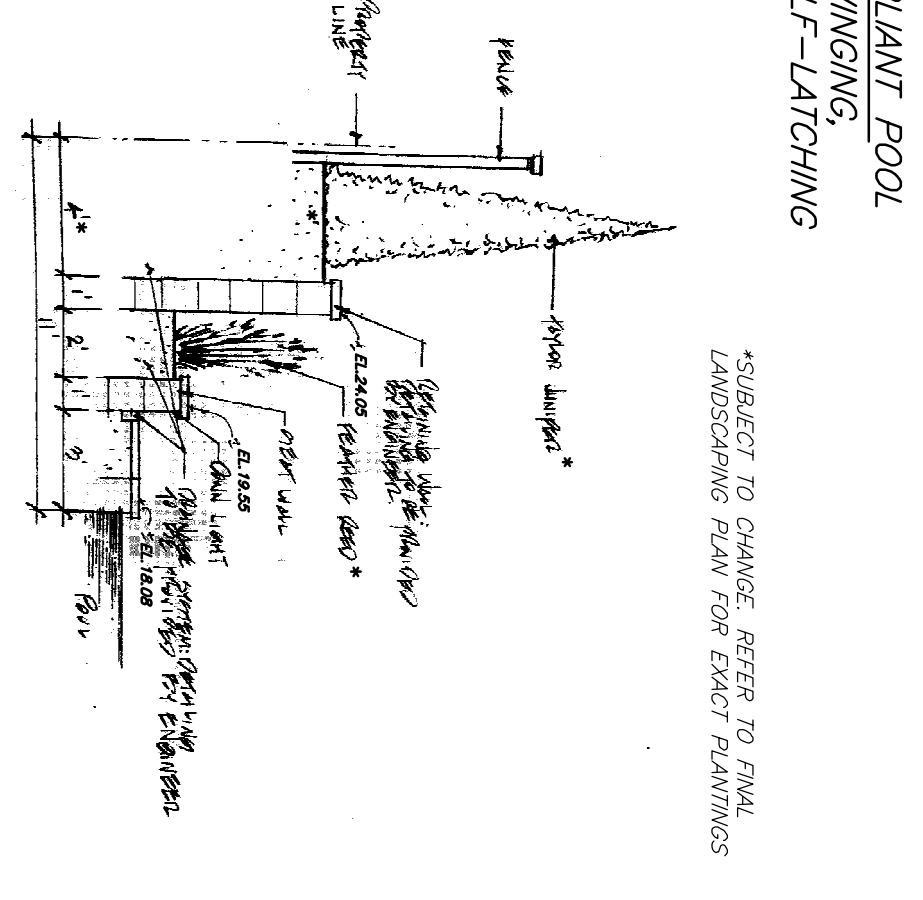


**DETAIL**  
**DECORATIVE CONCRETE**  
**BLOCK - RETAINING WALL**  
N.T.S.



**DETAIL**  
**REAR RETAINING WALL SECTION**  
N.T.S.

**REAR RETAINING WALL NOTES:**

1. WALL TO BE CONSTRUCTED USING ALLEN BLOCK MODULAR BLOCKS.
2. THE PROPOSED STRUCTURAL RETAINING WALL WILL HAVE A MAXIMUM HEIGHT OF 4.5 FT.
3. STEP SLOPE AREAS ON THE LOT.
4. ANY SOIL REMOVED DURING CONSTRUCTION SHALL BE REDISTRIBUTED ON SITE AND/OR REMOVED FROM THE SITE UPON COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH ALL NEPTUNE TOWNSHIP RULES AND REGULATIONS.
5. THE STRUCTURAL RETAINING WALL SHALL NOT EXTEND IN HEIGHT FOR MORE THAN ONE (1) FOOT ABOVE THE NATURAL OR APPROVED FINISHED GRADE AT ITS TOP, UNLESS PROPER SURFACE DRAINAGE REQUIRES A GREATER HEIGHT.
6. THE COMBINED HEIGHT OF THE STRUCTURAL RETAINING WALL AND ANY PROTECTIVE FENCING SHALL NOT EXCEED TWELVE (12) FEET.
7. ANY PROTECTIVE FENCE INSTALLED ON TOP OF THE STRUCTURAL RETAINING WALL SHALL NOT BE A CHAIN LINK FENCE. CHAIN LINK FENCES ARE PROHIBITED WITHIN THE FRONT YARD.
8. THE STRUCTURAL RETAINING WALL SHALL BE NO CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL OR WALL SEGMENT CLOSEST TO THE PROPERTY LINE.
9. FAILURE OF THE PROPOSED STRUCTURAL RETAINING WALL WILL NOT HAVE AN ADVERSE IMPACT ON ANY ADJOINING PROPERTIES OR PUBLIC RIGHT OF WAY.
10. THE CONSTRUCTION OF THE PROPOSED STRUCTURAL WALL SHALL BE INSPECTED BY A LICENSED STRUCTURAL OR CIVIL ENGINEER. AT THE COST OF THE PROPERTY OWNER, A SIGNED AND SEALED CERTIFICATION THAT THE WALL HAS BEEN PROPERLY CONSTRUCTED SHALL BE SUBMITTED TO THE NEPTUNE TOWNSHIP CONSTRUCTION OFFICIAL UPON COMPLETION OF THE WALL.
11. AT THE END OF ITS USEFUL LIFE, THE STRUCTURAL RETAINING WALL CAN BE REPLACED BY THE PROPERTY OWNER'S LICENSED CONTRACTOR. THE WALL COULD BE REPLACED IN THE SAME FOOTPRINT AND WOULD REQUIRE A LITTLE MORE THAN ONE (1) FOOT ABOVE THE NATURAL OR APPROVED FINISHED GRADE AT ITS TOP, UNLESS PROPER SURFACE DRAINAGE REQUIRES A GREATER HEIGHT.
12. THE TOP OF ANY STRUCTURAL RETAINING WALL WITH A HEIGHT GREATER THAN 4.5 FEET SHALL BE FINISHED WITH A MINIMUM HEAD OF THREE (3) FEET ON THE ALL TERRACE PLANTED VEGETATION AT 50% OF THE FULL GROWTH SCREENING.
13. A LICENSED LANDSCAPE ARCHITECT SHALL CERTIFY THAT LANDSCAPING INSTALLED IN THE VICINITY OF ANY STRUCTURAL RETAINING WALL IS APPROPRIATE FOR THE LOCATION AND DOES NOT HAVE A ROOT SYSTEM THAT WILL IMPAIR THE INTEGRITY OF THE RETAINING WALL.

**GENERAL NOTES**

PROPERTY IS KNOWN AS BLOCK 5408 LOT 8.02 AS SHOWN ON SHEET 54 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.22892 ACRES.

OWNER/APPLICANT:  
ROBERT & KRISTEN GRECO  
28 TREMONT DRIVE  
NEPTUNE, NJ 07733

APPLICANT PROPOSES TO INSTALL A NEW IN-GROUND SWIMMING POOL, PAVER PATIOS, RETAINING WALLS, AND ASSOCIATED SITE IMPROVEMENTS.

**ZONE R-2**

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	10,000 S.F.	10,000 S.F.	10,000 S.F.
MIN. LOT WIDTH	100 FT.	100 FT.	100 FT.
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.
MIN. IMPROVABLE LOT AREA	2,400 S.F.	3,750 S.F.	3,750 S.F.
MIN. IMPROVABLE DIAMETER	30 FT.	30 FT.	30 FT.
FRONT YARD SETBACK	25 FT.	25 FT. (2 STY)	25 FT. (2 STY)
SIDE YARD SETBACK	10 FT.	15.8 FT. & 24.8 FT.	15.8 FT. & 24.8 FT.
REAR YARD SETBACK	30 FT.	34.65 FT.	34.65 FT.
MAX. BUILDING COVERAGE	30 % (3,000 S.F.)	21.49 % (2,148.50 S.F.)	31.45 % (3,144.50 S.F.)
MAX. BLDG. HEIGHT	40 FT. (4,000 S.F.)	31.45 FT. (2 STY)	37.92 FT. (2 STY)
MAX. DECK INTO REAR YARD SETBACK	15 FT.	11.49 FT.	20 FT.
MIN. DECK REAR YARD SETBACK	10 FT.	26.85 FT.	10 FT.
MIN. DECK SIDE YARD SETBACK	10 FT.	30.47 FT.	24.8 FT.
MIN. POOL REAR YARD SETBACK	10 FT.	N/A	11 FT.
MIN. POOL SIDE YARD SETBACK	10 FT.	N/A	10 FT.

**GRADES SHOWN BASED ON NAVD83 DATUM**  
- PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES

**FRM FLOOD ZONE 'X' - UNSHADED - COMMUNITY PANEL NUMBER 34029C0333F.**  
MONMOUTH COUNTY, N.J. - DATED SEPT. 25, 2009

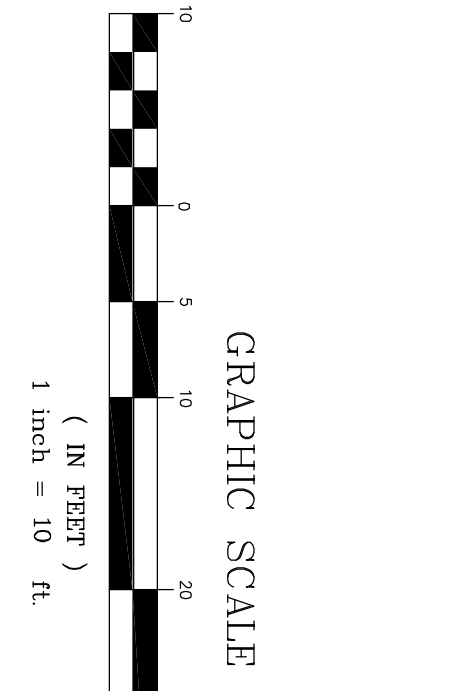
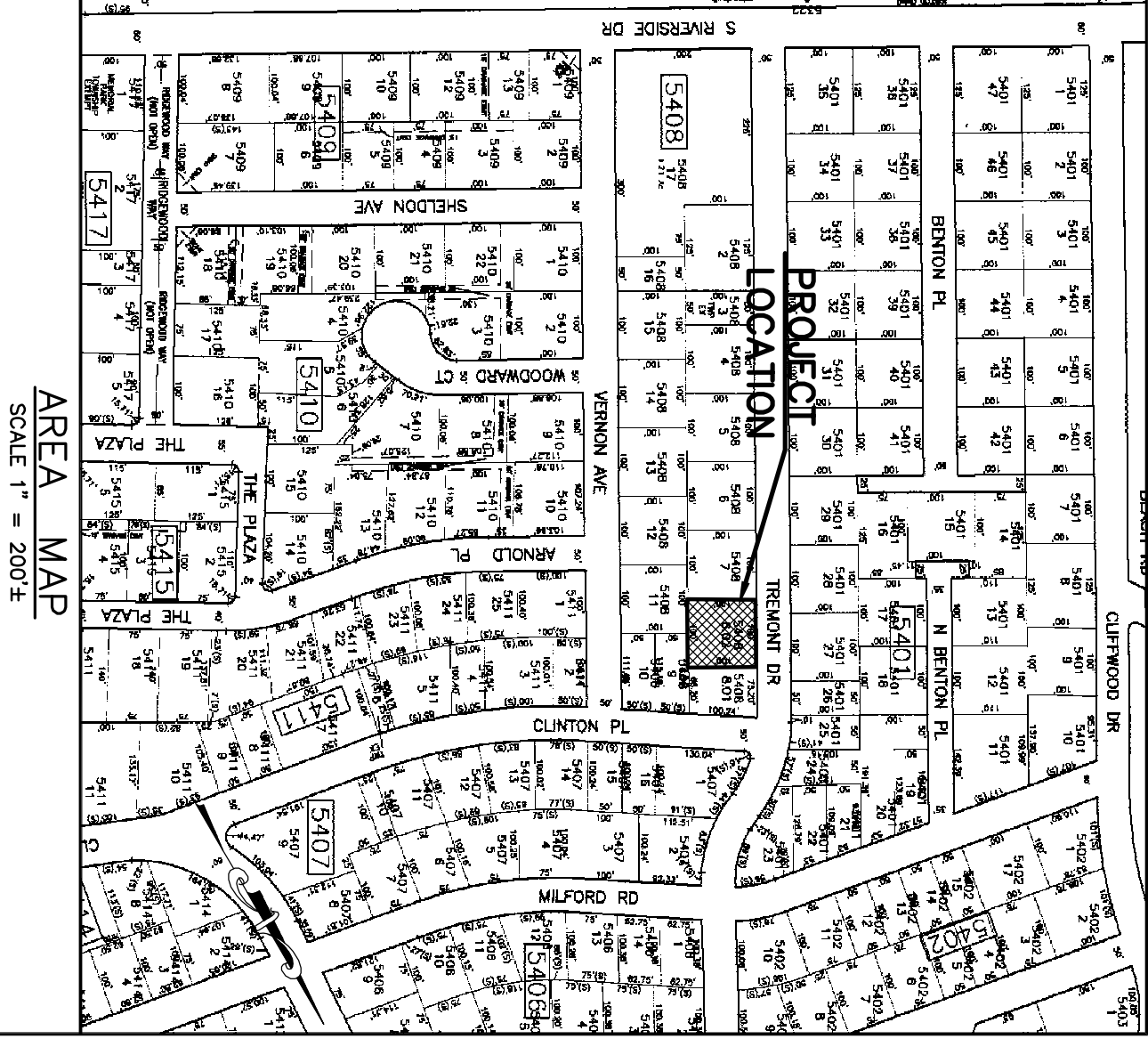
**FEMA PRELIMINARY FRM ELEVATION ZONE 'X' - UNSHADED (JANUARY 30, 2015)**

**TOPOGRAPHIC & BOUNDARY INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 28 TREMONT DRIVE, LOT 8.02, BLOCK 5408, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY JUSTIN J. HEDGES, PROFESSIONAL LAND SURVEYOR, NJ LIC NO. 43362, ON BEHALF OF INSITE SURVEYING, DATED 12/17/20.**

**GRECO GRADING PLAN**  
**BLOCK 5408 - LOT 8.02**  
28 TREMONT DRIVE  
MONMOUTH COUNTY, N.J.

**R.C. ASSOCIATES**  
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2517 Route 35 Building J Suite 102  
Monmouth, New Jersey, 08738  
Ph. 732-528-0141 • Fax 732-528-1060

**RAY CARPENTER P.E.**  
C.A. #246428108800  
DRN BY: WAM  
DATE: 3/3/21  
SCALE: AS SHOWN  
JOB #: 2020.256  
SHEET: 1 OF 1



**LANDSCAPING NOTE:**  
REFER TO LANDSCAPERS PLAN FOR PROPOSED PLANTING DETAILS. AREA BETWEEN RETAINING WALL AND PROPERTY LINE TO BE LANDSCAPED.