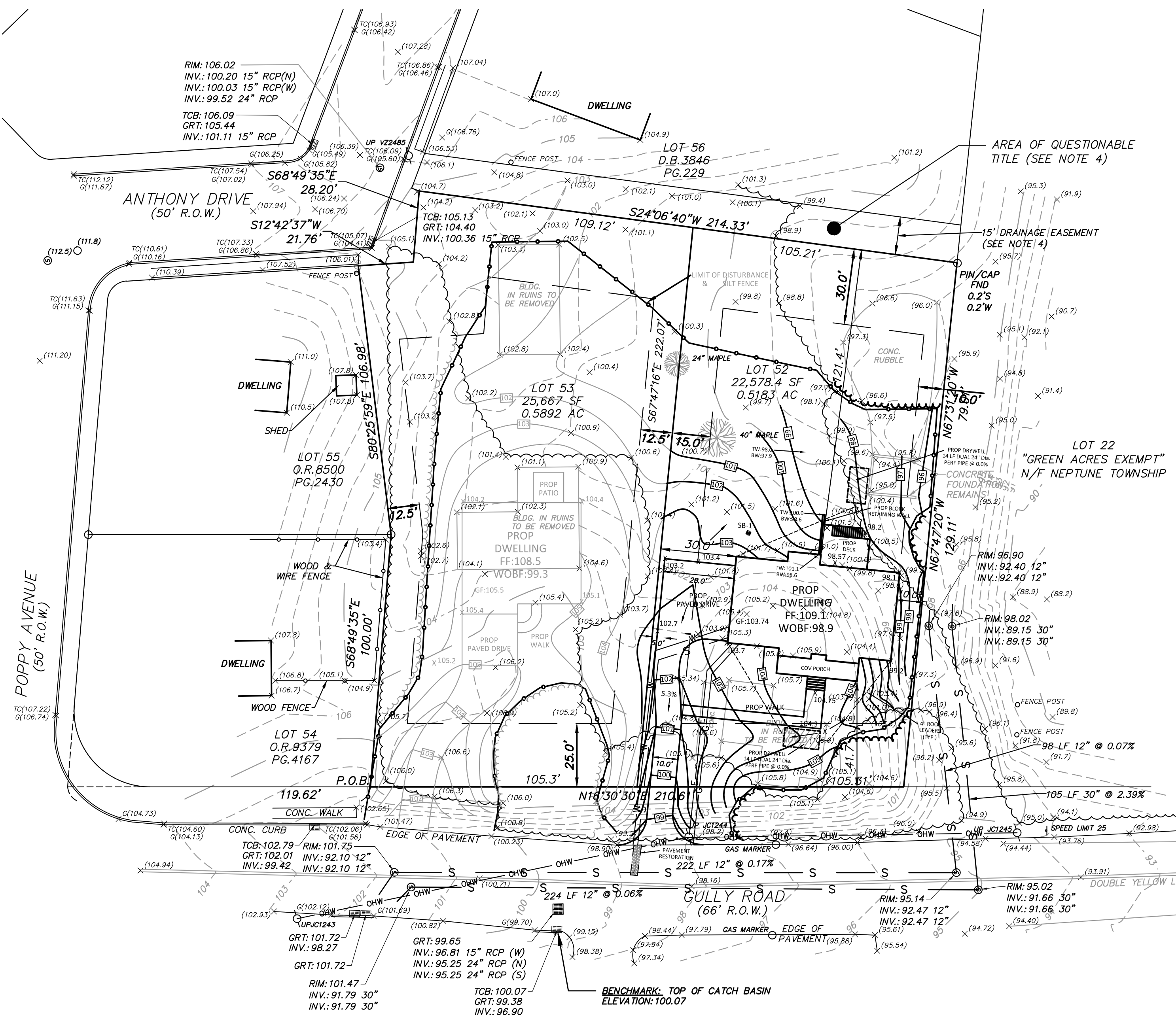
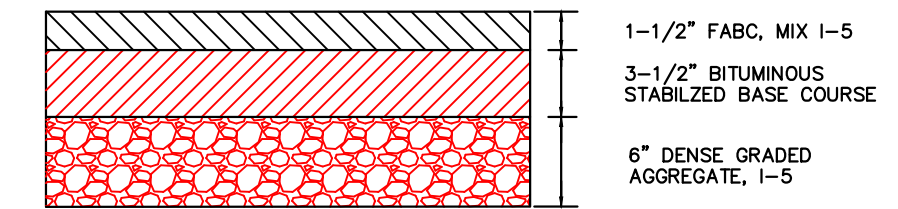


ZONE R-2 REQUIREMENTS		
LOT AREA	REQUIRED	PROVIDED
LOT WIDTH	100 FT	105.2 FT
LOT FRONTAGE	100 FT	105.31 FT
LOT DEPTH	100 FT	+/-215 FT
FRONT YARD SETBACK	25 FT	41.7 FT
SIDE YARD SETBACK	10-25 FT	10-40 FT
REAR YARD SETBACK	30 FT	121.4 FT
MAX BLDG. COVERAGE	30 %	+/-11.5 %
MAX LOT COVERAGE	40 %	+/-20.8 %
MAX BLDG HEIGHT	35 FT	<35 FT
	2.5 STORIES	2.5 STORIES
MIN IMPROVABLE AREA	2,400 SF	>2,400 SF
M.L.A. DIAMETER	32 FT	>32 FT

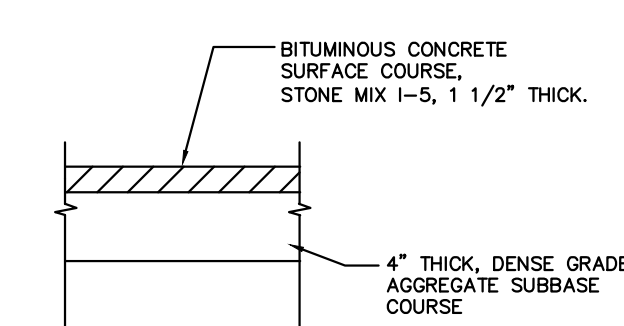
- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS LOT 52 BLOCK 4401 AS SHOWN ON NEPTUNE TOWNSHIP TAX MAP SHEET NO. 44.
 - PLAN BASED ON BOUNDARY & TOPOGRAPHY SURVEY, 20 GULLY ROAD, LOTS 52 & 53 BLOCK 4401 AS PREPARED BY FWH ASSOCIATES, P.A., SHEET 1 OF 1, DATED 9/3/20.
 - PROPERTY LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FLOODINSURANCE RATE MAP NO. 34025C0329, EFFECTIVE DATE: SEPTEMBER 29, 2006. PER PRELIMINARY FLOOD INSURANCE RATE MAP NO. 34025C0329G, DATED 1/31/2014, THE PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - OWNER: BARBARA MC DONNELL
2 GOOSE COVE LANE
RAMSEY, NJ 07746
APPLICANT: FRED PATTERSON
40 CHANCELLOR COURT
BERKELEY, NJ 08757
 - PROPERTY ADDRESS: 20 GULLY ROAD
 - BENCHMARK: TOP OF CATCH BASIN IN GULLY ROAD AS SHOWN Elevation = 100.07 TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED ON ASSUMED DATUM
 - ALL EXISTING STRUCTURES ARE TO BE REMOVED
 - BULK VARIANCE REQUIRED FOR STEEP SLOPE DISTURBANCE IN EXCESS OF 30%



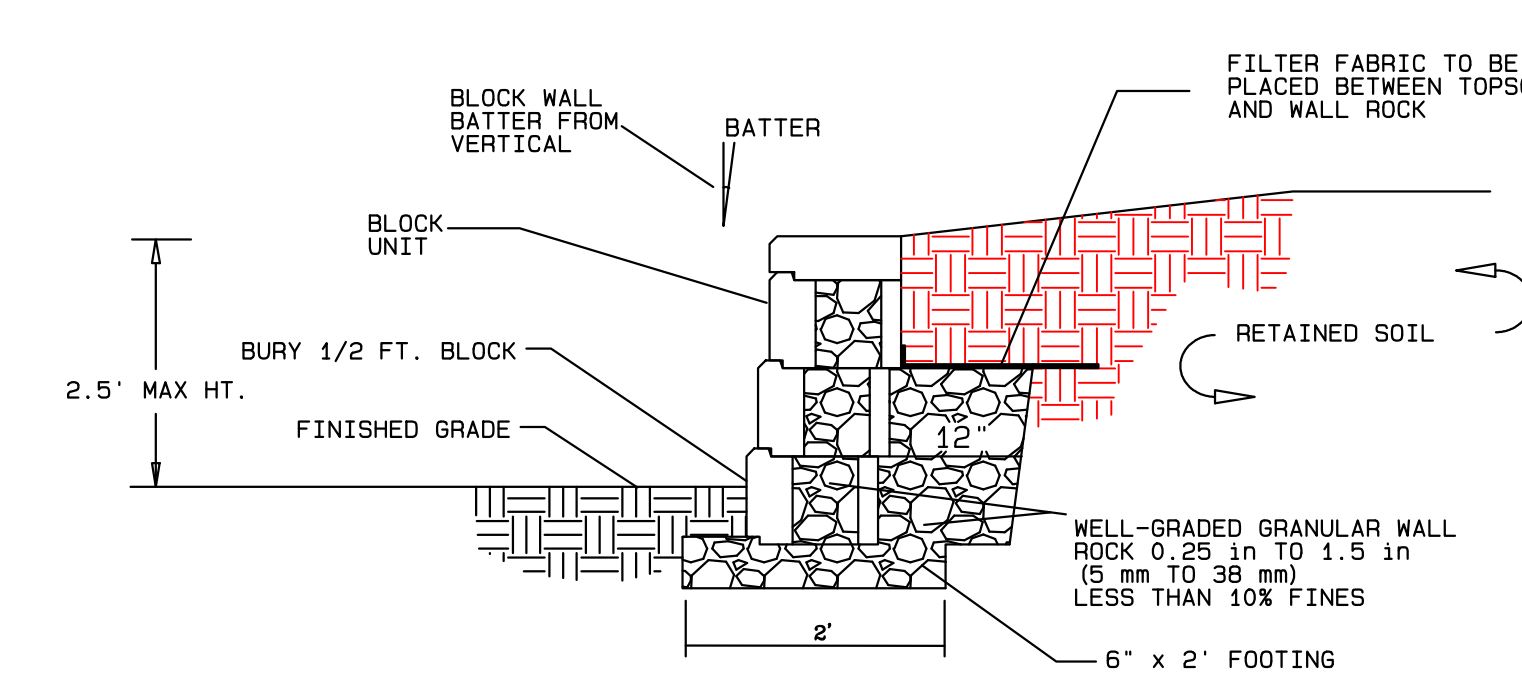
PAVEMENT RESTORATION DETAIL

LOT 52 SLOPE DISTURBANCE CHART

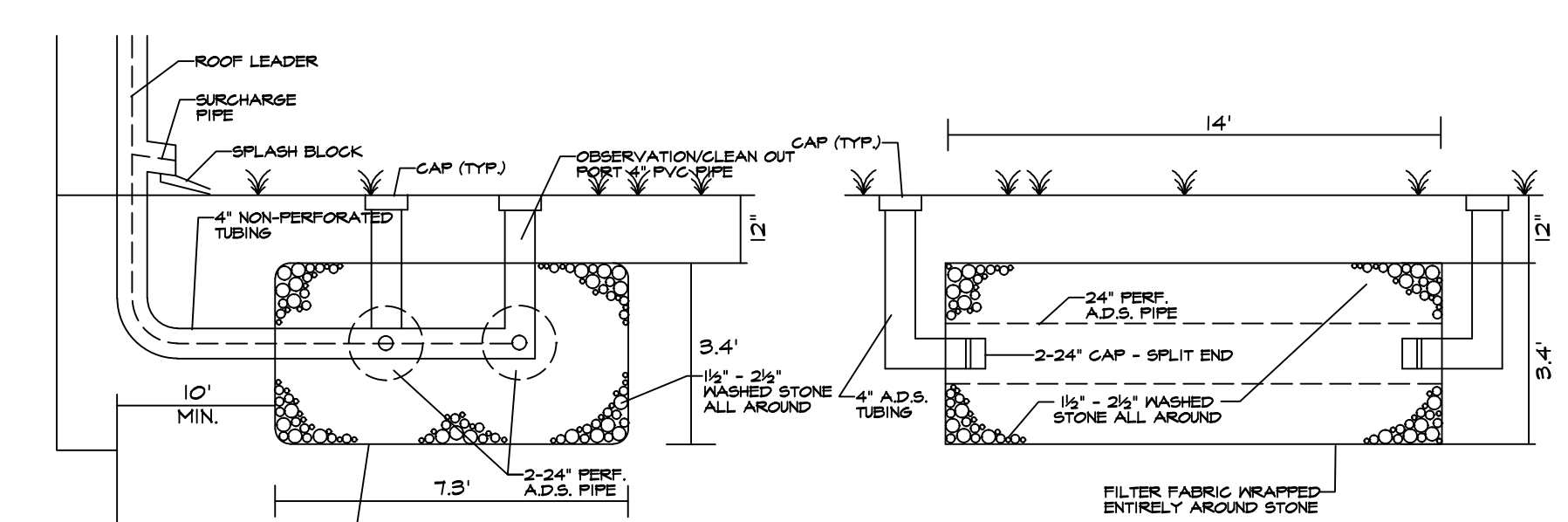
	TOTAL AREA	DISTURBED AREA	PERCENT
>25%	1,655 SF	1,305 SF	78.9 %
>15%	3,327 SF	2,867 SF	86.2 %



BITUMINOUS CONCRETE DRIVEWAY



TYPICAL BLOCK GRAVITY WALL SECTION

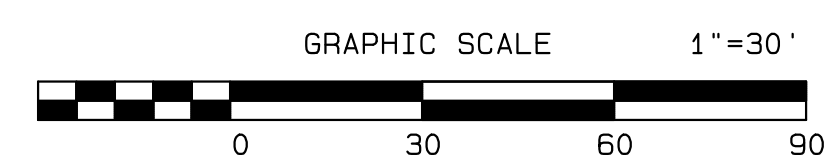


- RECHARGE TRENCH NOTES:**
- THE CONTRACTOR SHALL ALLOW THE TOWNSHIP ENGINEER TO TEST, INSPECT & APPROVE THE BOTTOM OF EACH DRY WELL PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
 - ANY MATERIAL NOT MEETING PERMEABILITY REQUIREMENTS WILL BE REMOVED AND REPLACED WITH COURSE GRAVEL AS DIRECTED BY THE TOWNSHIP ENGINEER.
 - DRY WELLS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLOT PLAN.
 - THE DRY WELL SHALL PROVIDE FOR 1/2 ENTIRE HOUSEBOX VOLUME.
 - DRY WELL SHALL BE A MINIMUM OF 10' FROM ANY PROPOSED DWELLING.

DRY WELL TRENCH DETAIL

- TEST HOLE NO.: SB-1
WEATHER: sunny
ELEVATION: 101.6
Estimated Seasonal High Water Table: 57"
Ground Water Encountered at: 108"
- 0" TO 8" TOPSOIL
8" TO 30" 10 YR 5/8 YELLOWISH BROWN SANDY LOAM, SUBANGULAR, MOIST, FRIABLE
30" TO 57" 10 YR 6/3 PALE BROWN SILTY SAND, SUBANGULAR, MOIST, FRIABLE
57" TO 84" 10 YR 6/3 PALE BROWN SILTY SAND, SUBANGULAR, MOIST, FRIABLE W/ 7.5 YR 5/8 STRONG BROWN, FEW, FINE, FAINT MOTTLES
84" TO 114" 10 YR 6/3 PALE BROWN SILT LOAM, SUBANGULAR, MOIST, FRIABLE
114" TO 120" 30 YR 5/2 GRAYISH BROWN CLAY LOAM, SUBANGULAR, MOIST, FRIABLE

LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEV.
	PROPOSED SPOT ELEV.
	FINISH FLOOR ELEV.
	GARAGE FLOOR ELEV.



1/21/21	REVISE MODEL	VTH	BPM	BPM
12/24/20	REVISE PER TOWNSHIP ENGINEERING REVIEW 12-18-20	VTH	BPM	BPM
DATE	REVISION	DRAWN	CHECKED	RELEASED

PROPOSED PLOT PLAN

20 GULLY ROAD
LOT 52 BLOCK 4401

TAX MAP SHEET No. 44
SITUATED IN
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

FWH ASSOCIATES, P.A.

FWHASSOCIATES.COM

1856 Rt. 9, Toms River, NJ 08755 T: 732.797.3100 F: 732.797.3223

Brian P. Murphy
PROFESSIONAL ENGINEER
NJ LIC. NO. 42000

DRAWN BY VTH DATE 09/17/20
DESIGNED BY SCALE 1"=30'
CHECKED BY SC-2883
RELEASED BY PROJECT NO. 5378.0001
SHEET NO. 1 OF 1