

PRELIMINARY & FINAL MAJOR SITE PLAN

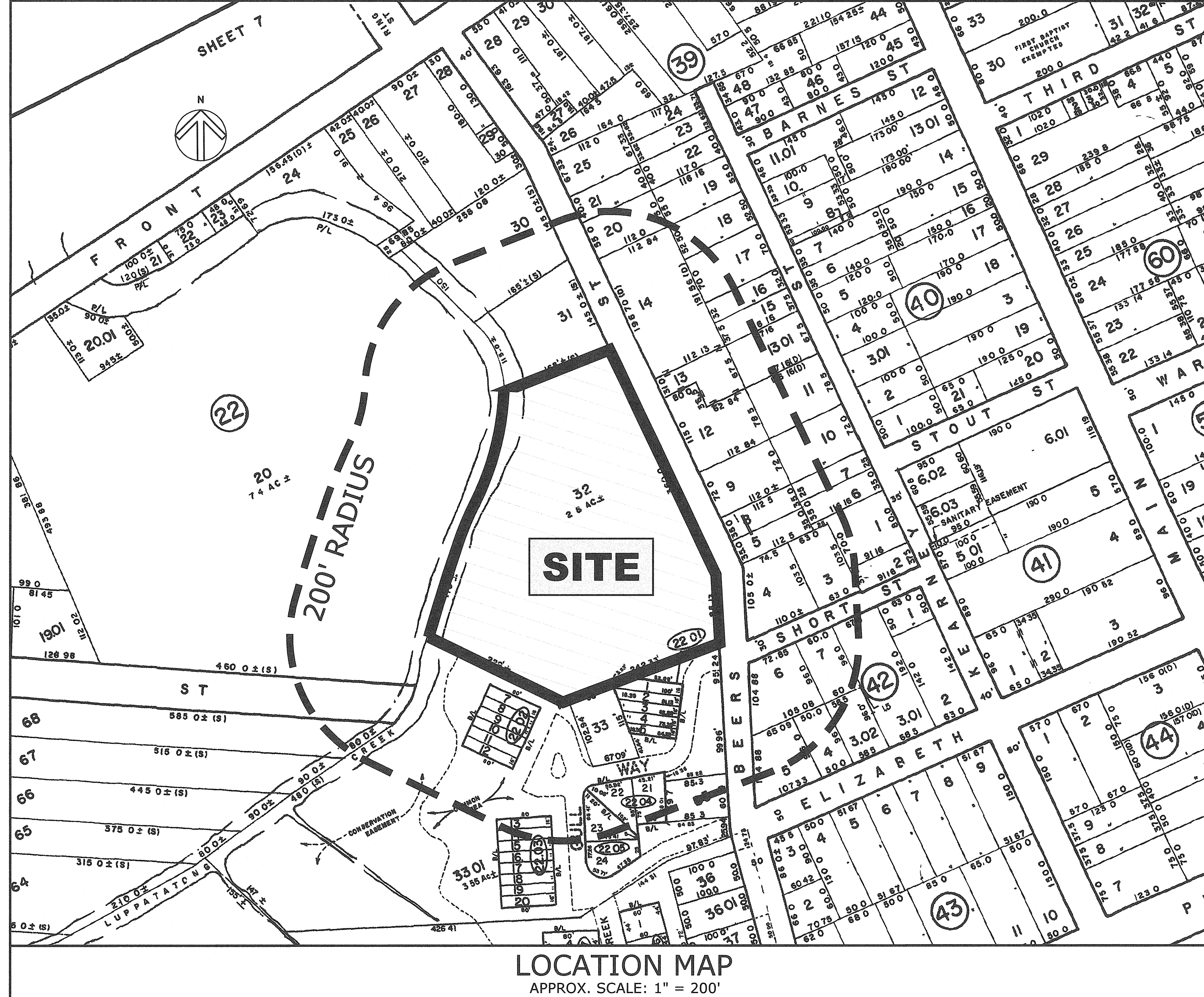
OYSTER BAY APARTMENTS

PREPARED FOR:

LOT 32 OF BLOCK 22, BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEET 8

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
22	33	COLORIO, DOREEN & JERRY 6 GULL WAY KEYPORT, NJ 07735	39	4.01	HILL, CHERYL 14 SHORT KEYPORT, NJ 07735
22	33.01	SANDPIPER HOMEOWNERS ASSO % 439 STILLWELLS CORNER RD FREEHOLD, NJ 07728	39	5.01	BURLEW, RYAN 53 BEERS STREET KEYPORT, NJ 07735
22	35	BROOKING, DANIEL M & JENNE 114 BEERS STREET KEYPORT, NJ 07735	39	6	AUMACK, HARRY 52 KEARNEY KEYPORT, NJ 07735
22	67	METRICK, SUZANNE FAITH 5 LUPPATATONG AVE KEYPORT, NJ 07735	39	8	AUMACK, HARRY M II & MARGARET E 52 KEARNEY STREET KEYPORT, NJ 07735
22	68	CATANZARITE, SHAINA 1 LUPPATATONG KEYPORT, NJ 07735	39	11	SMITH, RITA 30 KEARNEY STREET KEYPORT, NJ 07735
22.01	1	MARIUCCA, VICTORIA 1 GULL WAY KEYPORT, NJ 07735	39	12.01	45 BEERS, LLC 5030 SHAFITTO ROAD TINTON FALLS, NJ 07724
22.01	2	PINTO, JOSEPH 2 GULL WAY KEYPORT, NJ 07735	39	13.01	MINUTELLA, JOSEPH & DOREEN A 34 KEARNY STREET KEYPORT, NJ 07735
22.01	3	CARDELLA, MICHAELA ESPOSITO, CATHERINE 3 GULL WAY KEYPORT, NJ 07735	39	15	HILA, JOHN & KATHLEEN 30 KEARNEY ST KEYPORT, NJ 07735
22.01	4	LOPEZ, RAFAEL 4 GULL WAY KEYPORT, NJ 07735	39	16	CUTTS, MORGAN L 29 KEARNEY ST KEYPORT, NJ 07735
22.01	5	SMITH, STEVEN 5 GULL WAY KEYPORT, NJ 07735	39	20	MAYS, KYLE LARKEY & SCURA, MARISA 25 BEERS ST KEYPORT, NJ 07735
22.02	7	FINNEY, JAMES PATRICK JR 7 GULL WAY KEYPORT, NJ 07735	39	21	EVANS, FRANK & KILLEEN, KASEY 27 BEERS ST KEYPORT, NJ 07735
22.02	8	GILMORE, WILLIAM 2 TARA LN DR HAZLET, NJ 07735	42	3.01	MARDOZA, DANIEL J III & STEPHANIE 75 ELIZABETH ST KEYPORT, NJ 07735
22.02	9	MCDONALD, DARNELL & KELLY, CHRISTINE 9 GULL WAY KEYPORT, NJ 07735	42	3.02	LYNCH, PATRICK J 77 ELIZABETH STREET KEYPORT, NJ 07735
22.02	10	PICCONICH, JOSEPH 10 GULL WAY KEYPORT, NJ 07735	42	4	WALKER, THOMAS H & ANNA I 44 WALNUT ST KEYPORT, NJ 07735
22.02	11	MAHONEY, JANET 11 GULL WAY KEYPORT, NJ 07735	42	5	SHAW, MICHAEL G & KATHLEEN H 95 ELIZABETH KEYPORT, NJ 07735
22.02	12	INGUAGGIATO, JOS & CAMPBELL, HEATHER 12 GULL WAY KEYPORT, NJ 07735	42	6	SHORT ST REALTY, LLC 1430 FOREST AVENUE LAKEWOOD, NJ 08701
22.03	13	MIEY, EILEEN A & RYAN, MICHAEL J 13 GULL WAY KEYPORT, NJ 07735	42	7	KWICINSKI, PAUL G & ELENA S 15 SHORT ST KEYPORT, NJ 07735
22.03	14	JACOVINO, DEBORAH 14 GULL WAY KEYPORT, NJ 07735	TO BE RECEIVED		
22.04	21	ADVANI, MAHINDER & BETH 21 GULL WAY KEYPORT, NJ 07735			
22.04	22	BOTTGER, ALAN 22 GULL WAY KEYPORT, NJ 07735			
22.05	23	RUSSO, MICHAEL F JR 23 GULL WAY KEYPORT, NJ 07735			
39	1	MURPHY, JOHN J & MARIE Y 54 KEARNEY STREET KEYPORT, NJ 07735			
39	2	KAPLAN, MORDECHAI & GAYLE 58 KEARNEY STREET KEYPORT, NJ 07735			
39	3	CASSIDY, MARJORIE 15 SHORT STREET KEYPORT, NJ 07735			

200' PROPERTY OWNERS



PROJECT ATTORNEY:
JEFFREY B. GALE, ESQ.
GALE & LAUGHLIN, LLP.
2814 HIGHWAY 35
HAZLET, N.J. 07730

PROJECT SURVEYOR:
JOHN T. LUTS, PLS
YORKANIS & WHITE, INC.
23 VILLAGE COURT
HAZLET, N.J. 07730
(732) 888-3211

PROJECT ARCHITECT:
JACK PURVIS, AIA
38 LAKESIDE DRIVE
P.O. BOX 222
FARMINGDALE, NJ 07727
(732) 292-9300

GENERAL NOTES:

- PROPERTY BEING KNOWN AS LOT 32 OF BLOCK 22 AS SHOWN ON SHEET 8 OF THE CURRENT OFFICIAL TAX MAP OF THE BOROUGH OF KEYPORT, DATED SEPTEMBER 9, 1995.
- PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR THE CONSTRUCTION OF A "WORKSHOP" BUILDING, KITCHEN ADDITION, GAZEBO, RELOCATION OF TRASH ENCLOSURE, SIGN REPLACEMENT, AND SIDEWALK RELOCATION.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE RC RESIDENTIAL DISTRICT C ZONE.
- THIS PROJECT DESIGN IS CONSISTENT WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS AS PROMULGATED BY THE DEPARTMENT OF COMMUNITY AFFAIRS. NO WAIVERS OR DE MINIMIS EXCEPTIONS TO THE STANDARDS ARE REQUESTED.
- TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON TAKEN FROM "TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS LOT 32 IN BLOCK 22, BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS OF YORKANIS & WHITE, INC ON NOVEMBER 11, 2021, AND CERTIFIED TO KENNEDY CONSULTING ENGINEERS, LLC.
- OUTBOUND INFORMATION SHOWN HEREON TAKEN FROM "ALTANPS LAND TITLE SURVEY OF PROPERTY BELONGING TO KEYPORT LEGION APARTMENTS, INC. DESIGNATED AS LOT NO. 32, BLOCK 22, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY, STATE OF NEW JERSEY ALSO KNOWN AS 50 BEERS STREET, BOROUGH OF KEYPORT, MONMOUTH COUNTY, STATE OF NEW JERSEY", PREPARED BY RAMSAY LAND SURVEYING, P.C., DATED OCTOBER 31, 2019.
- WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTY WERE DELINEATED IN THE FIELD BY ENVIRONMENTAL CONSULTANT DONALD A. DIMARZIO, P.P.
- A PORTION OF PROPERTY KNOWN AS LOT 32 IN BLOCK 22 IS SITUATED IN FLOOD ZONE "AE" (EL. 11); ZONE "AE" (EL. 12) & ZONE "X" (OTHER), AS SHOWN ON A CERTAIN MAP ENTITLED: "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 37 OF 457, BOROUGH OF KEYPORT, COMMUNITY-PANEL NUMBER 340304 0037 F, MAP NO. 34025C0037F", PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED SEPTEMBER 25, 2009.
PROPERTY IS ALSO SITUATED IN FLOOD ZONE "AE" (EL. 13); ZONE "AE" (EL. 14); ZONE "VE" (EL. 15); ZONE "X" (OTHER) AND ZONE "X", AS SHOWN ON A CERTAIN MAP ENTITLED: "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 37 OF 457, BOROUGH OF KEYPORT, COMMUNITY-PANEL NUMBER 340304 0037 G, MAP NO. 34025C0037G", PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED PRELIMINARY JANUARY 31, 2014.
- PROPERTY OWNER/APPLICANT:
OYSTER BAY URBAN RENEWAL, LLC.
50 BEERS STREET
KEYPORT, NJ 07735
- UTILITIES:
WATER SERVICE: BOROUGH OF KEYPORT WATER/SEWER DEPARTMENT
SEWER SERVICE: BOROUGH OF KEYPORT WATER/SEWER DEPARTMENT
TELEPHONE SERVICE: VERIZON
ELECTRIC SERVICE: JERSEY CENTRAL POWER & LIGHT
CABLE TELEVISION: COMCAST CABLE COMPANY
GAS SERVICE: NEW JERSEY NATURAL GAS COMPANY

ZONING SUMMARY - BLOCK 22, LOT 32 RESIDENTIAL DISTRICT C (RC)				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	3 AC.	115,953 S.F. (2.662 AC.)	115,953 S.F. (2.662 AC.)	EXISTING NON CONFORMANCE
MAXIMUM DENSITY	20 UNITS / AC.	78.13 UNITS / AC.	78.13 UNITS / AC.	EXISTING NON CONFORMANCE
MINIMUM LOT WIDTH	200 FT.	438 FT.	438 FT.	
MINIMUM LOT COVERAGE	60%	58.26%	58.26%	EXISTING NON CONFORMANCE
MINIMUM USABLE OPEN SPACE	400 SF PER D.U. (83,200 SF)	33,555 SF	33,166 SF	EXISTING NON CONFORMANCE
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	10 STORIES/40 FT	10 STORIES/40 FT	EXISTING NON CONFORMANCE
MAXIMUM STRUCTURE LENGTH	200 FT.	216.54 FT	216.54 FT	EXISTING NON CONFORMANCE
MINIMUM SETBACK REQUIREMENTS				
FROM PUBLIC R.O.W.	30 FT.	56.3 FT	56.3 FT	
FROM ANY OTHER PROPERTY LINE	50 FT.	36.6 FT	36.6 FT	EXISTING NON CONFORMANCE
VARIANCE:				

*DENSITY: 208 UNITS / 2.662 AC = 78.13 UNITS/AC

SITE PLAN OF: _____
BLOCK: _____ LOT: _____ ZONE: _____
DATE: _____ SCALE: _____
APPLICANT: _____
ADDRESS: _____
I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD:

(OWNER) (DATE)
I HEREBY CERTIFY THAT I HAVE PREPARED THE SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION THEREON DEPICTED IS CORRECT.

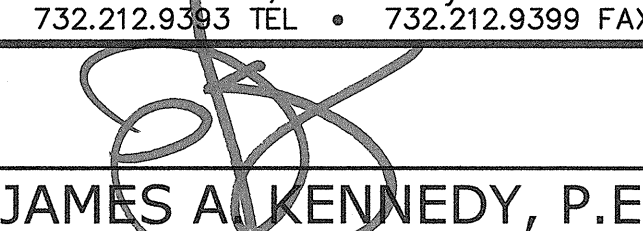
(NAME) (TITLE & LICENSE)
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER THAT JURISDICTION.

(DATE) (MUNICIPAL ENGINEER)
APPROVED BY PLANNING BOARD:
PRELIMINARY: _____
FINAL: _____

(CHAIRMAN) (DATE)
I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER FOR THIS ITEM, PROVIDED THE APPLICANT REVISES THE PLANS TO INCLUDE THE SAME.

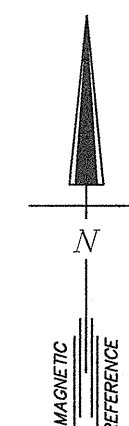
INDEX OF SHEETS			
TITLE SHEET	FILE	NO.	PLAN DATE
EXISTING CONDITIONS AND DEMOLITION PLAN	TS-1	1 OF 4	02/14/23
SUBDIVISION LAYOUT PLAN	EX-1	2 OF 4	02/14/23
CRITICAL AREAS PLAN	SP-1	3 OF 4	02/14/23
	CA-1	4 OF 4	02/14/23

PARKING SUMMARY	
*AS PER RSIS, N.J.A.C. 5:21-4.14 - NUMBER OF SPACES	
*GARDEN APARTMENTS	1.8 SPACES PER DWELLING UNIT
*PARKING REQUIRED:	
(208) 1 BEDROOM APARTMENTS * 1.8 SPACES PER UNIT = 375 SPACES	
*PARKING PROVIDED:	115 SURFACE SPACES (INCLUDING 4 BARRIER FREE SPACES) (EXISTING NONCONFORMANCE)

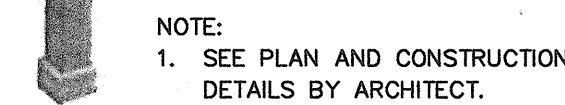
02/14/23	REVISED PER RESOLUTION COMPLIANCE	KS/ARC
PRELIMINARY & FINAL MAJOR SITE PLAN		
OYSTER BAY APARTMENTS LOT 32 IN BLOCK 22, BOROUGH OF KEYPORT MONMOUTH COUNTY - NEW JERSEY TAX MAP SHEET 8 - DATED 09/09/95		
 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX		TITLE SHEET 1 OF 4 FILENAME: TS-1 DRAWN BY: KS/ARC DATE: 06/04/22
 JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 41275		DIGITAL SIGNATURE VALID FOR PDF ONLY



1. NO WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
 - NADOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - MONMOUTH COUNTY DEPARTMENT OF PUBLIC WORKS
 - MUNICIPAL DESIGN STANDARDS
 - CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
 - CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, AND REQUIREMENTS
2. ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE AMERICAN WITH DISABILITY ACT, AND THE NJ BARRIER FREE SUBCODE.
3. CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY BELT USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
4. THE CONTRACTOR IS DESIGNATED AS THE RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON, AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
5. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
6. ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FRESHWATER QUALITY ACT, N.J.A.C. 7:27-2.3.
7. ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS.
8. ALL ROOF DRAIN LEADERS TO BE DIRECTED TOWARDS STABILIZED SURFACES, USING SPLASH BASKETS, LEADERS, OR OTHER METHODS.
9. THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON SITE OR WITHIN 800-4-A-STATE.
10. ALL UTILITY CONNECTIONS AND RELOCATIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH EACH UTILITY COMPANY AND ARCHITECT TO PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND RELOCATIONS.
11. EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
12. ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
13. ALL WATER AND SEWER MAINS SHALL BE INSTALLED WITH A HORIZONTAL, SEPARATION OF 10' OR A VERTICAL SEPARATION OF 18", OR BE ENCASED IN CONCRETE, 6" THICK, WITH A MINIMUM SIZE OF 18" DIA.
14. ALL WATER MAINS SHALL BE INSTALLED AT A DEPTH TO OBTAIN A MINIMUM OF FOUR (4) FEET OF COVER TO THE TOP OF THE PIPE.
15. ALL PROPOSED WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON, CLASS 52, AT THE SIZE INDICATED ON PLAN.
16. ALL PROPOSED SANITARY SEWER MAIN EXTENSIONS SHALL BE CONSTRUCTED OF 8" DIA. SCH. 40 DUCTILE CAST IRON PIPE. ALL SUCH CONSTRUCTION SUBJECT TO NDEEP APPROVALS AND OTHER AUTHORITY INSPECTIONS.
17. ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
18. DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE AS PER NJ DOT PLANS.
19. CONTRACTOR TO MATCH EXISTING PAVEMENT SPECIFICATIONS FOR ALL PAVEMENT REPAIR TO EXISTING ROADWAYS.
20. CONCRETE SHALL BE NADOT CLASS "B" UNLESS OTHERWISE STATED HEREON OR WITHIN THE CONSTRUCTION DETAILS.
21. ALL IMPROVEMENTS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN A MANNER NOT CONTRARY TO LOCAL OR STATE ORDINANCES.
22. CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL F FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
23. THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL, FHEPA AND AGENCY APPROVALS. THIS PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED "FOR CONSTRUCTION".
24. SURVEY INFORMATION SHOWN HEREON TAKEN FROM "TOPOGRAPHICAL SURVEY MAP OF PORT JERVIS KNOWN AS LOT 32 IN BLOCK 22, BOROUGH OF KEYPORT, MONMOUTH COUNTY OF NEW JERSEY PREPARED BY JAMES W. KENNEDY CONSULTING ENGINEERS, INC. ON NOVEMBER 11, 2021, AND CERTIFIED TO KENNEDY CONSULTING ENGINEERS, LLC.
25. OUTBOUND INFORMATION SHOWN HEREON TAKEN FROM "ALTA/PLANS AND TITLE SURVEY OF PROPERTY BELONGING TO KEYPORT LEGION APARTMENTS, INC. DESIGNATED AS LOT 32 IN BLOCK 22, BOROUGH OF KEYPORT, MONMOUTH COUNTY OF NEW JERSEY, STATE OF NEW JERSEY ALSO KNOWN AS LOT 32 IN BLOCK 22, BOROUGH OF KEYPORT, MONMOUTH COUNTY OF NEW JERSEY, STATE OF NEW JERSEY, PREPARED BY RAMSAY LAND SURVEYING, P.C., DATED OCTOBER 31, 2019.
26. NO BASEMENTS ARE PROPOSED.



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10' X 10' GAZEBO
NOT TO SCALE



MONUMENT SIG
NOT TO SCALE

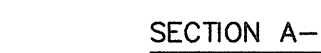
- NOTE:**
1. SIGN SHALL BE DOUBLE FACED, WITH LED MESSAGE BOARD.
 2. SIGN SHALL BE INTERNALLY ILLUMINATED



TRASH ENCLOSURE DETAIL



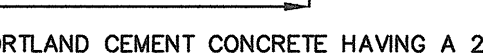
TYPICAL CONC. PAD



SECTION A—

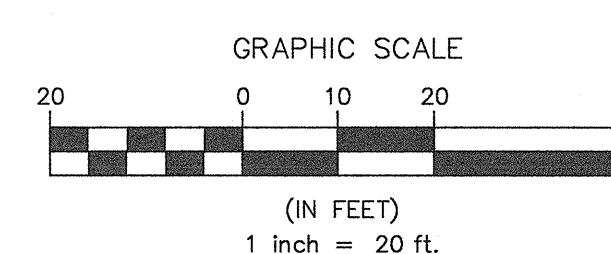
CONSTRUCTION NOTES:

A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY TWENTY (20) FEET. CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY FOUR (4) FEET THE FULL WALK WIDTH. THERE SHALL BE A FLOAT FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.

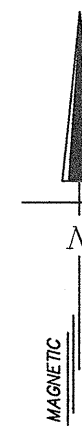


PORTLAND CEMENT CONCRETE HAVING A 2

NOTES:
1. 4" THK. NJDOT CLASS 'B' AIR ENTRAINED PORTLAND CEMENT CONCRETE HAVING A 28-DAY



(IN FEET)
1 inch = 20 ft



FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
6'-0" [1829MM]	9'-0" [2743MM]	6'-0 5/8" [1845MM]	8'-8" [2642MM]	5'-8 7/8" [1749MM]

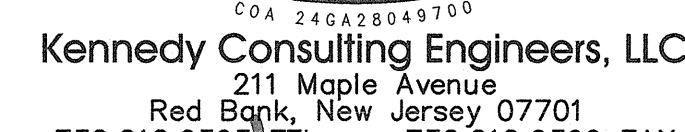
NOTE:
1. ENCLOSURE FENCE AND HARDWARE INCLUDING FASTENERS TO BE DESIGNED TO FAIL

6' HIGH CHAIN LINK FENCE
NOT TO SCALE

02/14/23	REVISED PER RESOLUTION COMPLIANCE	KS/AR
11/08/22	REVISED PER TWP. REVIEW	KS/AR

PRELIMINARY & FINAL MAJOR SITE PLAN

OYSTER BAY APARTMENTS
LOT 32 IN BLOCK 22, BOROUGH OF KEYPORT
MONMOUTH COUNTY - NEW JERSEY
TAX MAP SHEET 8 - DATED 09/09/95



732.212.9393 TEL • 732.212.9399 FAX

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JAMES A. KENNEDY, P.F.

LAYOUT, GRADING,
& UTILITY PLAN

3 OF 4

FILENAME: LP-1

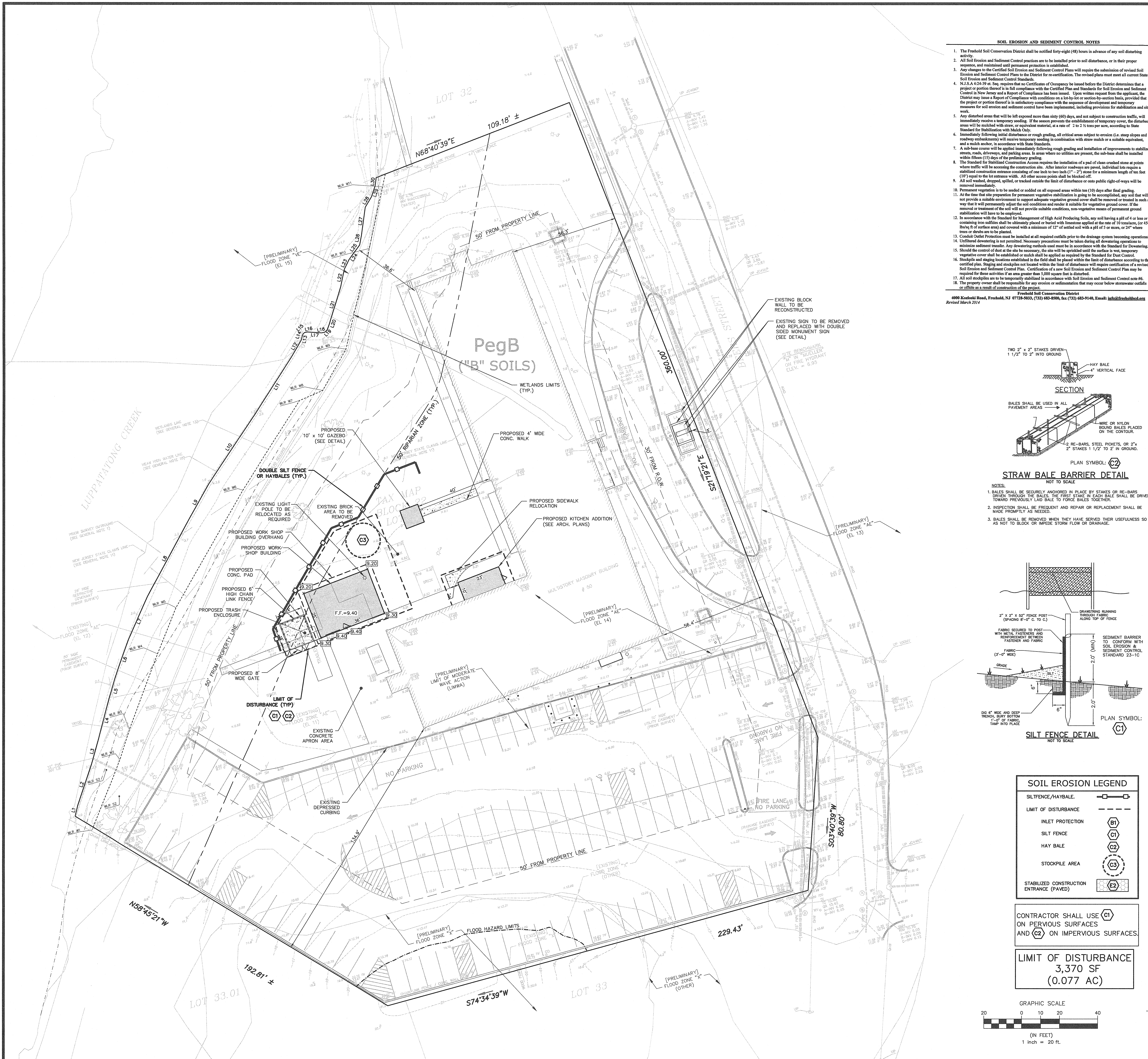
DRAWN BY: KS/ARC

DATE: 06/04/22

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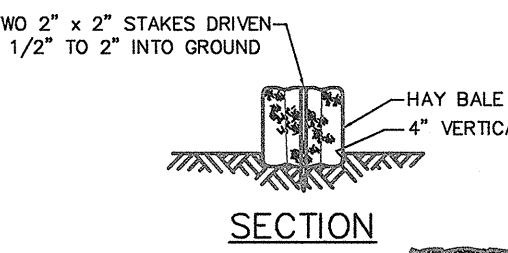
1. *Journal of the American Medical Association*, 283: 2623-2628, 2000.



SOIL EROSION AND SEDIMENT CONTROL NOTES

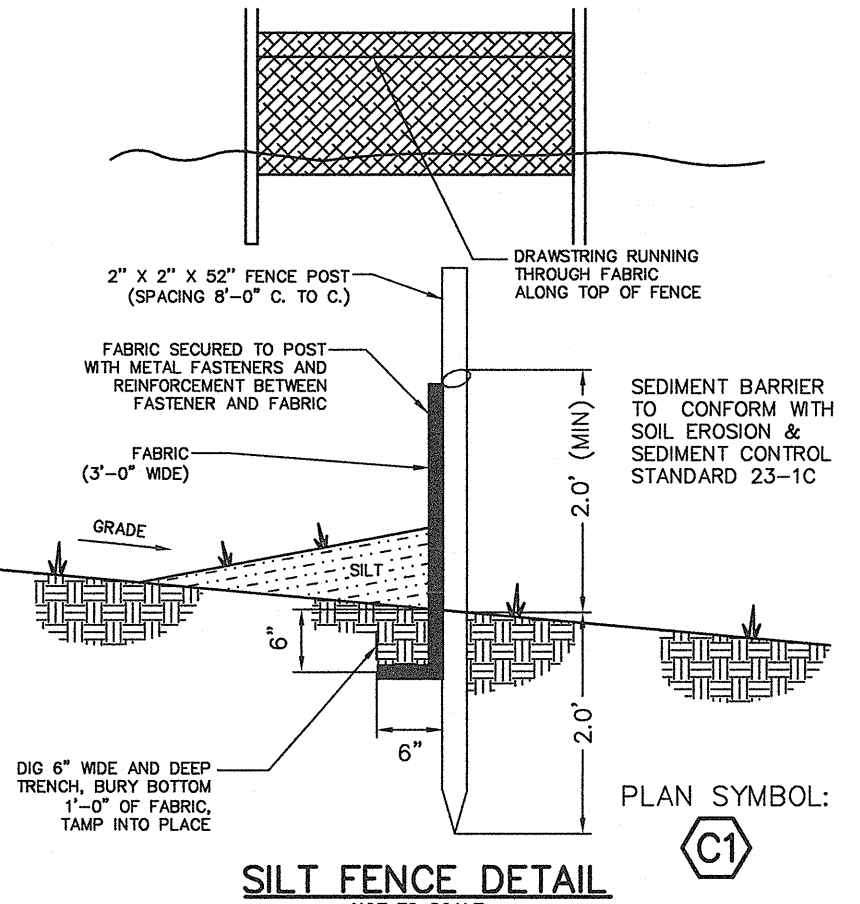
- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
- All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
- Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
- N.J.S.A. 42:4-24 et seq. requires that no Certificate of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the District Erosion and Sediment 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 as to 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 construction traffic, will immediately require 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 3 tons per acre, according to State Standard for Stabilization with Mulch Only.
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. 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.
- A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
- The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be according to the construction site. After interior roadways are paved, individual lots require a stabilized construction entrance consisting of one inch to two inch (1" - 2") zones for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
- All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
- Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
- At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
- In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1000 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 outfalls prior to the drainage system becoming operational.
- Unfiltered discharging is not permitted. Necessary precautions must be taken during all discharging operations to minimize sediment transfer. Any discharging methods used must be in accordance with the Standard for Discharging.
- Should the control of dust at the site be necessary, the site will be sprayed with the surface to wet temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
- Stockpiles 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 1,000 square feet is disturbed.
- All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control Plan #6.
- The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.

Freehold Soil Conservation District
4000 Kessels Road, Freehold, NJ 07728-5033, (732) 483-8000, fax (732) 483-9140, Email: info@freeholdscd.org
Revised March 2014



SECTION
STRAW BALE BARRIER DETAIL
NOT TO SCALE

- NOTES:
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD PREVIOUSLY Laid BALE TO FORCE BALES TOGETHER.
 - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.



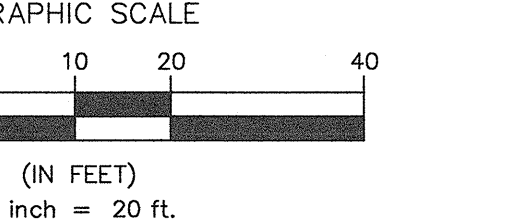
SILT FENCE DETAIL
NOT TO SCALE

SOIL EROSION LEGEND

- SILT FENCE/HAYBALE. ————
- LIMIT OF DISTURBANCE ————
- INLET PROTECTION (B1)
- SILT FENCE (C1)
- HAY BALE (C2)
- STOCKPILE AREA (C3)
- STABILIZED CONSTRUCTION ENTRANCE (PAVED) (E2)

CONTRACTOR SHALL USE (C1) ON PAVEMENT SURFACES AND (C2) ON IMPERVIOUS SURFACES.

LIMIT OF DISTURBANCE
3,370 SF
(0.077 AC)

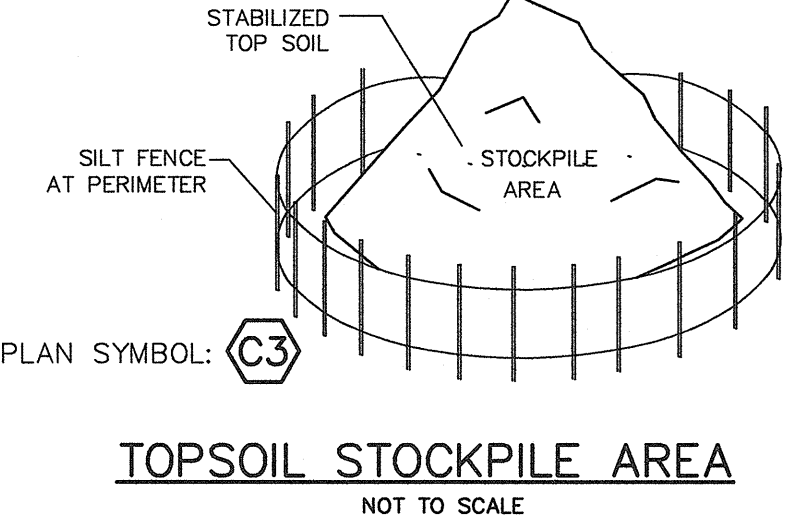


PERMANENT VEGETATIVE COVER NOTES:

- I. SITE PREPARATION**
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, P. 19-1.
 - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
 - IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
- II. SEEDBED PREPARATION**
 - APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE WALKERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH SOIL TEST INDICATES NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRES UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AS ABOVE.
 - SOILS HIGH ON SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS PG. 1-1.
- III. SEEDING**
 - SELECT SEED FROM RECOMMENDATIONS IN TABLE 7-2.

SPECIES	SEEDING RATES (POUNDS) / PER 1,000 ACRE		OPTIMUM SEEDING DATE BASED ON PLANT HARDINESS ZONE			OPTIMUM SEED DEPTH 2/ (INCHES)
	PER 1,000 ACRE	SQ. FEET	ZONE 5	ZONE 6	ZONE 7	
COOL SEASON GRASSES						
PERENNIAL RYEGRASS	100	1.0	3/15 to 6/1 8/1 to 9/15	3/1 to 5/15 8/15 to 10/1	2/15 to 5/1 8/15 to 10/15	0.5
SPRING OATS	86	2.0	3/15 to 6/1 8/1 to 9/15	3/1 to 5/15 8/15 to 10/1	2/15 to 5/1 8/15 to 10/15	1.0
WINTER BARLEY	96	2.2	8/1 to 9/15	8/15 to 10/1	8/15 to 10/15	1.0
ANNUAL RYEGRASS	100	1.0	3/15 to 6/1 8/1 to 9/15	3/1 to 5/15 8/1 to 9/15	2/15 to 5/1 8/15 to 10/15	0.5
WINTER CEREAL RYE	112	2.8	8/1 to 11/1	8/1 to 10/1	8/1 to 12/15	1.0
COOL SEASON GRASSES						
PEARL MILLET	20	0.5	6/1 to 8/1	5/15 to 8/15	5/1 to 9/1	1.0
MILLET (GERMAN OR HUNGARIAN)	30	0.7	6/1 to 8/1	5/15 to 8/15	5/1 to 9/1	1.0

- SEEDING RATE FOR WARM SEASON GRASS SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE SEED (PLS) AS DETERMINED BY A GERMINATION TEST RESULT. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES.
- MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SEEDING AREA CAN BE IRRIGATED.
- PLANT HARDINESS ZONE (SEE FIG. 7.1)
 - ZONE 5 - PORTIONS OF SUSSEX AND WARREN COUNTIES.
 - ZONE 6 - PORTIONS OF BERGEN, CAMDEN, ESSEX AND GLOUCESTER, ALL OF HUNTERDON, PORTIONS OF MERCER AND MIDDLESEX, ALL OF MORRIS AND PASSAIC, PORTIONS OF SOMERSET, SUSSEX, UNION AND WARREN COUNTIES.
 - ZONE 7 - ATLANTIC, PORTION OF BERGEN, ALL OF BURLINGTON, CAPE MAY AND CUMBERLAND, PORTIONS OF ESSEX AND GLOUCESTER, ALL OF HUDSON, PORTION OF MIDDLESEX, ALL OF MONMOUTH, OCEAN AND SALEM AND PORTION OF UNION COUNTY.
- TWICE THE DEPTH FOR SANDY SOILS
- CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDING OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH. BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
- HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEDER FOLLOWING SEEDING (ALSO SEE SECTION IV MULCHING). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
- AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.



TOPSOIL STOCKPILE AREA
NOT TO SCALE

02/14/23

REVISED PER RESOLUTION COMPLIANCE

KS/ARC

PRELIMINARY & FINAL MAJOR SITE PLAN

OYSTER BAY APARTMENTS
LOT 32 IN BLOCK 22, BOROUGH OF KEYPORT
MONMOUTH COUNTY - NEW JERSEY
TAX MAP SHEET 8 - DATED 09/09/95

Kennedy Consulting Engineers, LLC
211 Maple Avenue
Red Bank, New Jersey 07701
732.212.9393 TEL • 732.212.9399 FAX

SOIL EROSION AND SEDIMENT CONTROL PLAN
4 OF 4
FILENAME: SE-1
DRAWN BY: KS/ARC
DATE: 06/04/22

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

DATE: 06/04/22
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