

PROPERTY OWNERS
WITHIN 200'

Block	Lot	Owner
9	1	Damiewicz, Ronald & Shirley 42 Washington Street Keyport, NJ 07735
9	2	Damiewicz, Ronald & Shirley 42 Washington Street Keyport, NJ 07735
9	3	Thompson, Kenneth & Renee 44 Washington Street Keyport, NJ 07735
9	4	Tremaine, Ian & Gina 48 Washington Street Keyport, NJ 07735
9	7	Monmouth County 1 E Main Street – Hall of Records Freehold, NJ 07728
9	74	Vestri Corp 350 W Front St, PO Box 455 Keyport, NJ 07735
19	1	Assenza, Loren K. & Lawrence A. 39 Wyncrest Road Marlboro, NJ 07746
19	11	Triano, Anthony & Debra 126 Wintergreen Circle Greentown, PA 18426
20	1,2,3,7	357 West Front Street, LLC 357 West Front Street Keyport, NJ 07735
20	8	Gelburd, Brian 16 Washington Street Keyport, NJ 07735
20	4.01	Leising, Jeffrey A & Nicole J 16 Broadway Keyport, NJ 07735
20	4.02	Rebello, Carlos A & Lisa 18 Broadway Keyport, NJ 07735
20	5,6,9,1 1.01,13 .14,14. 01	357 West Front Street, LLC 357 W Front Street Keyport, NJ 07735
20	10	Yunker, Alan T 28 Washington Street Keyport, NJ 07735
20	11	Hallowell, Jenny 32 Washington Street Keyport, NJ 07735
20	12	Cummons, Christopher & Margaret 350 W Front St, PO Box 455 Keyport, NJ 07735
20	12.01	Demetris, Stanley & Patty 337 W Front Street Keyport, NJ 07735
317	2	483 Amboy Road, LLC 483 Amboy Avenue Keyport, NJ 07735
318	1.02	Michael Wagner Family Partnership LLV 165 Cliffwood Avenue Cliffwood, NJ 07721

UTILITY CONTACTS

Utilities Which Service Township of Aberdeen	Utilities Which Service The Borough of Keyport
Cablevision of Raritan Valley 275 Centennial Ave/ CN 6805 Piscataway, NJ 08855- 6805	Bell Atlantic/Verizon 1095 Ave of the Americas Room 3137 New York, NY 10036
GPU Energy PO Box 16001 2800 Pottsville Pike Reading, PA 19605-2459	JCP&L Real Estate Department PO Box 1911 Morristown, NJ 07962
NJ Natural Gas Co 16 West Lincoln Ave Atlantic Highlands, NJ 07716	New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719
Township of Aberdeen 1 Aberdeen Sq Aberdeen, NJ 07747	Cablevision 275 Centennial Ave/ CN 6805 Piscataway NJ 08855-6805
Verizon 5100 Belmar Blvd Farmingdale, NJ 07727	Borough of Keyport- Attn. Scott Hicks Water/Sewer Department 70 West Front St Keyport, NJ 07735
NJ American Water- Developer's Service 1341 North Ave Plainfield, NJ 07061	
Bayshore Regional 100 Oak St Union Beach, NJ 07735	
Municipal Clerk- Township of Aberdeen 1 Aberdeen Sq Aberdeen, NJ 07747	
Monmouth County Clerk 33 Mechanic St Freehold, NJ 07727	
Conrail Central RR C/O Tax Dept. 2001 Market St Philadelphia, PA 19101	
NJ Transit 110 Penn Plaza E Newark, NJ 07105	

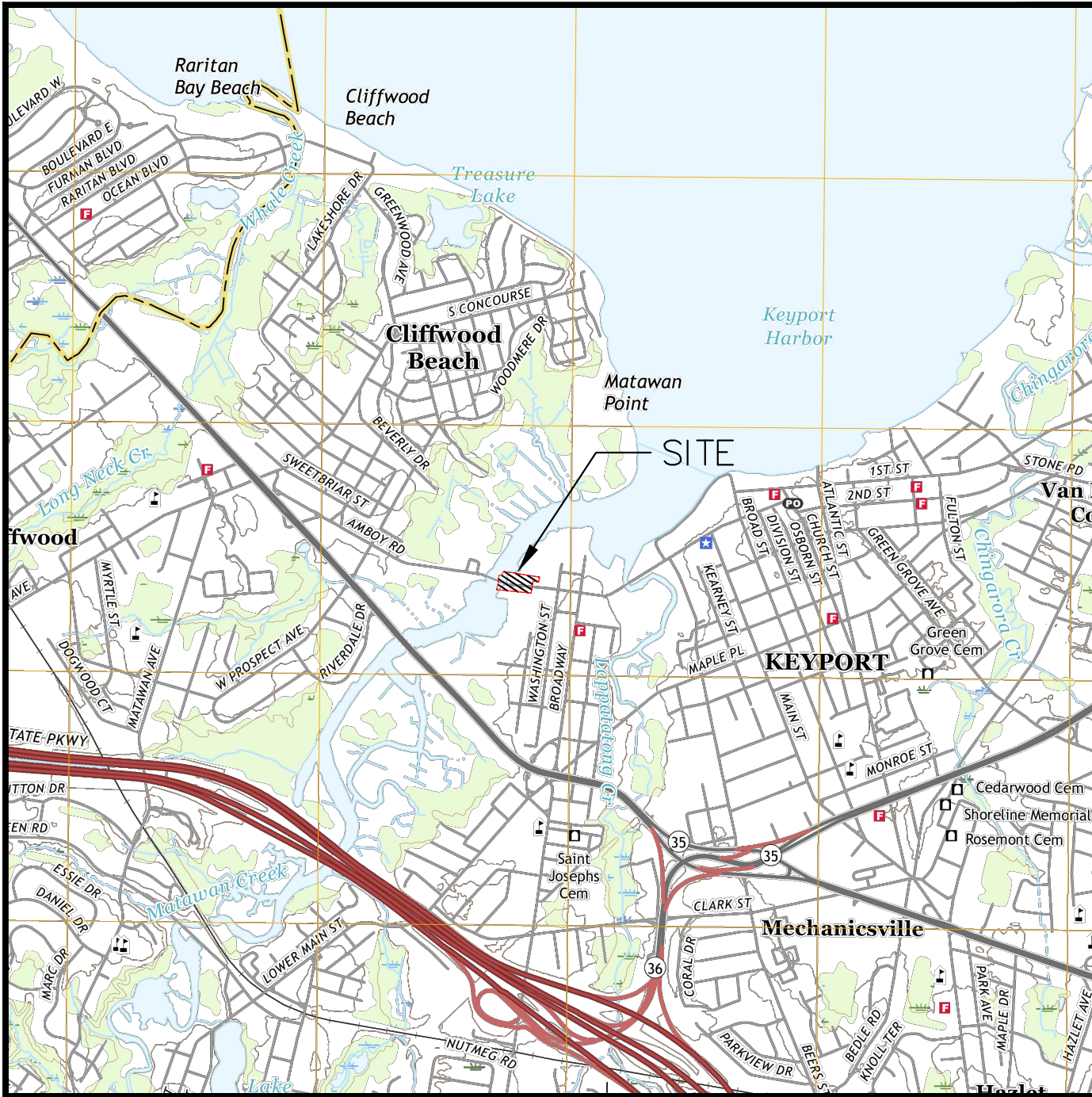
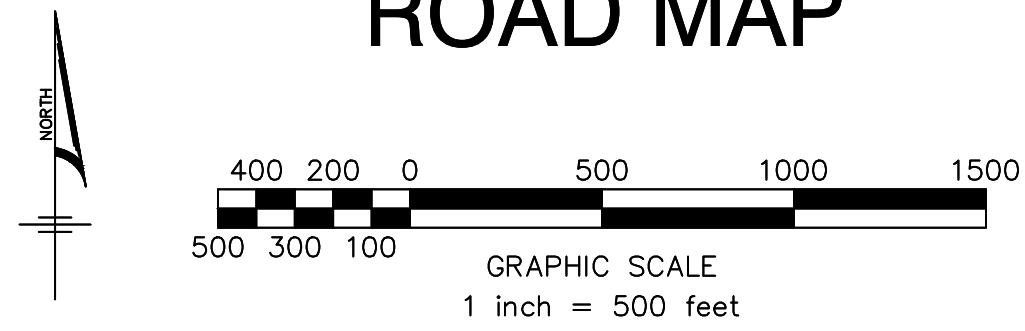
SHEET INDEX

No.	Description	Revision	Date
1.	TITLE SHEET		04/23/25
2.	EXISTING CONDITIONS & DEMOLITION PLAN		03/20/25
3.	OVERALL LAYOUT PLAN		03/20/25
4.	LAYOUT PLAN		04/23/25
5.	GRADING & UTILITY PLAN		04/23/25
6.	DOCK FIRE PROTECTION PLAN		04/23/25
7.	LANDSCAPE PLAN		03/20/25
8.	LIGHTING PLAN		03/20/25
9.	SOIL EROSION & SEDIMENT CONTROL PLAN		03/20/25
10.	SOIL EROSION & SEDIMENT CONTROL DETAILS		03/20/25
11.	CONSTRUCTION DETAILS		04/23/25
12.	CONSTRUCTION DETAILS		04/23/25
13.	TURNING TEMPLATE – FIRE TRUCK 1		03/20/25

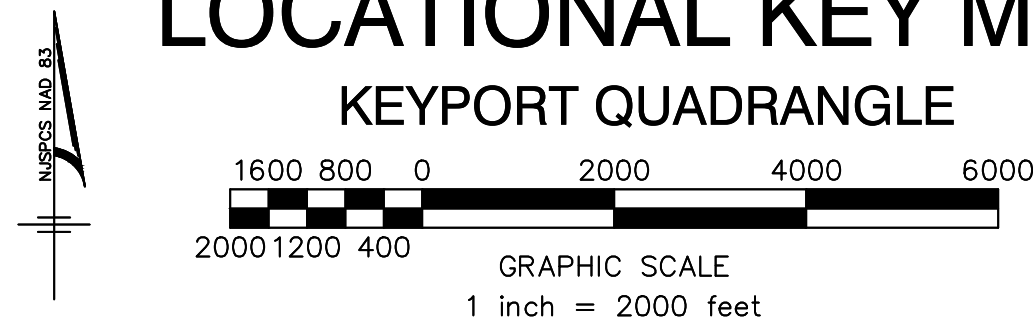
AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY



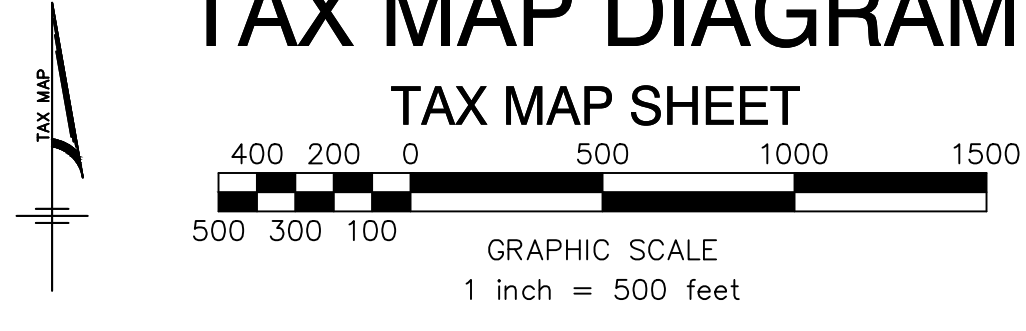
ROAD MAP



LOCATIONAL KEY MAP



TAX MAP DIAGRAM



PROJECT NAME:		ZONE:		
Brown's Point Marina		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%	80.8%	79.4%	YES

- Relative to Proposed Lot 15.01, unless otherwise noted.
- Existing non-conformity relative to maintenance garage to be removed.
- Existing side yard setback to Lots 11 & 12.01.
- Prior Application #20-01 approved via Resolution as a Preliminary/Final Major Site Plan with Bulk Variance Relief as memorialized by the Unified Planning Board of the Borough of Keyport on May 31, 2022.

NIDEP Compliance Notes

- The site spans 1.99 acres (86,863 square feet)
- No disturbance exceeds one acre.
- There are no new impervious surfaces.
- A reduction of 1,216 square feet of impervious cover is noted.
- The ground-level parking under the third boat rack is not considered impervious, as its not exposed to precipitation.
- This project does not meet the threshold for major development under the stormwater management rules N.J.A.C. 7:8. As there is no new impervious area proposed, and the site disturbance will be less than one acre.

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	12 ²
BOAT RACKS (STORAGE ³)	0	42	42	25	0 ^{2,3}
TOTAL	144	123	267	160	81 ²
* Keyport Borough Ordinance, 25-1-98, 4a, 4.b.					
Minimum number of parking spaces shall be 0.6 spaces per slip or contracted rack storage space (not dedicated slip renters).					

- Proposed and approved under NIDEP Permit # 1322-0400001.2 WFD 140001 & WFD 160001. Not proposed as part of this application.
- Variance granted via Prior Application #20-01 approved via Resolution as a Preliminary/Final Major Site Plan with Bulk Variance Relief as memorialized by the Unified Planning Board of the Borough of Keyport on May 31, 2022.
- 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.
- A minimum of four handicap parking stalls are required and provided, three of which are van accessible.

Site plan of _Brown's Point Marina
Zone GMC Block 20 Lot 9, 11.01, 13, 14 & 14.01
Date _____ Scale AS SHOWN
Applicant, 357 West Front Street, LLC
Address, 357 West Front Street Keyport, NJ 07735
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) _____

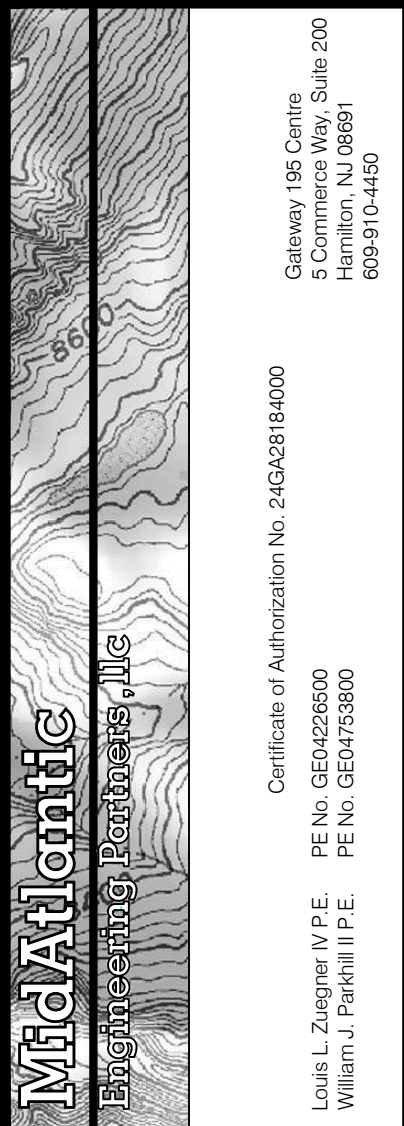
04/23/25	RESOLUTION COMPLIANCE REVIEW #	04/09/25	MAB	LL2
03/20/25	CAPRA REVIEW EMAIL	02/24/25	MAB	LL2
07/27/25	CAPRA RVL LTR	07/07/25 & RESOLUTION COMPLIANCE	MAB	LL2
07/16/24	REMOVE FUEL TANKS & CAPRA RESUBMISSION		MAB	LL2
07/27/22	CAPRA SUBMISSION AND AMENDED SITE PLAN		END	MWW
10/06/21	SESC COMMENTS		END	MWW
02/15/21	PLANNING BOARD COMMENTS		BMS	MWW
11/19/20	CLIENT REVISIONS		END	MWW
07/14/20	ADDITION OF FUELING TANKS		DUS	MWW
	REVISIONS			DRAWN BY CHECKED BY

DRAWN BY:	DUS	CHECKED BY:	MWW	RELEASED BY:	LL2
DATE:	02/20/20	HORIZONTAL SCALE:	AS SHOWN	VERTICAL SCALE:	N/A
PROJECT No.:					
DRAWING NAME:	MGP-191				
	01-Title.dwg				

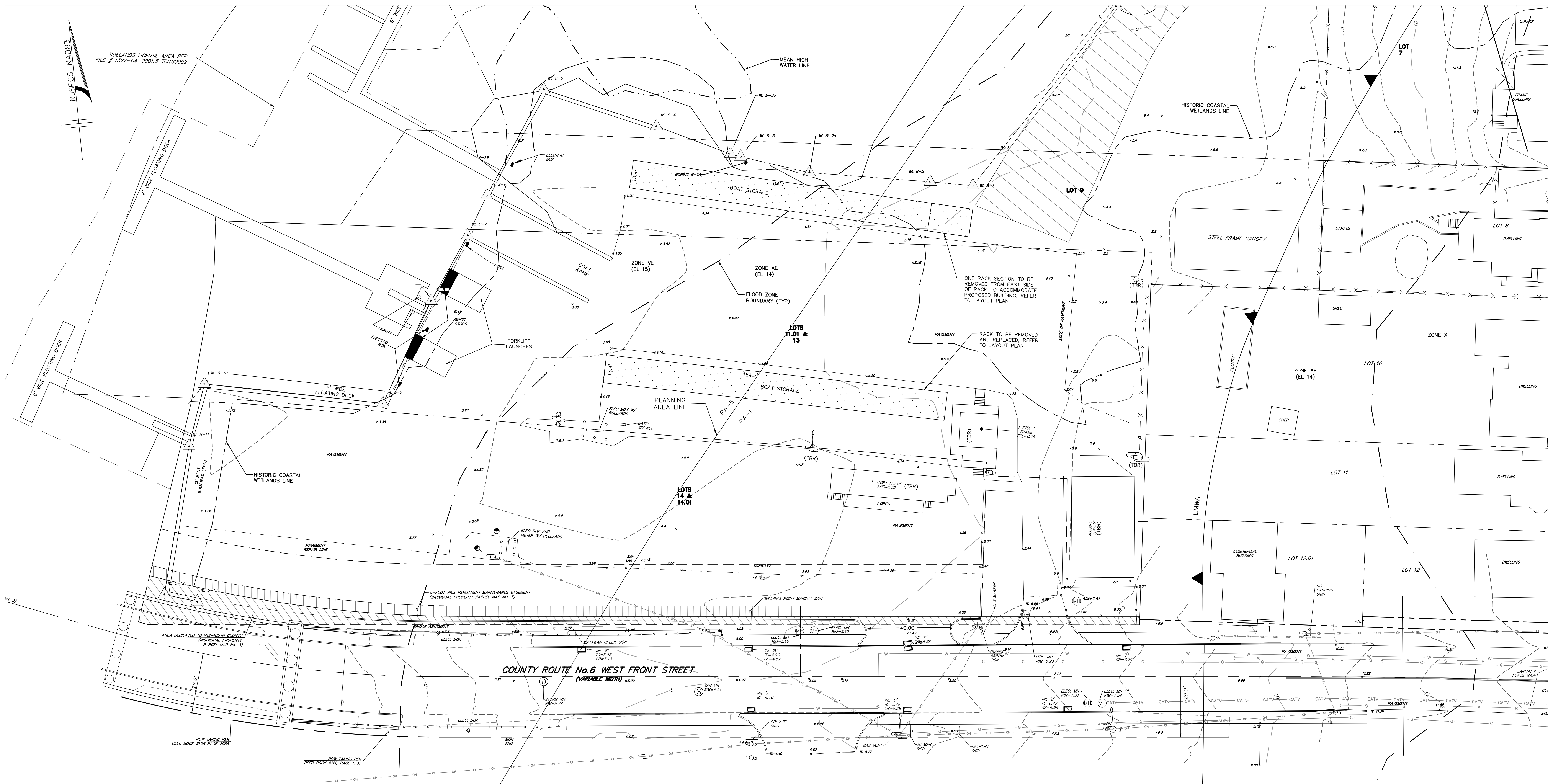
Date: 4/23/25
Louis L. Zuegner IV, P.E.
Professional Engineer
No. 14, No. 004828090

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
TITLE SHEET

BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

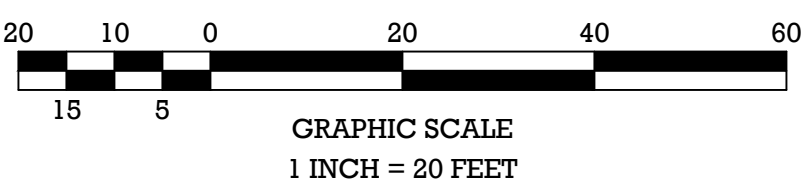
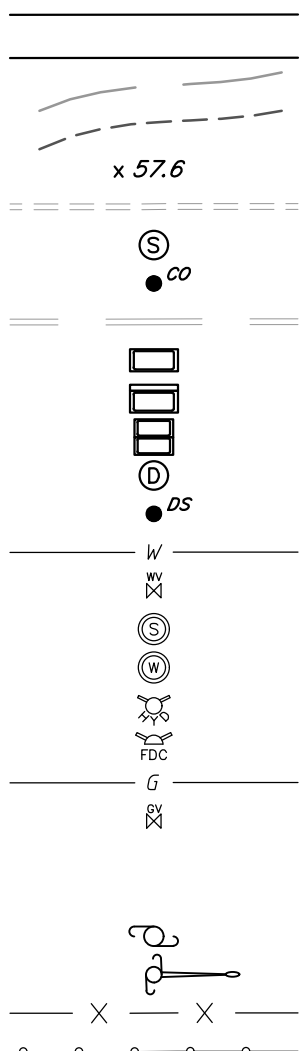


Sheet Number
1 OF 13



LEGEND

PROJECT BOUNDARY
EXISTING BUILDING
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SPOT ELEVATION
EXISTING SANITARY SEWER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING STORM SEWER LINE
EXISTING TYPE 'A' INLET
EXISTING TYPE 'B' INLET
EXISTING TYPE 'E' INLET
EXISTING MANHOLE/STORM GRATE
EXISTING DOWNSPOUT
EXISTING WATER LINE
EXISTING SPRINKLER BOX
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE
EXISTING GUIDERAIL
EXISTING LIGHT POLE
EXISTING SIGNAGE



Existing Conditions Notes

- Project site being known and designated as Block 20, Lots 9, 11.01, 13, 14 & 14.01 as shown on the current tax assessment map of Borough of Keyport, Monmouth County, New Jersey (Sheet 7), containing 7.36 acres.
- Boundary and topographic information shown based upon 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 09/29/20.
- Site coordinates: 583,683' N, 572,215' E
- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88 Monmouth County Datum Conversion Factor: (NAVD 88 - 1.1 ft= NGVD 29) FEMA
- The Property is located within portions of Flood Zone VE (EL 15) and Flood Zone AE (EL 14), as shown on FEMA's Preliminary Flood Insurance Rate Map #34025C00370, dated January 31, 2014.
- The proposed building is located entirely within Flood Zone AE (EL 14), as shown on FEMA's Preliminary Flood Insurance Rate Map #34025C00370, dated January 31, 2014. Therefore the lowest horizontal structural member must be at or above elevation 15.
- No riparian zone exists on the subject property. Pursuant to N.J.A.C. 7:13-2.3(c)(3) There is no riparian zone within or along the Atlantic Ocean
- Wetlands and transition areas shown are based on an NJDEP (D) for File No. 1322 04-0001-A FWM190004, dated October 09, 2020 as shown on the plan sheets 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 and last revised 09/29/20.
- All construction and demolition 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.
- All debris generated during construction such as trees, stumps, vegetation, dirt piles, construction debris, etc within the project's boundary shall be removed as part of this project and be disposed of off-site unless otherwise stated or approved.
- 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.
- The contractor shall verify locations of existing utilities and all other site conditions prior to beginning construction. Location of existing utilities shown on these drawings are approximate and subject to exact location in the field during construction as required by engineer or as deemed necessary to accurately locate (horizontal and vertically) all impacted utilities which are in conflict with new construction. Contractor to determine the location and elevation of the conflicting utilities and submit the data to the engineer for review elevation prior to construction.
- All contractors must call the New Jersey one call system (1-800-272-1000) to have all underground utilities located prior to any demolition, construction, abandonment, soils investigation, and/or excavations.

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

MidAtlantic
ENGINEERING PARTNERS, LLC
1000 ROUTE 100, SUITE 200
KEYPORT, NJ 08042
TEL: 856-261-1400
WWW.MIDATLANTIC-LLC.COM

Certificate of Authorization No. 245049184000
Louis L. Ziegner IV P.E.
William J. Padden III P.E.
PE No. GE42420003
PE No. GE42420004

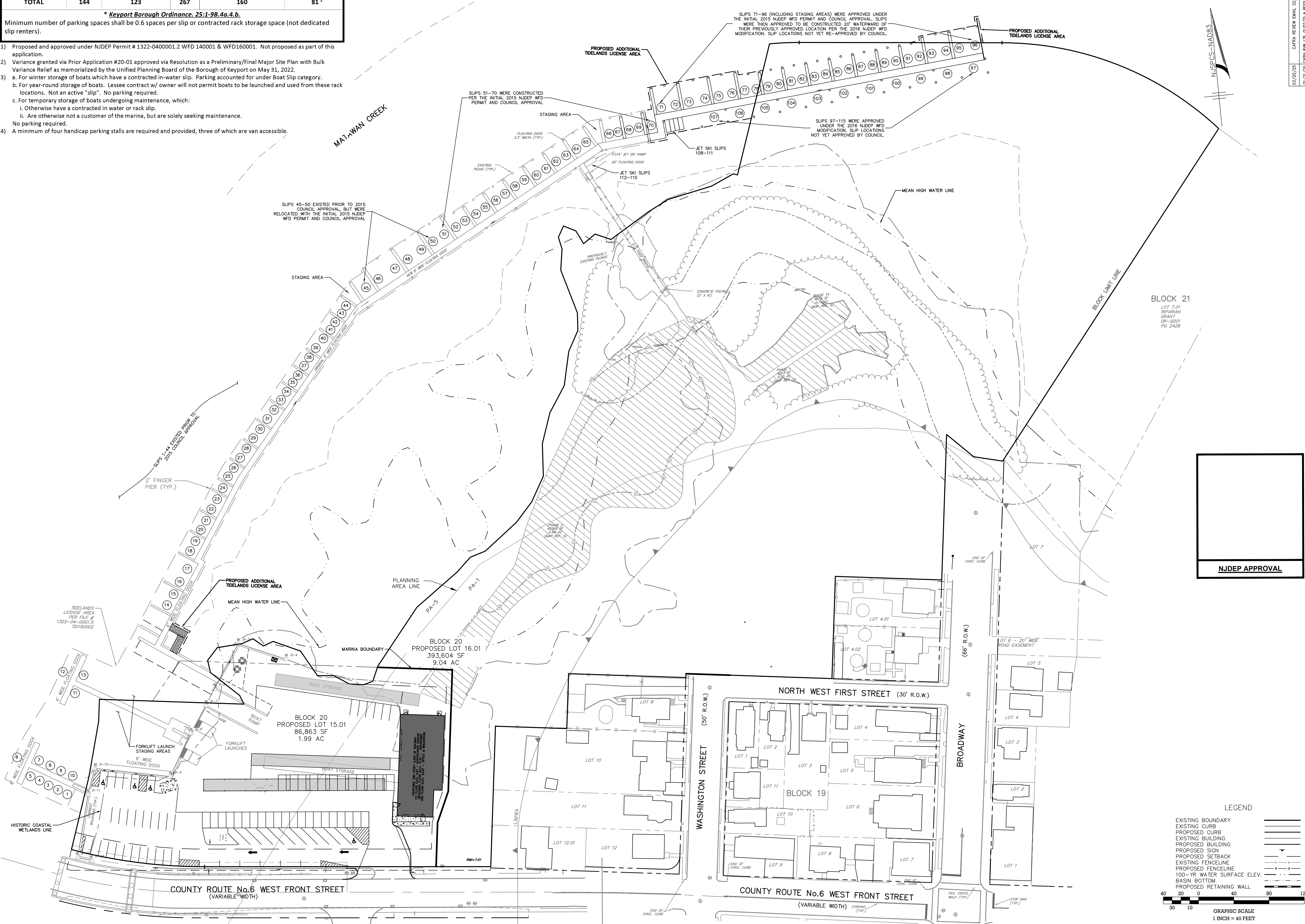
DATE	REVISIONS	DRAWN BY	CHECKED BY	RELEASED BY	DATE
02/15/21	PLANNING BOARD COMMENTS	BHS			
03/15/21	CHANGE SHEET TOTAL TO 11	MDP-191			
07/07/22	CAPRA SUBMISSION AND AMENDED SITE PLAN	END			
10/19/24	REMOVE DUEL TANKS & CAPRA RESUBMISSION	MJB			
01/21/25	CAPRA Rvw Ltr 01/07/25 & RESOLUTION COMPLIANCE	MJB			
02/20/25	CAPRA REVIEW EMAIL 02/24/25	LLZ			

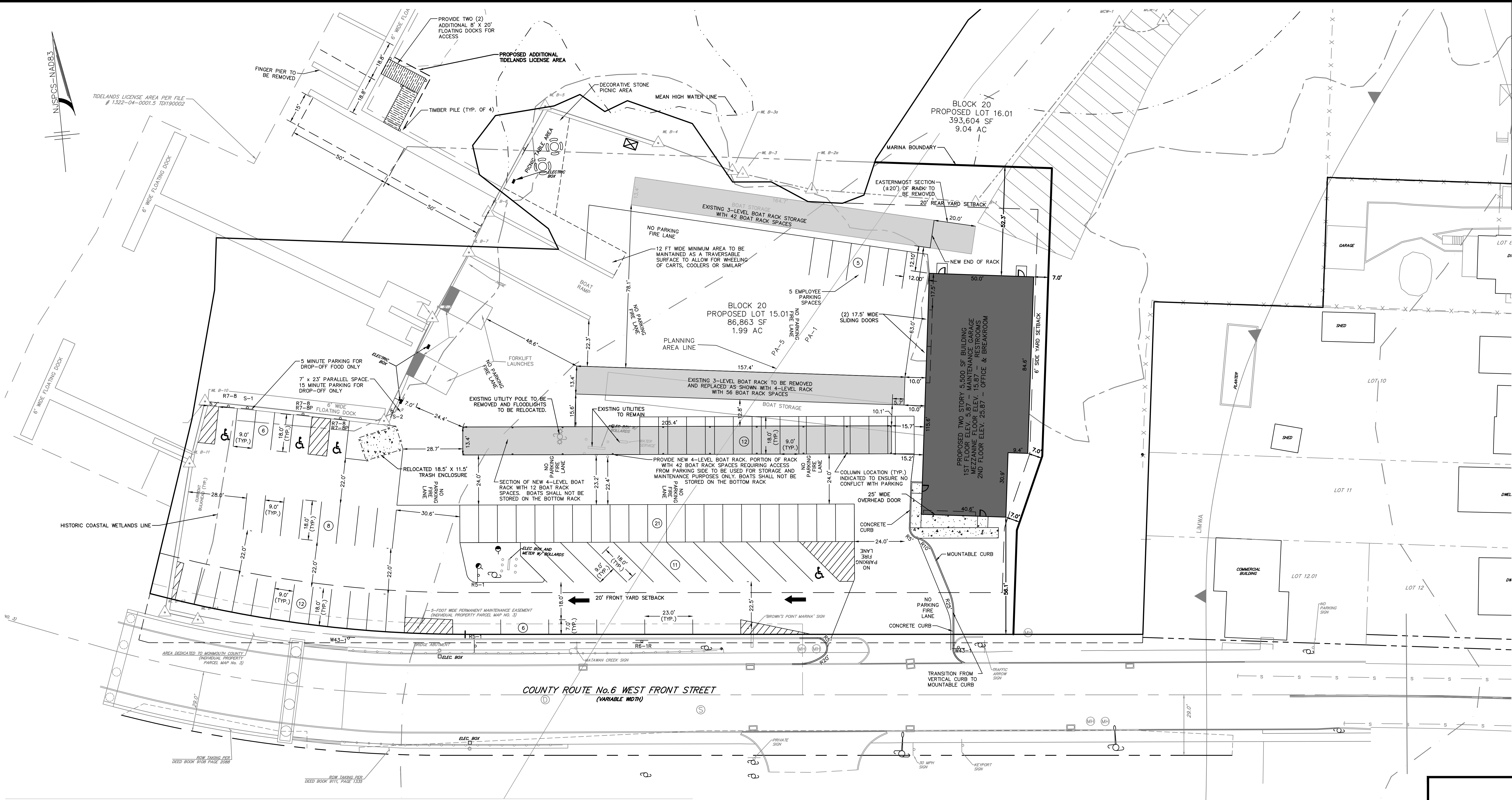
Louis L. Ziegner IV, P.E.
NJ Lic. No. 034049184000

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	12 ²
BOAT RACKS (STORAGE ³)	0	42	42	25	0 ^{2,3}
TOTAL	144	123	267	160	81 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 granted via Prior Application #20-01 approved via Resolution as a Preliminary/Final Major Site Plan with Bulk Variance Relief as memorialized by the Unified Planning Board of the Borough of Keyport on May 31, 2022.
- 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.





Layout Notes

- 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 09/29/20.
- Proposed Lots 15.01 and 16.01 were the subject to application #17-07 to the Borough of Keyport and as shown on the map titled "Major Subdivision Plan, Block 20, Lots 1, 2, 3, 5, 6, 6.01, 7, 9, 11.01, 13, 14 & 14.01, Mariner's Village at Keyport, Situated in Borough of Keyport, Monmouth County, New Jersey", prepared by MidAtlantic Engineering Partners, LLC, last revised 01/06/22.
- The property is located within portions of Flood Zone VE (EL 15) and Flood Zone AE (14), as shown on FEMA's Preliminary Flood Insurance Rate Map #34025C0037G, dated January 31, 2014.
- The proposed building is located entirely within Flood Zone AE (EL 14), as shown on FEMA's Preliminary Flood Insurance Rate Map #34025C0037G, dated January 31, 2014. Therefore, the lowest horizontal structural member must be at or above elevation 15.
- The proposed building will be designed to withstand hydrostatic and hydrodynamic pressures at least 1 foot above the flood elevation.
- No riparian zone exists on the subject property. Pursuant to N.J.A.C. 7:13-2.3(c)(1) There is no riparian zone within or along the Atlantic Ocean.
- Wetlands and transition areas shown are based on an NJDEP LOI for File No. 1322-04-0001.4 FWW190004, dated October 09, 2020 as shown on the plan 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 and last revised 09/20/20.
- Site coordinates: 583,683' N, 572,215' E.
- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
Monmouth County Datum Conversion Factor: (NAVD 88 + 1.1 feet = NGVD 29) FEMA
- All curb and sidewalks shall conform to state and federal barrier free design standards.
- 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.
- All proposed curbing to be concrete curb, unless otherwise noted.
- 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.
- 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.
- Sidewalk/walkway risers must be greater than 4" and less than 7".
- 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.
- See architect's plans for building elevations and floor plans.
- 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.
- The contractor shall:
 - 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.
 - Be responsible to maintain the site in a clean and organized manner.
 - Dispose of any and all construction debris in accordance with any local, state, or federal requirements.
 - Repair any damage to public streets, curbs, sidewalks and utilities as a result of construction activities.
 - Coordinate the construction schedule with the owner prior to start of work.
 - Obtain any required road opening permits and perform work in accordance with AHJ requirements.
 - Be responsible to provide traffic control including barricades, lighting, signage etc. as may be necessary for completion of the project.
 - Be responsible for site safety & security and the means & methods of construction for project duration.
 - Confirm the location of all utilities prior to start of construction by requesting a utility mark out and completing test pits as necessary.

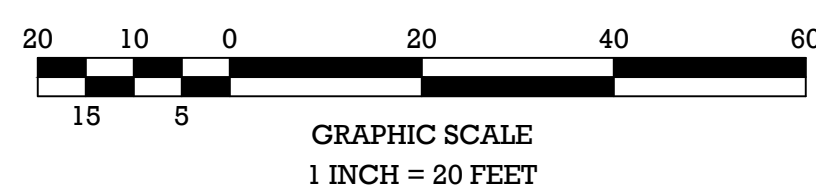
BROWN'S POINT MARINA - PARKING CHART					
DESCRIPTION	EXISTING	PROPOSED / UNDER CONSTRUCTION	TOTAL	REQUIRED PARKING* (0.6 spaces per slip/rack)	DEMONSTRATED PARKING
BOAT SLIPS	80	35 ¹	115	69	69
BOAT RACKS (IN-WATER USE)	64	46	110	66	12 ²
BOAT RACKS (STORAGE ³)	0	42	42	25	0 ^{2,3}
TOTAL	144	123	267	160	81 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).

- Proposed and approved under NJDEP Permit # 1322-0400001.2 WFD 140001 & WFD160001. Not proposed as part of this application.
- Variance granted via Prior Application #20-01 approved via Resolution as a Preliminary/Final Major Site Plan with Bulk Variance Relief as memorialized by the Unified Planning Board of the Borough of Keyport on May 31, 2022.
- 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:
 - Otherwise have a contracted in water or rack slip.
 - Are otherwise not a customer of the marina, but are solely seeking maintenance.No parking required.
- 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.	---
BASEIN BOTTOM	---
PROPOSED RETAINING WALL	---



NJDEP APPROVAL

PROJECT NAME:		ZONE:		
Brown's Point Marina		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%	80.8%	79.4%	YES

- Relative to Proposed Lot 15.01, unless otherwise noted.
- Existing non-conformity relative to maintenance garage to be removed.
- Existing side yard setback to Lots 11 & 12.01.
- Prior Application #20-01 approved via Resolution as a Preliminary/Final Major Site Plan with Bulk Variance Relief as memorialized by the Unified Planning Board of the Borough of Keyport on May 31, 2022.

04/23/25	RESOLUTION COMPLIANCE REVIEW #1 04/23/25	MJB	LLZ
03/20/25	CAPRA REVIEW EMAIL 03/24/25	MJB	LLZ
01/21/25	CAPRA REVIEW LTR 01/07/25 & RESOLUTION COMPLIANCE	MJB	LLZ
10/16/24	REMOVE FUEL TANKS & CAPRA RESUBMISSION	MJB	LLZ
07/21/22	CAPRA SUBMISSION AND AMENDED SITE PLAN	END	MW
02/28/22	ADDED TEMPORARY FUEL DEFENSER	END	MW
01/29/21	COUNTY MEETING 7/26	END	MW
06/28/21	FIRE OFFICIAL COMMENTS	END	MW
03/15/21	PLANNING BOARD COMMENTS	BWS	MW
11/19/20	CLIENT REVISIONS	DUS	MW
07/21/20	ADDITION OF FUELING TANKS	DUS	MW
	REVISIONS		
	DATE		

DRAWN BY:	DUS	CHECKED BY:	MW	RELEASED BY:	LLZ
DATE:	02/02/2020	HORIZONTAL SCALE:	1" = 20'	VERTICAL SCALE:	N/A
PROJECT No.:					
DRAWING NAME:	MGP-191				
					03-Layout.dwg

Lotus J. Ziegner IV, P.E.
Professional Engineer
No. 004549090
NJ State Board of Professional Engineers

AMENDED 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
200 Commerce Way, Suite 200
Bridgeton, NJ 08302
Tel: 856-683-1400
Fax: 856-683-1401
www.midatlanticeng.com
Certificate of Authorization No. 245349184000
Lotus J. Ziegner IV, P.E.
PE No. 064242000
William J. Pappalardo III, P.E.
PE No. 064252800



LEGEND

-
- GRAPHIC SCALE
1 INCH = 20 FEET

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 strip 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 NIDOT soil 1-9 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 water-tight joints for a distance of 10 feet in either direction of the water main (N.J.A.C. 7:10-1.7(d)-5).
19. All sanitary and drainage structures shall be precast concrete unless otherwise specified.

NJDEP APPROVAL

MENDEEN 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

MidAtlantic

Certificate of Authorization No. 24/GA28184000
Louis L. Ziegner IV P.E. PE No. GE04226500

Louis L. Ziegner IV P.E.
William J. Parkhill II P.E.

Sheet Number
5 0

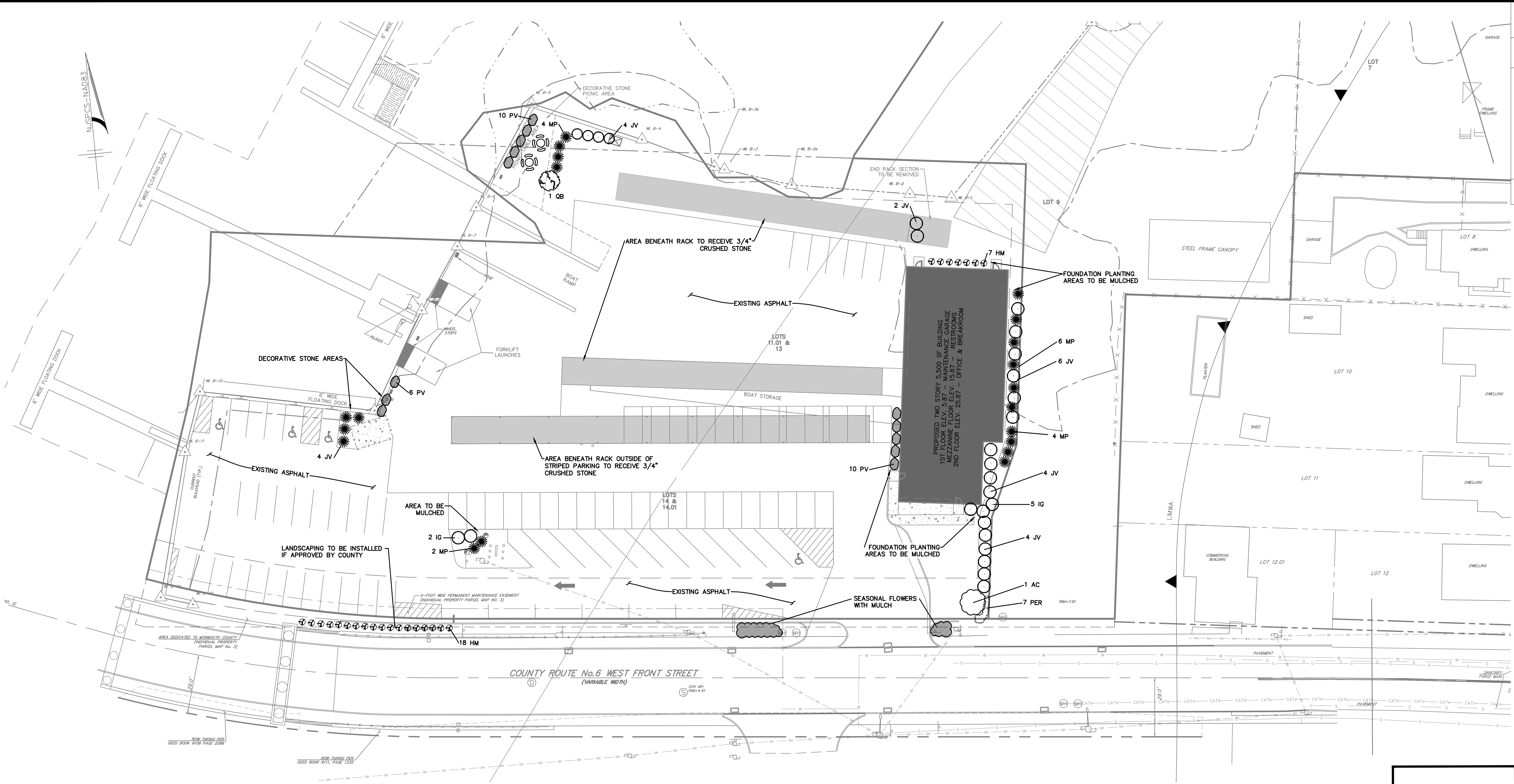
5 OF 13

[illegible]

 Date 4/26/15

Louis L. Zuegner IV, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. CE4225690

RAY/FINAL MAJOR SITE PLAN
POINT MARINA
, 11.01, 13, 14 & 14.01
& UTILITY PLAN
SITUATED IN
MONMOUTH COUNTY, NEW JERSEY



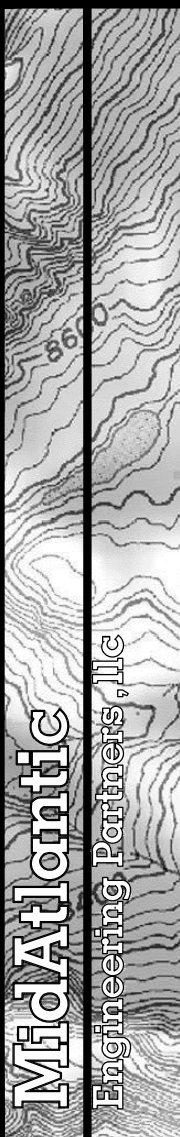
PLANTING NOTES

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
- ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
- ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOULATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER OR HIS REPRESENTATIVE, AND MUST BE MADE IN WRITING AND SUBJECT TO APPROVAL FROM THE CITY ENGINEER.
- MEASUREMENT: DIMENSIONS OF TREES AND SHRUBS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
- SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST, UNLESS AUTHORIZED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM THE SUN AND DRYING WINDS OR FROST.
- OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
- ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO THE DETAILS ON THE PLANS. IN PARKING LOT AREAS AND PLANTING AREAS ADJACENT TO WALKWAYS VERTICAL TREE STAKES SHALL BE USED IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. CUTS OVER 1" (ONE INCH) IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- MULCH: IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED ALL TREES AND SHRUB PLANTING PITS SHALL BE COVERED WITH A FOUR INCH (4 INCH) LAYER OF LICORICE ROOT OR OTHER MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE LIMIT OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREE CLUSTERS, A MULCH BED SHALL BE CREATED.
- TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICANT SUCH AS WILT-PROOF.
- PLANTING SOIL OF 50% TOP SOIL AND 50% PEAT MOSS SHALL BE MIXED WITH EXISTING SOIL AT A RATE OF 1/3 PLANTING SOIL AND 2/3 EXISTING SOIL.
- GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR TWENTY FOUR (24) MONTHS FROM THE DATE OF FINAL APPROVAL BY THE TOWNSHIP, EXCEPT AS OTHERWISE STATED IN THE TOWNSHIP ORDINANCE. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED WITH CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE AND NOTIFY THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR THERE IS 25% OF THE CROWN DEAD.
- ALL PLANTING SHALL BE AT THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT, AND TO THE INDICATED LAYOUT OF PLANTING BEDS.
- ALL REQUIRED PLANT MATERIAL SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.
- ALL PLANTING BEDS SHOULD BE FREE AND CLEAR OF WEEDS PRIOR TO INSTALLATION OF MULCH.
- ALL DECIDUOUS TREES TO BE INCORPORATED INTO PLANTING BED (MULCH) OR HAVE 2' RADIUS MULCH RING.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.

PLANT SCHEDULE				
KEY	BOTANICAL NAME	QTY	COMMON NAME	SIZE
TREES				
AC	Amelanchier canadensis	1	Shadblow Serviceberry	1-1.5" Cal. Multi-stem
JV	Juniperus virginiana	24	Eastern Red Cedar	6-8"
QB	Quercus bicolor	1	Swamp White Oak	2-2.5" Cal.
SHRUBS				
MP	Myrica pennsylvanica	16	Bayberry	24"-36"
IG	Ilex glabra	7	Inkberry Holly	24"-36"
HM	Hydrangea macrophylla 'Nikko Blue'	25	Bigleaf Hydrangea	18-24"
Perennials and Groundcovers				
PER	Perovskia atriplicifolia	7	Russian Sage	1 Gal.
PV	Panicum virgatum	26	Switchgrass	2" Plug

NJDEP APPROVAL

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11, 01, 13, 14 & 14.01
LANDSCAPE PLAN
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY



Sheet Number
7 OF 13

DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

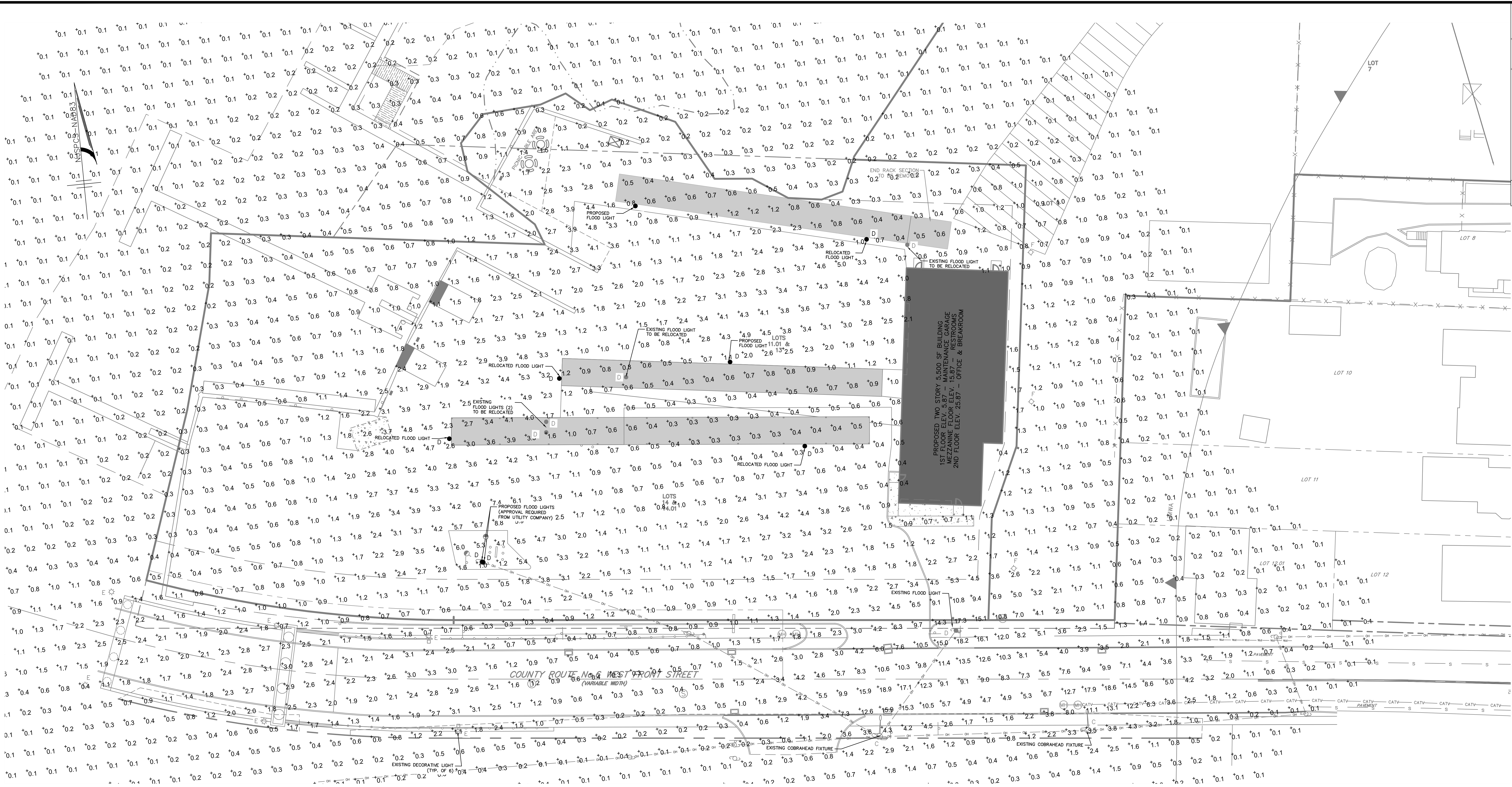
DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

DATE	REVISIONS	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	1	CFRPA REVIEW EMAIL 02/24/25	MJB	MJB	LL2
07/27/25	2	CFRPA REVIEW LTR 07/07/25 & RESOLUTION COMPLIANCE	MJB	MJB	LL2
07/27/25	3	REMOVE FUEL TANKS & CAFRA RESUBMISSION	MJB	MJB	LL2
07/27/25	4	CAFRA SUBMISSION AND AMENDED SITE PLAN	END	END	MWW
07/27/25	5	SECC COMMENTS	END	END	MWW
07/27/25	6	PLANNING BOARD COMMENTS	BHS	BHS	MWW
07/27/25	7	CLIENT REVISIONS	END	END	MWW
07/27/25	8	ADDITION OF FUELING TANKS	DUS	DUS	MWW
07/27/25	9	REVISIONS	DATE	DATE	DRAWN BY CHECKED BY

File Name: C:\Miller Group\UGS\Map-191 Marine Site Plan\DWG\09-1&.dwg
Plot Date: Aug 20, 2023 9:26am

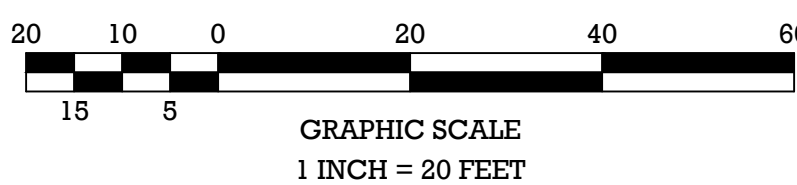


Lighting Notes:

- The proposed pole mounted light fixtures shall be installed with a mounting height of 25 ft. (fixture to grade).
The proposed boat rack mounted light fixtures shall be installed with a mounting height of 30 ft. (fixture to grade).
- Lights shall operate "dusk till dawn."
- Cut-off shields, house side shields, etc. shall be provided if/as required.
- A night light function test must be completed on the site prior to the issuance of Certificate of Occupancy. Any changes required will be made at the Owner's expense.
- All light poles and other site lighting to be LED controlled by photocell and astronomical timer.

LEGEND

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 CLEANOUT
PROPOSED WATER MAIN
PROPOSED WATER METER
PROPOSED ELECTRIC TRENCH
EXISTING FENCELINE
PROPOSED FENCELINE
100-YR WATER SURFACE ELEV.
PROPOSED LIGHT POLE
EXISTING FLOOD LIGHT
PROPOSED FLOOD LIGHT



Filename	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
		C	2	American Electric Lighting	327 40S R3 DG	327 SERIES 400W HPS TYPE 3 MED SEMI CUTOFF	ONE 400-WATT HIGH PRESSURE SODIUM.	1	50000	1	465
		D	9	The Stratos Light Company	SL923PLL-230W-SU-30K-120-D-O			1	29869	1	225.7
		E	6	PHILIPS LIGHTING, LITTLESTOWN	TX0332-G2-3-N7-H-16	Hagerstown Post Top LED (TX03) - TX0332-G2-3-N7-H-16 ARRAY OF 16 LEDS - 32 LEDS, 1-80 WIDTH SPACING, T3 OPTICS, 100W @ 700mA, RIBBED GLOBE, w/HSS	(2) LEDGINE 3.1 LIGHT (LUXEON T) DRIVEN AT 700mA	1	5630	1	71.2
		F	3	Holophane	GDV2 P40 30K AS 5 N	GranVile II LED, LED Package 40, 91W, 3000K, 120-277V, Type 5 distribution, No trim	LED COB	1	8844	1	81

NOTES:
1. GRAY SYMBOLS DESIGNATE EXISTING.
2. BLACK SYMBOLS DESIGNATE PROPOSED OR RELOCATED FIXTURES; RIGHT IN TOTAL.
3. FIXTURE "T" IS PROPOSED AND APPROVED UNDER THE SEPARATE AND ADJACENT MARINER'S VILLAGE PROJECT.

03/20/25	CAPRA REVIEW EMAIL 02/24/25	MJB	LL2
07/21/23	CAPRA RVL LTR. 07/07/23 & RESOLUTION COMPLIANCE	MJB	LL2
07/26/24	REMOVE FUEL TANKS & CAPRA RESUBMISSION	MJB	LL2
07/27/22	CAPRA SUBMISSION AND AMENDED SITE PLAN	EMD	MWW
10/06/21	CHANGE SHEET TOTAL TO 11	EMD	MWW
02/15/21	PLANNING BOARD COMMENTS	BMS	MWW
1/19/20	CLIENT REVISIONS	EMD	MWW
1/7/20	ADDITION OF FUELING TANKS	DUS	MWW
	REVISIONS		DRAWN BY CHECKED BY

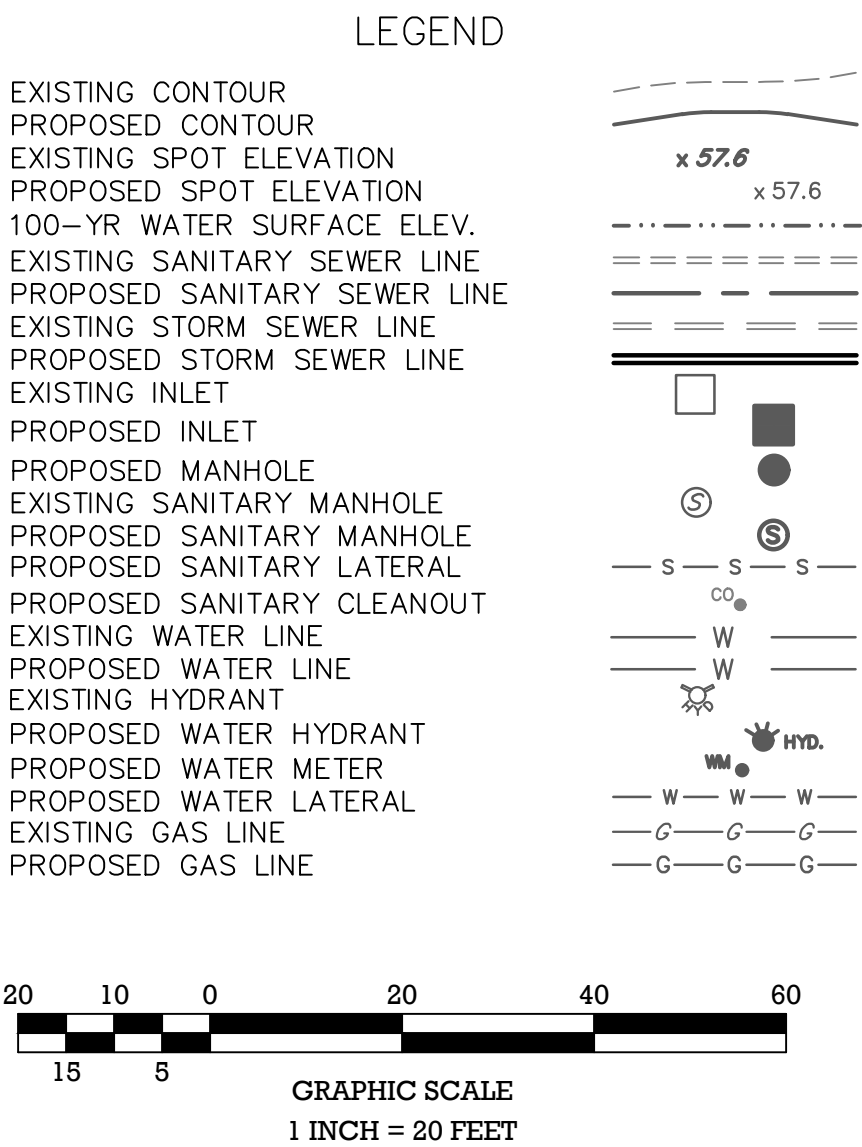
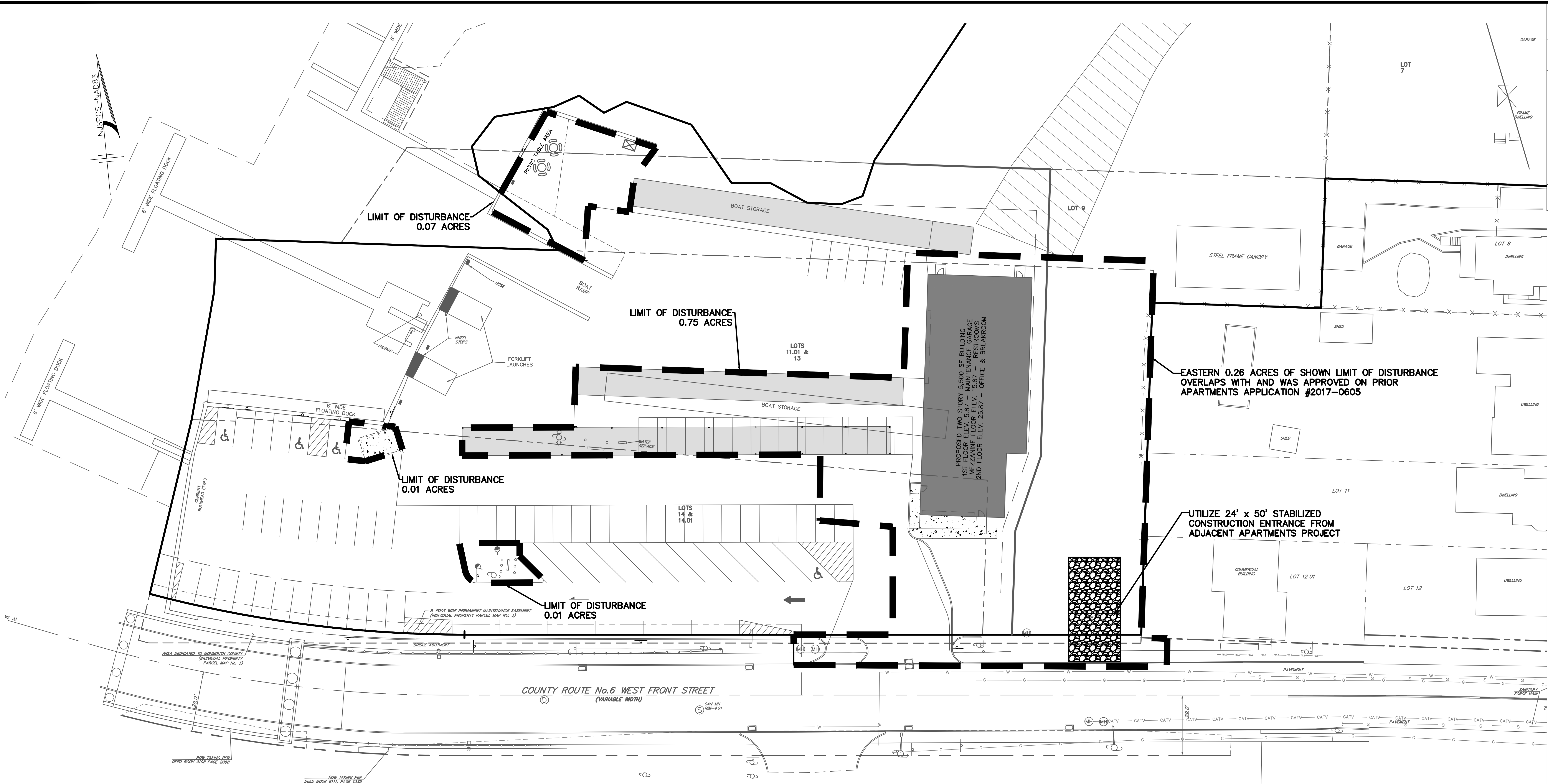
DRAWN BY:	DUS	CHECKED BY:	MWW	RELEASED BY:	LL2
DATE:	02/20/20	HORIZONTAL SCALE:	1" = 20'	VERTICAL SCALE:	N/A
PROJECT No.:	MGP-191				
DRAWING NAME:	OS-L&L.dwg				

Lotus L. Ziegner IV, P.E.
NJ State No. 04845990

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11, 01, 13, 14 & 14.01
LIGHTING PLAN
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

MidAtlantic
Engineering & Construction, Inc.
1000 Morris Avenue, Suite 200
Clark, NJ 07066
Tel: 908-444-4400
Fax: 908-444-4401
www.midatlanticeng.com

File Name: C:\Miller Group\UGS\Map-191 Marina Site Plan\DWG\06-SSC.dwg
Plot Date: Aug 20, 2025 - 9:30am



DATE	REASON	DRAWN BY	CHECKED BY	RELEASED BY	DATE	REASON	DRAWN BY	CHECKED BY	RELEASED BY
03/20/25	CAPRA REVIEW EMAIL 02/24/25	MJB	LLZ		03/20/25	CAPRA REVIEW EMAIL 02/24/25	MJB	LLZ	
07/27/25	CAPRA REVIEW LTR. 07/07/25 & RESOLUTION COMPLIANCE	MJB	LLZ		07/27/25	CAPRA REVIEW LTR. 07/07/25 & RESOLUTION COMPLIANCE	MJB	LLZ	
07/27/25	REMOVE FUEL TANKS & CAPRA RESUBMISSION	MJB	LLZ		07/27/25	REMOVE FUEL TANKS & CAPRA RESUBMISSION	MJB	LLZ	
07/27/25	CAPRA SUBMISSION AND AMENDED SITE PLAN	END	MWW		07/27/25	CAPRA SUBMISSION AND AMENDED SITE PLAN	END	MWW	
07/27/25	SSC COMMENTS	END	MWW		07/27/25	SSC COMMENTS	END	MWW	
07/27/25	PLANNING BOARD COMMENTS	BMS	MWW		07/27/25	PLANNING BOARD COMMENTS	BMS	MWW	
07/27/25	CLIENT REVISIONS	END	MWW		07/27/25	CLIENT REVISIONS	END	MWW	
07/27/25	ADDITION OF FUELING TANKS	DUS	MWW		07/27/25	ADDITION OF FUELING TANKS	DUS	MWW	
07/27/25	REVISIONS	DUS	MWW		07/27/25	REVISIONS	DUS	MWW	

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20: LOTS 9, 11.01, 13, 14 & 14.01
SOIL EROSION & SEDIMENT CONTROL
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

MidAtlantic
Engineering & Construction
1000 Morris Avenue
Suite 200
Elizabeth, NJ 07208
908-381-4400
www.midatlanticeng.com

Certificate of Authorization No. 24524918-0000
Louis L. Ziegner IV P.E.
William J. Padden III P.E.
PE No. GEAT520000
PE No. GEAT520000

Drawn by: *[Signature]*
Checked by: *[Signature]*
Released by: *[Signature]*

Project No.: MGP-191
Drawing Name: 06-SSC.dwg

Vertical Scale: N/A
Horizontal Scale: 1" = 20'
Date: 02/20/20

9 OF 13

File Name: C:\Miller Group\UGS\Map-191 Marine Site Plan\DWG\07-Detals.dwg
Plot time: Aug 20, 2023 - 9:32am

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS

PURPOSE

TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CONDITIONS WHERE PRACTICE APPLIES

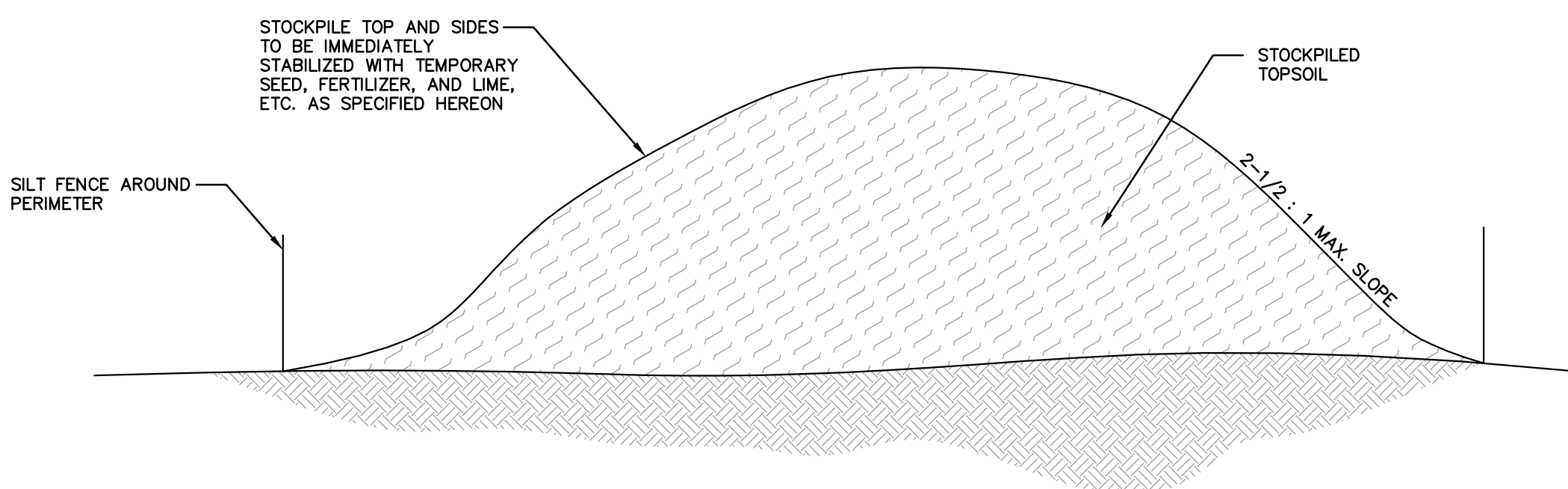
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.

METHODS AND MATERIALS

- 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.
 - 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.
- PROTECTIVE MATERIALS
 - 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 WITH THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
 - SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - 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 HYDRO SEEDER.
 - MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
 - 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.
 - GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 - 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.
 - MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
 - CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
 - LIQUID MULCH-BINDERS
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE ONE OF THE FOLLOWING:
 - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFOGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL BE NO LONGER SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

ADDITIONAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
- THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES, ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT A MINIMUM, BY THE END OF EACH WORK DAY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER.
- STEEP SLOPES TO RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)



STOCKPILE AREA

NOT TO SCALE

STANDARD FOR SEEDING SPECIFICATIONS

SITE PREPARATION

SITE PREPARATION IS REQUIRED FOR ENTIRE SITE AND SHALL BE ACCOMPLISHED AS FOLLOWS:

- 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
- INSTALL NEEDED EROSION CONTROL PRACTICES PRIOR TO SEEDING. A TO SEEDING AS SPECIFIED IN STANDARDS 11 THROUGH 42
- SOIL SHALL BE EVALUATED FOR COMPACTION AND GRADING DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING 19-1.

SOIL TEXTURE

SOIL PREPARATION IS REQUIRED ON ALL SEEDINGS AND SHALL BE ACCOMPLISHED AS FOLLOWS:

- SUITABLE EQUIPMENT WILL BE USED TO PREPARE A REASONABLE, UNIFORM, FINE SEED BED TO A MINIMUM DEPTH OF 4 INCHES.
- APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIME SHALL BE PULVERIZED DOLOMITIC LIMESTONE. 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 TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

MULCHING

MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS:

- MULCH MATERIALS SHOULD BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT A RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH BLOWERS SHOULD NOT GRIND OR CHOP THE MATERIAL.
- SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- MULCH ANCHORING SHALL BE ACCOMPLISHED USING EITHER PEG AND TWINE, MULCH NETTING, MULCH ANCHORING COULTER TOOL OR LIQUID MULCH-BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION.
 - * OPTIMUM SEEDING DATES 8/15 -10/30

TEMPORARY SEEDING

TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1,000 SQ. FT. (100 lbs/Ac.). LIMESTONE (PULVERIZED DOLOMITIC EQUIVALENT) TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT RATES ESTABLISHED BY SOIL TESTING AND FERTILIZER (10-20-10 OR EQUIVALENT 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE) AT THE RATE OF 11 lbs/1,000 SQ. FT. (500 lbs./Ac.).

PERMANENT SEEDING

- TOPSOIL TO BE PLACED TO A DEPTH OF 4 INCHES ON EXPOSED SOILS UPON COMPLETION OF FINAL GRADING.
- SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING).
SEED MIXTURE 13, AS SHOWN ON PAGE 4-9 IN THE SOIL EROSION STANDARDS.
SEED MIXTURE:
HARD FESCUE
PERENNIAL RYEGRASS
KENTUCKY BLUEGRASS BLEND
* ACCEPTABLE SEEDING DATES: 8/15-10/30 AND 5/1-8/14
- MULCHING WILL BE ACCOMPLISHED PER THE BELOW TEMPORARY SEEDING SPECIFICATIONS.
 - * MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SOIL CAN BE IRRIGATED.

CRITERIA TO PROTECT VEGETATIVE COVER DURING ESTABLISHMENT PERIOD

IF THE AREA TO BE MULCHED IS TO BE SEEDDED, FOLLOW SEEDING RECOMMENDATIONS IN APPROPRIATE STANDARD FOR ESTABLISHING VEGETATION. SEEDING WILL BE COMPLETED PRIOR TO THE APPLICATION OF MULCH. MULCH SHALL BE APPLIED WITHIN 48 HOURS AFTER PLANTING ON GENTLY SLOPING LANDS.
WHEN FERTILIZER HAS BEEN APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS, APPLY AT LEAST 20 POUNDS OF EXTRA NITROGEN PER TON OF ORGANIC MULCH USED TO COMPENSATE FOR NITROGEN TIE-UP. WHEN THE FERTILIZER RATES OF THE CRITICAL AREA PLANTING STANDARD ARE USED, ADDITIONAL NITROGEN IS NOT REQUIRED.

FREEHOLD SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR 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. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITION 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 WORK.

- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.

- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AND A MULCH ANCHOR, ACCORDING TO 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 INSTALLATIONS 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 TWO 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.

- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.

- PERMANENT VEGETATION IS TO BE SEEDDED 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 450LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A pH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.

- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

- 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.

- 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.

- 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.

- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.

- 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.

FREEHOLD SOIL CONSERVATION DISTRICT
4000 KOZLOSKI ROAD, FREEHOLD, NJ 07728, (732) 683-8500, FAX (732) 683-9140,
EMAIL: info@freeholdscd.org.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SPRING 2025. THE SEQUENCE OF CONSTRUCTION SHALL BE DETERMINED BY THE SEASON AND WEATHER. ITEMS AND DURATIONS OF CONSTRUCTION WILL APPROXIMATELY AS FOLLOWS:

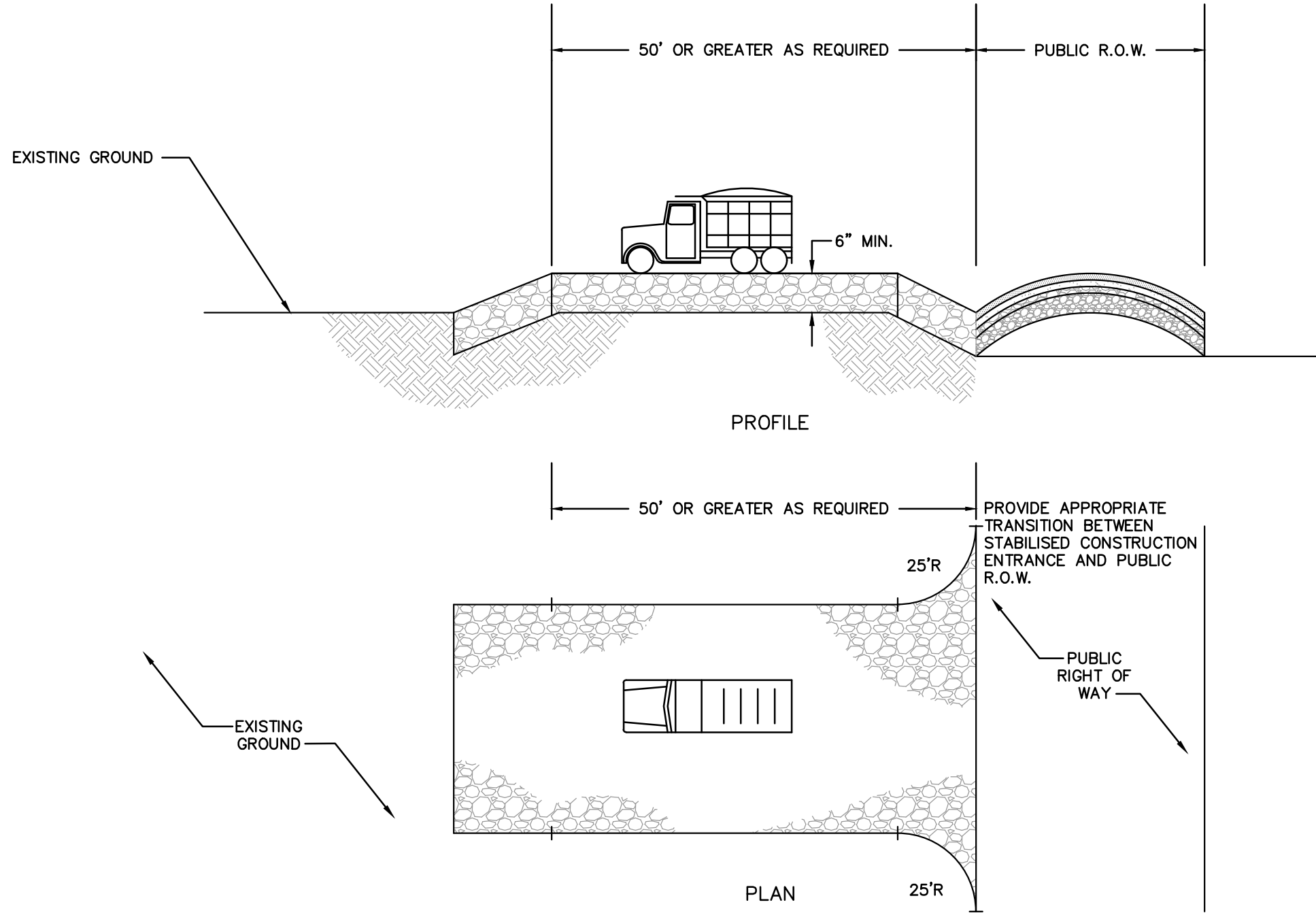
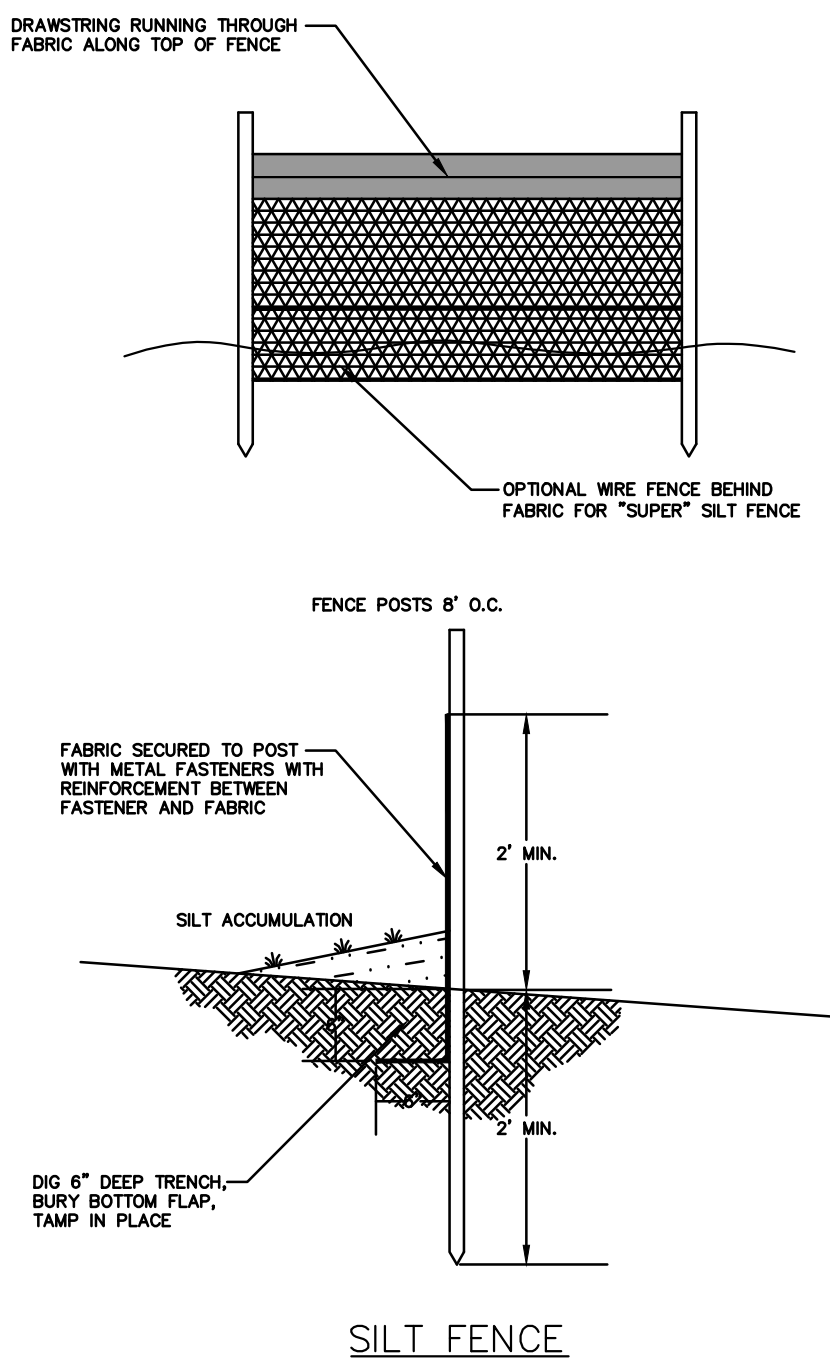
TEMPORARY SOIL EROSION FACILITIES
CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE
INSTALL SILT FENCE
INLET PROTECTION
MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES
BUILDING CONSTRUCTION
FINAL SEEDING AND LANDSCAPING
REMOVAL OF ALL TEMPORARY SEDIMENT CONTROL MEASURES

DURATION

IMMEDIATELY
IMMEDIATELY
IMMEDIATELY
IMMEDIATELY
CONTINUOUSLY
2 MONTHS
1 WEEK
IMMEDIATELY

DUST CONTROL NOTE

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE

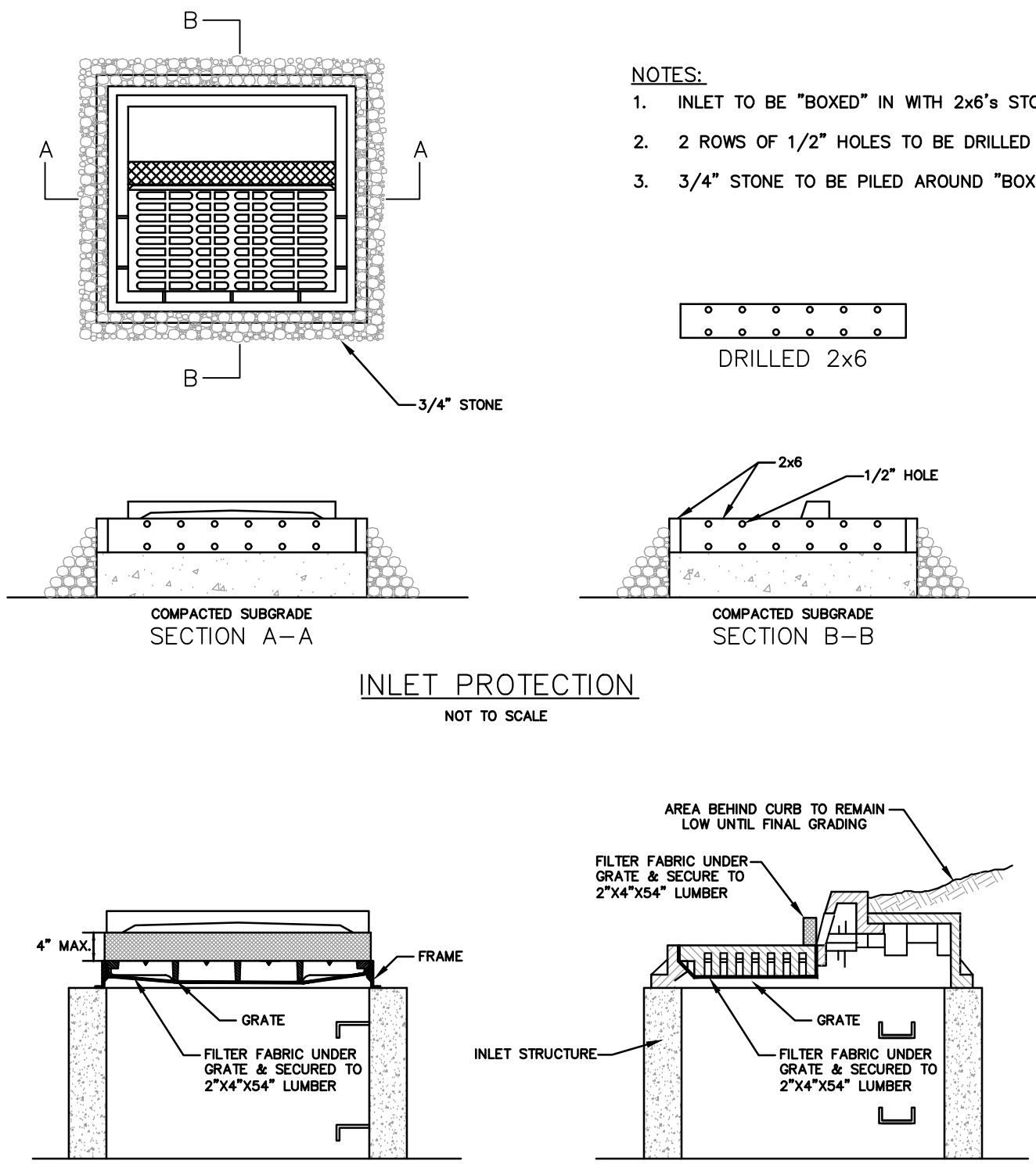


PERCENT SLOPE OF ROADWAY	PERCENT SLOPE OF ROADWAY	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABO BASE COURSE!	

- AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.
- 1" - 2 1/2" CLEAN CRUSHED STONE SHALL BE USED.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



- NOTES:
- INLET TO BE "BOXED" IN WITH 2x6's STOOD ON END.
 - 2 ROWS OF 1/2" HOLES TO BE DRILLED IN BOARDS, 6" O.C.
 - 3/4" STONE TO BE PILED AROUND "BOX" TO FILTER SEDIMENT.

CURB INLET PROTECTION

NOT TO SCALE

- NOTES:
- FILTER TO REMAIN UNTIL COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF COVER. ALSO, PERIOD CHECKS MUST BE MADE AFTER EACH RAINFALL TO EXCAVATE AND REMOVE EXCESS SEDIMENT FROM AROUND INLETS.
 - FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.

THIS PLAN HAS BEEN PREPARED TO ADDRESS THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN.

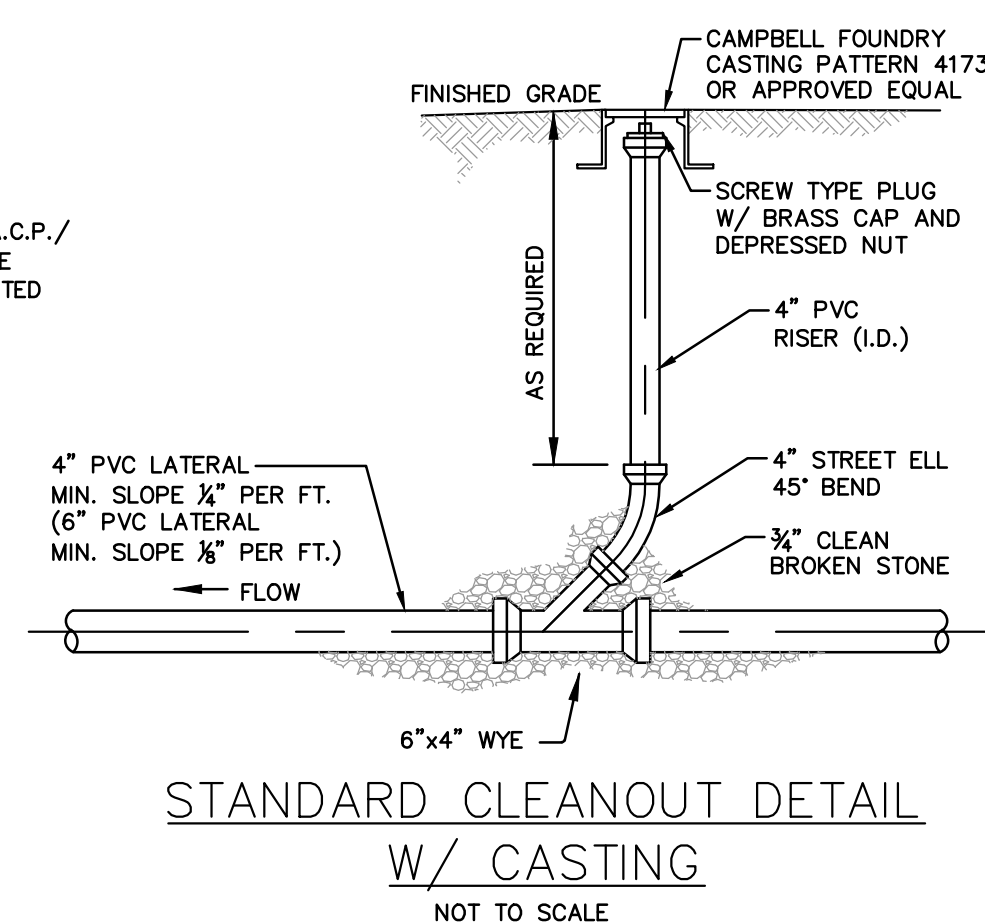
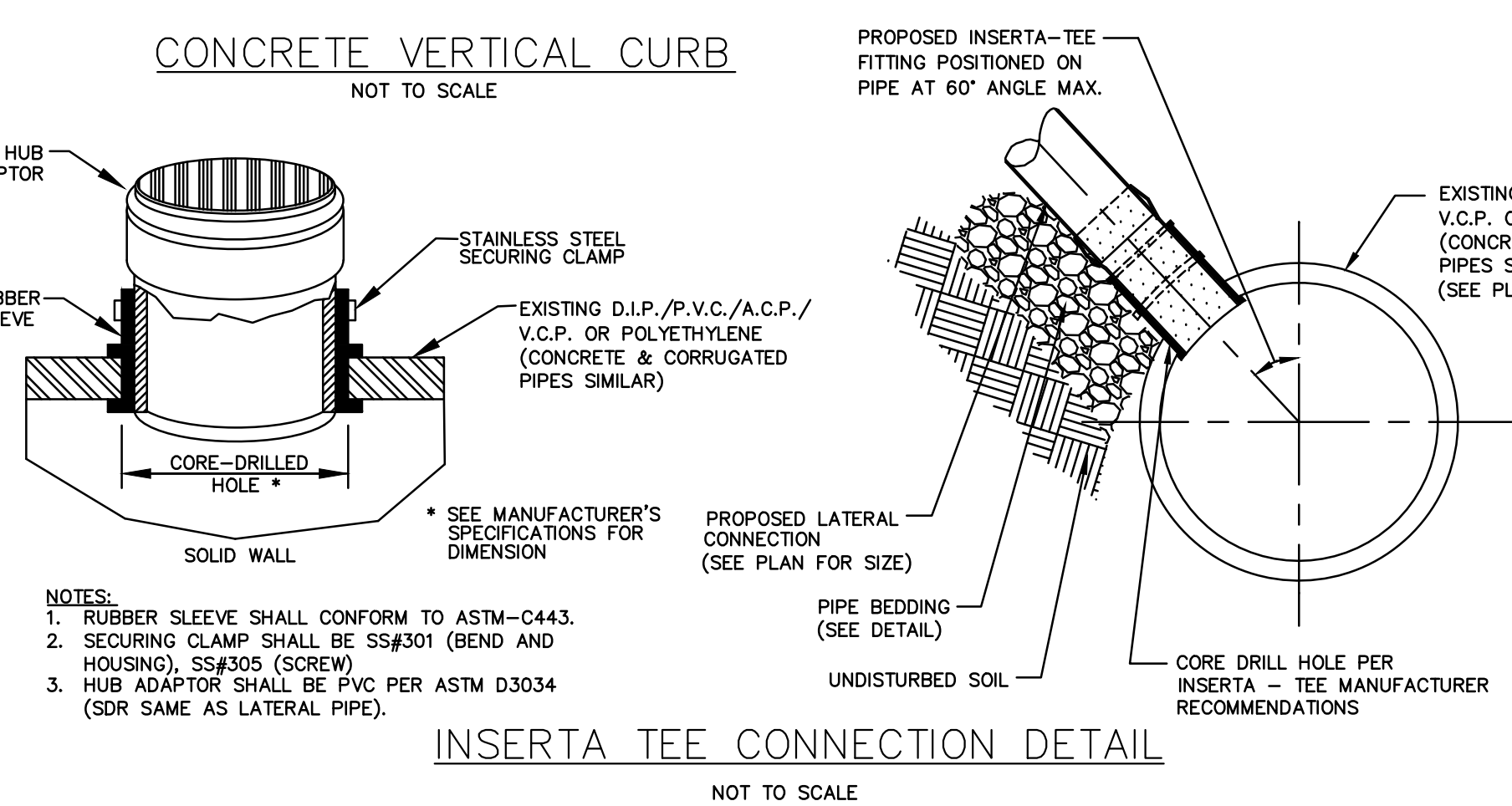
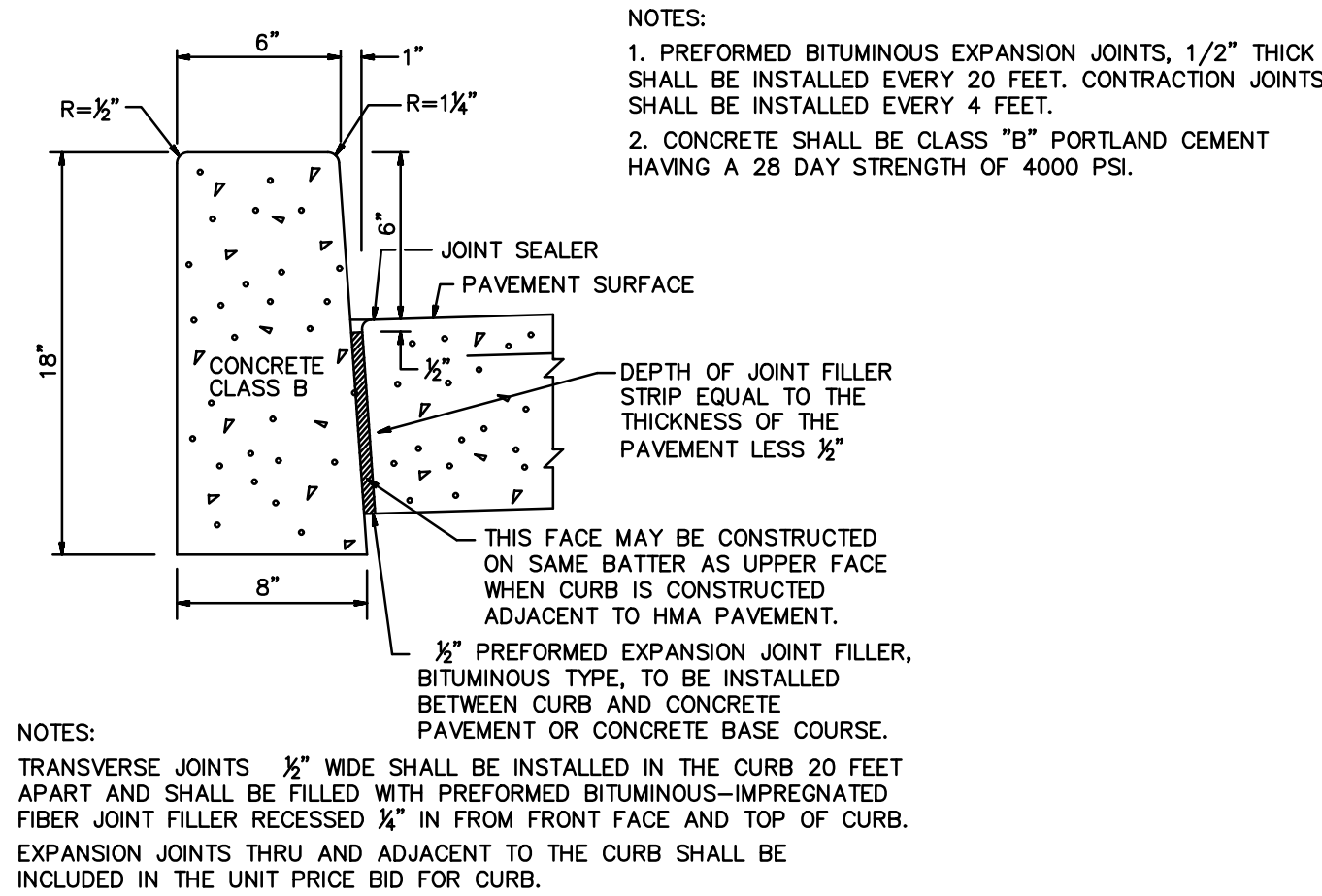
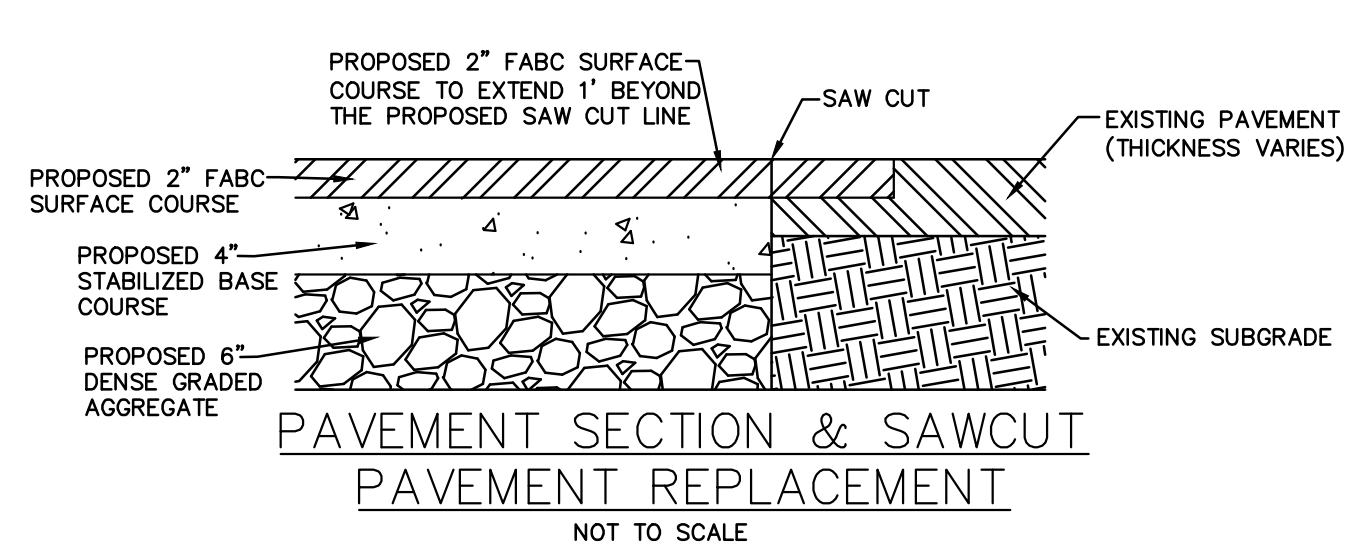
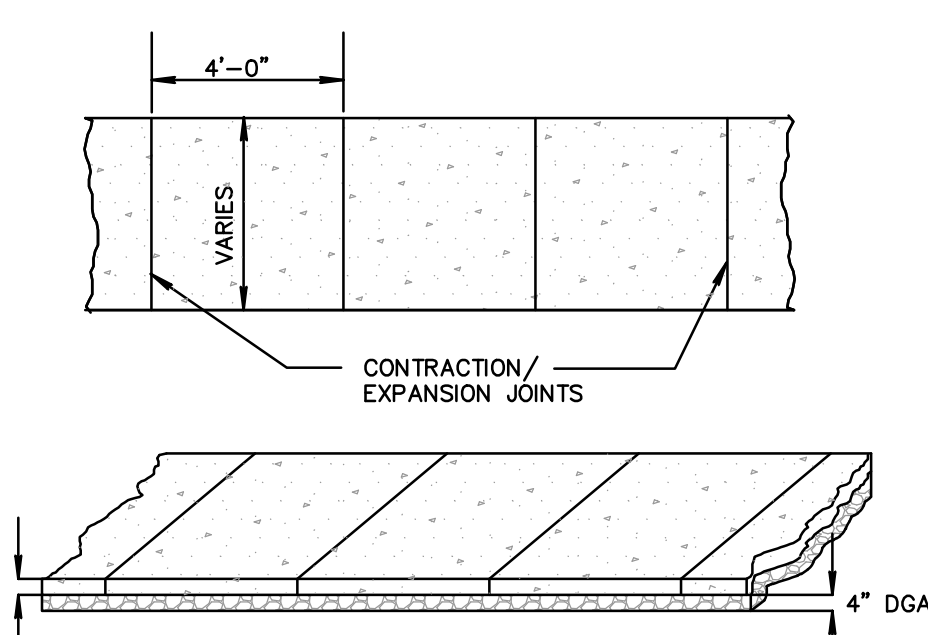
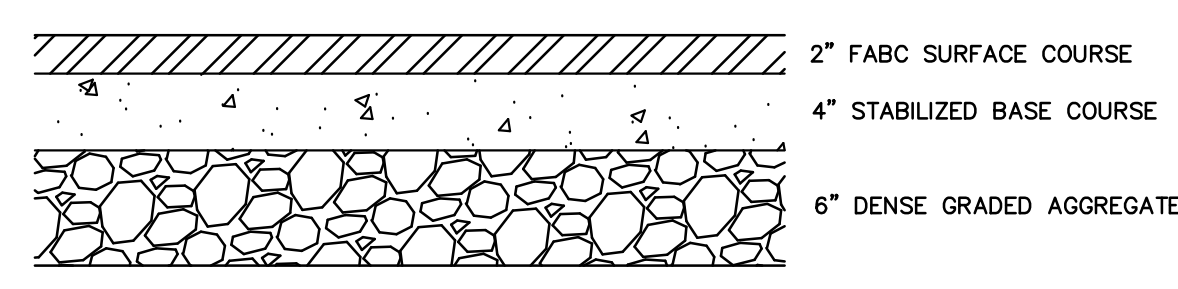
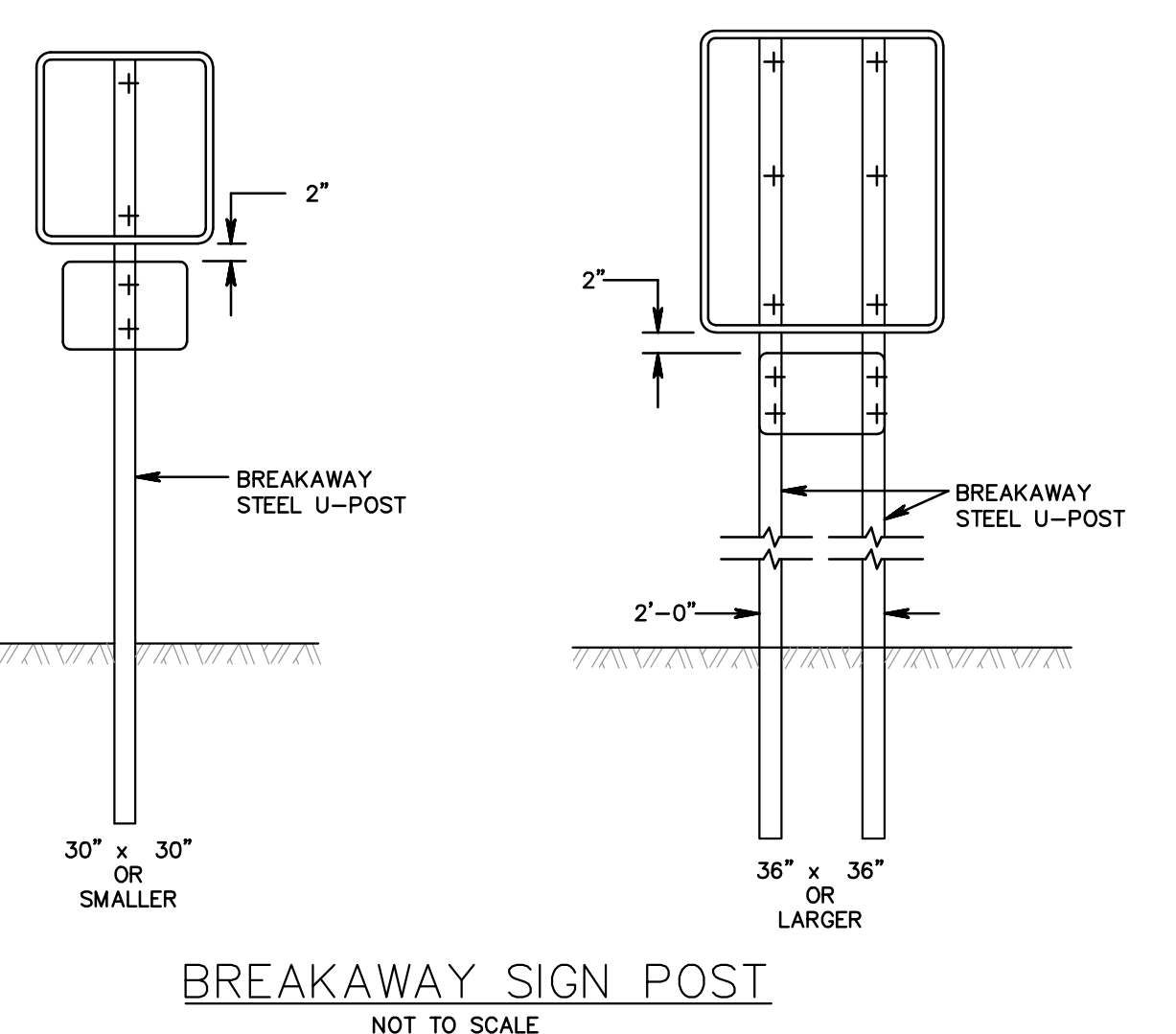
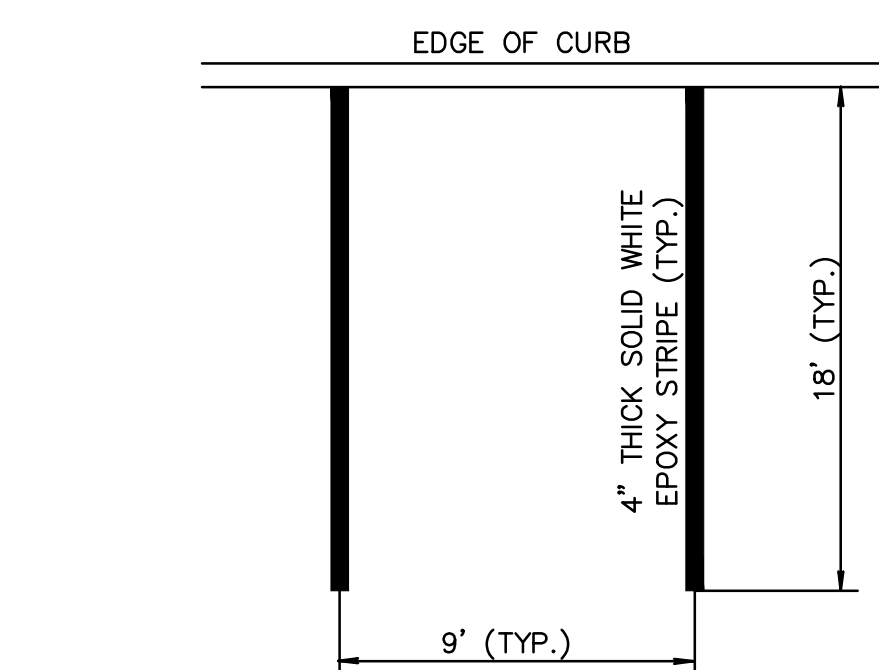
LL2	M&B	CAPRA REVIEW EMAIL 02/24/25	02/20/25	RELEASED BY: LL2	CHECKED BY: MWV	DRAWN BY: DJS	DATE: 02/20/2020	PROJECT No.: MGP-191	DRAWING NAME: 07-Detals.dwg	REVISIONS	DRAWN BY CHECKED BY
LL2	M&B	CAPRA RVL LTR 07/07/25 & RESOLUTION COMPLIANCE	07/27/25	VERTICAL SCALE: N/A	HORIZONTAL SCALE: AS SHOWN						
LL2	M&B	REMOVE FUEL TANKS & CAPRA RESUBMISSION	07/09/24								
M&B	END	CAPRA SUBMISSION AND AMENDED SITE PLAN	07/27/22								
M&B	END	SSSC COMMENTS	10/06/21								
M&B	END	REVISIONS									

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11, 01, 13, 14 & 14.01
SOIL EROSION & SEDIMENT CONTROL DETAILS
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

MidAtlantic
ENGINEERING & DESIGN, LLC
1000 ROUTE 100, SUITE 200
KEYPORT, NJ 08042
TEL: 856-281-1400
FAX: 856-281-1401
WWW.MIDATLANTIC-ED.COM

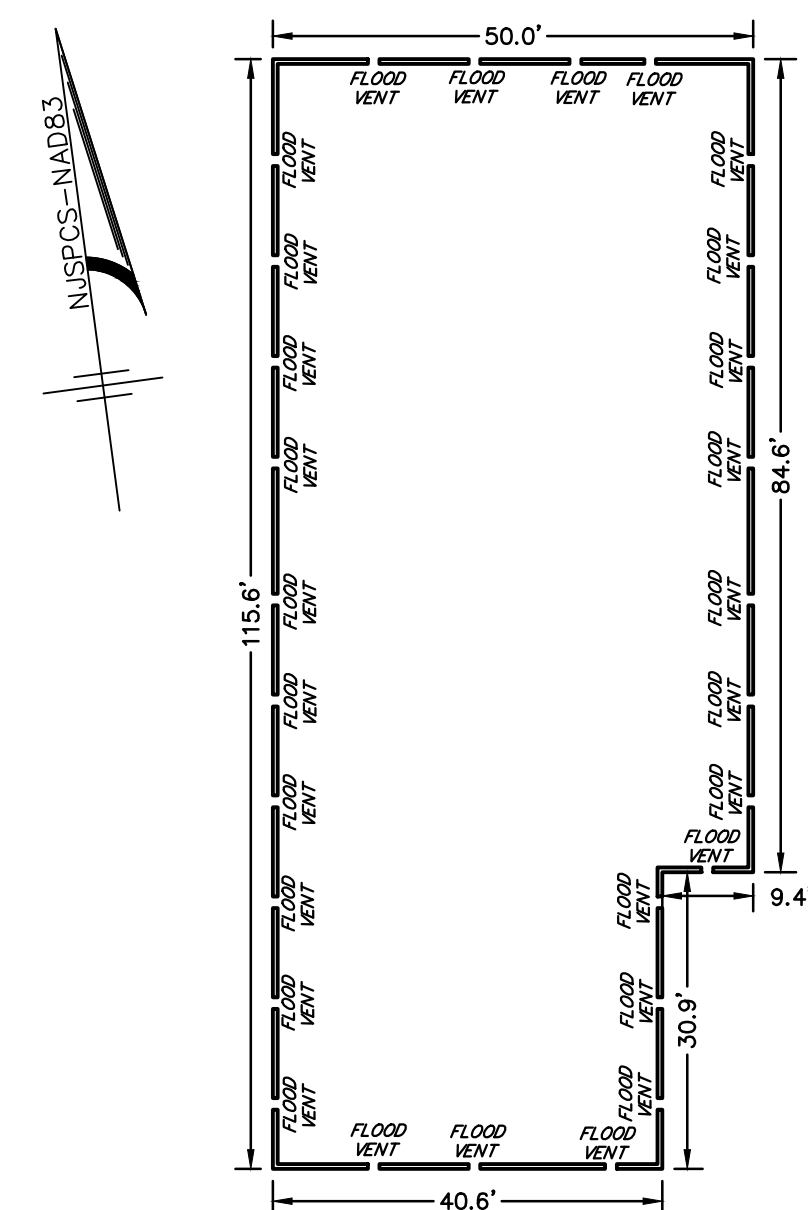
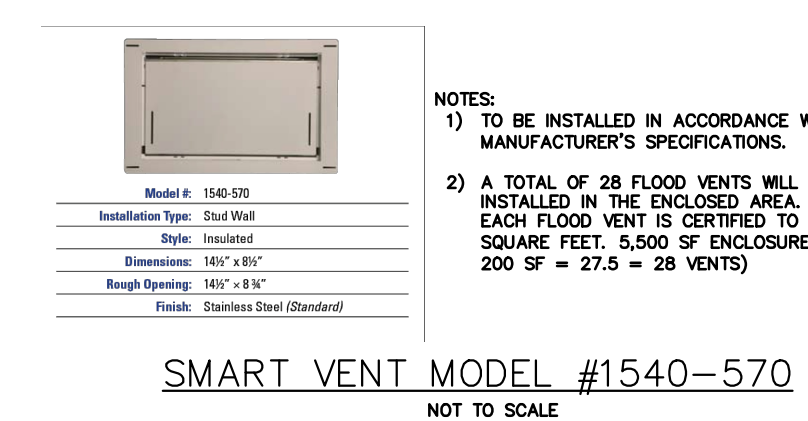
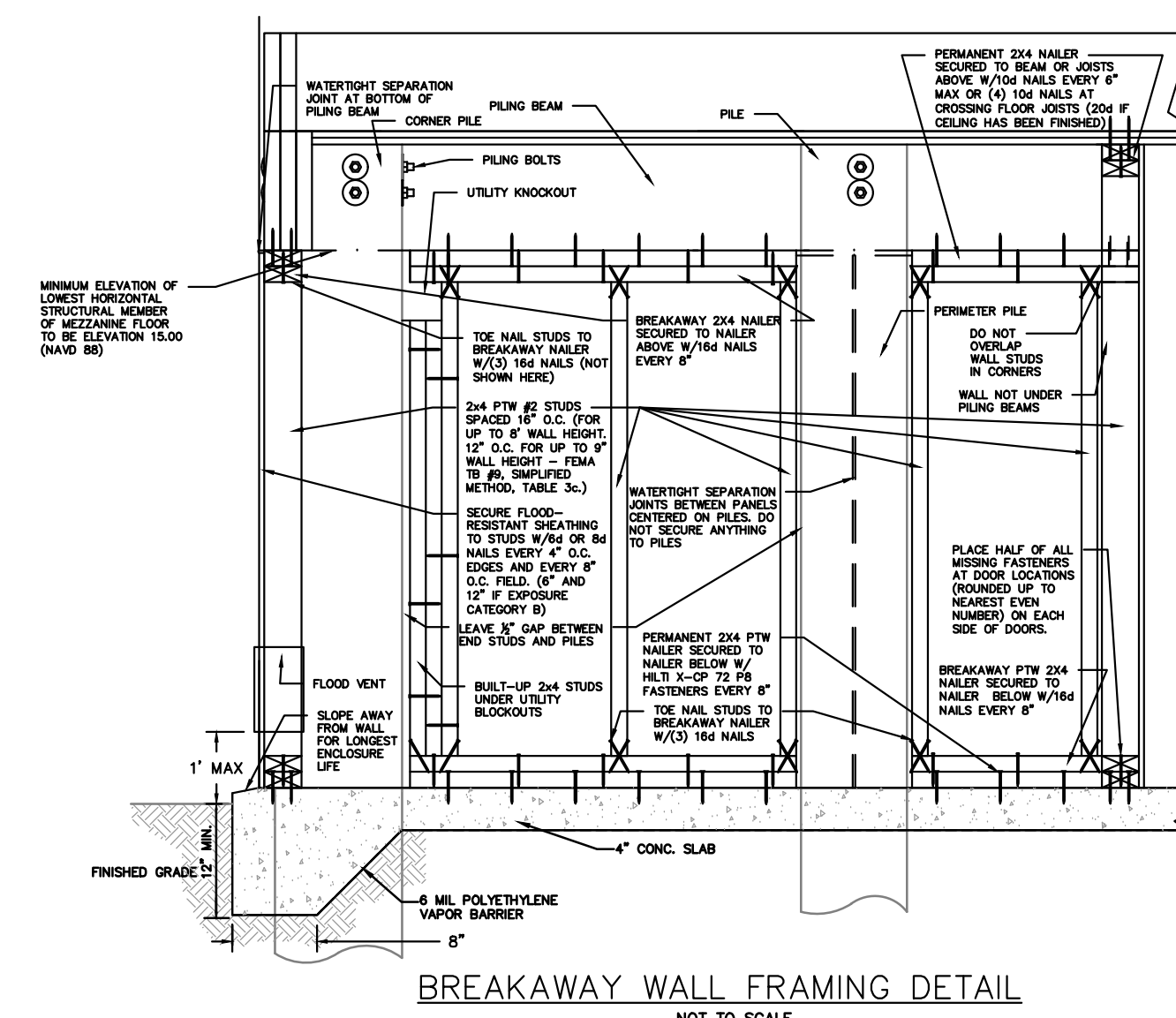
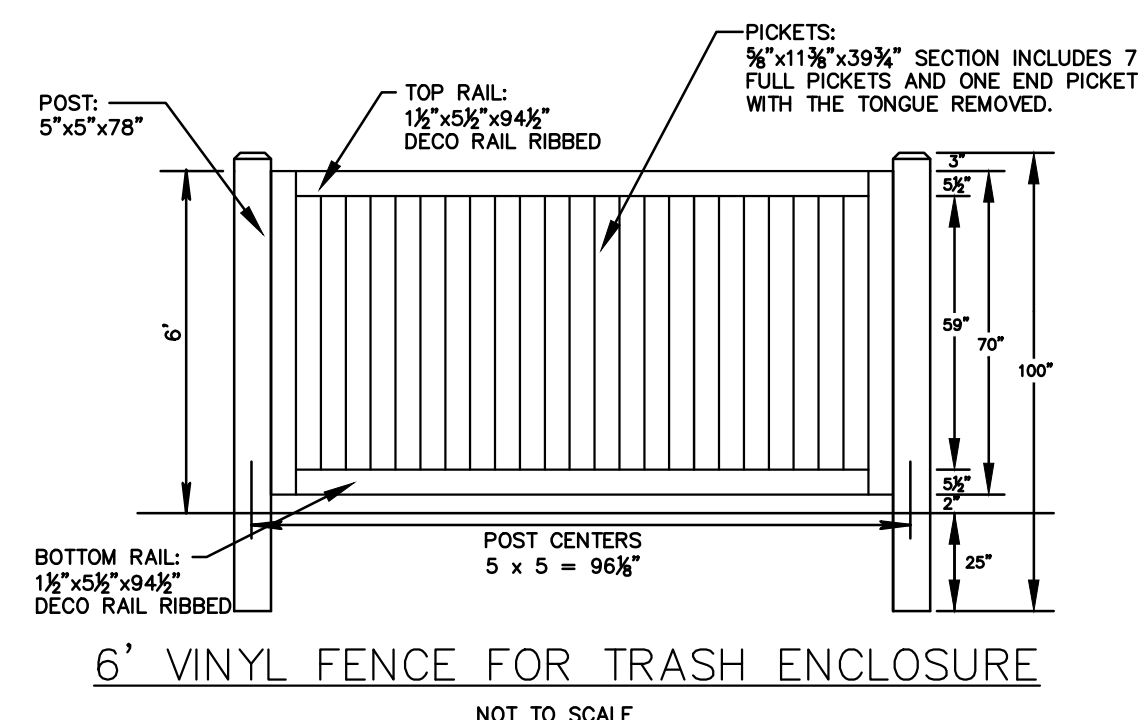
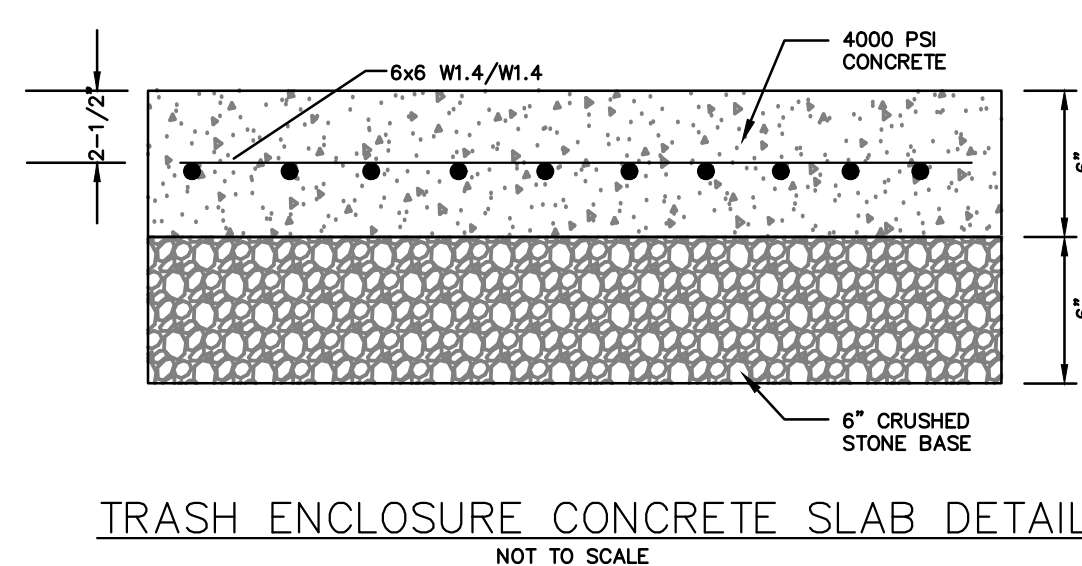
Certificate of Authorization No. Z6040918-000
Louis L. Ziegner IV P.E.
William J. Pedraza III P.E.
5 Commerce Way, Suite 200
Freehold, NJ 07728
Tel: 732-683-8500

Sheet Number
10 OF 13



SPECIFICATIONS:		
FEATURES ADC12 aluminium heat sink Outdoor powder coating Interchangeable mounts Min starting temperature -40°F (-40°C) Max starting temperature 104°F (40°C)	LED MODULES LUMILEDS LED chips Available Kelvin temperature of 40K and 50K Beam angle: 90°x120° Color accuracy > 70 LED lifespan of 50,000 hours	CERTIFICATIONS DLC premium certified UL certified FCC certified
		WARRANTY 5 year warranty
ENERGY DATA Driver: 100-277V or 277-480V Dimmable: 0-10V Power Factor >0.90 THD < 20% Surge protection 6KVA	ADD ONS Photo sensor available Trunnion mount Signifier mount Extended arm mount Yoke mount Mounting	

PRODUCT DETAILS							
Watts	Input	Lumens ^{1,2}	Efficacy	Amps	CCT ³	Beam Angle	Dimming
100W	200-277V	13500	135	1.5	40K, 50K	90°x120°	0-10V
100W	277-480V	13500	135	0.55	40K, 50K	90°x120°	0-10V
150W	200-277V	20,680	137	1.8	40K, 50K	90°x120°	0-10V
150W	277-480V	20,680	137	0.88	40K, 50K	90°x120°	0-10V
230W	200-277V	31,312	135	2.5	40K, 50K	90°x120°	0-10V
230W	277-480V	31,312	135	1.4	40K, 50K	90°x120°	0-10V
300W	200-277V	40,718	135	3.5	40K, 50K	90°x120°	0-10V
300W	277-480V	40,718	135	1.8	40K, 50K	90°x120°	0-10V



DATE	REVISIONS	DRAWN BY	CHECKED BY
04/24/23	M&B	LLZ	
03/20/23	CAPRA REVIEW EMAIL # 04/23/23		
03/20/23	M&B	LLZ	
03/21/23	CAPRA REVIEW EMAIL # 02/24/23		
03/21/23	M&B	LLZ	
03/21/23	CAPRA IIR 03/27/23 CAPTION COMPLIANCE		
03/21/23	M&B	LLZ	
03/21/23	REMOVE FILED PANKS & CAPRA RESUBMISSION		
03/21/23	M&B	LLZ	
03/21/23	CAPRA SUBMISSION AND ADDRESS STATE PLAN		
03/08/24	END	MWW	
	CHANGE SHEET TOTAL TO 11		
03/15/24	BHS	MWW	
02/12/24	PLANNING BOARD COMMENTS		
02/12/24	MWW	MWW	
02/12/24	CLIENT REVISIONS		
01/12/20	END	MWW	
	CLIENT REVISIONS		
01/12/20	DJS	MWW	
01/12/20	ADDITION OF FILING PANKS		

RAWN BY:	DJS	CHECKED BY:	MWV	RELEASED BY:	LLZ
DATE:	02/20/20	HORIZONTAL SCALE:	AS SHOWN	VERTICAL SCALE:	N/A
PROJECT NO.:		MGP-191			
DRAWING NAME:		07-Details.dwg			


 Date 4/27/15
Louis L. Zuegner IV, P.E.
 PROFESSIONAL ENGINEER
 N.J. Lic. No. GE04226500

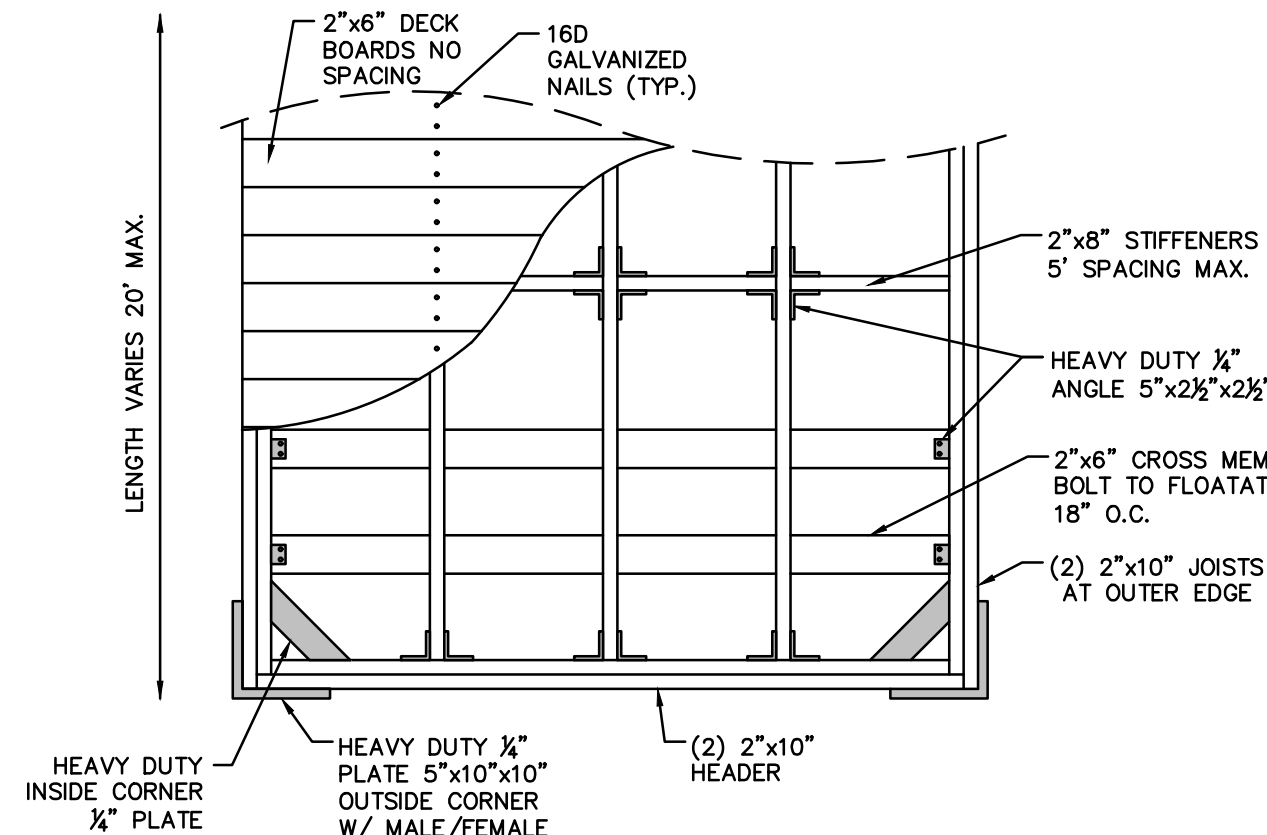
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01

SITUATED IN
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

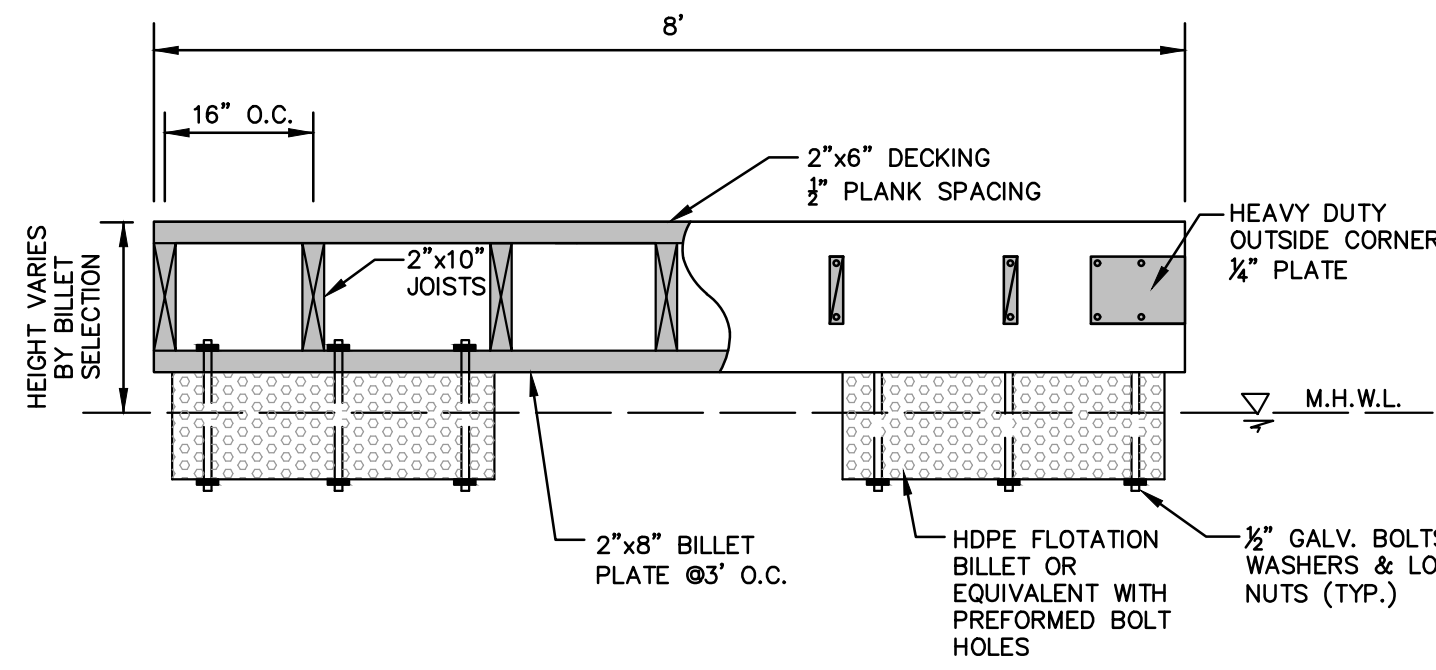
MidAtlantic
Engineering Partners, Inc.
8600
Sawley, 195 Centre
5 Commerce Way, Suite 200
Harrison, NJ 08061
PE No. GEAT260500
PE No. GEAT33000
Louis L. Zugrue IV P.E.
William J. Pashini III P.E.

Sheet Number
11 OF 13

File Name: C:\Viller Group\UGB\WGP-191 Marine Site Plan\DWG\07-Details.dwg
Plot time: Apr 23, 2025 - 4:10pm

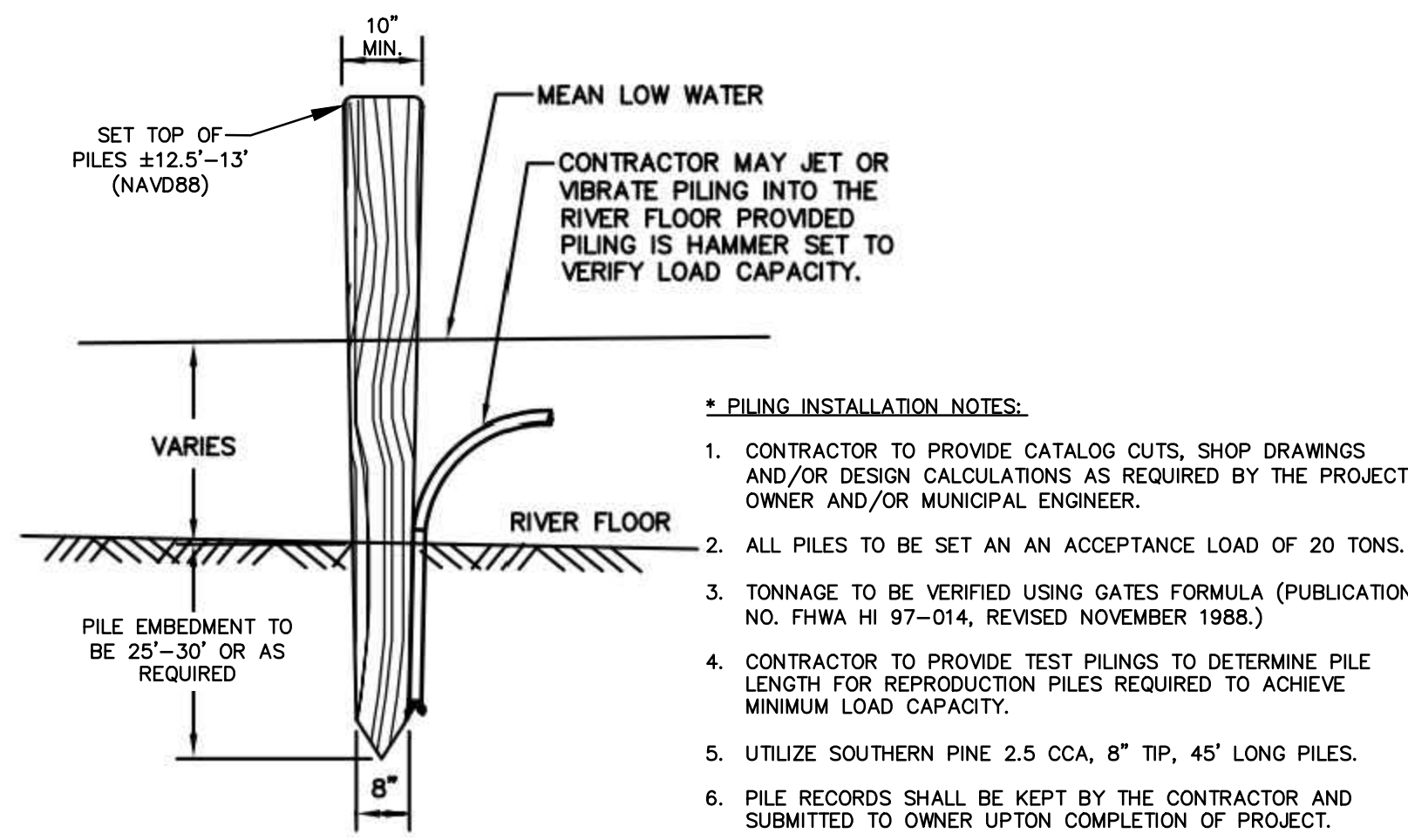


- NOTES:
1. ALL HARDWARE TO USE 1/2" GALVANIZED CARRIAGE BOLT SETS.
 2. VARIOUS FLOATATION BILLETS CAN BE INCORPORATED DEPENDING UPON DESIRED FLOATING DOCK HEIGHT.
 3. END USER RESPONSIBLE FOR DETERMINING REQUIRED BUMPER/FENDER STYLES & LOCATIONS AS WELL AS CLEAT LOCATIONS.
 4. ALTERNATIVE FLOATING DOCK DESIGNS W/ SAME OR SIMILAR OVERALL DIMENSIONS ACCEPTABLE WITH APPROVAL OF OWNER.
 5. CONNECT FLOATING DOCKS TO FIXED PILING W/ ROLLERS, BAR, OR RING ASSEMBLIES WHICH ALLOW FOR TIDAL MOVEMENT.



TYPICAL FLOATING DOCK SECTION

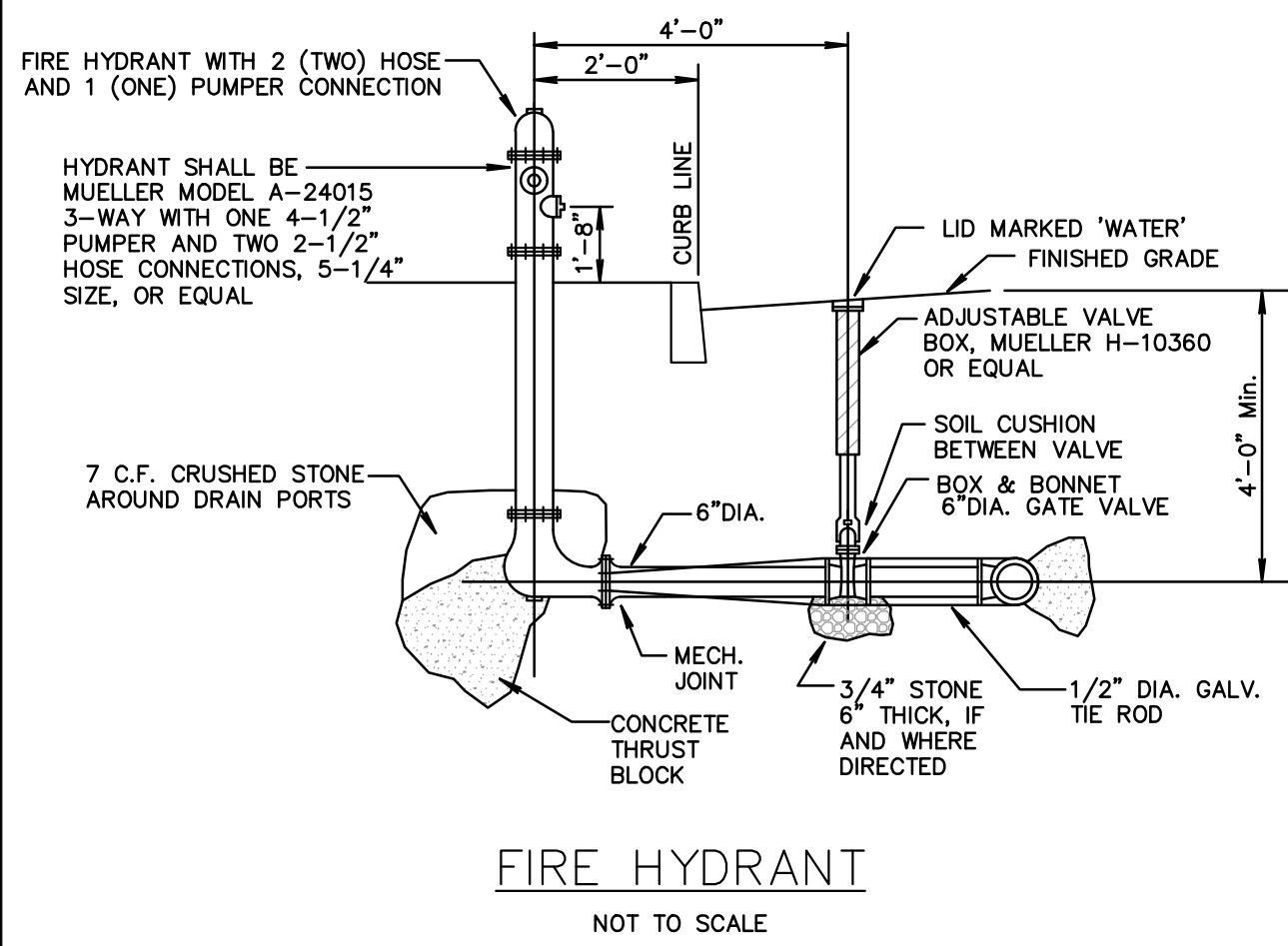
- NOTES:
1. PHOTOCELL LIGHTS SHALL BE PLACED ON THE DOCK STARTING FROM A POINT THAT IS 50 FEET OUTSHORE OF THE MEAN HIGH WATER LINE TO THE END OF THE DOCK AT 10-FOOT INTERVALS



TYPICAL PILING DETAIL

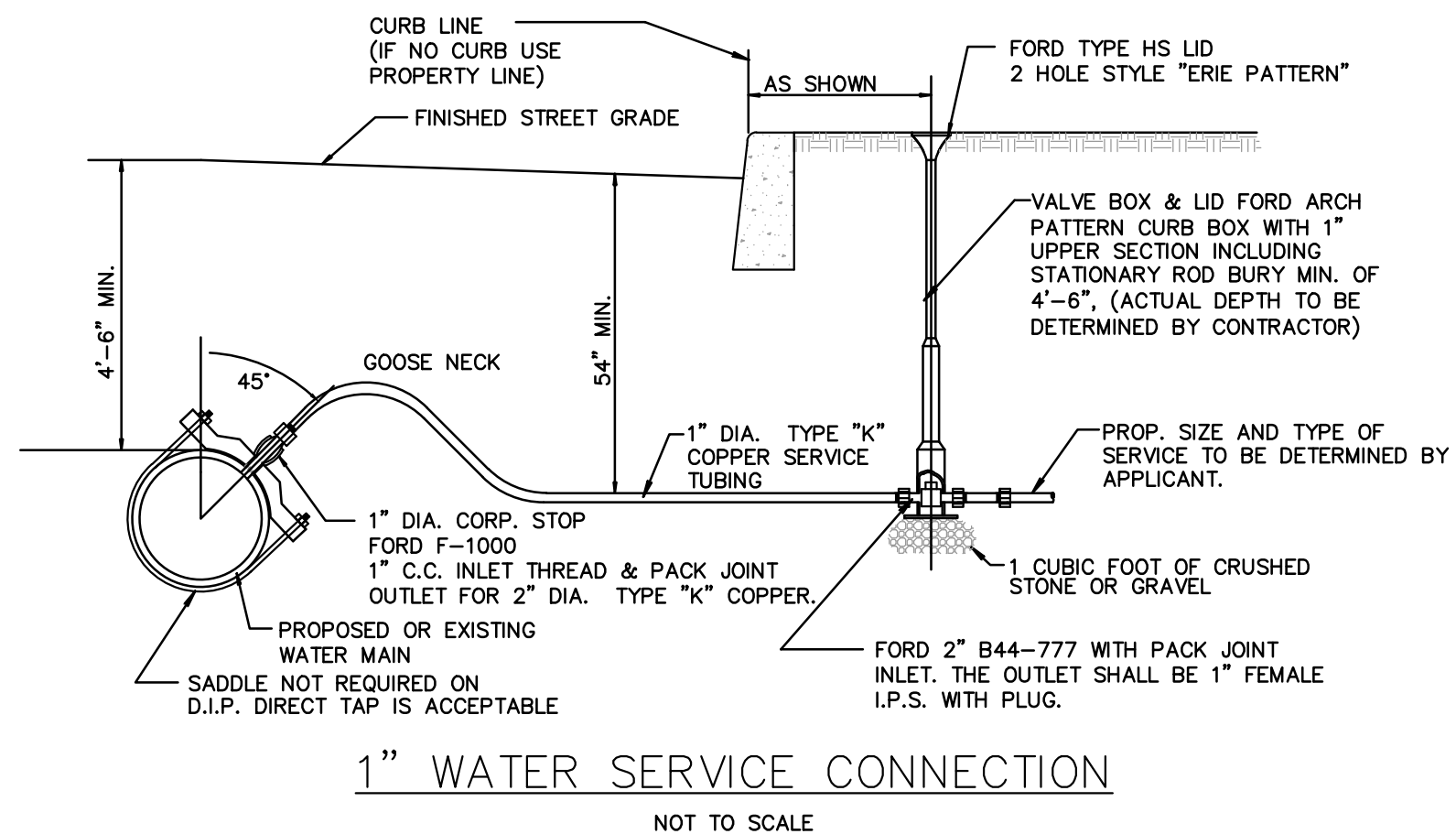
NOT TO SCALE

- * PILING INSTALLATION NOTES:
1. CONTRACTOR TO PROVIDE CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
 2. ALL PILES TO BE SET AN AN ACCEPTANCE LOAD OF 20 TONS.
 3. TONNAGE TO BE VERIFIED USING GATES FORMULA (PUBLICATION NO. FHWA HI 97-014, REVISED NOVEMBER 1988.)
 4. CONTRACTOR TO PROVIDE TEST PILING TO DETERMINE PILE LENGTH FOR REPRODUCTION PILES REQUIRED TO ACHIEVE MINIMUM LOAD CAPACITY.
 5. UTILIZE SOUTHERN PINE 2.5 CCA, 8" TIP, 45' LONG PILES.
 6. PILE RECORDS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO OWNER UPON COMPLETION OF PROJECT.



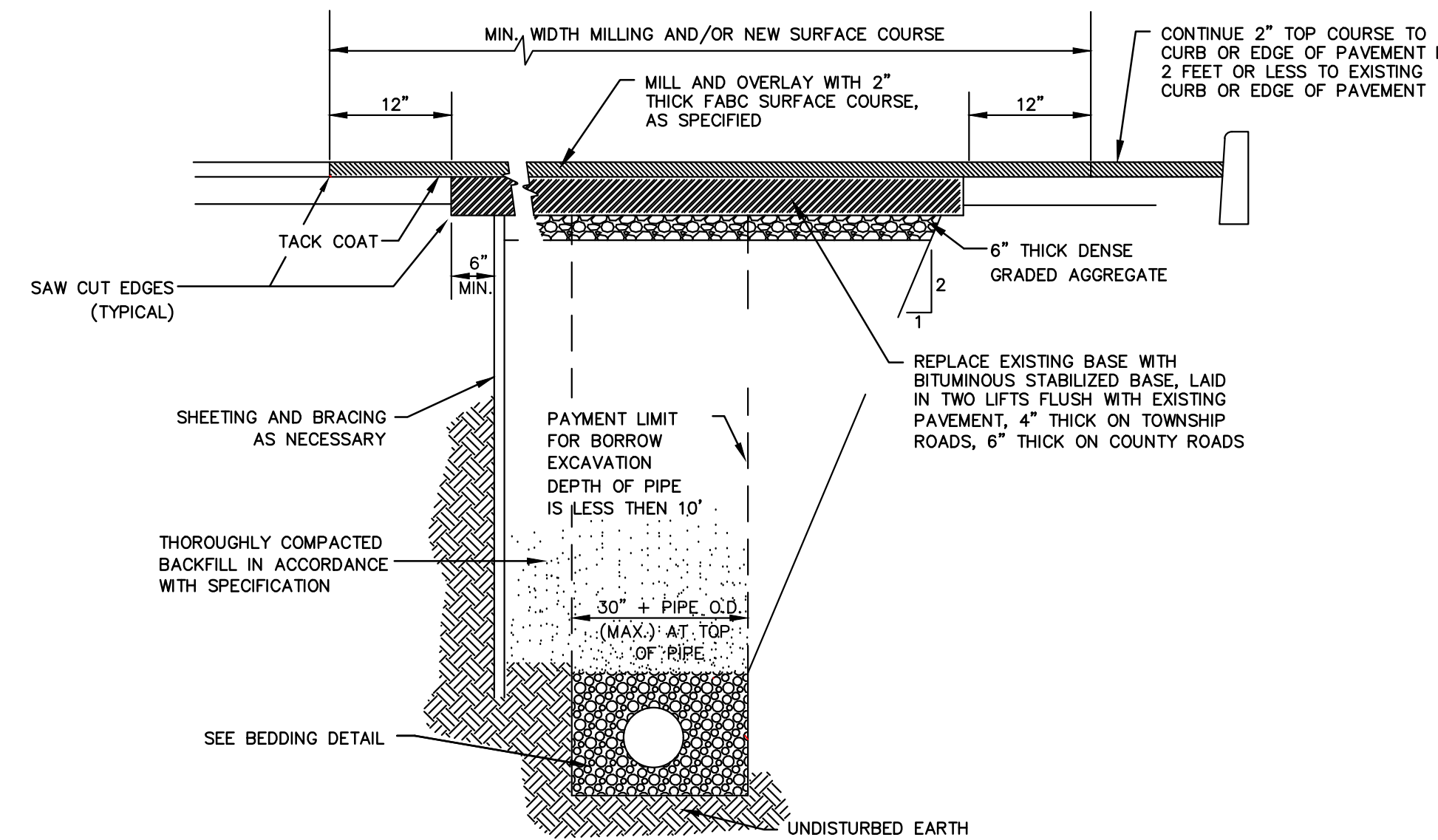
FIRE HYDRANT

NOT TO SCALE



1" WATER SERVICE CONNECTION

NOT TO SCALE

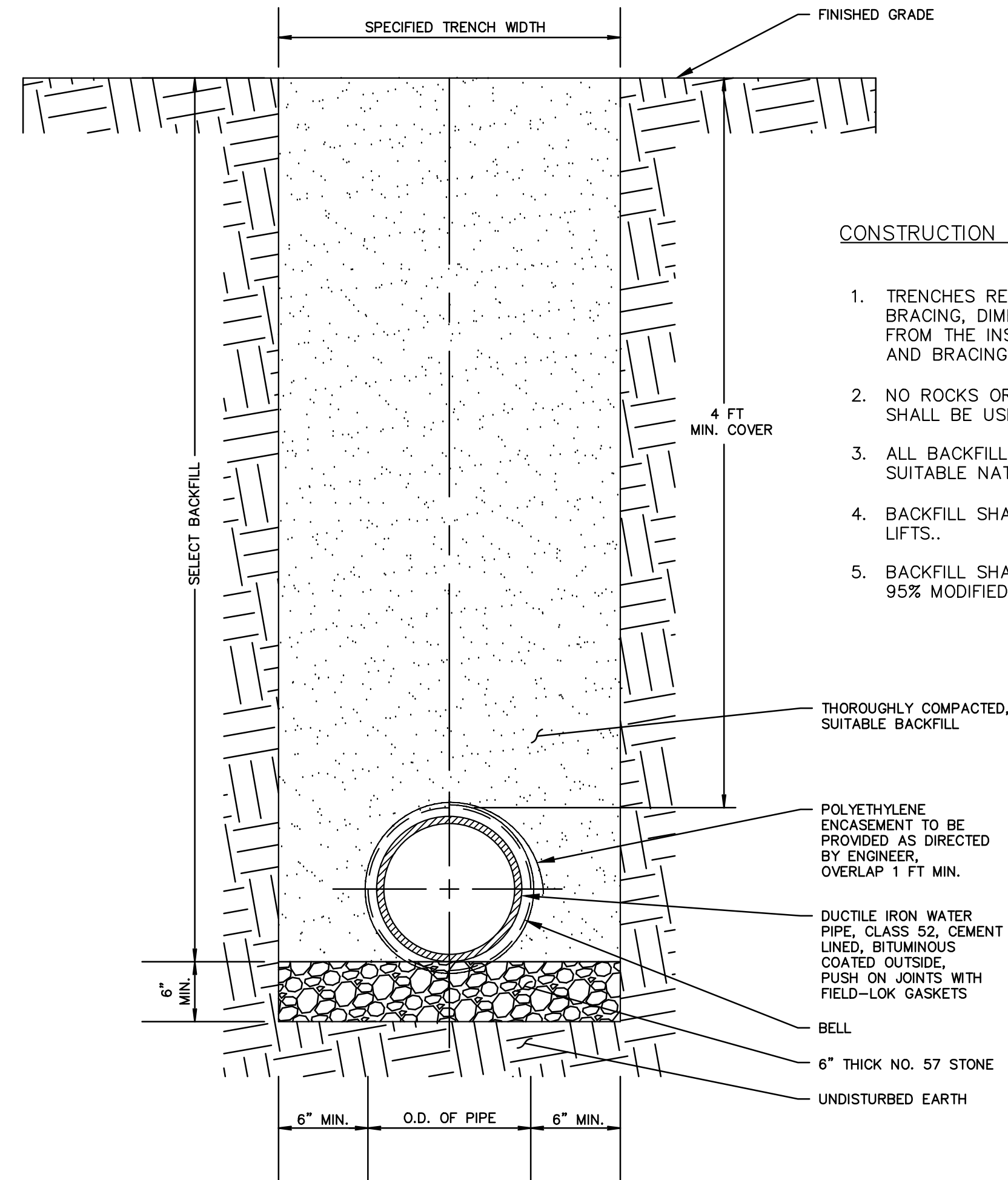


CONSTRUCTION NOTES

1. INSTALLATION OF PAVEMENT, SOIL AGGREGATE, AND BACKFILL SHALL BE IN ACCORDANCE WITH NJDOT SPECS FOR ROADWAY CONSTRUCTION AND NJAC RESIDENTIAL SITE IMPROVEMENT STANDARDS.
2. ANY SURFACE DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE THE LIMIT SHOWN, SHALL BE PAVED WITH SURFACE COURSE, WHEN THE BASE COURSE OF THE EXISTING PAVEMENT IS DAMAGED BEYOND THE LIMIT SHOWN THE CONTRACTOR SHALL EXCAVATE 6" BEYOND THE DAMAGED AREA AND REPLACE IT WITH BITUMINOUS STABILIZED BASE COURSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS WORK.
3. AT MANHOLES, 6" STABILIZED BASE IS TO BE PLACED 6" BEYOND TRENCH LIMIT OR 6" BEYOND DAMAGED PAVEMENT BASE COURSE WHICHEVER IS GREATER.
4. SERVICE CONNECTION TRENCHES ARE TO BE REPAIRED AS ABOVE EXCEPT MINIMUM OVERLAY PAYMENT WIDTH SHALL BE 6'.

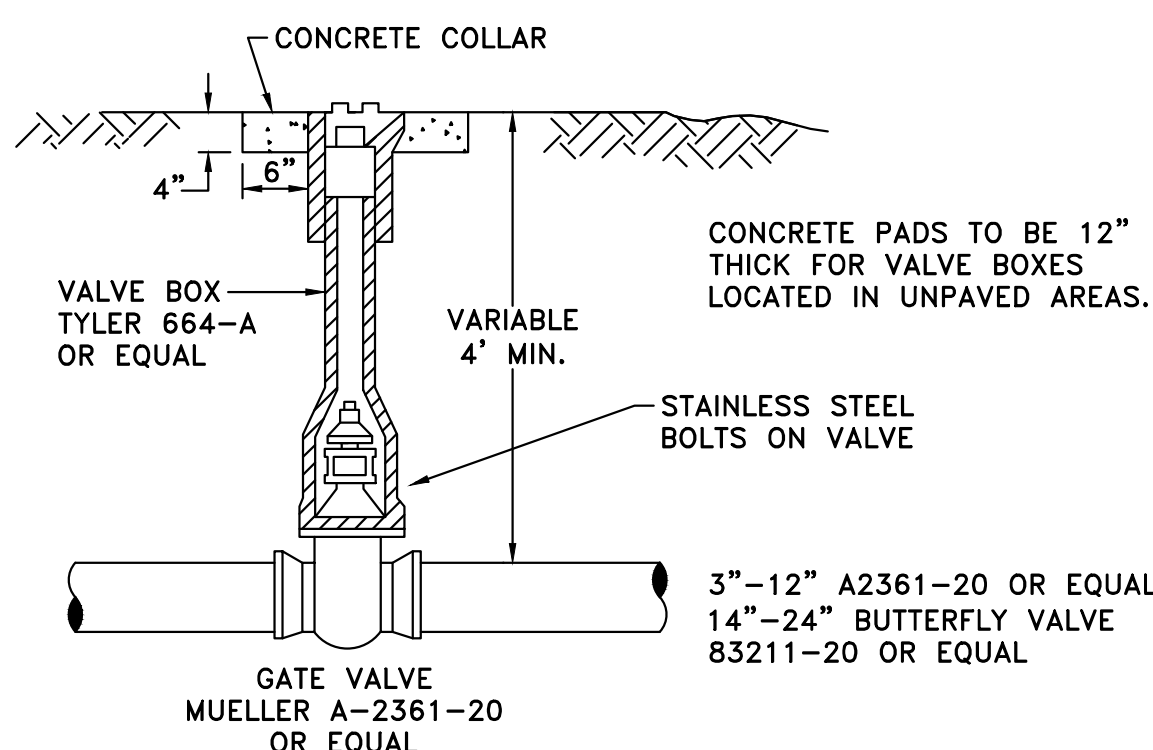
TYPICAL TRENCH & PAVEMENT REPAIR

NOT TO SCALE



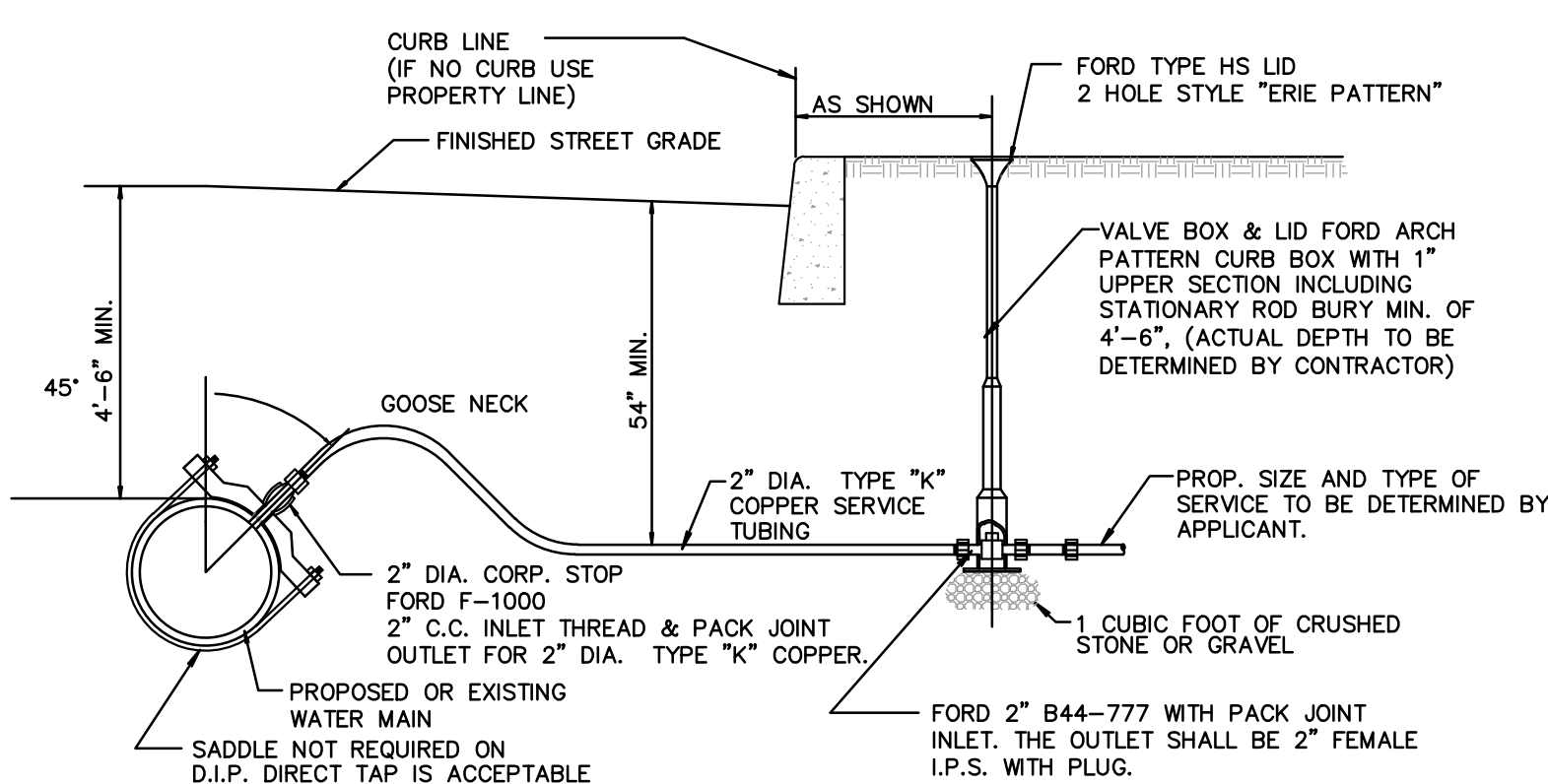
DUCTILE IRON WATER PIPE BEDDING & BACKFILL DETAIL

NOT TO SCALE



GATE VALVE AND VALVE BOX DETAIL MECHANICAL JOINT-RESILIENT SEAT

NOT TO SCALE

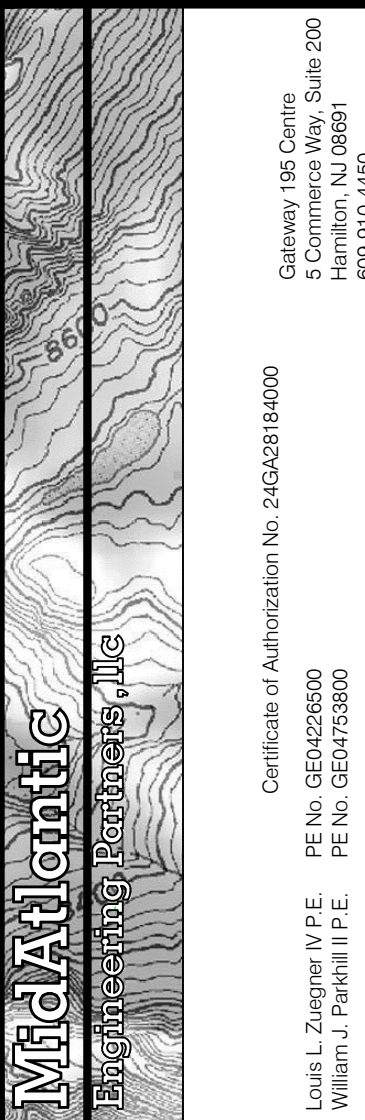


2" WATER SERVICE CONNECTION

NOT TO SCALE

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20: LOTS 9, 11, 01, 13, 14 & 14.01
CONSTRUCTION DETAILS

SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY



Sheet Number
12 OF 13

DRAWN BY:	END	CHECKED BY:	MYW	RELEASED BY:	LLZ
DATE:	07/27/22	HORIZONTAL SCALE:	AS SHOWN	RESOLUTION COMPLIANCE REVIEW #:	04/19/25
PROJECT No.:		VERTICAL SCALE:	N/A	CAPRA REVIEW EMAIL:	02/24/25
DRAWING NAME:	MGP-131			CAPRA REVIEW LTR:	07/07/25 & CAPRA RESUBMISSION
				REMOVE DUEL TANKS & CAPRA RESUBMISSION	10/16/24
				REVISIONS	
				DATE	
				REASON	
				DRAWN BY	CHECKED BY

