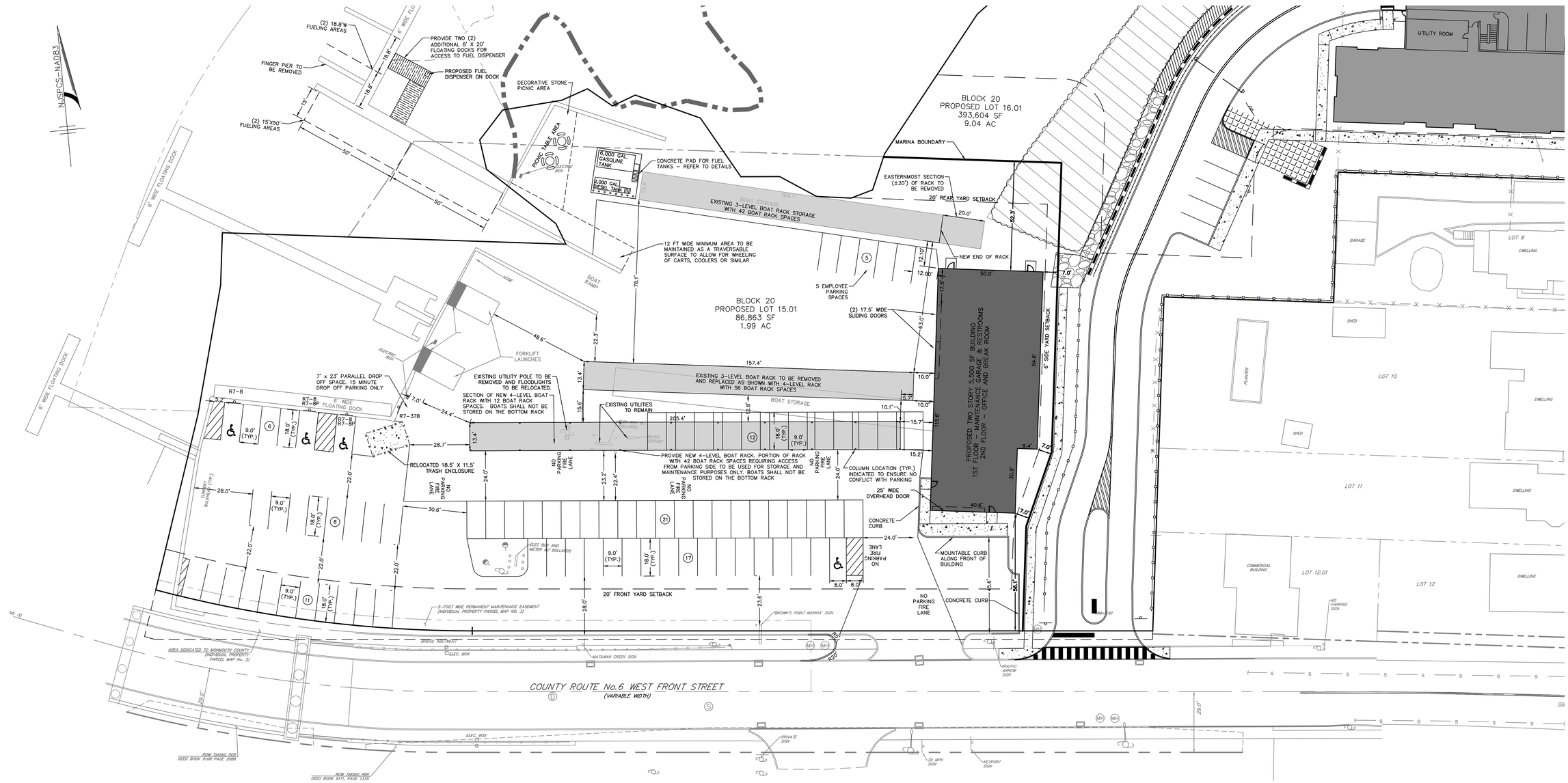


Layout Notes

1. Boundary and topographic information shown based upon a map entitled "Boundary & Topographic Survey, Block 20; Lots 1, 2, 3, 5, 6, 6.01, 7, 9, 11.01, 13, 14 & 14.01, Brown's Point Marina, situated in Borough of Keyport, Monmouth County, New Jersey", prepared by MidAtlantic Engineering Partners, LLC and revised through 1/22/20.
2. The property is located in Flood Zones X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and protected by levees from 1% annual chance flood), AE (EL 14), VE (EL 15), VE (EL 16), & VE (EL 17) according to FEMA's Preliminary Flood Insurance Rate Map number 34025C0037G, dated January 31, 2014.
3. Wetlands and transition areas shown are based on an NJDEP LOI for File No. 1322-04-0001.2, dated February 13, 2008 and a Modification dated June 9, 2008, as shown on the plan sheet entitled, "BOUNDARY & TOPOGRAPHIC SURVEY FOR LOTS 5, 6, 6.01, 9, 11.01, 13, 14 & 14.01, BLOCK 20, BROWNS POINT MARINA, BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY" dated January 7, 2003, last revised January 3, 2008, and prepared by Maser Consulting P.A. The line was delineated on March 14, 2007.
4. Site coordinates: 583,683' N, 572,215' E.
5. Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
   Datum Conversion Factor: (NAVD 88 + 0.909 = NGVD 29)
6. All curb and sidewalks shall conform to state and federal barrier free design standards.
7. All sidewalk ramps marked HCR to have detectable warning surface installed in accordance with ADA regulations. All detectable warning strips shall be "replaceable wet-set" or equivalent. Surface mount or "stick on" warning strips are not permitted unless noted otherwise.
8. All proposed curbing to be concrete curb, unless otherwise noted.
9. Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
10. Where concrete curbing will be constructed within, or adjacent to, existing bituminous pavement, it shall be saw cut and removed, clear through to the subgrade, a minimum distance of 24 inches from, and parallel to, the proposed curb face. This requirement may be modified in the field if the Township Engineer determines that "face forming" of new curbs is more desirable.
11. Sidewalk/walkway risers must be greater than 4" and less than 7".
12. All contractors must call the New Jersey One Call System (1-800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
13. See architect's plans for building elevations and floor plans.
14. All construction to be in accordance with *NJDOT Standard Specifications for Road and Bridge Construction*, latest edition. Pavement striping and/or traffic control signage shall be installed in strict accordance with the requirements of *The Manual on Uniform Traffic Control Devices* (MUTCD), latest edition.
15. The contractor shall:
    a. Perform all work for the project in a finished and workmanlike manner to the satisfaction of the owner and in accordance with the best recognized trade practices.
    b. Be responsible to maintain the site in a clean and organized manner.
    c. Dispose of any and all construction debris in accordance with any local, state, or federal requirements.
    d. Repair any damage to public streets, curbs, sidewalks and utilities as a result of construction activities.
    e. Coordinate the construction schedule with the owner prior to start of work.
    f. Obtain any required road opening permits and perform work in accordance with AHJ requirements.
    g. Be responsible to provide traffic control including barricades, lighting, signage etc. as may be necessary for completion of the project.
    h. Be responsible for site safety & security and the means & methods of construction for project duration.
    i. Confirm the location of all utilities prior to start of construction by requesting a utility mark out and completing test pits as necessary.
    j. Notify the owner and engineer of any required field change immediately.
    k. Maintain dimensioned redline plans of all installed infrastructure and improvements that shall be provided to the owner / engineer noting the locations of all underground infrastructure such as electric conduit, water lines, roof leader collection piping etc.
    l. Only import certified clean fill (if required) in accordance with NJDEP Technical Requirements N.J.A.C 7:26E. All imported material requires approval by owner and their environmental consultant prior to placement onsite.
16. Fuel docks shall be sturdy using a floating design wherever possible in order to withstand significant storm-affected tidal ranges.

BROWN'S POINT MARINA – PARKING CHART

DESCRIPTION	EXISTING	PROPOSED / UNDER CONSTRUCTION	TOTAL	REQUIRED PARKING* (0.6 spaces per slip/rack)	DEMONSTRATED PARKING
BOAT SLIPS	80	35 [1]	115	69	69
BOAT RACKS (IN-WATER USE)	64	46	110	66	11 [2]
BOAT RACKS (STORAGE[3])	0	42	42	25	0 [2,3]
TOTAL	144	123	267	160	80 [2]

* ***Keyport Borough Ordinance. 25:1-9B.4a.4.b.***

Minimum number of parking spaces shall be 0.6 spaces per slip or contracted rack storage space (not dedicated slip renters).

1) Proposed and approved under NJDEP Permit # 1322-0400001.2 WFD 140001 & WFD160001. Not proposed as part of this application.
2) Variance Required / Requested.
3) a. For winter storage of boats which have a contracted in-water slip. Parking accounted for under Boat Slip category.
   b. For year-round storage of boats. Lessee contract w/ owner will not permit boats to be launched and used from these rack locations. Not an active "slip". No parking required.
   c. For temporary storage of boats undergoing maintenance, which:
      i. Otherwise have a contracted in water or rack slip.
      ii. Are otherwise not a customer of the marina, but are solely seeking maintenance.
   No parking required.
4) A minimum of four handicap parking stalls are required and provided, three of which are van accessible.

LEGEND

EXISTING BOUNDARY
EXISTING CURB
PROPOSED CURB
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED SIGN
PROPOSED SETBACK
EXISTING FENCELINE
PROPOSED FENCELINE
100-YR WATER SURFACE ELEV.
BASIN BOTTOM
PROPOSED RETAINING WALL

20 10 0 20 40 60
15 5
GRAPHIC SCALE
1 INCH = 20 FEET

PROJECT NAME: Brown's Point Marina — **ZONE:** GMC

Existing & Proposed Permitted Uses — Existing: Marina; Proposed: Marina

Lots 9, 11.01, 13, 14, 14.01 (Proposed Lot 15.01)

	Required	Existing[1]	Proposed[1]	Complies
Minimum Lot Area	10,000 SF	86,863.4 SF 1.99 Acres	No change	YES
Minimum Lot Width (Measured along minimum setback line)	100 Feet	405.2	No change	YES
Minimum Front Yard Setback	20 Feet	18.6 Feet[2]	56.1 Feet	YES
Minimum One Side Yard Setback	6 Feet	3.3 Feet[2,3]	7.0 Feet	YES
Minimum Both Side Yards Setback	16 Feet	324.0 Feet	204.0 Feet	YES
Minimum Rear Yard Setback	20 Feet	122.9 Feet	52.3 Feet	YES
Max. Height (stories/Feet)	3 Stories/35 Feet	2 Stories	2 Stories/≤35 Feet	YES
Max % Building Coverage	35%	4.4%	6.5%	YES
Max. Impervious Coverage	90%	78.0%	82%	YES

1. Relative to Proposed Lot 15.01, unless otherwise noted.
2. Existing non-conformity relative to maintenance garage to be removed.
3. Existing side yard setback to Lots 11 & 12.01.

REVISIONS	DATE	DRAWN BY	CHECKED BY
FIRE OFFICIAL COMMENTS	06/28/21	EMD	MVW
PLANNING BOARD COMMENTS	03/15/21	BHS	MVW
CLIENT REVISIONS	01/12/20	EMD	MVW
ADDITION OF FUELING TANKS	07/31/20	DJS	MVW

DRAWN BY: DJS
CHECKED BY: MVW
RELEASED BY: LLZ
DATE: 02/20/20
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: N/A
PROJECT No.: MGP-191
DRAWING NAME: 03-Layout.dwg

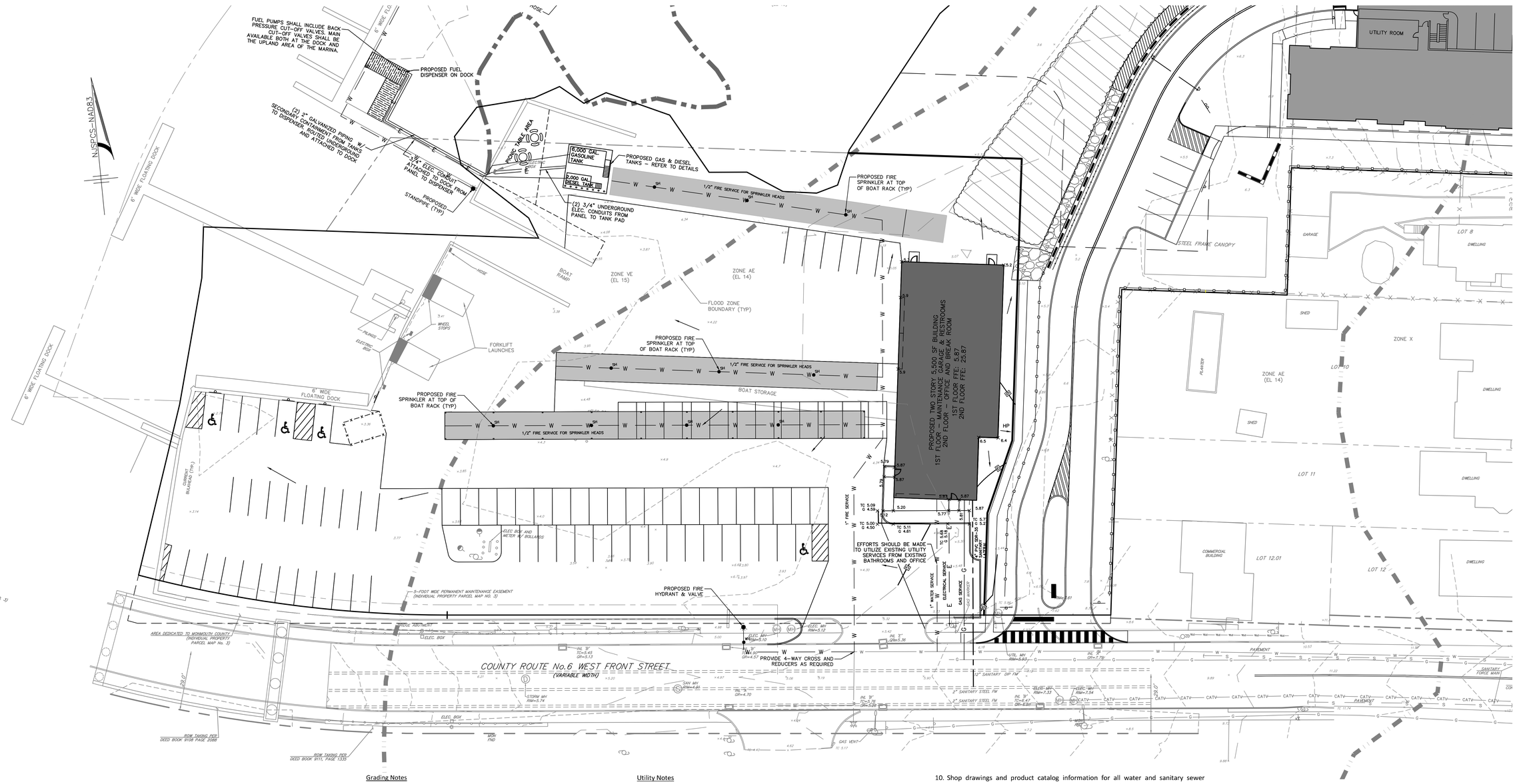
Date: 06/28/21
Louis L. Ziegner IV, P.E.
PROFESSIONAL ENGINEER
NJ Lic. No. GE46422600

PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
LAYOUT PLAN
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

MidAtlantic Engineering Partners, LLC
Certificate of Authorization No. 24GA28184000
Louis L. Ziegner IV P.E. PE No. GE46422600
Matthew J. Robinson P.E. PE No. GE04642500
William F. Pessolt III P.E. PE No. GE04133800
Gateway 195 Center
Commerce Way, Suite 200
Hamilton, NJ 08691
609-910-4450

Sheet Number 4 OF 11

File Name: G:\Miller Group\JOBS\MGP-191 Marina Site Plan\DWG\03-Layout.dwg
Plot Time: Jun 28, 2021 - 3:36pm



Grading Notes

1. Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
2. All construction to be in accordance with *NJDOT Standard Specifications for Road and Bridge Construction*, latest edition. Pavement striping and/or traffic control signage shall be installed in strict accordance with requirements of *The Manual on Uniform Traffic Control Devices* (MUTCD).
3. All curbs shall be depressed at crosswalks and conform to applicable state and federal barrier free design standards.
4. ADA designated units are to conform to the accessibility standards set forth in the Americans with Disabilities Act.
5. All walkways to have a maximum cross slope of 2% and running slope of 5% unless otherwise noted.
6. Sidewalk/walkway risers must be greater than 4" and less than 7". Tread depth to be 11" min.
7. All proposed curbing shall have a 6" reveal, unless otherwise stated.
8. All grading within grassed areas to be a minimum of 2% and a maximum of 3:1 slope unless otherwise noted.
9. All grading in pavement areas shall be greater than 1% unless otherwise noted.
10. Positive drainage to be maintained from all buildings in accordance with applicable regulations and building code.
11. Floor elevations, adjacent grade, doorway locations and elevations shall be confirmed with architectural plans prior to construction by the contractor.
12. All grassed areas to have a minimum of 4" clean top soil, when sod is being installed, or 6" clean top soil for seeding applications.
13. All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
14. Soil compaction to be per architectural requirements based on slab and footing design. 95% minimum compaction required per modified proctor moisture density test procedure ASTM D1557.

Utility Notes

1. Horizontal Datum: NAD 83
   Vertical Datum: NAVD 88
2. All construction to be in accordance with *NJDOT Standard Specifications for Road and Bridge Construction*, latest edition. Pavement striping and/or traffic control signage shall be installed in strict accordance with requirements of *The Manual on Uniform Traffic Control Devices* (MUTCD).
3. All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
4. Attention to the contractor is directed to the fact that the approximate locations of known utility structures and facilities (including but not limited to sanitary sewers, storm sewers, potable water lines and appurtenances, natural gas lines, electric, telephone and CATV lines and underground storage tanks) that may be encountered within and adjacent to the limits of the work are shown on the plans. The accuracy and completeness of this information is not guaranteed by the engineer, and the contractor is advised to verify in the field all the facts concerning the location of these utilities or other construction obstacles prior to construction. The contractor shall notify the engineer, in writing, prior to construction, of any discrepancies which may affect the project design.
5. Contractor to perform test pits to verify existing utility depths, sizes and locations prior to connecting proposed sewer and water mains to existing sewer and water mains. The contractor shall notify the engineer in writing of any conflicts so that design modifications can be made if necessary.
6. All construction shall conform to any applicable federal, state and local regulations. Contractor has sole responsibility for site safety and to conform to and abide by all current OSHA standards or regulations. Safe construction practices remain the obligation of the contractor. The contractor shall obtain all applicable federal, state and local permits prior to construction.
7. Pipe lengths indicated are measured center to center of each structure.
8. All utility service connections to buildings to be located underground.
9. The sanitary sewer lateral and appurtenances shall be constructed and tested in accordance with Municipal Rules & Regulations, and witnessed and approved by the Municipal Engineer.
10. Shop drawings and product catalog information for all water and sanitary sewer structures, conduits, materials, and appurtenances, to be provided to the project engineer for review and approval prior to purchasing.
11. Refer to technical specifications for water and sanitary sewer for material, installation specifications and testing requirements.
12. Unless otherwise indicated, RCP shall be class 3 wall, bell and spigot type with O-ring gaskets.
13. HDPE pipes shall be ADS N-12 with soil tight joints or approved equal.
14. Electrical, telephone, CATV and all other wire-served utility extensions and services shall be installed underground with standards established by the servicing utility company.
15. See MEP/Architectural plans for all utility connections to building. All utility connections shall be reviewed & verified by the contractor prior to start of site construction.
16. Adequate structural support of sewers and water lines at all points of crossing shall be provided to prevent excessive deflection, settlement, or damage. The crossings shall be arranged such that the joints in the pipes are equidistant and as far apart as possible from the other pipe.
17. Where utilities cross beneath existing / proposed water mains or storm and sanitary sewers, the utility contractor shall provide adequate structural support by installing select backfill from the utility to the spring line of the water main or sewer. Select backfill shall be clean sand or NJDOT soil I-9 compacted to 95% of the modified proctor aggregate type density ASTM D-698 Method D. It shall extend a minimum of 10 feet each way from the centerline of the crossing.
18. A 10-ft. horizontal distance shall separate water mains and sanitary sewer mains. Where such separation is not possible, the water mains and sanitary sewer mains shall be installed in separate trenches with the water main at least 18 inches above the sewer main. Where such vertical separation is not possible, the sewer main shall be constructed with watertight joints for a distance of 10 feet in either direction of the water main (N.J.A.C. 7:10-11.7(d)-5).
19. All sanitary and drainage structures shall be precast concrete unless otherwise specified.
20. Fuel pumps shall include back pressure cut-off valves.
21. Main cut-off valves shall be available both at the dock and in the upland area of the marina.

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
100-YR WATER SURFACE ELEV.
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY LATERAL
PROPOSED SANITARY CLEANOUT
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING HYDRANT
PROPOSED WATER HYDRANT
PROPOSED WATER METER
PROPOSED WATER LATERAL
EXISTING GAS LINE
PROPOSED GAS LINE
PROPOSED SPRINKLER HEAD

20 10 0 20 40 60
15 5
GRAPHIC SCALE
1 INCH = 20 FEET

REVISIONS	DATE	DRAWN BY	CHECKED BY
FIRE OFFICIAL COMMENTS	06/28/21	EMD	MVW
PLANNING BOARD COMMENTS	03/15/21	BHS	MVW
CLIENT REVISIONS	01/12/20	EMD	MVW
ADDITION OF FUELING TANKS	07/31/20	DJS	MVW

DRAWN BY: DJS
CHECKED BY: MVW
RELEASED BY: LLZ
DATE: 02/20/20
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: N/A
PROJECT No.: MGP-191
DRAWING NAME: 04-Grading & Utility.dwg

Date 06/28/21
Louis L. Zuegner IV, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE46402900

PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
GRADING & UTILITY PLAN
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

Mid Atlantic Engineering Partners, LLC
Gateway 195 Center
2300 Yardville-Allentown Road, Suite 200
Hamilton NJ 08691
609-910-4450
Certificate of Authorization No. 24GA28184000
Louis L. Zuegner IV P.E. PE No. GE46402900
Matthew J. Robinson P.E. PE No. GE46402900
William J. Zaikowski P.E. PE No. GE45415000

Sheet Number
5 OF 11

File Name: G:\Miller Group\JOBS\MGP-191 Marina Site Plan\DWG\04-Grading & Utility.dwg
Plot Time: Jun 28, 2021 - 4:05pm

PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
DOCK FIRE PROTECTION PLAN
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

Louis L. Zuegner IV, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE042250
Date 06/28/21

DRAWN BY:	CHECKED BY:	RELEASED BY:
EAD	MVW	LLZ
DATE:	HORIZONTAL SCALE:	VERTICAL SCALE:
06/28/21	1" = 40'	N/A

PROJECT No.: MGP-191
DRAWING NAME: 04-Grading & Utility.dwg

DATE	REVISIONS	DRAWN BY	CHECKED BY

Certificate of Authorization No. 24GA28184000
Licensee 195 Centre
5 Commerce Way Suite 200
Hamilton, NJ 08691
609-910-4450

Louis L. Zuegner IV P.E. PE No. GE042250
Matthew J. Robinson P.E. PE No. GE042500
William J. Pyhanic II P.E. PE No. GE047258

Millennium Engineering, LLC

Sheet Number 6 OF 11

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
100-YR WATER SURFACE ELEV.
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY LATERAL
PROPOSED SANITARY CLEANOUT
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING HYDRANT
PROPOSED WATER METER
PROPOSED WATER LATERAL
EXISTING GAS LINE
PROPOSED GAS LINE
PROPOSED SPRINKLER HEAD

GRAPHIC SCALE
1 INCH = 40 FEET

NJSPCS-NAD83

COMMISSIONER'S EXTERIOR LINE FOR PIER

BLOCK LIMIT LINE

BLOCK 21
LOT 7.01
OSMAN
OSMAN
QK-3201
PG 2468

BLOCK 19

COUNTY ROUTE No.6 WEST FRONT STREET
(VARIABLE WIDTH)

PROPOSED BUILDING AND PARKING STRUCTURE 120 UNITS FF 16.50

PROPOSED FIRE BOX AND HOSE

2' FINGER PIER (TYP.)

6' WIDE FLOATING DOCK

JAMES & ANN CHRISTIN MOORE DEED 6//98, FILE 63-0195.
7-YEAR LICENSE TO

File Name: C:\Miller Group\JOBS\MGP-191 Marina Site Plan\DWG\04-Grading & Utility.dwg
Plot Time: Jun 28, 2021 - 4:06pm