

PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PRELIMINARY AND FINAL SITE PLAN APPROVAL

ZONE: R-2 RESIDENTIAL ZONE
BLOCK: 27- LOT: 1
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

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PROJECT DESCRIPTION

THE SITE IS LOCATED IN THE RESIDENCE R-2 ZONE OF THE BOROUGH OF SEA BRIGHT IN MONMOUTH COUNTY NEW JERSEY. THE PROJECT CONSISTS OF THE DEMOLITION OF A SINGLE-FAMILY HOME TO MAKE WAY FOR THE CONSTRUCTION OF A TWO (2) STORY SINGLE FAMILY HOME. THE PROJECT WILL PROPOSE A NEW CONCRETE PATIO AND WALK AND UTILITY IMPROVEMENTS FOR THE PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.

ZONING ANALYSIS TABLE

| ZONE: RESIDENCE R-2 | | | |
|---|---|---|---|
| PROPOSED USE: SINGLE-FAMILY HOME | | | |
| REFERENCE: BOROUGH OF SEA BRIGHT MUNICIPAL CODE, LATEST EDITION | | | |
| PERMITTED USES | PER MUNICIPAL CODE | EXISTING | PROPOSED |
| | SINGLE-FAMILY DWELLING UNIT, CHURCHES, PUBLIC PARKS | SINGLE-FAMILY HOME | SINGLE-FAMILY HOME |
| MINIMUM LOT AREA | 4,000 SF | 8,750 SF | 8,750 SF |
| MINIMUM LOT WIDTH | 50 FT | 70 FT | 70 FT |
| MINIMUM LOT DEPTH | 80 FT | 125 FT | 125 FT |
| MAXIMUM IMPERVIOUS COVERAGE | 70% | 21.3% (1,864 SF) | 38% (3,323 SF) |
| SETBACKS | | | |
| FRONT (MIN./MAX.) | 25 FT | 31.5 FT (OCEAN AVE) 10.4 FT (SHREWSBURY WAY)** | 25 FT (OCEAN AVE) 12.6 FT (SHREWSBURY WAY)** |
| MIN. SIDE | EITHER SIDE: 7 FT BOTH SIDES: 15 FT | EITHER SIDE: 10.4 FT BOTH SIDES: N/A | EITHER SIDE: 7.0 FT BOTH SIDES: N/A |
| MIN. REAR | 15 FT | 48.8 FT | 36.2 FT |
| BUILDING REQUIREMENTS | | | |
| MAXIMUM BUILDING HEIGHT (STORIES/FT) | 38 FT/2.5 STORIES | 22 FT / 1.5 STORIES | 2.5 STORIES / 41.7 FT ** |
| PARKING REQUIREMENTS | | | |
| OFF-STREET PARKING REQUIREMENTS | 2 PARKING STALLS PER ONE-FAMILY DWELLING UNIT | 2 STALLS | 5 STALLS |
| TABLE KEY | | | |
| | N/A | NOT APPLICABLE | |
| | * | EXISTING NON-CONFORMING VARIANCE | |
| | ** | BULK VARIANCES | |



REFERENCE: 2021 MICROSOFT IMAGERY
SITE LOCATION MAP
SCALE: 1"=200'
SUBJECT PROPERTY
200' RADIUS



ZONING MAP
SCALE: 1"=200'
SUBJECT PROPERTY
200' RADIUS

EXISTING SANITARY FLOW CALCULATIONS

| UNIT | TOTAL NUMBER OF UNITS | DAILY SEWER FLOW PER NJAC 7:14A-23 | TOTAL FLOW |
|-----------|-----------------------|------------------------------------|------------|
| 2-BEDROOM | 1 UNIT | 225 GPD/UNIT | 225 GPD |
| | | TOTAL FLOW | 225 GPD |

PROPOSED SANITARY FLOW CALCULATIONS

| UNIT | TOTAL NUMBER OF UNITS | DAILY SEWER FLOW PER NJAC 7:14A-23 | TOTAL FLOW |
|-----------|-----------------------|------------------------------------|------------|
| 4-BEDROOM | 1 UNIT | 300 GPD/UNIT | 300 GPD |
| | | TOTAL FLOW | 300 GPD |

BOROUGH OF SEA BRIGHT

FOR APPROVAL BY THE BOROUGH OF SEA BRIGHT:

CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

SECRETARY OF THE PLANNING BOARD _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

SCHEDULE OF REVISIONS

| REV. | DATE | DESCRIPTION OF CHANGES | DRAWN BY | CHK. BY |
|------|---------|--|----------|---------|
| 1. | 2/9/22 | REVISED OFFSET DIMENSION TEXT | ENS | CJS |
| 2. | 2/28/22 | REVISED DRIVEWAY LOCATION | ENS | CJS |
| 3. | 3/4/22 | ADDED HHW ELEVATION AND REFERENCE NOTE | ENS | CJS |

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E 2 PROJECT MANAGEMENT LLC

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THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE. THIS DRAWING AND THE DESIGN THEREOF OR CONSTRUCTION THEREOF ARE HEREBY TO BE THE PROPERTY OF E2PM PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED BY ANY OTHER ORGANIZATION, TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

Charles J. Stewart

CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24G8035884

PROJECT NAME
**PROPOSED SINGLE-FAMILY
RESIDENTIAL DEVELOPMENT**

568 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
TAX BLOCK 27, LOT 1

DRAWING TITLE
COVER SHEET

CHECKED BY: CJS DRAWN BY: ENS
SCALE: AS SHOWN SHEET NO: 1 OF 6
PROJECT #: P-21-353 FIRST ISSUE: 1/21/2022

DRAWING NO.
SP-100.00

GENERAL NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE EXCAVATING TEST PITS, IF NECESSARY. CONTRACTOR SHALL MARK FOR UTILITY MARK-OUT PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THE SITE. THE CONTRACTOR SHALL NOTIFY ALL LOCAL UTILITY AGENCIES TO MARK OUT UTILITIES.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS. NO CONSTRUCTION ACTIVITIES SHALL COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED ALL PERMITTING APPROVALS AND REVIEWED ALL DOCUMENTATION AND PERMIT STIPULATIONS ISSUED BY THE GOVERNING PERMITTING AUTHORITIES.
- CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
- CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF FIELD CONDITIONS OR CONFLICTS THAT WOULD ADVERSELY IMPACT CONSTRUCTION AS PROPOSED ON THE PLANS.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND VEGETATION INTENDED TO REMAIN.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO PROCEEDING WITH THE CONSTRUCTION ACTIVITY FOR NECESSARY PLAN CHANGES. THE CONTRACTOR IS NOT ENTITLED TO COMPENSATION FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- E2 PROJECT MANAGEMENT LLC ASSUMES NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.
- ANY STRUCTURES TO BE REMOVED SHALL HAVE EXCAVATIONS BACKFILLED WITH STRUCTURAL FILL AND PROPERLY COMPACTED, AS PER PROJECT SPECIFICATIONS.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR THEN HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE SOIL EROSION AND SEDIMENT CONTROL NOTES FOR SEEDING SPECIFICATIONS.
- ALL CONSTRUCTION SHOW HEREIN SHALL CONFORM TO MUNICIPAL/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND N.J. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED, UNLESS SPECIFICALLY SHOWN OTHERWISE HEREIN. IN CASE OF CONFLICT, THE MORE RESTRICTIVE SHALL GOVERN. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY QUESTIONS REGARDING CONFLICTS.
- HANDICAPPED RAMPS AND CURB CUTS WILL BE PROVIDED AT ALL INTERSECTIONS AND PEDESTRIAN CROSSINGS, AS PER DETAILS.
- ANY DAMAGE TO THE RIGHT-OF-WAY MUST BE REPAIRED/INSTALLED TO EQUAL STANDARDS.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE APPLICANT MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE GOVERNING AGENCY.
- ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

STRUCTURAL FILL AND BACKFILL

[COORDINATE ALL EARTHWORK WITH GEOTECHNICAL REPORT]

IMPORT/ON-SITE STRUCTURAL FILL MATERIAL:
SOILS PLACED AS STRUCTURAL FILL MATERIAL SHOULD CONSIST OF WELL GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES IN DIAMETER AND LESS THAN 15 PERCENT OF MATERIAL PASSING THE NUMBER 200 SIEVE. THESE MATERIALS SHOULD BE FREE OF OBJECTIONABLE DEBRIS (CLAY CLUMPS, ORGANIC AND/OR DELETERIOUS MATERIAL, ETC.) AND WITHIN MOISTURE CONTENTS SUITABLE FOR COMPACTION. ALTERNATIVE SOIL TYPES WITH HIGHER PERCENTAGES OF SILT AND CLAY MAY BE CONSIDERED, PROVIDED THAT THE CONTRACTOR IS ABLE TO ACHIEVE PROPER COMPACTION AND MAINTAIN SUITABLE SUBGRADE ONCE THE MATERIAL IS PLACED. FINE-GRAINED SOILS AND/OR GRANULAR SOILS WITH HIGHER PERCENTAGES OF SILT AND CLAY ARE EXTREMELY MOISTURE SENSITIVE AND WILL ONLY BE SUITABLE FOR REUSE AS STRUCTURAL FILL MATERIAL DURING IDEAL WEATHER CONDITIONS. MATERIALS WETTED BEYOND THE OPTIMUM MOISTURE CONTENT; CONTAIN OVERSIZED ROCK OR DEBRIS; AND/OR CONTAIN INCREASED AMOUNTS OF OBJECTIONABLE DEBRIS WILL NOT BE SUITABLE FOR REUSE AS STRUCTURAL FILL MATERIAL WITHOUT SPECIAL HANDLING. AS SUCH, THE CONTRACTOR SHOULD BE RESPONSIBLE FOR IMPORTING STRUCTURAL FILL MATERIAL AND/OR PROCESSING ON-SITE SOILS AS REQUIRED SO THAT THESE MATERIALS ARE SUITABLE FOR STRUCTURAL FILL PLACEMENT.

IF ENCOUNTERED COBBLES/BOULDERS, EXCAVATED ROCK AND/OR OVERSIZED DEBRIS GREATER THAN THREE INCHES IN DIAMETER WILL NEED TO BE SEPARATED FROM ON-SITE SOILS TO BE PLACED AS STRUCTURAL FILL. APPROVED MATERIAL BETWEEN THREE TO 12 INCHES IN DIAMETER MAY BE CRUSHED OR INDIVIDUALLY PLACED IN FILL LAYERS DEEPER THAN TWO FEET BELOW PROPOSED SUBGRADE LEVELS. CARE MUST BE TAKEN TO INDIVIDUALLY SEAT ANY LARGE PARTICLES AND TO COMPACT SOIL AROUND LARGE PARTICLES WITH HAND OPERATED EQUIPMENT TO MINIMIZE THE RISK OF VOID FORMATION. THE LARGER MATERIAL SHOULD NOT BE PLACED NEAR AREAS OF THE PROPOSED UTILITY OR PLANNED EXCAVATION. BOULDERS LARGER THAN APPROXIMATELY 12 INCHES ARE NOT EXPECTED TO BE ADEQUATE FOR USE AS FILL OR BACKFILL AND SHOULD BE REMOVED FROM THE SITE OR CRUSHED TO AN ADEQUATE SIZE.

COMPACTION AND PLACEMENT REQUIREMENTS:
STRUCTURAL FILL AND BACKFILL SHOULD BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY WITHIN A TARGETED TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR). FILL MATERIAL COMPACTED WITH RELATIVELY LIGHT HAND HELD EQUIPMENT MAY NEED TO BE PLACED IN THINNER LIFTS.

STRUCTURAL FILL TESTING:
BEFORE FILLING OPERATIONS BEGIN, REPRESENTATIVE SAMPLES OF EACH PROPOSED FILL MATERIAL (ON-SITE AND IMPORTED) SHOULD BE COLLECTED. THE SAMPLES SHOULD BE TESTED TO DETERMINE THE MAXIMUM DRY DENSITY, OPTIMUM MOISTURE CONTENT, NATURAL MOISTURE CONTENT, GRADATION, AND PLASTICITY OF THE SOIL. THESE TESTS ARE NEEDED FOR QUALITY CONTROL DURING COMPACTION AND ALSO TO DETERMINE IF THE FILL MATERIAL IS ACCEPTABLE. THE PLACEMENT OF ALL FILL AND BACKFILL SHOULD BE MONITORED BY DYNAMIC EARTH'S GEOTECHNICAL ENGINEER OR TECHNICIAN TO ENSURE THAT THE SPECIFIED MATERIAL AND LIFT THICKNESSES ARE PROPERLY INSTALLED. A SUFFICIENT NUMBER OF IN-PLACE DENSITY TESTS SHOULD BE PERFORMED DURING FILL PLACEMENT TO ENSURE THAT THE SPECIFIED COMPACTION IS ACHIEVED THROUGHOUT THE HEIGHT OF THE FILL OR BACKFILL.

STORMWATER AND GROUNDWATER MANAGEMENT DURING SOIL EXCAVATION

- THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A STORMWATER AND GROUNDWATER MANAGEMENT AND CONTROL PLAN TO MANAGE SURFACE WATER AND GROUNDWATER. THE CONTRACTOR SHALL IDENTIFY ALL REQUIRED PERMITS ON THE CONTRACTOR'S PROJECT SCHEDULE ALLOWING ADEQUATE TIME FOR SECURING ALL REQUIRED PERMITS IN TIME FOR CONSTRUCTION.
- THE CONTRACTOR'S PLAN SHALL SPECIFY METHODS AND EQUIPMENT FOR COLLECTING, PUMPING, TREATING AND DISPOSING OF LIQUIDS GENERATED DURING STORM WATER CONTROL AND DEWATERING; MEASURES TO PREVENT STORM WATER RUN-ON AND RUN-OFF; DEWATERING OF EXCAVATIONS; DECONTAMINATING PERSONNEL AND EQUIPMENT; AND STORING FUELS AND CHEMICALS. THE CONTRACTOR'S PLAN SHALL ALSO IDENTIFY THE APPLICABLE PERMITTING, MONITORING AND REPORTING REQUIREMENTS.

UTILITY NOTES

- GAS, ELECTRIC, TELEPHONE, WATER AND CABLE LINES MAY BE INSTALLED BY THE RESPECTIVE UTILITY. THE EXACT LOCATION OF EACH MAIN SHALL BE COORDINATED BY THE OWNER/GENERAL CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE OTHERWISE NOTED.
- REFER TO MEP DRAWINGS FOR UTILITY CONNECTIONS AT THE PROPOSED BUILDINGS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION TO RESOLVE SAID DISCREPANCIES.
- SANITARY SEWER MANHOLE RIMS AND CLEANOUTS SHALL BE RESET TO PROPOSED GRADE AS REQUIRED.
- EXISTING WATER VALVE AND GAS VALVE BOXES SHALL BE RESET TO PROPOSED GRADE AS REQUIRED.
- A MINIMUM HORIZONTAL DISTANCE OF 10 FT OR A MINIMUM OF 18" VERTICAL DISTANCE IS REQUIRED BETWEEN SANITARY SEWER AND POTABLE WATER PIPING. IF EITHER OF THESE DISTANCES CANNOT BE ACHIEVED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE AT THE CONFLICT LOCATION.
- ALL PROPOSED WATER MAINS, LOOPS, AND FIRE AND DOMESTIC WATER SERVICE SIZES SHOWN, WILL BE ADJUSTED AND SIZED BASED UPON THE RESULTS OF FIRE FLOW TESTS AND SUBSEQUENT DESIGN CALCULATIONS TO BE PROVIDED BY OTHERS.
- ALL SITE CONCRETE, INCLUDING DRAINAGE STRUCTURES, SHALL BE AIR ENTRAINED WITH A COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
- ALL LOCATIONS WHERE UTILITIES WILL BE INSTALLED IN AREAS OF PROPOSED FILL, THE SOIL SHALL BE SUITABLE AND COMPACTED IN 1-FOOT LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM-D-1557 (MODIFIED PROCTOR DENSITY). COMPACTION CERTIFICATIONS SHALL BE PROVIDED. THESE TESTS SHALL BE CONDUCTED BY A SOIL LAB PRIOR TO AND DURING THE INSTALLATION OF THE UTILITIES.
- LOCATION AND LAYOUT OF GAS, ELECTRIC, AND TELECOMMUNICATION UTILITIES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION AND LAYOUT OF THESE UTILITY SERVICES SHALL BE FINALIZED BY THE APPROPRIATE UTILITY PROVIDER.
- ALL SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING UTILITY AUTHORITY'S RULES AND REGULATIONS.

LEGEND

- EXISTING SPOT ELEVATION
- TOP OF CURB ELEVATION
- EXISTING TOP OF WALL ELEVATION
- EXISTING BOTTOM OF WALL ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED SPOT ELEVATION
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GAS LINE
- OVERHEAD WIRE
- ELECTRIC LINE
- WATER LINE
- FIRE WATER LINE
- SANITARY SEWER
- STORM SEWER
- TELCO LINE
- METAL FENCE
- CURB
- EDGE OF PAVEMENT
- EASEMENT
- RAIL ROAD

- GAS VALVE
- WATER VALVE
- HYDRANT
- MANHOLE
- STREET LIGHT
- SIGN
- ELECTRIC BOX/UTILITY BOX
- UTILITY POLE
- STORM CATCH BASIN OR INLET
- EXISTING CLEANOUT
- PROPOSED TREE/PLANT
- PROPOSED BOLLARD
- PROPOSED CEILING MOUNTED LIGHT
- PROPOSED STREET LIGHT
- PROPOSED TRASH RECEPTACLE
- PROPOSED BENCH
- PROPOSED CONCRETE WHEEL STOP

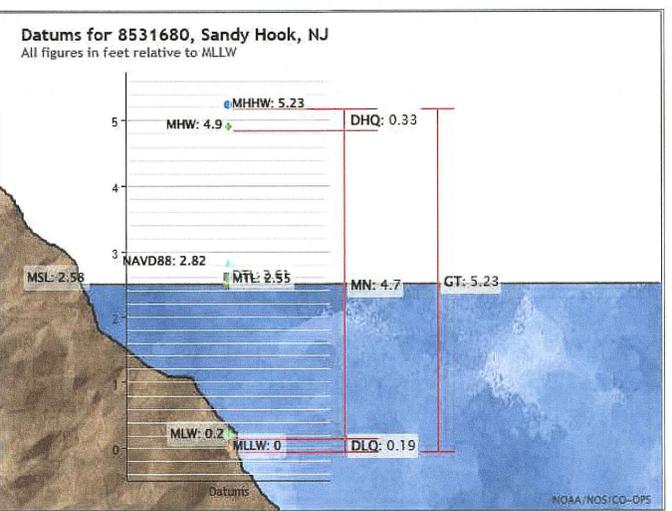


**FEMA FLOOD MAP
N.T.S.**

FEMA FLOOD NOTES

- THE BASE FLOOD ELEVATION IN PROXIMITY TO THE SITE IS ELEVATION 8 (NAVD 88) PER THE ABOVE FEMA FLOOD INSURANCE RATE MAP NUMBER 34024C088G, MONMOUTH COUNTY NEW JERSEY, EFFECTIVE DATE JUNE 20, 2018.
- THE WATER BODY IS TIDAL IN NATURE. PER METHOD 2 (FEMA TIDAL METHOD) THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION SHALL BE EQUAL TO THE FEMA 100-YEAR BASE FLOOD ELEVATION. AS SUCH THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION IS ELEVATION 8 (NAVD 88) RESULTING IN THE ENTIRE PROJECT SITE TO BE LOCATED WITHIN THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION.

SANDY HOOK TIDE GAUGE



- MHHW - MEAN HIGHER-HIGH WATER
- MHW - MEAN HIGH WATER
- MTL - MEAN TIDE LEVEL
- MSL - MEAN SEA LEVEL
- NAVD88 : NORTH AMERICAN VERTICAL DATUM OF 1988
- GT - GREAT DIURNAL RANGE
- MN - MEAN RANGE TIDE
- DHQ - MEAN DIURNAL HIGH WATER INEQUALITY
- DLQ - MEAN DIURNAL LOW WATER INEQUALITY
- MLW - MEAN LOW WATER
- MLLW - MEAN LOWER-LOW WATER

SCHEDULE OF REVISIONS

| REV. | DATE | DESCRIPTION OF CHANGES | DRAWN BY | CHK. BY |
|------|---------|--|----------|---------|
| 1. | 2/9/22 | REVISED OFFSET DIMENSION TEXT | ENS | CJS |
| 2. | 2/28/22 | REVISED DRIVEWAY LOCATION | ENS | CJS |
| 3. | 3/4/22 | ADDED MHW ELEVATION AND REFERENCE NOTE | ENS | CJS |

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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 246B035884

PROJECT NAME
PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

568 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
TAX BLOCK 27, LOT 1

DRAWING TITLE
GENERAL NOTES

| | |
|---------------------|------------------------|
| CHECKED BY: CJS | DRAWN BY: ENS |
| SCALE: N/A | SHEET NO: 2 OF 6 |
| PROJECT #: P-21-353 | FIRST ISSUE: 1/21/2022 |

DRAWING NO.
SP-101.00

DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- DURING SITE DEMOLITION AND REPAIRS, THE FOLLOWING FEATURES SHALL REMAIN UNLESS SPECIFIED:
 - EXISTING TREES
 - EXISTING LIGHT POLES
 - EXISTING UTILITY POLES
 - EXISTING UNDERGROUND UTILITIES
 - EXISTING STREET SIGNS
- ALL EXISTING U/G UTILITIES ENTERING THE SITE THAT CONFLICT WITH PROPOSED WORK SHALL BE RE-LOCATED, CAPPED OR REMOVED PRIOR TO ANY DEMOLITION.
- ALL EXISTING MANHOLES, VALVE BOXES, UTILITY ACCESS, CATCH BASINS ETC. SHALL BE PROTECTED AND NOT DAMAGED. RESET THE TOP OF RIMS AS NOTED ON PLANS.
- ALL CATCH BASINS AND MANHOLES SHOWN ON THIS DRAWING WITHIN THE LIMIT OF WORK SHALL BE CLEANED OUT.
- EXISTING FIRE HYDRANTS SHALL BE PROTECTED AND MAINTAINED ACTIVE THROUGHOUT THE DEMOLITION AND CONSTRUCTION OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL U/G OBSTRUCTIONS AND DISPOSING OF ALL EXCAVATED SOILS AND SPOILS.
- ALL DAMAGED PUBLIC PROPERTY, INCLUDING BUT NOT LIMITED TO, CURBING, LIGHT POLES, LANDSCAPING, ETC. TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- ANY DAMAGE TO THE PUBLIC RIGHT OF WAY MUST BE REPAIRED/INSTALLED TO EQUAL STANDARDS.
- PEDESTRIAN ACCESS ALONG PUBLIC STREETS AND SIDEWALKS TO BE MAINTAINED AT ALL TIMES.

EXISTING TREE PROTECTION & REMOVAL NOTES

- EXISTING TREES THAT ARE TO REMAIN SHALL BE PROTECTED.
- EXISTING TREES SHALL BE TRIMMED BACK AS NEEDED.

CONSTRUCTION SAFETY

- CONTRACTOR SHALL IMPLEMENT A SIDEWALK PROTECTION PLAN TO SAFEGUARD THE PEDESTRIANS.
- ANY SIDEWALK CLOSURES DURING CONSTRUCTION SHALL BE COORDINATED WITH THE OWNER.

SOIL EROSION CONTROL NOTES

- PROVIDE INLET PROTECTION FOR ALL EXISTING CATCH BASINS AND ALSO FOR FUTURE CATCH BASINS AFTER CONSTRUCTION. REFERENCE DETAILS ON DRAWING SP-108.00.

SOLID AND WASTE MANAGEMENT

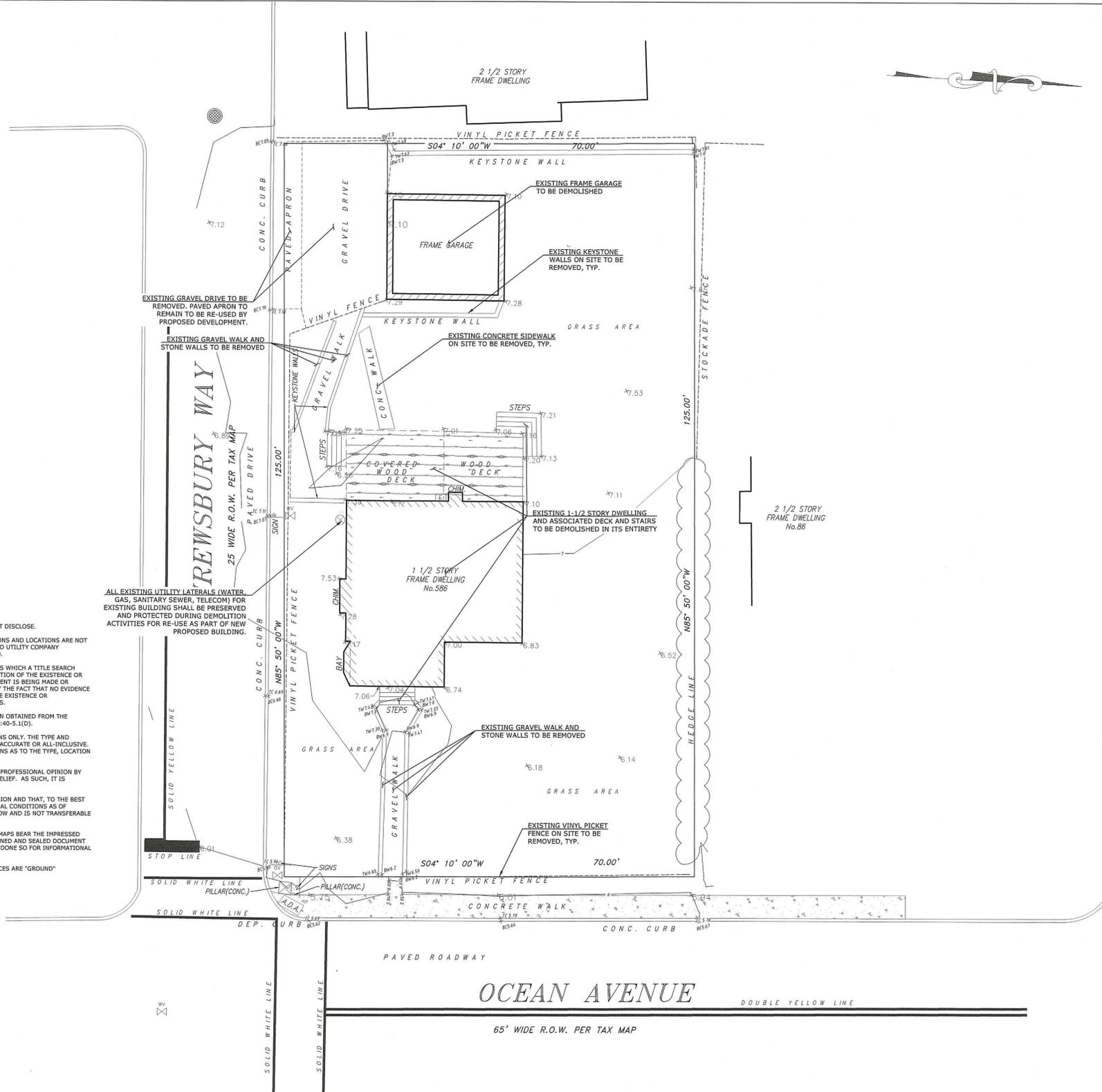
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A DETAILED WASTE MANAGEMENT PLAN THAT INCLUDES ALL THE POTENTIAL WASTES TO BE ENCOUNTERED AT THE SITE, THEIR ON-SITE HANDLING (COLLECTION AND STORAGE), TRANSPORT, AND DISPOSAL.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO HANDLE ALL SOLID AND LIQUID WASTE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL DISTINGUISH SOLID WASTE AND HAZARDOUS WASTE AS DEFINED IN APPLICABLE REGULATIONS AND LAWS REFERENCED WITHIN THIS SECTION. SOLID WASTE AND HAZARDOUS WASTE SHALL BE SEGREGATED IN DESIGNATED AREAS PRIOR TO OFF-SITE DISPOSAL.
- ALL REGULATED WASTE SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- IF SOLID WASTE IS TEMPORARILY STORED IN CONTAINERS PRIOR TO OFF-SITE DISPOSAL, PROVISIONS SHALL BE MADE TO COVER THE CONTAINER TO PREVENT THE GENERATION OF AIRBORNE DUST AND/OR CONTAMINATED RUNOFF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMONSTRATING TO THE OWNER THE ULTIMATE DISPOSAL METHOD, INCLUDING THE IDENTIFICATION OF THE WASTE TRANSPORTER AND DISPOSAL FACILITY.
- THE OWNER SHALL BE RESPONSIBLE FOR WASTE CLASSIFICATION SAMPLING FOR OFFSITE DISPOSAL.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO HANDLE ALL AQUEOUS WASTE IN ACCORDANCE WITH THESE SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- THE PROJECT IS A "NET-CUT" PROJECT WITH THE MAJORITY OF DEMOLITION DEBRIS AND EXCAVATED MATERIAL BEING REMOVED FROM THE SITE.
- ALL CONTAMINATED SOIL, MATERIAL, AND BUILDING DEBRIS SHALL BE PLACED IN POLYETHYLENE-LINED ROLL OFF CONTAINERS OR DUMP TRAILERS SUPPLIED BY THE CONTRACTOR AND SHIPPED OFFSITE IN BULK.
- MISCELLANEOUS WASTES GENERATED AS A RESULT OF THE PROJECT SHALL BE STORED IN HEAVY DUTY TRASH BAGS, FIBER DRUMS, DUMPSTERS, OR OTHER SUITABLE CONTAINERS.
- ALL SHIPMENTS SHALL BE APPROPRIATELY PLACARDED, LABELED, AND MANIFESTED BY THE CONTRACTOR AS REQUIRED BY ALL APPLICABLE REGULATIONS.
- DEMOLISHED MATERIAL TO BE REUSED ON-SITE AS BACKFILL MUST FIRST BE VERIFIED BY THE OWNER THAT THE SOURCE MATERIAL IS NOT HAZARDOUS OR CONTAMINATED THROUGH TCLP TESTING AS DEFINED BY 40 CFR 261.24 USING ANALYTICAL METHODS DEFINED BY EPA SW-846.
- THE CONTRACTOR'S METHODS AND PROCEDURES TO REMOVE, HANDLE, AND DISPOSE OF THE LEAD PAINT CHIPS SHALL BE INCLUDED IN THE LEAD BASED/CONTAINING PAINT HANDLING PLAN TO BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO THE START OF ANY RELATED WORK. THE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF FEDERAL, STATE AND LOCAL HAZARDOUS WASTE REGULATIONS. THE CONTRACTOR SHALL AUGMENT THESE REQUIREMENTS WITH ANY ADDITIONAL MEASURES TYPICALLY REQUIRED BY APPLICABLE REGULATIONS TO ENSURE A FULLY COMPLIANT PROTECT PLAN.
- CONTRACTOR SHALL HAVE A COMPETENT PERSON WHO IS TRAINED IN THE RECOGNITION AND CONTROL OF LEAD HAZARDS IN ACCORDANCE WITH CURRENT FEDERAL, STATE, AND LOCAL REGULATIONS. THE COMPETENT PERSON DOES NOT HAVE TO BE A CERTIFIED INDUSTRIAL HYGIENIST (CIH).
- THE CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE OWNER AN ASBESTOS ABATEMENT PLAN PRIOR TO THE START OF WORK. NO ASBESTOS RELATED WORK SHALL BEGIN WITHOUT OWNER APPROVAL OF THE PLAN. THE WASTE ASSESSMENT REPORT (REFERENCE APPENDIX 5) OUTLINES THE AREAS IDENTIFIED AS HAVING ACM.
- THE CONTRACTOR IS RESPONSIBLE FOR RETAINING A QUALIFIED ASBESTOS ABATEMENT CONTRACTOR WHO IS LICENSED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS TO PERFORM ASBESTOS ABATEMENT WORK. THE CONTRACTOR SHALL AUGMENT THESE REQUIREMENTS WITH ANY ADDITIONAL MEASURES TYPICALLY REQUIRED BY APPLICABLE REGULATIONS TO ENSURE A FULLY COMPLIANT PROTECT PLAN.

SURVEY NOTES

- TAX BLOCK 27 LOT 1 LOT AREA: 8,750 SF. @ 0.201 AC.
- SUBJECT TO SUCH STATE OF FACTS AS A FULL AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
- THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR CONTAMINATION, THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN. THIS SURVEY DOES NOT SHOW THE EXISTENCE OR NON-EXISTENCE OF FLOOD PLAIN, ZONING OR ANY OTHER LAND USE RESTRICTIONS.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:9-26.3) AND N.J.A.C. 17:40-5.1(f).
- UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES ARE NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE, LOCATION AND SUITABILITY OF UTILITIES AS MAY BE NECESSARY.
- THE WORD CERTIFY, AS USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT IS NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF ACTUAL CONDITIONS AS OF JANUARY 2022. THIS CERTIFICATION IS MADE ONLY TO THE PARTIES LISTED BELOW AND IS NOT TRANSFERABLE TO OTHER PARTIES.
- THIS CERTIFICATION IS ONLY VALID FOR THIS MAP AND COPIES THEREOF IF SAID MAPS BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY.
- ALL SHOWN ELEVATIONS BASED UPON NAVD83 (GEOID 12A). ALL SHOWN DISTANCES ARE "GROUND" DISTANCES. N.J.S.P.C.S (MAP-83) HAS BEEN ESTABLISHED BY USING RTK GPS.

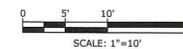
CERTIFIED TO:
ALAN PORTO

ALL EXISTING UTILITY LATERALS (WATER, GAS, SANITARY SEWER, TELECOM) FOR EXISTING BUILDING SHALL BE PRESERVED AND PROTECTED DURING DEMOLITION ACTIVITIES FOR RE-USE AS PART OF NEW PROPOSED BUILDING.



REFERENCE NOTES:

- THE TOPOGRAPHIC SURVEY SHOWN HEREIN WAS OBTAINED FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY, PORTO RESIDENCE, 568 OCEAN AVENUE, SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY, BLOCK 21 LOT 1" DATED JANUARY 26 2022.
- BOUNDARY INFORMATION WAS OBTAINED FROM A SURVEY ENTITLED "MAP OF SURVEY OF PROPERTY TO BE ACQUIRED BY ALAN PORTO, SITUATE IN SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NJ" PREPARED BY GERALD L. BRACHT, PROFESSIONAL LAND SURVEYOR, DATED MARCH 29, 2020.
- THE BASE FLOOD ELEVATION PER THE FEMA MAPPING SHOWN IS ELEVATION 8 (SEE FEMA MAP ON SHEET SP-101.00). THE BASE FLOOD ELEVATION PLUS ONE IS ELEVATION 9 NAVD83. THE ENTIRE SITE IS LOCATED WITHIN THE BASE FLOOD ELEVATION PLUS ONE SO IT IS NOT DENOTED ON THE PLANS AS SUCH.



SCHEDULE OF REVISIONS

| REV. | DATE | DESCRIPTION OF CHANGES | DRAWN BY | CHK. BY |
|------|---------|--|----------|---------|
| 1. | 2/9/22 | REVISED OFFSET DIMENSION TEXT | ENS | CJS |
| 2. | 2/28/22 | REVISED DRIVEWAY LOCATION | ENS | CJS |
| 3. | 3/4/22 | ADDED HHW ELEVATION AND REFERENCE NOTE | ENS | CJS |

OWNER
ALAN PORTO
3 DORCHESTER DRIVE
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APPLICANT
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THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE. THIS DRAWING AND THE DESIGN THEREOF OR CONSTRUCTION THEREOF ARE HEREBY TO BE TRUSTED BY THE USER. E2PM, LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER OTHER THAN TO ITS INTENT AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

(Signature)
CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GB035884

PROJECT NAME
PROPOSED SINGLE-FAMILY
RESIDENTIAL DEVELOPMENT

568 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
TAX BLOCK 27, LOT 1

DRAWING TITLE
EXISTING CONDITIONS AND
DEMOLITION PLAN

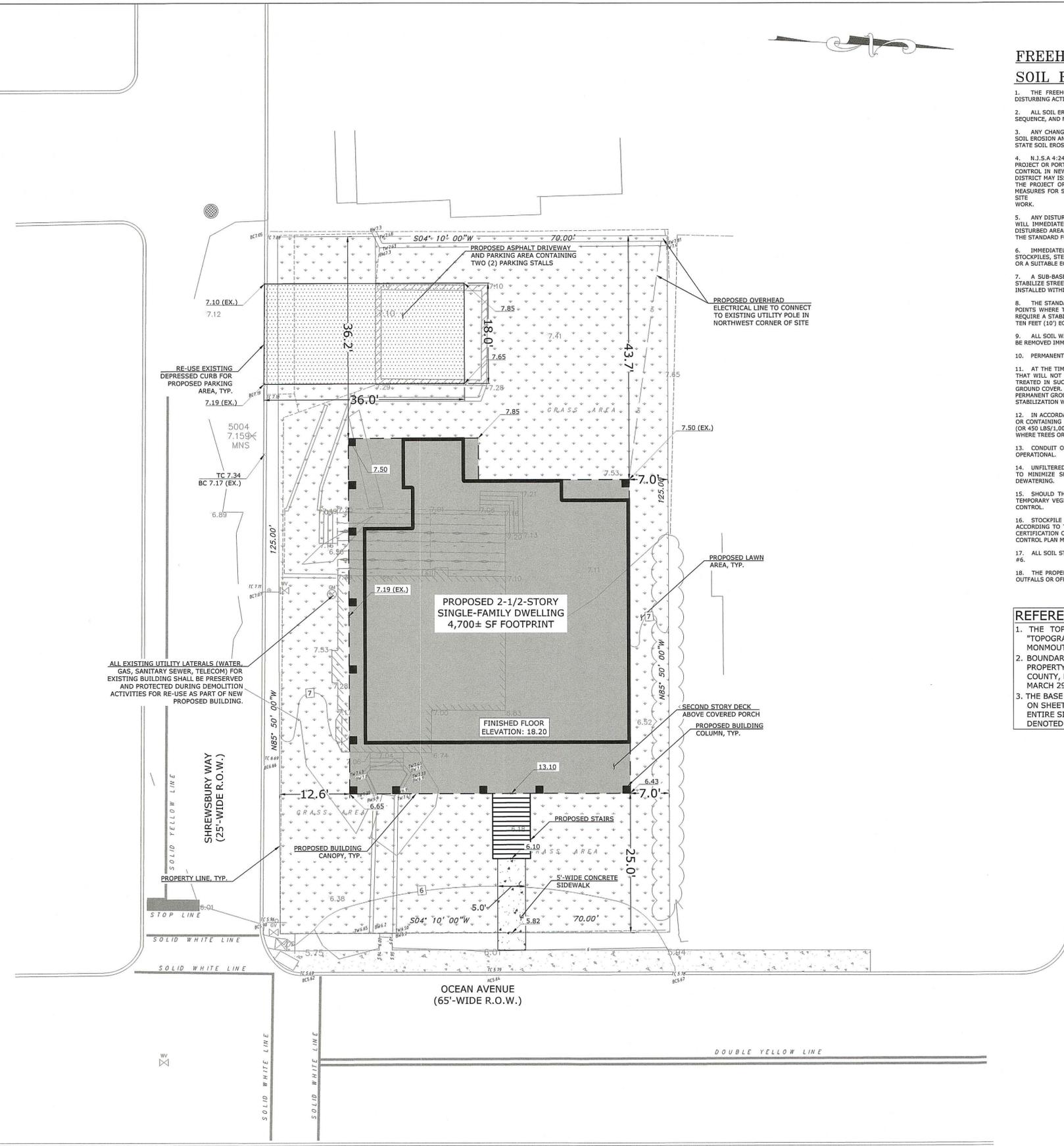
CHECKED BY: CJS DRAWN BY: ENS

SCALE: 1" = 10' SHEET NO: 3 OF 6

PROJECT #: P-21-353 FIRST ISSUE: 1/21/2022

DRAWING NO.

SP-102.00



**FREEHOLD SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND 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.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE 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 WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE COMPLETED, 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 STABILIZATION WILL HAVE TO BE EMPLOYED.
12. 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.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

REFERENCE NOTES:

1. THE TOPOGRAPHIC SURVEY SHOWN HEREIN WAS OBTAINED FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY, PORTO RESIDENCE, 568 OCEAN AVENUE, SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY, BLOCK 21 LOT 1" DATED JANUARY 25, 2022.
2. BOUNDARY INFORMATION WAS OBTAINED FROM A SURVEY ENTITLED "MAP OF SURVEY OF PROPERTY TO BE ACQUIRED BY ALAN PORTO, SITUATE IN SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NJ" PREPARED BY GERALD L. BRATCH, PROFESSIONAL LAND SURVEYOR, DATED MARCH 29, 2020.
3. THE BASE FLOOD ELEVATION PER THE FEMA MAPPING SHOWN IS ELEVATION 8 (SEE FEMA MAP ON SHEET SP-101.00). THE BASE FLOOD ELEVATION PLUS ONE IS ELEVATION 9 NAVD88. THE ENTIRE SITE IS LOCATED WITHIN THE BASE FLOOD ELEVATION PLUS ONE SO IT IS NOT DENOTED ON THE PLANS AS SUCH.

| SCHEDULE OF REVISIONS | | | | |
|-----------------------|---------|--|----------|---------|
| REV. | DATE | DESCRIPTION OF CHANGES | DRAWN BY | CHK. BY |
| 1. | 2/9/22 | REVISED OFFSET DIMENSION TEXT | ENS | CJS |
| 2. | 2/28/22 | REVISED DRIVEWAY LOCATION | ENS | CJS |
| 3. | 3/4/22 | ADDED MHW ELEVATION AND REFERENCE NOTE | ENS | CJS |

OWNER
ALAN PORTO
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APPLICANT
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E 2 PROJECT MANAGEMENT LLC

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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION


CHARLES I. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GB035884

PROJECT NAME
PROPOSED SINGLE-FAMILY
RESIDENTIAL DEVELOPMENT

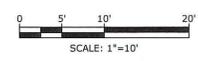
568 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
TAX BLOCK 27, LOT 1

DRAWING TITLE
SITE, GRADING, UTILITY, AND
EROSION CONTROL PLAN

| | |
|---------------------|------------------------|
| CHECKED BY: CJS | DRAWN BY: ENS |
| SCALE: 1" = 10' | SHEET NO: 4 OF 6 |
| PROJECT #: P-21-353 | FIRST ISSUE: 1/21/2022 |

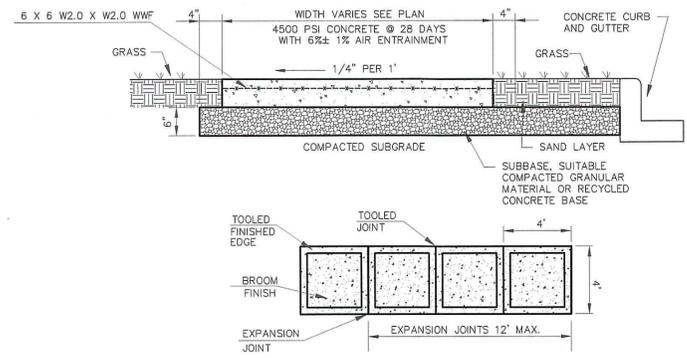
DRAWING NO.
SP-103.00

PROJECT SITE LIES WITHIN THE TIDAL FLOOD PLAIN OF THE ATLANTIC OCEAN AND/OR SHREWSBURY RIVER. AS SUCH THE SITE IS NOT SUBJECT TO PROVIDE STORMWATER QUANTITY REDUCTIONS FOR THE INCREASE IN IMPERVIOUS SURFACE.

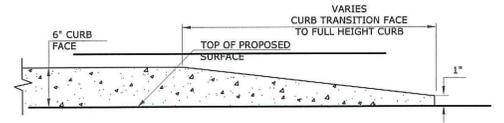


SCHEDULE OF REVISIONS

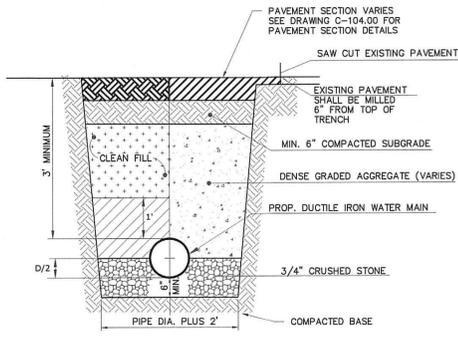
| REV. | DATE | DESCRIPTION OF CHANGES | DRAWN BY | CHK. BY |
|------|---------|--|----------|---------|
| 1. | 2/9/22 | REVISED OFFSET DIMENSION TEXT | ENS | CJS |
| 2. | 2/28/22 | REVISED DRIVEWAY LOCATION | ENS | CJS |
| 3. | 3/4/22 | ADDED HWY ELEVATION AND REFERENCE NOTE | ENS | CJS |



1. ANY CONCRETE PLACED BETWEEN NOVEMBER 15 AND APRIL 1 MUST CONFORM TO ARTICLES 501.11 AND 501.17 OF THE N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1989 EDITION, USING 2% CALCIUM CHLORIDE, HOT WATER, COVERED W/SALT HAY.
2. WHERE SIDEWALK ABUTS CURBING, INSTALL EXPANSION JOINT BETWEEN CURB AND SIDEWALK ALONG ENTIRE LENGTH.
3. SLUMP TEST: 3" - 4".
4. EXPANSION JOINTS EVERY 12'. CONSTRUCTION JOINTS EVERY 4' AT A DEPTH OF 1/4 THICKNESS OF CONCRETE.
5. ALL SIDEWALK MUST BE SPRAYED WITH WHITE PIGMENTED CURING COMPOUND AFTER BROOM FINISHING.

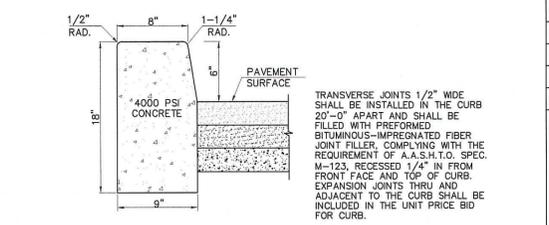


1 CURB TRANSITION
SCALE: N.T.S.



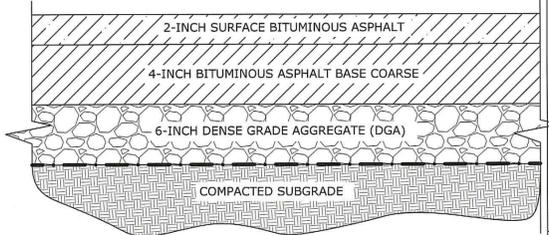
1. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK-COATED WITH EMULSIFIED ASPHALT.
2. IN AREAS WITH WET OR UNSTABLE BOTTOMS USE 3/4" CLEAN BROKEN STONE TO STABILIZE TRENCH BOTTOM TO SOLID, STABLE FOUNDATION.
3. CONTRACTOR SHALL REPAIR ANY SETTLED AREAS WITH STABILIZED BASE AFTER A SIX MONTH PERIOD OR ONE WINTER SEASON TO ENSURE NEW PAVEMENT SURFACE REMAINS FLUSH WITH EXISTING PAVEMENT.
4. REFER TO DRAWING C-104.00 FOR PAVEMENT THICKNESS

3 PIPE TRENCH
SCALE: N.T.S.

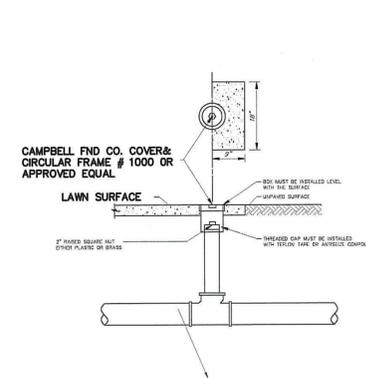


TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENT OF A.A.S.H.T.O. SPEC. M-123, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB. EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

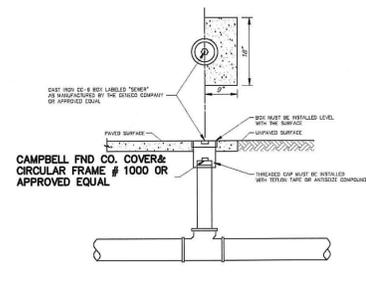
4 CONCRETE CURB
SCALE: N.T.S.



4 ASPHALT PAVEMENT
SCALE: N.T.S.

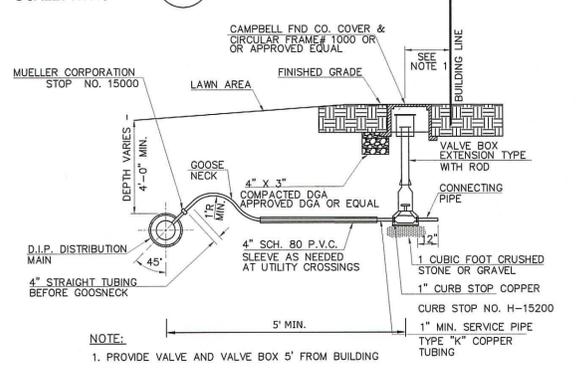


5 CLEANOUT
SCALE: N.T.S.



- NOTES:
1. AT LEAST ONE CLEARDOUT MUST BE PROVIDED ON EACH LATERAL.
 2. A CLEARDOUT WILL BE PROVIDED FOR EACH LATERAL BETWEEN THE CURB AND THE SIDEWALK.
 3. IN GENERAL, OWNERSHIP AND MAINTENANCE OF LATERALS AND CLEARDOUTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. THE LOCATION OF ALL CLEARDOUTS MUST BE APPROVED BY THE TOWNSHIP PLUMBING DEPARTMENT.
 5. ALL CLEARDOUTS LOCATED WITHIN PAVEMENT OR CONCRETE MUST BE PROTECTED WITH A CO-8 BOX.

6 WATER SERVICE CONNECTION
SCALE: N.T.S.



- NOTE:
1. PROVIDE VALVE AND VALVE BOX 5' FROM BUILDING
 2. BACKFILL SHALL BE HAND PLACED SAND FOR A DEPTH OF 1 FOOT OVER SERVICE.
 3. SERVICE PIPE SHALL BE CONSTRUCTED AT 90° TO THE CURB LINE.
 4. A TUBING BENDER APPROVED BY THE ENGINEER MUST BE USED FOR ALL BENDS AND GOOSENECK.
 5. NEW TAP LARGER THAN 1" INTO DUCTILE IRON CEMENT LINED OR CAST IRON CEMENT LINED WATER MAIN REQUIRE A SERVICE SADDLE WITH STAINLESS STEEL STRAPS.

7 WATER SERVICE CONNECTION
SCALE: N.T.S.

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I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

Charles J. Stewart
CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GB035884

PROJECT NAME
PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
568 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
TAX BLOCK 27, LOT 1

DRAWING TITLE
CONSTRUCTION DETAILS

CHECKED BY: CJS DRAWN BY: ENS
SCALE: NOT TO SCALE SHEET NO: 6 OF 6
PROJECT #: P-21-353 FIRST ISSUE: 1/21/2022
DRAWING NO.

SP-111.00