

KEY MAP  
SCALE: 1"=200'

**CERTIFICATION:-**

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON JANUARY 25, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS."

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. TO: ESTER CAMBRONCO

**DESCRIPTION:-**

BEING KNOWN AND DESIGNATED AS LOT 7 IN BLOCK 24 ON THE MONMOUTH COUNTY TAX ASSESSMENT MAP.

BEING MORE COMMONLY KNOWN AS No. 902 OCEAN AVENUE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

**NOTES:-**

1. REFERENCES WERE MADE TO DEED BOOK OR-8922, PAGE 4286

2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME.

3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.

4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

**GENERAL NOTES:-**

1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:

- A.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.
  - B.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
  - C.) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.
  - D.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
4. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATION.
5. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., JANUARY 25, 2017, SURVEY UPDATE ON APRIL 23, 2018.

6. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

7. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., JANUARY 25, 2017, SURVEY UPDATE ON APRIL 23, 2018.

8. PROPERTY IS SITUATED IN FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED ELEVATION = 8', PER A PLAN ENTITLED "FIRM" FLOOD INSURANCE RATE MAP, FOR THE BOROUGH OF SEA BRIGHT COMMUNITY/PANEL No. 34537 0201 F, MAP No. 340250201F EFFECTIVE DATE SEPTEMBER 29th, 2009.

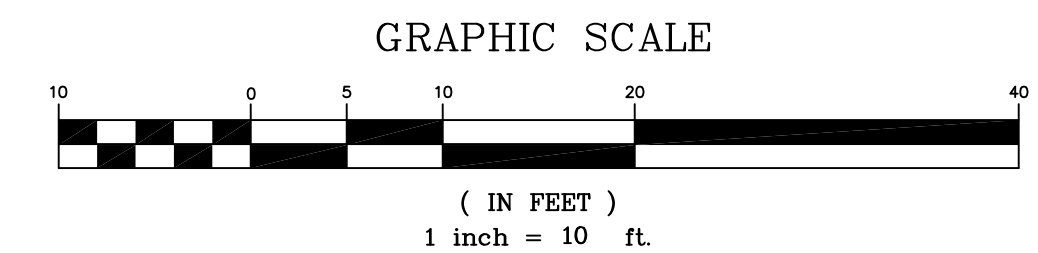
9. BASED ON FEMA PRELIMINARY WORK MAP, SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY; PANEL 0201, DATED 1/31/2014, THE PROPERTY IS LOCATED IN BFE ZONE AE, 1% ANNUAL FLOOD ELEVATION=10'.

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**LEGEND**

—+—	STREET SIGN	○	IRON BAR FOUND
—	CLEANOUT	□	MAILBOX
⊙	SANITARY MANHOLE	⊙	STREET TREE
⊙	DRAINAGE MANHOLE	x 0.00	EXIST. SPOT ELEVATION
■	CATCH BASIN	- - -	EXISTING CONTOUR LINE
□	CATCH BASIN	- - -	GAS LINE
⊙	SOIL BORING	—	WATER LINE
⊙	GUY WIRE	—	GAS VALVE
⊙	UTILITY POLE	—	WATER VALVE
⊙	P.K. NAIL FOUND	⊙	FIRE HYDRANT
□	CONC. MONUMENT FOUND	☆	LIGHT POST

ELEVATIONS SHOWN ARE BASED ON NAVD 88



REV.	DATE	DESCRIPTION	CHK'D.	APP'VD
2	06/15/18	PER ENGINEER COMMENTS 05/17/18		
1	04/23/18	SURVEY UPDATE		

**Harbor Consultants Inc.**  
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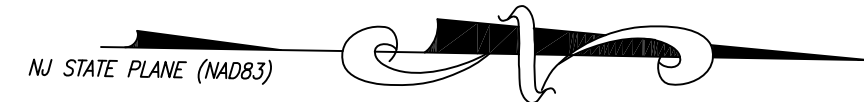
NEW SINGLE FAMILY DWELLING  
**EXISTING CONDITIONS & DEMOLITION PLAN**  
902 OCEAN AVENUE  
LOT 7, BLOCK 24  
BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY

SCALE: 1"=10'  
DATE: 2/22/2017  
DESIGNED BY: V.E.V.  
DRAWN BY: S.P.  
WORK FILE: 2016086\_Plot Plan

**1 of 3**

**VICTOR E. VINEGRA**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE No. 34460

CERTIFICATE OF AUTHORIZATION No. 24GA27962100  
PROJECT No. 2016086



LOT 6.01

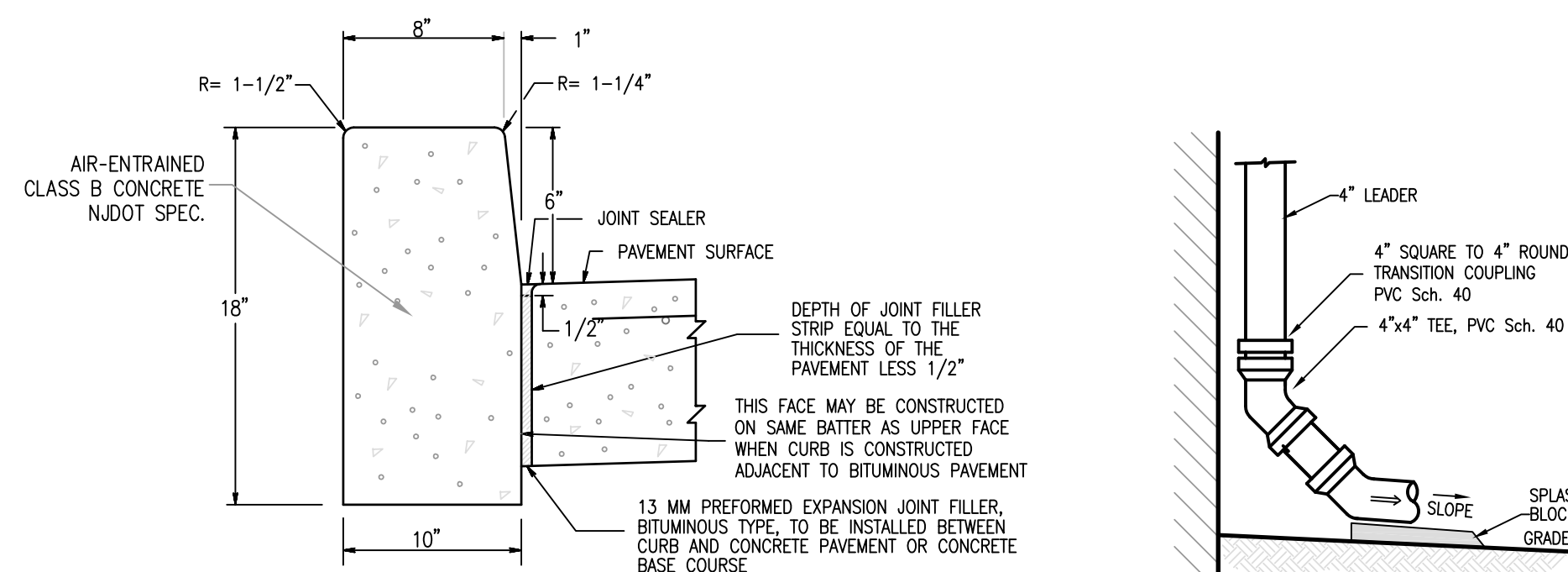
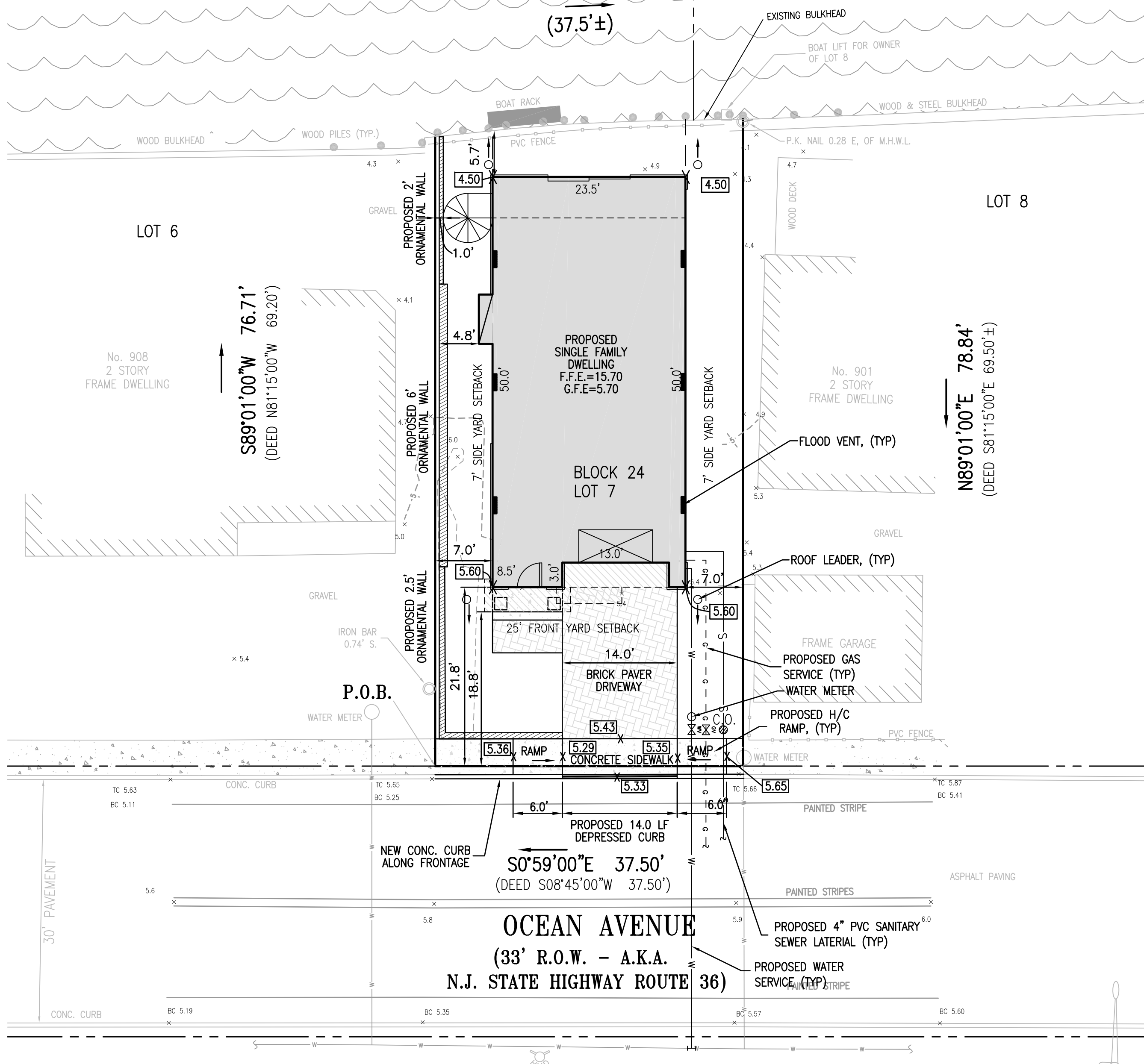
GRANT TO  
EDGAR AUCHINCLOSS  
NOV. 15, 1881

LOT 8.01

GRANT TO  
WILLIAM BARING  
MAR. 13, 1882

SOUTH SHREWSBURY RIVER

(37.5'±)



NOTES:

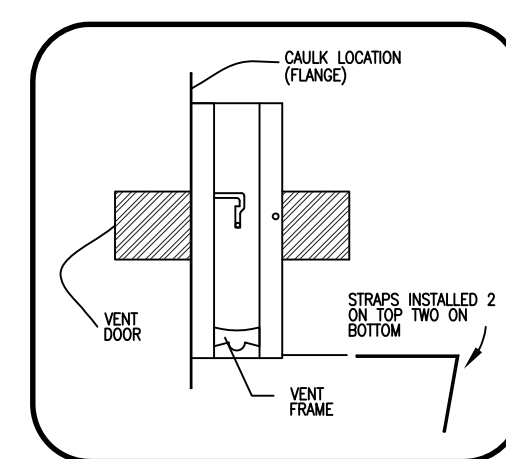
- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10' APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASTHO SPEC. M-213 RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
- EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.
- CONCRETE TO NJDOT CLASS "B" (4000 PSI, 28 DAY STRENGTH)

**CONCRETE CURB DETAIL**

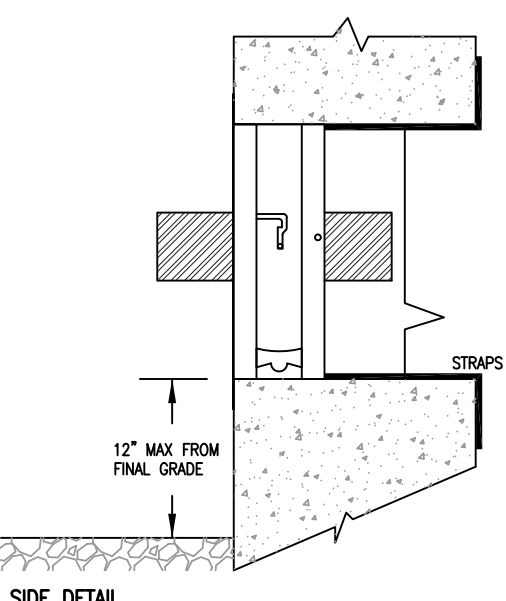
N.T.S.

**ROOF LEADER SPILL-OFF**

N.T.S.



SIDE VIEW DETAIL

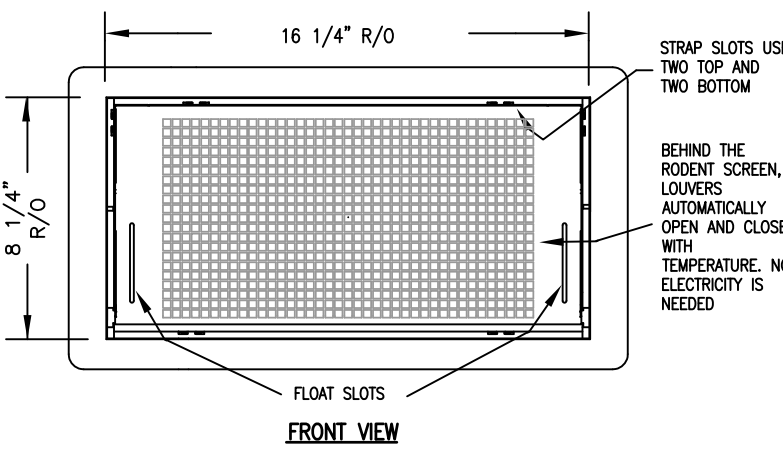


SIDE DETAIL

**DETAIL DIAGRAM DUAL FUNCTION FLOOD AND VENTILATION VENT**

(MODEL 1540-510)

N.T.S.



FRONT VIEW

**DETAILED SPECIFICATIONS:**

MATERIAL: TYPE 316 STAINLESS STEEL  
OPERATION: FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION  
VENT: REMAINS CLOSED AND LOCKED UNTIL ACTIVATED  
OPERATION: AIR: AUTOMATICALLY UNLOCKS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED  
INSTALLATION: SECURED BY 4 STAINLESS STEEL STRAPS SUPPLIED  
PROPORTIONATE RELIEF: 200 SQ. FT. PER 1000 SQ. FT. VENTILATION  
VENTILATION: 51 SQ. FT. PER 1000 SQ. FT. WHOLE HOUSE BARRELS ALLOWING FOR REDUCED VENTILATION  
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA  
MOUNTED ON AT LEAST TWO DIFFERENT WALLS  
COLORS: STAINLESS (STANDARD)  
EXTERIOR FINISH: GLOSS WHITE, TAN, GRAY, AND BRIST (AVAILABLE)

SCHEDULE OF AREA, YARD & BULK REQUIREMENTS BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY ORD. 130-49a: R-2 SINGLE-FAMILY DWELLING						
ORD.	ITEM	REQUIRED	EXISTING CONDITIONS	COMPLY	PROPOSED CONDITIONS	COMPLY
130-49.C.2	PRINCIPAL PERMITTED USE CONDITIONAL USE	SINGLE FAMILY MULTIFAMILY	SINGLE-FAMILY ATTACHED DWELLING	YES	SINGLE-FAMILY ATTACHED DWELLING	YES
130-ATTACHMENT 1	MINIMUM LOT AREA	4,000 S.F.	2,929.98 S.F.	YES (1)	2,929.98 S.F.	YES (1)
130-ATTACHMENT 1	MINIMUM LOT WIDTH	50 FEET	37.50 FEET	YES (1)	37.50 FEET	YES (1)
130-ATTACHMENT 1	MINIMUM LOT DEPTH	60 FEET	76.71 FEET	YES	76.71 FEET	YES
130-ATTACHMENT 1	MINIMUM PRINCIPAL BUILDING FRONT YARD SETBACK	25 FEET	21.8 FEET	YES	21.8 FEET	YES
130-ATTACHMENT 1	MINIMUM PRINCIPAL BUILDING ONE SIDE YARD	7 FEET	1.5 FEET	YES	7.0 FEET	YES
130-ATTACHMENT 1	MINIMUM PRINCIPAL BUILDING COMBINED SIDE YARDS	15 FEET	12.3 FEET	YES	14.0 FEET	YES
130-ATTACHMENT 1	MINIMUM PRINCIPAL BUILDING REAR YARD SETBACK	15 FEET	6.3 FEET	YES	5.7 FEET	NO (2)
130-ATTACHMENT 1	MAXIMUM BUILDING HEIGHT	35 FEET	19.8 FEET	YES	41.19 FEET	NO (2)
130-ATTACHMENT 1		2 1/2-STORIES	1 1/2 FEET	YES	4-STORIES	NO (2)
130-ATTACHMENT 1	MAXIMUM LOT COVERAGE BY BUILDINGS	50%	1,101 S.F. (37.6%)	YES	1,219 S.F. (41.6%)	YES
130-ATTACHMENT 1	MAXIMUM LOT COVERAGE	70%	1,594 S.F. (54.4%)	YES	1,600 S.F. (54.6%)	YES
130-ATTACHMENT 1	MINIMUM GROSS HABITABLE FLOOR AREA (3-BEDROOM)	880 S.F.	1,202 S.F.	YES	3,476 S.F.	YES

- NOTES:  
(1) EXISTING NON-COMFORMING  
(2) VARIANCE REQUESTED

**DESCRIPTION:**

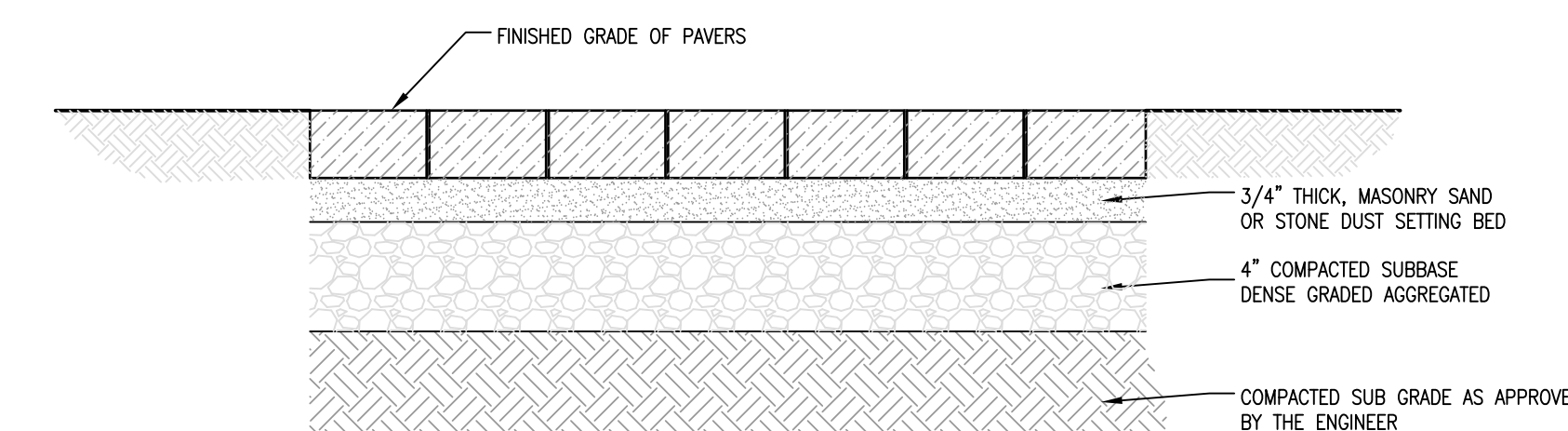
- BEING KNOWN AND DESIGNATED AS LOT7 BLOCK 24 ON THE BOROUGH OF SEA BRIGHT TAX ASSESSMENT MAP.
- BEING MORE COMMONLY KNOWN AS No. 902 OCEAN AVENUE, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

**GENERAL NOTES:**

- ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
- BOUNDARY & TOPOGRAPHIC INFORMATION PREPARED BY HARBOR CONSULTANTS, INC., ON JANUARY 25, 2017.
- SITE IS LOCATED IN THE "R-2" ZONE AS SHOWN IN THE BOROUGH OF SEA BRIGHT ZONING MAP.
- UNDERGROUND UTILITIES NOT MARKED OUT AT TIME OF SURVEY.
- NO WETLANDS, FLOOD PLAN OR HAZARDOUS MATERIAL DETERMINATION HAS BEEN MADE.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES BETWEEN PLAN AND FIELD INFORMATION ARE TO BE REPORTED IMMEDIATELY TO HARBOR CONSULTANTS.
- THE DISRUPTION OF EXISTING UTILITY SERVICES SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. ANY REQUIRED DISRUPTION OF SERVICES SHALL BE COORDINATED IN ADVANCE WITH THE RESPECTIVE AUTHORITY AND AFFECTED USERS SHALL BE ADEQUATELY NOTIFIED.
- THIS PLOT PLAN MAKES NO CERTIFICATION OR REPRESENTATION AS TO THE LOCATION OF ANY UNDERGROUND ELECTRICAL, PHONE OR CABLE CONDUITS AND/OR WIRES WHICH MAY BE PRESENT ON THE SITE.
- ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH BOROUGH STANDARD DETAILS.
- AIR CONDITIONING UNITS TO BE ON ROOF OF PROPOSED HOUSE.

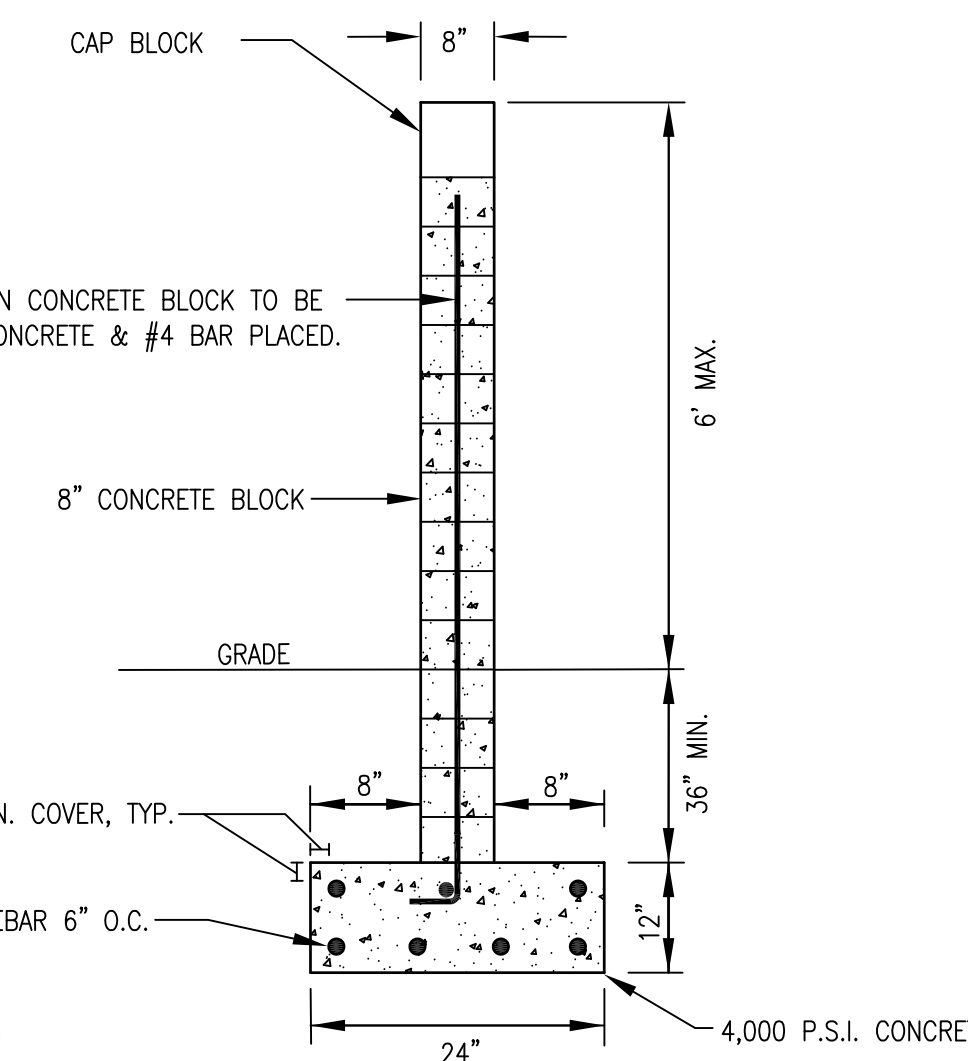
**HEIGHT CALCULATION:**

AVERAGE GRADE = (5.65+5.66+1.1+4.3)/4 = 4.93'  
PERMITTED HEIGHT ELEVATION = 4.93'+35' = 39.93'  
PROPOSED ELEVATION = 5.70'+40.42' = 46.12'  
PROPOSED HEIGHT = 46.12'-4.93' = 41.19'



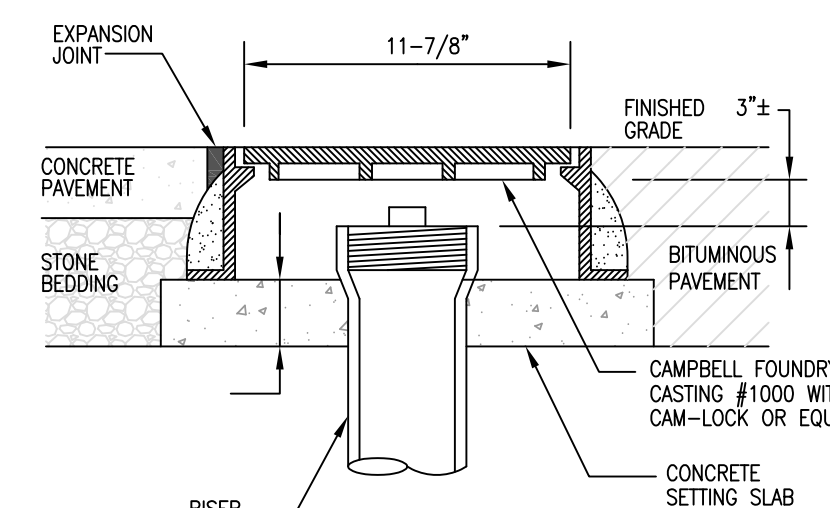
**BRICK PAVERS DETAIL**

N.T.S.



**ORNAMENTAL WALL DETAIL**

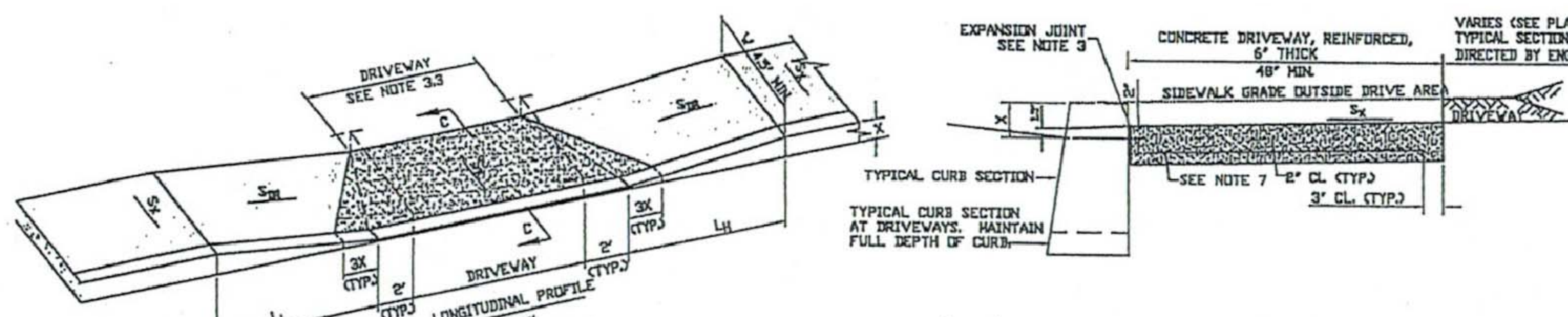
N.T.S.



**CLEANOUT RISER COVER DETAIL**

N.T.S.

NOTE:  
RISER COVER REQUIRED FOR ALL RISERS  
LOCATED IN SIDEWALK OR PAVEMENT

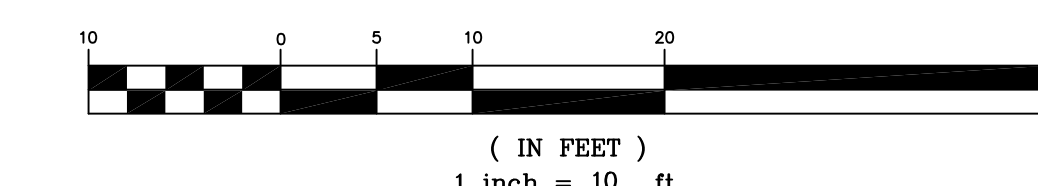


**DETAIL DR-3  
CONCRETE DRIVEWAY TYPE 3 - MINIMUM SIDEWALK OFFSET**

NOT TO SCALE

ELEVATIONS SHOWN ARE BASED  
ON NAVD 88

**GRAPHIC SCALE**



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**LEGEND**

STREET SIGN	IRON BAR FOUND
CLEANOUT	MAILBOX
SANITARY MANHOLE	STREET TREE
DRAINAGE MANHOLE	EXIST. SPOT ELEVATION
CATCH BASIN	EXISTING CONTOUR LINE
CATCH BASIN	GAS LINE
SOIL BORING	WATER LINE
GUY WIRE	GAS VALVE
UTILITY POLE	WATER VALVE
P.K. NAIL FOUND	FIRE HYDRANT
CONC. MONUMENT FOUND	LIGHT POST

**DIG SAFELY - NEW JERSEY**

CALL BEFORE YOU DIG  
1-800-272-1000  
IT'S THE LAW

**Dig Safely**

NEW JERSEY ONE CALL  
CONTRACTORS SHALL CALL 1-800-272-1000  
MINIMUM THREE DAYS, MAXIMUM 10 DAYS NOTICE PRIOR TO  
BEGINNING EXCAVATION

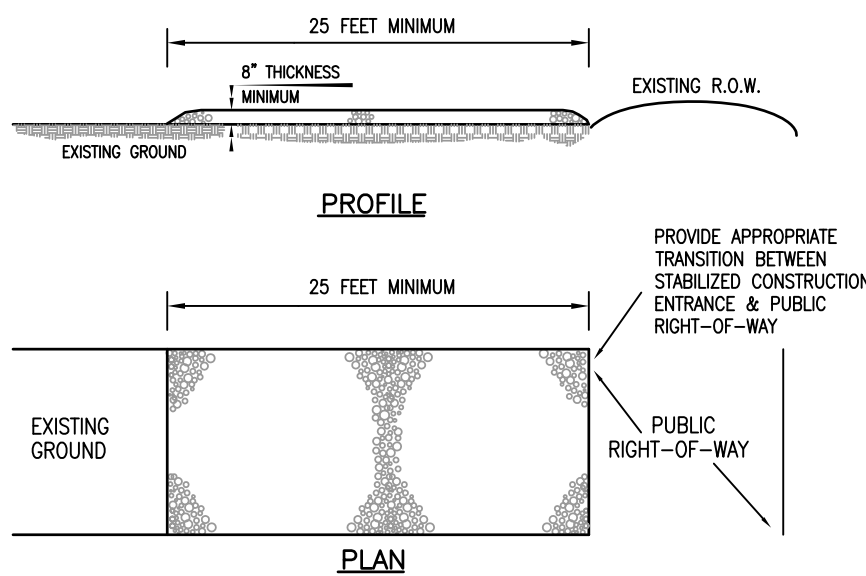
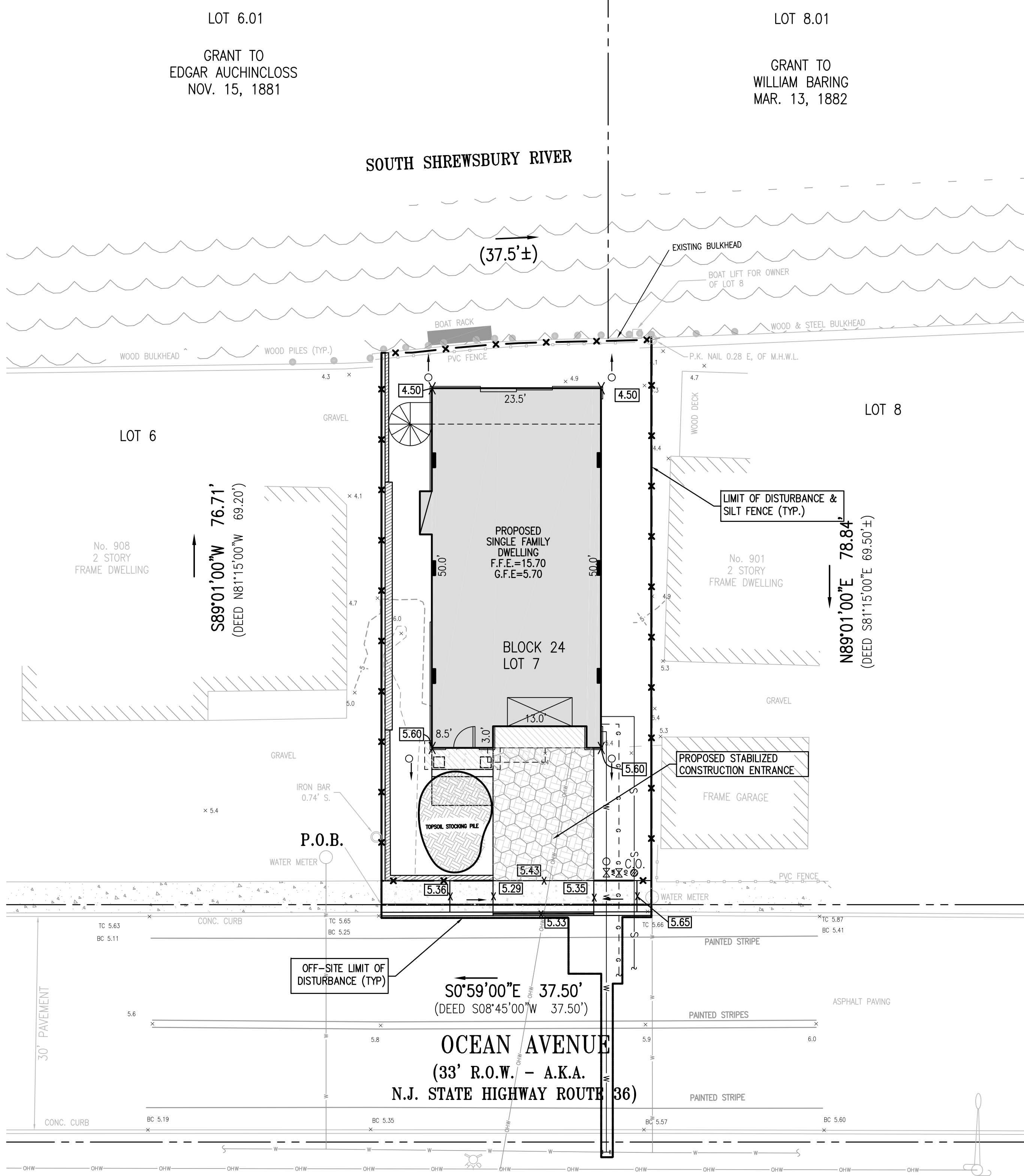
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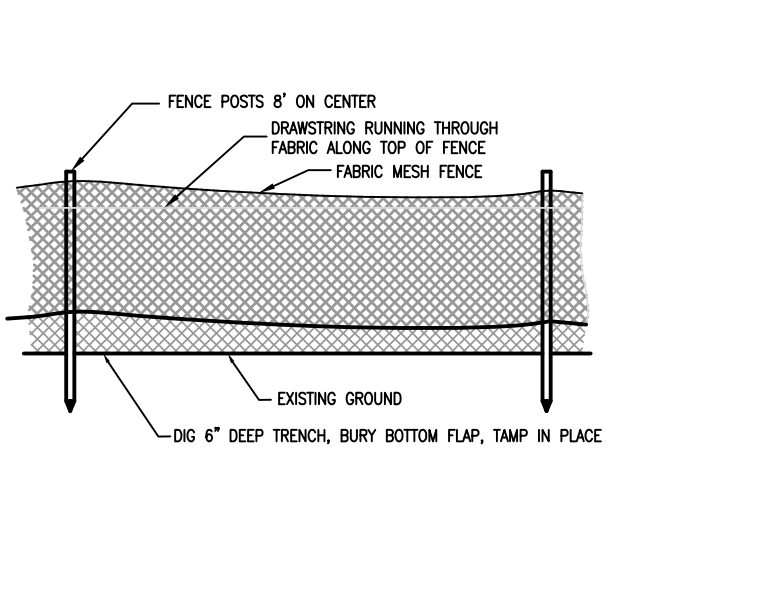
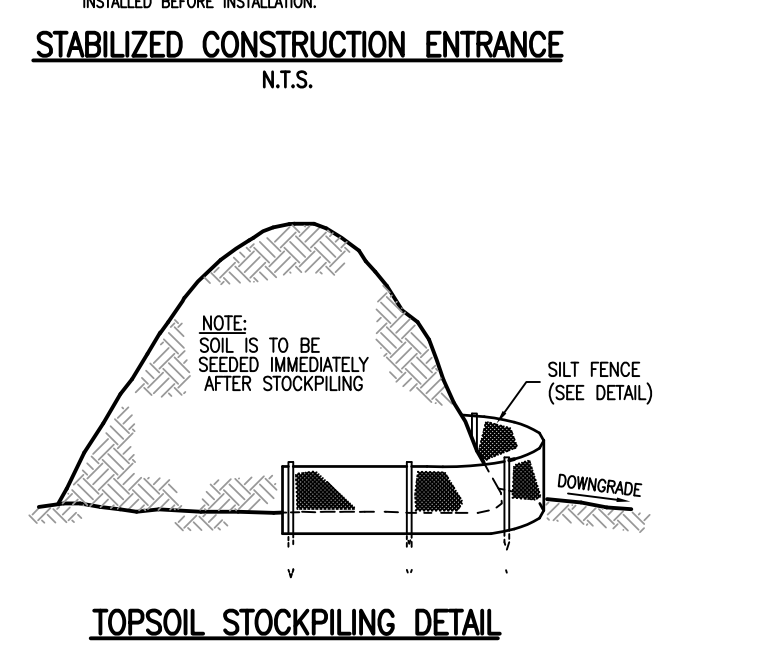
NEW SINGLE FAMILY DWELLING  
**PLOT PLAN**  
902 OCEAN AVENUE  
LOT 7, BLOCK 24  
MONMOUTH COUNTY, NEW JERSEY

**VICTOR E. VINEGRA**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE No. 34460

PROJECT No.: 2016086  
CERTIFICATE OF AUTHORIZATION No.: 24GA27962100



- STABILIZED CONSTRUCTION ENTRANCE SPECIFICATIONS**
- STONE SIZE - USE ASTM C-33, SIZES NO. 2 OR 3. USE CRUSHED STONES. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN 8 INCHES.
  - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, BUT IN NO CASE LESS THAN 15' WIDE.
  - WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAGS, BARBERS, OR OTHER APPROVED METHODS.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  - AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE SHALL BE INSTALLED BEFORE INSTALLATION.



**STANDARD FOR STABILIZATION WITH MULCH ONLY**

(REVISED PER "NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7th EDITION, JANUARY 2014)

- METHODS AND MATERIALS**
- I. SITE PREPARATIONS:**
- A. GRADE, AS NEEDED AND FEASIBLE, TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
  - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIMENSIONED, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- II. PROTECTIVE MATERIALS:**
- A. UNROTTED SMALL-GRAN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDER, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
  - B. (ELIMINATED FROM 7TH EDITION, JANUARY 2014)
  - C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
  - D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
  - E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, PLASTIC, MAY BE USED.
  - F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
  - G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- III. MULCH ANCHORING:**
- A. SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH 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 SLOPE.
  - B. **PEE AND TINE:**  
DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRECHING TWINE BETWEEN PEGS IN A CROSS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
  - C. **COMPRESS MULCH ANCHORING COULTER TOOL:**  
A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE ATTEMPTS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE DONE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE DONE ON THE CONTOUR.
  - D. **LIQUID MULCH-BINDERS:**

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, 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 A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STANDARDS FOR STABILIZATION WITH MULCH ONLY.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROWWAY EXCAVATIONS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND 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 SUBBASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.
- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION 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 WITH ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION TO BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATION STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER IT, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT 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 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED UTILITIES PRIOR TO THE DRAINAGE SYSTEM DRAINING OPERATION.
- UNLIMITED DOWNDRIVING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DOWNDRIVING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DOWNDRIVING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DUST CONTROL.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION 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 AREA TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

**SEEDING SCHEDULE**

(REVISED PER "NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7th EDITION, DECEMBER 2017)

- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED AS ABOVE.
- TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SF OR GRASS SEED APPLIED AT A RATE OF 2.4 LBS. PER 1,000 SF. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE ERODED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE #6.
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:  
SITE CONTAINS SOIL HALEDON-URBAN LAND-HASBROUCK COMPLEX, 0 TO 8 PERCENT SLOPES CLASSIFIED AS "SOMEWHAT POORLY DRAINED" AS PER NJ WEB SOIL SURVEY USDA  
PLANTING MIXTURE TO BE USED: MIX-18 (RESIDENTIAL/COMMERCIAL USE)  
ROUGH BLUEGRASS @ 90 lb/AC  
STRONG CREEPING RED FESCUE @ 130 lb/AC.  
SITE IS LOCATED WITHIN USDA PLANT HARDINESS ZONE 6b. PLANTING DATES:  
ACCEPTABLE DATE: 3/01 TO 4/30  
OPTIMAL DATE: 5/01 TO 6/14 (\*\*)  
(\*\*) SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MAKES INCLUDING WHITE CLOVER REQUIRES THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.  
PERMANENT SEEDING TO BE APPLIED BY CYCLONE SPREADER OR OTHER APPROVED METHOD, AT A RATE OF 150#/ACRE. SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE #6.
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-10 APPLIED AT A RATE OF 110/1000 SF OR AS DETERMINED BY SOIL TESTS. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 90#/1000SF. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 135#/1000 SF.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH.
- ALL SEEDING AREAS SHALL BE MULCHED. MULCH SHALL CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER, LIQUID MULCH BINDER, OR AN APPROVED EQUAL AT A RATE OF 70-90 LBS. PER 1000 SF.

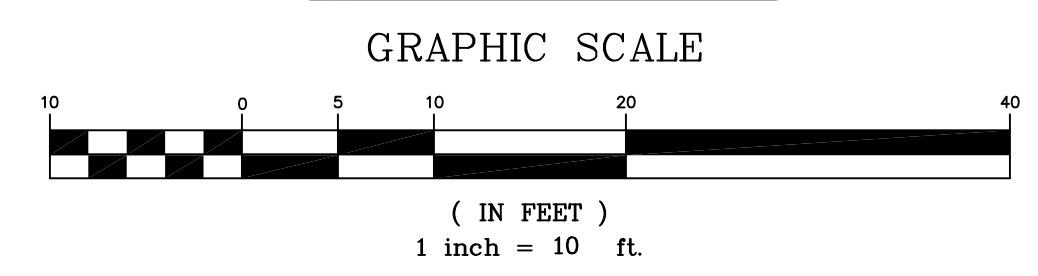
**SEQUENCE OF CONSTRUCTION OPERATIONS**

ACTIVITY	TIME PERIOD
1. Install silt fence.	1 Day
2. Install stabilized construction entrance.	1 Day
3. Demolish existing structures and associated improvements.	1 Week
4. Strip topsoil, stockpile and stabilize.	2 Days
5. Excavate and construct Foundation.	2 Month
6. Back fill Foundation, rough grade site and apply temporary seeding and or mulch as required.	3 Days
7. Begin Building construction.	1 Year
8. Connect underground utilities.	2 Week
9. Finish services walkways and pave driveway.	3 Days
10. Finish grading site and apply permanent stabilization measures.	1 Week
11. Remove temporary soil erosion control measures.	1 Day
12. Complete Building and Landscaping.	2 Weeks

**GENERAL NOTES:**

- FREEHOLD SOIL CONSERVATION DISTRICT  
4500 KOZLOSKA ROAD  
FREEHOLD, NJ 07728  
(732)-883-9140
- OWNER/APPLICANT:  
ESTER CAMBERNORO  
902 OCEAN AVENUE  
SEA BRIGHT, NJ 07760
- THIS PLAN IS ONLY TO BE USED AS A GUIDE TO THE IMPLEMENTATION OF SOIL EROSION CONTROL MEASURES. IF IT IS NOT TO BE USED FOR CONSTRUCTION, REFER TO GRADING & UTILITY PLAN AND SUPPLEMENTS THERETO.
- ALL ROADS AND WALKWAYS WILL BE SWEEPED ONLY THROUGH THE DURATION OF CONSTRUCTION.
- AREA WITHIN LIMIT OF DISTURBANCE  
2,830 S.F. (0.07 ACRES)

ELEVATIONS SHOWN ARE BASED ON NAVD 88



**DIG SAFELY - NEW JERSEY**

CALL BEFORE YOU DIG  
**1-800-272-1000**  
IT'S THE LAW

**Dig Safely**

NEW JERSEY ONE CALL  
CONTRACTORS SHALL CALL 1-800-272-1000  
MINIMUM THREE DAYS, MAXIMUM 10 DAYS NOTICE PRIOR TO BEGINNING EXCAVATION

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**LEGEND**

STREET SIGN	IRON BAR FOUND
CLEANOUT	MAILBOX
SANITARY MANHOLE	STREET TREE
DRAINAGE MANHOLE	EXIST. SPOT ELEVATION
CATCH BASIN	EXISTING CONTOUR LINE
CATCH BASIN	GAS LINE
SOIL BORING	WATER LINE
GUY WIRE	GAS VALVE
UTILITY POLE	WATER VALVE
P.K. NAIL FOUND	FIRE HYDRANT
CONC. MONUMENT FOUND	LIGHT POST

1		06/15/18	PER ENGINEER COMMENTS	05/17/18	
REV.	DATE	DESCRIPTION			CHK'D, APP'VD

**Harbor Consultants Inc.**  
Engineers & Surveyors  
**320 NORTH AVENUE EAST**  
CRANFORD, N.J. 07016  
Phone (908) 276-2715 Fax (908) 709-1738  
Email: info@hcic.net

NEW SINGLE FAMILY DWELLING  
**SOIL EROSION & SEDIMENT CONTROL PLAN**  
902 OCEAN AVENUE  
LOT 7, BLOCK 24  
BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY

SCALE: 1"=10'  
DATE: 06/04/2018  
DESIGNED BY: V.E.V.  
DRAWN BY: C.V.F.  
WORK FILE: 2016086\_Plot Plan

**3 of 3**

**VICTOR E. VINEGRA**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE NO. 34460  
CERTIFICATE OF AUTHORIZATION No.: 24GA27962100  
PROJECT No.: 2016086

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