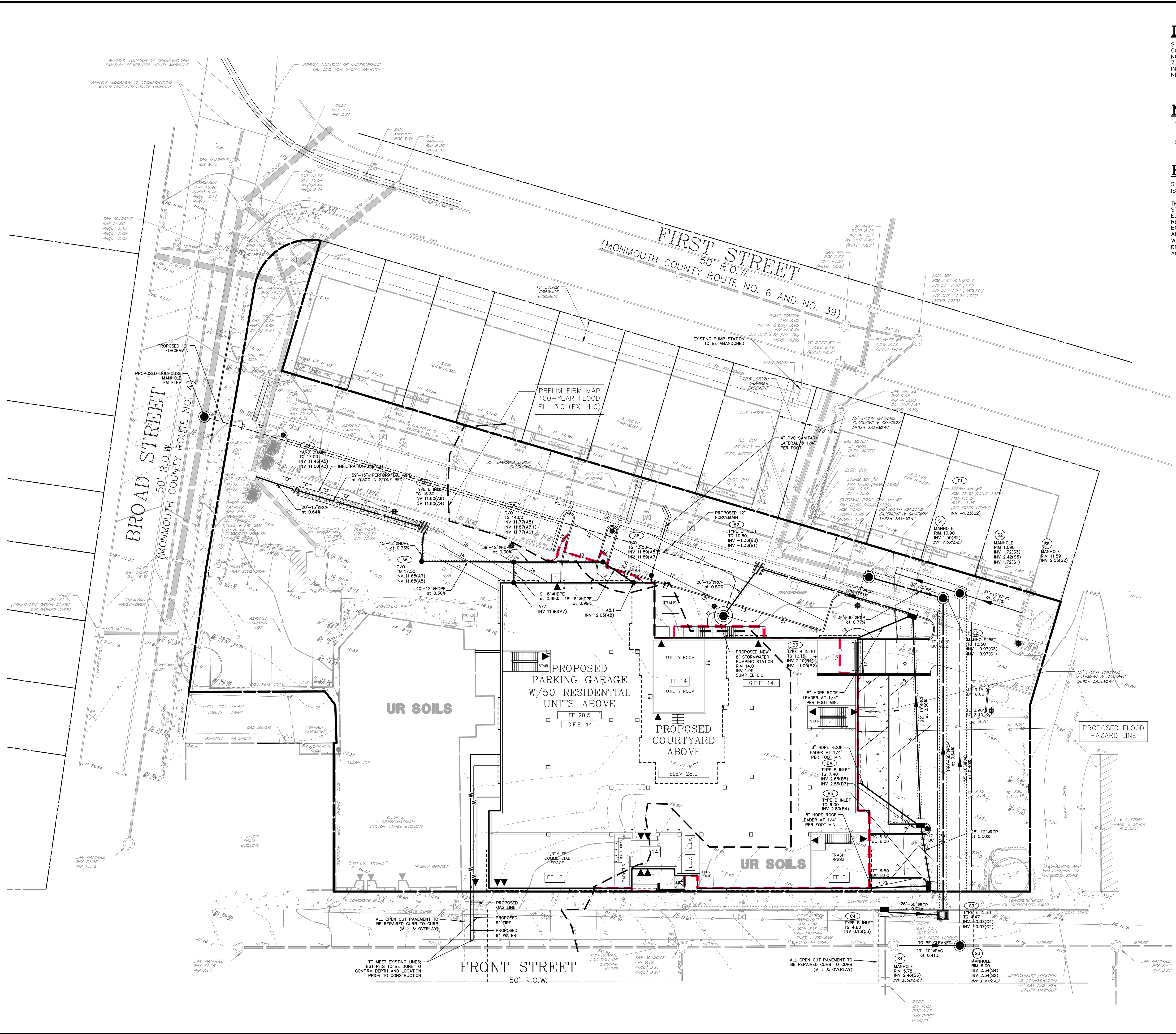




IMPERVIOUS COVERAGE

SITE IMPROVEMENTS DO NOT CREATE AN ADDITIONAL 0.25 ACRE OF IMPERVIOUS COVERAGE AND DO NOT DISTURB MORE THAN 1.0 ACRE OF LAND. THEREFORE, IT IS NOT CONSIDERED A MAJOR DEVELOPMENT FOR PURPOSE OF APPLICATION OF N.J.A.C. 7.8. THE NJ STORMWATER MANAGEMENT RULE. IMPROVEMENTS CREATE AN INSIGNIFICANT INCREASE OF ON-SITE IMPERVIOUS COVERAGE AND WILL HAVE A NEGLIGIBLE IMPACT ON THE STORMWATER MANAGEMENT SYSTEM.

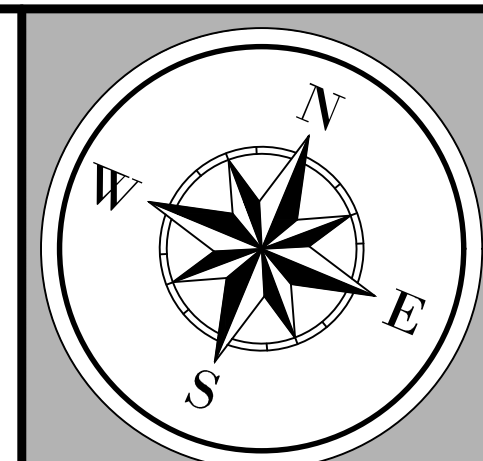
NOTES:

- 1. ALL EXISTING CASTINGS TO BE REPLACED WITH TYPE "N" ECO CURB PIECES AND BICYCLE SAFE GRATES.
- 2. ROOF LEADERS ARE INTERNAL TO THE BUILDING.

FLOOD DAMAGE PREVENTION NOTE

SITE LIES IN THE FLOOD DAMAGE PREVENTION AREA. THE BASE FLOOD ELEVATION IS ELEV 13 BASED ON THE BEST AVAILABLE (PRELIMINARY) FIRM MAPPING.

THE ORDINANCE REQUIRES ALL HABITABLE FLOORS TO BE BFE+3 FEET (ELEV 16). STORAGE AND ACCESS AREAS INCLUDING PARKING ARE PERMITTED BELOW THIS ELEVATION. ALL UTILITY METERS, PANELS, AND BACKFLOW PREVENTORS ARE REQUIRED TO BE A MINIMUM OF ELEVATION 16. RELIEF IS SOUGHT FROM THE BOARD FOR UTILITIES ENTERING THE BUILDING LOWER THAN ELEVATION 16. ALL AREAS OF THE BUILDING BELOW THE BFE ARE TO BE CONSTRUCTED USING PROPER WATERPROOFING/BREAKAWAY TECHNIQUES IN ACCORDANCE WITH ORDINANCE REQUIREMENTS. ALL SANITARY SEWER MANHOLES ARE TO BE SEALED/GASKETED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.



HORIZONTAL DATUM : NAD83

GRAPHIC SCALE



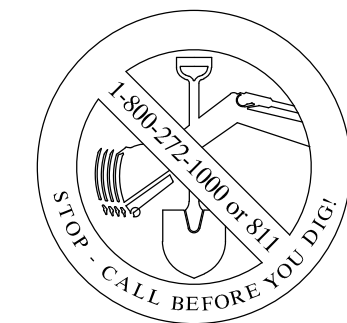
SCALE: 1"=20'

REVISIONS

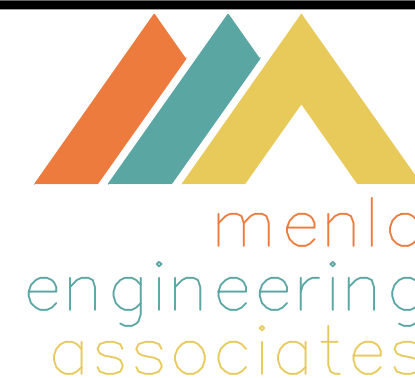
NO.	DESCRIPTION	DATE
1)	TWP / COUNTY COMMENTS	10/26/18
2)	TWP COMMENTS	04/22/19
3)	ARCH REVISIONS	12/15/19
4)	OWNER REVIS	06/16/21
5)	DEP REVS	06/13/21
6)	TOWNSHIP COMMENTS	09/12/22
7)	COMMERCIAL USE	11/03/22

THIS DRAWING IS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED.

CHKD BY: DATE:



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



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GULLS VIEW APARTMENTS

BOROUGH OF KEYPORT
MONMOUTH COUNTY
NEW JERSEY

BLOCK 80, LOT 1.02
TAX MAP SHEET #9
1.45 ACRES

PROJECT #	SCALE	DRAWING #
2017.080.01	1" = 20'	GU-1
DRAWN BY		NE
DESIGNED BY		MM
APPROVED BY		GSO

GRADING & UTILITY PLAN

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.P.E.# 43441

DATE OF ISSUE
APRIL 3, 2018

REVISION 7
NOVEMBER 3, 2022