# PROPERTY OWNERS WITHIN 200'

	BLOCK8, LUI 14 &	15 PROPERTY OWNERS	SI	
Block/Lot	Owners	MailingAddress	MUNICIPALITY	ZIPCODE
1323-8-6	CARRENTERPRISESLLC	513 COOKMAN AVENUE	ASBURY PARK, NJ	07712
1323-8-14	19 HIGHLAND REALTY LLC	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-8-15	75 RAINEYLLC	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-9-2	JERSEY SHORE BEACH & BOARDWALKINC	275 BEACHWAY	KEANSBURG, NJ	07734
1323-10-2	COMFORTBYTHESEACONDOMINIUMS	BEACHWAY	KEANSBURG, NJ	07734
1323-10-8	BEACHWAYENTERPRISESILLC	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-10-9	BEACHWAYENTERPRISESILLC	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-11-4	19 CARR URBAN RENEWAL LLC ETAL	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-11-7	19 CARR URBAN RENEWAL LLC ETAL	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-11-8	19 CARR URBAN RENEWAL LLC	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-11-9	19 CARR URBAN RENEWAL LLC	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-8-21	CARRENTERPRISESLLC	513 COOKWAN AVENUE	ASBURY PARK, NJ	07712
1323-12-3	BORO OF KEANSBURG-VACANT	29 CHURCH STREET	KEANSBURG, NJ	07734
1323-12-1	CARRENTERPRISESLLC	513 COOKMAN AVENUE	ASBURY PARK, NJ	07712
1323-8-19.02	LG54 LLC	POBOX4104	MIDDLETOWN, NJ	07748
1323-8-20	URZUA DYLLON L	496 SLAURELAVE	WEST KEANSBURG, NJ	07734
1323-11-10	JD PROPERTY BROTHERS LLC	1009 HARRISAVENUE	UNION BEACH, NJ	07735
1323-11-11	JD PROPERTY BROTHERS LLC	1009 HARRISAVENUE	UNION BEACH, NJ	07735
1323-11-12	VENTURAARMINDO	PO BOX5521	NEWARK, NJ	07105
1323-11-1	JD PROPERTY BROTHERS LLC	1009 HARRISAVENUE	UNION BEACH, NJ	07735
1323-11-2	LEPORE ROCCO & DESIRAI	7 HOLLAND ROAD	MIDDLETOWN, NJ	07748
1323-8-17	39 SEABREEZE LLC	177 EBLACKJACKBRANCH WY	STJOHNS, FL	32259
1323-8-11	KIERMAN GEORGE	24 BAYAVE	KEANSBURG, NJ	07734
1323-7-8.02	JUARBEANN MARIE	40 SEABREEZE WAY	KEANSBURG, NJ	07734
1323-7-10.01	MEDINA SARA JALMEIDA & SOSA GUIL	29 HIGHLANDAVENUE	KEANSBURG, NJ	07734
1323-7-10.02	O DWMER HOLDINGSLLC 31 HIGHLAND AV	79 WASHINGTON ST	KEYPORT, NJ	07735
1323-7-10.03	R&P BELTRE PROPERTIES LLC	P.O. BOX141	HARRISON, NJ	07029
1323-7-10.04	DEHKORDI HORA KOHI KAMALI ETAL	140 FORESTAVENUE	VERONA, NJ	07044
1323-7-8.01	DAVERN MICHAEL & DORIO APRIL	42 SEABREEZE WAY	KEANSBURG, NJ	07734
1323-7-9	ROMAN WILLEM	38 SEABREEZE WAY	KEANSBURG, NJ	07734
1323-8-12	TROPECYNTHIAJ	33 JACKSON COURT	FORDS, NJ	08863
1323-8-8	O BRIEN KATHLEEN J	30 BAYAVE	KEANSBURG, NJ	07734
1323-8-9	KEANSBURG ON ELLC	345 CHAPEL HILL ROAD	ATLANTIC HIGHLANDS NJ	07716
1323-8-10	HERNANDEZCYNTHIAL	26 BAYAVE	KEANSBURG, NJ	07734
1323-8-18	REHMAN SYED A & ATIQ HABIBA	41 SEABREEZE WAY	KEANSBURG, NJ	07734
1323-8-16	JOSEPHS MICHAELC & SOTO CLARISSA	37 SEABREEZE WAY	KEANSBURG, NJ	07734
1323-11-3	HABCOREINC	P.O. BOX2361	RED BANK, NJ	07701
1323-12-2	MARRERO PETER J& ERICA	30 SEABREEZE WAY	KEANSBURG, NJ	07734
1323-8-19.01	SEABREEZE WAY PROPERTY LLC	PO BOX11	HAZLET, NJ	07730
1323-8-13	SUNSHINE PROPERTIES III LLC	6 GREEN STREET	METUCHEN, NJ	08840
1323-8-7	ANA REALTY COLLC	245 PASSAIC AVE APTE-38	PASSAIC, NJ	07055
1323-12-4	AZMYEHABADEL&HANY	9019WALLSTREETAPT3F	NORTH BERGEN, NJ	07047
1323-12-10	9 HIGHLAND BLVD KGB LLC	959 SSPRINGFIELD AV#100	SPRINGFIELD, NJ	07081
1323-11-1	JD PROPERTY BROTHERS LLC	1009 HARRISAVENUE	UNION BEACH, NJ	07735
1323-11-2	LEPORE ROCCO & DESIRAI	7 HOLLAND ROAD	MIDDLETOWN, NJ	07748
1323-12-11	WOKASERIC	53 LEROY PL	RED BANK, NJ	07701
1323-12-12.01	WOKASERIC	53 LEROY PL	RED BANK, NJ	07701
1323-8-19.02	LG54 LLC	PO BOX4104	MIDDLETOWN, NJ	07748
1323-7-14	BOIKOV SERGEI	230 DOGWOOD COURT	HOLMDEL, NJ	07734
1323-7-11	WOKASERIC	53 LEROYPL	RED BANK, NJ	07701
1323-7-12	MARQUES NELSON & VICENTE VASCO A	299 FARNHAMAVE	LODI, NJ	07644
1323-7-13	SOTO IDA M & SALVADOR	31 HIGHLAND BLVD	KEANSBURG, NJ	07734
1323-7-7.03	TREYGER ALEKSANDR & DIAMOND MARIN	60 SEABREEZE WAY	KEANSBURG, NJ	07734

## UTILITY CONTACTS

NJ NATURAL GAS COMP 1415 WYCKOFF ROAD WALL NEW JERSEY 077

PISCATAWAY, NJ, 08855

**JERSEY CENTRAL POWER & LIGHT** ONE RIVER CENTRE 331 NEWMAN SPRINGS ROAD, BLDG. 3 RED BANK, NJ, 07701

**KEANSBURG WATER & SEWER** 29 CHURCH STREET KEANSBURG, NJ, 07734

KEANSBURG BOARD OF FIRE COMMISSIONERS 29 CHURCH STREET KEANSBURG, NJ, 07734

VERIZON 540 BROAD STREET NEWARK, NJ 07102

SHEET INDEX

No.Description C0.01 COVER SHEET

C3.01

C4.01

C7.01

C8.91

SITE LAYOUT PLAN

#### **Revision Date**

C1.01 EXISTING CONDITIONS & DEMOLITION PLAN

GRADING PLAN C6.01 LANDSCAPE PLAN LIGHTING PLAN LANDSCAPE & LIGHTING DETAILS SOIL EROSION & SEDIMENT CONTROL PLAN SOIL EROSION & SEDIMENT CONTROL DETAILS

C8.02 CONSTRUCTION DETAILS C9.01 C9.02 CONSTRUCTION DETAILS

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# PRELIMINARY/FINAL MAJOR SITE PLAN 19 & 27 HIGHLAND AVENUE BLOCK 8; LOTS 14 & 15 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY



13. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH "NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION. ALL SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).



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PROJECT NAME: 19 & 27 Highland Avenue Borough of Keansburg		Permitted	Mixed Use for Carr Av
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Dronocod Dormittad Llooc		Alive d	Block 8; Lots
Proposed Permitted Oses		IMIXED	Use- Residenti
	Required	Existing	Prop
Min. Lot Area	5,000 SF	12,500 SF	No Cł
Min. Lot Width	No standard	125 ft	No Ch
Min. Lot Depth	No standard	100 ft	No Ch
Min. Lot Frontage	50 ft	100 ft	No Cł
Max. Impervious Coverage	80%	4%	68
Max. Building Height	35 ft	N/A	N,
Max. Number of Stories	3 stories	N/A	N,
Min. Setback Requirements			
Front Yard	5 ft	N/A	N,
Rear Yard	10 ft	N/A	N,
Side Yard	N/A	N/A	N,
Min. Number of Parking Spaces	No standard	N/A	2
Interior Landscaping	5%	N/A	30
Street Trees Spacing	30 ft	N/A	N
Min. Driveway Aisle Width	24 ft	N/A	24
Min. Parking Stall Size (width x length)	9' x 18'	N/A	8.5'
Additional Site Statistics:	Existing		
Lot Area	12,500 SF		
	0.29 acres		





FIIe Name: G:\Sackman Enterprises Inc\JOBS\SEI-2202 - 19&27 Highland Avenue - Keansburg\DWG\C1.01 - EXISTING CONDTIONS & DEMOLITION PLAN



#### **EXISTING CONDITIONS NOTES** 1. PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 8, LOTS 14 & 15 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY (SHEET 3), CONTAINING 0.29 ACRES. 2. BOUNDARY, TOPOGRAPHIC, AND EXISTING CONDITIONS INFORMATION SHOWN BASED UPON MAP ENTITLED "PLAN OF SURVEY, BLOCK 8, LOT 14, TAX PLATE 3, 19 HIGHLAND AVENUE" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, DATED 02/07/25 AND "PLAN OF SURVEY, BLOCK 8, LOT 15, TAX PLATE 3, 27 HIGHLAND AVENUE" PREPARED MIDATLANTIC ENGINEERING PARTNERS, DATED 02/07/25. 3. SITE COORDINATES: 590,505' N, 593,221' E 4. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 5. PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34023C0034F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, PROPERTY IS LOCATED IN FLOODPLAIN ZONE AE (EL. 11). PROPERTY ALSO LOCATED ON ZONE AE (EL11) PER FEMA'S PRELIMINARY FLOOD INSURANCE RATE MAP NUMBERED 34025C0034G HAVING A PRELIMINARY DATE OF JANUARY 31, 2014. 6. BASED ON NJDEP GIS REVIEW, NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON-SITE. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO 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. ALL DEBRIS GENERATED DURING CONSTRUCTION SUCH AS TREES, STUMPS, VEGETATION, DIRT PILES, CONSTRUCTION DEBRIS, ETC. WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AS PART OF THIS PROJECT AND BE DISPOSED OF OFF-SITE UNLESS OTHERWISE STATED OR APPROVED. 9. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. 10. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SUBJECT TO EXACT LOCATION IN THE FIELD DURING CONSTRUCTION AS REQUIRED BY ENGINEER OR AS DEEMED NECESSARY TO ACCURATELY LOCATE (HORIZONTAL AND VERTICALLY) ALL IMPACTED UTILITIES WHICH ARE IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR TO DETERMINE THE LOCATION AND ELEVATION OF THE CONFLICTING UTILITIES AND SUBMIT THE DATA TO THE ENGINEER FOR REVIEW ELEVATION PRIOR TO CONSTRUCTION. 11. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS. 12. IN THE EVENT THAT ANY EXISTING STREET TREES ARE REMOVED DURING THE CONSTRUCTION OF THE PROJECT, THEY SHALL BE REPLACED BY THE APPLICANT. 13. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH "NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, ALL SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).

#### **DEMOLITION NOTES**

- 1. ALL ABOVE GROUND UTILITY APPURTENANCES (INCLUDING FIRE HYDRANTS, WATER METERS, INLET GRATES & FRAMES, MANHOLE COVERS & FRAMES) WITHIN THE PROJECT'S BOUNDARY THAT ARE TO BE REMOVED SHALL BE PLACED ON-SITE FOR THE PUBLIC WORKS DEPARTMENT TO CLAIM. ALL UNCLAIMED APPURTENANCES WILL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT AN APPROPRIATE DISPOSAL FACILITY.
- 2. ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE ALL REMOVAL OF EXISTING LIGHTING, UTILITY POLES, ELECTRIC LINES, GUY WIRES, ETC. WITH RESPECTIVE UTILITY / COMMUNICATIONS COMPANIES.
- ALL UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
   ALL DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS.
- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND WILL 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 ABANDONMENT AND/OR DEMOLITION.
  6. ALL STRUCTURES (CURBS, SIDEWALKS, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN
- THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.
  7. ALL SANITARY SEWER AND STORM SEWER MAINS AND STRUCTURES, INCLUDING CLEANOUTS,
- REMOVED WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROPRIATE DISPOSAL FACILITY.
  8. CAP ANY UTILITIES TO BE REMOVED AT PERIMETER OF SITE, UNLESS OTHERWISE REQUIRED BY THE
- TOWNSHIP OR UTILITY PROVIDER. 9. CONTRACTOR IS RESPONSIBLE FOR BACKFILL AND COMPACTION CERTIFICATION.
- 10. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT CONSTRUCTION OF THE WORK UNDER THIS PLAN WILL PASS THROUGH AREAS WHERE THEIR SERVICES EXIST. NOTIFICATION TO THE UTILITIES MUST BE MADE IN A SUFFICIENT AMOUNT OF TIME IN ADVANCE (MIN. 72 HOURS) PRIOR TO START OF ANY CONSTRUCTION WORK IN THE AFFECTED AREAS.
- ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE. THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO THE BUILDING OWNERS OF ANY TEMPORARY INTERRUPTIONS OF SERVICES. TEMPORARY INTERRUPTIONS MAY BE NEEDED TO CONNECT THE EXISTING SERVICES TO THE NEWLY CONSTRUCTED UTILITIES AND TO TEST THE NEW UTILITIES.
   THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL
- UTILITIES TO THE SITE AS NECESSARY INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT AND TO PROVIDE / MAINTAIN PERIMETER CHAIN LINK FENCING (MIN. 6' HIGH) AND SILT FENCING FOR THE DURATION OF THE PROJECT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION ENTRANCE AND MAINTAINING BAY CONTRACTOR OF THE OUTPL.
- ALL CONNECTIONS WITH EXISTING PAVEMENT, CURB, SIDEWALK ETC. SHALL BE SAW CUT.
   ANY REQUIRED ROAD CLOSURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
   ANY UNDERGROUND STRUCTURES BEING DISTURBED, THAT ARE TO REMAIN, ARE TO BE RESET TO MATCH PROPOSED GRADES. ANY STRUCTURES BEING RETROFIT ARE TO BE RESET AND RECAST WITH APPROPRIATE GRATES / CURB PIECES.
- 16. SITE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED DURING DEMOLITION.

## LEGEND

PROJECT BOUNDARY
EXISTING SANITARY SEWER LINE
EXISTING STORM SEVER LINE
EXISTING INLET/CATCH BASIN
EXISTING MANHOLE/STORM GRATE
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT

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#### **GENERAL NOTES:**

OWNER (LOT 14)	
19 HIGHLAND REALTY, LLC	
513 COOKMAN AVENUE	
ASBURY PARK, NJ	

OWNER (LOT 15) 75 RAINEY, LLC 165 7TH AVENUE NEW YORK, NY

<u>APPLICANT</u> 19 HIGHLAND REALTY, LLC 513 COOKMAN AVENUE ASBURY PARK, NJ

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#### LEGEND

EXISTING BOUNDARY EXISTING CURB PROPOSED CURB EXISTING BUILDING PROPOSED BUILDING PROPOSED SIGN PROPOSED SETBACK EXISTING FENCELINE PROPOSED FENCELINE 100-YR WATER SURFACE ELEV BASIN BOTTOM PROPOSED RETAINING WALL

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Copyright © 2024 Atlantic Engineering Partners, L

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#### LEGEND

EXISTING CONTOUR PROPOSED CONTOUR EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION 100-YR WATER SURFACE ELEV. EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING STORM SEWER LINE PROPOSED STORM SEWER LINE EXISTING INLET PROPOSED INLET PROPOSED MANHOLE EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE PROPOSED SANITARY LATERAL PROPOSED SANITARY CLEANOUT EXISTING WATER LINE PROPOSED WATER LINE EXISTING HYDRANT PROPOSED WATER HYDRANT PROPOSED WATER METER PROPOSED WATER LATERAL EXISTING GAS LINE

PROPOSED GAS LINE

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							lan A. Burton, P.E.	PROFESSIONAL ENGINEER N.J. Lic. No. GE05413600
	DRFLIMINARV/FINAL MA IOR SITE DI AN		19 & 27 HIGHLAND AVENUE		BLOCK 8; LOIS 14 & 15	GRADING, DRAINAGE, & UTILITIES PLAN	SITUATED IN	BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY
					Engineering Partners		ZUZ6B Briggs Kd, Suite 300 1971 Highway 34, Suite 201 321 W. State Street Z6 Washington St, 3rd Floor Mt. Laurei Twp, NJ 08054 Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960	609-910-4450 732-722-9899 610-569-0020 97.3-719-8652 609-9020 97.3-715-8652 C
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#### CODE QTY BOTANICAL NAME COMMON NAME <u>SIZE</u> CONTAINER REMARKS DECIDUOUS SHRUBS CSAF 32 CORNUS SERICEA ARCTIC FIRE RED TWIG DOGWOOD 15-18" 2 GAL. ZONE 3, NATIVE PLANT SPECIES, DEER RESISTANT EVERGREEN SHRUBS 15 BUXUS MICROPHYLLA `WINTERGREEN` B&B WINTERGREEN BOXWOOD 18-24" HT. BMW 34 ILEX GLABRA `COMPACTA` 15-18" 2 GAL. COMPACT INKBERRY IG FLOWERING SHRUBS PFPB 8 POTENTILLA FRUTICOSA `PINK BEAUTY` PINK BEAUTY POTENTILLA B&B 18-24" HT. SAW 8 SPIREA X BUMALDA ANTHONY WATERER ANTHONY WATERER SPIREA B&B 18-24" HT. DECIDUOUS TREES GBM GINKGO BILOBA `MAGYAR` MAGYAR GINKGO 21/2-3" CAL. B&B 5 GREENSPIRE LITTLELEAF LINDEN 3" CAL. TCG TILIA CORDATA `GREENSPIRE` B&B MATURE HT. 40` 3 PERENNIA' STELLA D`ORO DAYLILY HEMEROCALLIS 'STELLA D'ORO' 1 GAL. POT MATURE HT. 3-4` HSD MSML 9 MISCANTHUS SINENSIS `MORNING LIGHT` EULALIA GRASS 1 GAL. POT DROUGHT TOLERANT PLANT

![](_page_4_Figure_5.jpeg)

#### PLANTING NOTES

| | | | | | |

– × ——

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL-DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- 3. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO YEARS FROM THE DATE OF FINAL APPROVAL BY THE BOROUGH. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEED EQUAL TO THAT STATED ABOVE.
- 4. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
- 5. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 6. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND
- TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS. 7. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL
- ONLY. 8. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- 9. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- 10. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
- 11. EACH TREE AND SHRUB SHALL BE PERPETUALLY MAINTAINED, PRUNED, REPLACED AND REPLANTED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. 12. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD
- BARK MULCH. 13. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO
- ESTABLISH THE PROPOSED PLANTS AND LAWN. 14. IF THERE ARE ANY DISCREPANCIES BETWEEN THE AMOUNTS SHOWN ON THE PLAN AND IN THE PLANT LIST, THE PLAN WILL DICTATE.

### LEGEND

EXISTING BOUNDARY EXISTING CURB PROPOSED CURB EXISTING BUILDING PROPOSED BUILDING PROPOSED SIGN PROPOSED SETBACK EXISTING FENCELINE PROPOSED FENCELINE 100-YR WATER SURFACE ELEV. BASIN BOTTOM PROPOSED RETAINING WALL

![](_page_4_Picture_21.jpeg)

![](_page_4_Picture_22.jpeg)

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	19 & 27 HIGHLAND AVENUE		HORIZONTAL SCALE: VERTICAL SCALE:				
	BLOCK 0. LOTS 1.4 9. 15		1"=10' N/A				
d raillers			PROJECT No.:				
	LANDSCAPE PLAN		SEI-2202				
321 W. State Street 26 Washington St, 3rd Floor Media, PA 19063 Morristown, NJ 07960	SITUATED IN	Ian A. Burton, P.E.	DATE:				
610-565-0020 973-715-8652		PROFESSIONAL ENGINEER					
n No. 24GA28184000	BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY	N.J. Lic. No. GE05413600	02/13/25	DATE	REVISIONS	DRAWN BY	СНЕСКЕD ВУ

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Schedule	2					Lumens	Lumen	
Label	QTY	Manufacturer	Catalog Number	Description	Lamp	per Lamp	Multiplie r	LLF
Α	5	SIGNIFY HADCO	RL52xDxxxWxxWx4xxx xx	Narrow Refractive Globe, LED, Metal Roof, Wide Type 5 Optic	(4) LEDGINE LIGHT ARRAY(S) OF 16 LEDs (GX4) DRIVEN AT 450mA	7345	1	1
В	6	Lithonia Lighting	DSX0 LED P1 30K 80CRI BLC4	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control		3135	1	1

![](_page_5_Figure_3.jpeg)

1 INCH = 10 FEET

C7.01 Copyright © 2024 idAtlantic Engineering Partners, LL

![](_page_6_Figure_0.jpeg)

![](_page_6_Figure_1.jpeg)

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Image: State Stat	PRELIMINARY/FINAL MAJOR SITE PLAN	19 & 27 HIGHLAND AVENUE	BLOCK 8; LOTS 14 & 15	OIL EROSION & SEDIMENT CONTROL PLAN	SITUATED IN IAN IAN IAN IAN IAN IAN IAN IAN IAN	IROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY
SUPPLINUMDEr			ngineering Partners		r, suite 300 1971 Highway 34, suite 201 321 W. State Street 26 washington St. 3rd Floor NJ 08054 Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960 AGN 610-545-0020	Certificate of Authorization No. 24GA28184000

LEGEND

EXISTING CONTOUR PROPOSED CONTOUR EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING STORM SEWER LINE PROPOSED STORM SEWER LINE EXISTING INLET PROPOSED INLET EXISTING MANHOLE PROPOSED MANHOLE EXISTING WATER LINE PROPOSED WATER LINE EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING GAS LINE PROPOSED GAS LINE EXISTING SAN CLEAN OUT PROPOSED SAN CLEAN OUT EXISTING SIGN PROPOSED SIGN EXISTING LIGHT PROPOSED LIGHT EXISTING FENCELINE PROPOSED FENCELINE PROPOSED LIMIT OF DISTURBANCE PROPOSED SILT FENCE PROPOSED INLET PROTECTION PROPOSED SOIL STOCKPILE AREA PROPOSED TRACKING PAD

![](_page_7_Figure_6.jpeg)

![](_page_7_Figure_7.jpeg)

#### FREEHOLD SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY. 2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.

6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AND A MULCH ANCHOR, ACCORDING TO STATE STANDARDS.

7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.

8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATIONS OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1"-2")STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF

9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. 10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.

11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED

12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A DH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A pH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.

13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. 14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.

16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.

17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6. 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

FREEHOLD SOIL CONSERVATION DISTRICT 4000 KOZLOSKI ROAD, FREEHOLD, NJ 07728-5033, (732) 683-8500, FAX (732) 683-9140, EMAIL: info@freeholdscd.org.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SUMMER 2026 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL APPROXIMATELY AS FOLLOWS:

> TEMPORARY SOIL EROSION FACILITIES CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE INSTALL SILT FENCE DEMOLITION OF EXISTING STRUCTURES ROUGH CLEARING AND GRADING INLET PROTECTION ROAD SUB-BASE MAINTENANCE OF TEMPORARY EROSION

CONTROL MEASURES **BUILDING CONSTRUCTION** 

\* TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE No. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

DURATION IMMEDIATELY IMMEDIATELY IMMEDIATELY 3 MONTHS 3 WEEKS IMMEDIATELY IMMEDIATELY CONTINUOUSLY

12 MONTHS

DUST CONTROL NOTE

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE

#### ADDITIONAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND

2. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE

CERTIFICATES OF OCCUPANCY ARE ISSUED.

DISTRICT INSPECTOR

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT A MINIMUM, BY THE END OF EACH WORK DAY.

4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER.

![](_page_8_Figure_32.jpeg)

THAN 14 DAYS.

DAMAGE

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER

METHODS AND MATERIALS SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PAGE 19.1. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

PROTECTIVE MATERIALS A. UNROTTED SMALL GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS OR NETTING TIEDOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED - UNDER SUITABLE

CONDITIONS AND IN SUFFICIENT QUANTITIES. WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHING. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. GRAVEL, CRUSHED STONE OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1000 SQ.

RECOMMENDED. MULCH ANCHORING MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF

AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY BETWEEN PEGS CRISS-CROSS AND A SQUARE PATTERN. SECURE TWO OR MORE ROUND TURNS

AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG. D. MULCH ANCHORING TOOL - A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THE PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT IT'S USE IS LIMITED TO THOSE SLOPES UPON WHICH TRACTOR CAN OPERATE SAFELY. TOOL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE DONE ON THE CONTOUR.

F. LIQUID MULCH-BINDERS APPEARANCE. 2. USE OF ONE OF THE FOLLOWING:

ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED. HYDROPHILLIC MATERIALS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER. SYNTHETIC OR ORGANIC BINDERS - BINDERS SUCH AS CURASOL, DCA-70, PETRO-SET AND TERRA TACK MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS, NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

INSERT 1" REBAR FROM INLET (REBAR NOT INCLUDED OPTIONAL OVERFLOW SILTSACK DUMP LOOPS (REBAR NOT INCLUDED)

FOLLOW MFG. SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION AND MAINTENANCE.

SILT SACK TYPE INLET PROTECTION DETAIL (OR APPROVED EQUAL)

> STOCKPILE AREA NOT TO SCALE

## STANDARD FOR

## STABILIZATION WITH MULCH ONLY

DEFINITION STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER

#### PURPOSE

TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL

CONDITIONS WHERE PRACTICE APPLIES

CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED. WOOD CHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM.

APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS

THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR STRETCHING TWINE TWINE AROUND EACH PEG WITH

C. MULCH NETTING - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY

> APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN

![](_page_8_Figure_64.jpeg)

#### STANDARD FOR TEMPORARY VEGETATIVE COVER

#### SITE PREPARATION

SITE SHALL BE GRADED AS NEEDED TO ALLOW SEEDBED PREPARATION, SEEDING AND MULCHING USING CONVENTIONAL METHODS AND EQUIPMENT, ADDITIONAL EROSION CONTROL PRACTICES SHALL BE USED AND INSTALLED AS NEEDED TO PREVENT OFFSITE ENVIRONMENTAL DAMAGE. ADDITIONAL MEANS AND METHODS INCLUDE, BUT ARE NOT LIMITED TO; DIVERSIONS, GRADE STABILIZERS, CHANNEL STABILIZERS, SEDIMENT BASINS, AND WATERWAYS.

IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHALL BE INSPECTED AND SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. CONFIRM THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO SCARIFICATION. TOPSOIL SHOULD ONLY BE HANDLED WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE

SEEDBED PREPARATION LIMESTONE TO BE APPLIED AS DETERMINED BY SOIL TESTING AT THE TIME OF SEEDBED PREPARATION PER RUTGERS COOPERATIVE EXTENTION RECOMMENDATION. FERTILIZER TO BE 10-20-10 OR EQUIVALENT, APPLIED AT THE RATE OF 11 LBS/1.000 SQ, FT, (500 LBS./AC.).

LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4" WITH A DISC. SPRINGTOOTH HARROW, OR OTHER EQUIPMENT. SEEDBED SHALL BE INSPECTED PRIOR TO SEEDING AND RETILLED WHERE TRAFFIC HAS LEFT THE SOIL COMPACTED.

**TEMPORARY SEEDING** TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1.000 SQ.

FT. (100 lbs/Ac.) OR PEARL MILLET APPLIED UNIFORMLY AT A RATE OF 0.5 POUNDS PER 1000 SQ. FT. (20 Lbs/Ac.).

SEEDING DATE	SEED SELECTION	SEEDIN	IG RATE
		LBS PER ACRE	LBS PER 1,000 SF
2/15-5/1 & 8/15-10/15	PERENNIAL RYEGRASS	100	1.0
5/1-8/15	PEARL MILLET	20	0.5

#### STANDARD FOR PERMANENT VEGETATIVE COVER

SITE PREPARATION

SITE SHALL BE GRADED AS NEEDED TO ALLOW SEEDBED PREPARATION, SEEDING AND MULCHING USING CONVENTIONAL METHODS AND EQUIPMENT. ADDITIONAL EROSION CONTROL PRACTICES SHALL BE USED AND INSTALLED AS NEEDED TO PREVENT OFFSITE ENVIRONMENTAL DAMAGE. ADDITIONAL MEANS AND METHODS INCLUDE, BUT ARE NOT LIMITED TO; DIVERSIONS, GRADE STABILIZERS, CHANNEL STABILIZERS, SEDIMENT BASINS, AND WATERWAYS.

IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHALL BE INSPECTED AND SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. CONFIRM THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO SCARIFICATION. TOPSOIL SHOULD ONLY BE HANDLED WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE

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LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4" WITH A DISC. SPRINGTOOTH HARROW, OR OTHER EQUIPMENT. SEEDBED SHALL BE INSPECTED PRIOR TO SEEDING AND RETILLED WHERE TRAFFIC HAS LEFT THE SOIL COMPACTED.

#### PERMANENT SEEDING

1. APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, FIRMED IN PLACE IS REQUIRED.

2. IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.

3. SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING). SEED MIXTURE 15, AS SHOWN ON PAGE 4-11 IN THE SOIL EROSION STANDARDS. THE SEEDING RATE SHALL BE:

> SEED MIXTURE PLANTING RATE LBS PER LBS PER ACRE 1,000 SF ROUGH BLUEGRASS 90 2.0 STRONG CREEPING RED FESCUE 130 3.0

\* OPTIMAL SEEDING DATES: 8/1-10/30 ACCEPTABLE SEEDING DATES: 2/1-8/14

![](_page_8_Figure_87.jpeg)

EXISTING GROUND -

![](_page_8_Figure_88.jpeg)

SILT FENCE NOT TO SCALE

![](_page_8_Picture_90.jpeg)

![](_page_8_Figure_92.jpeg)

![](_page_8_Figure_93.jpeg)

![](_page_9_Figure_0.jpeg)

![](_page_10_Figure_0.jpeg)

![](_page_10_Figure_2.jpeg)

GENERAL NOTES

- FRAME AND COVER TO BE BRIDGESTATE FOUNDRY NO. 1012A OR APPROVED EQUAL.
- 2. PROVIDE BRIDGESTATE FOUNDRY NO 2593-2254 NJDOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
- CONCRETE STRENGTH: 4000 PSI MIN. @ 28 DAYS.
   STRUCTURE TO CONFORM TO ASTM C913-02.
- STRUCTURE TO CONFORM TO ASTM C913-02.
   DESIGN TO CONFORM TO HS-25 TRAFFIC LOADING.

![](_page_10_Figure_9.jpeg)

PLAN

![](_page_10_Figure_11.jpeg)

DRAINAGE MANHOLE NOT TO SCALE

Sheet MidAtl		PRELIMINARY/FINAL MAJOR SITE PLAN		DRAWN BY: CHECKED BY: IRD MS			
Num Cor Cor antic Er		19 & 27 HIGHLAND AVENUE		HORIZONTAL SCALE: VERTICAL SCALE:			
ber 9 oyrig	Tradinocrine Doutrors	RINCK 8. LOTS 1.1 8. 15		N/A N/A			
. ( ht © eerin	EIGITEELING FALUELS			PROJECT No.:			
2024 ng Par		CONSTRUCTION DETAILS		SEI-2202			
2 4 rtners,	2026B Briggs Rd, Suite 300 1971 Highway 34, Suite 201 321 W. State Street 26 Washington St, 3rd Floor Mt. Laurel Twp, NJ 08054 Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960	SITUATED IN	Ian A. Burton, P.E.	DATE:			
LLC	609-910-4450 732-722-5899 610-565-0020 973-715-8652 Certificate of Authorization No. 24GA28184000	BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY	PROFESSIONAL ENGINEER N.J. Lic. No. GE05413600	02/13/25	DATE	REVISIONS	DRAWN BY CHECKED BY