

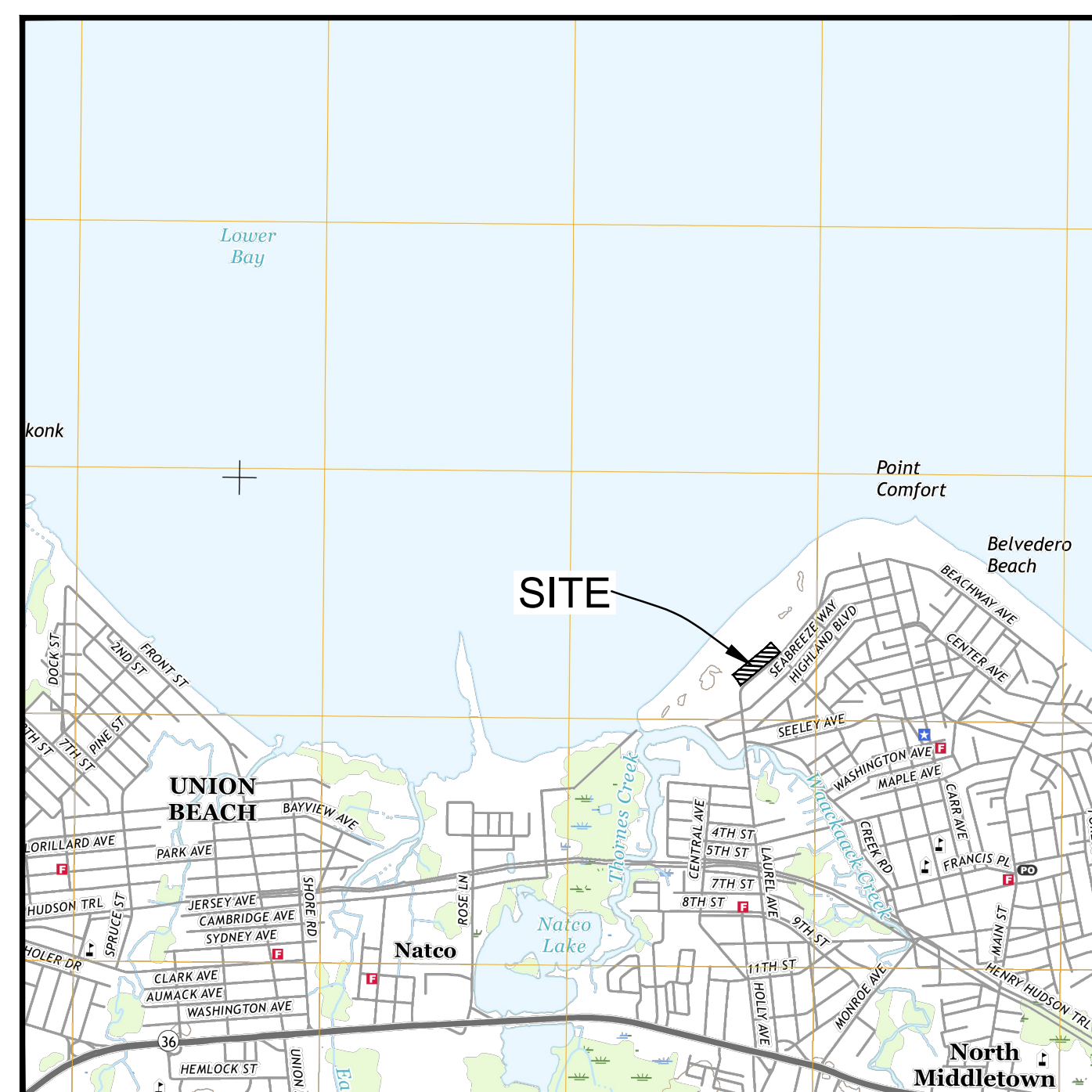
# PROPERTY OWNERS WITHIN 200'

| Block | Lot  | Address   |
|-------|------|---|
| 3     | 1.01 | BEACHSIDE LUXURY TOWNHOMES BEACHWAY KEANSBURG, NJ 07734                             |
| 3     | 1.03 | BEACHWAY APARTMENTS LLC 1009 E 14TH STREET BROOKLYN, NY 11230                       |
| 3     | 1.04 | BEACHSIDE LUXURY TOWNHOMES BEACHWAY KEANSBURG, NJ 07734                             |
| 3     | 2    | JERSEY BEANS COLD BREW LLC 16 SOUTHSIDE AVE ATL HIGHLANDS, NJ 07716                 |
| 183   | 2    | RMC LLC 7 LAUREL AVENUE KEANSBURG, NJ 07734   |
| 184   | 1    | PIZZO AT KEANSBURG LLC 1065 US HIGHWAY 22 BRIDGEWATER, NJ 08807                     |
| 184   | 3.03 | BOROUGH OF KEANSBURG 29 CHURCH STREET KEANSBURG, NJ 07734                           |
| 5     | 21   | NAPP, SUSAN & NEEDHAM, JASON 9 OAKWOOD PLACE KEANSBURG, NJ 07734                    |
| 5     | 22   | ORLANDO-FEDE, JANICE 125 SEABREEZE WAY KEANSBURG, NJ 07734                          |
| 5     | 23   | CABE, WENDY R 127 SEABREEZE WAY KEANSBURG, NJ 07734                                 |
| 5     | 24   | RUSO, MICHAEL 129 SEABREEZE WAY KEANSBURG, NJ 07734                                 |
| 3     | 15   | PIETRO, ALAMIA 137 SEABREEZE WAY KEANSBURG, NJ 07734                                |
| 3     | 16   | LIME TREE HOLDINGS LLC 699 CROSS ST SUITE 116 LAKEWOOD, NJ 08701                    |
| 3     | 3    | MCLEOD, SHARON 141 SEABREEZE WAY KEANSBURG, NJ 07734                                |
| 3     | 5    | INTELLI T & D & PARDO F & J 216 RAMBLER AVENUE NEW MILFORD, NJ 07646                |
| 3     | 6    | O'KEEFE, JAMES J & KATHIA 183 SEABREEZE WAY KEANSBURG, NJ 07734                     |
| 3     | 7    | BENNETT, BARBARA 179 SEABREEZE WAY KEANSBURG, NJ 07734                              |
| 3     | 8    | MEJIA MONICA & MANUEL & SANDRA 175 SEABREEZE WAY KEANSBURG, NJ 07734                |
| 3     | 9    | NEGRI, JOSEPH SR 105 DAUM ROAD MANALAPAN, NJ 07726                                  |
| 3     | 10   | LUPINO, CHARLES & DOROTHY 167 SEABREEZE WAY KEANSBURG, NJ 07734                     |
| 3     | 11   | ULATOWSKI, FRANK L JR & KIRCHOFF B 163 SEABREEZE WAY KEANSBURG, NJ 07734            |
| 3     | 12   | ALPAGUJ, MARK JR 159 SEABREEZE WAY KEANSBURG, NJ 07734                              |
| 3     | 13   | TRAPASSO, MARCELLA 155 SEABREEZE WAY KEANSBURG, NJ 07734                            |
| 3     | 14   | DOMOV, ROBERT LILIANA 130 MERIDEN ROAD BOONTON, NJ 07005                            |
| 3     | 4    | LOWREY, ANNA MARIE 5805 BRIERCLIFF ROAD KNOXVILLE, TN 37918                         |
| 5     | 1.01 | LAKSHMIANAN KSHCHRE KUMAR&POORANI SR 18 DEERFIELD TRAIL MONMOUTH JUNCTION, NJ 08852 |
| 5     | 2.01 | WNSLOW, ELIZABETH 480 BEACHWAY KEANSBURG, NJ 07734                                  |
| 5     | 3.01 | GHOJNEM, MOATAZ & ABDALA MONA 450 BEACHWAY KEANSBURG, NJ 07734                      |
| 3     | 17   | 20 OAKWOOD PLACE LLC 244 OCEAN AVE APT 4 SEA BRIGBT, NJ 07760                       |

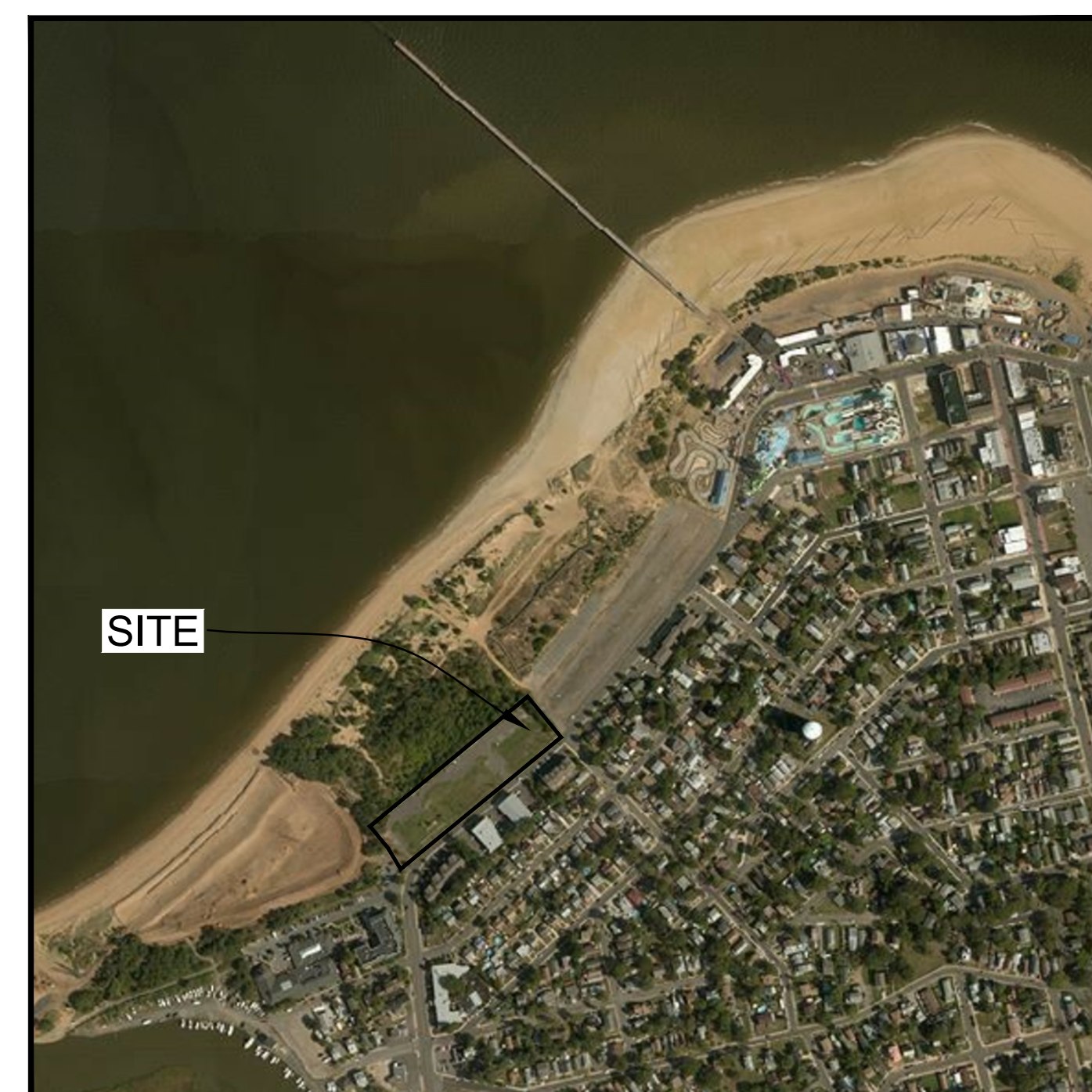
# PRELIMINARY/FINAL MAJOR SITE PLAN BEACHWAY AVENUE II REDEVELOPMENT PLAN BLOCK 184, LOT 1 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY



**ROAD MAP**  
CHERRY HILL USGS QUAD MAP  
GRAPHIC SCALE  
1 inch = 500 feet



**LOCATION KEY MAP**  
KEYPOINT NJ-NY QUADRANGLE  
GRAPHIC SCALE  
1 inch = 2000 feet



**AERIAL MAP**  
GRAPHIC SCALE  
1 inch = 500 feet

## GENERAL NOTES

- APPLICANT: BEACHWAY AVENUE REALTY, LLC; OWNER: PIZZO AT KEANSBURG, LLC. PROJECT SITE KNOWN AND DESIGNATED AS LOT 1, BLOCK 184 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF KEANSBURG, NEW JERSEY (SHEET 33), CONTAINING A TOTAL 2.71 ACRES.
- LOT INFORMATION AND TOPOGRAPHY BASED UPON SURVEY ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY, BLOCK 184, LOT 1, SITUATED IN THE BOROUGH OF KEANSBURG, NEW JERSEY, DATED 09/01/23, LAST REVISED 10/05/23' PREPARED BY MIDATLANTIC ENGINEERING PARTNERS.
- SITE COORDINATES: 589,598' N, 591,766' E. HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 88.
- THE SITE IS LOCATED WITHIN ZONE AE (EL. 12) AND PARTIALLY WITHIN ZONE VE (EL. 14-16) ACCORDING TO FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 302502034H HAVING AN EFFECTIVE DATE OF JANUARY 31, 2014. THE SITE IS LOCATED WITHIN ZONE AE (EL. 11) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 340252034F HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009. THE PROPOSED DEVELOPMENT WILL BE LOCATED IN AREAS WITHIN ZONE AE.
- 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 CABLE 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.
- FINAL DESIGN TO COORDINATE WITH ARCHITECTURAL, MEP, STRUCTURAL PLANS ETC. AND MAY VARY.
- 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.
- ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH 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 SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD)', LATEST EDITION.
- THE CONTRACTOR'S WORK SHALL BE IN CONFORMANCE WITH NDDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

| ZONING SCHEDULE                            |                        | ZONE:                                 |                                    |          |
|--|------------------------|---------------------------------------|------------------------------------|----------|
| BOROUGH OF KEANSBURG                       |                        | BEACHWAY AVENUE II REDEVELOPMENT PLAN |                                    |          |
| PROPOSED PERMITTED USE                     |                        |                                       |                                    |          |
| MULTI-FAMILY RESIDENTIAL                   |                        |                                       |                                    |          |
| BLOCK 184, LOT 1                           |                        |                                       |                                    |          |
|  | REQUIRED               | EXISTING                              | PROPOSED                           | COMPLIES |
| MIN. LOT AREA                              | 1.75 AC <sup>(1)</sup> | 2.65 AC <sup>(1)</sup>                | 2.65 AC <sup>(1)</sup>             | YES      |
| MIN. LOT FRONTAGE                          | 150 FT                 | 150 FT                                | 687.3 FT                           | YES      |
| MIN. FRONT SETBACK                         | 50 FT                  | N/A                                   | 61.7 FT                            | YES      |
| MIN. SIDE SETBACK (EACH)                   | 10 FT                  | N/A                                   | 37.5 FT                            | YES      |
| MIN. REAR SETBACK                          | N/A <sup>(2)</sup>     | N/A                                   | 51.5 FT                            | YES      |
| MAX. LOT COVERAGE                          | 80% <sup>(2)</sup>     | 33.2%                                 | 75.50%                             | YES      |
| MAX. FLOOR AREA RATIO (FAR) <sup>(3)</sup> | 2.5 <sup>(1)</sup>     | N/A                                   | <2.5                               | YES      |
| MIN. GROSS FLOOR AREA                      | 75,000 SF              | N/A                                   | > 75,000 SF                        | YES      |
| MAX. RESIDENTIAL DENSITY                   | 50 DWELLINGS/DEV. ACRE | N/A                                   | 23.6 DWELLINGS/ACRE                | YES      |
| MAX. BUILDING HEIGHT                       | 6 STORIES OR 70 FT     | N/A                                   | 5 STORIES / 69.4 FT <sup>(4)</sup> | YES      |
| MIN. OPEN SPACE <sup>(5)</sup>             | 10%                    | N/A                                   | 10.3%                              | YES      |

(1) DEVELOPABLE ACRES (LAND FREE OF WETLANDS, BEACHES, DUNES, EASEMENTS, OR OTHER ENCUMBRANCES).  
 (2) NO REQUIREMENT EXCEPT SETBACKS FROM DUNES SHALL BE SUBJECT TO CAPRA REQUIREMENTS.  
 (3) AS PERMITTED BY CAPRA REGULATIONS.  
 (4) BUILDING HEIGHT OF 69.4 FT MEASURED FROM FINISHED FLOOR TO TOP OF ROOF. THE BUILDING HEIGHT MEASURED FROM EXISTING AVERAGE GRADE ELEVATION OF 11.07 TO TOP OF ROOF IS 57.3 FT.  
 (5) OPEN SPACE MEASURED AS A PERCENTAGE OF THE DEVELOPABLE AREA.

| UNIT & PARKING TABLE                                |                                    |           |                                 |  |
|---|------------------------------------|-----------|---------------------------------|--|
| FACILITY TYPE                                       | RSS PARKING REQUIREMENT            | UNITS     | SPACES REQUIRED                 | SPACES PROPOSED  |
| MULTI-FAMILY DWELLING (GARDEN APARTMENT - RRS)      | 2-BEDROOM UNIT (2.0 SPACES / UNIT) | 64        | 128                             | DRIVEWAY/GARAGE 88 <sup>(1)</sup><br>GUEST PARKING 44 <sup>(1)</sup> |
| SUB-TOTAL   |                                    | 64        | 128                             | 132  |
| 10% EVSE SPACE REDUCTION <sup>(2)</sup>             |                                    |           | (32 COMMON SPACES X 0.10) = 3.2 |  |
| SUB-TOTAL   |                                    |           |                                 | 9.7  |
| <b>TOTAL</b>  |                                    | <b>64</b> | <b>125</b>                      | <b>132</b>   |
|   | EV PARKING REQUIREMENT             | SPACES    | EV SPACES REQUIRED              | EV SPACES PROPOSED   |
| EVSE PARKING  | 15% OF TOTAL                       | 32        | 5                               | 5  |
| EVSE ADA ACCESSIBLE PARKING                         | 5% OF TOTAL EVSE                   | 5         | 1                               | 1  |
| TOTAL EVSE PARKING REQUIRED AT TIME OF CONSTRUCTION | 1/3 OF TOTAL EVSE                  | 2         | 2                               | 2  |

1. A MINIMUM OF 2 HANDICAP PARKING SPACES ARE REQUIRED AND 7 ARE PROVIDED (6 VAN ACCESSIBLE, 1 VSE VAN ACCESSIBLE).  
 2. PER R.E.S. TABLE 4.4, NOTE B: THE NUMBER OF SPACES/UNIT INCLUDES 0.5 SPACES/UNIT FOR GUEST PARKING. HOWEVER, GUEST PARKING MUST BE PROVIDED FOR ON-STREET OR COMMON PARKING AREAS.  
 3. PER R.E.S. TABLE 4.4, NOTE B: THE NUMBER OF SPACES/UNIT INCLUDES 0.5 SPACES/UNIT FOR GUEST PARKING. HOWEVER, GUEST PARKING MUST BE PROVIDED FOR ON-STREET OR COMMON PARKING AREAS.  
 4. PURSUANT TO ORDINANCE 2022-09-030, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.  
 5. 32 COMMON PARKING SPACES ARE REQUIRED PRIOR TO 10% REDUCTION FOR EVSE SPACES. TOTAL COMMON PARKING SPACES REQUIRED ARE 29 SPACES WHERE 44 SPACES ARE PROVIDED.

| CAPRA Compliance Chart - Lot Coverage Breakdown |                          |                           |                  |
|---|--------------------------|---------------------------|------------------|
|   | Pre-Development Coverage | Post-Development Coverage |                  |
| Building  | 0.5%                     | 0%                        | 26,709 SF 22.70% |
| Subtotal  | 294 SF 0.2%              | 0 SF 0%                   | 8,752 SF 7.4%    |
| Impervious                                      | 38,315 SF 32.5%          | 16,610 SF 14.20%          |                  |
| Permeable                                       | 0 SF 0%                  | 35,462 SF 30.0%           |                  |
| Retaining Wall                                  | 0 SF 0%                  | 1,415 SF 1.2%             |                  |
| Total Impervious                                | 38,315 SF 32.5%          | 18,025 SF 15.5%           |                  |
| Vegetative Cover                                | 79,317 SF 67.3%          | 28,889 SF 24.50%          |                  |
| <b>Total</b>                                    |                          | <b>117,927 SF</b>         |                  |

| CAPRA Compliance Chart - Coastal Metropolitan Planning Area                 |          |          |
|---|----------|----------|
|   | Required | Proposed |
| Impervious Coverage Percentage  | 80%      | 75.50%   |
| Tree Preservation Percentage for Forested Portion of Site                   | 10%      | N/A      |
| Tree Preservation and/or Planting Percentage for Unforested Portion of Site | 0%       | >0%      |
| Open View Corridor along Waterfront Frontage                                | 30%      | 30.0%    |

APPROVED BY THE BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENTS AS A PRELIMINARY / FINAL MAJOR SITE PLAN

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## UTILITY CONTACTS

|   |   |
|---|---|
| MONMOUTH COUNTY PLANNING BOARD<br>HALL OF RECORDS ANNEX<br>FREEHOLD, NJ 07728 | KEANSBURG WATER & SEWER<br>29 CHURCH STREET<br>KEANSBURG, NJ 07734  |
| BOARD OF FIRE COMMISSIONERS<br>29 CHURCH STREET<br>KEANSBURG, NJ 07734        | JERSEY CENTRAL POWER & LIGHT<br>ONE RIVER CENTER<br>333 NEWMAN SPRINGS ROAD, BLDG 3<br>RED BANK, NJ 07071 |
| VERIZON<br>540 BROAD STREET<br>NEWARK, NJ 07102                               | CABLEVISION BAHAMIAN VALLEY<br>275 CENTENNIAL AVENUE CN6805<br>PRINCETON, NJ 08854                        |
| NI NATURAL GAS CO.<br>1415 WYCKOFF ROAD<br>WALL TOWNSHIP, NJ                  | ATTN: CONSTRUCTION DEPT   |

## SHEET INDEX

| No.   | Description                             | Revision Date |
|-------|---|---------------|
| C0.01 | COVER SHEET                             | 01/15/26      |
| C1.01 | EXISTING CONDITIONS & DEMOLITION PLAN   | 01/15/26      |
| C3.01 | LAYOUT PLAN                             | 01/15/26      |
| C3.02 | TRUCK TURNING PLAN                      | 01/15/26      |
| C4.01 | GRADING PLAN                            | 01/15/26      |
| C4.02 | ADA RAMP PLAN                           | 01/15/26      |
| C5.01 | UTILITY PLAN                            | 01/15/26      |
| C6.01 | LANDSCAPE PLAN                          | 01/15/26      |
| C7.01 | LIGHTING PLAN                           | 01/15/26      |
| C7.01 | LANDSCAPE & LIGHTING DETAILS            | 01/15/26      |
| C8.01 | SOIL EROSION & SEDIMENT CONTROL PLAN    | 01/15/26      |
| C8.01 | SOIL EROSION & SEDIMENT CONTROL DETAILS | 01/15/26      |
| C9.01 | CONSTRUCTION DETAILS                    | 01/15/26      |
| C9.02 | CONSTRUCTION DETAILS                    | 01/15/26      |
| C9.03 | CONSTRUCTION DETAILS                    | 01/15/26      |

| REVISIONS | DATE     | REVISIONS  |
|-----------|----------|--|
| 01/15/26  | 08/19/25 | REVISIONS PER NADCP COMMENTS AND REDEVELOPMENT PLAN AMENDMENTS |
|           |          | REVISIONS PER PER FDCD COMMENTS                                |
|           |          | REVISIONS PER FDCD REVIEW LETTER DATED 04/22/2024              |

|                 |                            |
|-----------------|----------------------------|
| CHECKED BY: JMF | VERTICAL SCALE: N/A        |
| DRAWN BY: JUB   | HORIZONTAL SCALE: AS SHOWN |
|                 | PROJECT NO.: BAR-2301      |
|                 | DATE: 08/19/25             |

1-15-26  
 Jason M. Fogler, P.E.  
 PROFESSIONAL ENGINEER  
 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41, 2-42, 2-43, 2-44, 2-45, 2-46, 2-47, 2-48, 2-49, 2-50, 2-51, 2-52, 2-53, 2-54, 2-55, 2-56, 2-57, 2-58, 2-59, 2-60, 2-61, 2-62, 2-63, 2-64, 2-65, 2-66, 2-67, 2-68, 2-69, 2-70, 2-71, 2-72, 2-73, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-80, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-87, 2-88, 2-89, 2-90, 2-91, 2-92, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-99, 2-100

PRELIMINARY/FINAL MAJOR SITE PLAN  
 BEACHWAY AVENUE II REDEVELOPMENT PLAN  
 BLOCK 184; LOT 1  
 COVER SHEET  
 SITUATED IN  
 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

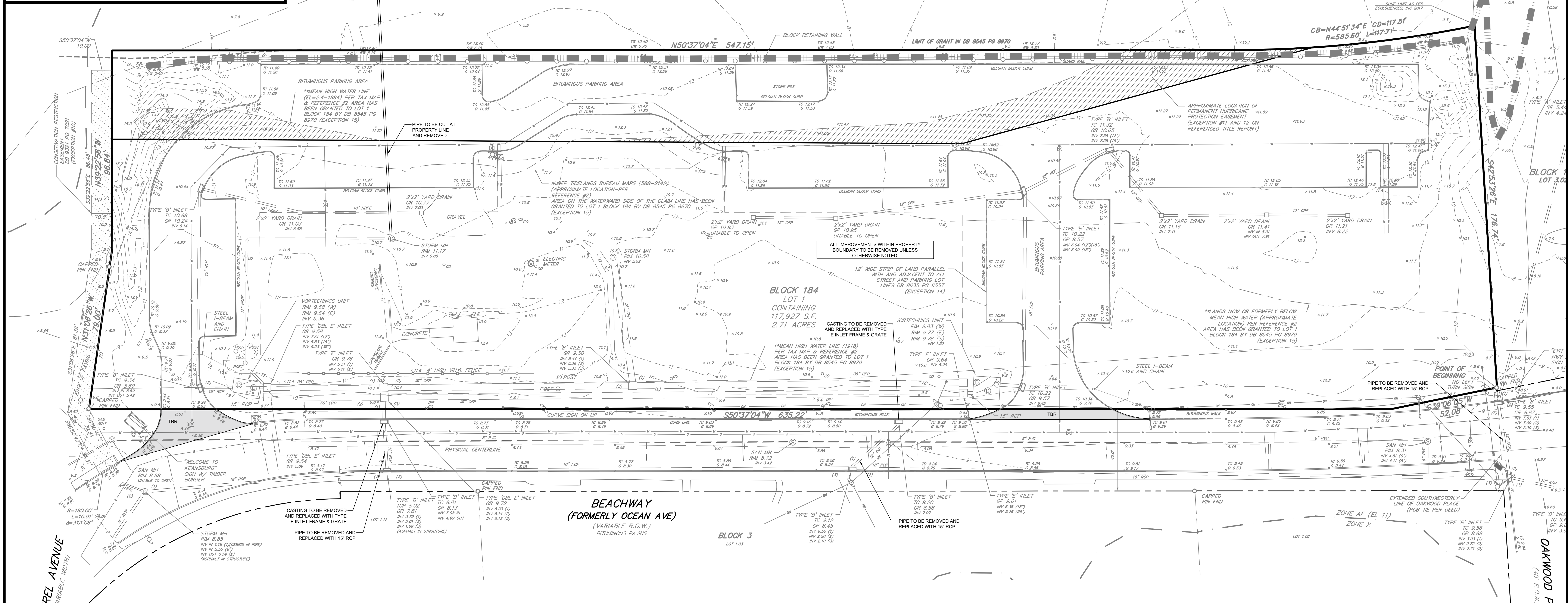
**MidAtlantic**  
**Engineering Partners**  
 1500 Highway 24, Suite 201  
 Wall Township, NJ 07719  
 732-722-9889  
 609-910-1400  
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 Wall Township, NJ 07719  
 732-722-9889  
 609-910-1400



Sheet Number  
**C0.01**  
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 MidAtlantic Engineering Partners, LLC



LOCATION MAP  
KEYPORT NJ-NY USGS QUAD MAP  
SCALE: 1"=2000'



EXISTING CONDITIONS NOTES

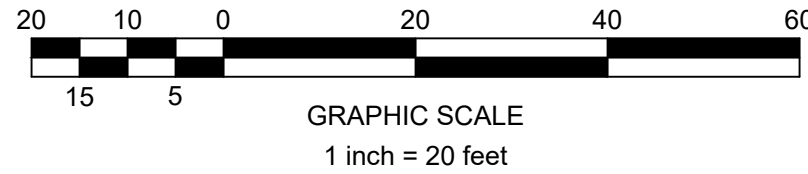
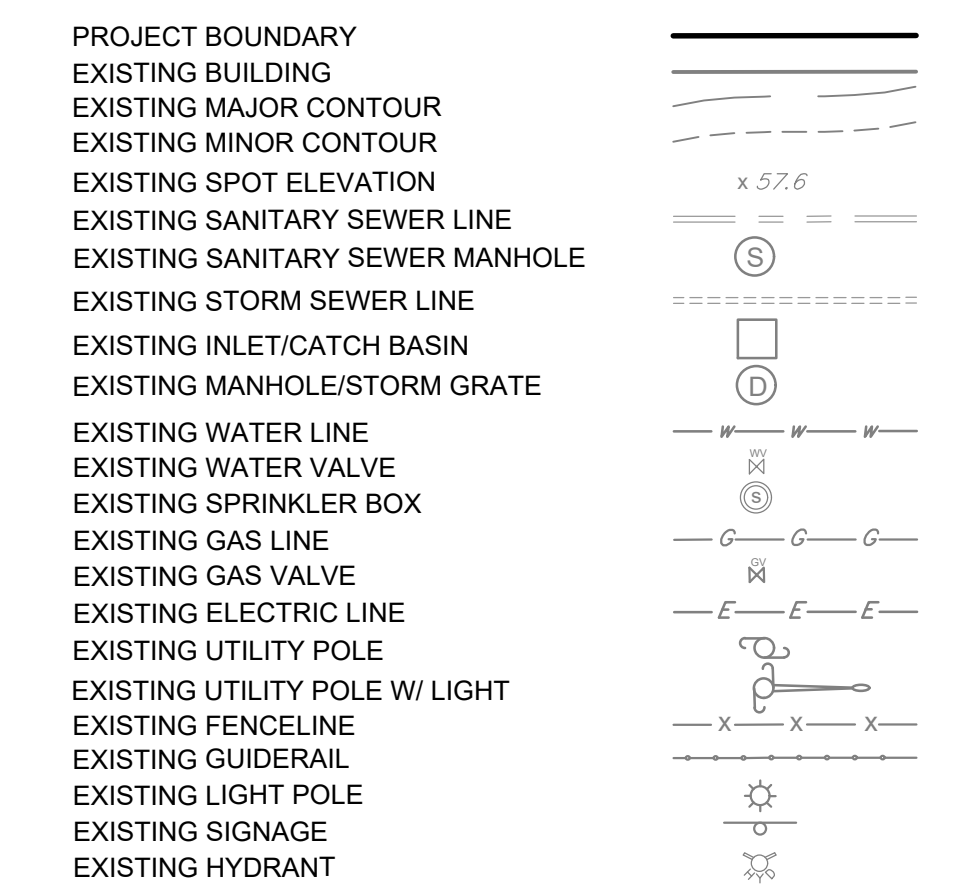
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- HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
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- ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS. INVESTIGATIONS, SUCH AS PERFORMING TEST PITS, SHALL BE CONDUCTED TO THE SATISFACTION OF THE CONTRACTOR AS NECESSARY TO CONFIRM THE LOCATION OF EXISTING UTILITIES.
- ALL DEMOLITION SHALL CONFORM WITH 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.

DEMOLITION NOTES

- 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.
- ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED. SIGNS ALONG THE COUNTY ROAD ARE TO BE LABELED WITH MATCO DESIGNATION AND ARE TO REMAIN IN PLACE OR RELOCATED/REMOVED AS APPROPRIATE.
- 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 OFF-SITE 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.
- 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.
- ALL SANITARY SEWER AND STORM SEWER MAINS AND STRUCTURES, INCLUDING CLEANOUTS, REMOVED WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE DISPOSAL FACILITY.
- CAP ANY UTILITIES TO BE REMOVED AT PERIMETER OF SITE, UNLESS OTHERWISE REQUIRED BY THE TOWNSHIP OR UTILITY PROVIDER.
- CONTRACTOR IS RESPONSIBLE FOR BACKFILL AND COMPACTION CERTIFICATION.

- 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 SALT FENCING FOR THE DURATION OF THE PROJECT). IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION ENTRANCE AND MAINTAINING SITE SECURITY.
- ALL CONNECTIONS WITH EXISTING PAVEMENT, CURBS, 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 REINFORCED AND RECAST WITH APPROPRIATE GRATES/ CURB PIECES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED DURING DEMOLITION.
- PROJECT CLEARING LIMIT TO BE STAKED DURING CONSTRUCTION, INSPECTED BY TOWNSHIP'S ARBORIST DURING FIELD EVALUATION AND DELINEATED WITH ORANGE CONSTRUCTION FENCING AT TREE TRIP LINE TO PROTECT TREES TO BE SAVED.

LEGEND



|  |          |     |
|--|----------|-----|
| REVISIONS PER NUMBER COMMENTS AND REVISION PLAN AMENDMENTS | DATE     | BY  |
| 02/22/25   | 02/22/25 | JMF |
| 01/15/26   | 01/15/26 | JMF |

|                   |          |
|-------------------|----------|
| CHECKED BY:       | JMF      |
| DRAWN BY:         | MUB      |
| HORIZONTAL SCALE: | 1"=20'   |
| VERTICAL SCALE:   | N/A      |
| PROJECT NO.:      | BAR-2301 |
| DATE:             | 05/19/25 |

1-15-26  
**Jason M. Fogler, P.E.**  
 PROFESSIONAL ENGINEER  
 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41, 2-42, 2-43, 2-44, 2-45, 2-46, 2-47, 2-48, 2-49, 2-50, 2-51, 2-52, 2-53, 2-54, 2-55, 2-56, 2-57, 2-58, 2-59, 2-60, 2-61, 2-62, 2-63, 2-64, 2-65, 2-66, 2-67, 2-68, 2-69, 2-70, 2-71, 2-72, 2-73, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-80, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-87, 2-88, 2-89, 2-90, 2-91, 2-92, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-99, 2-100, 2-101, 2-102, 2-103, 2-104, 2-105, 2-106, 2-107, 2-108, 2-109, 2-110, 2-111, 2-112, 2-113, 2-114, 2-115, 2-116, 2-117, 2-118, 2-119, 2-120, 2-121, 2-122, 2-123, 2-124, 2-125, 2-126, 2-127, 2-128, 2-129, 2-130, 2-131, 2-132, 2-133, 2-134, 2-135, 2-136, 2-137, 2-138, 2-139, 2-140, 2-141, 2-142, 2-143, 2-144, 2-145, 2-146, 2-147, 2-148, 2-149, 2-150, 2-151, 2-152, 2-153, 2-154, 2-155, 2-156, 2-157, 2-158, 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3-017, 3-018, 3-019, 3-020, 3-021, 3-022, 3-023, 3-024, 3-025, 3-026, 3-027, 3-028, 3-029, 3-030, 3-031, 3-032, 3-033, 3-034, 3-035, 3-036, 3-037, 3-038, 3-039, 3-040, 3-041, 3-042, 3-043, 3-044, 3-045, 3-046, 3-047, 3-048, 3-049, 3-050, 3-051, 3-052, 3-053, 3-054, 3-055, 3-056, 3-057, 3-058, 3-059, 3-060, 3-061, 3-062, 3-063, 3-064, 3-065, 3-066, 3-067, 3-068, 3-069, 3-070, 3-071, 3-072, 3-073, 3-074, 3-075, 3-076, 3-077, 3-078, 3-079, 3-080, 3-081, 3-082, 3-083, 3-084, 3-085, 3-086, 3-087, 3-088, 3-089, 3-090, 3-091, 3-092, 3-093, 3-094, 3-095, 3-096, 3-097, 3-098, 3-099, 3-100, 3-101, 3-102, 3-103, 3-104, 3-105, 3-106, 3-107, 3-108, 3-109, 3-110, 3-111, 3-112, 3-113, 3-114, 3-115, 3-116, 3-117, 3-118, 3-119, 3-120, 3-121, 3-122, 3-123, 3-124, 3-125, 3-126, 3-127, 3-128, 3-129, 3-130, 3-131, 3-132, 3-133, 3-134, 3-135, 3-136, 3-137, 3-138, 3-139, 3-140, 3-141, 3-142, 3-143, 3-144, 3-145, 3-146, 3-147, 3-148, 3-149, 3-150, 3-151, 3-152, 3-153, 3-154, 3-155, 3-156, 3-157, 3-158, 3-159, 3-160, 3-161, 3-162, 3-163, 3-164, 3-165, 3-166, 3-167, 3-168, 3-169, 3-170, 3-171, 3-172, 3-173, 3-174, 3-175, 3-176, 3-177, 3-178, 3-179, 3-180, 3-181, 3-182, 3-183, 3-184, 3-185, 3-186, 3-187, 3-188, 3-189, 3-190, 3-191, 3-192, 3-193, 3-194, 3-195, 3-196, 3-197, 3-198, 3-199, 3-200, 3-201, 3-202, 3-203, 3-204, 3-205, 3-206, 3-207, 3-208, 3-209, 3-210, 3-211, 3-212, 3-213, 3-214, 3-215, 3-216, 3-217, 3-218, 3-219, 3-220, 3-221, 3-222, 3-223, 3-224, 3-225, 3-226, 3-227, 3-228, 3-229, 3-230, 3-231, 3-232, 3-233, 3-234, 3-235, 3-236, 3-237, 3-238, 3-239, 3-240, 3-241, 3-242, 3-243, 3-244, 3-245, 3-246, 3-247, 3-248, 3-249, 3-250, 3-251, 3-252, 3-253, 3-254, 3-255, 3-256, 3-257, 3-258, 3-259, 3-260, 3-261, 3-262, 3-263, 3-264, 3-265, 3-266, 3-267, 3-268, 3-269, 3-270, 3-271, 3-272, 3-273, 3-274, 3-275, 3-276, 3-277, 3-278, 3-279, 3-280, 3-281, 3-282, 3-283, 3-284, 3-285, 3-286, 3-287, 3-288, 3-289, 3-290, 3-291, 3-292, 3-293, 3-294, 3-295, 3-296, 3-297, 3-298, 3-299, 3-300, 3-301, 3-302, 3-303, 3-304, 3-305, 3-306, 3-307, 3-308, 3-309, 3-310, 3-311, 3-312, 3-313, 3-314, 3-315, 3-316, 3-317, 3-318, 3-319, 3-320, 3-321, 3-322, 3-323, 3-324, 3-325, 3-326, 3-327



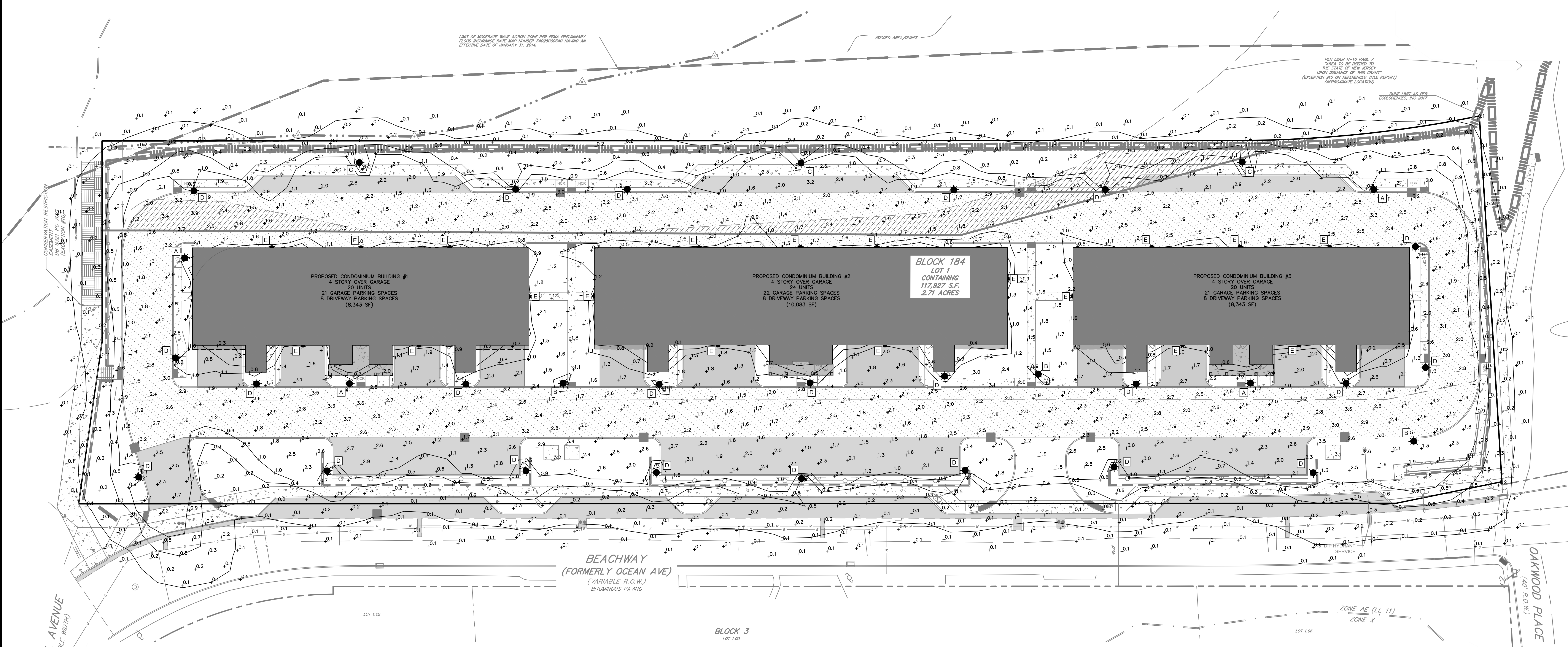
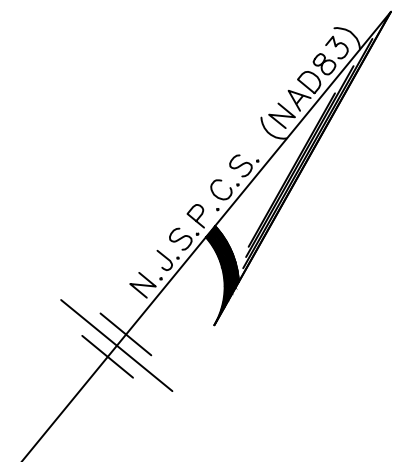








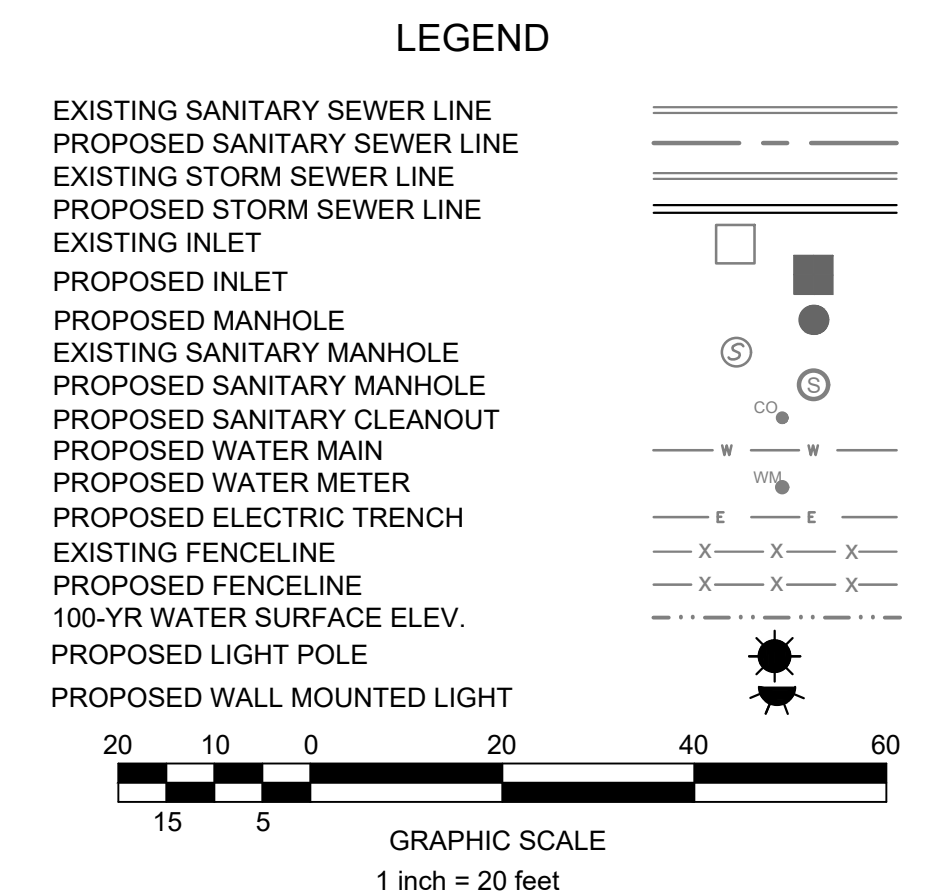




- LIGHTING NOTES**
- PROJECT SITE KNOWN AND DESIGNATED AS LOT 1, BLOCK 184 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF KEANSBURG, NEW JERSEY (SHEET 33), CONTAINING A TOTAL 2.71 ACRES.
  - LOT INFORMATION AND TOPOGRAPHY BASED UPON SURVEY ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY, BLOCK 184, LOT 1, SITUATED IN THE BOROUGH OF KEANSBURG, NEW JERSEY, DATED 09/01/23, LAST REVISED 10/08/23' PREPARED BY MIDATLANTIC ENGINEERING PARTNERS.
  - SITE COORDINATES: 589,598' N, 591,768' E
  - HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
  - THE SITE IS LOCATED WITHIN ZONE AE (EL. 12) AND PARTIALLY WITHIN ZONE VE (EL. 14-16) ACCORDING TO FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 34025C0040B HAVING AN EFFECTIVE DATE OF JANUARY 31, 2014. THE SITE IS LOCATED WITHIN ZONE AE (EL. 11) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34025C0040F HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009. THE PROPOSED DEVELOPMENT WILL BE LOCATED IN AREAS WITHIN ZONE AE.
  - PROPOSED POLE MOUNTED LIGHT FIXTURES SHALL BE INSTALLED WITH A MOUNTING HEIGHT OF 12 FEET (FIXTURE TO GRADE).
  - POLES SHALL BE SET AT LEAST 3 FEET BEHIND THE CURB, WHERE 3 FEET CANNOT BE PROVIDED, CONTRACTOR SHALL CONTACT THE ENGINEER FOR LOCATION OF POLE.
  - LIGHT POLE BASES TO BE INSTALLED BY CONTRACTOR.
  - EXTERIOR SITE LIGHTS SHALL OPERATE BASED ON A PROGRAMMED AND MANAGED SCHEDULE BY OWNER UTILIZING TIMERS AND/OR PHOTO SENSORS. LIGHTING SHALL BE USED TO ADDRESS SITE SPECIFIC NEEDS AND SAFETY REQUIREMENTS. FULL PLAN INTENSITY SHALL BE PROVIDED FOR HIGH USE TIMES SUCH AS: 1/2 HOUR BEFORE SUNSET TO 1/2 PAST BUSINESS CLOSURE OR UNTIL 11 PM FOR RESIDENTIAL USES, AND 1/2 HOUR BEFORE BUSINESS OPEN OR 6 AM UNTIL 1/2 HOUR PAST SUNRISE. WHEREVER POSSIBLE, OVERNIGHT LIGHTING SHALL BE REDUCED TO APPROPRIATE MINIMUMS, BY EITHER ENTIRELY TURNING OFF INDIVIDUAL FIXTURES OR REDUCING FIXTURE OUTPUT TO A 50% OR LOWER PERCENTAGE OF MAX.
  - CUT-OFF SHIELDS, HOUSE SIDE SHIELDS, ETC SHALL BE PROVIDED IF / AS REQUIRED.
  - ALL FIXTURES, POLES AND BOLLARDS ARE AS SPECIFIED OR APPROVED EQUAL.
  - LIGHTING TO BE FULLY SCREENED FROM OFF-SITE GLARE AND UP LIGHTING.

| Symbol | Label | Image | QTY | Manufacturer               | Catalog                      | Description   | Number Lamps | Lamp Output | Input Power | Polar Plot |
|--------|-------|-------|-----|----------------------------|------------------------------|---|--------------|-------------|-------------|------------|
|        | A     |       | 5   | American Electric Lighting | AVPCL2 P102 XXXXX 30K R4     | AVPCL2 Vailant LED Full Cutoff, P102 Performance Package, 3000K CCT, R4 Distribution @ 14' Height                         | 1            | 4473        | 40          |            |
|        | B     |       | 3   | American Electric Lighting | AVPCL2 P102 XXXXX 30K R5     | AVPCL2 Vailant LED Full Cutoff, P102 Performance Package, 3000K CCT, R5 Distribution @ 14' Height                         | 1            | 4444        | 40          |            |
|        | C     |       | 3   | American Electric Lighting | AVPCL2 P102 XXXXX 30K R3 HSS | AVPCL2 Vailant LED Full Cutoff, P102 Performance Package, 3000K CCT, R3 Distribution, with House Side Shield @ 14' Height | 1            | 4633        | 40          |            |
|        | D     |       | 22  | American Electric Lighting | AVPCL2 P102 XXXXX 30K R3     | AVPCL2 Vailant LED Full Cutoff, P102 Performance Package, 3000K CCT, R3 Distribution @ 14' Height                         | 1            | 4270        | 40          |            |
|        | E     |       | 19  | Lithonia Lighting          | WDG2 LED P1 30K 80CRI T3M    | WDG2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 3 MEDIUM OPTIC @ 9' Height                                     | 1            | 1205        | 11,165W     |            |

| Description                     | Avg    | Max    | Min    |
|---------------------------------|--------|--------|--------|
| Driveway and Parking Calc. Zone | 2.1 fc | 4.2 fc | 0.2 fc |
| Sidewalk Calc. Zone             | 1.4 fc | 3.1 fc | N/A    |
| Site Calc. Zone                 | 1.6 fc | 4.2 fc | 0.0 fc |



**PRELIMINARY/FINAL MAJOR SITE PLAN**  
**BEACHWAY AVENUE II REDEVELOPMENT PLAN**  
**BLOCK 184; LOT 1**  
 LIGHTING PLAN  
 SITUATED IN  
 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

Checked By: JMF  
 Vertical Scale: N/A  
 Horizontal Scale: 1"=20'  
 Project No.: BAR-2001  
 Date: 05/19/23

REVISIONS PER NJ DEP COMMENTS AND REDEVELOPMENT PLAN AMENDMENTS  
 REVISIONS PER ISCO REVIEW LETTER DATED 04/22/2024

DATE: 05/19/23  
 DATE: 02/22/25  
 DATE: 01/15/26

Drawn By: Jason M. Fogler, P.E.  
 PROFESSIONAL ENGINEER  
 No. 12-12-000000000

**MidAtlantic Engineering Partners**  
 18 Calmar Avenue, Suite 301  
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 609-910-4400  
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Sheet Number: **C7.01**  
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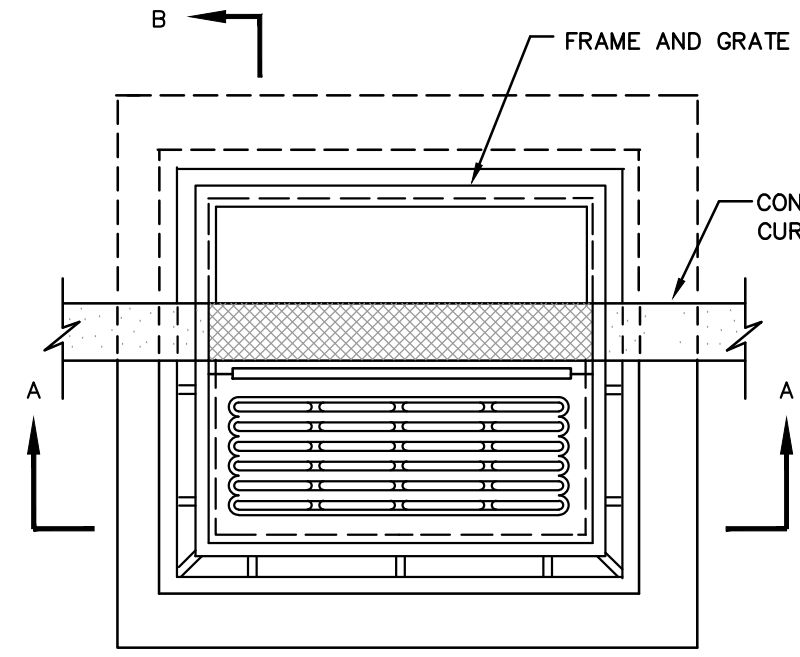
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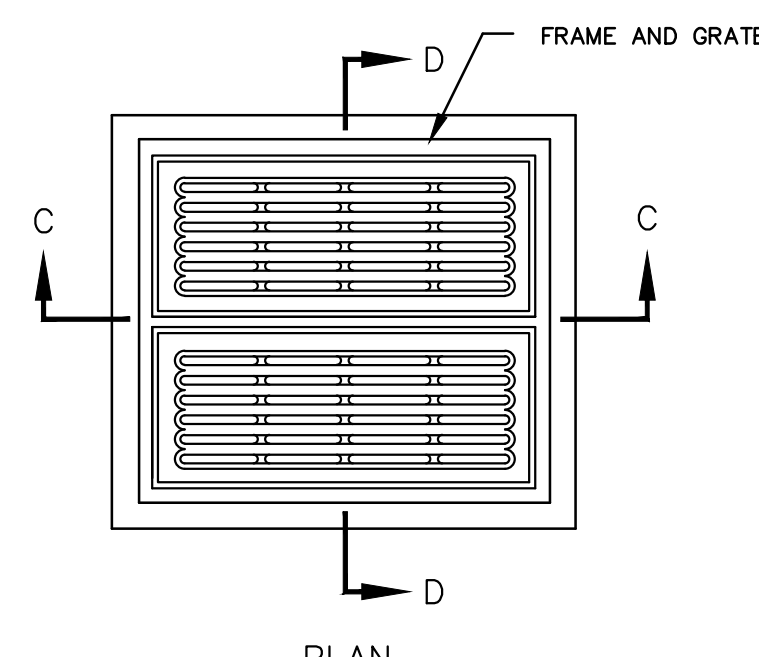




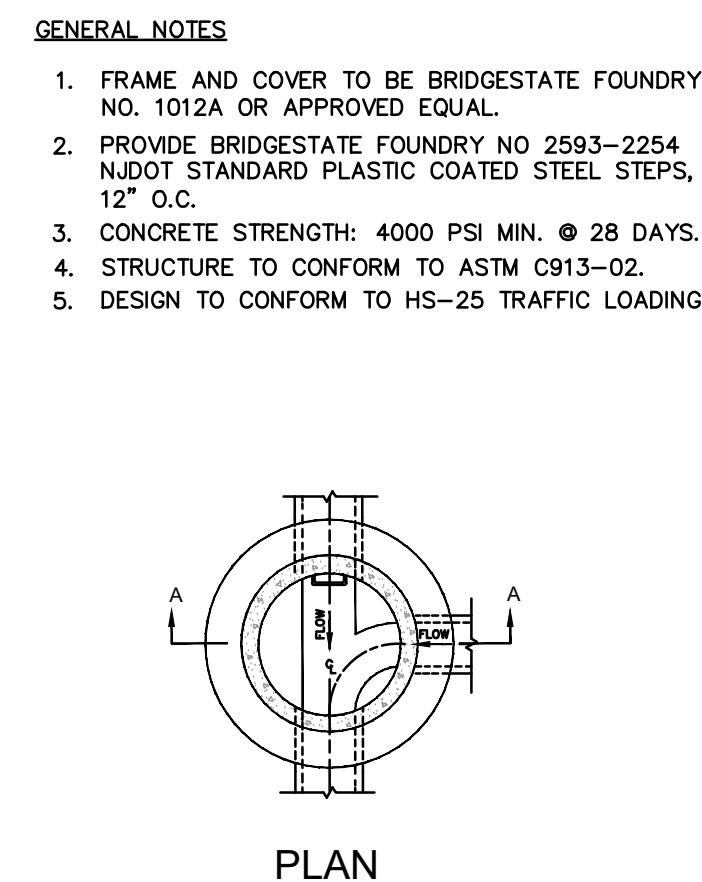




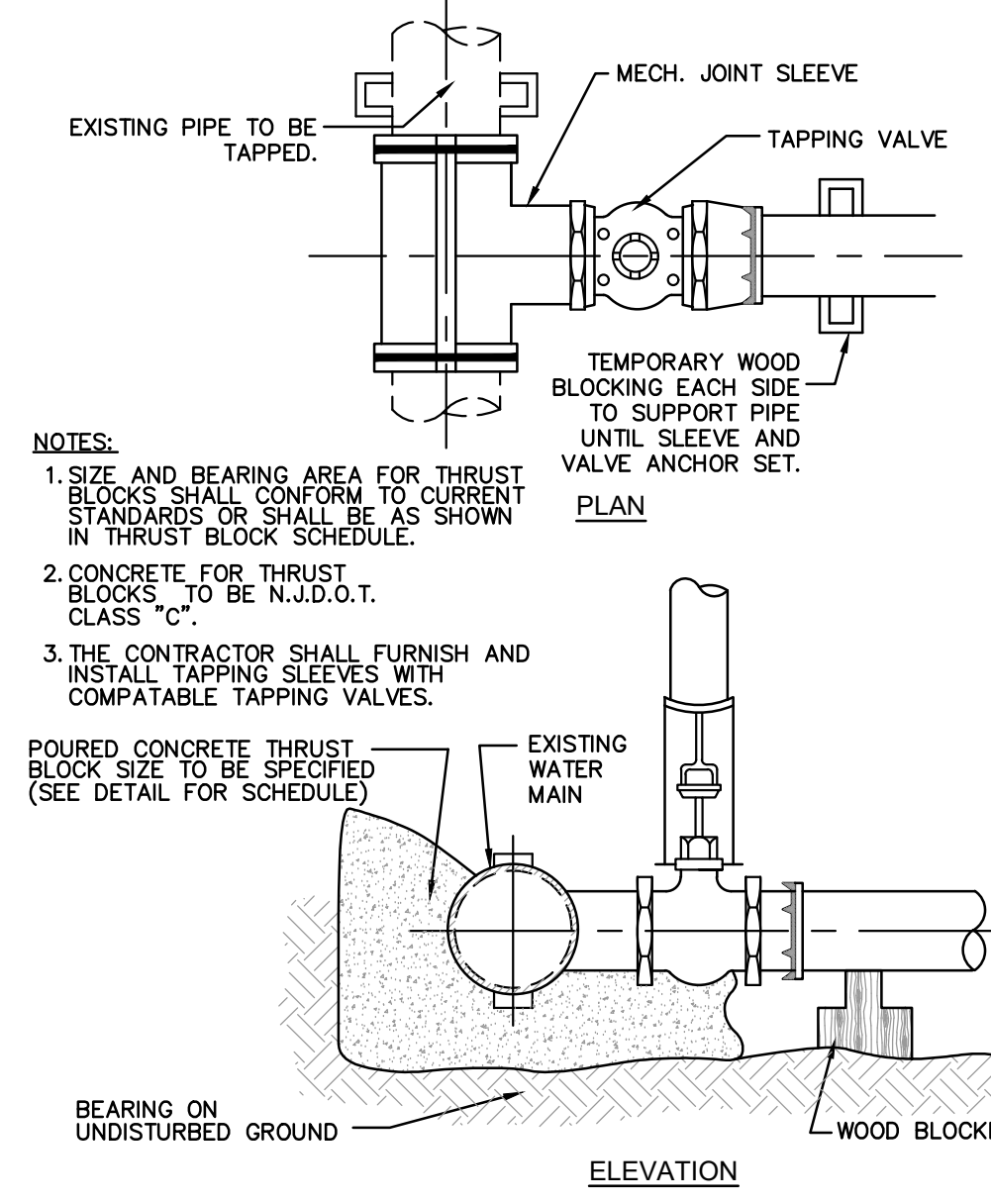
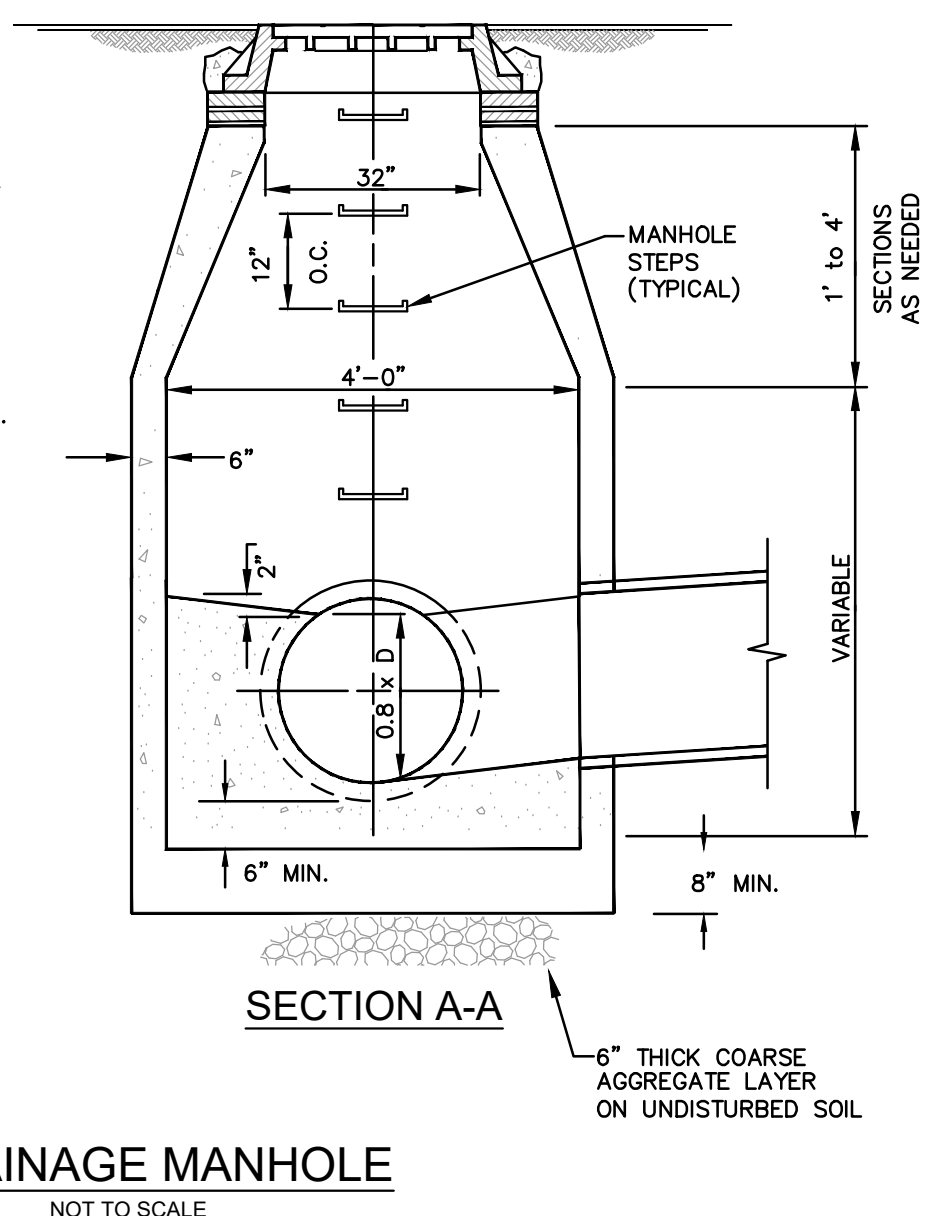
- GENERAL NOTES**
1. FRAME AND GRATE TO BE BRIDGESTATE FOUNDRY NO. 2618 BICYCLE SAFE GRATE WITH TYPE 'N' ECO CURB PIECE OR APPROVED EQUAL.
  2. PROVIDE CAMPBELL FOUNDRY NO. 2593-2254 N.DOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
  3. CONCRETE STRENGTH: 4000 PSI MIN. @ 28 DAYS.
  4. STRUCTURE TO CONFORM TO ASTM C913-02.
  5. DESIGN TO CONFORM TO HS-25 TRAFFIC LOADING.



- GENERAL NOTES**
1. FRAME AND GRATE TO BE BRIDGESTATE FOUNDRY NO. 1912A OR APPROVED EQUAL.
  2. PROVIDE BRIDGESTATE FOUNDRY NO. 2593-2254 N.DOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
  3. CONCRETE STRENGTH: 4000 PSI MIN. @ 28 DAYS.
  4. STRUCTURE TO CONFORM TO ASTM C913-02.
  5. DESIGN TO CONFORM TO HS-25 TRAFFIC LOADING.



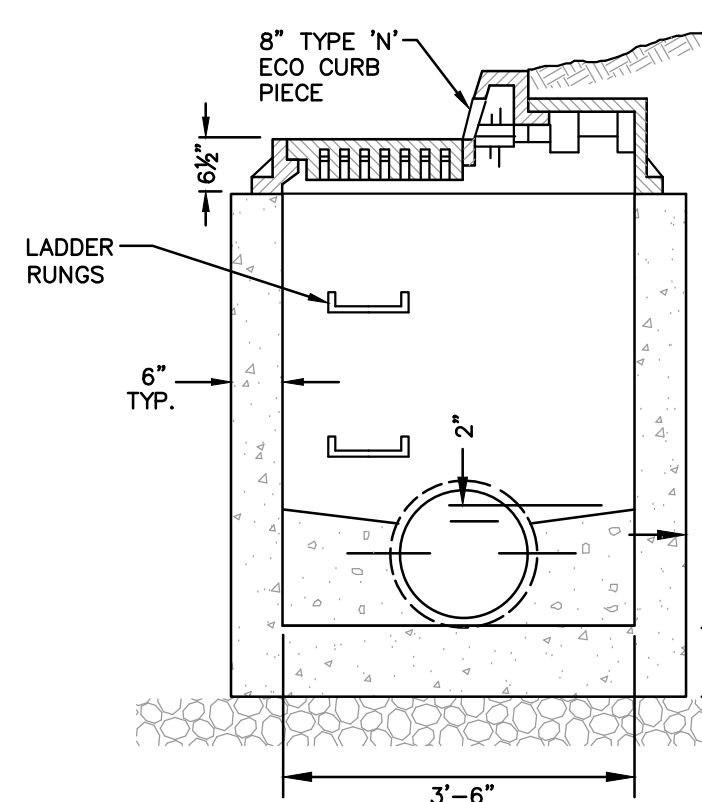
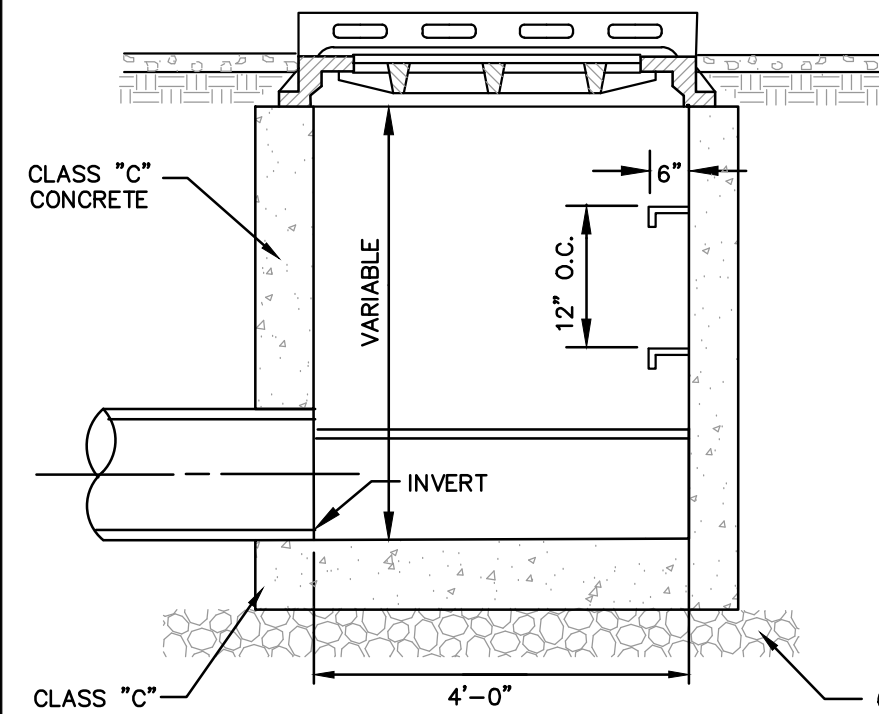
- GENERAL NOTES**
1. FRAME AND COVER TO BE BRIDGESTATE FOUNDRY NO. 1912A OR APPROVED EQUAL.
  2. PROVIDE BRIDGESTATE FOUNDRY NO. 2593-2254 N.DOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
  3. CONCRETE STRENGTH: 4000 PSI MIN. @ 28 DAYS.
  4. STRUCTURE TO CONFORM TO ASTM C913-02.
  5. DESIGN TO CONFORM TO HS-25 TRAFFIC LOADING.



- NOTES:**
1. SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT STANDARDS OR SHALL BE AS SHOWN IN THRUST BLOCK SCHEDULE.
  2. CONCRETE FOR THRUST BLOCKS TO BE N.D.O.T. CLASS 'C'.
  3. THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES WITH COMPATIBLE TAPPING VALVES.
- POURED CONCRETE THRUST BLOCK SIZE TO BE SPECIFIED (SEE DETAIL FOR SCHEDULE)

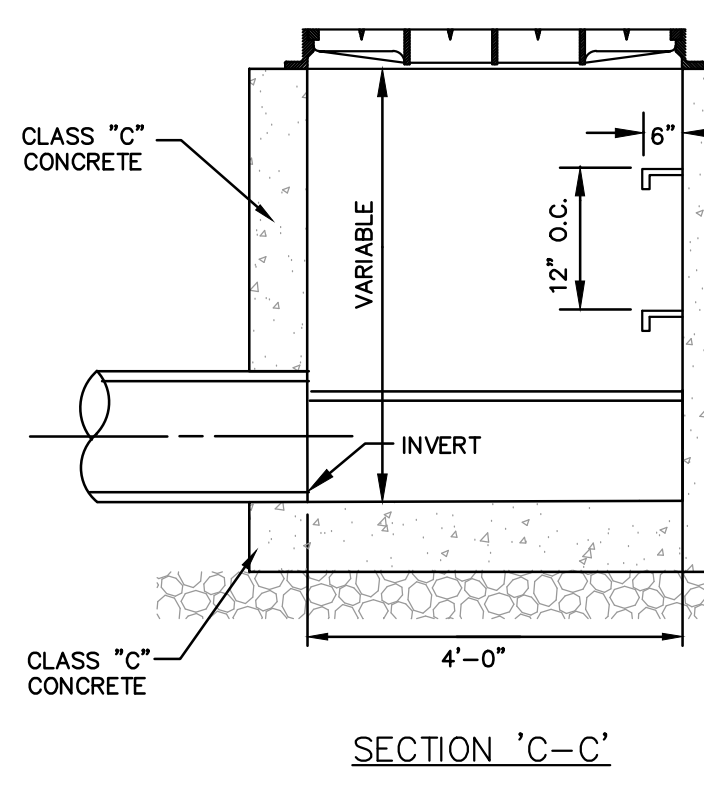
**WET TAP ASSEMBLY**

NOT TO SCALE



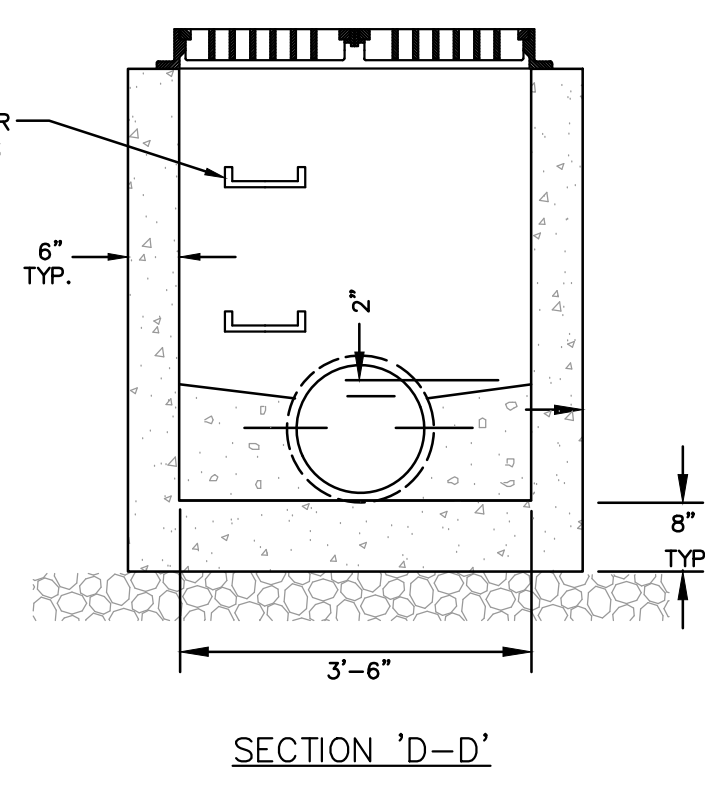
**TYPE 'B' INLET**

NOT TO SCALE



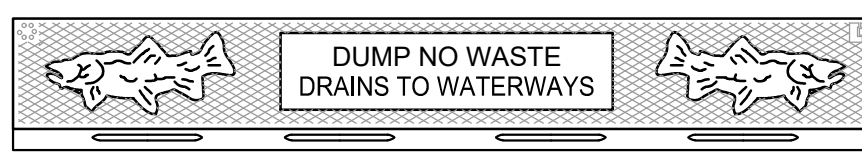
**TYPE 'E' INLET**

NOT TO SCALE



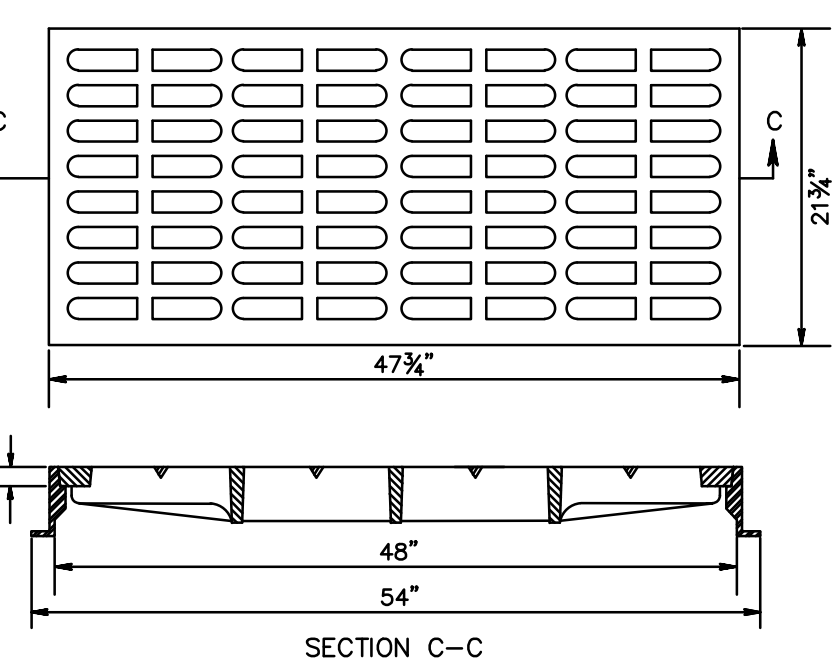
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NOT TO SCALE



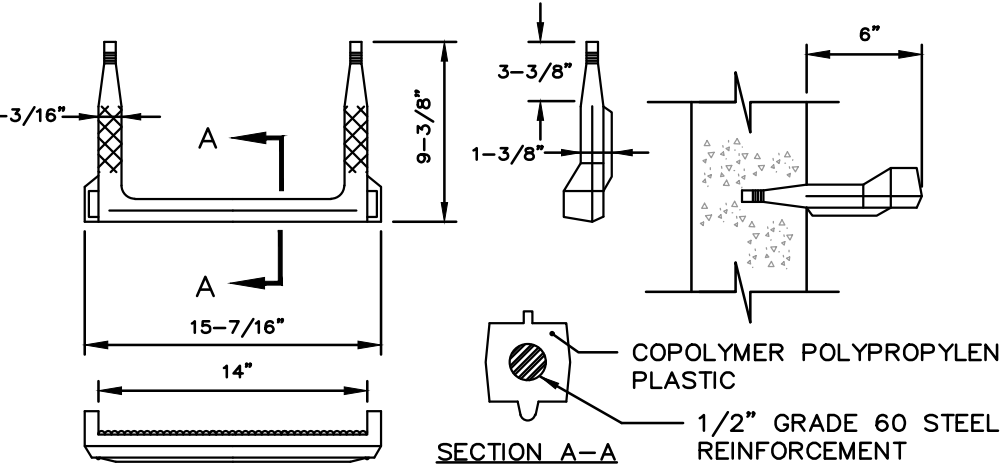
**TYPE 'N' ECO CURB PIECE**

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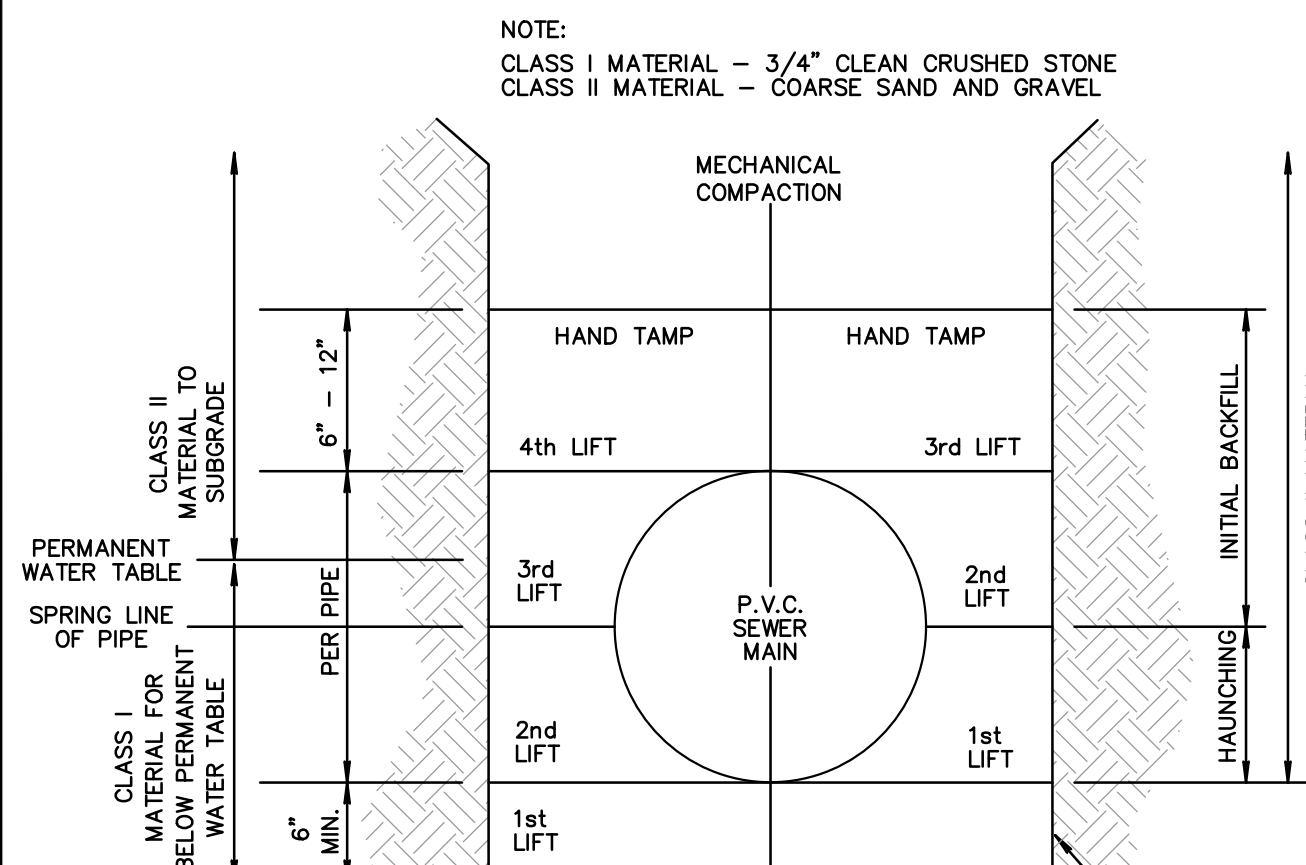
**BICYCLE SAFE GRATE**

NOT TO SCALE



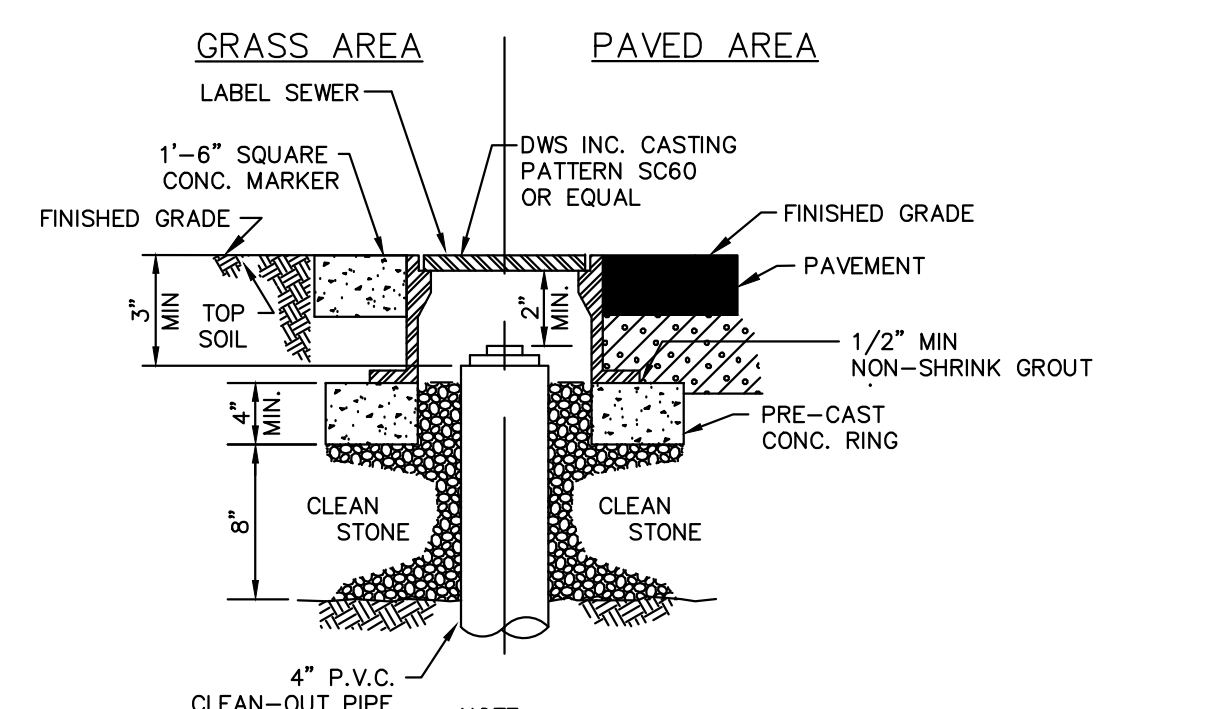
**COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNG**

NOT TO SCALE



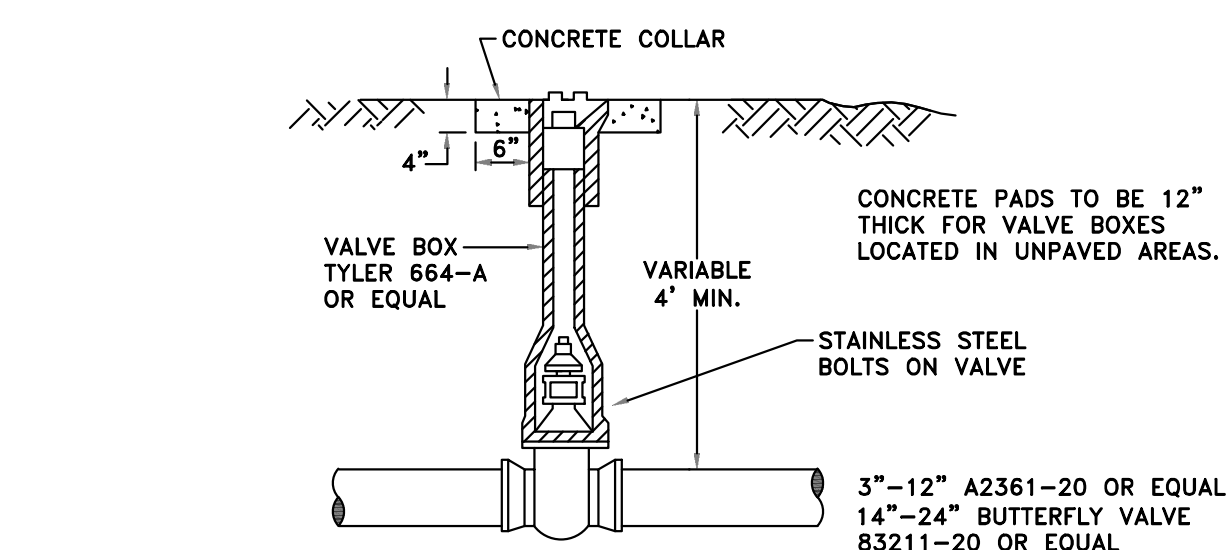
**R.C.P. BEDDING DETAIL**

NOT TO SCALE



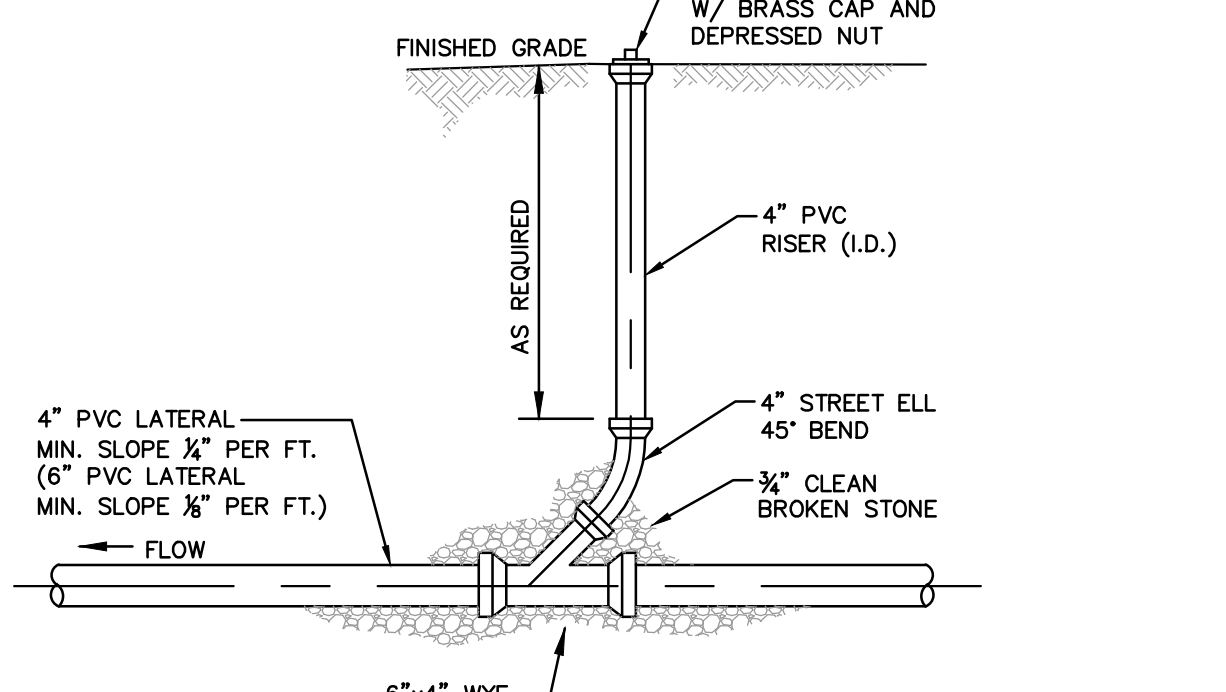
**CLEAN-OUT PROTECTION BOX DETAIL**

NOT TO SCALE



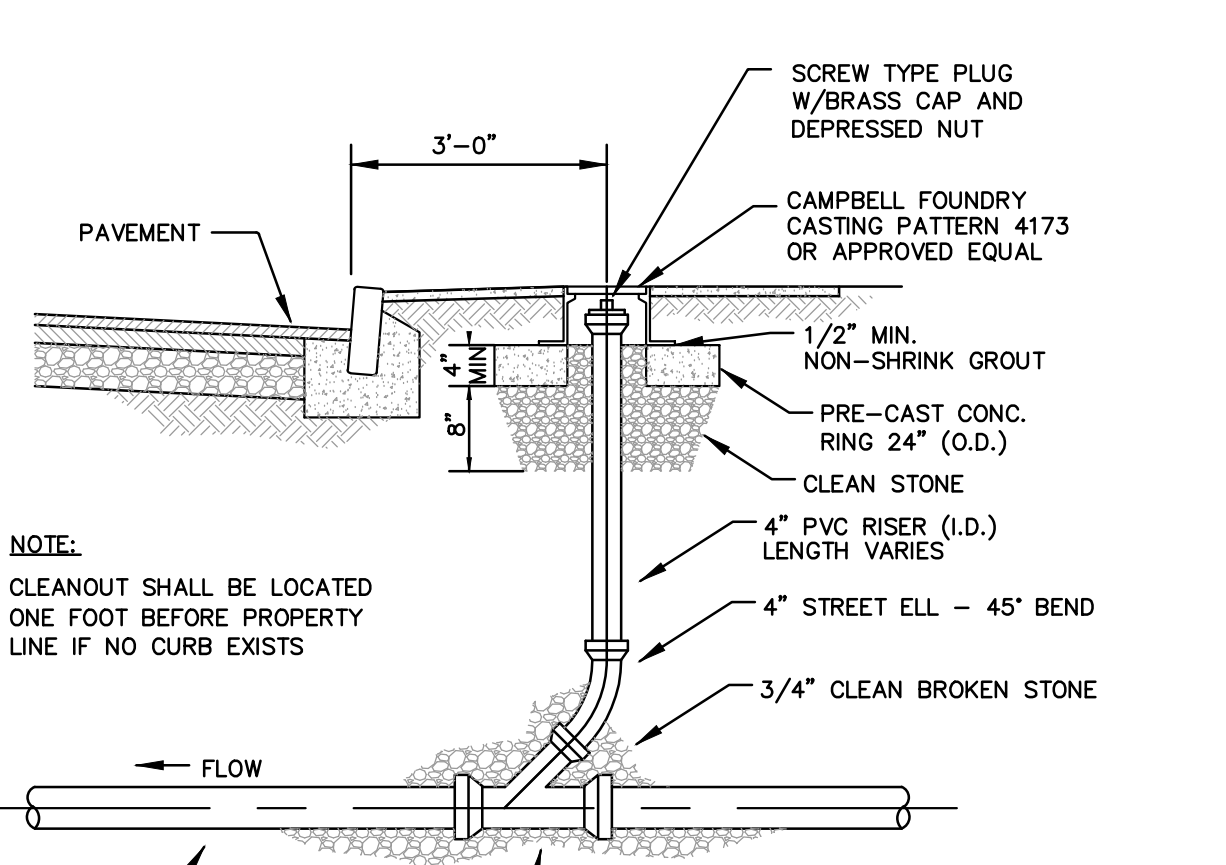
**GATE VALVE AND VALVE BOX DETAIL MECHANICAL JOINT-RESILIENT SEAT**

NOT TO SCALE



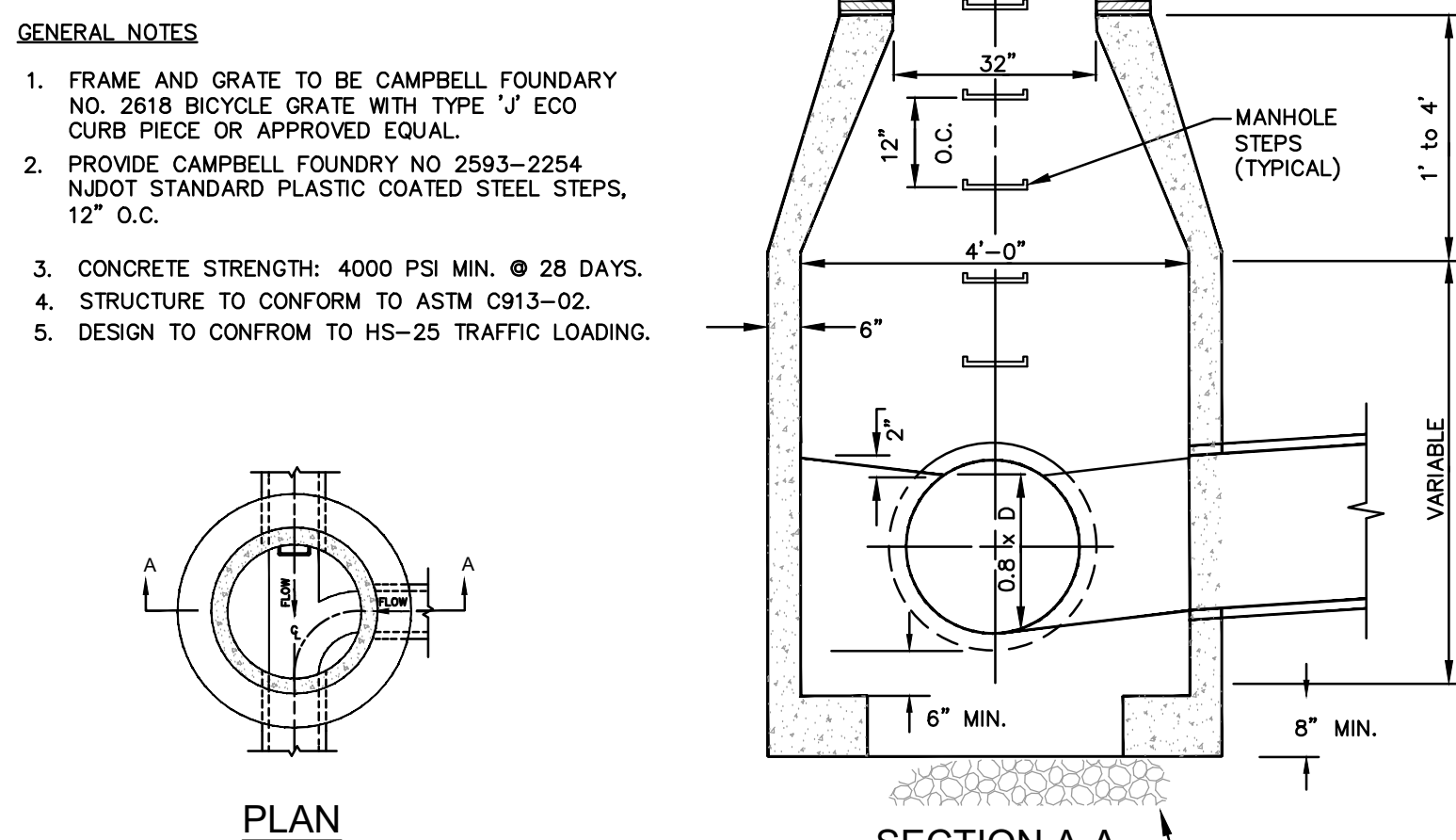
**STANDARD CLEANOUT DETAIL**

NOT TO SCALE



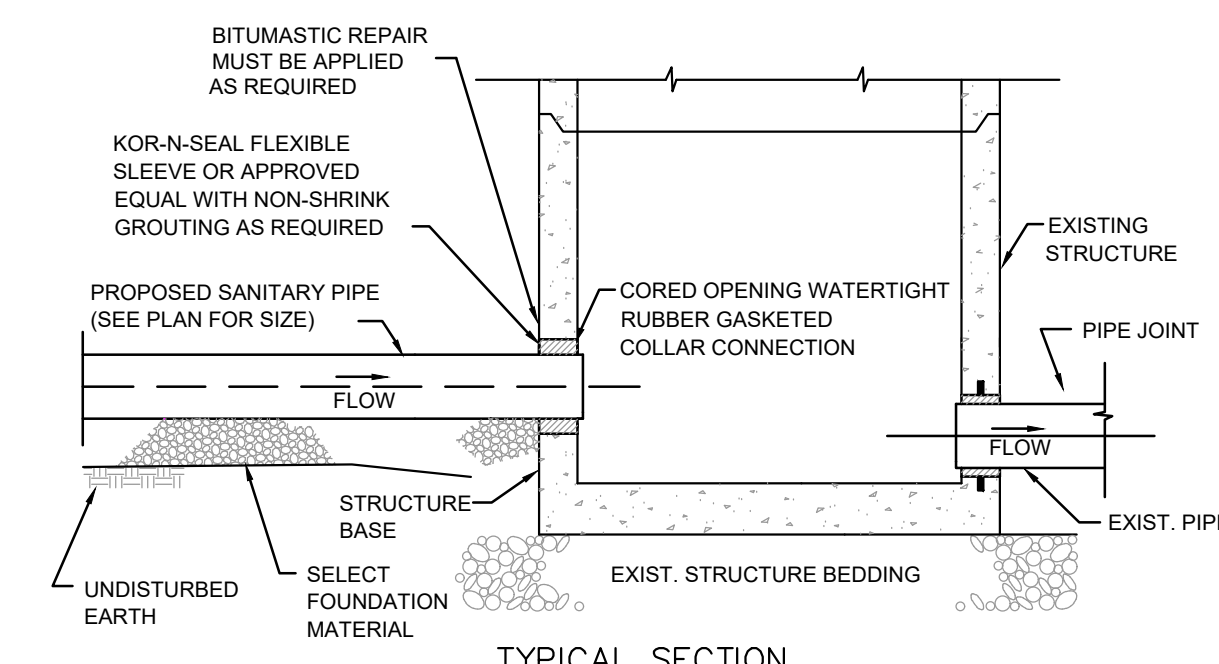
**CLEANOUT AT CURB DETAIL**

NOT TO SCALE



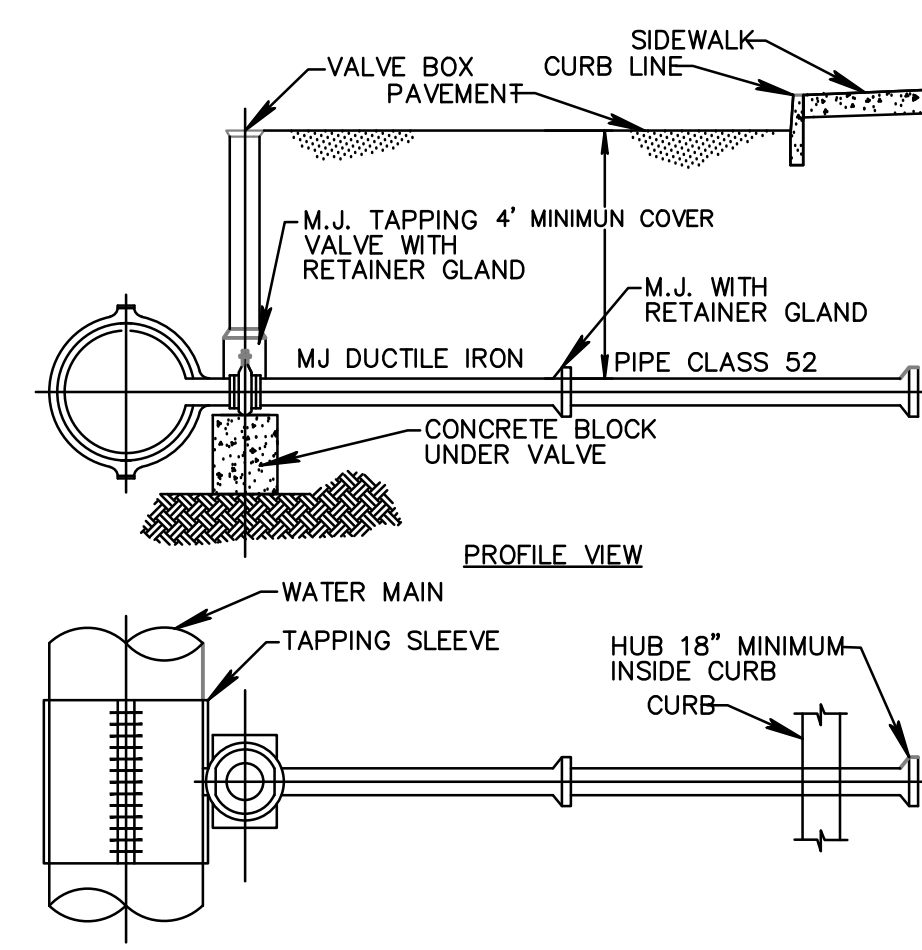
**DRAINAGE DOGHOUSE MANHOLE**

NOT TO SCALE



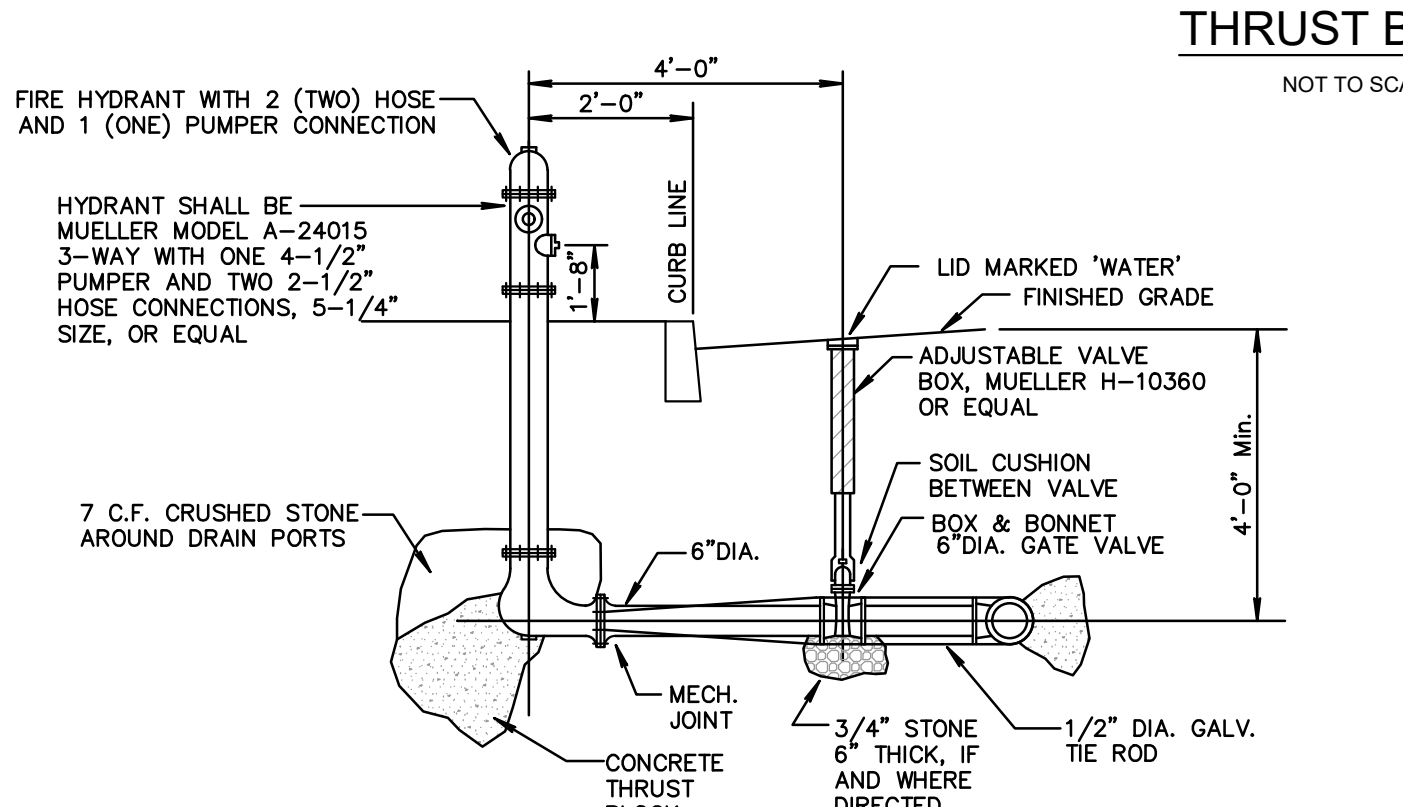
**CONNECTION TO EXISTING STRUCTURE DETAIL**

NOT TO SCALE



**TYPICAL INSTALLATION OF 4"-12" SERVICES**

NOT TO SCALE



**FIRE HYDRANT**

NOT TO SCALE

**ROOF LEADER DOWNSPOUT CONNECTION DETAIL**

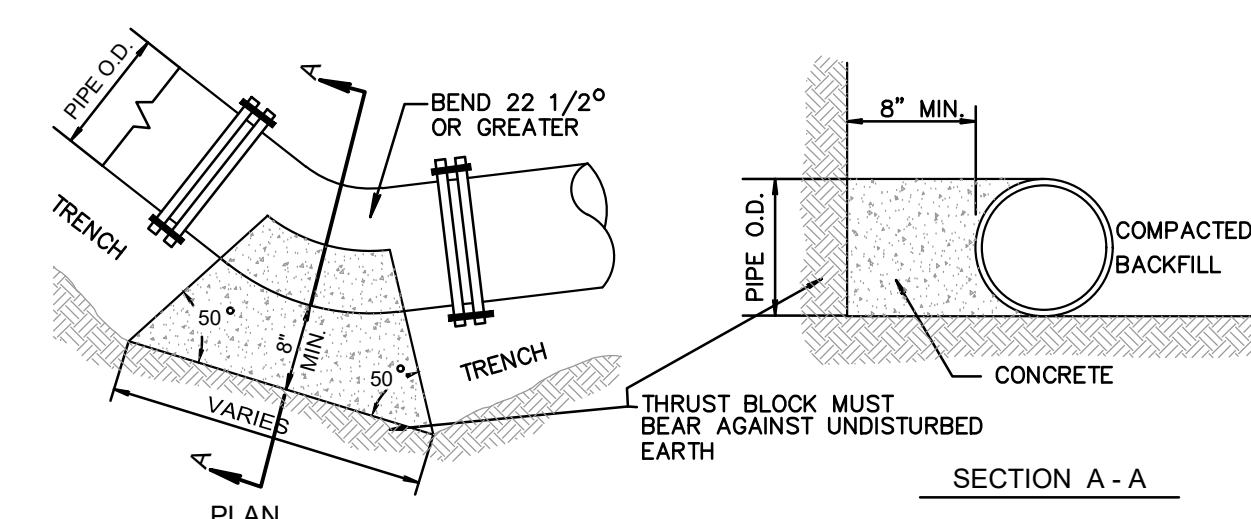
NOT TO SCALE

NOTE: CENTERLINE OF HEADER PIPES TO BE LOCATED 2.5' OFF BUILDINGS.

| REACTION TYPE | PIPE SIZE |      |      |      |      |       |       |       |       |       |       |
|---------------|-----------|------|------|------|------|-------|-------|-------|-------|-------|-------|
|               | 4"        | 6"   | 8"   | 10"  | 12"  | 14"   | 16"   | 18"   | 20"   | 24"   | 30"   |
| A             | 0.89      | 2.19 | 3.92 | 5.57 | 8.62 | 10.91 | 15.41 | 18.02 | 24.06 | 34.94 | 53.83 |
| B             | 0.85      | 1.55 | 2.70 | 4.19 | 6.09 | 8.37  | 10.89 | 13.87 | 17.01 | 24.49 | 38.06 |
| C             | 0.48      | 1.19 | 2.12 | 3.01 | 4.66 | 5.91  | 8.71  | 11.02 | 13.75 | 21.13 | 41.88 |
| D             | 0.25      | 0.60 | 1.08 | 1.54 | 2.37 | 3.01  | 4.97  | 6.04  | 8.98  | 14.85 | 21.55 |
| E             | 0.13      | 0.30 | 0.54 | 0.77 | 1.19 | 1.52  | 1.82  | 2.51  | 3.33  | 4.79  | 7.45  |

**THRUST BLOCK SCHEDULE**

NOT TO SCALE



**THRUST BLOCK**

NOT TO SCALE

**PRELIMINARY/FINAL MAJOR SITE PLAN**  
 BEACHWAY AVENUE II REDEVELOPMENT PLAN  
 BLOCK 184; LOT 1  
 CONSTRUCTION DETAILS  
 SITUATED IN  
 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic Engineering Partners**  
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 609-991-4402

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**C9.02**  
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| DATE  | REVISIONS   | REVISIONS PER N.J.P.E.P. COMMENTS AND REDEVELOPMENT PLAN AMENDMENTS   | DATE                                | BY                | CHECKED BY |
|---|---|---|-------------------------------------|-------------------|------------|
| 08/19/25 <td>BAR-2301 <td>REVISIONS PER N.J.P.E.P. COMMENTS AND REDEVELOPMENT PLAN AMENDMENTS DATED 06/23/2024 <td>08/22/25 <td>JMF <td>JMF </td></td></td></td></td> | BAR-2301 <td>REVISIONS PER N.J.P.E.P. COMMENTS AND REDEVELOPMENT PLAN AMENDMENTS DATED 06/23/2024 <td>08/22/25 <td>JMF <td>JMF </td></td></td></td> | REVISIONS PER N.J.P.E.P. COMMENTS AND REDEVELOPMENT PLAN AMENDMENTS DATED 06/23/2024 <td>08/22/25 <td>JMF <td>JMF </td></td></td> | 08/22/25 <td>JMF <td>JMF </td></td> | JMF <td>JMF </td> | JMF        |
|   |   |   |                                     |                   |            |

CREATED BY: JMF  
 CHECKED BY: JMF  
 HORIZONTAL SCALE: AS SHOWN  
 VERTICAL SCALE: N/A  
 PROJECT NO.: BAR-2301  
 DATE: 08/19/25

1-15-26  
 Jason M. Fogler, P.E.  
 PROFESSIONAL ENGINEER  
 S.J. 24-24-000000000000

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