL INCLUDE WATERPROOFING IN ACCORDANCE WITH IRC STANDARDS. THE CONTRACTOR SHALL PROVIDE A FOUNDATION PERIMETER DRAIN, SUMP AND SUMP PUMP WITH POSITIVE OUTLET TO THE EXTERIOR GRADE AWAY FROM THE FOUNDATION.
14. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS AND THE HOWELL TOWNSHIP LAND DEVELOPMENT ORDINANCE.
15. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
16. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
17. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
18. PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.

PLOT PLAN
TAX LOT 19.02 BLOCK 153
256 WEST FARMS ROAD
HOWELL TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

PLOT PLAN



Office Location: 958 Adelpia Road, Adelpia, NJ 07710
Mailing Address: PO Box 249, Adelpia, NJ 07710
Phone: 732-625-7919, Fax: 732-625-9313, www.gellersive.com
Certificate of Authorization No. 24GA28105200

ROBERT D. SIVE
N.J. Professional Engineer No. 43816

DRAWN BY:	M.M.	DATE:	SCALE:	SHEET:	JOB NUMBER:
DESIGNED BY:	RS	1/16/14	1" = 30'	1 OF 1	2352.01
CHECKED BY:	RS	1/8/14	1" = 30'	1 OF 1	2352.01

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