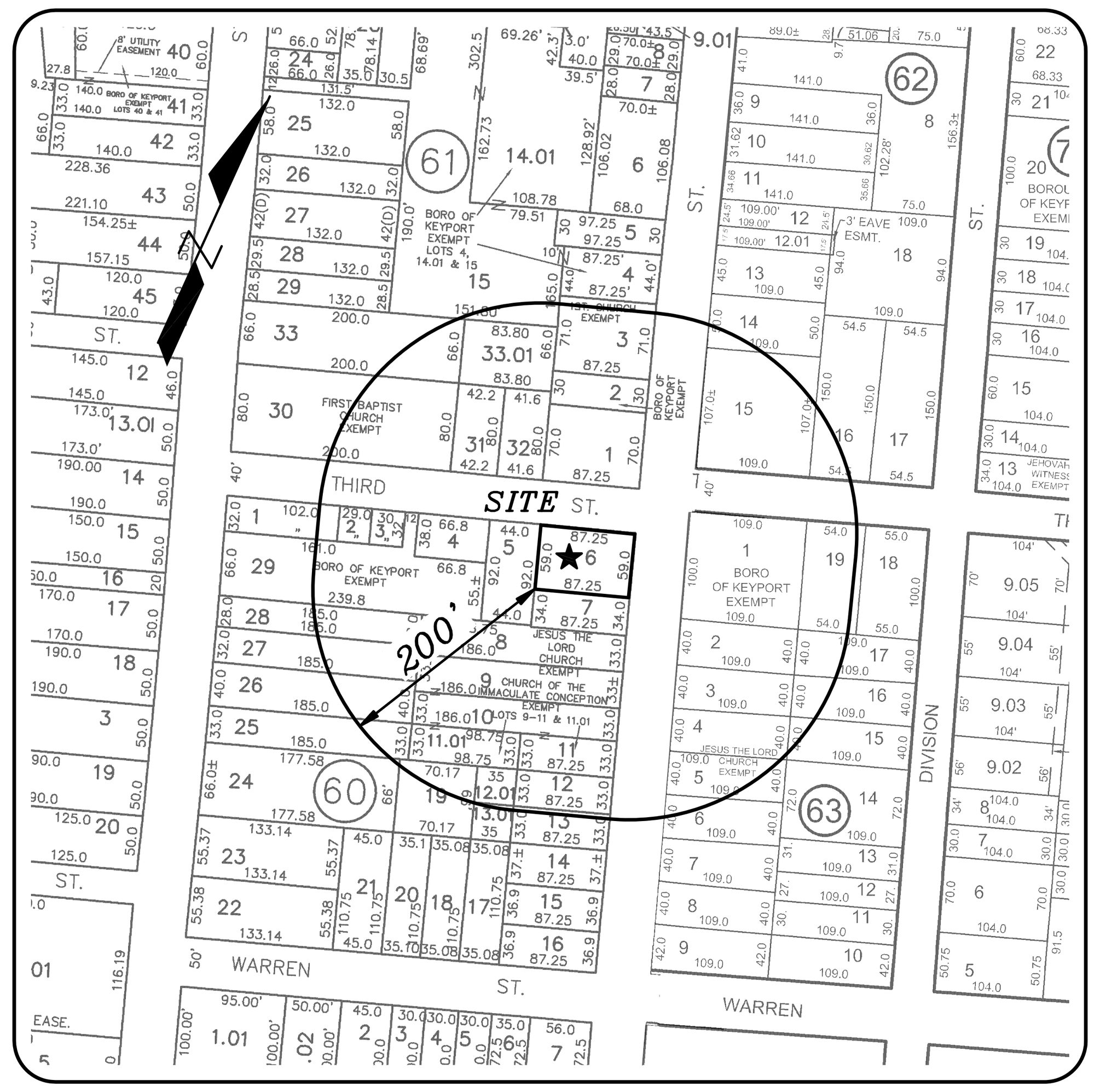
USE VARIANCE SITE PLAN
108 BROAD STREET
BLOCK 60, LOT 6
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY



TAX MAP SHEET No's. 8 & 9

SCALE: 1" = 150' ±

KEY MAP

SCALE: 1" = 125' ±

PROPERTY OWNERS WITHIN 200'

Block	Lot	Qual	Class	Location	Owner
60	1		2	57 MAIN	MAKSIMOW, ANITA 1 DEERCREST DR HOLMDEL, NJ 07733
60	2		2	3 WEST THIRD ST.	RAFTERY, CHARLES J & BARBARA A KEYPORT, NJ 07735 3 WEST THIRD ST.
60	3		2	5 WEST THIRD ST.	AYALA, SARAH A. & ISAAC 5 WEST THIRD STREET KEYPORT, NJ 07735
60	4		2	15 WEST THIRD ST.	MAKSIMOW, ANITA I 1 DEERCREST DRIVE HOLMDEL, NJ 07733
60	5		2	13 W. THIRD	ZIMEL, DAVID & JOANN 344 VINEYARD AVE # 2 HIGHLAND, NY 12528
60	7		2	114 BROAD	ROBINSON, ROVEN L 114 BROAD STREET KEYPORT, NJ 07735
60	8		15D	116 BROAD	JESUS THE LORD CHURCH% OUR LADY OF 376 MAPLE PL KEYPORT, NJ 07735
60	9, 10, 11 & 11.01		15D	118 BROAD ST	CHURCH OF IMMACULATE CONCEPTION 120 BROAD STREET KEYPORT, NJ 07735
60	12, 12.01 & 13.01		4C	128 BROAD ST	MACALINO, EDGARDO & AUERA DIMALANTA 572 EAST 17TH STREET BROOKLYN, NY 11256
60	18 & 19		2	17 WARREN	WALLACE, MICHAEL 17 WARREN KEYPORT, NJ 07735
60	24		2	83-85 MAIN	KILLEEN,PAT&MARGARET&KNOCHE JOHN 83-85 MAIN ST. KEYPORT, NJ 07735
60	25 & 26		2	75 MAIN	DONALDSON EDWIN H. & JUDITH A. 100 MAIN STREET KEYPORT, NJ 07735
60	27		2	69 MAIN	DONALDSON, EDWIN H. & JUDITH A. 100 MAIN STREET KEYPORT, NJ 07735
60	28		4A	65 MAIN	PROFESSIONAL RISK MANAGEMENT INC P.O. BOX 1 KEYPORT, NJ 07735
60	29		15C	MAIN ST	BOROUGH OF KEYPORT 70 WEST FRONT ST. KEYPORT, NJ 07735
61	1		4A	88-92 BROAD ST.	CEG REALTY LLC % GABY ANTOUN 1163 85TH STREET BROOKLYN, NJ 11228
61	2		15F	BROAD	BOROUGH OF KEYPORT 70 WEST FRONT STREET KEYPORT, NJ 07735
61	3		4A	84 BROAD STREET	84 BROAD STREET EVENT SPACE LLC 84 BROAD ST KEYPORT, NJ 07735
61	4, 14.01 & 15		15C	BROAD ST	BOROUGH OF KEYPORT 70 WEST FRONT STREET KEYPORT, NJ 07735
61	30		15D	MAIN ST	FIRST BAPTIST CHURCH THIRD & MAIN STREETS KEYPORT, NJ 07735
61	31		4A	17 THIRD	B H B COMPANY 62 OAKES RD LITTLE SILVER, NJ 07739
61	32		2	14 THIRD	SMITH, ROBERT & ANITA 6 ASPEN COURT HOLMDEL, NJ 07733
61	33		4A	43 MAIN STREET	43 MAIN STREET LLC 24 CLAY STREET RED BANK, NJ 07701
61	33.01		2	14 THIRD ST., REAR	CEG REALTY, LLC % GABY ANTOUN 1163 85TH STREET BROOKLYN, NY 11228
62	14		4A	83 BROAD	HIEW, KIM F & CHAN, NYUT S 83 BROAD KEYPORT, NJ 07087
62	15		4A	89 BROAD	JMC4, LLC 3176 ROUTE 27 SUITE 1 A KENDALL PARK, NJ 08824
62	16		2	15 THIRD	CAL 15 THIRD LLC 481 MILLTOWN ROAD BRIDGEWATER, NJ 08807
63	1		15C	BROAD ST	BOROUGH OF KEYPORT 70 WEST FRONT STREET KEYPORT, NJ 07735
63	2		2	113 BROAD	REFORMED CHURCH OF HIGHLAND PARK-AF 19-21 SOUTH 2ND AVENUE HIGHLAND PARK, NJ 08904
63	3		2	119 BROAD	MESITI, JOSEPH R JR & MALDONADO, RI 119 BROAD KEYPORT, NJ 07735
63	4 & 5		15D	123 BROAD	JESUS THE LORD CHURCH 120 BROAD STREET KEYPORT, NJ 07735
63	6		2	131 BROAD	VALENCIA, JHON J 80 ROBINSON PLACE SHREWSBURY, NJ 07702
63	14		2	80-82 DIVISION	ROJAS, OLGA 80-82 DIVISION STREET KEYPORT, NJ 07735
63	15		2	62 DIVISION	SHADEL, WILLIAM 62 DIVISION ST KEYPORT, NJ 07735
63	16		2	58 DIVISION	ESTRELLA, CESAR & VERA 58 DIVISION KEYPORT, NJ 07735
63	17		2	56 DIVISION	VARELA, RICHARD 56 DIVISION STREET KEYPORT, NJ 07735
63	18		2	43 THIRD	CONWAY, ANNE 87 MAIN ST KEYPORT, NJ 07735
63	19		2	41 THIRD	BOULOS, MARCOS & O'KEEFE 713 MANOR DRIVE BRICK, NJ 08723

UTILITY NOTES

1. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE–CALL AT (800) 272–1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

SIGNATURE BLOCKS

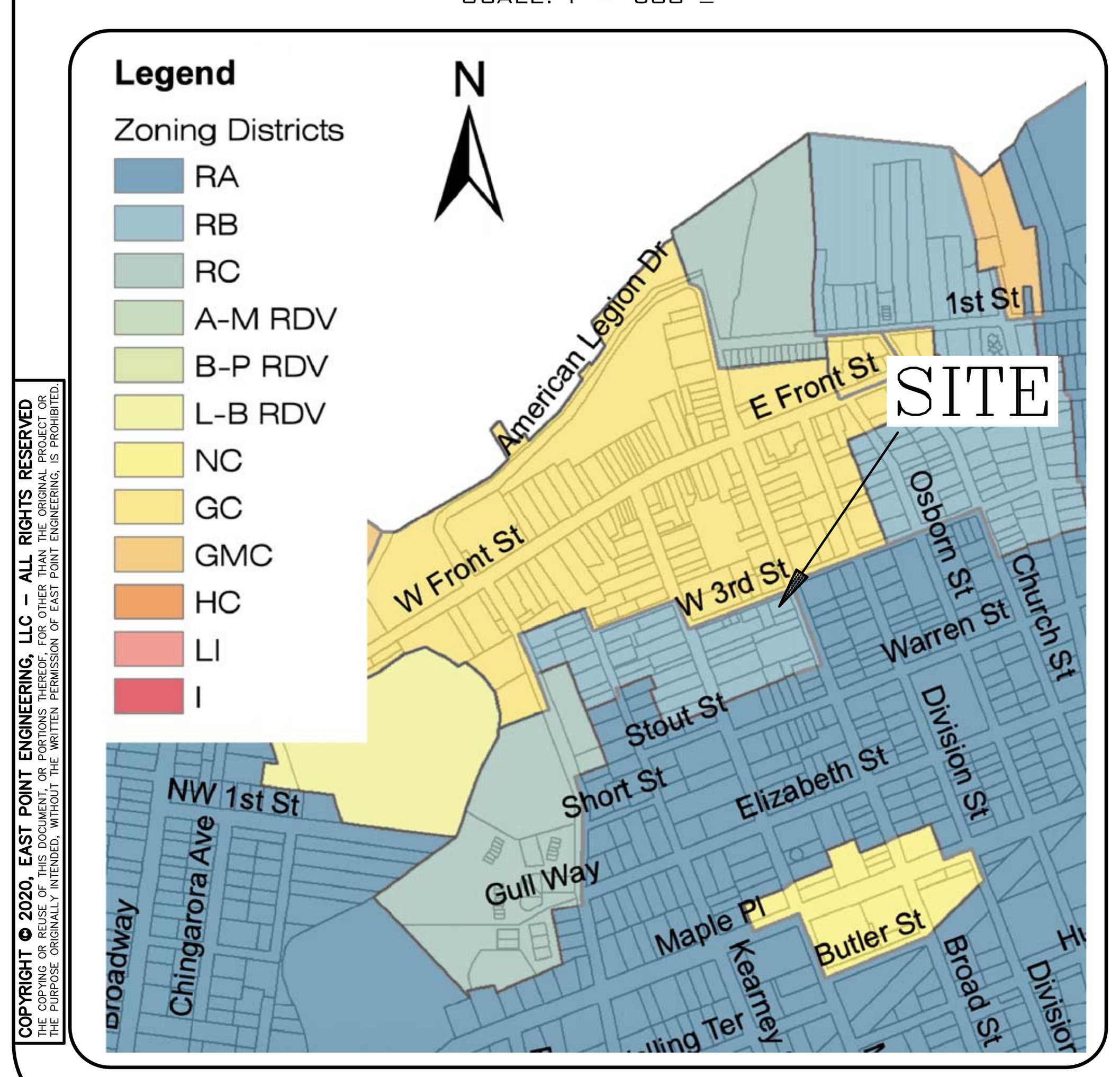
APPLICATION NO. __________ APPROVED BY THE BOROUGH OF KEYPORT UNIFIED PLANNING BOARD AS A USE VARIANCE SITE PLAN ON __________.
DATE

BOARD CHAIRMAN

BOARD SECRETARY

ZONING MAP

SCALE: 1" = 600' ±



RB RESIDENTIAL DISTRICT B REQUIREMENTS (CH. 25–1–6)

	REQUIRED	PROVIDED	VARIANCE REQ.
LOT INFORMATION			
MINIMUM LOT AREA	7,500 S.F.	5,162.5 S.F.	YES
MINIMUM LOT WIDTH	75 FT	87.50 FT	NO
BUILDING SETBACKS			
FRONT YARD	20 FT	20.50 FT	NO
SIDE YARD (ONE/BOTH)	6/16 FT	6.50 FT / NA	NO
REAR YARD	20 FT	–	–
BUILDING COVERAGE			
MAXIMUM PERMITTED	30%	37.2% (1,920.2 S.F.)	YES
LOT COVERAGE			
MAXIMUM PERMITTED	60%	52.7% (2,719.0 S.F.)	NO
HEIGHT LIMITATIONS			
MAX. BLDG. HEIGHT	30 FT 2.5 STORIES	33.77 FT 3 STORIES	YES
PARKING IN FRONT YARD			
MAX. PERMITTED COVERAGE	30%	38.7% (676.5 S.F.)	YES

NOTE: SCHEDULE ABOVE IS FOR TWO–FAMILY REQUIREMENTS IN THE RB ZONE. THE PROPOSED USE IS A FOUR–FAMILY DWELLING WHICH IS NOT PERMITTED IN THE ZONE.

OFF–STREET PARKING REQUIREMENTS (N.J.A.C. 5:21 – TABLE 4.4)

MINIMUM REQUIRED: 2 BEDROOM UNIT, 2.0 SPACES PER UNIT
4 UNITS PROPOSED
TOTAL REQUIRED PARKING: 8 SPACES

TOTAL PROPOSED: 8 SPACES (4 GARAGE SPACES, 4 DRIVEWAY SPACES)

INDEX OF SHEETS

APPLICANT:
ARJIKA PROPERTY INC
8 STRAWBERRY LANE
MONROE TOWNSHIP, NJ 08831
TEL: (732) 425–1475

GENERAL NOTES

1. SITE IS KNOWN AS BLOCK 60, LOT 6 AS DEPICTED ON SHEET 8 OF THE BOROUGH OF KEYPORT TAX MAPS. TOTAL LOT AREA IS 5,162.5 S.F. (0.119 ACRES).
2. OWNER/APPLICANT:
ARJIKA PROPERTY INC.
8 STRAWBERRY LANE
MONROE TOWNSHIP, NJ 08831
TEL: (732) 425–1475
3. OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "No. 108 BROAD STREET, LOCATION LAND SURVEY OF LOT 6, BLOCK 60 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THOMAS CRAIG FINNEGAN, PLS, DATED JUNE 27, 2019.
4. HORIZONTAL DATUM BASED ON DEED NORTH. VERTICAL DATUM BASED ON NAVD '88 DATUM.
5. THE PURPOSE OF THIS PLAN IS TO PROPOSE A FOUR (4) FAMILY DWELLING.
6. THE SITE IS NOT LOCATED WITHIN A F.E.M.A. FLOOD HAZARD AREA AS DEPICTED ON COMMUNITY PANEL No. 34025C0037F, EFFECTIVE DATE SEPTEMBER 25, 2009.
7. THE PROPERTY IS LOCATED WITHIN THE RB "RESIDENTIAL DISTRICT B" ZONE.
8. DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
9. THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.
10. THE SITE IS PRESENTLY SERVED BY PUBLIC WATER & SEWER. NEW BUILDING TO HAVE PUBLIC WATER & SEWER CONNECTIONS.
11. CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
12. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
13. STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
14. THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23–2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).
15. UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
16. THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.

NO.	DATE	DESCRIPTION

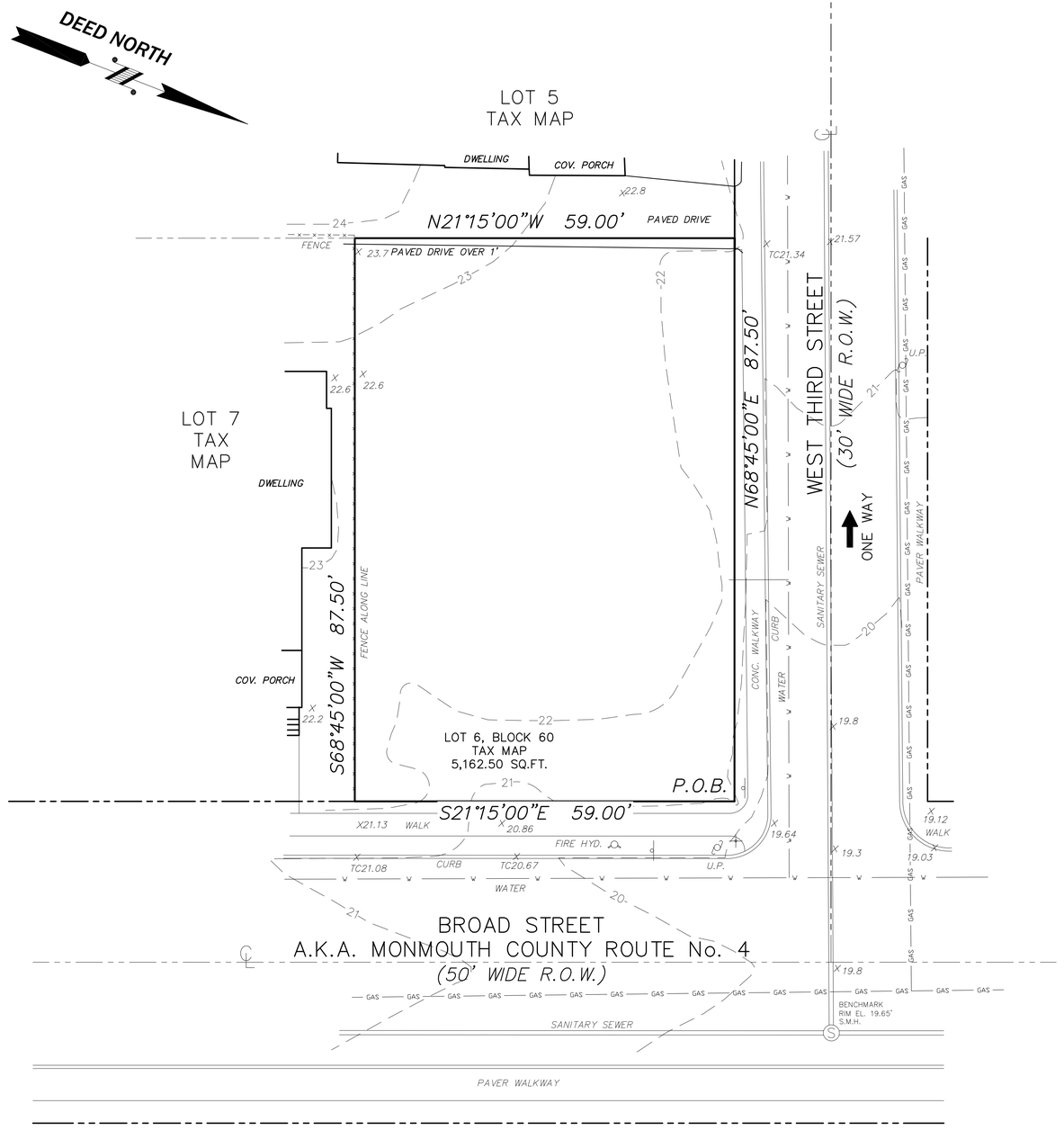
USE VARIANCE SITE PLAN
108 BROAD STREET
COVER SHEET
BLOCK 60, LOT 6
TAX MAP SHEET No. 8

BOROUGH OF KEYPORT — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

MARC S. LEBER — 11–12–20 DATE
N.J. PROFESSIONAL ENGINEER, LICENSE No. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE No. 33LI00589800

DATE:	PROJECT NUMBER:
11-12-20	20-197
SCALE: N/A	CHECKED BY: BNP



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SURVEY NOTE:

EXISTING CONDITIONS DEPICTED HEREON WERE OBTAINED FROM A PLAN ENTITLED:

"No. 108 BROAD STREET, LOCATION LAND SURVEY OF LOT 6, BLOCK 60 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THOMAS CRAIG FINNEGAN, PLS, DATED JUNE 27, 2019.

NO.	DATE	DESCRIPTION

USE VARIANCE SITE PLAN
108 BROAD STREET
EXISTING CONDITIONS PLAN
BLOCK 60, LOT 6
TAX MAP SHEET No. 8

BOROUGH OF KEYPORT — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
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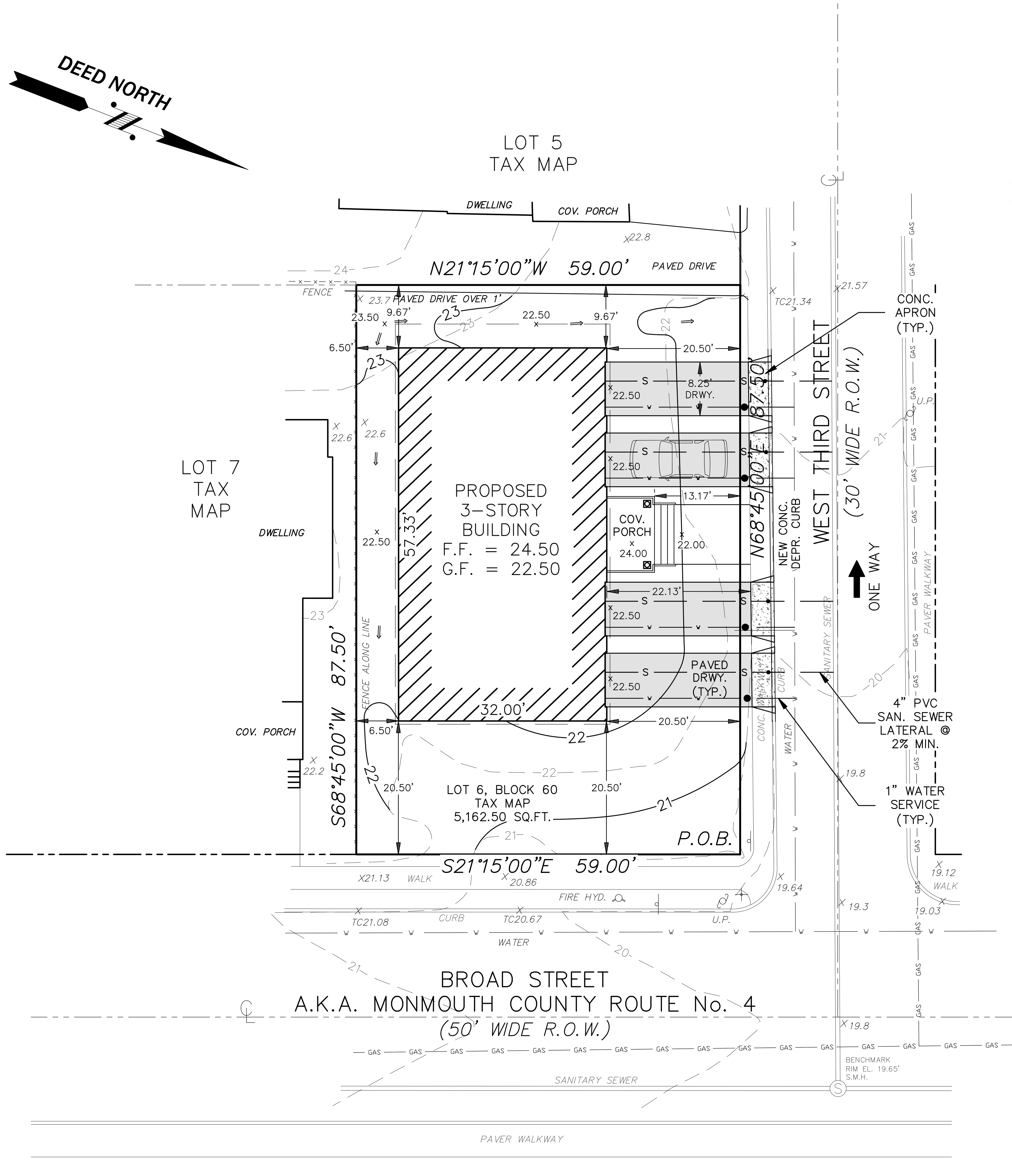
MARC S. LEBER
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04453400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589800

11-12-20
DATE

DATE:	PROJECT NUMBER:
11-12-20	20-197
SCALE: 1" = 10'	CHECKED BY: BNP

SHEET NO. 2 OF 6



GRAPHIC SCALE

(IN FEET)
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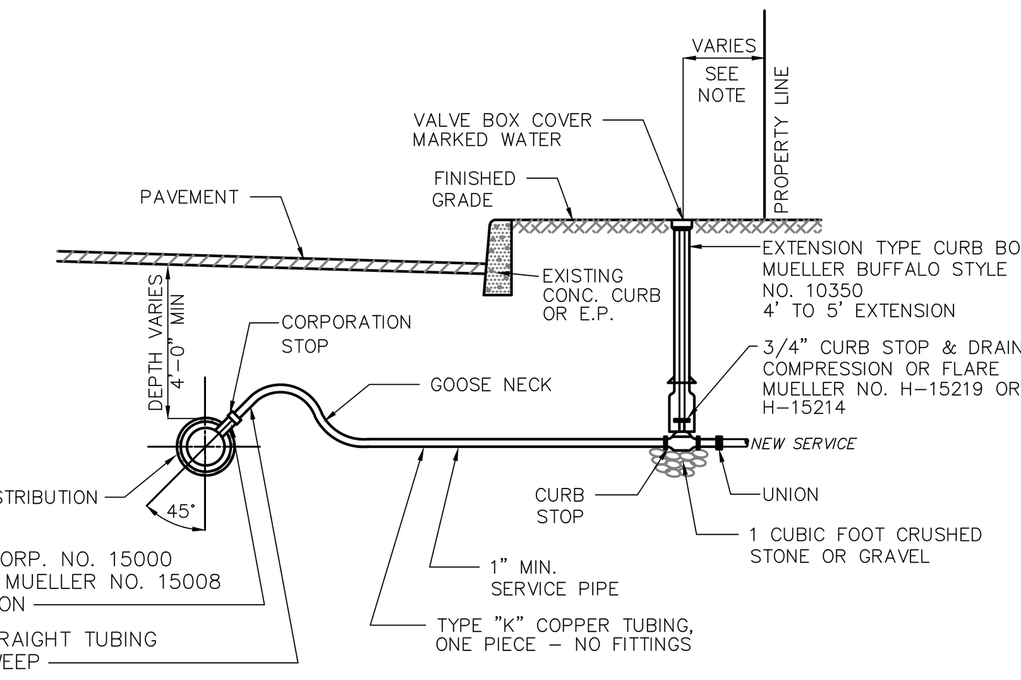
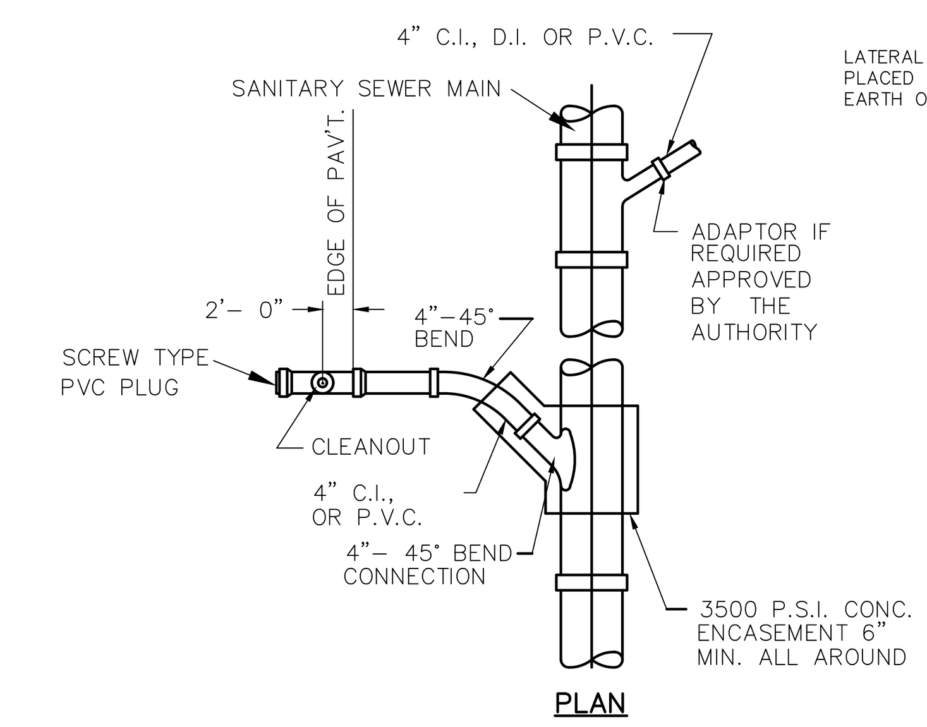


NOTE

1. CURB STOP TO BE LOCATED 3' FROM PROPERTY LINE ON 66' R.O.W., OR AS DIRECTED.
2. BACKFILL SHALL BE HAND PLACED DENSE GRADED AGGREGATE OR GRAVEL FOR MIN. DEPTH OF 1' OVER THE TOP OF SERVICE (IN GRASS AREAS), OR UP TO BITUMINOUS ROAD GRADE IN ROADWAY AREAS. THE COST OF THE DENSE GRADED AGGREGATE SHALL BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF SERVICE.
3. THE COST OF THE SERVICE SHALL INCLUDE CORPORATION, TUBING, CURB STOP VALVE AND BOX, UNION, ABANDONMENT OF OLD SERVICE, EXCAVATION, BACKFILL AND ALL OTHER INCIDENTALS NECESSARY TO PROPERLY CONSTRUCT SERVICE.
4. A TUBING BENDER, APPROVED BY THE ENGINEER, MUST BE USED ON TYPE 'K' 3/4" COPPER AT ALL SWEEPS.

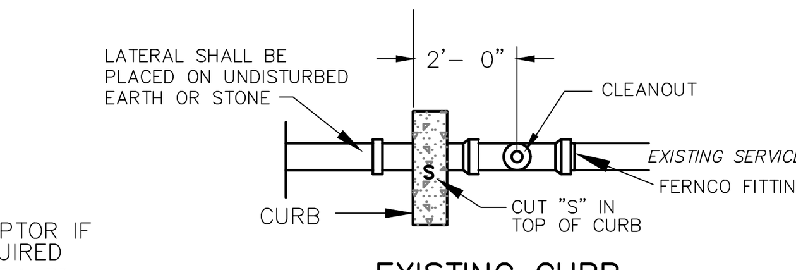
HOUSE SERVICE CONNECTION

N.T.S.

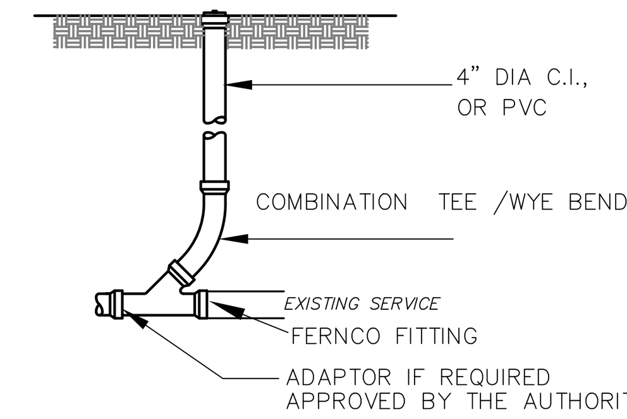


NOTE:
THIS DETAIL SHALL BE USED ONLY WHEN A NEW HOUSE LATERAL AND CLEANOUT IS REQUIRED AS DIRECTED BY THE ENGINEER.

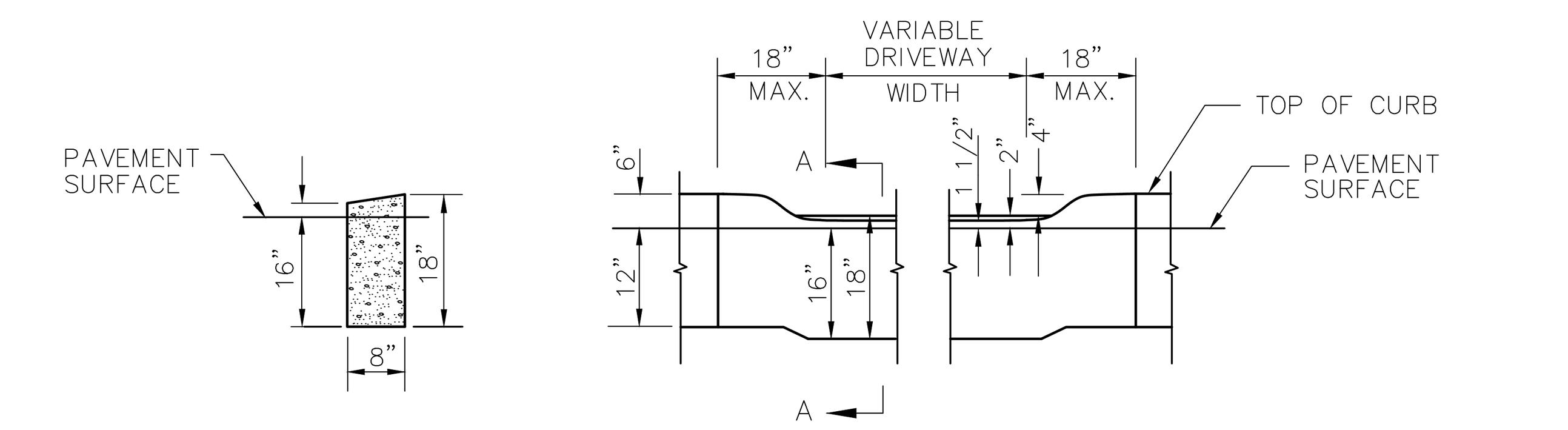
TYPICAL 4 INCH HOUSE CONNECTION INSTALLATION MAIN LESS THAN 8' DEEP



EXISTING CURB



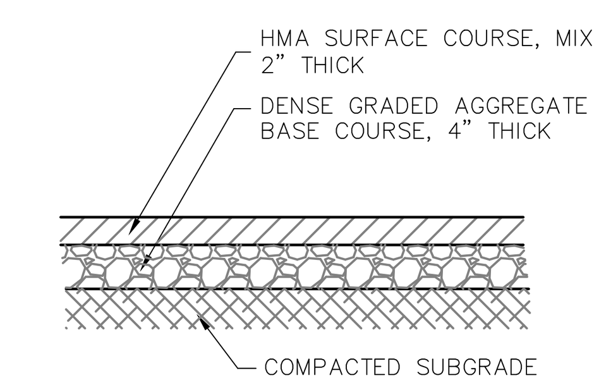
VERTICAL SECTION
CLEANOUT



SECTION A–A

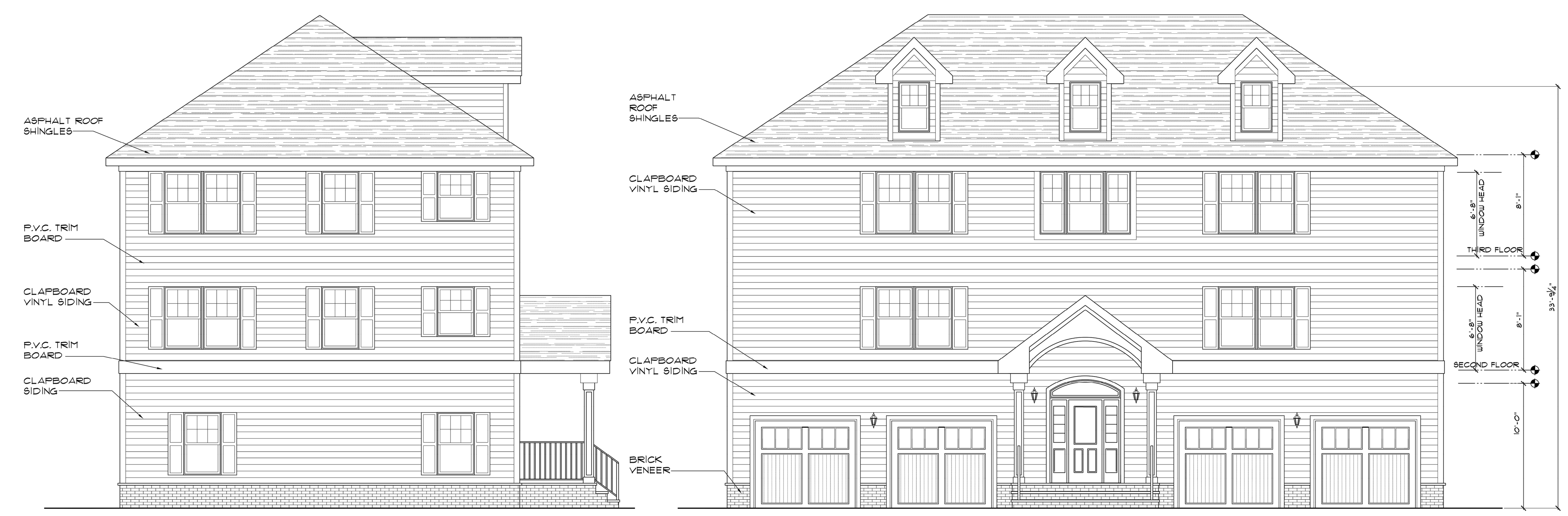
DEPRESSED CURB

N.T.S.



TYPICAL BIT. DRIVEWAY SECTION

N.T.S.

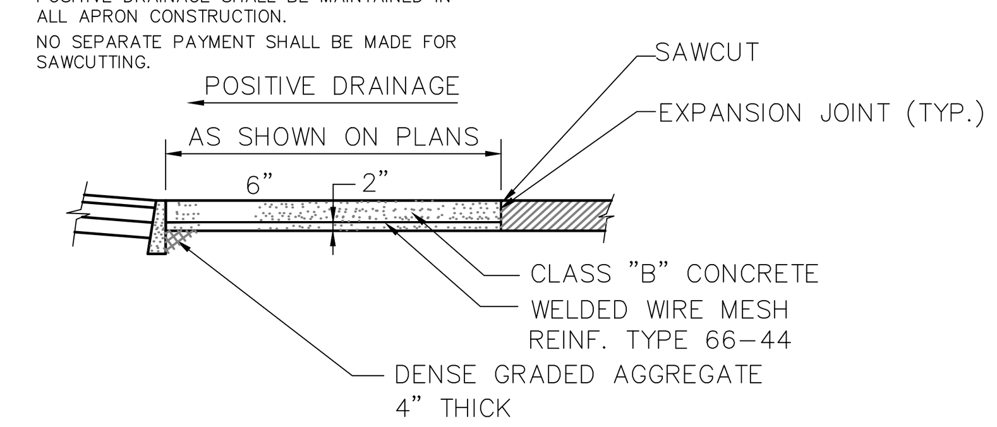


BROAD ST. ELEVATION
SCALE: ¼" = 1'-0"

WEST THIRD ST. ELEVATION
SCALE: ¼" = 1'-0"

ARCHITECTURAL ELEVATIONS
PREPARED BY RON GRAMMER, AIA/NCARB, LEED-AP

NOTES
POSITIVE DRAINAGE SHALL BE MAINTAINED IN ALL APRON CONSTRUCTION.
NO SEPARATE PAYMENT SHALL BE MADE FOR SAWCUTTING.



CONCRETE APRON, 6" THICK, REINFORCED

N.T.S.

NOTE: ANY EXCESS MATERIALS EXCAVATED FROM THE SITE SHALL BE DISPOSED OFF AT AN OFF-SITE LOCATION.

NO.	DATE	DESCRIPTION

USE VARIANCE SITE PLAN
108 BROAD STREET
SITE IMPROVEMENT PLAN
BLOCK 60, LOT 6
TAX MAP SHEET No. 8

BOROUGH OF KEYPORT — MONMOUTH COUNTY, NEW JERSEY

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11-12-20	20-197
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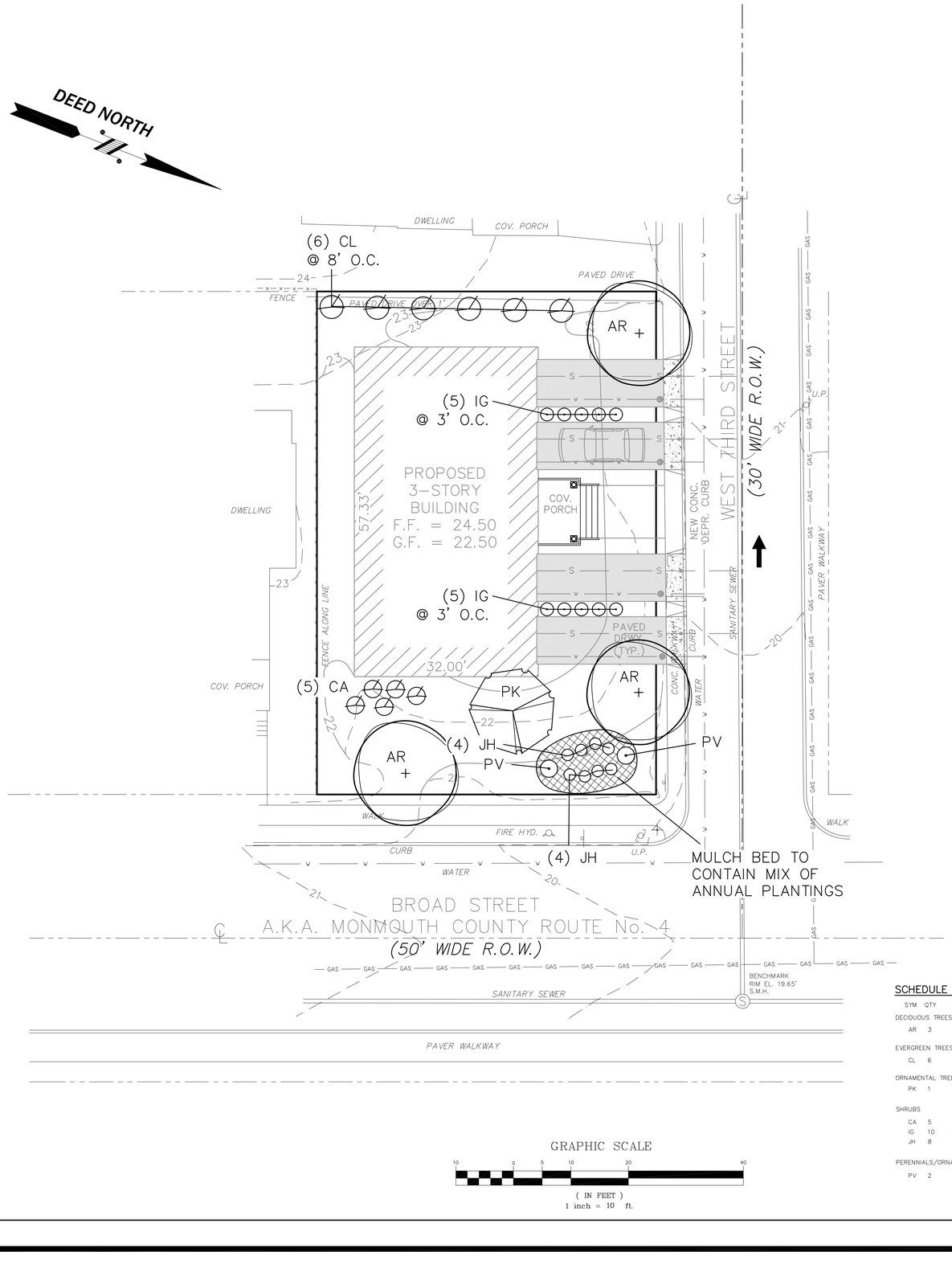
1" = 10'	BNP



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
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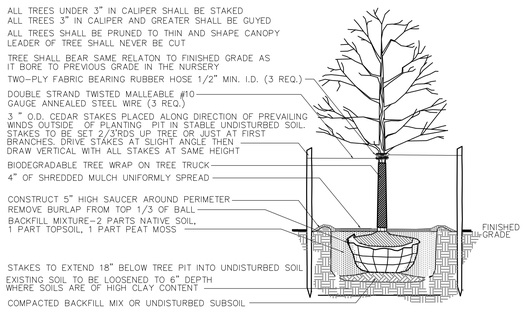
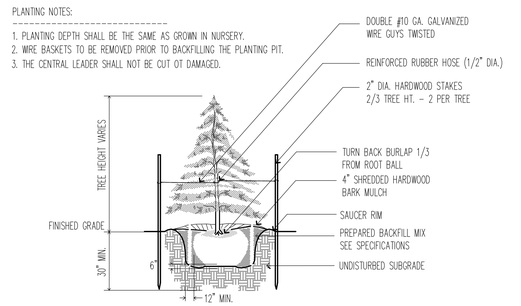


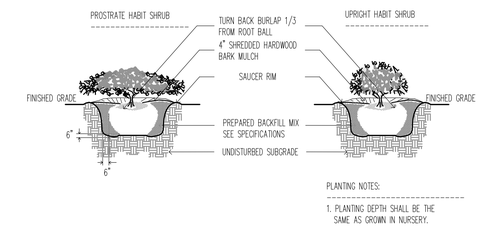
DECIDUOUS TREE PLANTING DETAIL

N.T.S.



CONIFEROUS TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

PLANTING NOTES

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE UNDERSIGNED IN REFERENCE TO ANY DISCREPENCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE.
3. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE THE UNDERSIGNED OR TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
4. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 5' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION, OR WITHIN 10' OF A SEPTIC FIELD, UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
5. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN ANY SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN ANY SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED AS MENTIONED ABOVE.
6. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
7. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. UNLESS OTHERWISE NOTED, PROVIDE THREE TREE STAKES PER TREE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
8. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE.
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE MUNICIPALITY.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
13. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SOD SHALL CONSIST OF A NEW JERSEY CERTIFIED MIXTURE OR AN APPROVED EQUAL. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
14. ALL PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD BARK.
15. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED AS SHOWN ON THE PLAN. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
16. AN IRRIGATION SYSTEM IS PROPOSED.
17. A TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO THE REMOVAL OF ANY TREES ON THE SUBJECT PROPERTY.
18. TREE PROTECTION SHALL BE ESTABLISHED AS SHOWN ON THE PLAN PRIOR TO THE ISSUANCE OF A TREE REMOVAL PERMIT AND THE COMMENCEMENT OF TREE REMOVAL ACTIVITIES. THE TREE PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

SCHEDULE OF PLANTING MATERIALS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
AR	3	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2.5"-3" CAL. 12'-15' HT.	B&B, STRAIGHT CENTRAL LEADER
EVERGREEN TREES					
CL	6	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	5'-6' HT	B&B, HEAVY
ORNAMENTAL TREES					
PK	1	PRUNUS SERRULATA "KWANZAN"	KWANZAN FLOWERING CHERRY	5'-6' HT	B&B, SINGLE LEADER
SHRUBS					
CA	5	CLETHRA ALNIFOLIA "HUMMINGBIRD"	SWEET PEPPERBUSH	15-18" HT	# 3 CAN
IG	10	ILEX GLABRA	INKBERRY	15-18" HT	# 5 CAN
JH	8	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	8-12" HT	# 3 CAN
PERENNIALS/ORNAMENTAL GRASSES					
PV	2	PANICUM VIRGATUM	SWITCHGRASS	15-18" HT	# 3 CAN

NO.	DATE	DESCRIPTION

USE VARIANCE SITE PLAN
108 BROAD STREET
LANDSCAPING PLAN
BLOCK 60, LOT 6
TAX MAP SHEET No. 8

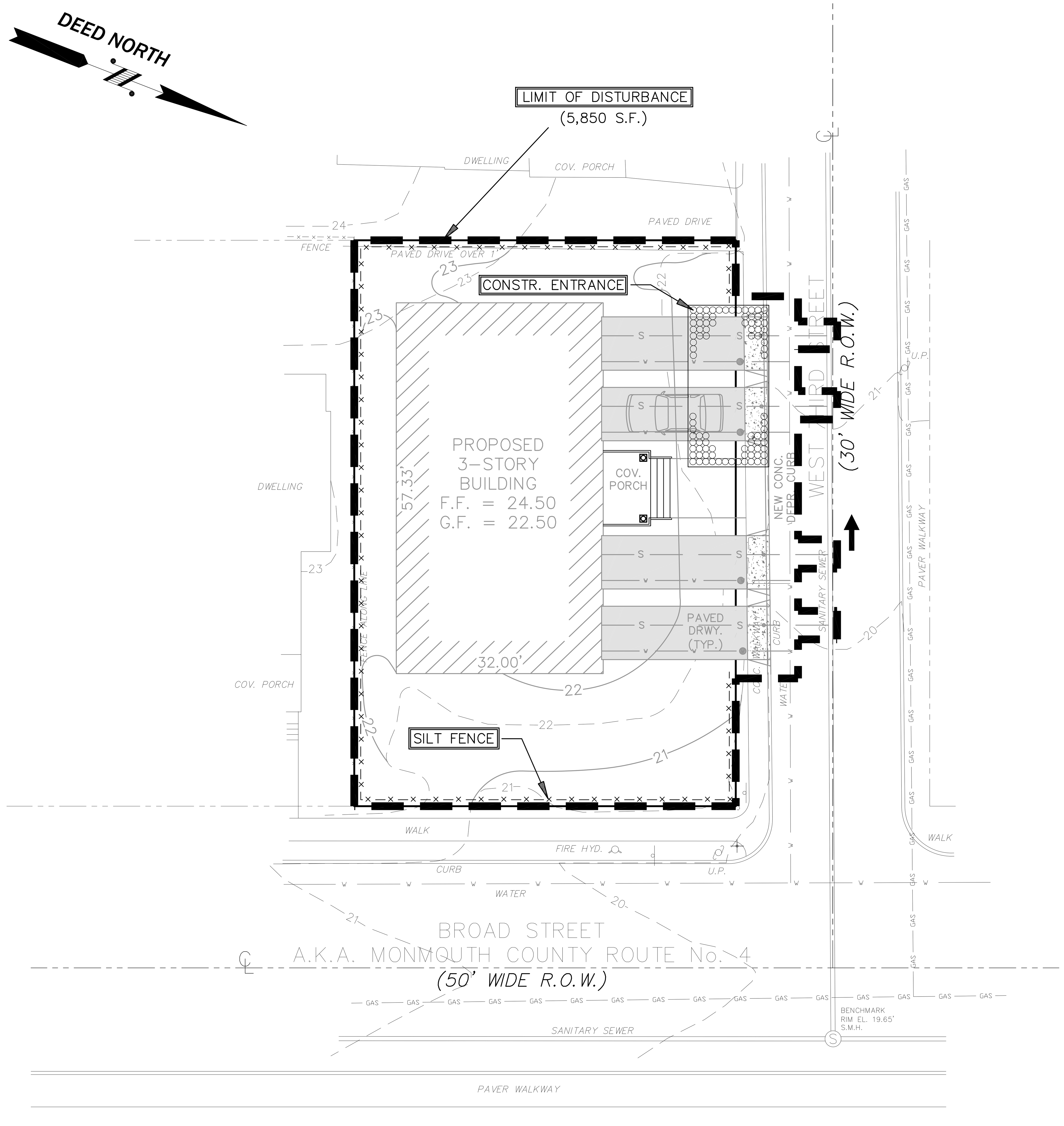
BOROUGH OF KEYPORT — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

MARC S. LEBER — 11-12-20 — DATE
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589800

DATE: 11-12-20	PROJECT NUMBER: 20-197
SCALE: 1" = 10'	CHECKED BY: BNP

SHEET NO. 4 OF 6



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

KEY MAP
SCALE: 1" = 125' ±

NO.	DATE	DESCRIPTION

USE VARIANCE SITE PLAN
108 BROAD STREET

SOIL EROSION & SEDIMENT CONTROL PLAN

BLOCK 60, LOT 6
TAX MAP SHEET No. 8

BOROUGH OF KEYPORT — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
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MARC S. LEBER — 11-12-20 DATE
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DATE:	PROJECT NUMBER:
11-12-20	20-197
SCALE: 1" = 10'	CHECKED BY: BNP

SOIL EROSION & 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 CERTIFICATE 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 FOR 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 2½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.

6. 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.

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 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 ENTRANCE 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 THE PUBLIC RIGHT–OF–WAYS WILL BE REMOVED IMMEDIATELY.

10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.

11. AT THE TIME THE 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.

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/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.

SEEDING SCHEDULE – ZONE 7A

(rev. 2018)

SITE AND SEEDBED PREPARATION: TO BE PERFORMED IN ACCORDANCE WITH CHAPTERS 4–1, 7–1 AND 8–1 OF THE 2014 STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY.

1. TEMPORARY GRASS SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN FEBRUARY 15 AND MAY 1 AND BETWEEN AUGUST 15 AND OCTOBER 15.

   AN ALTERNATIVE TEMPORARY GRASS SEEDING SHALL CONSIST OF WINTER CEREAL RYE APPLIED AT A RATE OF 2.8 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 1 AND DECEMBER 15.

   TEMPORARY SEEDING SHALL 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.

2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE AS APPROVED BY THE FREEHOLD SOIL CONSERVATION DISTRICT:

   USDA PLANT HARDINESS ZONE 7a, TABLE 4–3
   MIX NUMBER 15
   ACCEPTABLE SEEDING DATES ARE BETWEEN FEBRUARY 1 AND APRIL 30
   ACCEPTABLE SEEDING DATES ARE BETWEEN MAY 1 AND AUGUST 14
   OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 15 AND OCTOBER 30

   MIX DETAILS
   58% HARD FESCUE (135 LBS/ACRE)
   19% CHEWINGS FESCUE (45 LBS/ACRE)
   19% STRONG CREEPING RED FESCUE (45 LBS/ACRE)
   4% PERENNIAL RYE GRASS (10 LBS/ACRE)

   *APPLY AT A SEEDING RATE OF 230 LBS/ACRE OR 5.25 LBS/1000 S.F.

3. PERMANENT SEEDING TO BE APPLIED BY HYDROSEEDING AT A RATE OF 160 LBS. PER ACRE, SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.

4. FERTILIZER RATE FOR THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER TO BE 500 LBS. PER ACRE OR 11 LBS. PER 1,000 S.F. OF 10–20–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN AND 10–10–10 FOR PERMANENT VEGETATIVE COVER. LIMESTONE FOR TEMPORARY OR PERMANENT SEEDING SHALL BE APPLIED BASED ON SOIL TEST RECOMMENDATIONS.

5. IF THE TIME OF YEAR PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.

6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL.

7. ALL SEEDED AREAS SHALL BE MULCHED IN ACCORDANCE WITH THE MULCH AND MULCH ANCHORING SPECIFICATIONS ON THIS SHEET.

8. 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 DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

9. 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.

10. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

STANDARDS FOR TOPSOILING

(rev. 2017)

1. MATERIALS

A. Topsoil should be friable, loamy, free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Imported topsoil shall have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.

B. Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

2. STRIPPING AND STOCKPILING

A. Field exploration should be made to determine whether quantity and or quality of surface soil justifies stripping.

B. Stripping shall be confined to the immediate construction area.

C. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5.

D. A 4–6 inch stripping depth is common, but may vary depending on the particular soil.

E. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off–site environmental damage.

F. Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent (pg. 4–1) or Temporary (pg. 7–1) Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

3. SITE PREPARATION

A. Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence.

B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. See the Standard for Land Grading, pg. 19–1.

C. As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.

D. Prior to topsoiling, the subsoil shall be in compliance with the Standard for Land Grading, pg. 19–1.

E. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways. See Standards 11 through 42.

4. APPLYING TOPSOIL

A. Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity (see glossary).

B. A uniform application to a depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the Standard for Management of High Acid Producing Soil (pg. 1–1).

C. Pursuant to the requirements in Section 7 of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding, re–application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional measures shall be based on soil tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test soil samples for agronomic properties.

MULCH AND MULCH ANCHORING SPECIFICATIONS

(rev. 2017)

Stabilizing exposed soils with non–vegetative materials exposed for periods longer than 14 days.

Methods and Materials
1. Site Preparation

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 diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

2. Protective Materials

A. Unrotted small–grain 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 binders, or netting tie 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. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.

C. 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.

D. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.

E. 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.

STANDARDS FOR SEEDBED PREPARATION

(rev. 2017)

1. Site Preparation

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 Standard for Land Grading.

B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.

C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.

D. Install needed erosion control practices or facilities such as diversions, grade–stabilization structures, channel stabilization measures, sediment basins, and waterways.

2. Seedbed Preparation for Permanent Vegetative Cover

A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co–operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10–10–10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one–half the rate described above during seedbed preparation and repeat another one–half rate application of the same fertilizer within 3 to 5 weeks after seeding. (Fertilizer for temporary vegetative cover, refer to Note #4 of the Seeding Schedule).

B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring–tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid–Producing Soils for specific requirements.

3. Seeding (Refer to Seeding Schedule – This Sheet)

4. Mulching
Mulching is required on all seeding. Mulch will protect against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of seeds, to be applied at the rate of 1–1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch–binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper–blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed. Application – Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand–spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

1. Peg and Twine. 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 stretching twine between pegs in a criss–cross and a square pattern. Secure twine around each peg with two or more round turns.

2. Mulch Nettings – Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.

3. Crimper (mulch anchoring coulter tool) – A tractor–drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

4. Liquid Mulch–Binders – May be used to anchor salt hay, hay or straw mulch. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

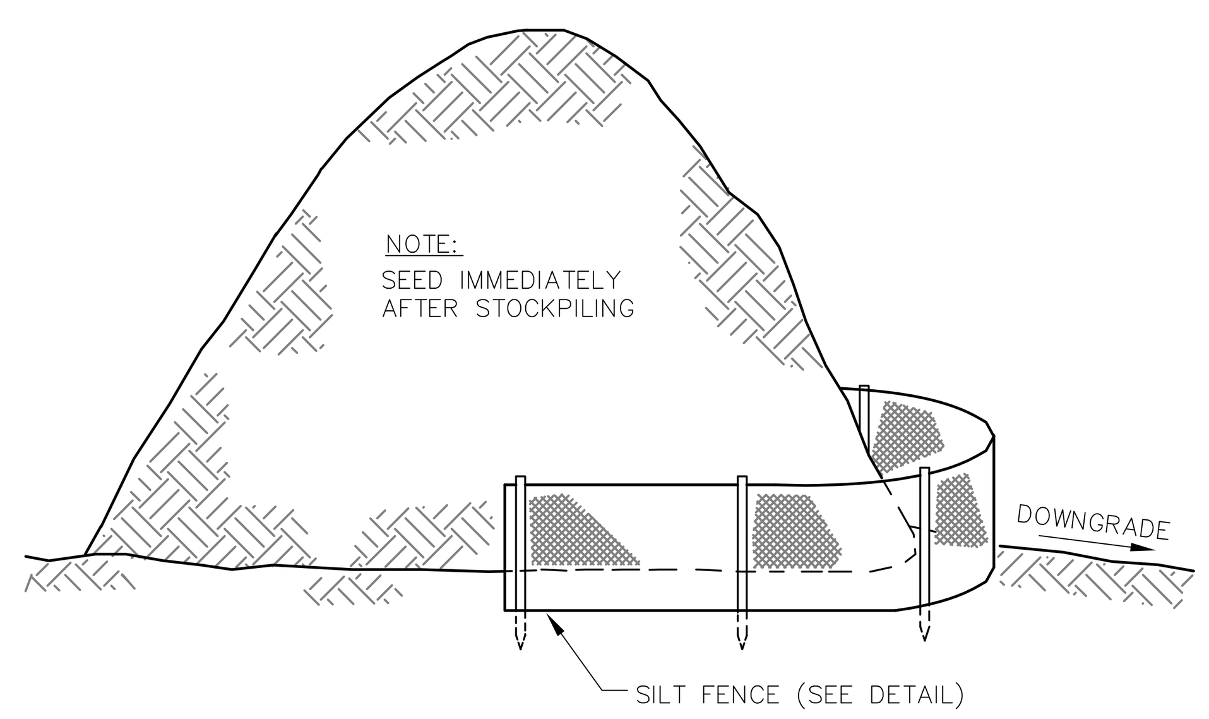
a. Use one of the following:

(1) Organic and Vegetable Based Binders – Naturally occurring, powder–based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

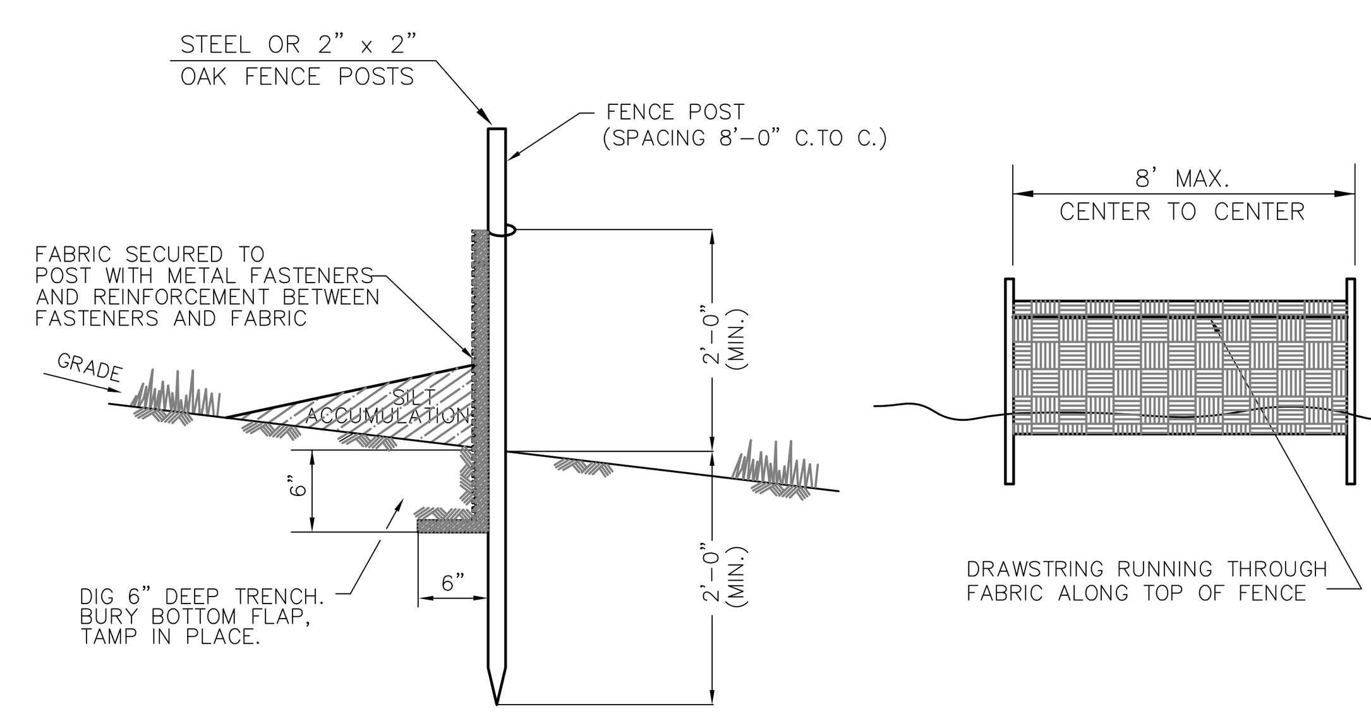
(2) Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass. Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

B. Wood–fiber or paper–fiber mulch – shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. Mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Pelletized mulch – compressed and extruded paper and/or wood fiber product, which may contain co–polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60–75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weedseed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

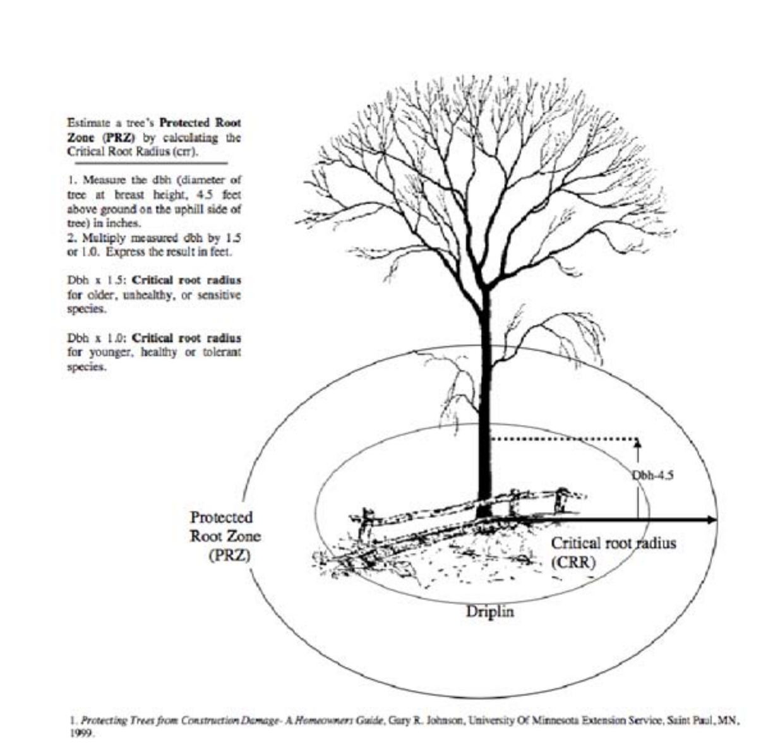


DETAIL
TYPICAL TOPSOIL STOCKPILE
N.T.S.

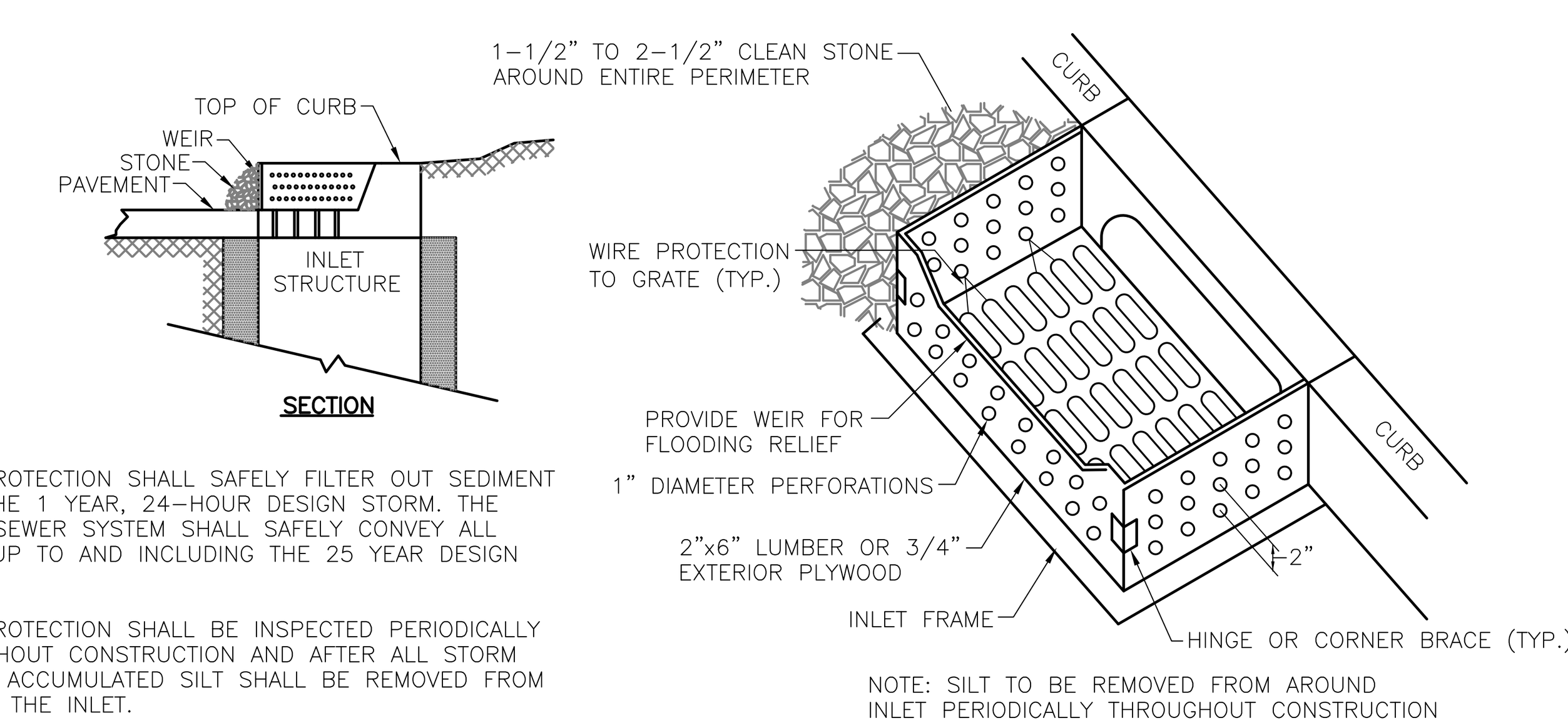


NOTE: SYNTHETIC FILTER FABRIC SHALL BE FIRMLY ATTACHED TO UPHILL SIDE OF FENCE POSTS. OPEN AREA SHALL BE GREATER THAN 4% BUT LESS THAN 10% MEETING U.S. ARMY CORPS. OF ENGINEERS SPECIFICATION NO. CW02215 FOR STRENGTH.

SILT FENCE DETAIL
N.T.S.

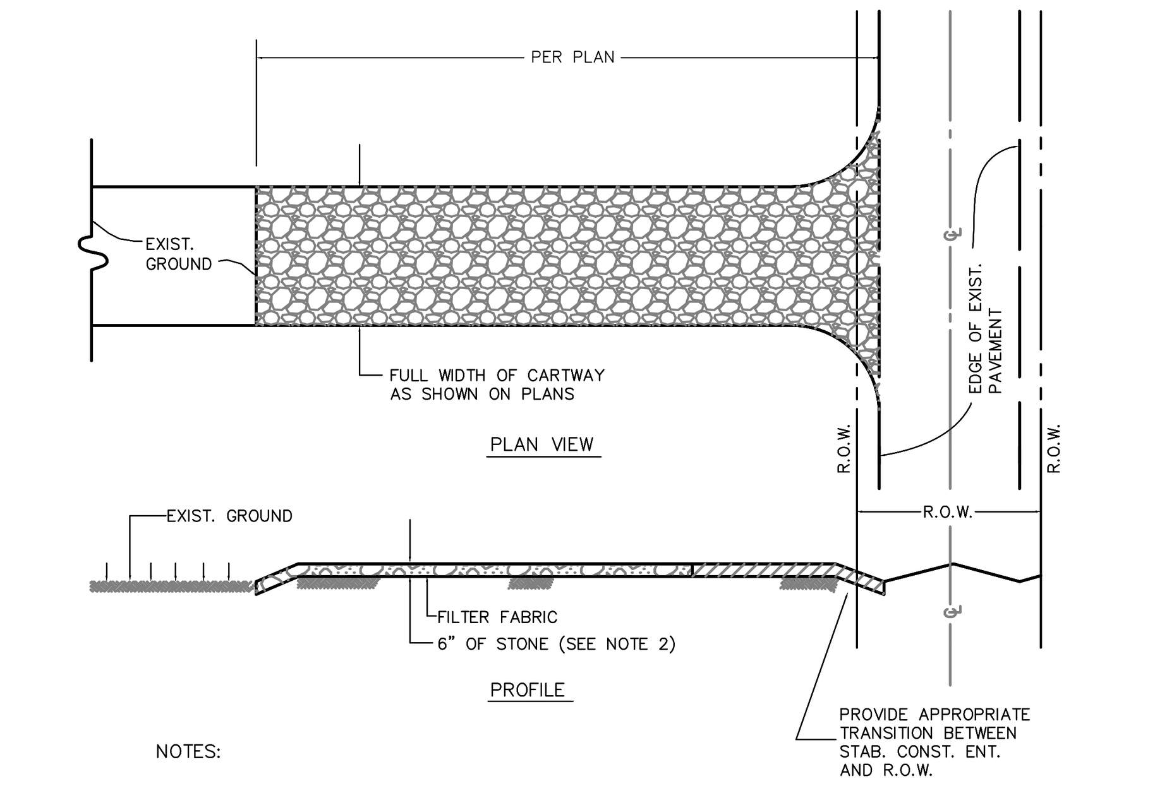


TREE PROTECTION DETAIL
N.T.S.



NOTES:
1. INLET PROTECTION SHALL SAFELY FILTER OUT SEDIMENT FROM THE 1 YEAR, 24–HOUR DESIGN STORM. THE STORM SEWER SYSTEM SHALL SAFELY CONVEY ALL FLOWS UP TO AND INCLUDING THE 25 YEAR DESIGN STORM.
2. INLET PROTECTION SHALL BE INSPECTED PERIODICALLY THROUGHOUT CONSTRUCTION AND AFTER ALL STORM EVENTS. ACCUMULATED SILT SHALL BE REMOVED FROM AROUND THE INLET.
3. FOR TYPE "A" AND "E" INLETS, PROVIDE SECOND WEIR PANEL ALONG FOURTH EDGE.

INLET PROTECTION DETAIL
N.T.S.



NOTES:
1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE ASTM C–33, SIZE NO.2 OR 3, CRUSHED STONE.
3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6".
4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
5. THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course[1]	

1. As prescribed by local ordinance or other governing authority.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

1. INSTALL SILT FENCE.	1 DAY
2. PROVIDE CONSTRUCTION ENTRANCE.	1 DAY
3. STRIP AND STORE TOPSOIL IN STOCKPILE AND STABILIZE STOCKPILE.	1 DAY
4. CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT HOUSE FOUNDATION AND YARDS.	1 DAY
5. CONSTRUCT FOUNDATION, BUILDING.	9–12 MONTHS
6. CONSTRUCT UTILITIES.	2–3 DAYS
7. CONSTRUCT DRIVEWAYS.	1 DAY
8. CONSTRUCT FINE GRADING TO FINISHED GRADES AND ESTABLISH PERMANENT VEGETATIVE COVER ON LOT.	1 DAY
9. REMOVE SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED.	1 DAY

DUST CONTROL NOTES

TO PREVENT BLOWING AND THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, CONSTRUCTION ACTIVITIES, AND TO REDUCE ON–SITE AND OFF–SITE DAMAGE AND HEALTH HAZARDS, DUST CONTROL MEASURES SHALL BE ENACTED ON THE PROJECT SITE.

DURING CONSTUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE REMEDIATION TO CONTROL PARTICLES AND DUST THAT WILL ENTER INTO THE AIR DURING THE REMOVAL OFF THE ON–SITE STRUCTURES. THESE PROCEDURES MAY INVOLVE COATING THE DEBRIS WITH WATER OR ANOTHER SPRAY–ON ADHESIVE.

NOTE: IN THAT N.J.S.A. 4:24-39 et seq. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY

NO.	DATE	DESCRIPTION

USE VARIANCE SITE PLAN
108 BROAD STREET
SOIL EROSION & SEDIMENT CONTROL PLAN
NOTES & DETAILS
BLOCK 60, LOT 6
TAX MAP SHEET No. 8
BOROUGH OF KEYPORT — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

MARC S. LEBER — 11-12-20 — DATE
N.J. PROFESSIONAL ENGINEER, License No. 24GE04452400
N.J. PROFESSIONAL PLANNER, License No. 33LI00589800

DATE:	PROJECT NUMBER:
11-12-20	20-197
SCALE:	CHECKED BY:
N/A	BNP