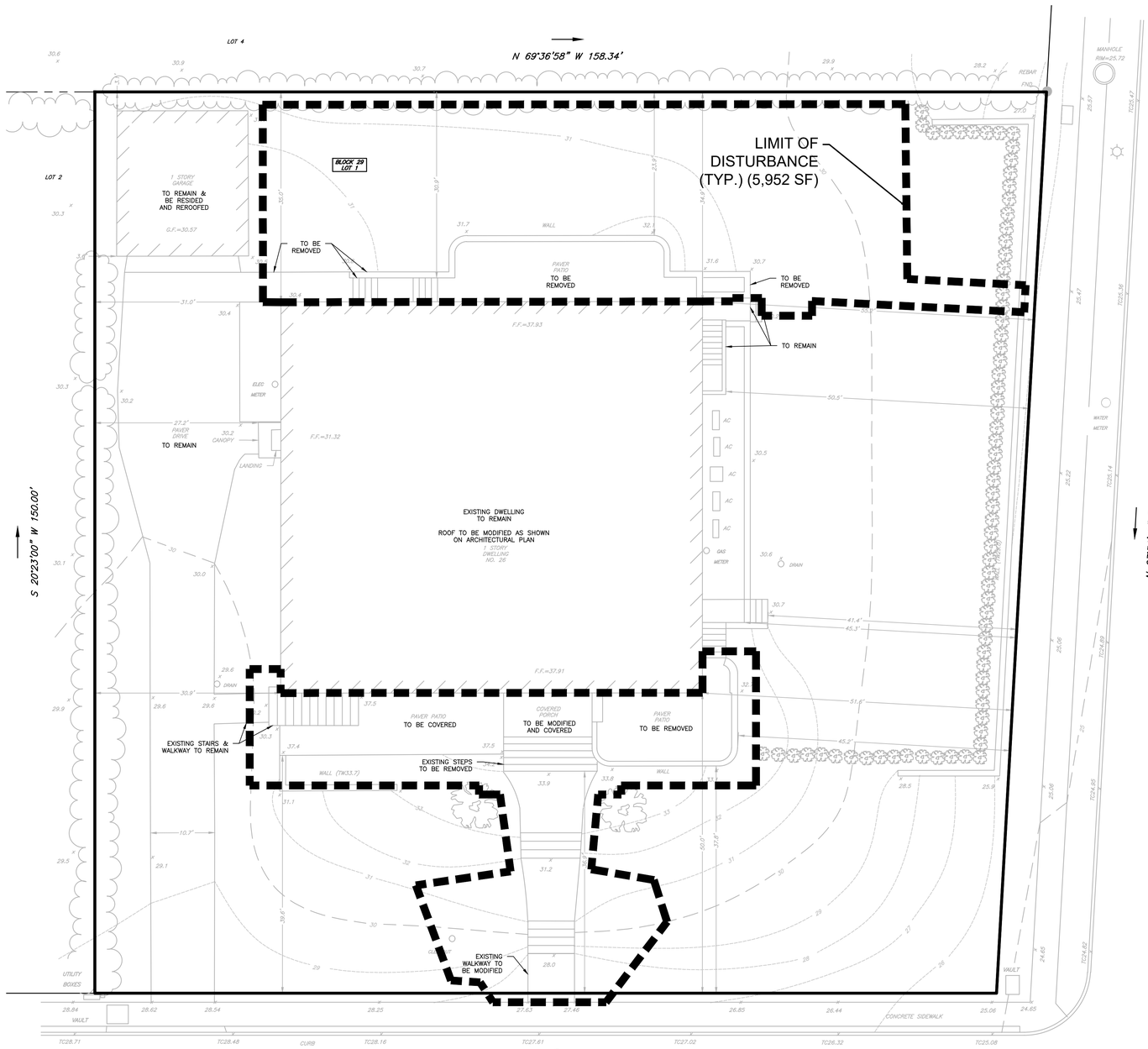
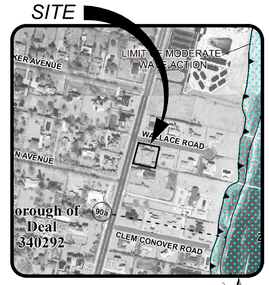


LEGEND

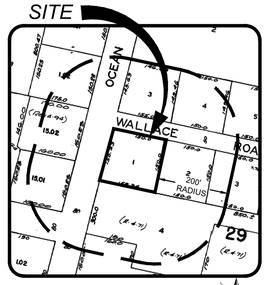
EXISTING		PROPOSED
	BOUNDARY LINE	
28	CONTOUR LINE	28
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	



EFFECTIVE FLOOD INSURANCE RATE MAP

500 0 500 1000

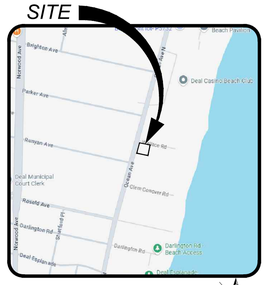
Scale: 1"=500'



TAX MAP

200 0 200 400

Scale: 1"=200'



LOCATION MAP

1000 0 1000 2000

Scale: 1"=1000'

PROJECT INFORMATION

PROJECT NAME:

26 WALLACE ROAD

PROJECT LOCATION:

BLOCK 29, LOT 1
26 WALLACE ROAD
BOROUGH OF DEAL,
MONMOUTH COUNTY, NJ

OWNER:

MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT:

MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT'S PROFESSIONALS

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

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK SUITE 100
NEWARK, NJ 07102

SURVEYOR:
CHARLES SURMONTE P.E. & P.L.S.
301 MAIN STREET, 2ND FLOOR
ALLENHURST, NJ 07711

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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33LI00626800

REVISIONS

Rev.#	Date	Comment
2	01/13/26	REV PER ARCHITECT
1	11/06/25	REV PER ARCHITECT
0	05/07/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: TJJ
DATE: 05/07/25	DRAWN BY: NLC
JOB #: 25-2492-01	CHECKED BY: PRW

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

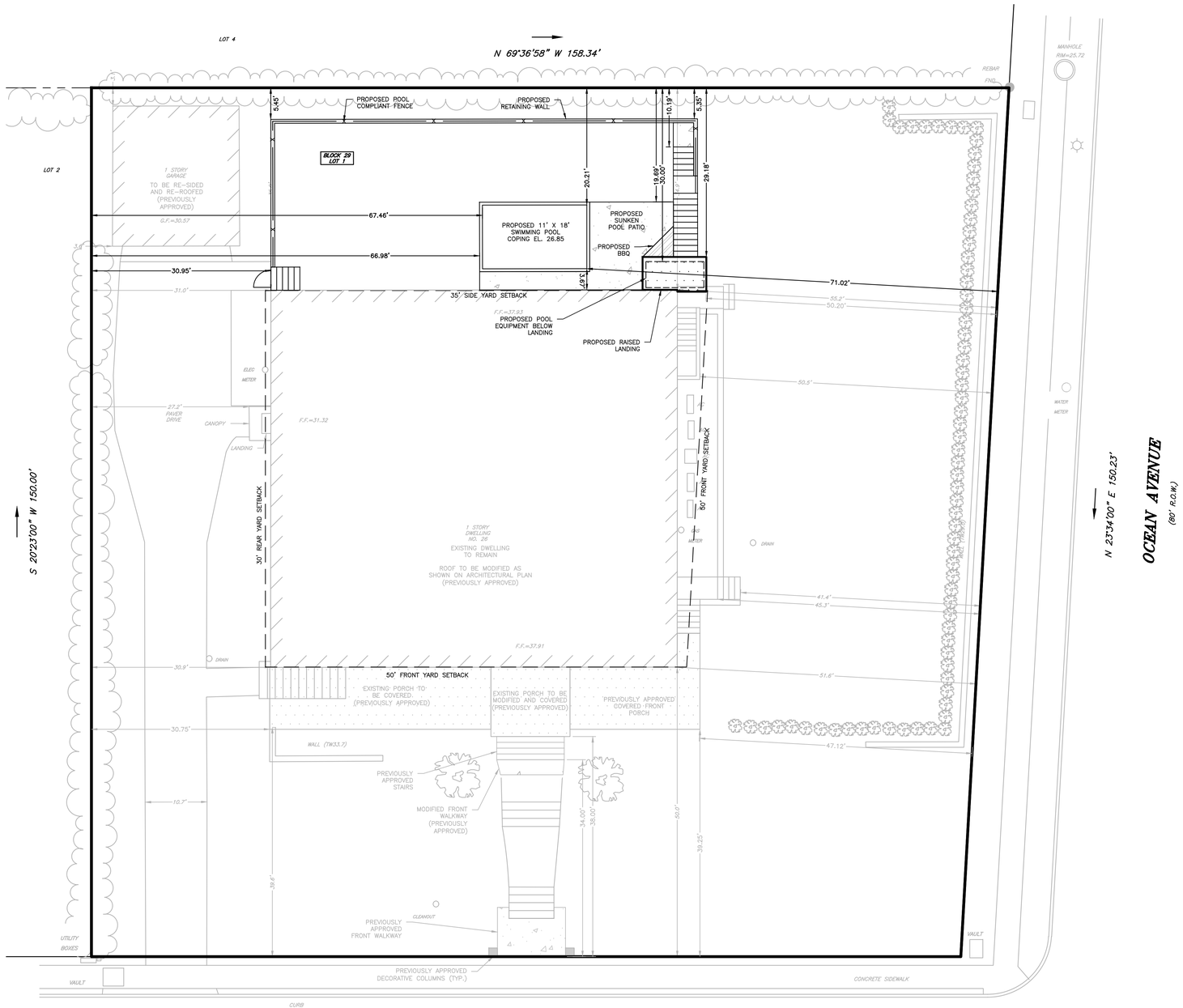
SHEET TITLE:

EXISTING CONDITIONS

SHEET NO:

1 OF 3

File: X:\Jobs\2492 – Michael Tawil\25-2492-01 – 26 Wallace Road_Deal, NJ\2024\2501\CAD\dwg\01-PlotLayg, —> 01—EXISTING
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LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
TP-1	LIGHT FIXTURE	TP-1
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

GENERAL NOTES

1. **SUBJECT PROPERTY**
TAX MAP #5: BLOCK 29, LOT 1, 26 WALLACE ROAD, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY

2. **OWNER / APPLICANT**
MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

3. **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 THE FREEHOLD SOIL CONSERVATION DISTRICT FOR PLAN CERTIFICATION.

4. **PERMITS & APPROVALS**
CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.

5. **SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY CHARLES SURMONTE P.E. & P.L.S., ENTITLED "TOPOGRAPHIC SURVEY 26 WALLACE ROAD, LOT 1, BLOCK 29", WITH THE LATEST REVISION BEING DATED 08/07/24. 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 NAVD88 VERTICAL DATUM.

6. **ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY BRICK CITY RECONSTRUCTION, ENTITLED "26 WALLACE ROAD", WITH THE LATEST REVISION BEING DATED 01/12/26.

7. **BUILDING SETBACK DIMENSIONS**
BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY IF ANY PROPOSED VENEER(S) WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACKS DIMENSIONS.

8. **BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0351G, DATED 06/15/22, THE SITE IS LOCATED IN ZONE X, WITH NO BASE FLOOD ELEVATION. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED,"PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #34025C0351H, DATED 01/31/14, THE SITE IS LOCATED IN ZONE X, WITH NO BASE FLOOD ELEVATION. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.

9. **STRUCTURAL FILL MATERIAL**
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.

10. **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.

11. **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.

12. **EXISTING UTILITIES**
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.

13. **LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.

14. **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.

15. **POTABLE WATER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.

16. **SANITARY SEWER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.

17. **STRUCTURAL ENGINEERING**
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.

18. **EXISTING CURB AND SIDEWALK**
EXISTING CURB AND SIDEWALK ALONG THE FRONTAGE OF WALLACE ROAD AND OCEAN AVENUE SHALL BE REPLACED IF FOUND IN POOR CONDITION.

19. **CONSTRUCTION REQUIREMENTS**
   a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
   b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
   c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
   d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
   e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

BUILDING COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	4,570	4,570
COVERED PORCH	108	835
LANDING W/ ENCLOSURE BELOW	N/A	64
TOTAL	4,678	5,469

LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	4,570	4,570
COVERED PORCH	108	835
POOL EQ. ENCLOSURE	N/A	64
GARAGE	529	529
DRIVEWAY	1,690	1,690
LANDING & STEPS	456	416
WALKWAYS	438	347
PATIOS	965	235
POOL & COPING	N/A	228
WALLS	358	297
BBQ	N/A	14
A/C UNITS	19	19
DECORATIVE COLUMNS	N/A	5
TOTAL	9,133	9,249

ZONING COMPLIANCE CHART
R-1 (RESIDENTIAL DISTRICT)
SINGLE FAMILY DWELLING: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
30 ATTACH. 1	MIN. LOT AREA (SF)	18,750	23,126 (0.531 AC)	NO CHANGE	YES
30 ATTACH. 1	MIN. LOT WIDTH (FT)	150	150.23	NO CHANGE	YES
30 ATTACH. 1	MIN. LOT FRONTAGE (FT)	150	150.00	NO CHANGE	YES
30 ATTACH. 1	MIN. LOT DEPTH (FT)	125	150.00	NO CHANGE	YES
	PRINCIPAL BUILDING				
30 ATTACH. 1	MIN. FRONT YARD SETBACK				
	WALLACE ROAD (FT)	50 (1)(2)	50.0 (TO BUILDING)	NO CHANGE (TO BUILDING)	YES
			37.8 (TO PORCH) (N)	38.00 (TO PORCH) (I)(E)	NO (I)(E)
			36.9 (TO STEPS) (E)	34.00 (TO STEPS) (E)	NO (E)
	OCEAN AVENUE (FT)	50 (1)(2)	51.6 (TO BUILDING)	NO CHANGE (TO BUILDING)	YES
			45.2 (TO PORCH)	47.12 (TO PORCH)	YES
			45.3 (TO LANDING)	NO CHANGE (TO EX. LANDING)	YES
				50.20 (TO PR. LANDING)	YES
			41.4 (TO STEPS)	NO CHANGE (TO STEPS)	YES
30 ATTACH. 1	MIN. REAR YARD SETBACK (FT)	30 (3)(4)	27.2 (N)	NO CHANGE (N)	NO (N)
30 ATTACH. 1	MIN. SIDE YARD SETBACK (FT)	35 (5)	34.9 (TO BUILDING) (N)	NO CHANGE (TO BLDG) (N)	NO (N)
			23.9 (TO PORCH) (N)	29.18 (TO LANDING) (V)	NO (V)
			30.9 (TO STEPS) (N)	10.19 (TO STEPS) (V)	NO (V)
30 ATTACH. 1	MAX. BUILDING HEIGHT				
	MAX. BUILDING HEIGHT @ 50' (FT)	28 (6)	27.30	NO CHANGE	YES
	MAX. BUILDING HEIGHT @ 64' (FT)	42 (6)	32.30	NO CHANGE	YES
	ACCESSORY BUILDING - DETACHED GARAGE				
30 ATTACH. 2	ALLOWABLE YARD LOCATION	REAR	REAR	NO CHANGE	YES
30 ATTACH. 2	MIN. STREET SETBACK (FT)	25	122.7	NO CHANGE	YES
30 ATTACH. 2	MIN. REAR YARD SETBACK (FT)	10 (7)	3.6 (N)	NO CHANGE (N)	NO (N)
30 ATTACH. 2	MIN. SIDE YARD SETBACK (FT)	10 (7)	3.1 (N)	NO CHANGE (N)	NO (N)
30 ATTACH. 2	MAX. BUILDING HEIGHT (FT)	18	17.46	NO CHANGE	YES
30 ATTACH. 2	MAX. REAR YARD COVERAGE (%)	35	17.1	NO CHANGE	YES
	ACCESSORY STRUCTURE - SWIMMING POOL				
15-2.1.a.1	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES
15-2.1.a.2	MIN. STREET SETBACK (FT)	50 (1)	N/A	71.02	YES
15-2.1.a.3	MIN. REAR YARD SETBACK (FT)	30	N/A	67.46	YES
15-2.1.a.2	MIN. SIDE YARD SETBACK (FT)	30	N/A	20.21 (V)	NO (V)
	ACCESSORY STRUCTURE - POOL PATIO				
15-2.1.a.4	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES
15-2.1.a.4	MIN. REAR YARD SETBACK (FT)	10 (7)	N/A	66.98	YES
15-2.1.a.4	MIN. SIDE YARD SETBACK (FT)	10 (7)	N/A	19.69	YES
15-2.1.a.4	MAX. SIDE YARD COVERAGE (%)	35	N/A	10.82	YES
	POOL EQUIPMENT				
15-2.1.a.4	ALLOWABLE YARD LOCATION	REAR	N/A	SIDE (V)	NO (V)
15-2.1.a.4	MIN. REAR YARD SETBACK (FT)	10	N/A	95.10	YES
15-2.1.a.4	MIN. SIDE YARD SETBACK (FT)	30	N/A	30.00	YES
	DRIVEWAY				
30-86-6.a	MAX. FRONT YARD WIDTH (FT)	20	10.7	NO CHANGE	YES
30-86-6.a	MAX. FRONT YARD COVERAGE (%)	35	7.0	NO CHANGE	YES
30-86-6.b	MAX. SIDE YARD COVERAGE (%)	50	0	NO CHANGE	YES
	FENCES & WALLS				
30-41.e.	MAX. SIDE/REAR YARD HEIGHT (FT)	5	N/A	7.75 (W)	NO (W)
	LOT COVERAGE				
30 ATTACH. 1	MAX. BUILDING COVERAGE (%)	20 (8)	20.2 (N)	23.65 (V)	NO (V)
30 ATTACH. 1	MAX. IMPERVIOUS COVERAGE (%)	40	39.5	39.99	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) 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) PER BULK CHART NOTE #1, WHERE THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN 200 FT OF THE LOT AND WITHIN THE SAME BLOCK RESULTS IN AN AVERAGE FRONT YARD SETBACK OF LESS THAN 50 FT, THE FRONT YARD SETBACK OF NEW DWELLINGS SHALL BE NO LESS THAN SUCH AVERAGE FRONT YARD SETBACK.
(2) PER SECTION 30-86.6.c.4, AN OPEN FRONT PORCH MAY PROJECT A MAXIMUM OF 10 FT INTO A REQUIRED FRONT YARD.
(3) 20% OF LOT DEPTH OR 50 FT, WHICHEVER IS LESS. 20% LOT DEPTH = 150 FT X 20% = 30 FT
(4) PER THE DEFINITION, REAR LOT LINE SHALL MEAN THE BOUNDARY LINE OF A LOT WHICH IS OPPOSITE A STREET LINE BUT WHICH IS NOT ITSELF A STREET LINE. NO LOT SHALL HAVE MORE THAN ONE (1) REAR LOT LINE. IN THE CASE OF A CORNER LOT, THE REAR LOT LINE SHALL BE THE ABOVE DESCRIBED BOUNDARY LINE WHICH IS MOST DISTANT FROM THE OPPOSITE STREET LINE.
(5) LOTS ABUTTING EITHER SIDE OF OCEAN AVENUE SHALL HAVE MINIMUM SIDE YARDS OF 35 FT EACH.
(6) PER BULK REQUIREMENTS NOTE #7 IN THE R-1 DISTRICT, 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 COPULA'S 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.
(7) TEN (10) FT MINIMUM SETBACK FOR AN ACCESSORY TEN (10) FT IN HEIGHT MEASURED FROM THE GRADE TO THE HIGHEST POINT ON THE STRUCTURE. EVERY ONE (1) FOOT INCREASE IN HEIGHT OF THE STRUCTURE WILL REQUIRE A ONE (1) FOOT INCREASE IN SETBACK.
(8) APPLIES TO PRINCIPAL BUILDING ONLY.

PROJECT INFORMATION

PROJECT NAME:

26 WALLACE ROAD

PROJECT LOCATION:
BLOCK 29, LOT 1
26 WALLACE ROAD
BOROUGH OF DEAL,
MONMOUTH COUNTY, NJ

OWNER:
MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT:
MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT'S PROFESSIONALS

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

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK SUITE 100
NEWARK, NJ 07102

SURVEYOR:
CHARLES SURMONTE P.E. & P.L.S.
301 MAIN STREET, 2ND FLOOR
ALLENHURST, NJ 07711

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☐ 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
☐ 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33LI00626800

REVISIONS

Rev #	Date	Comment
2	01/13/26	REV PER ARCHITECT
1	11/06/25	REV PER ARCHITECT
0	05/07/25	INITIAL RELEASE

SCALE: 1"=10' DESIGNED BY: TJJ
DATE: 05/07/25 DRAWN BY: NLC
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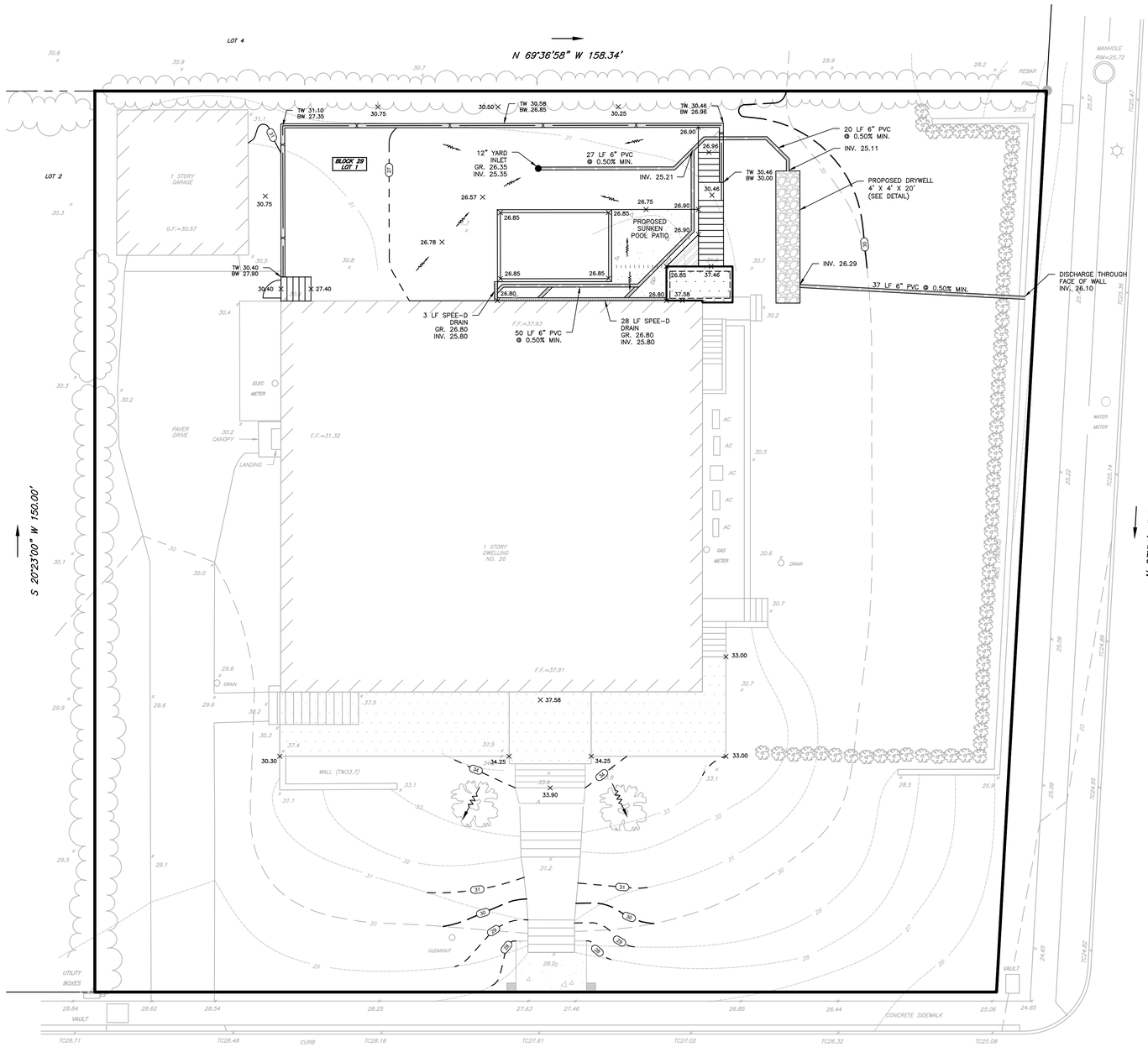
PLAN INFORMATION

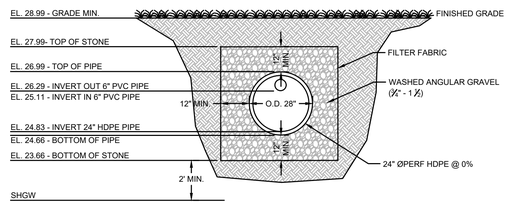
DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
PLAN

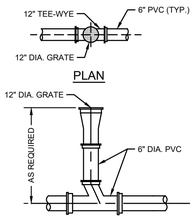
SHEET NO:
2 OF 3

File: X:\Jobs\2492 – Michael Tawil\25-2492-01 – 26 Wallace Road_Dwg_ NJ\25249201DWG\dwg\01-Plot.dwg, ---> 02-PLOT
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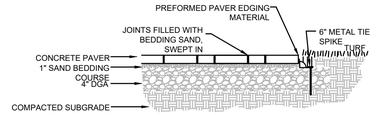




DRYWELL - CROSS-SECTION PERFORATED PIPE
NTS

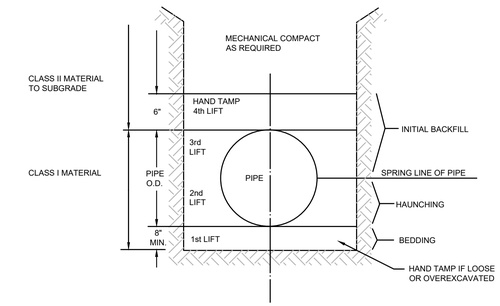


12" YARD DRAIN
NTS

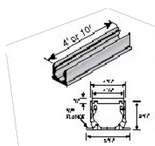


CONCRETE PAVER WALKWAY
NTS

NOTE:
CLASS I MATERIAL - 3/4" BROKEN STONE
CLASS II MATERIAL - COARSE SAND AND GRAVEL

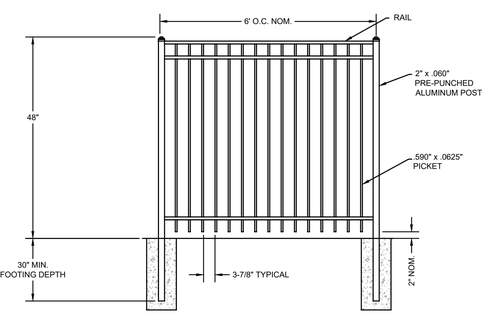


PIPE BEDDING DETAIL
NTS



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
400	4' Channel Drain	Gray	24 ft.	4.0/3	.25P F	NDS #400, 4" ft PVC Spee-D® Channel Drain with channels triple-truncate design, bottom flange, patented heavy-wall reinforced walls and MAXblock.
400-10	10' Channel Drain	Gray	60 ft.	11.00	.25P F	
	Grate should be recessed 1/32" below finish grade in non-traffic applications. Grate should be recessed 1/4" in traffic applications.					

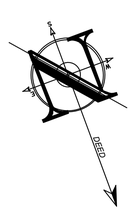
SPEE-D DRAIN
NTS



ALUMINUM FENCE
NTS

LEGEND

EXISTING		PROPOSED
28	BOUNDARY LINE	
30	CONTOUR LINE	30
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
TP-1	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	



10 0 10 20
SCALE : 1" = 10'

MANHOLE RIM=26.01

File: X:\Jobs\2492-... Michael Tawil\25-2492-01 - 26 Wallace Road_Dwg\ NJ\2024\2501\CAD\dwg\01-PlotLayo... --> 03-GROUND & DRAINAGE
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PROJECT INFORMATION

PROJECT NAME:

26 WALLACE ROAD

PROJECT LOCATION:
BLOCK 29, LOT 1
26 WALLACE ROAD
BOROUGH OF DEAL,
MONMOUTH COUNTY, NJ

OWNER:
MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT:
MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT'S PROFESSIONALS

ATTORNEY:
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ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE
OCEAN, NJ 07712

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK SUITE 100
NEWARK, NJ 07102

SURVEYOR:
CHARLES SURMONTE P.E. & P.L.S.
301 MAIN STREET, 2ND FLOOR
ALLENHURST, NJ 07711

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
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165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33L100626800

REVISIONS

Rev.#	Date	Comment
2	01/13/26	REV PER ARCHITECT
1	11/06/25	REV PER ARCHITECT
0	05/07/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: TJJ
DATE: 05/07/25	DRAWN BY: NLC
JOB #: 25-2492-01	CHECKED BY: PRW
NOT FOR CONSTRUCTION	
	APPROVED BY:
FOR CONSTRUCTION	

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NO:
3 OF 3