NJPCS (NAD 83)

Block 11, Lots 4-7 Adopt 8/19/20

Carr Ave Code Adopt 7/21/21

Proposed parking lot

CONNECT SIDEWALK TO EXISTING SIDEWALK
EVERGREEN SHRUBS
6' VINYL FENCE
PROPOSED EDGE OF PAVEMENT
END CURB AT PROPERTY LINE
STOP SIGN (R1-1)
DETECTABLE WARNING STRIP (TYP.)
PROPOSED ONE-WAY SIGN (R6-1L)
TRASH AREA
"NO PARKING ANYTIME"
(18) 8.5'x16' ADDITIONAL SPACES
DETECTABLE WARNING STRIP (TYP.)
EVERGREEN SHRUBS
ELEVATED TRANSFORMER PLATFORM
5' REAR YARD SETBACK
10' REAR YARD SETBACK
6"ø BOLLARD
PROPOSED COMPACT SPACE
CONCRETE WHEEL STOP (TYP.)
BALCONY OVERHEAD (TYP.)
BUILDING OVERHEAD (TYP.)
2.0' SAWCUT
STOP SIGN (R1-1)
PROPOSED ONE-WAY SIGN (R6-1L)
2' STOP BAR
PROPOSED ASPHALT PAVEMENT (TYP.)
41 PARKING SPACES (2 ADA SPACES)
VAN ACCESSIBLE SPACE
R7-8 R7-8Vo R7-8P
R7-8 R7-8P
NO PARKING FROM HERE TO CORNER (R7-11)
SEABREEZE WAY
STAIRS
PROPOSED 5-STORY BUILDING
5,788 SF RETAIL
55 RESIDENTIAL UNITS
TRASH
MECHANICAL 286 SF
BIKE STORAGE 278 SF
ELEVATOR
RETAIL 3090 SF
RETAIL 2698 SF
BUILDING ACCESS 509 SF
PROPOSED CONCRETE CURB (TYP.)
PROPOSED CONCRETE WALK
PLANTER BED (TYP.)
10' MAXIMUM SETBACK
5' MINIMUM SETBACK
RESIDENTIAL BALCONY OVERHEAD
BALCONY OVERHEAD (TYP.)
STOP SIGN (R1-1)
2' STOP BAR
DO NOT ENTER (R5-1)
DEPRESSED CURB
PROPOSED CROSSWALK
SIGHT TRIANGLE DEEDED FOR THE PURPOSES PROVIDED FOR AND EXPRESSED IN THE MONMOUTH COUNTY DEVELOPMENT REGULATIONS
DETECTABLE WARNING STRIP (TYP.)
RELOCATED EXISTING LIGHT POLE
EXISTING PARKING SIGNS TO REMAIN
PROPOSED CONCRETE PAVERS (TYP.)
TREE PIT (TYP.)
PROPOSED BENCH (TYP.)
BIKE RACK (TYP.)
EXISTING PARKING METERS TO BE MOVED AS NECESSARY
MILL AND RESURFACE PAVEMENT FOR UTILITY TRENCH
CARR AVENUE COUNTY ROUTE 56
WHITE THERMOPLASTIC TRAFFIC STRIPING (TYP.)
DRIVEWAY APRON
12" REVEAL CURB
MILL AND OVERLAY PAVEMENT
NO PARKING SIGN (R7-1)
BAY AVENUE
PROPOSED CONCRETE CURB (TYP.)
PROPOSED CROSSWALK

VINYL TRASH ENCLOSURE FENCE
NOT TO SCALE

ELEVATED TRANSFORMER PLATFORM
NOT TO SCALE

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

GRAPHIC SCALE
1 INCH = 10 FEET

DRAWN BY:	CHECKED BY	REVISIONS	DATE

DRAWN BY: MJR
CHECKED BY: MJR
RELEASED BY: LLZ
DATE: 12/15/22
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: N/A
PROJECT No.: SEI-1912
DRAWING NAME: 2022-09-16 Updated Layout.dwg

UPDATED LAYOUT
19 CARR AVENUE
BLOCK 11
LOTS 4, 5, 6 & 7
SITUATED IN
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

Mid-Atlantic Engineering Partners, LLC
Corporate Center, 195 Carrier
5 Commerce Way, Suite 200
Hamilton, NJ 08691
609.910.9150
Certificate of Authorization No. 24GA28186600
Louis J. Zapiecki P.E. PE No. GE047126500
Mark J. Rewilak P.E. PE No. GE0123930

Sheet Number
1 OF 1

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Plot Time: Dec 15, 2022 - 4:07pm

REV 4/4/23