

**PROPERTY OWNERS  
WITHIN 200'**

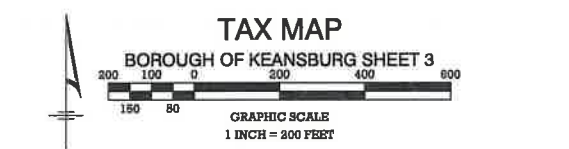
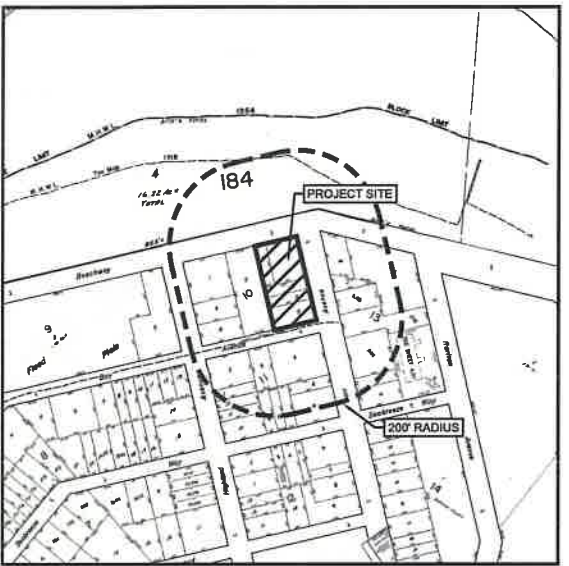
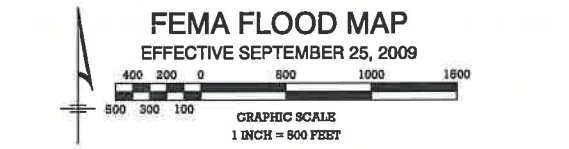
Block	Lot	Owner	Block	Lot	Owner
8	9	Alfred & Maryanna Shabli 1 Bella Vista Ct Marlboro, NJ 07746	10	7	Carr Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
8	10	Cynthia L Hernandez 26 Bay Ave Keansburg, NJ 07734	10	8	Beachway Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
8	11	George Sherman 24 Bay Ave Keansburg, NJ 07734	10	9	Beachway Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
8	12	Quynh T Trapp 33 Jackson Court Fords, NJ 08863	11	1	O'Dwyer Holdings LLC 25 Highland Ave Keyport, NJ 07735
8	13	Sunshine Properties II, LLC 6 Green Street Metuchen, NJ 08840	11	2	Placco & Desjak Lepore 7 Hubbard Road Middletown, NJ 07748
8	14	Igne Properties, LLC 5 Ravine Drive Drive Metuchen, NJ 07747	11	3	Halcors Inc. 10-12 Bay Avenue Keansburg, NJ 07734
8	15	Leap Builders, Inc. 302 Howe Lane Freehold, NJ 07738	11	4	Carr Avenue Realty, LLC 513 Cookman Avenue Asbury Park, NJ 07712
8	16	Christina Joseph, Michael C & Soto 37 Seabreeze Way Keansburg, NJ 07734	11	5	Carr Avenue Realty, LLC 513 Cookman Avenue Asbury Park, NJ 07712
9	2	Jenny Shore Beach & Boardwalk Inc. 275 Beachway Keansburg, NJ 07734	11	6	Carr Avenue Realty, LLC 513 Cookman Avenue Asbury Park, NJ 07712
10	1	Beachway Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712	11	7	Carr Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
10	2	Comfy by the Sea Condominiums Beachway Keansburg, NJ 07734	11	8	Deja Management, LLC 69 Washington Street Keyport, NJ 07735
10	2	Derek Barnes 4 Meason Drive Ocean Ridge, NJ 08514	11	9	Jon Barone 69 Washington Street Keyport, NJ 07735
10	2	Luis Aracho 276 Beachway Keansburg, NJ 07734	11	10	O'Dwyer Holdings LLC 24, 26, 28, High Keyport, NJ 07735
10	2	Zach Liu 17 Dearborn Drive Holmdel, NJ 07733	11	11	O'Dwyer Holdings LLC 24, 26, 28, High Keyport, NJ 07735
10	2	Aracelis Murgues PO Box 58 Hillside, NJ 07205	11	12	Aracelis Murgues PO Box 58 Hillside, NJ 07205
10	2	Richard Bettenhausen II 10 Delta Drive Ocean, NJ 07712	13	1	805 Realty Keansburg, LLC 24 Green Springs Way Freehold, NJ 07728
10	2	Michael & Amy F. Umare Marichetta 2425 Holly Lane N. Plymouth, MN 55447	13	2.02	Carr Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
10	2	Thomas M. Wall 79 Ocean Blvd. Highlands, NJ 07734	13	2.03	U.J. Trading Inc. 1028 Greenwood Neck Road Brooklyn, NY 11229
10	2	Florence & Paul Schmitt 14 West Broad Street Bergenfield, NJ 07621	13	2.04	Ellen Murray 11 Martin Avenue, Unit 1 Keansburg, NJ 07734
10	2	Col Rentals LTD 79 Massachusetts Street Staten Island, NY 10307	13	2.05	John M. Murray 11 Martin Avenue, Unit 3 Keansburg, NJ 07734
10	2	276 Beachway Ave Apt. 10, LLC 76-10 Beachway Keansburg, NJ 07734	13	2.06	John & Evelyn Kember Trustees San Diego, CA 92122
10	2	Douglas S. Poluninski Lynn Fallone 276 Beachway Unit 11 Keansburg, NJ 07734	13	3	34 Carr, LLC 10 Campview Place Keansburg, NJ 07734
10	2	Edward Oliver 276 Beachway Unit 12 Keansburg, NJ 07734	13	4	Central Jersey Restaurant Equipment 625 Colledge Avenue Toms River, NJ 08753
10	2	William J. Ryan 76-13 Beachway Keansburg, NJ 07734	13	5.01	Central Jersey Restaurant Equipment 625 Colledge Avenue Toms River, NJ 08753
10	2	Franklin Marzullo 276 Beachway Unit 34 Keansburg, NJ 07734	13	5.03	Carr Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
10	3	Coast & Coast Holdings, LLC 39 Emily Drive Old Bridge, NJ 08857	13	7	Carr Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
10	4	John J. Meurer 39 Emily Drive Old Bridge, NJ 08857	13	8	Carr Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712
10	5	Coast To Coast Holdings, LLC 39 Emily Drive Old Bridge, NJ 08857	184	4	Jerry Shore Beach & Boardwalk Inc. 275 Beachway Keansburg, NJ 07734
10	6	Carr Enterprises, LLC 513 Cookman Avenue Asbury Park, NJ 07712			

# AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

## 1 CARR AVENUE

### BLOCK 10; LOTS 3, 4, 5, 6 & 7

## BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY



- General Notes**
1. Applicant: Carr Avenue Realty, LLC, 513 Cookman Avenue, Asbury Park, NJ 07712. Owner: Carr Avenue Realty, LLC, 513 Cookman Avenue, Asbury Park, NJ 07712.
  2. Project site being known and designated as Block 10, Lots 3, 4, 5, 6 & 7 as shown on the current tax assessment map of the Borough of Keansburg, Monmouth County, New Jersey (Sheet 3), containing 0.46 acres.
  3. Boundary, topographic information and existing conditions shown based upon map entitled "Boundary & Topographic Survey, Lots 3, 4, 5, 6 & 7, Block 10, Tax Plate 3, Situated in, Borough of Keansburg, Monmouth County, New Jersey" prepared by MidAtlantic Engineering Partners and dated 2/3/22.
  4. Site coordinates: 590,836' N, 593,447' E
  5. Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
  6. Property is located in Zone AE (EL11) per FEMA's Flood Insurance Rate Map numbered 34023C0034F, with an effective date of September 25, 2009. Property also located on Zone AE (EL11) per FEMA's Preliminary Flood Insurance Rate Map numbered 34025C0034G having a preliminary date of January 31, 2015.
  7. Based on NJDEP GIS review, no wetlands or wetland transition areas exist on-site.
  8. 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.
  9. 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 vertical) 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.
  10. 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.
  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. 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).
  13. The Applicant shall secure Treatment Works Approval from the New Jersey Department of Environmental Protection.

PROJECT NAME:	Zone:
1 Carr Avenue	Carr Avenue Corridor Redevelopment Area
Borough of Keansburg	
Proposed Permitted Uses	Block 10 Lots 3, 4, 5, 6 & 7 Ground Floor: Retail Sales Upper Floors: Residential
Min. Lot Area	Required: 15,000 SF Existing: 20,000 SF
Min. Lot Width	Required: No standard Existing: 200 ft
Min. Lot Depth	Required: No standard Existing: 300 ft
Max. Front Yard Setback from Property Line*	Proposed: 5 ft Existing: 9.8 ft
Max. Front Yard Setback from Carr Avenue	Proposed: 5 ft Existing: 9.8 ft
Max. Front Yard Setback from Beachway Avenue	Proposed: 10 ft Existing: 10.8 ft
Max. Front Yard Setback from Carr Line	Proposed: 15 ft Existing: 17.8 ft
Max. Front Yard Setback from Beachway Avenue	Proposed: 7 ft Existing: 14.8 ft
Max. Front Yard Setback from Carr Avenue	Proposed: 20 ft Existing: 18.2 ft
Max. Front Yard Setback from Beachway Avenue	Proposed: 15 ft Existing: 10.2 ft
Min. Rear Yard Setback	Proposed: 5 ft for 1/3 of Building Footprint (64.3 ft) 10 ft for Remainder of First Floor (128.7 ft)
Min. Side Yard Setback from Property Line*	Proposed: 0 ft Existing: N/A
Min. Side Yard Setback from Carr Avenue	Proposed: 0 ft Existing: N/A
Min. Side Yard Setback from Beachway Avenue	Proposed: 5 ft Existing: N/A
Min. Side Yard Setback from Carr Line	Proposed: 10 ft Existing: N/A
Min. Side Yard Setback from Beachway Avenue	Proposed: 5 ft Existing: N/A
Max. Building Height	Proposed: 68 ft Existing: 27 ft
Max. Impervious Cover	Proposed: 35% Existing: 34.9%
Max. Number of Residential Units	Proposed: 15% Existing: 12.8%
Number of On-Site Parking Spaces	Proposed: 430 Units Existing: 0 Units
Number of On-Site Bicycle Parking Spaces	Proposed: 24 Spaces Existing: 0 Spaces
Min. Parking Space Dimensions	Proposed: 8' x 18' Existing: N/A

APPROVED AS A PRELIMINARY/FINAL SITE PLAN BY THE BOROUGH OF KEANSBURG PLANNING BOARD AT ITS MEETING HELD ON

BOARD CHAIR	DATE
SECRETARY	DATE
ENGINEER	DATE

**UTILITY CONTACTS**

NJ Natural Gas Company 1415 Wyckoff Road Wall, New Jersey 07719	Keansburg Water & Sewer 29 Church Street Keansburg, NJ 07734
Jersey Central Power & Light PO Box 188 Allenhurst, NJ 07711	Keansburg Board of Fire Commissioners 29 Church Street Keansburg, NJ 07734
Cablevision Harrisburg Valley 275 Centennial Avenue CH 6605 Piscataway, NJ 08855 Attn: Construction Department	Monmouth County Planning Board Hall of Records Annex Freehold, NJ 07728

**SHEET INDEX**

No.	Description	Revision Date
C0.01	COVER SHEET	10/25/24
C1.01	EXISTING CONDITIONS & REMOVALS PLAN	10/25/24
C3.01	SITE LAYOUT PLAN	10/25/24
C4.01	GRADING, DRAINAGE & UTILITY PLAN	10/25/24
C8.01	SANITARY PROFILES	10/25/24
C8.01	LANDSCAPE PLAN	10/25/24
C7.01	LIGHTING PLAN	10/25/24
C8.01	SOIL EROSION & SEDIMENT CONTROL PLAN	10/25/24
C8.01	SOIL EROSION & SEDIMENT CONTROL DETAILS	10/25/24
C8.01	CONSTRUCTION DETAILS	10/25/24
C8.02	CONSTRUCTION DETAILS	10/25/24

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN  
1 CARR AVENUE  
BLOCK 10; LOTS 3, 4, 5, 6 & 7  
COVER SHEET  
SITUATED IN  
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

Checked by: JM  
Drawn by: MS  
Vertical Scale: N/A  
Horizontal Scale: AS SHOWN  
Project No.: SEI-2011  
Date: 02/04/2022

Professional Engineer  
JOSEPH M. P.L. & P.I.S.  
Professional Engineer  
M.J. No. 14, 0475

MidAtlantic Engineering Partners  
1971 Highway 24, Suite 201  
Wall Township, NJ 07719  
Tel: 732-262-0600  
Fax: 732-262-0600  
www.midatlanticeng.com

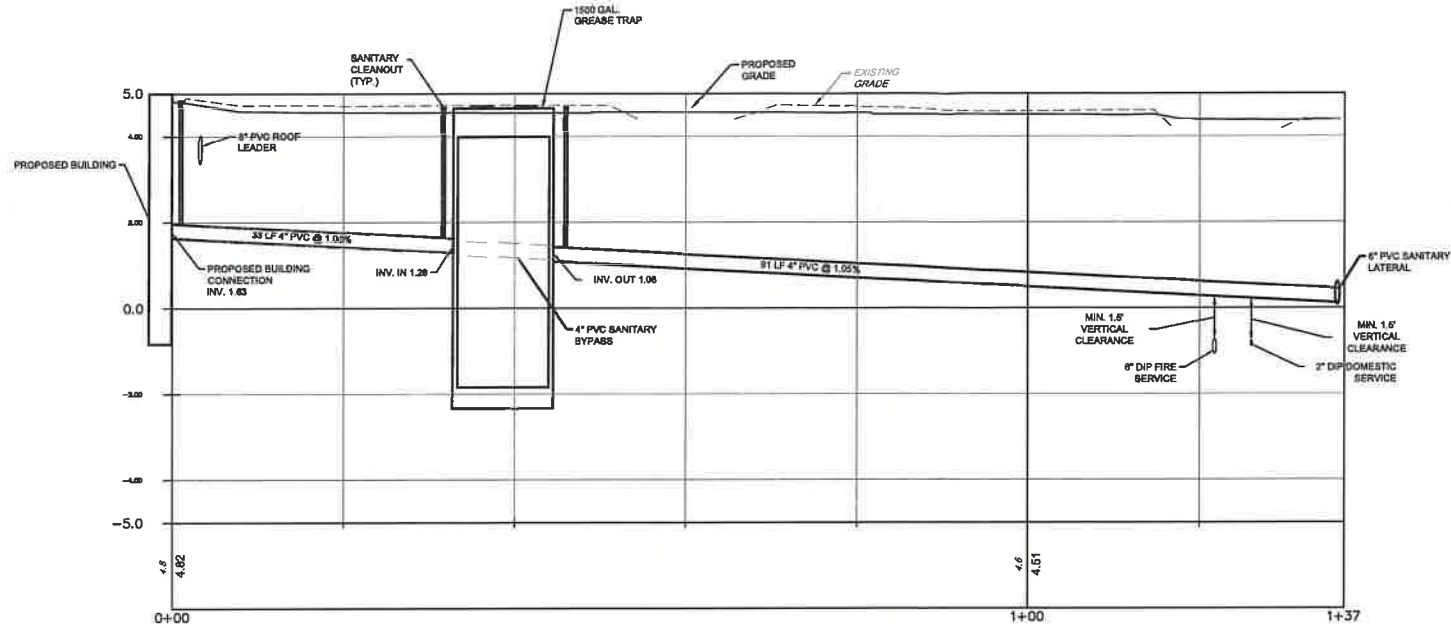
Sheet Number  
**C0.01**  
Copyright © 2024  
MidAtlantic Engineering Partners, LLC

File Name: G:\Users\jmc\OneDrive\Documents\2021-1 Carr Ave - Keansburg\DWG\1-11-24.dwg  
Plot Date: Oct 29, 2024 10:41 AM

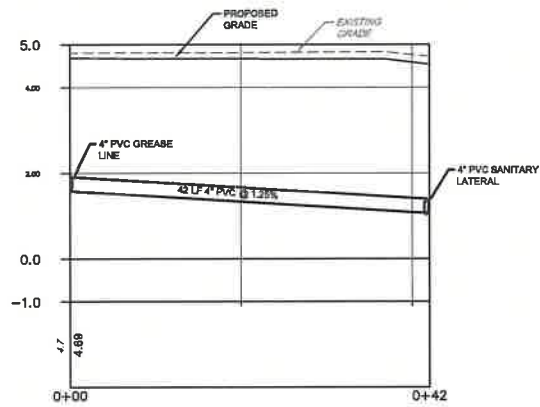




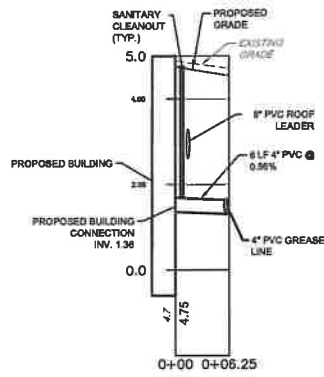




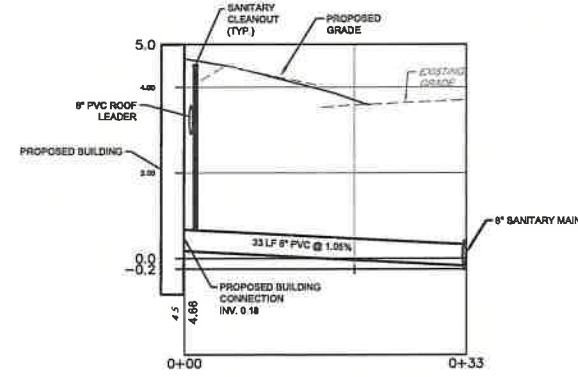
INVERT 1 TO LATERAL CONNECTION



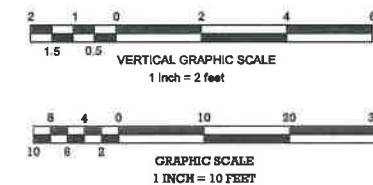
GREASE LINE BYPASS



INVERT 2 TO GREASE INTERCEPTOR



INVERT 3 TO SANITARY MAIN



CHECKED BY:	MS
DATE:	05/29/2024
PROJECT NO.:	SEI-2201
REVISIONS:	
DATE:	10/18/24
DRAWN BY:	MS
CHECKED BY:	JM

Digitally signed by Joseph Miele  
 Date: 2024.10.28 15:37:33 -04'00'

*Joseph Miele*  
 Joseph Miele, P.E. & P.L.S.  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 N.J. Lic. No. 0399

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN  
 1 CARR AVENUE  
 BLOCK 10; LOTS 3, 4, 5, 6 & 7  
 SANITARY PROFILES  
 SITUATED IN  
 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic**  
 Engineering Partners

20080 Ridge Rd, Suite 300  
 Mt. Laurel, NJ 08054  
 856-981-1400

1877 Highway 24, Suite 201  
 Marlton, NJ 08053  
 856-981-1400

25 Washington St, 3rd Floor  
 Monmouth, NJ 08852  
 732-728-2800  
 732-714-9422

Sheet Number  
**C5.51**  
 Copyright © 2024  
 MidAtlantic Engineering Partners, LLC

FINAL FOR SEWER DESIGN

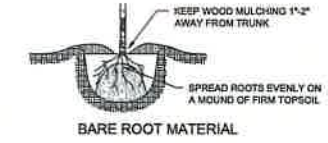
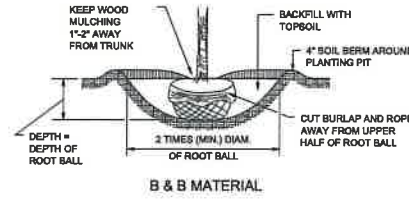
BAY AVENUE (50' ROW)

BEACHWAY AVENUE (50' ROW)

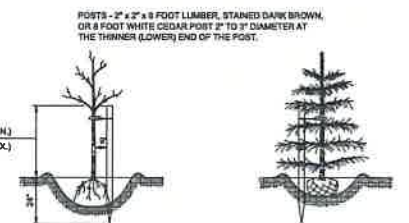
PROPOSED 5-STORY MIXED USE BUILDING (4) STUDIO UNITS (16) 1-BEDROOM UNITS (28) 2-BEDROOM UNITS (48) TOTAL UNIT

NET AREA 5,731 SF

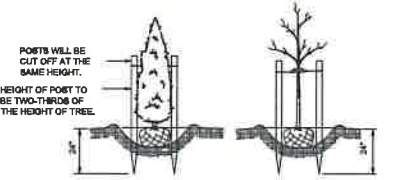
CARR AVENUE (AKA COUNTY ROUTE 56) (50' ROW)



TREE & SHRUB PLANTING DETAIL NOT TO SCALE



TREES REQUIRING ONE STAKE



TREES REQUIRING TWO STAKES

STAKING DETAILS NOT TO SCALE



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-pre" 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.

PLANT SCHEDULE

Table with columns: CODE, QTY, BOTANICAL / COMMON NAME, CAL., HT., SPRD., CONT., COMMENTS. It lists various plant types including Shade Trees (Ginkgo biloba), Groundcovers (Hypericum calycinum, Linopis muscari), Ornamental Grasses (Calamagrostis x acutiflora, Nassella tenuisima), and Perennials (Nepeta x faassenii).

Revision table with columns: NO., DATE, DESCRIPTION, CHECKED BY, DRAWN BY. It shows revisions for unit count and lobby elevation, and revision for resolution compliance.

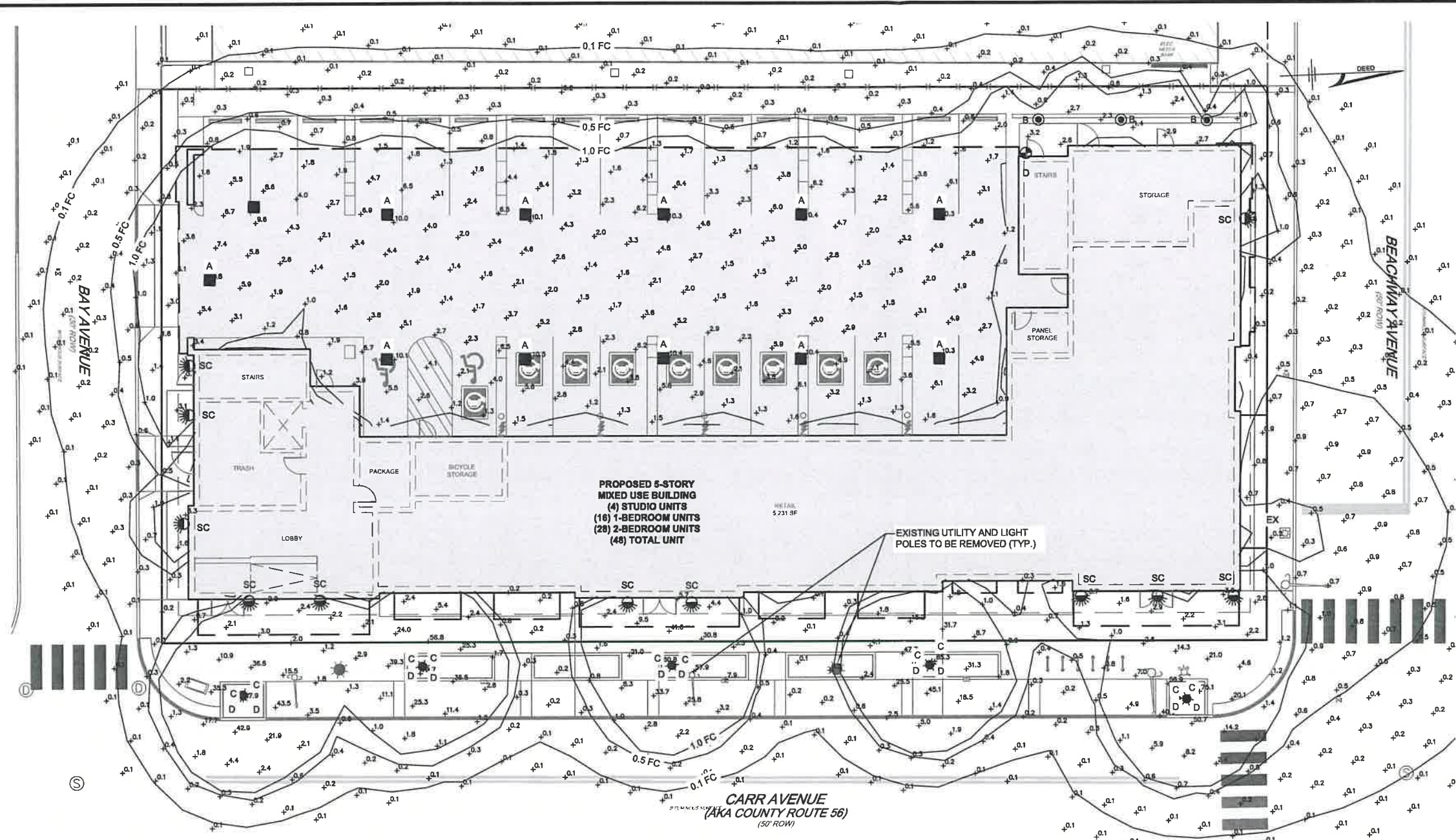
Professional seal and signature of Joseph M. P.L.S., Professional Landscape Architect & Land Surveyor, No. J.L.L. No. 4539.

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
1 CARR AVENUE
BLOCK 10; LOTS 3, 4, 5, 6 & 7
LANDSCAPE PLAN
SITUATED IN
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

MidAtlantic Engineering Partners logo and contact information: 1971 Highway A, Suite 200, Keansburg, NJ 07033. Phone: 732-722-0899. Fax: 732-722-0899.

Sheet Number C6.01
Copyright © 2024
MidAtlantic Engineering Partners, LLC

File Name: C:\midatlantic\Projects\16010501\16010501.dwg Plot Date: 02/24/2022 11:45 AM



**dweLED**  
 LED Lighting

OVERON - LED Outdoor Sconce  
 WS W45714, WS W45720, WS W45726

Product Type: [ ]  
 Catalog Number: [ ]  
 Finish: [ ]  
 Location: [ ]

Notes:  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.

**SC LIGHTING FIXTURE DETAIL**

**50 LED Sconce**

Product Type: [ ]  
 Catalog Number: [ ]  
 Finish: [ ]  
 Location: [ ]

Notes:  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.

**A LIGHTING FIXTURE DETAIL**

**Lumiera**

Product Type: [ ]  
 Catalog Number: [ ]  
 Finish: [ ]  
 Location: [ ]

Notes:  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.

- Lighting Notes:**
- There will be no adverse light spillage from the lights proposed within the development.
  - Lights in the garage shall operate 24 hours per day / 7 days a week. Bollards and lights on the building facade shall operate from "dark to dawn".
  - All fixtures, poles and bollards are as specified or approved equal.
  - Existing light poles and fixtures along Carr Avenue shall be relocated from existing location to the proposed locations shown on plan.
  - All proposed A lights are to be mounted at a height of 33 ft.
  - All proposed B lights are to be mounted at a height of 8 ft.
  - All proposed SC and D lights are to be mounted at a height of 6.5 ft.
  - Lighting in the garage will be in accordance with International Electric Code (NFPA 70, 2009).

**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Approved Supplier	Proposed	Quantity	Light Loss Factor
A	WILLIAMS BOLLARD	17	WILLIAMS BOLLARD	WS W45714, WS W45720, WS W45726	LED	WILLIAMS BOLLARD	17	0.8	0.8
SC	SC LIGHTING	11	SC LIGHTING	WS W45714	LED	SC LIGHTING	11	0.8	0.8
EX	EX LIGHTING	1	EX LIGHTING	EX LIGHTING	LED	EX LIGHTING	1	0.8	0.8
D	D LIGHTING	3	D LIGHTING	D LIGHTING	LED	D LIGHTING	3	0.8	0.8
B	B LIGHTING	10	B LIGHTING	B LIGHTING	LED	B LIGHTING	10	0.8	0.8
C	C LIGHTING	10	C LIGHTING	C LIGHTING	LED	C LIGHTING	10	0.8	0.8

**PRIMAR**  
 Total Modular Illuminating Need

**DESCRIPTION**

DESCRIPTION: [ ]

**ORDERING INFORMATION**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Approved Supplier	Proposed	Quantity	Light Loss Factor
A	WILLIAMS BOLLARD	17	WILLIAMS BOLLARD	WS W45714, WS W45720, WS W45726	LED	WILLIAMS BOLLARD	17	0.8	0.8
SC	SC LIGHTING	11	SC LIGHTING	WS W45714	LED	SC LIGHTING	11	0.8	0.8
EX	EX LIGHTING	1	EX LIGHTING	EX LIGHTING	LED	EX LIGHTING	1	0.8	0.8
D	D LIGHTING	3	D LIGHTING	D LIGHTING	LED	D LIGHTING	3	0.8	0.8
B	B LIGHTING	10	B LIGHTING	B LIGHTING	LED	B LIGHTING	10	0.8	0.8
C	C LIGHTING	10	C LIGHTING	C LIGHTING	LED	C LIGHTING	10	0.8	0.8

**KIM LIGHTING**  
 VRB1 LED Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

Product Type: [ ]  
 Catalog Number: [ ]  
 Finish: [ ]  
 Location: [ ]

Notes:  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.

**KIM LIGHTING**  
 VRB1 LED Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

Product Type: [ ]  
 Catalog Number: [ ]  
 Finish: [ ]  
 Location: [ ]

Notes:  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.

**Lanterns 9002**

Product Type: [ ]  
 Catalog Number: [ ]  
 Finish: [ ]  
 Location: [ ]

Notes:  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.  
 - Mounting hardware to be used with this fixture is not included.

**AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN**  
**1 CARR AVENUE**  
**BLOCK 10; LOTS 3, 4, 5, 6 & 7**  
**LIGHTING PLAN**

SITUATED IN  
 BOROUGHS OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

Sheet Number  
**C7.01**  
 Copyright © 2024  
 MidAtlantic Engineering Partners, LLC

**MidAtlantic**  
 Engineering Partners

20088 Bridge Rd., Suite 200  
 Mt. Laurel, NJ 08054  
 856-991-4046

28 Washington St., 3rd Floor  
 Morristown, NJ 07960  
 973-119-8500

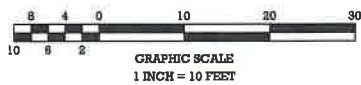
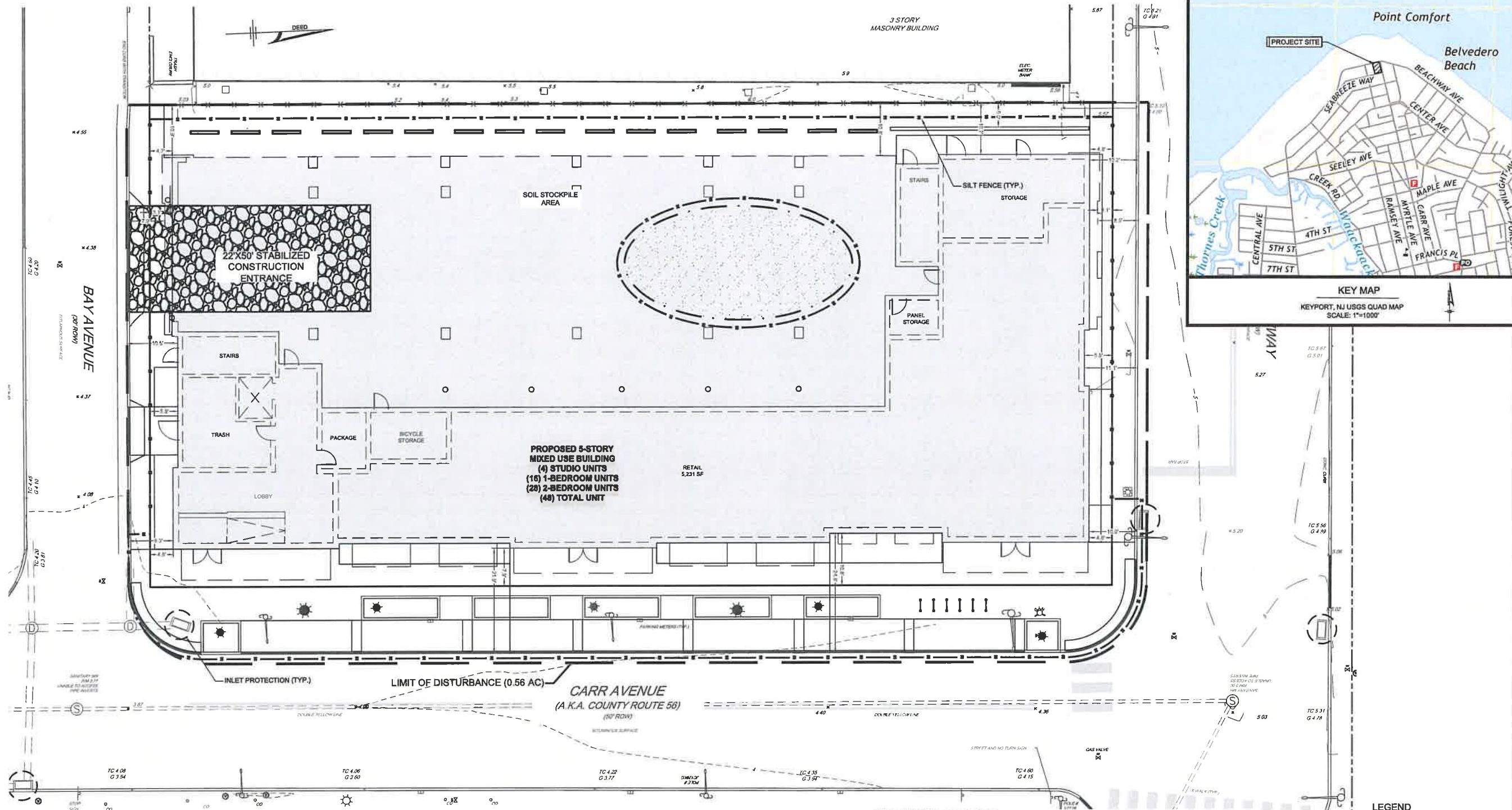
Professional Seal:  
 JOSEPH M. HAYES, P.E. & P.I.S.  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 N.J. Lic. No. 3509

REVISIONS:  
 NO. | DATE | DESCRIPTION | CHECKED BY | DRAWN BY |

1	02/24/2022	REVISED FOR RESOLUTION COMPLIANCE	JM	JM
2	02/24/2022	REVISED FOR RESOLUTION COMPLIANCE	JM	JM
3	02/24/2022	REVISED FOR RESOLUTION COMPLIANCE	JM	JM

DATE: 02/24/2022  
 PROJECT NO.: SEI-2201  
 SCALE: N/A  
 CHECKED BY: JM  
 DRAWN BY: JM

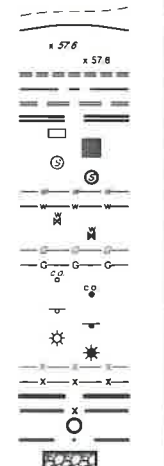
FINAL FOR SEWER DESIGN



**Soil Erosion & Sediment Control Notes**

- Project site being known and designated as Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 & 8 as shown on the current tax assessment map of the Borough of Keansburg, Monmouth County, New Jersey (Sheet 3), containing 1.37 acres.
- Boundary, topographic information and existing conditions shown based upon map entitled "Boundary & Topographic Survey Plan, Lots 2.02, 3, 4, 5.01, 5.03, 7 and 8, Block 13, Tax Plate 4, Situated in, Borough of Keansburg, Monmouth County, New Jersey" prepared by MidAtlantic Engineering Partners and dated 12/23/21.
- Horizontal datum: NAD 83 vertical datum: NAVD 88
- Property is located in Zone AE (EL11) per FEMA's Flood Insurance Rate Map numbered 34023C0034F, with an effective date of September 25, 2009. 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.
- Site coordinates: 590,803' N, 593,654' E
- Soil stockpiles to be placed as required within the project site and silt fence limits with silt fence placed around the perimeter in accordance with the soil erosion and sediment control details.
- All contractors must call the New Jersey One Call system (800-272-4000) in accordance with the Underground Facilities Control Act law prior to any subsurface activity.
- This plan has been prepared to address the Soil Erosion and Sediment Control component of the Stormwater Pollution Prevention Plan (SPPP) at time of design. All other components of the SPPP and general Stormwater Permit no. NJG0088323 to be the responsibility of the developer and/or site contractor.
- This plan is for Soil Erosion and Sediment Control measures only. This plan is not to be used for site construction.

**LEGEND**



NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY
1	10/26/24	UPDATED UNIT COUNT AND LOBBY ELEVATION	JM	JM
2	10/27/24	FINAL FOR SERVER DESIGN	MS	JM
3	10/30/24	REVISED FOR RESOLUTION COMPLIANCE	RFD	NAR

DATE: 02/04/2022

PROJECT NO.: SEI-2201

DATE: 10/26/24

PROJECT: 197110-0001

VERTICAL SCALE: N/A

HORIZONTAL SCALE: 1"=10'

CHECKED BY: JM

DRAWN BY: JM

Copyright © 2024 by Joseph P. L. & P.I.S., Inc.  
 Date: 10/26/24 10:38:10 AM 05/04/2024

**Joseph P. L. & P.I.S., Inc.**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 N.J. Lic. No. 0499

**AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN**  
**1 CARR AVENUE**  
**BLOCK 10; LOTS 3, 4, 5, 6 & 7**  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

SITUATED IN  
 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic**  
**Engineering Partners**

1971 Highway 24, Suite 201  
 Mt. Laurel, NJ 08054  
 856-910-0000

321 W. State Street  
 Moore, PA 15063  
 Monmouth, NJ 07980  
 717-710-0000

Sheet Number  
**C8.01**  
 Copyright © 2024  
 MidAtlantic Engineering Partners, LLC

**FINAL FOR SEWER DESIGN**



**FREEHOLD SOIL EROSION AND SEDIMENT CONTROL NOTES**

- THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- 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.
- 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.
- 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. IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- 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 2.10 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- 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.
- 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.
- 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.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- 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.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH 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 450 LBS/1,000 SQ. FT. OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 6 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- 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.
- 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 SEED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- 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.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #8.
- 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 KOZLOSKO ROAD, FREEHOLD, NJ 07728-5033, (732) 663-6500, FAX (732) 663-9140  
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 2022 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	DURATION
CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE	IMMEDIATELY
INSTALL SILT FENCE	IMMEDIATELY
DEMOLITION OF EXISTING STRUCTURES	3 MONTHS
ROUGH CLEARING AND GRADING	3 WEEKS
INLET PROTECTION	IMMEDIATELY
ROAD SUB-BASE	IMMEDIATELY
MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
BUILDING CONSTRUCTION	12 MONTHS

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

**DUST CONTROL NOTE**

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

**ADDITIONAL NOTES**

- 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 CERTIFICATES OF OCCUPANCY ARE ISSUED.
- THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
- 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.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER.

**STANDARD FOR STABILIZATION WITH MULCH ONLY**

**DEFINITION**

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.

**PURPOSE**

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

**CONDITIONS WHERE PRACTICE APPLIES**

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

**METHODS AND MATERIALS**

- SITE PREPARATION**
  - 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 18.
  - 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**
  - UNWITTED SMALL GRASS STRAW, AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 80 TO 110 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.
  - 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, EXCELORON, 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 8 CUBIC YARDS PER 1000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS 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 16 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
    - MULCH NETTING - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
    - 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 ITS 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.
  - LIQUID MULCH-BINDERS
    - 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 APPEARANCE.
    - USE OF ONE OF THE FOLLOWING:
      - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
      - SYNTHETIC OR ORGANIC BINDERS - BINDERS SUCH AS CURSOL, 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.

**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 EXTENSION 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 COMPACTION.

**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. (50 LBS./AC.)

SEEDING DATE	SEED SELECTION	SEEDING RATE	
		LBS PER ACRE	LBS PER 1,000 SF
2/15-5/1	PERENNIAL RYEGRASS	100	1.0
8/15-10/15	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.

**SEEDBED PREPARATION**

LIMESTONE TO BE APPLIED AS DETERMINED BY SOIL TESTING AT THE TIME OF SEEDBED PREPARATION PER RUTGERS COOPERATIVE EXTENSION RECOMMENDATION. FERTILIZER TO BE 10-20-10 OR EQUIVALENT, APPLIED AT THE RATE OF 11 LBS/1,000 SQ. FT. (500 LBS./AC.)

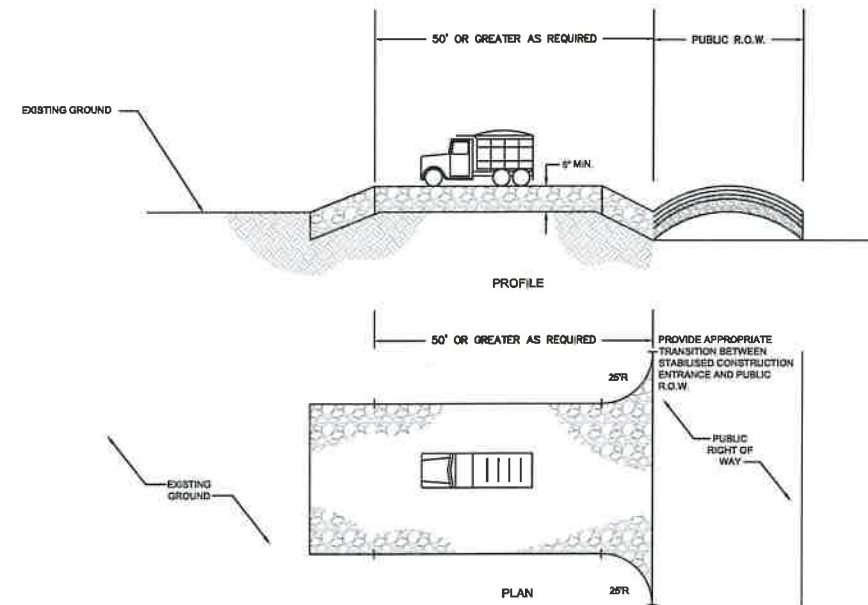
LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4" WITH A DISC, SPRINGTOOTH HARROW, OR OTHER EQUIPMENT. SEEDBED SHALL BE INSPECTED PRIOR TO SEEDING AND RETILLED WHERE TRAFFIC HAS LEFT THE SOIL COMPACTION.

**PERMANENT SEEDING**

- APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES. FIRMED IN PLACE IS REQUIRED.
- IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING). SEED MIXTURE 16, AS SHOWN ON PAGE 4-11 IN THE SOIL EROSION STANDARDS. THE SEEDING RATE SHALL BE:

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

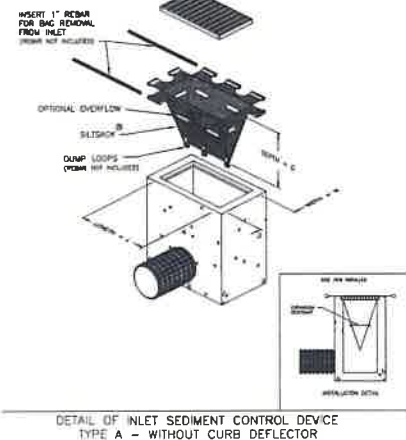
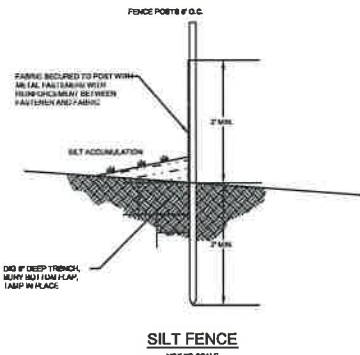
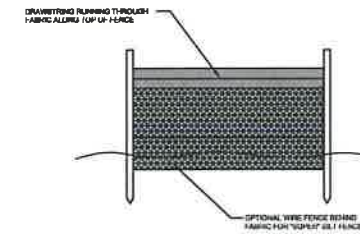
\* OPTIMAL SEEDING DATES: 6/1-10/31  
ACCEPTABLE SEEDING DATES: 2/1-8/14



PERCENT SLOPE OF ROADWAY	PERCENT SLOPE OF ROADWAY	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

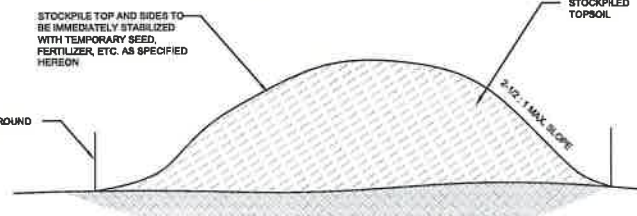
- AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.
- 1" - 2 1/2" CLEAN CRUSHED STONE SHALL BE USED.

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



- FOLLOW MFG. SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION AND MAINTENANCE.

**SILT SACK TYPE INLET PROTECTION DETAIL (OR APPROVED EQUAL)**



**STOCKPILE AREA**  
NOT TO SCALE

NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY
1	10/20/22	REVISED FOR RESOLUTION COMPLIANCE	RPO	
2	02/04/2022	DATE		

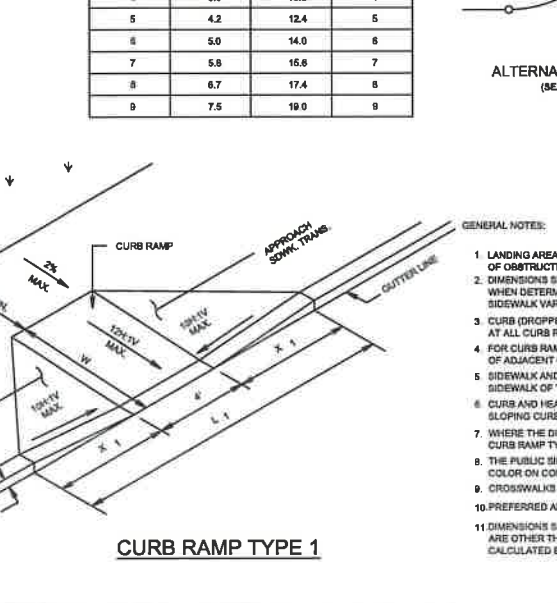
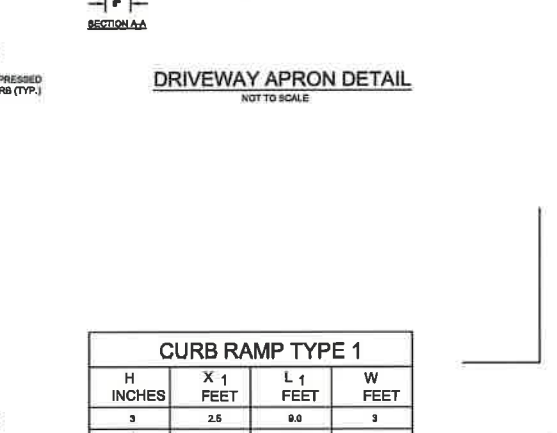
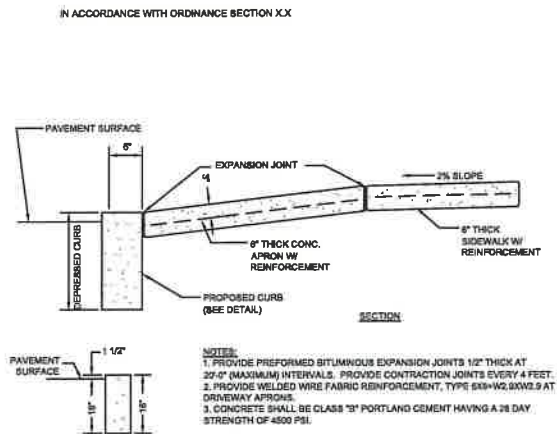
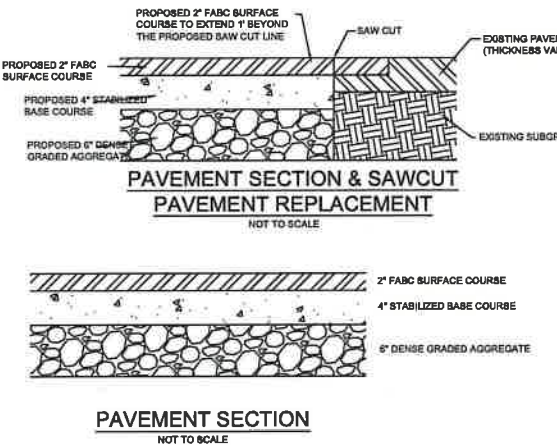
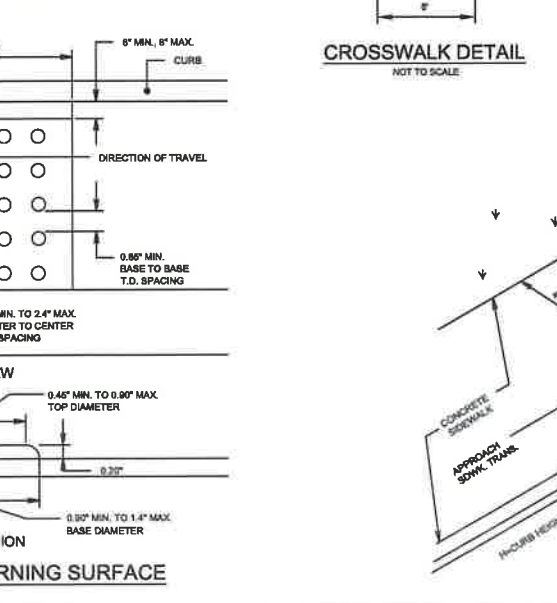
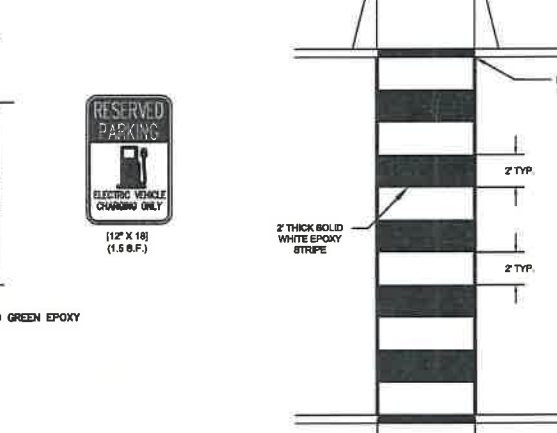
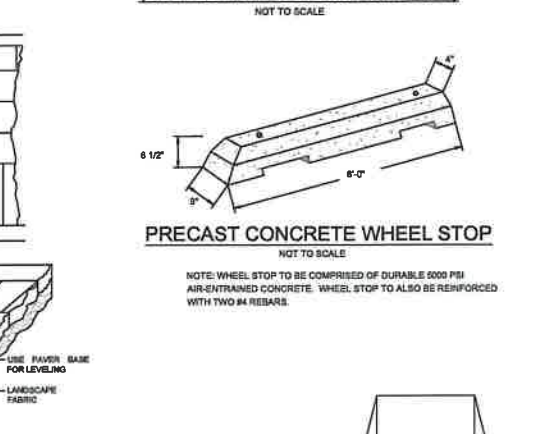
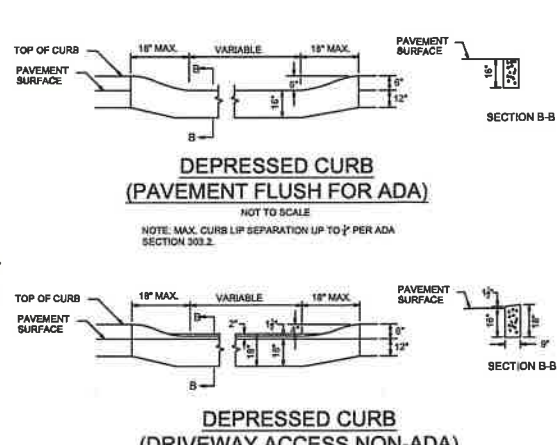
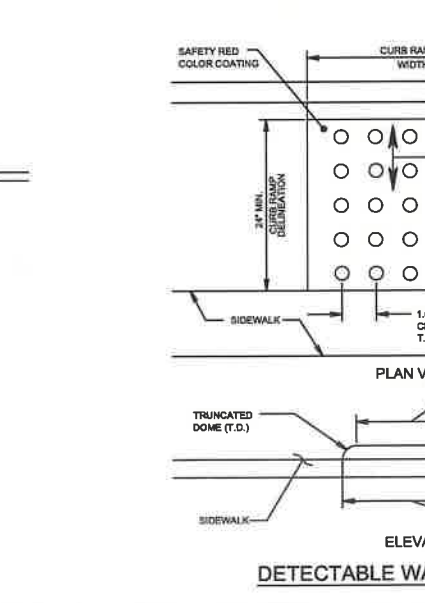
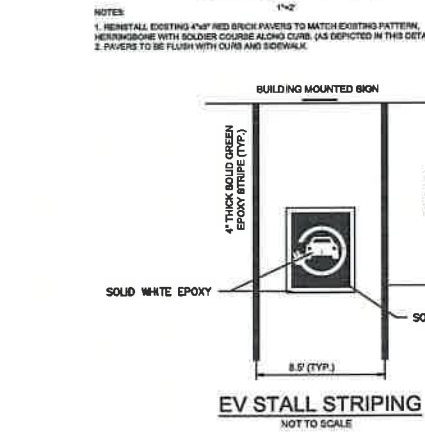
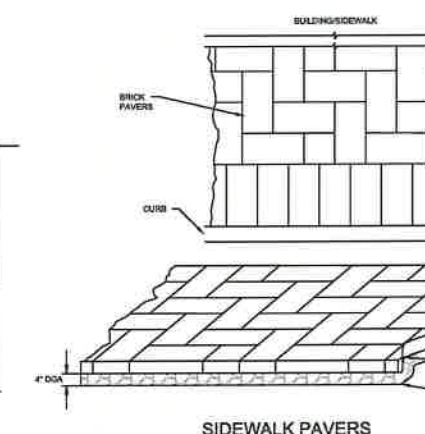
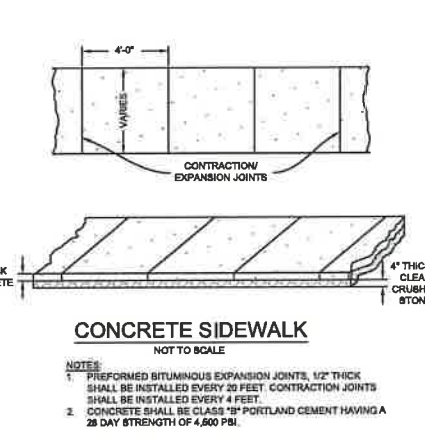
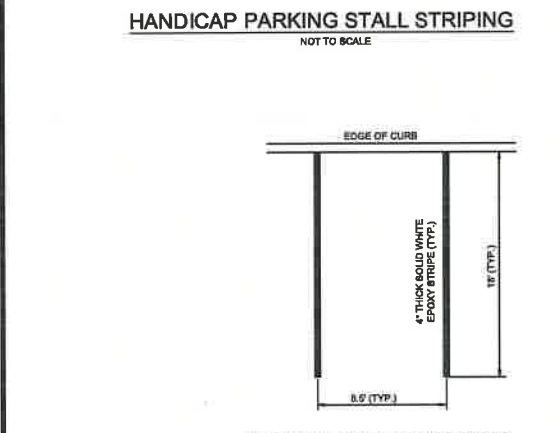
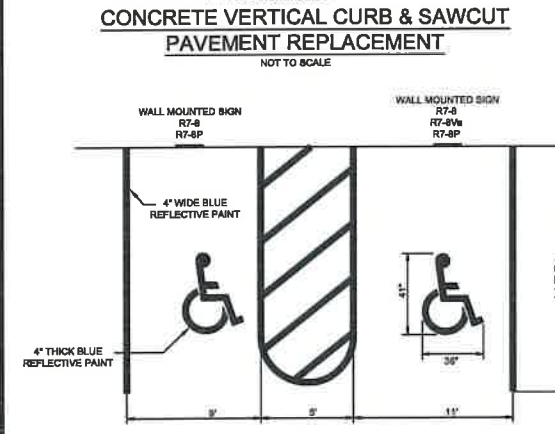
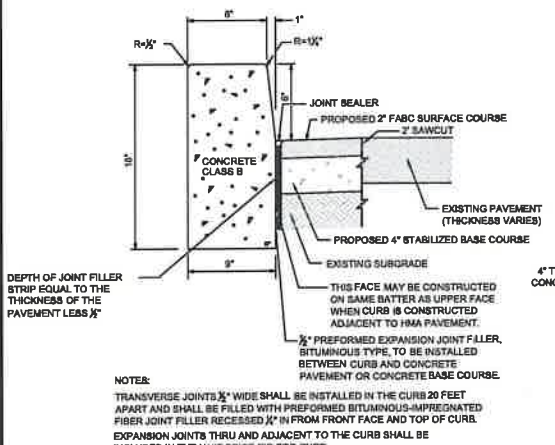
Digitally signed by Joseph P. J. & P.L.S.  
Date: 2024.02.04 10:28:19 -05'00'

Professional Engineer & Land Surveyor  
No. 12459

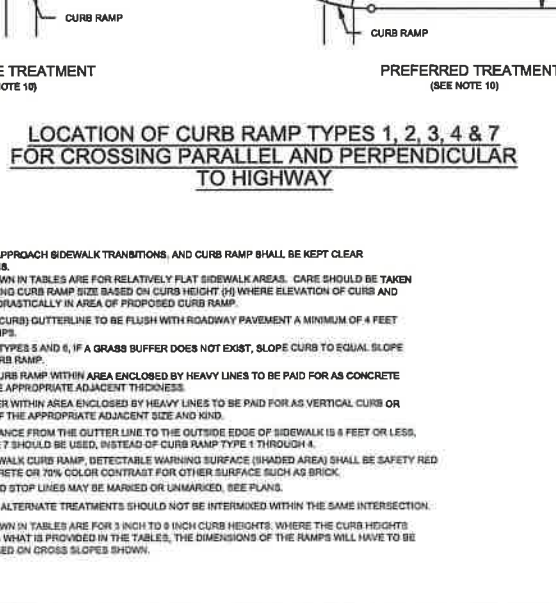
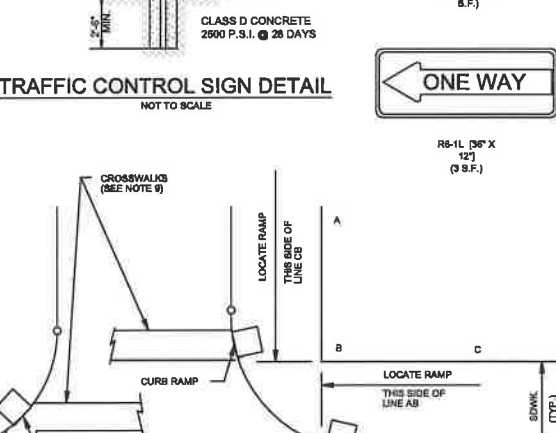
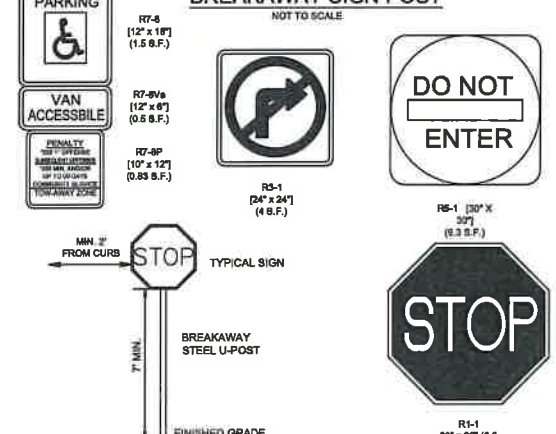
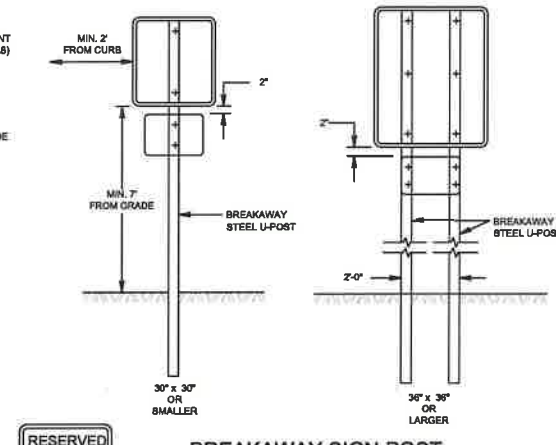
AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN  
1 CARR AVENUE  
BLOCK 10, LOTS 3, 4, 5, 6 & 7  
SOIL EROSION & SEDIMENT CONTROL DETAILS  
SITUATED IN  
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic Engineering Partners**  
1971 Highway 24, Suite 201  
Mantoloking, NJ 07710  
321 W. State Street  
Morristown, NJ 07960  
732-722-5888  
888-910-1460

File Name: C:\Users\matt\Documents\2021 - 1 Carr Ave - Karamizingi\DWG\01-Details.dwg  
 Plot Date: Oct 26, 2024 - 10:58am



CURB RAMP TYPE 1			
H INCHES	X 1 FEET	L 1 FEET	W FEET
3	2.5	8.0	3
4	3.3	10.8	4
5	4.2	12.4	5
6	5.0	14.0	6
7	5.8	16.8	7
8	6.7	17.4	8
9	7.5	19.0	9



**AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN**  
 1 CARR AVENUE  
 BLOCK 10; LOTS 3, 4, 5, 6 & 7  
 CONSTRUCTION DETAILS

SITUATED IN  
 BOROUGH OF KEANBURG, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic Engineering Partners**  
 22098 Briggs Rd, Suite 300  
 1971 Highway 24, Suite 201  
 14000 Old York Rd, Suite 100  
 15000 Old York Rd, Suite 100  
 15000 Old York Rd, Suite 100  
 15000 Old York Rd, Suite 100

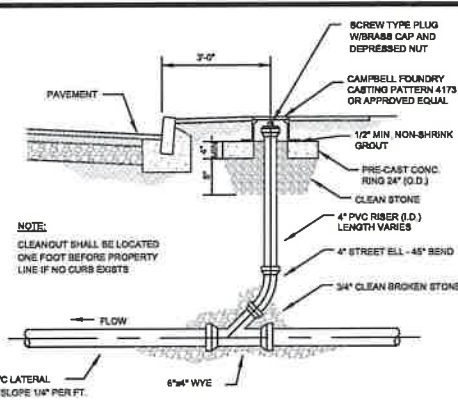
Checked By: JM  
 Vertical Scale: N/A  
 Horizontal Scale: AS SHOWN  
 Project No.: BEI-2201  
 Date: 02/04/2022

Updated Unit Count and Lobby Elevation: JM  
 Final for Review Design: MS  
 Revised for Resolution Compliance: MS  
 Drawn By: MNR  
 Date: 02/04/2022

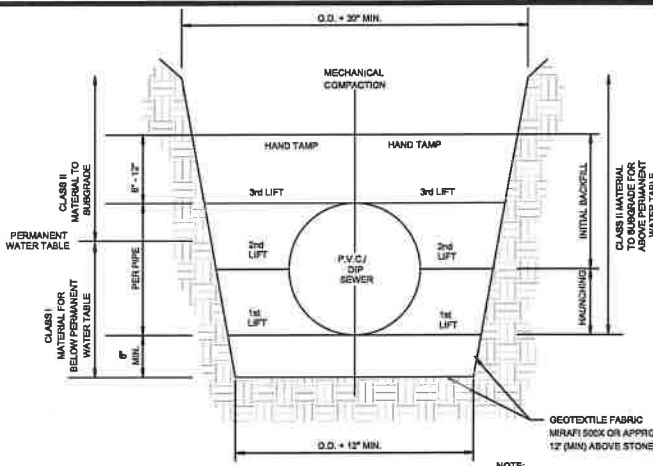
Professional Engineer License No. 15103  
 Professional Engineer License No. 15103  
 Professional Engineer License No. 15103

Sheet Number: C9.01  
 Copyright © 2019  
 MidAtlantic Engineering Partners, LLC

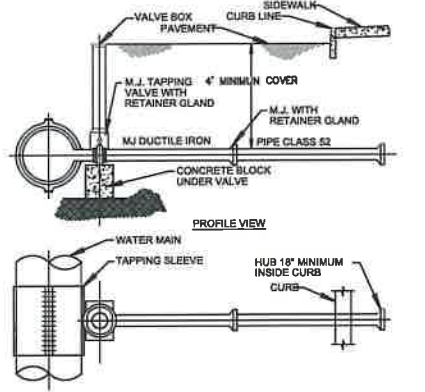
**FINAL FOR SEWER DESIGN**



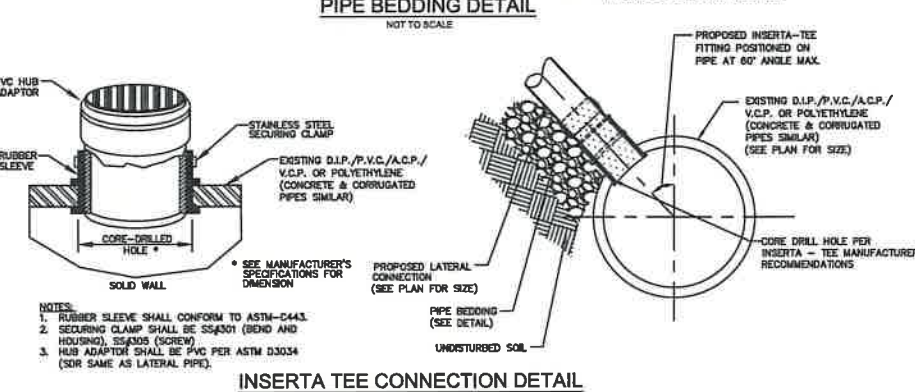
**CLEANOUT AT CURB DETAIL**  
NOT TO SCALE



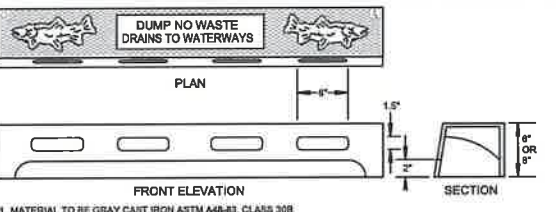
**PIPE BEDDING DETAIL**  
NOT TO SCALE



**TYPICAL INSTALLATION OF 4-12 SERVICES**  
NOT TO SCALE



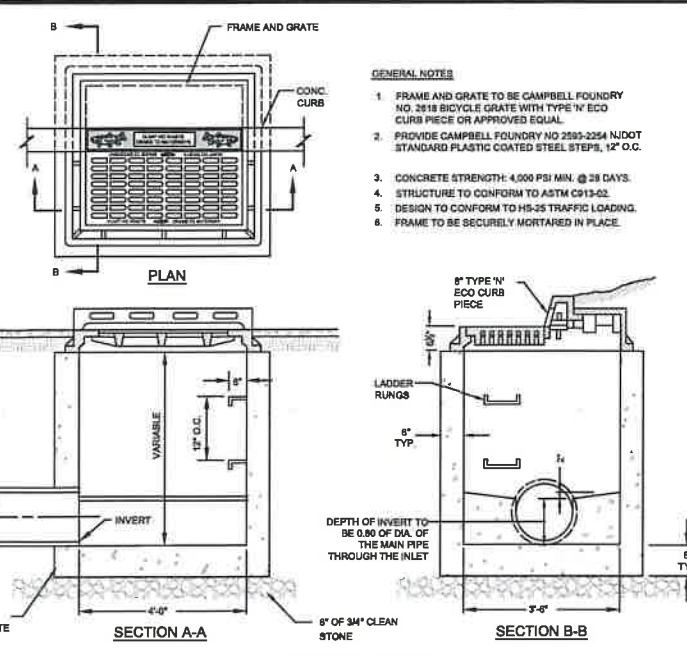
**INSERTA TEE CONNECTION DETAIL**  
NOT TO SCALE



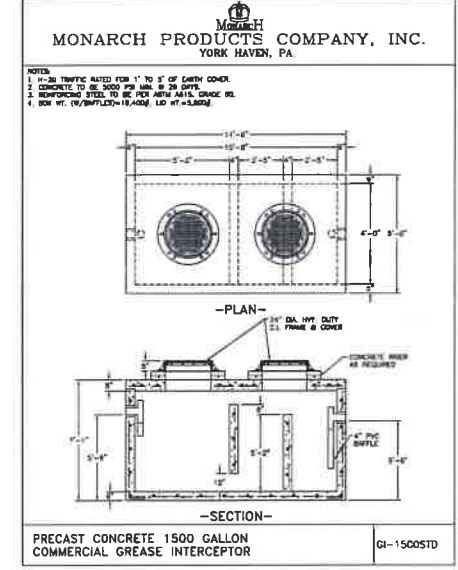
**TYPE 'N' ECO CURB PIECE**  
NOT TO SCALE



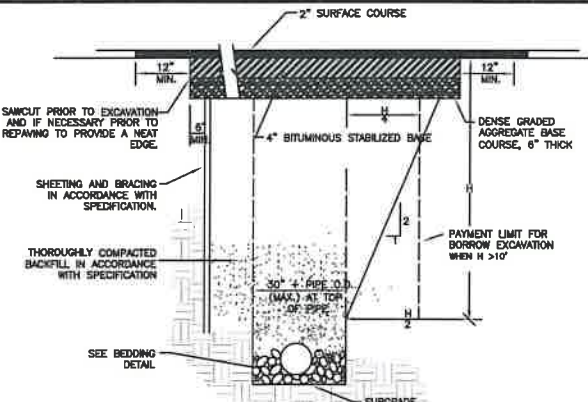
**BENCH DETAIL**  
NOT TO SCALE



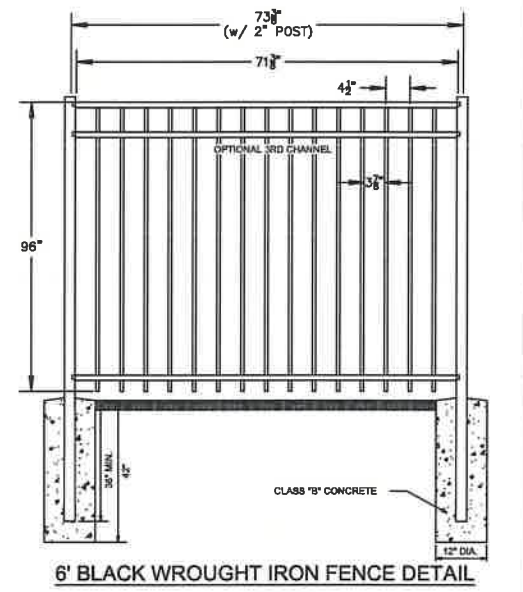
**TYPE 'B' INLET**  
NOT TO SCALE



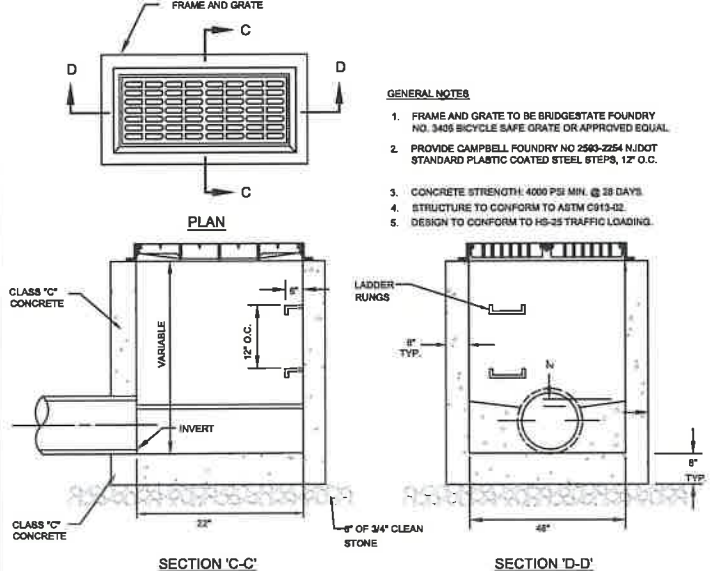
**GREASE INTERCEPTOR DETAIL**  
NOT TO SCALE



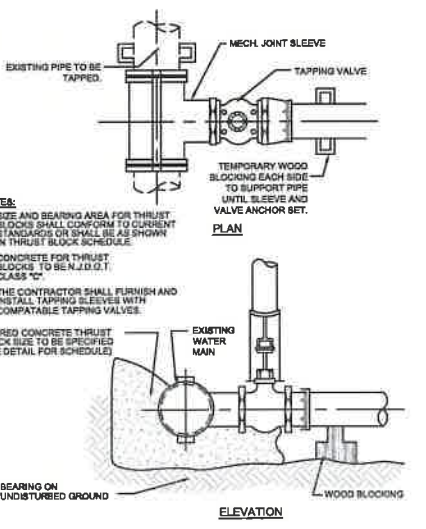
**TYPICAL TRENCH & PAVEMENT REPAIR**  
N.T.S.



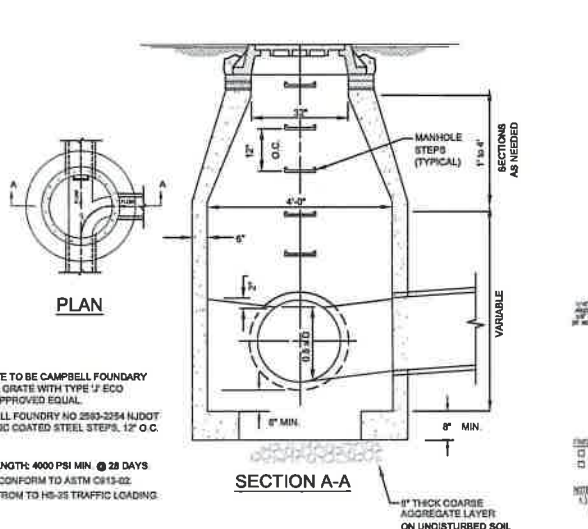
**6' BLACK WROUGHT IRON FENCE DETAIL**  
NOT TO SCALE



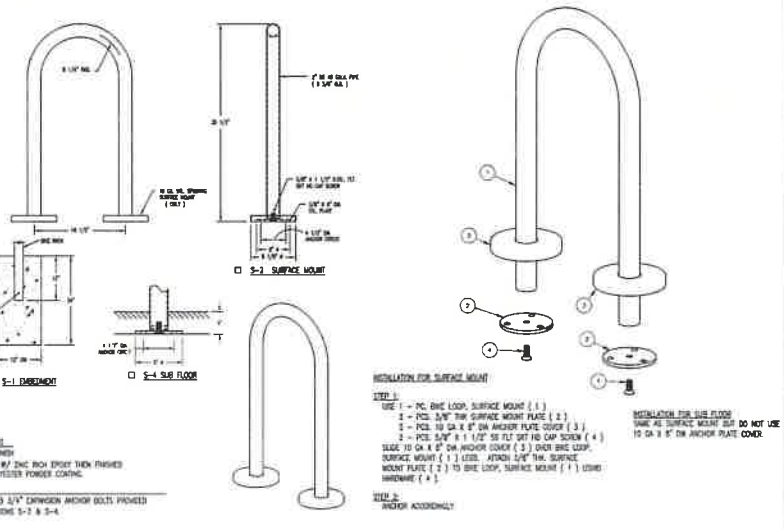
**TYPE 'A' INLET**  
NOT TO SCALE



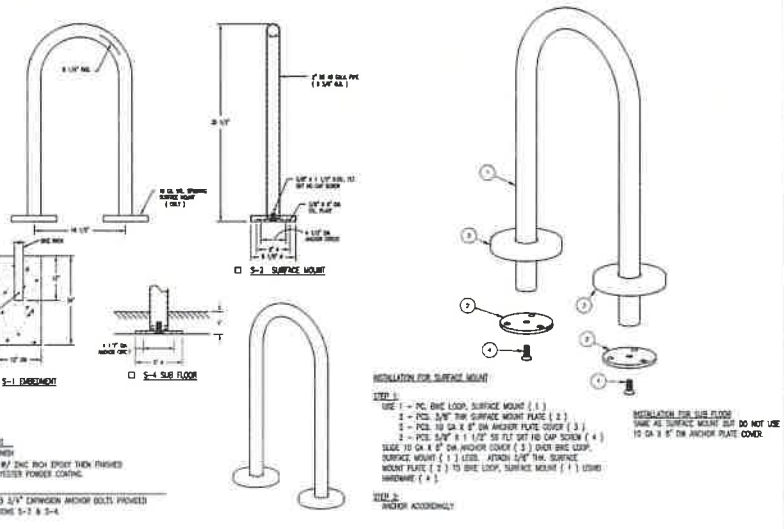
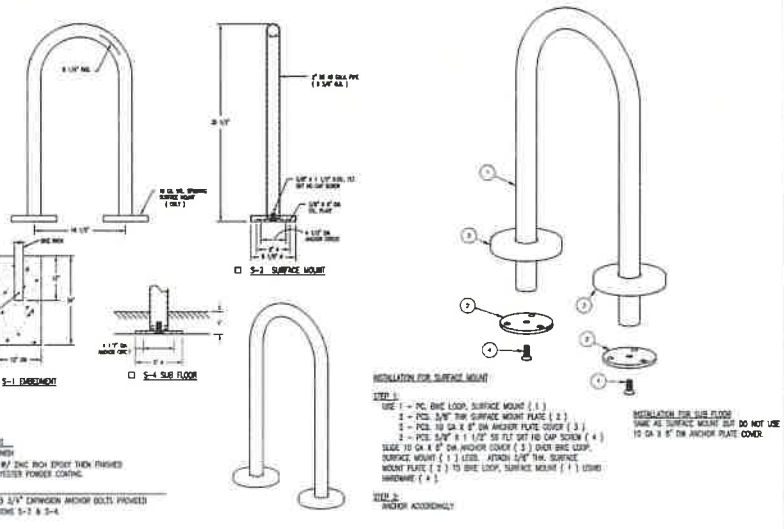
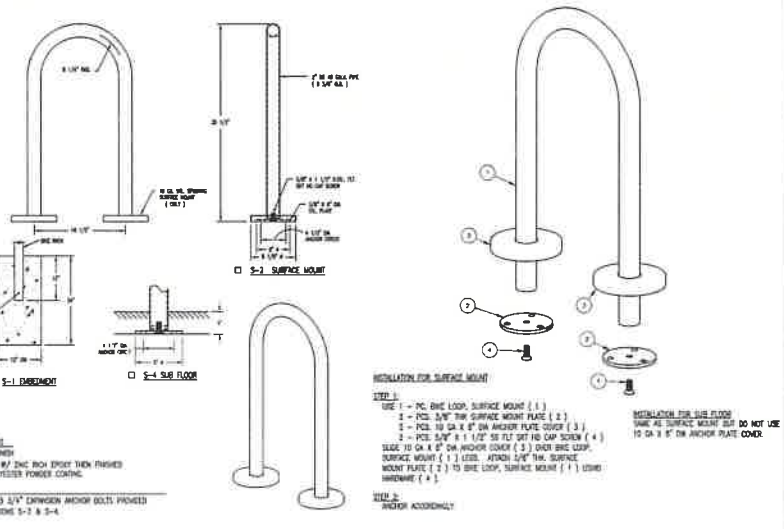
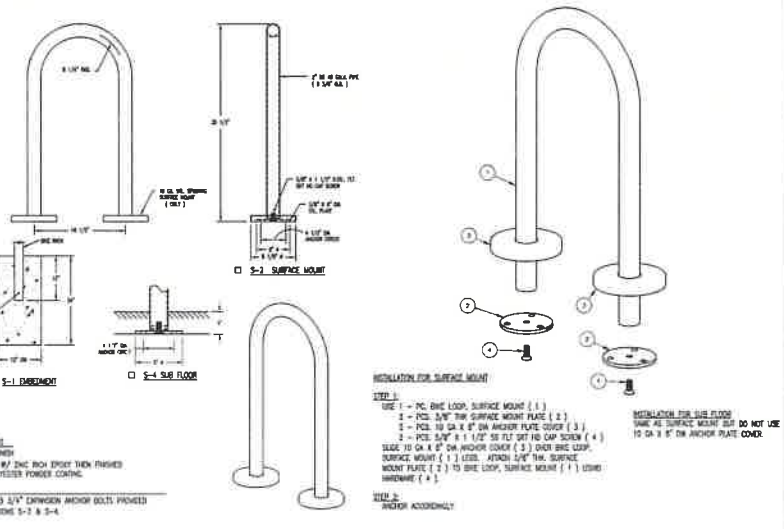
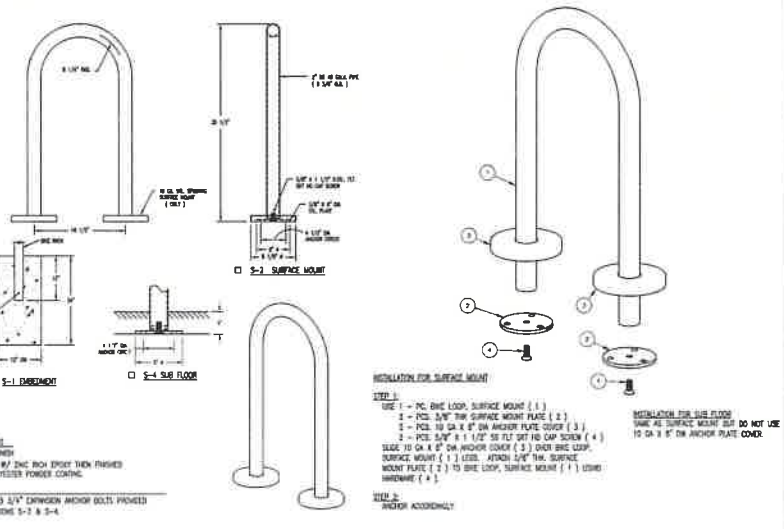
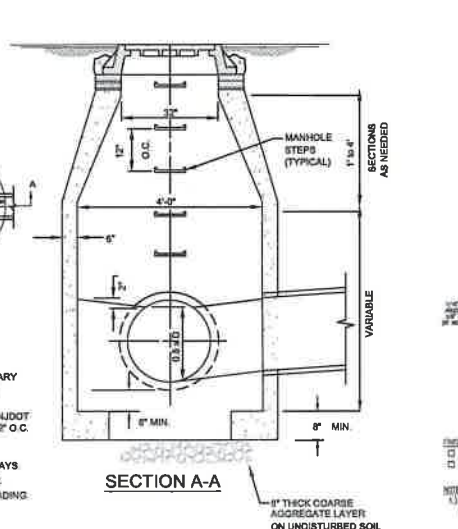
**WET TAP ASSEMBLY**  
NOT TO SCALE



**DRAINAGE DOGHOUSE MANHOLE**  
NOT TO SCALE



**BIKE RACK (TYP)**  
NOT TO SCALE



DESIGNED BY:	JM	DATE:	02/04/2022
CHECKED BY:	JM	REVISIONS:	
SCALE:	N/A	DATE:	02/04/2022
PROJECT NO.:	SEP-2201	DATE:	02/04/2022
REVISIONS:		DATE:	

Digitally signed by Joseph P. I. & P.I.S.  
Date: 2024.10.18 15:45:09 -04'

**Joseph P. I. & P.I.S.**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
N.J. Lic. No. 10599

**AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN**  
1 CARR AVENUE  
BLOCK 10, LOTS 3, 4, 5, 6 & 7  
**CONSTRUCTION DETAILS**  
SITUATED IN  
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic**  
**Engineering Partners**  
1971 Highway 24, Suite 201  
West Township, NJ 07718  
732-722-6666  
070-000-0000  
080-910-0000  
20208 Bridge Rd., Suite 200  
North Plainfield, NJ 07063  
973-266-0000  
080-910-0000  
Certificate of Registration No. 12104110-0000

Sheet Number  
**C9.02**  
Copyright © 2024  
MidAtlantic Engineering Partners, LLC

**FINAL FOR SEWER DESIGN**

File Name: G:\sullivan\Enterprise\10\02\1018\1018-2201 - 1 Carr Ave - Keansburg\DWG\C9.02-Ce.dwg  
Plot Date: Oct 20, 2024 - 4:54pm