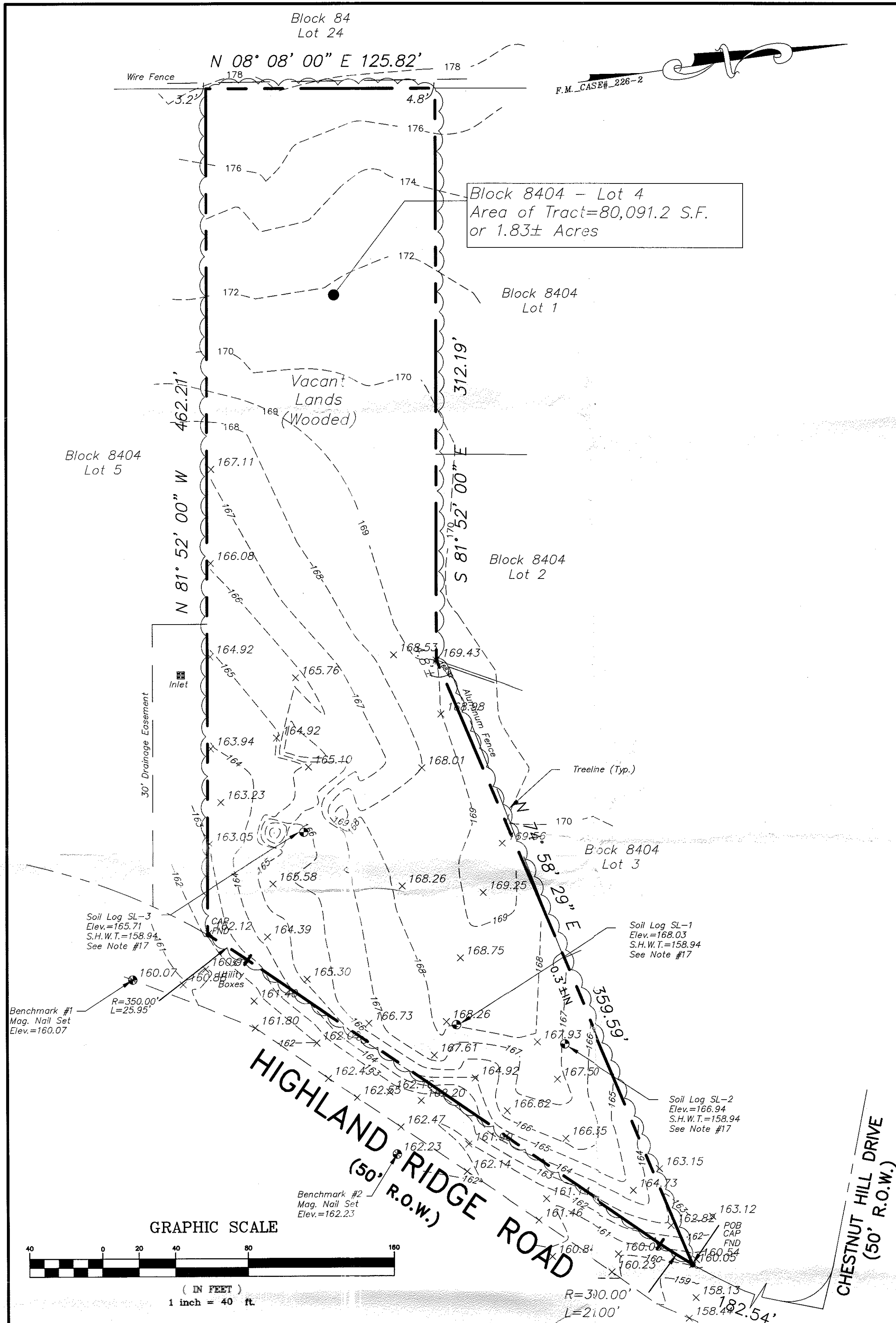




GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES AND/OR OTHER PERMANENT STRUCTURES.
- UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENT IF ANY ARE NOT SHOWN HEREON UNLESS INDICATED.
- THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR THE PURCHASE AND/OR MORTGAGE OF THE HEREIN DELINEATED PROPERTY BY THE HEREIN NAMED PARTIES.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE ORIGINAL.

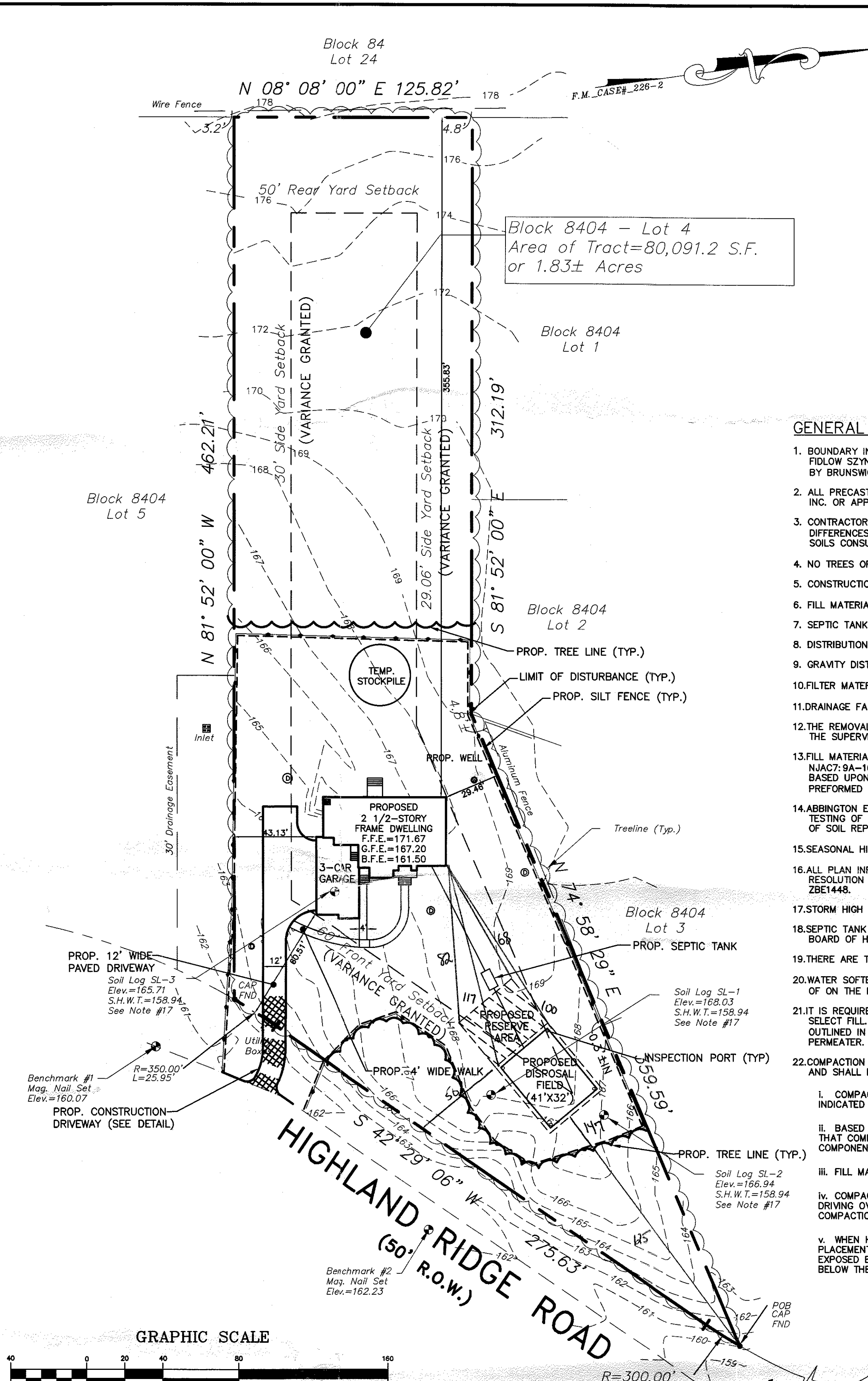
DESCRIPTION

- BEING KNOWN AS LOT 4 BLOCK 8404 AS SHOWN ON SHEET NUMBER 41 OF THE OFFICIAL TAX MAPS FOR THE TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY.
- ALSO KNOWN AS DEED BOOK 8114, PAGE 5930; "AMENDED MAP OF MAJOR SUBDIVISION-FINAL PLAT-LOTS 17, 23, 23Q, BLOCK 84," FILED 08-01-1988 IN CASE NO. 226-2; TOWNSHIP OF MANALAPAN TAX MAP.
- REFERENCES: DEED BOOK 8114, PAGE 5930; "AMENDED MAP OF MAJOR SUBDIVISION-FINAL PLAT-LOTS 17, 23, 23Q, BLOCK 84," FILED 08-01-1988 IN CASE NO. 226-2; TOWNSHIP OF MANALAPAN TAX MAPS.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/18/15 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 17:26-5.1(a)).

EXISTING PARTIAL TOPOGRAPHIC SURVEY

SCALE - 1"=40'



ZONE REQUIREMENTS-RURAL RESIDENTIAL (R-R)

PRINCIPAL BUILDING	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	80,000 S.F.	80,091.2 S.F.	80,091.2 S.F.
MINIMUM FRONT YARD SETBACK	60 FT. ***	N/A FT.	60 FT. ***
MINIMUM REAR YARD SETBACK	50 FT.	N/A FT.	355.83 FT.
MINIMUM SIDE YARD SETBACK 1	30 FT. ***	N/A FT.	43.13 FT.
MINIMUM SIDE YARD SETBACK 2	29.06 FT. ***	N/A FT.	29.46 FT. ***
MINIMUM LOT WIDTH	200 FT.	125.82 FT.	125.82 FT.
MINIMUM LOT FRONTAGE	200 FT.	275.63 FT.	275.63 FT.
MAXIMUM BUILDING HEIGHT	38 FT. ***	N/A	30 FT. ***
MAXIMUM BUILDING COVERAGE	7.5%	N/A	3.94%
MAXIMUM HABITABLE FLOOR AREA RATIO	0.75	N/A	0.05
MINIMUM IMPROVABLE AREA	20,000 S.F.	N/A	39,860 S.F.

- EXISTING VARIANCE
- PROPOSED VARIANCE
- GRANTED VARIANCE (SEE GENERAL NOTE #16)

PROPOSED SITE PLAN

SCALE - 1"=40'

GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM A CERTAIN PLAN ENTITLED "PLAN OF SURVEY WALTER SZYNALSKI & STACY FIDLOW SZYNALSKI, TOWNSHIP OF MANALAPAN MONMOUTH COUNTY, NEW JERSEY BLOCK 8404, LOT 4, PREPARED BY BRUNSWICK SURVEYING INCORPORATED, DATED 10/20/14."
- ALL PRECAST STRUCTURES TO BE 4,000 PSI CONCRETE AS MANUFACTURED BY MERSHON CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
- CONTRACTOR TO VERIFY UNIFORMITY BETWEEN EXCAVATED SOILS AND SOILS LOG DETAIL SHOWN ON THE PLAN. DIFFERENCES, IF ANY, MUST BE REPORTED TO THE MANALAPAN TOWNSHIP HEALTH OFFICER, APPLICANT/OWNER, SOILS CONSULTANT AND THE DESIGN ENGINEER, PRIOR TO CONSTRUCTION.
- NO TREES OR WATER LINES, INCLUDING SPRINKLER SYSTEMS WITHIN 10' OF DISPOSAL BED.
- CONSTRUCTION OF SYSTEMS SHALL BE AS SPECIFIED IN NJAC 7:9A-10.3.
- FILL MATERIAL, IF REQUIRED, TO BE AS SPECIFIED IN NJAC 7:9A-10.1(F).
- SEPTIC TANK CONSTRUCTION AND INSTALLATION SHALL BE AS SPECIFIED IN NJAC 7:9A-8.2.
- DISTRIBUTION BOX CONSTRUCTION AND INSTALLATION SHALL BE AS SPECIFIED IN NJAC 7:9A-9.4.
- GRAVITY DISTRIBUTION LATERAL CONSTRUCTION AND INSTALLATION SHALL BE AS SPECIFIED IN NJAC 7:9A-9.5.
- FILTER MATERIAL SHALL BE AS SPECIFIED IN NJAC 7:9A-10.3(E2).
- DRAINAGE FABRIC SHALL BE AS SPECIFIED IN NJAC 7:9A-10.3(E3).
- THE REMOVAL AND REPLACEMENT OF THE HYDRAULICALLY RESTRICTIVE SOIL HORIZON SHALL BE PERFORMED UNDER THE SUPERVISION OF ABBINGTON ENGINEERING, LLC.
- FILL MATERIAL USED IN SOIL REPLACEMENT DISPOSAL FIELD INSTALLATION SHALL MEET THE REQUIREMENTS IN NJAC 7:9A-10.4(F). INSTALLATION OF FILL SHALL BE CARRIED OUT AS DIRECTED BY A PROFESSIONAL ENGINEER. BASED UPON A FINAL INSPECTION, A PROFESSIONAL ENGINEER SHALL CERTIFY THAT FILL INSTALLATION HAS BEEN PERFORMED IN ACCORDANCE WITH NJAC 7:9A-10.4(F)(3).
- ABBINGTON ENGINEERING, LLC. SHALL NOT BE LIABLE FOR ANY MALFUNCTION OF THE SEPTIC SYSTEM UNLESS THE TESTING OF THE SOIL REPLACEMENT MATERIALS, THE REMOVAL OF UNSUITABLE MATERIALS, AND THE PLACEMENT OF SOIL REPLACEMENT MATERIALS ARE CARRIED OUT UNDER THE OBSERVATION OF ABBINGTON ENGINEERING, LLC.
- SEASONAL HIGH WATER TABLE (S.H.W.T.) NOT WITNESSED WITHIN THE FIRST 10' AT ALL SOIL BORING LOCATIONS.
- ALL PLAN INFORMATION HEREIN IS SUBJECT TO A TOWNSHIP OF MANALAPAN ZONING BOARD OF ADJUSTMENT'S RESOLUTION OF APPROVAL ON FEBRUARY 5, 2015 AND MEMORIALIZED ON FEBRUARY 19, 2015 AS CASE NO. ZBE1448.
- STORM HIGH WATER TABLE DATA PROVIDED BY MANALAPAN TOWNSHIP BOARD OF HEALTH.
- SEPTIC TANK NEEDS TO BE TESTED FOR WATER TIGHTNESS ON SITE AND DOCUMENTED TO MANALAPAN TOWNSHIP BOARD OF HEALTH. THE SEPTIC TANK SHOULD HAVE LOCKING LIDS AND BOLTED INSPECTION PORTS.
- THERE ARE TO BE NO WATER COURSES WITHIN 50 F.T. OF THE DISPOSAL FIELD INCLUDING STORM DRAINS, ETC.
- WATER SOFTENER BACKWASH (WSBW) SHALL NOT BE DISCHARGED INTO SEPTIC SYSTEMS. WSBW SHALL BE DISPOSED OF ON THE PROPERTY BY MEANS IN ACCORDANCE WITH NJDEP RULES (NJAC 7:14-8.18).
- IT IS REQUIRED THAT A PROFESSIONAL ENGINEER MUST CERTIFY THE COMPACTION AND PERMEABILITY OF THE SELECT FILL. THE SELECT FILL MUST MEET PERMEABILITY STANDARDS BY USING THE TEXTURAL ANALYSIS NOW OUTLINED IN THE CURRENT RULE 7:9a 10.1(E) AND TESTED AFTER COMPACTION BY A PERCOLATION TEST OR TUBE PERMEATER.
- COMPACTION OF FILL MATERIAL SHALL BE REQUIRED WHENEVER FILL MATERIAL IS USED BELOW THE DISPOSAL FIELD AND SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- COMPACTION OF FILL SHALL BE CARRIED OUT AS DIRECTED BY A PROFESSIONAL ENGINEER AND AS INDICATED ON THE APPROVED ENGINEERING DESIGN.
- BASED UPON A FINAL INSPECTION, A PROFESSIONAL ENGINEER SHALL CERTIFY BY SIGNATURE AND SEAL THAT COMPACTION OF THE FILL HAS BEEN PERFORMED ADEQUATELY TO PREVENT FAILURE OF ANY COMPONENT OF THE SYSTEM DUE TO EXCESSIVE SETTLEMENT OR DIFFERENTIAL SETTLEMENT.
- FILL MATERIAL SHALL BE SPREAD AND COMPACTED IN LAYERS ONE FOOT OR LESS IN THICKNESS.
- COMPACTION MAY BE ACCOMPLISHED MANUALLY OR MECHANICALLY, BY TAMPING OR ROLLING, OR BY DRIVING OVER THE FILL AREA IN A CONTROLLED PATTERN USING TRACKED OR RUBBER-TIRED VEHICLES. COMPACTION MAY ALSO BE ACCOMPLISHED BY PUDDLING.
- WHEN HEAVY EXCAVATING EQUIPMENT IS OPERATED WITHIN THE EXCAVATION FOR THE PURPOSE OF PLACEMENT OF COMPACTION OF THE FILL MATERIAL, THIS EQUIPMENT SHALL NOT BE DRIVEN DIRECTLY ON THE EXPOSED BOTTOM OF THE EXCAVATION. A MINIMUM OF ONE FOOT OF FILL MATERIAL SHALL BE MAINTAINED BELOW THE VEHICLE TRACKS OR WHEELS AT ALL TIMES.

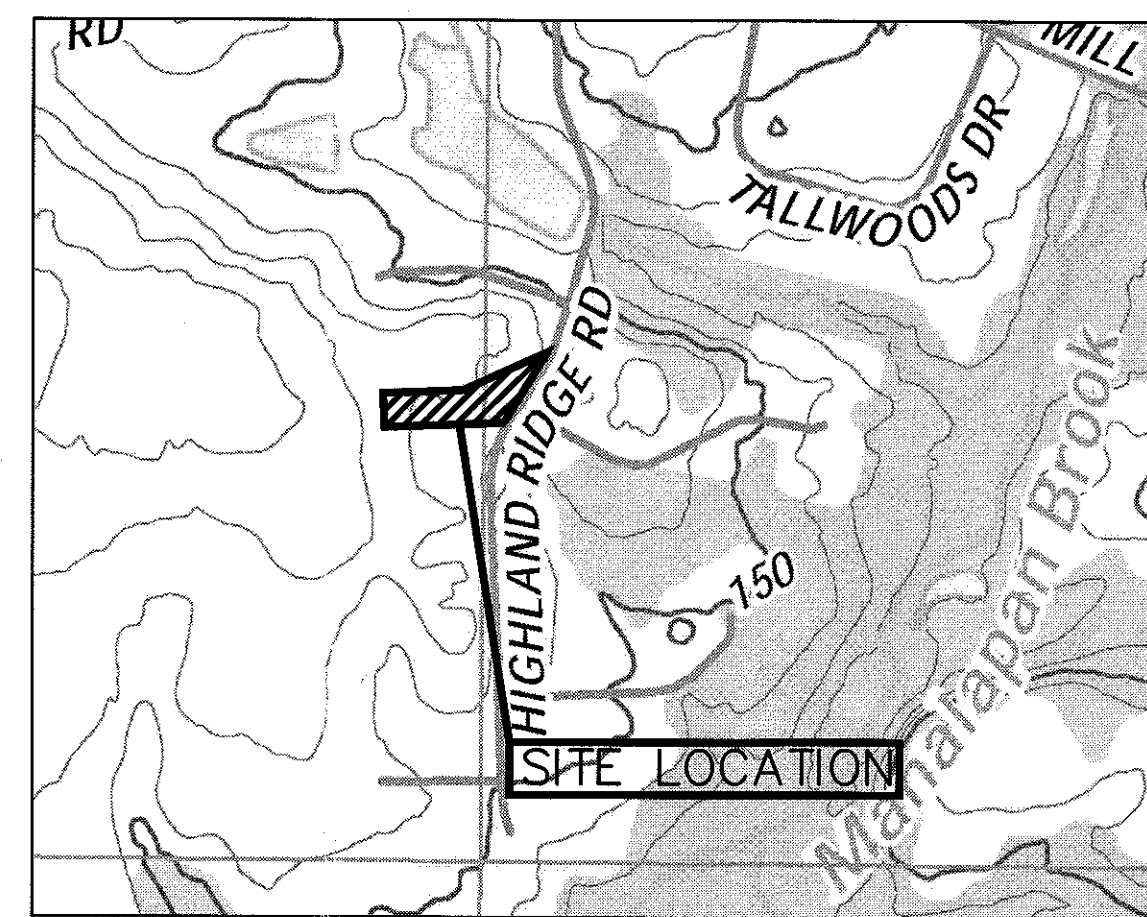
APPLICANTS:
ROBERTSON DOUGLAS GROUP CONTRACTORS, LLC
788 SHREWSBURY AVE 104
TINTON FALLS, NJ 07724

PROTECT YOURSELF

CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATIONS.
CONSIDER: OTHER PERSONS MAY BE IN THE PATH OF YOUR EXCAVATION.
SURFACE ANYWHERE IN THE STATE.



ANTHONY MALTESE, P.E., P.L.S., P.P., C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE NO. 42579

CERTIFICATE OF AUTHORIZATION #24GA283980



ABBINGTON ENGINEERING, LLC.
436 W. COMMODORE BLVD., SUITE #2
JACKSON, NJ 08527
TEL: (732) 431-1440 FAX: (732) 987-5078

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SITE PLANNING
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REVISIONS	DATE
DATE: 01/28/17	RB
SCALE: AS NOTED	AM
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EXISTING CONDITION & SITE PLAN

PREPARED FOR

61 HIGHLAND RIDGE ROAD
BLOCK 8404 - LOT 4

SITUATED IN

TOWNSHIP OF MANALAPAN,
MONMOUTH COUNTY,
NEW JERSEY

SHEET 1 OF 4