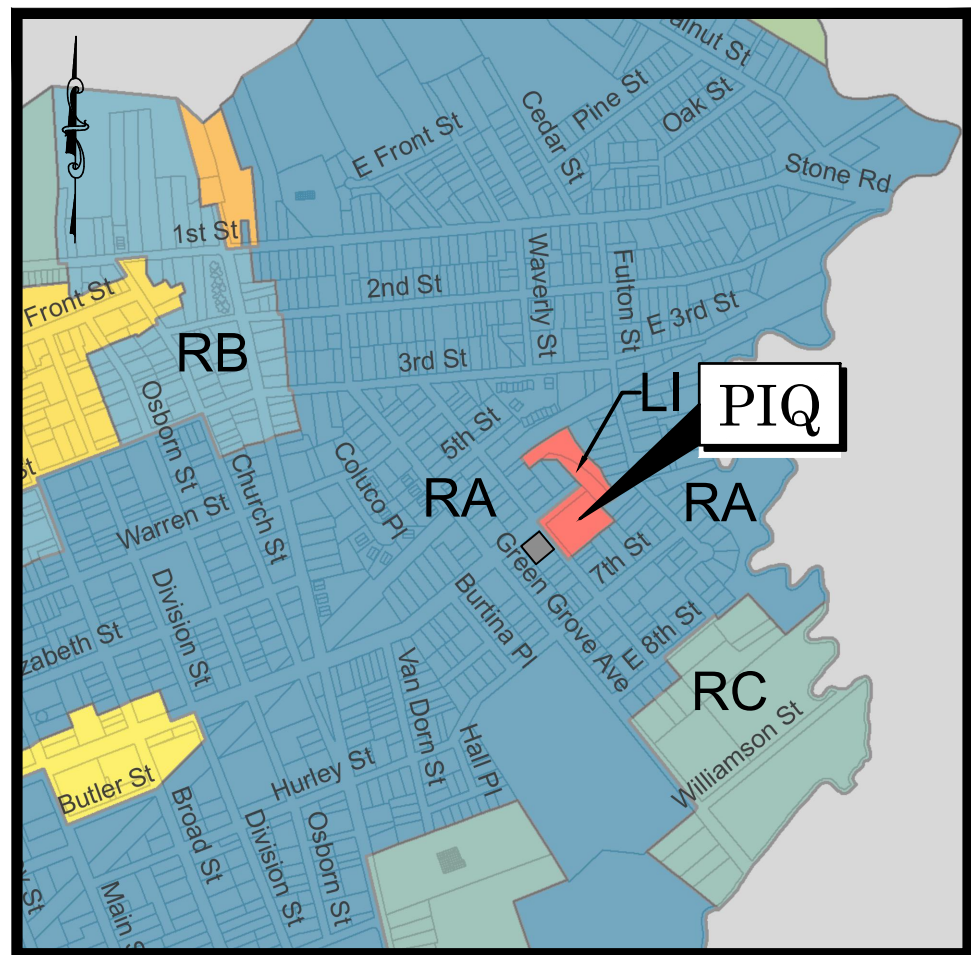


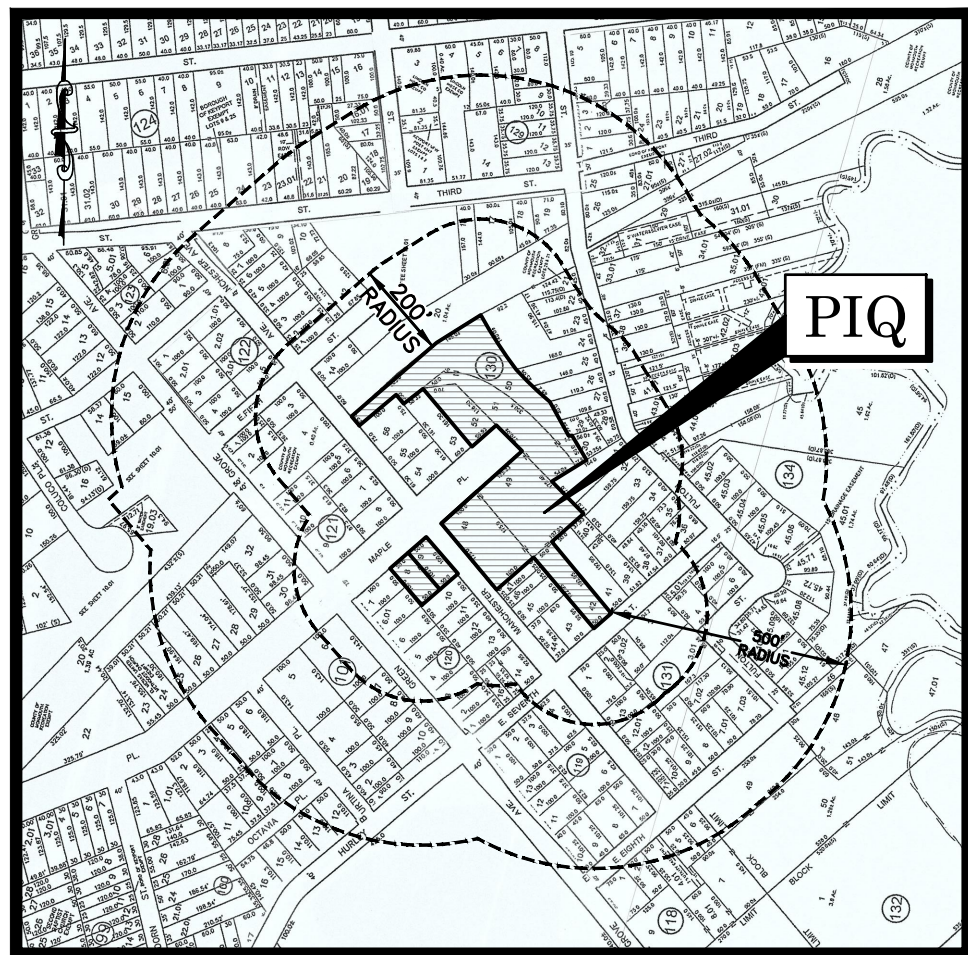
PRELIMINARY AND FINAL MAJOR SITE PLAN OF BLOCK 120, LOTS 8 & 9 AND BLOCK 130, LOTS 42, 48, 49, 50, 51 & 52 FOR HUDSON POINTE AT KEYPORT, LLC



ZONE MAP
N.T.S



KEY MAP
1"=200'



TAX MAP
1"=400'

BOROUGH OF KEYPORT MONMOUTH COUNTY, NJ

ZONING TABLE (1 OF 2)				
HUDSON POINTE REDEVELOPMENT DISTRICT				
SUBDISTRICT	DISTRICT	REQUIRED	PROVIDED	
OVERALL TRACT	LOT AREA (MIN.)	105,000 S.F.	124,663 S.F.	
	DENSITY (MAX.)	48 MULTI - FAMILY 12 DUPLEX 2 SINGLE-FAMILY 1 TWO-FAMILY	48 MULTI - FAMILY 12 DUPLEX 2 SINGLE-FAMILY 1 TWO-FAMILY	
	IMPERVIOUS COVERAGE (MAX.)	72%	65.5%	
	BUILDING COVERAGE (MAX.)	28%	22.5%	
	PARKING LOT SETBACK TO ANY LOT LINE (MIN.)	6'	6.0'	
	ACCESSORY STRUCTURE SETBACK TO ANY LOT LINE (UNLESS OTHERWISE STIPULATED) (MIN.)	10'	10.0'	
	NORTHERN YARD SETBACK (MIN.)	12'	12.0'	
	EASTERN YARD SETBACK (MIN.)	25'	25.2'	
	WESTERN YARD SETBACK (MIN.)	55'	55.1'	
	SOUTHERN YARD SETBACK (MIN.)	100'	100.1'	
MULTI-FAMILY	BUILDING SEPARATION (MIN.)	55'	78.3'	
	BUILDING HEIGHT (MEASURED TO PARAPET PEAK) (MIN.)	4 STORIES	TO COMPLY	
	FRONT YARD SETBACK - FIRST FLOOR (MIN.)	20'	27.1'	
	FRONT YARD SETBACK - UNCOVERED STAIRS OR STOODS (MIN.)	15'	15.0'	
	FRONT YARD SETBACK - UNCOVERED STAIRS OR STOODS (MIN.)	14'	20.1'	
	SIDE YARD SETBACK (MIN.)	4'	4.1'	
	SIDE YARD SETBACK (MIN.)	5'	5.0'	
	SIDE YARD DISTANCE BETWEEN DUPLEX BUILDINGS (MIN.)	10'	10.0'	
	REAR YARD DISTANCE BETWEEN DUPLEX BUILDINGS (EXCLUDING DECKS) (MIN.)	50'	50.0'	
	REAR YARD SETBACK TO PROPERTY LINE	50'	40.0' (V.G)	
DUPLEX	BUILDING HEIGHT (TO PEAK OF ROOF) (MAX.)	38' 3 STORIES	TO COMPLY	

ZONING TABLE (2 OF 2)				
HUDSON POINTE REDEVELOPMENT DISTRICT				
SUBDISTRICT	DISTRICT	REQUIRED	PROVIDED	
SINGLE-FAMILY	LOT AREA (MIN.)	5,000 S.F.	5,000 S.F.	
	LOT WIDTH (MIN.)	50'	50.0'	
	FRONT YARD SETBACK (MIN.)	25' (MANCHESTER AVE.) 12' (MAPLE PLACE)	25' (MANCHESTER AVE.) 12' (MAPLE PLACE)	
	SIDE YARD SETBACK (MIN.)	6'	6.0'	
	SIDE YARD SETBACK (COMBINED) (MIN.)	16'	16.0'	
	REAR YARD SETBACK (MIN.)	25' (OPPOSITE MANCHESTER)	25.0' (OPPOSITE MANCHESTER)	
	BUILDING COVERAGE (MAX.)	40%	33.8%	
	IMPERVIOUS COVERAGE (MAX.)	60%	TO COMPLY	
	BUILDING HEIGHT (MAX.)	35' 2.5 STORIES	TO COMPLY	
	ACCESSORY STRUCTURE SETBACK	7.5'	TO COMPLY	
TWO-FAMILY	LOT AREA (MIN.)	4,500 S.F.	5,772 S.F.	
	LOT WIDTH (MIN.)	50'	50.0'	
	FRONT YARD SETBACK (MIN.)	25'	46.0'	
	SIDE YARD SETBACK (MIN.)	5'	6.0'	
	SIDE YARD SETBACK (COMBINED) (MIN.)	10'	12.0'	
	REAR YARD SETBACK (MIN.)	25'	29.5'	
	BUILDING COVERAGE (MAX.)	50%	26.3%	
	IMPERVIOUS COVERAGE (MAX.)	65%	42.1%	
	BUILDING HEIGHT (MAX.)	35' 2.5 STORIES	TO COMPLY	
	ACCESSORY STRUCTURE SETBACK TO RESIDENT PROPERTIES (MIN.)	7.5'	TO COMPLY	
CLUBHOUSE	SETBACK TO PROPERTY LINE (MIN.)	2'	NO CLUB HOUSE IS PROPOSED (V.G.)	
	SETBACK FROM MANCHESTER AVE (MIN.)	70'		
	BUILDING HEIGHT (MAX.)	30' 2 STORIES		
	GROSS FLOOR AREA OF CLUBHOUSE (MIN.)	2,800 S.F.		

V.G. = VARIANCE GRANTED

CAFRA LAND SUMMARY:

TOTAL LAND AREA: 2.862 AC
EXIST. IMPERVIOUS COVER: 1.660 AC
PROP. IMPERVIOUS COVER: 1.875 AC

1. IMPERVIOUS COVER:
PROPOSED: 1.875 AC (65.5%)
ALLOWABLE: 2.290 AC (80%)

2. FOREST PRESERVATION: N/A

3. SHRUB/HERBACEOUS PRESERVATION/PLANTING: 2.290 AC

REQUIRED SHRUB/HERBACEOUS PRESERVATION/PLANTING: 0.57 AC
PROPOSED SHRUB/HERBACEOUS PRESERVATION/PLANTING: 1.09 AC

PARKING CALCULATION:
• MULTI-FAMILY (MID-RISE APARTMENT)
1 BR = 1.8 SPACES/DWELLING UNIT (D.U.)
= 4 D.U. x 1.8 SPACES/D.U.
= 7.2 SPACES
= 8 SPACES REQUIRED
2 BR = 2.0 SPACES/D.U.
= 44 D.U. x 2.0 SPACES/D.U.
= 88 SPACES REQUIRED
• DUPLEX
3 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
= 12 D.U. x 2.0 SPACES/D.U.
= 24 SPACES REQUIRED
• TWO-FAMILY
2 BR = 1.5 SPACES/DWELLING UNIT (D.U.)
= 1 D.U. x 1.5 SPACES/D.U.
= 1.5 SPACES
= 2 SPACES REQUIRED
3 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
= 1 D.U. x 2.0 SPACES/D.U.
= 2 SPACES REQUIRED
• SINGLE-FAMILY
3 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
= 2 D.U. x 2.0 SPACES/D.U.
= 4 SPACES REQUIRED

TOTAL PARKING REQUIRED:
= 88 + 88 + 24 + 2 + 2 + 4
= 128 SPACES REQUIRED

PARKING PROVIDED:
= 97 SPACES (MULTI-FAMILY) + 24 (DUPLEX) + 4 (TWO-FAMILY) + 4 (SINGLE FAMILY)
= 129 SPACES

ON-STREET PUBLIC SPACES = 7 SPACES ON MAPLE PLACE

ADA PARKING REQUIRED FOR PARKING FACILITY TOTAL OF 101-150 SPACES:
4 CAR REQUIRED, 1 VAN REQUIRED

ADA PARKING PROVIDED:
5 ADA SPACES PROVIDED

FINAL FOR SEWER DESIGN

AS OWNER OF BLOCK 130, LOT 52 SHOWN ON THIS MAP,
I/WE HEREBY CONSENT TO FILE THIS MAP.

MARK AND COLLEEN ZELINA DATE

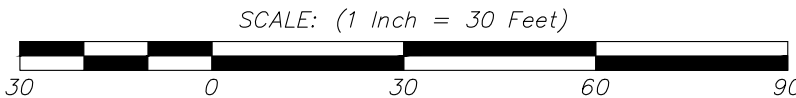
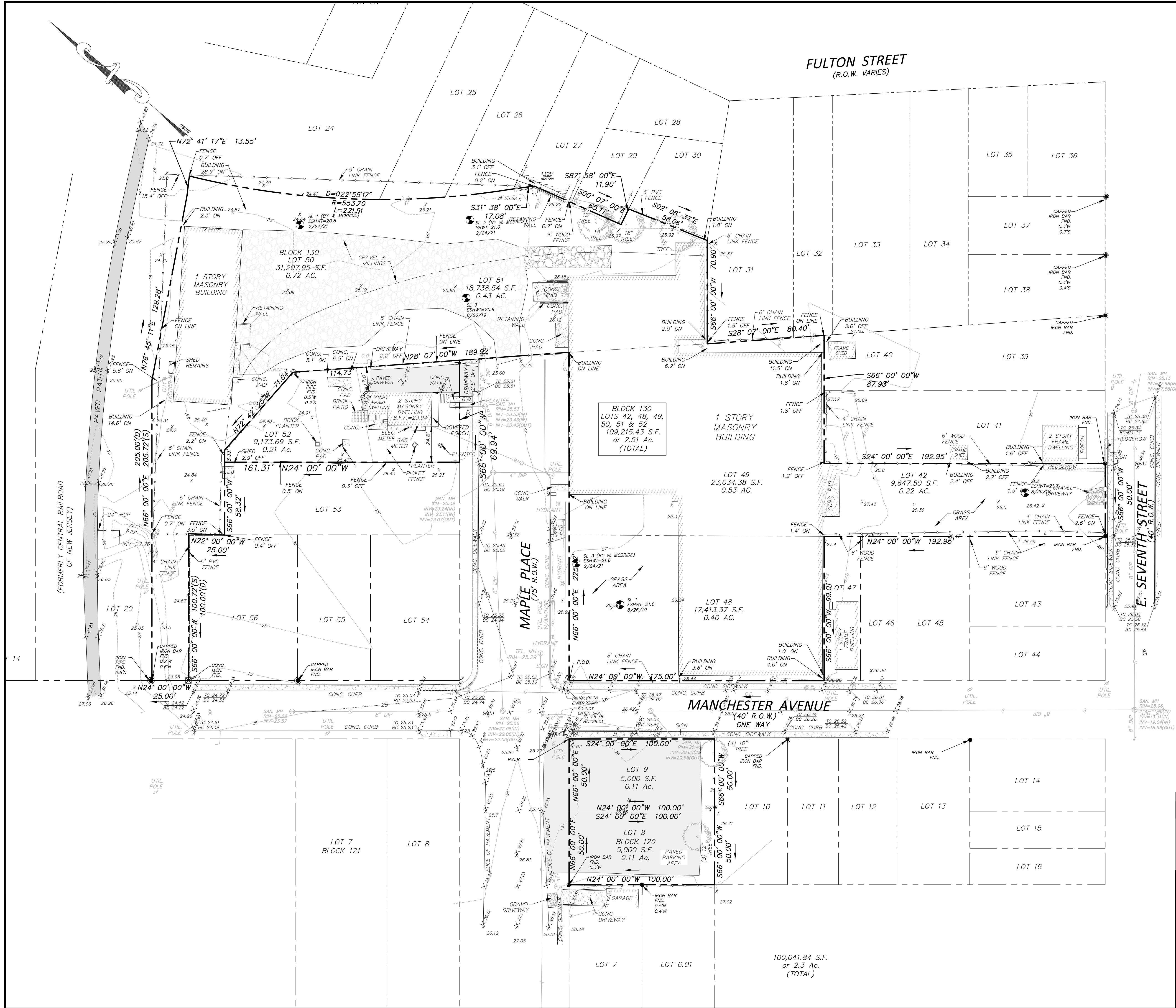
ACKNOWLEDGED BEFORE ME THIS DAY OF 2022

NOTARY MY COMMISSION EXPIRES SEAL

200' ADJOINING OWNERS

BLOCK	LOT	OWNER	PROPERTY LOCATION	AMPT LOTS	BLOCK	LOT	OWNER	PROPERTY LOCATION	AMPT LOTS
120	1	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	18	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	2	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	19	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	3	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	20	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	4	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	21	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	5	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	22	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	6	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	23	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	7	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	24	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	8	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	25	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	9	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	26	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	10	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	27	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	11	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	28	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	12	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	29	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	13	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	30	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	14	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	31	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	15	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	32	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	16	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	33	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	17	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	34	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	18	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	35	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	19	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	36	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	20	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	37	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	21	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	38	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	22	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	39	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	23	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	40	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	24	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	41	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	25	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	42	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	26	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	43	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	27	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	44	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	28	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	45	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	29	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	46	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	30	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	47	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	31	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	48	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	32	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	49	ST. MICHAEL'S CHURCH	133 THORN STREET	
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120	34	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	51	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	35	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	52	ST. MICHAEL'S CHURCH	133 THORN STREET	
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120	40	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	57	ST. MICHAEL'S CHURCH	133 THORN STREET	
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120	120	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	137	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	121	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	138	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	122	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	139	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	123	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	140	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	124	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	141	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	125	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	142	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	126	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	143	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	127	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	144	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	128	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	145	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	129	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	146	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	130	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	147	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	131	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	148	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	132	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	149	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	133	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	150	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	134	ST. MICHAEL'S CHURCH	45 GREEN GROVE		130	151	ST. MICHAEL'S CHURCH	133 THORN STREET	
120	135	ST. MICHAEL'S CHURCH	45 GREEN GRO						

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7	10/13/21	REVISED PURSUANT RESOLUTION COMPLIANCE	CM
6	9/14/21	REVISED PURSUANT TO NJDEP COMMENT	CM
5	9/9/21	REVISED PURSUANT TO NJDEP & FSCD COMMENTS	CM/DP
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3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	CM
2	3/1/21	REVISIONS PURSUANT 2/28/21 NJDEP LETTER	JHD
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY AND FINAL MAJOR SITE PLAN

OF

LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130

TAX MAP No. 11

BOROUGH OF KEYPORT

MONMOUTH COUNTY

NEW JERSEY

WJH

ENGINEERING

CERT. OF AUTH. NO. 246A28117300
257 MONMOUTH ROAD,
BLDG. A, SUITE 7,
OKANUST, NJ 07755
PHONE: 732.223.1313
WWW.WJHENGINEERING.COM

EXISTING CONDITIONS

WALTER JOSEPH HOPKIN

N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1"= 30'

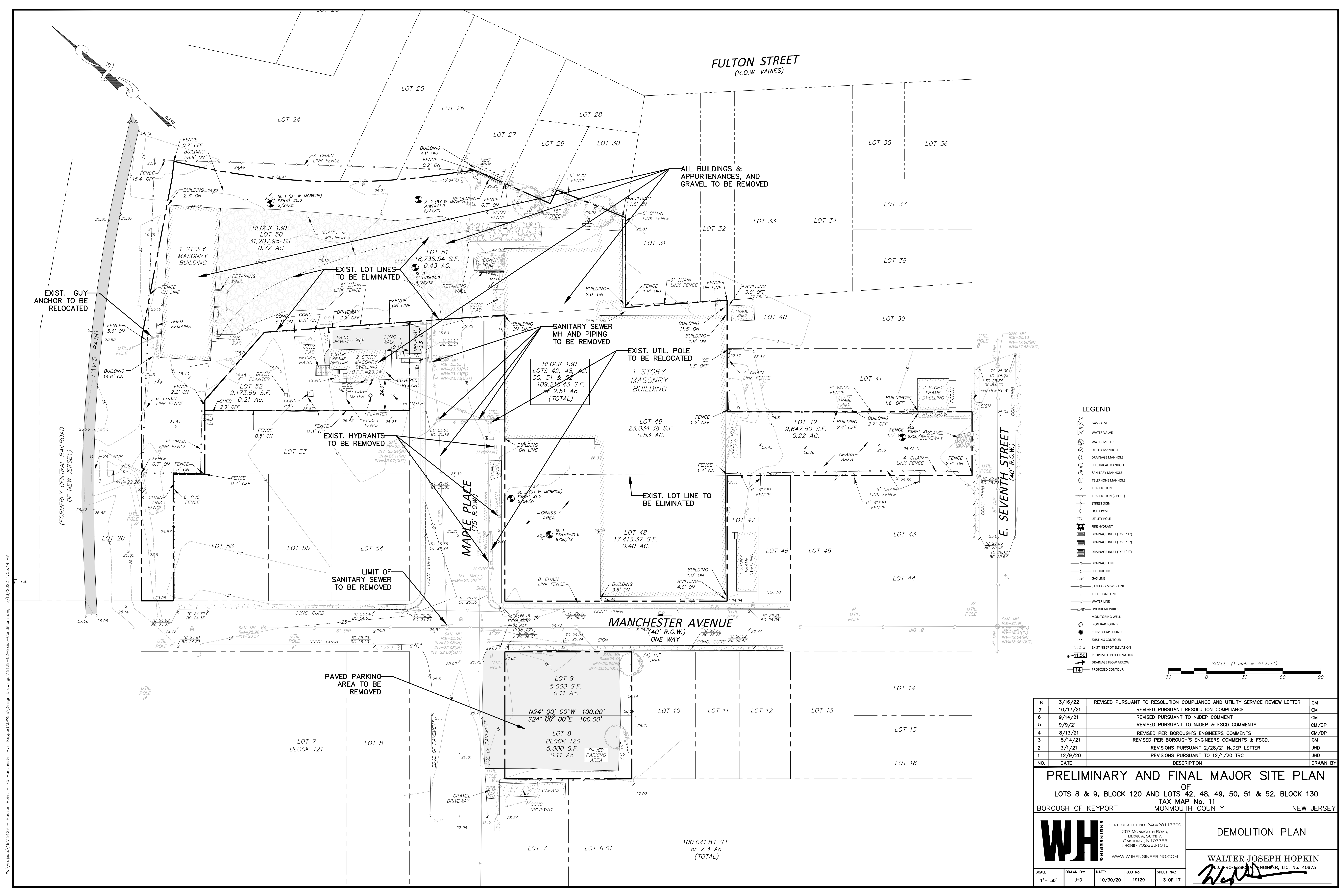
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DATE: 10/30/20

JOB No.: 19129

SHEET No.: 2 OF 17

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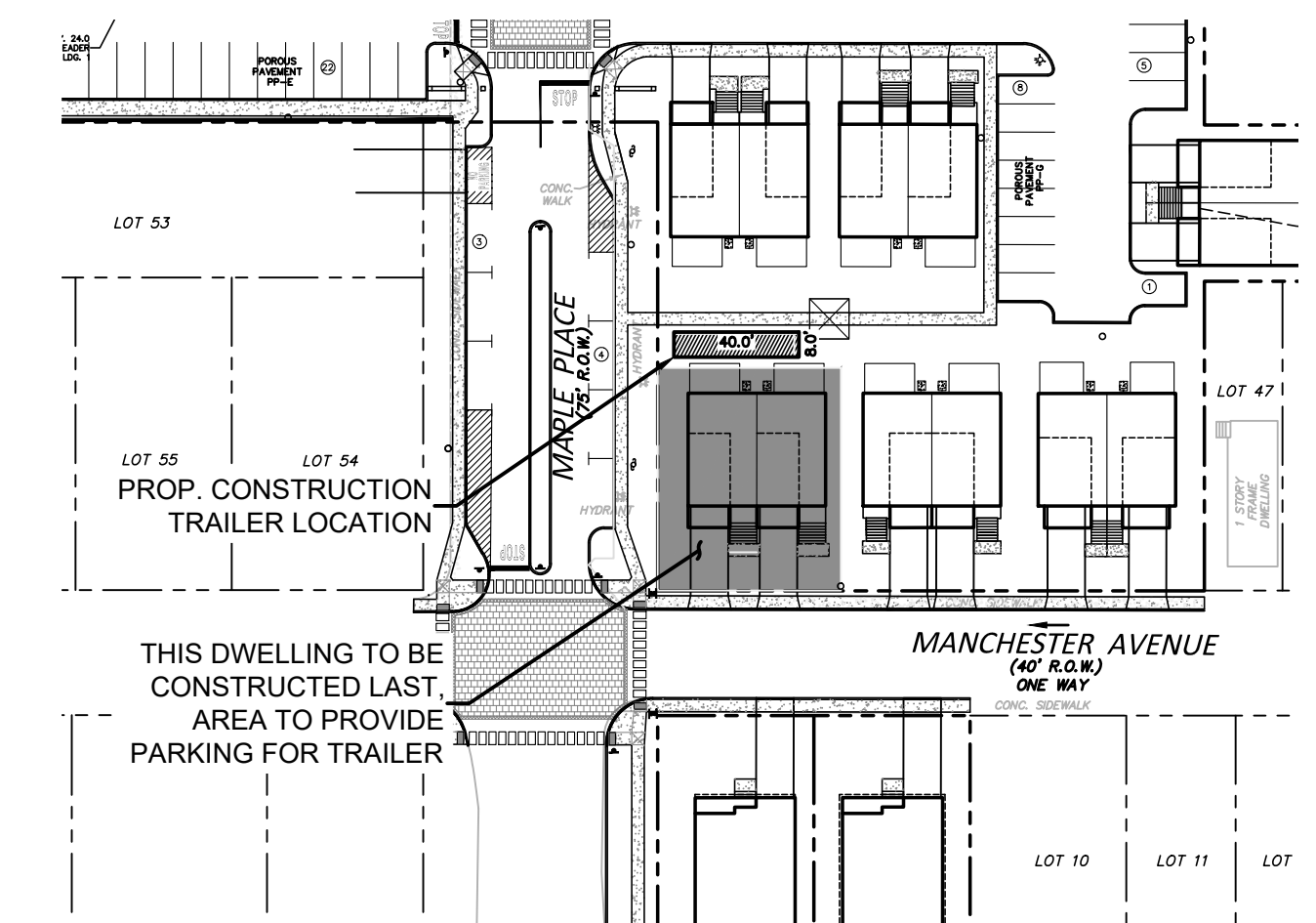
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7	10/13/21	REVISED PURSUANT RESOLUTION COMPLIANCE	CM
6	9/14/21	REVISED PURSUANT TO NJDEP COMMENT	CM
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1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY AND FINAL MAJOR SITE PLAN
OF
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
TAX MAP No. 11
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

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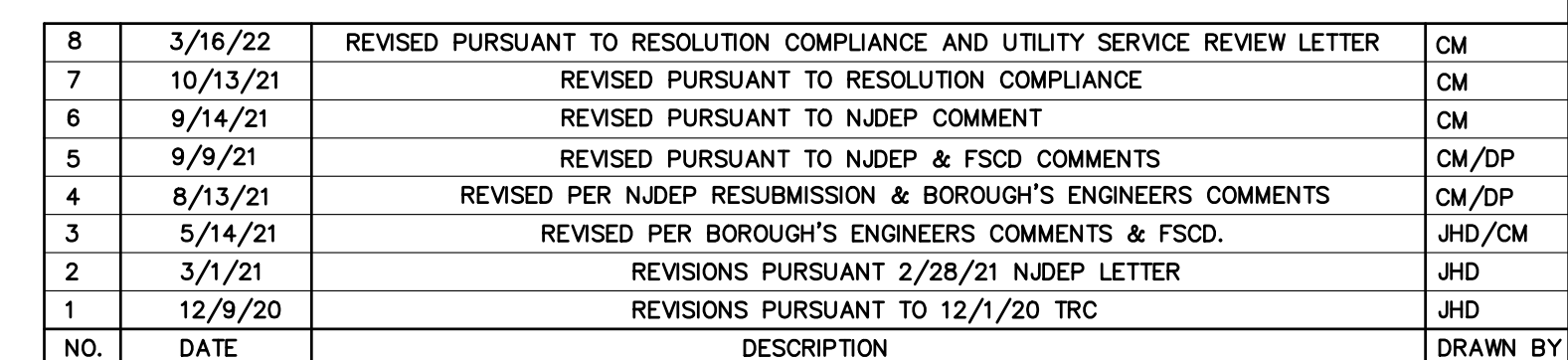
DEMOLITION PLAN
WALTER JOSEPH HOPKIN
J.E. PROFESSIONAL ENGINEER, L.C. No. 40673

SCALE: 1" = 30'
DRAWN BY: JHD
DATE: 10/30/20
JOB No.: 19129
SHEET No.: 3 OF 17

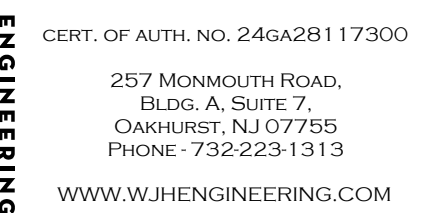


1. ANY EXISTING PAVEMENT, CURB OR SIDEWALK THAT IS IN POOR CONDITION OR IS DAMAGED AS A RESULT OF THE PROPOSED CONSTRUCTION MUST BE REPLACED.
2. THE EXISTING 6" Ø SANITARY SEWER MAIN TO REMAIN SHALL BE INSPECTED AND REPAIR AND/OR REPLACEMENT SHALL BE MADE TO THE SATISFACTION OF THE BOROUGH ENGINEER.

	GAS VALVE
	WATER VALVE
	WATER METER
	UTILITY MANHOLE
	DRAINAGE MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	TELEPHONE MANHOLE
	TRAFFIC SIGN
	TRAFFIC SIGN (2 POST)
	STREET SIGN
	LIGHT POST
	UTILITY POLE
	FIRE HYDRANT
	DRAINAGE INLET (TYPE "A")
	DRAINAGE INLET (TYPE "B")
	DRAINAGE INLET (TYPE "E")

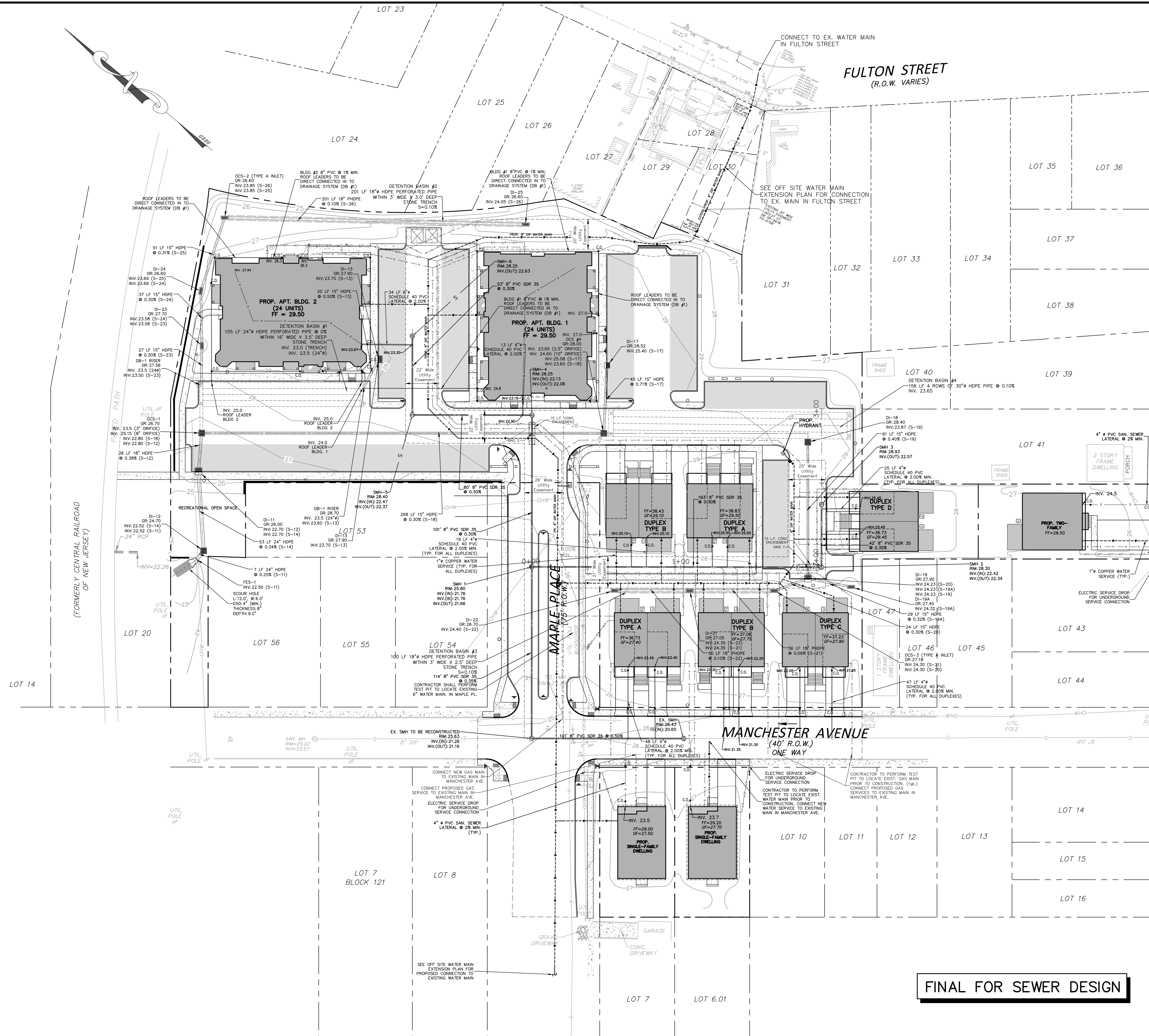


LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
 TAX MAP No. 11
 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY



WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:
1" = 30'	JHD	10/30/20	19129	4 OF 17



NOTES:

1. ANY EXISTING PAVEMENT, CURB OR SIDEWALK THAT IS IN POOR CONDITION OR IS DAMAGED AS A RESULT OF THE PROPOSED CONSTRUCTION MUST BE REPLACED.
2. THE EXISTING 6" Ø SANITARY SEWER MAIN TO REMAIN SHALL BE INSPECTED AND REPAIR AND/OR REPLACEMENT SHALL BE MADE TO THE SATISFACTION OF THE BOROUGH ENGINEER.
3. THE BOROUGH ASSUMES NO RESPONSIBILITY OF OWNERSHIP, MAINTENANCE AND /OR OPERATION OF THE PORTION OF SANITARY SEWER FACILITIES, INCLUDING CLEANOUTS, UPSTREAM OF THE BOROUGH'S EXISTING SANITARY SEWER MANHOLE.

LEGEND

- DI- GAS VALVE
- WV- WATER VALVE
- WM- WATER METER
- UM- UTILITY MANHOLE
- DM- DRAINAGE MANHOLE
- EM- ELECTRICAL MANHOLE
- SM- SANITARY MANHOLE
- TM- TELEPHONE MANHOLE
- TS- TRAFFIC SIGN
- TS- TRAFFIC SIGN (POST)
- SS- STREET SIGN
- LP- LIGHT POST
- UP- UTILITY POLE
- FR- FIRE HYDRANT
- DI- DRAINAGE INLET (TYPE "A")
- DI- DRAINAGE INLET (TYPE "B")
- DI- DRAINAGE INLET (TYPE "C")
- DL- DRAINAGE LINE
- EL- ELECTRIC LINE
- GL- GAS LINE
- SL- SANITARY SEWER LINE
- TL- TELEPHONE LINE
- WL- WATER LINE
- OW- OVERHEAD WIRES
- MW- MONITORING WELL
- SB- SURVEY CAP FOUND
- EC- EXISTING CONTOUR
- SE- EXISTING SPOT ELEVATION
- PE- PROPOSED SPOT ELEVATION
- DF- DRAINAGE FLOW ARROW
- PC- PROPOSED CONTOUR

SCALE: (1 Inch = 30 Feet)

8	3/16/22	REVISED PURSUANT TO RESOLUTION COMPLIANCE & UTILITY SERVICE REVIEW LETTER	CM
7	10/13/21	REVISED PURSUANT TO RESOLUTION COMPLIANCE	CM
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5	9/9/21	REVISED PURSUANT TO NJDEP & FSCD COMMENTS	CM/DP
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2	3/1/21	REVISIONS PURSUANT 2/28/21 NJDEP LETTER	JHD
1	12/9/20	REVISIONS PURSUANT TO 12/10/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY AND FINAL MAJOR SITE PLAN

LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
TAX MAP No. 11
BOROUGH OF KEYPORT
MONMOUTH COUNTY
NEW JERSEY



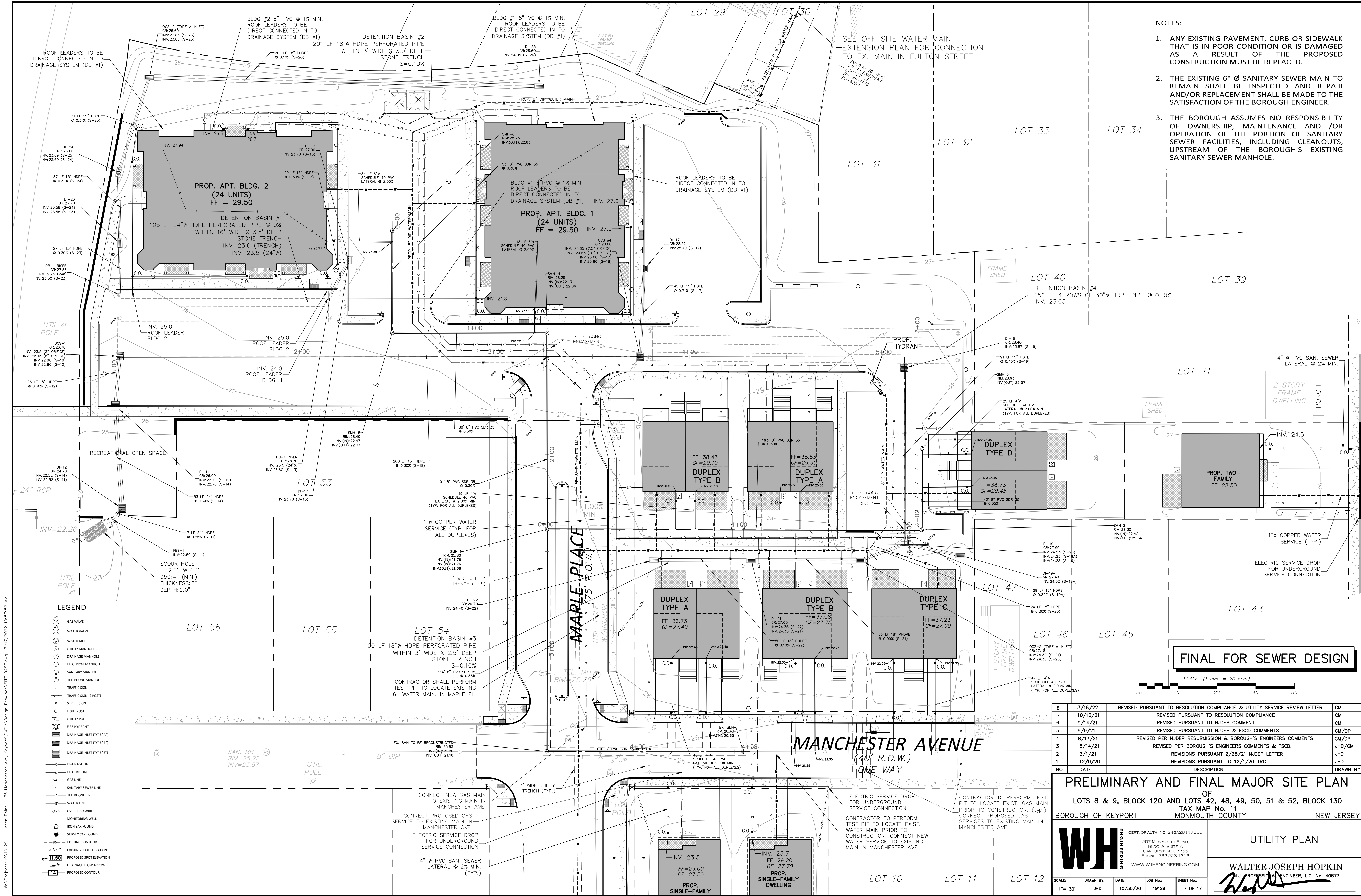
CERT. OF AUTH. NO. 246A28117300
257 MONMOUTH ROAD,
BLDG. A, SUITE 7,
OAKHURST, NJ 07735
PHONE: 732.223.1313
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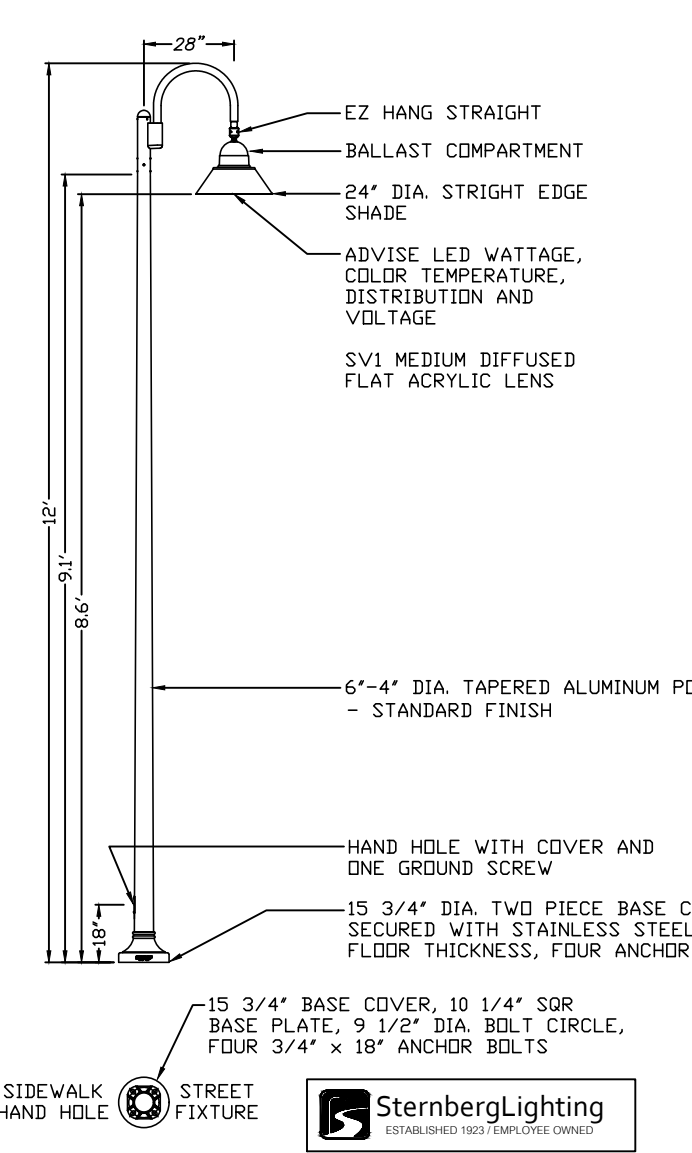
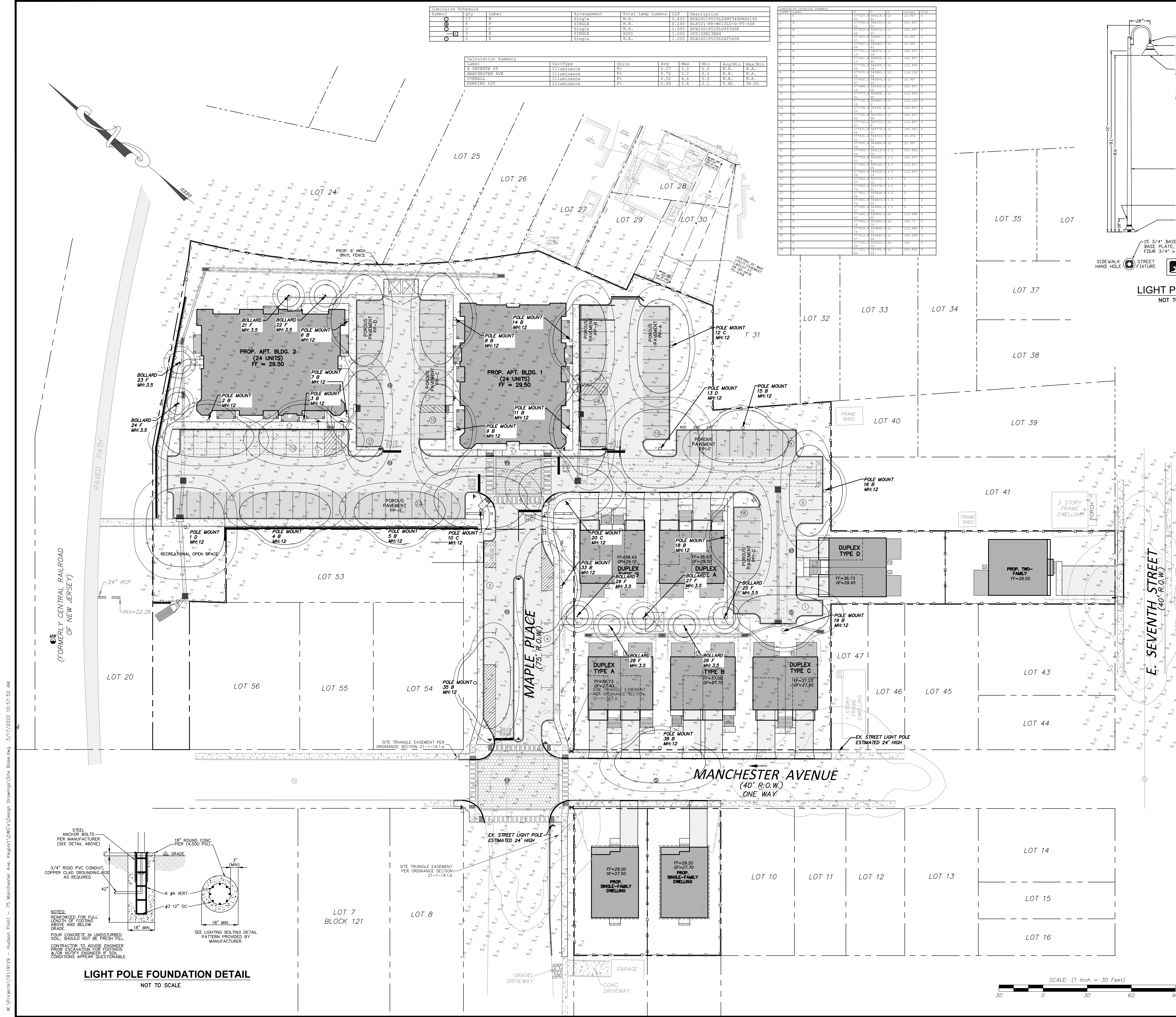
OVERALL
UTILITY PLAN

WALTER JOSEPH HOPKIN
P.E., PROFESSIONAL ENGINEER, LIC. NO. 40673

SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:
1" = 30'	JHD	10/30/20	19129	6 OF 17

FINAL FOR SEWER DESIGN





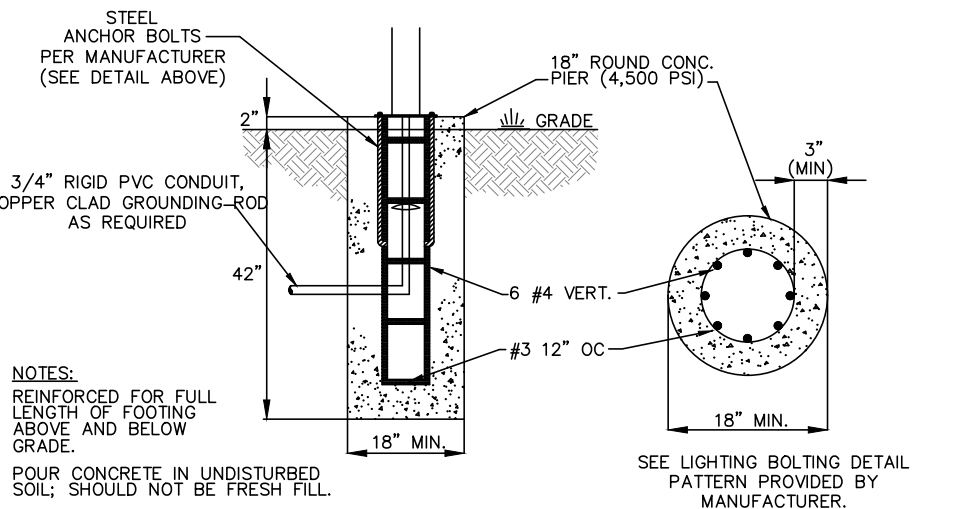
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Project:		Quantity:	
Customer:		Customer:	
Features:		Quantity:	
Description:		Quantity:	
Notes:		Quantity:	
Accessories:		Quantity:	
Mounting Source:		Quantity:	
Finish:		Quantity:	
Optics:		Quantity:	

LIGHT POLE DETAIL
NOT TO SCALE

ANP Lighting		Specifications BL6021	
Project:		Quantity:	
Customer:		Customer:	
Features:		Quantity:	
Description:		Quantity:	
Notes:		Quantity:	
Accessories:		Quantity:	
Mounting Source:		Quantity:	
Finish:		Quantity:	
Optics:		Quantity:	

LIGHTING DETAILS

FINAL FOR SEWER DESIGN

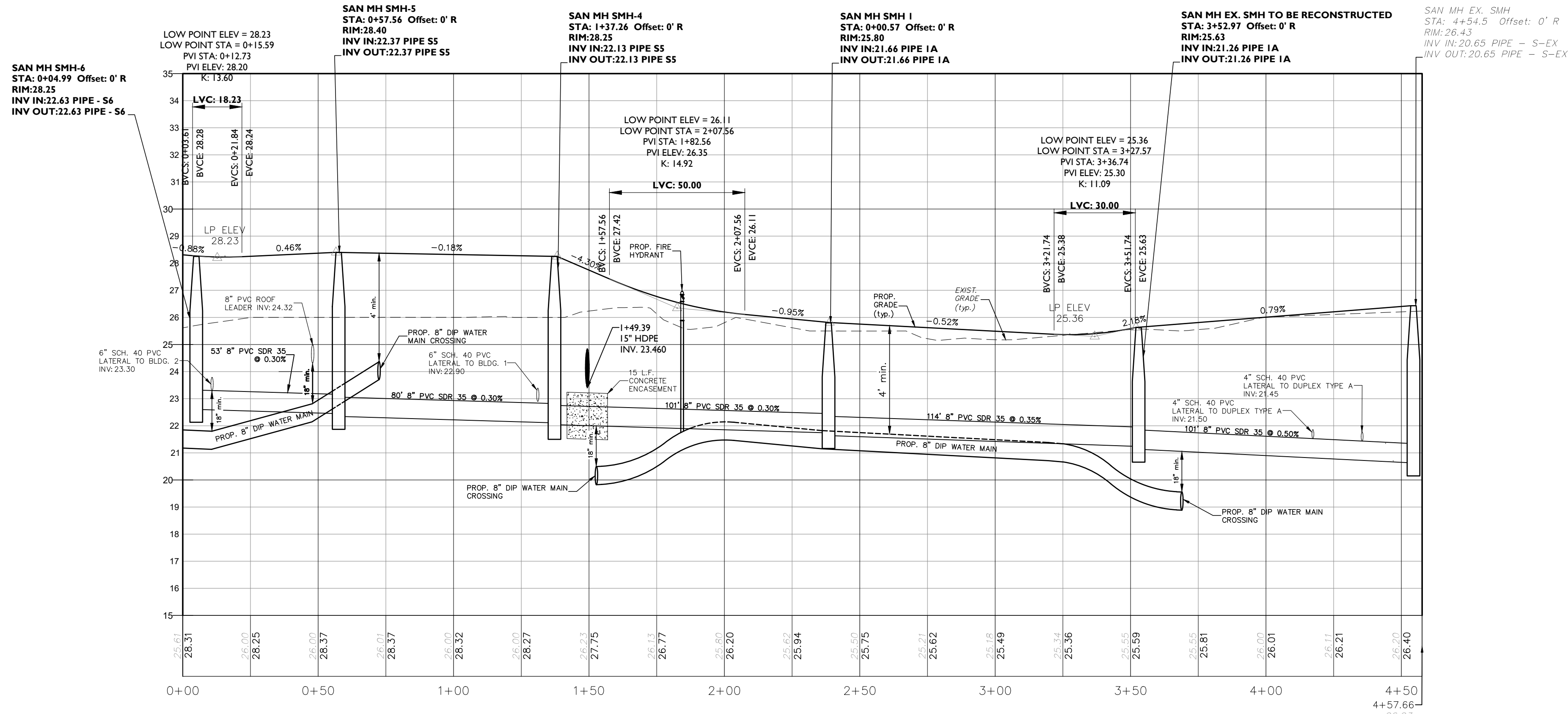


LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE

8	3/16/22	REVISED PURSUANT TO RESOLUTION COMPLIANCE AND UTILITY SERVICE REVIEW LETTER	CM
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1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY AND FINAL MAJOR SITE PLAN			
OF			
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130			
TAX MAP No. 11			
BOROUGH OF KEYPORT		MONMOUTH COUNTY	
NEW JERSEY		LIGHTING PLAN	
WALTER JOSEPH HOPKIN		N.J. PROFESSIONAL ENGINEER, LIC. No. 40673	
SCALE:		DRAWN BY: JHD	
DATE: 10/30/20		JOB No.: 19129	
SHEET No.: 8 OF 17			

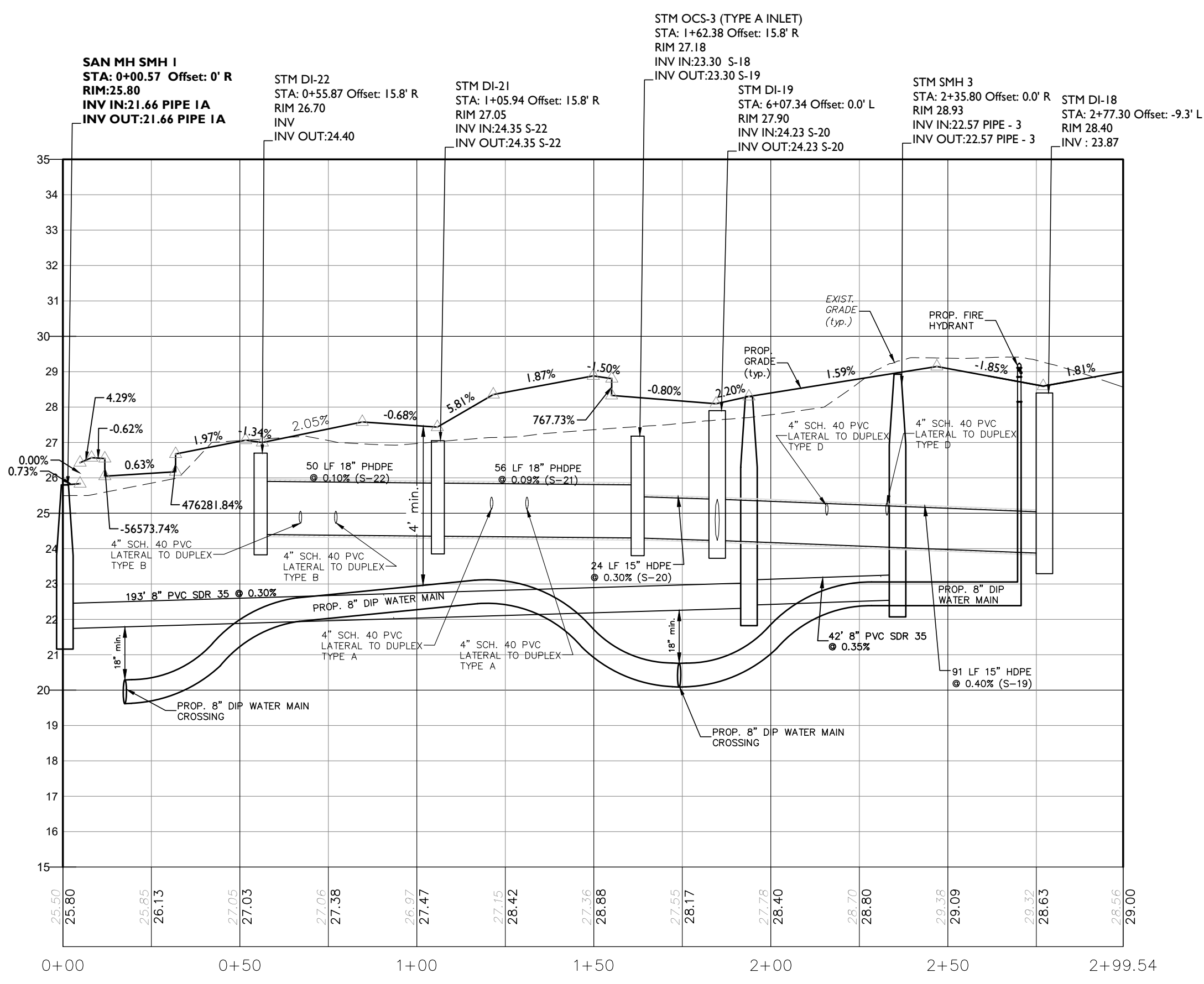
PRELIMINARY AND FINAL MAJOR SITE PLAN OF LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130 TAX MAP No. 11 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY				
 CERT. OF AUTH. NO. 246A28117300 257 MONMOUTH ROAD, BLOC. A, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM		SOIL EROSION & SEDIMENT CONTROL PLAN		
		WALTER JOSEPH HOPKIN P.E., PROFESSIONAL ENGINEER, LIC. NO. 40673 		
SCALE: 1" = 30'	DRAWN BY: JHD	DATE: 10/30/20	JOB NO.: 19129	SHEET NO.: 9 OF 17

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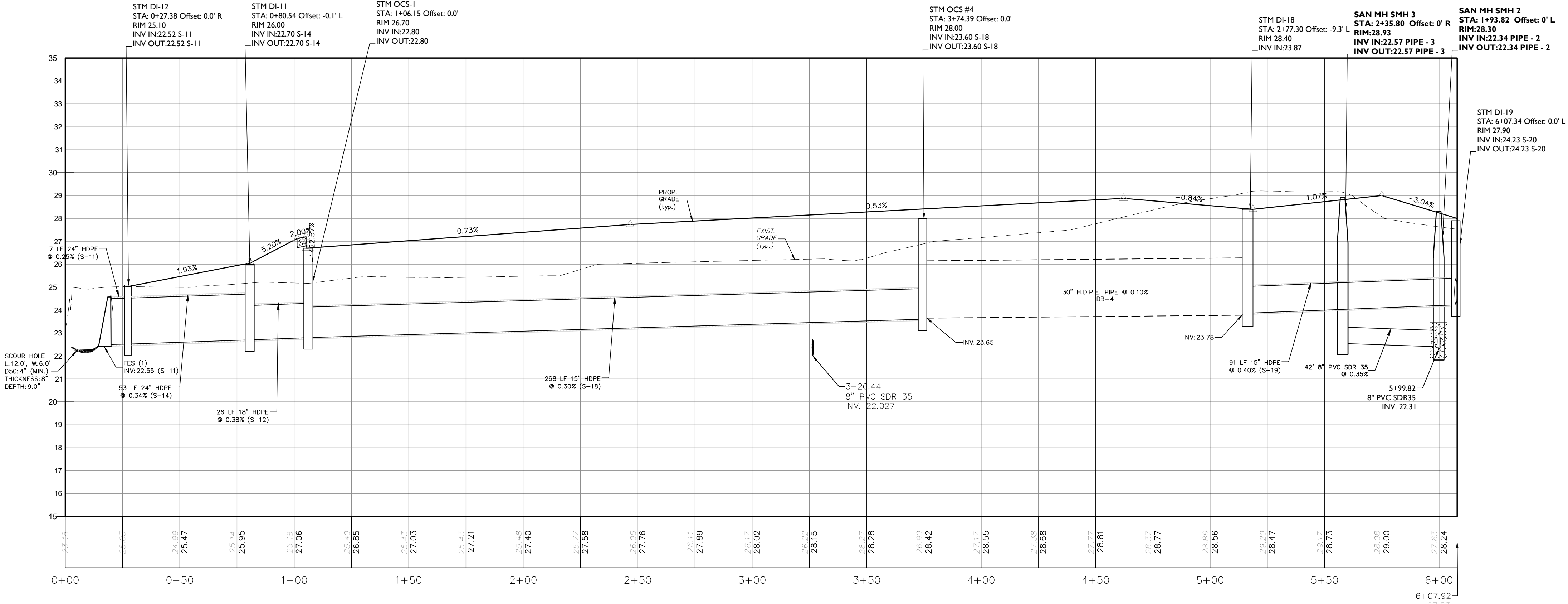
MAPLE PLACE & SANITARY SEWER PROFILE

HORIZ: 1"=30'
VERT: 1"=3'



BACKYARD SEWER PROFILE

HORIZ: 1"=30'
VERT: 1"=3'



INTERNAL DRIVEWAYS AND OUTFALL PROFILE

HORIZ: 1"=30'
VERT: 1"=3'

FINAL FOR SEWER DESIGN

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4	8/13/21	REVISED PER NJDEP RESUBMISSION & BOROUGH'S ENGINEERS COMMENTS	CM/DP
3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	J.J.L
2	3/1/21	REVISIONS PURSUANT 2/28/21 NJDEP LETTER	J.H.D
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	J.H.D
NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY AND FINAL MAJOR SITE PLAN
OF
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
TAX MAP No. 11
BOROUGH OF KEYPORT
MONMOUTH COUNTY
NEW JERSEY

WJH
ENGINEERING

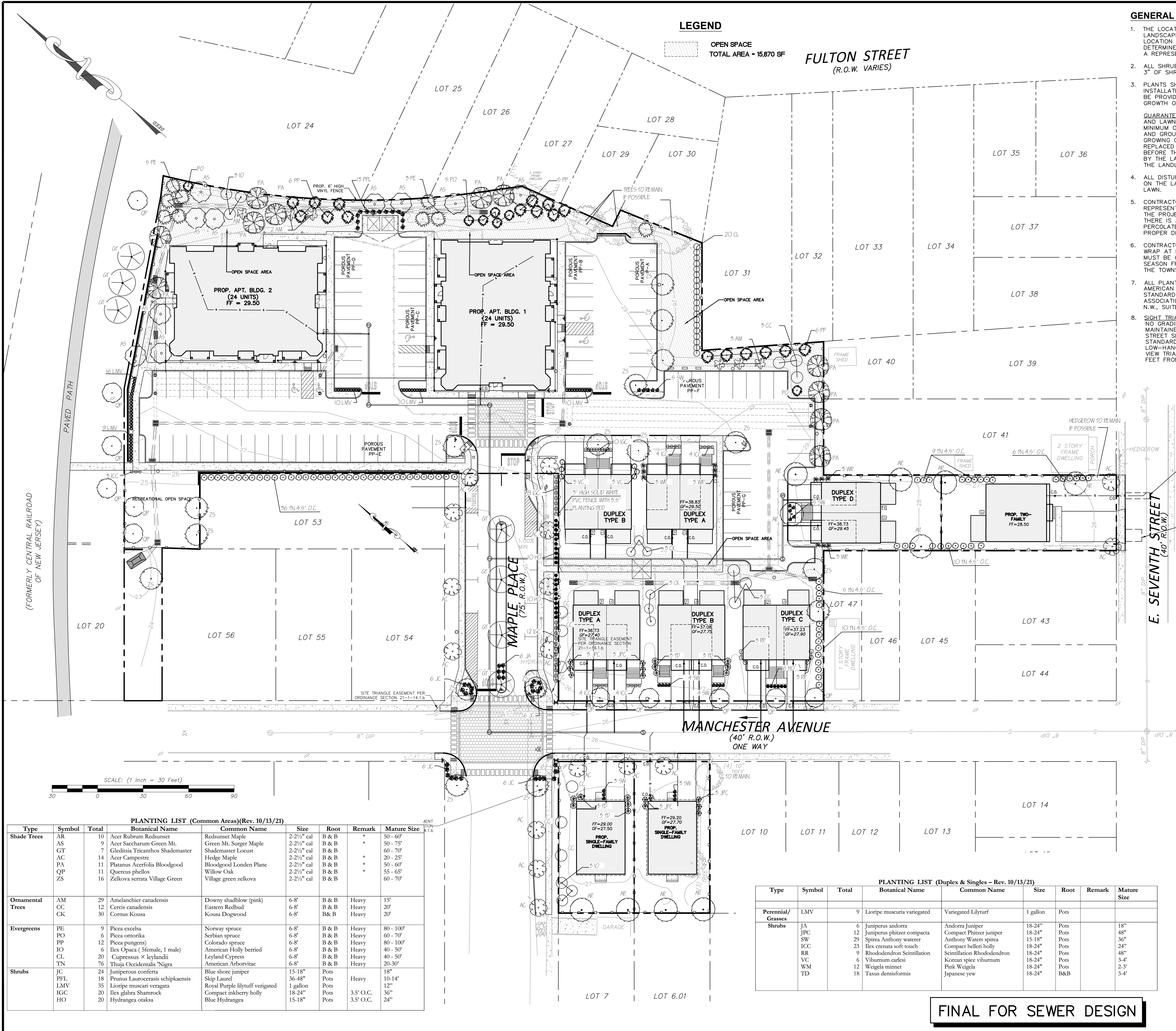
CERT. OF AUTH. NO. 246A28117300
257 MONMOUTH ROAD,
BLDG. A, SUITE 7,
OAKHURST, NJ 07755
PHONE: 732-223-1313
WWW.WJHENGINEERING.COM

PROFILES

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1"= 30'
DRAWN BY: JHD
DATE: 10/30/20
JOB No.: 19129
SHEET No.: 11 OF 17

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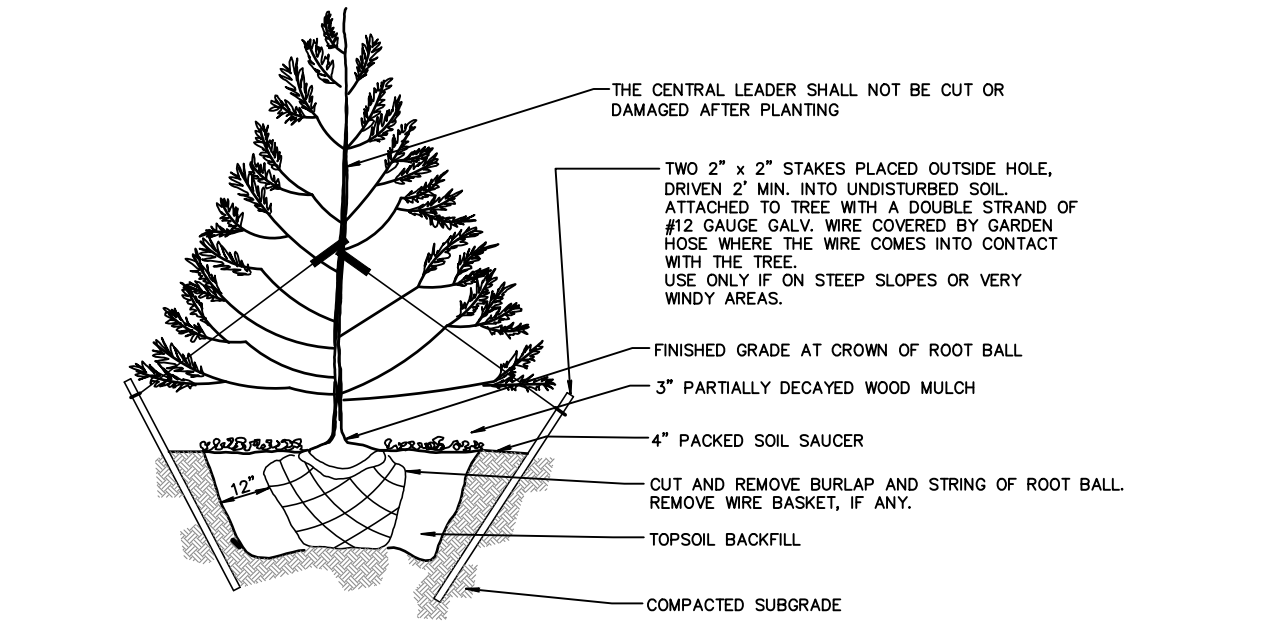


GENERAL LANDSCAPE NOTES

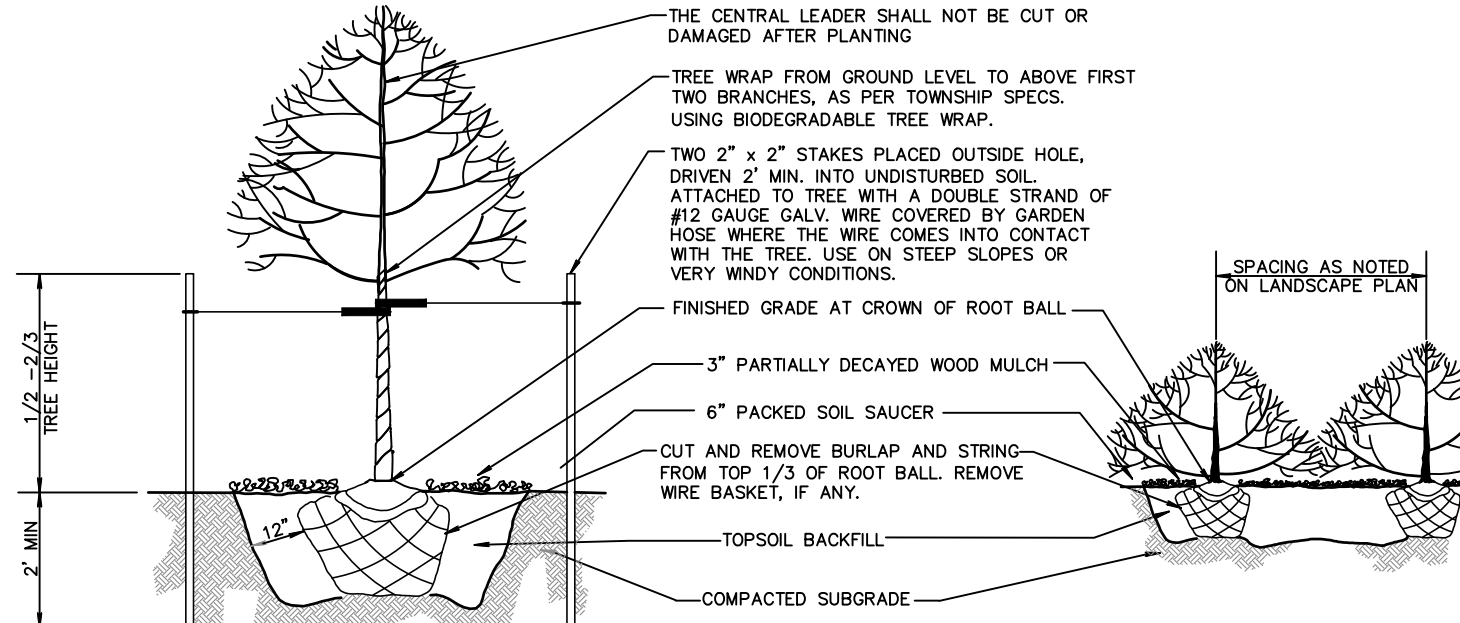
- THE LOCATION OF ALL PLANTS SHOWN ON THE LANDSCAPE PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANTS AND BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF A REPRESENTATIVE OF WJH ENGINEERING.
- ALL SHRUB BEDS SHALL HAVE A MINIMUM DEPTH OF 3" OF SHREDDED HARDWOOD BARK.
- PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION. THEREAFTER, REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.
- ALL DISTURBED AREAS, UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN, SHALL BE PLANTED AS LAWN.
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING, AND WRAP AT END OF GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE (1) FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY THE TOWNSHIP LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
- SIGHT TRIANGLE EASEMENT AT INTERSECTION: NO GRADING OR STRUCTURES SHALL BE ERRECTED OR MAINTAINED HIGHER THAN 30 INCHES, EXCEPT FOR STREET SIGNS, FIRE HYDRANTS AND LIGHT STANDARDS AND TREES WHICH HAVE NO LOW-HANGING BRANCHES WHICH WOULD BLOCK THE VIEW TRIANGLE FROM A HEIGHT 30 INCHES TO 10 FEET FROM THE GROUND.

LANDSCAPE MAINTENANCE CHECKLIST

- TREES, SHRUBS AND GROUNDCOVERS**
- PRUNING: PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING ONLY. PRUNE AT LEAST ONCE PER YEAR. PLANT MATERIAL SHOWN PLANTED IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN OR HEDGE.
- FERTILIZER: RATION 2:1:1 AT 2-3 LBS. ACTUAL NITROGEN PER 1,000 SQ. FT. FERTILIZE IN SPRING ONLY.
- PESTICIDES: APPLY PESTICIDES ONLY AS NEEDED FOR SPECIFIC DISEASES OR INSECT PESTS.
- WEED CONTROL: WEED ALL BEDS AS NEEDED TO KEEP WELL GROOMED.
- WATER: WATER ALL NEW PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASON. IF RAIN IS INSUFFICIENT, WATER ALL WOODY PLANTS THOROUGHLY TWO TIMES PER WEEK.
- MULCH: RENEW SHREDDED BARK MULCH TO 3" DEPTH EVERY YEAR.
- LEAF REMOVAL: REMOVE LEAVES FROM ALL BEDS, TURF AREAS, PARKING AREAS, AND WALKS.
- REPLACEMENTS: REPLACE ALL DEAD SHRUBS AND TREES WITHIN NEXT PLANTING SEASON.
- TURF
- RENEWAL PROCEDURES: OVER SEED THIN SPOTS IN SPRING AND FALL. THATCH AS NECESSARY.
- FERTILIZER: RATIO 3:1:2 AT 1 LB. NITROGEN PER 1,000 SQ. FT. FERTILIZE TWO TIMES PER YEAR.
- PESTICIDES: INSPECT AND APPLY AS NEEDED FOR DISEASES AND INSECTS.
- MANICURE: TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES. RAKE AS NEEDED.



EVERGREEN TREE PLANTING and STAKING DETAIL



TREE and SHRUB PLANTING and STAKING DETAIL

8	3/16/22	REVISED PURSUANT TO RESOLUTION COMPLIANCE AND UTILITY SERVICE REVIEW LETTER	CM
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2	3/1/21	REVISIONS PURSUANT TO 2/28/21 NJDEP LETTER	JHD
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY AND FINAL MAJOR SITE PLAN

OF
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY



CERT. OF AUTH. NO. 246A281137300
257 MONMOUTH ROAD,
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OAKHURST, NJ 07755
PHONE - 732-223-1313
WWW.WJHENGINEERING.COM

LANDSCAPING PLAN

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, P.C. No. 40673

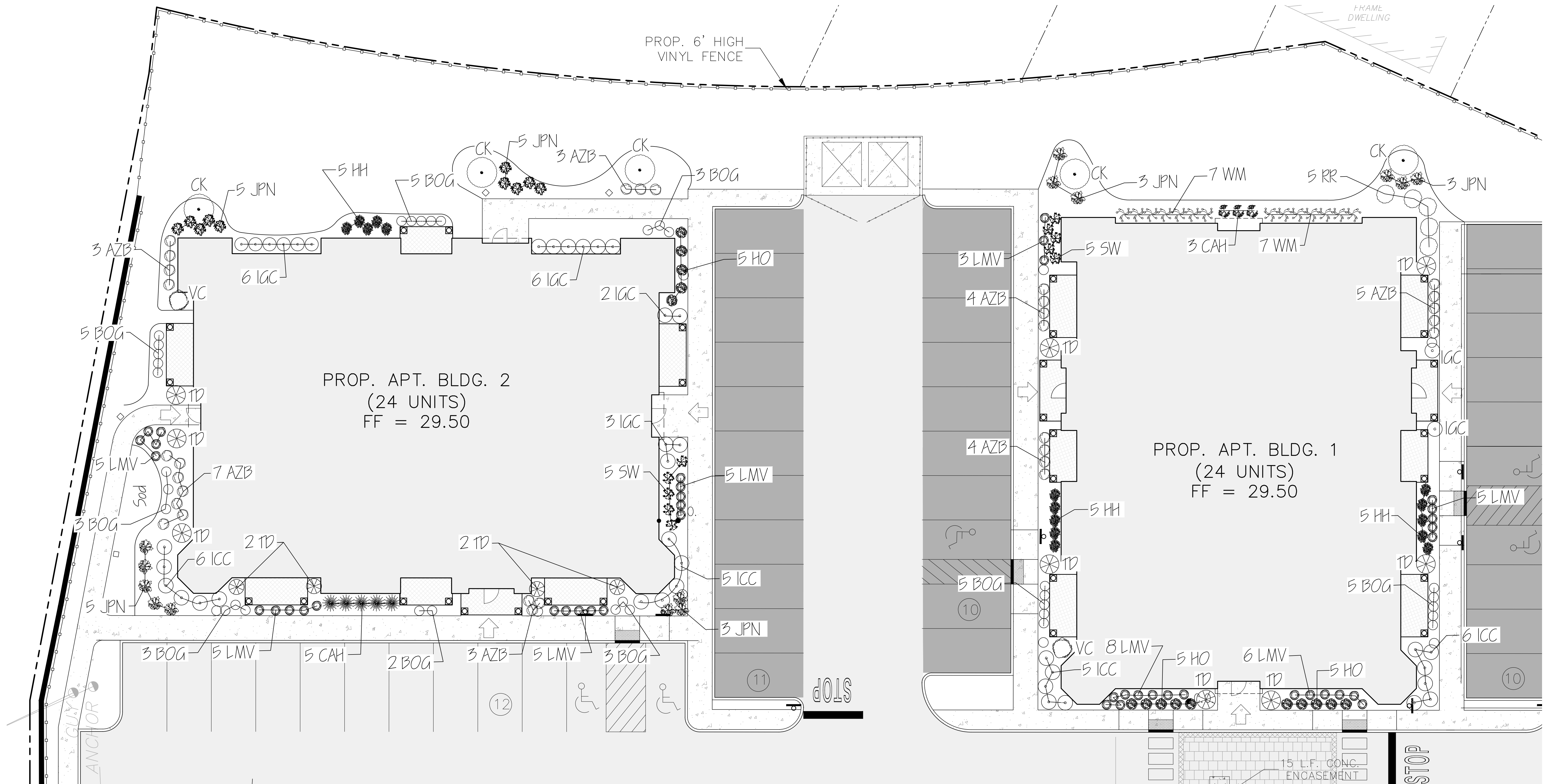
SCALE: 1"=30' DRAWN BY: JHD DATE: 10/30/20 JOB No.: 19129 SHEET No.: 12 OF 17

FINAL FOR SEWER DESIGN

Type	Symbol	Total	Botanical Name	Common Name	Size	Root	Remark	Mature Size
Perennial/Grasses	LMV	9	Liriope muscaria variegated	Variegated Lilyturf	1 gallon	Pots		
Shrubs	JA	6	Juniperus andorra	Andorra Juniper	18-24"	Pots		18"
	JPC	12	Juniperus phiticea compacta	Compact Phiticea juniper	18-24"	Pots		48"
	SW	29	Spirea Anthony waterer	Anthony Waters spirea	15-18"	Pots		36"
	ICC	23	Ilex crenata soft touch	Compact holly	18-24"	Pots		24"
	RR	9	Rhododendron Scintillation	Scintillation Rhododendron	18-24"	Pots		48"
	VC	6	Viburnum carlesii	Korean spice viburnum	18-24"	Pots		3-4'
	WM	12	Weigela minnet	Pink Weigela	18-24"	Pots		2-3'
	TD	18	Taxus densiformis	Japanese yew	18-24"	B&B		3-4'

Type	Symbol	Total	Botanical Name	Common Name	Size	Root	Remark	Mature Size
Shade Trees	AR	10	Acer Rubrum Redsunset	Redsunset Maple	2-2 1/2" cal	B & B	*	50 - 60'
	AS	9	Acer Saccharum Green Mt.	Green Mt. Sugar Maple	2-2 1/2" cal	B & B	*	50 - 75'
	CT	7	Glodivra Tricantomb Shademaister	Shademaister Locust	2-2 1/2" cal	B & B	*	60 - 70'
	AC	14	Acer Campestre	Hedge Maple	2-2 1/2" cal	B & B	*	20 - 25'
	PA	11	Platanus Acerfolia Bloodgood	Bloodgood London Plane	2-2 1/2" cal	B & B	*	50 - 60'
	QP	11	Quercus phellos	Willow Oak	2-2 1/2" cal	B & B	*	55 - 65'
	ZS	16	Zelkova serrata Village Green	Village green zelkova	2-2 1/2" cal	B & B	*	60 - 70'
Ornamental Trees	AM	29	Amlanchier canadensis	Downy shadbolt (pink)	6-8"	B & B	Heavy	15'
	CC	22	Cercis canadensis	Eastern Redbud	6-8"	B & B	Heavy	20'
	CK	30	Cornus Kousa	Kousa Dogwood	6-8"	B & B	Heavy	20'
Evergreens	PE	9	Picea excelsa	Norway spruce	6-8"	B & B	Heavy	80 - 100'
	PO	6	Picea omorika	Serbian spruce	6-8"	B & B	Heavy	60 - 70'
	PP	12	Picea pungens	Colorado spruce	6-8"	B & B	Heavy	80 - 100'
	IO	6	Ilex Opaca (5female, 1 male)	American Holly berried	6-8"	B & B	Heavy	40 - 50'
	CL	20	Cupressus X leylandii	Leyland Cypress	6-8"	B & B	Heavy	40 - 50'
	TN	76	Thuja Occidentalis 'Nigra	American Arborvitae	6-8"	B & B	Heavy	20-30'
Shrubs	JC	24	Juniperus conferta	Blue shore juniper	15-18"	Pots		18"
	PPL	18	Prunus Laurocerasis schipkaensis	Schip Laurel	36-48"	Pots	Heavy	10-14'
	LMV	35	Liriope muscari variegata	Royal Purple Lilyturf variegated	1 gallon	Pots		12"
	IGC	30	Ilex glabra Shamrock	Compact inkberry holly	18-24"	Pots	3.5" O.C.	36"
	HO	20	Hydrangea otaksa	Blue Hydrangea	15-18"	Pots	3.5" O.C.	24"

W:\Projects\1819129 - Hudson Point - 75 Manchester Ave. Keyport\LMG's\Design Drawings\19129 - 12-13 LANDSCAPE PLANDWG 3/17/2022 10:20:17 AM



PLANTING LIST (Building 2)

Type	Symbol	Total	Botanical Name	Common Name	Size	Root	Remark	Mature Size
Flowering Trees	CK	3	Cornus kousa 'Summerstar'	Sumerstar kousa dogwood	8-10'	B & B	Heavy	15'
Perennial/Grasses	BOG	24	Helictotrichon sempervirens	Blue oat grass	1 gallon	Pots		
	LMV	20	Lioripe muscuria variegated	Variegated Lilytuff	1 gallon	Pots		
Shrubs	CAH	5	Clethra alnifolia hummingbird	Hummingbird summersweet	18-24"	Pots		18"
	JPN	18	Juniperus procumbens nana	Procombins juniper	15-18"	Pots		24"
	SW	5	Spiraea Anthony waterer	Anthony Waters spiraea	18-24"	Pots		12"
	IGC	17	Ilex glabra compacta Shamrock	Compact Shamrock inkberry	15-18"	Pots		24"
	HH	5	Hypericum hidcote	Hypericum	18-24"	Pots		12"
	HO	5	Hydrangea otaksa	Blue Hydrangea	18-24"	Pots		12"
	ICC	11	Ilex crenata compacta Soft touch	Compact soft touch holly	18-24"	Pots		3-4'
	Azb	16	Azalea blauwe pink	Pink azalea	18-24"	Pots		2-3'
	TD	7	Taxus densiformis	Upright Japanese yew	18-24"	Pots		2-3'
	VC	1	Viburnum carlesi	Korean spice viburnum	18-24"	Pots		2-3'

PLANTING LIST (Building 1)

Type	Symbol	Total	Botanical Name	Common Name	Size	Root	Remark	Mature Size
Flowering Trees	CK	2	Cornus kousa 'Summerstar'	Sumerstar kousa dogwood	8-10'	B & B	Heavy	15'
Perennial/Grasses	BOG	10	Helictotrichon sempervirens	Blue oat grass	1 gallon	Pots		
	LMV	22	Lioripe muscuria variegated	Variegated Lilytuff	1 gallon	Pots		
Shrubs	CAH	3	Clethra alnifolia hummingbird	Hummingbird summersweet	18-24"	Pots		18"
	JPN	6	Juniperus procumbens nana	Procombins juniper	15-18"	Pots		24"
	SW	5	Spiraea Anthony waterer	Anthony Waters spiraea	18-24"	Pots		12"
	IGC	2	Ilex glabra compacta Shamrock	Compact Shamrock inkberry	15-18"	Pots		24"
	HH	10	Hypericum hidcote	Hypericum	18-24"	Pots		12"
	HO	10	Hydrangea otaksa	Blue Hydrangea	18-24"	Pots		12"
	ICC	11	Ilex crenata compacta Soft touch	Compact soft touch holly	18-24"	Pots		3-4'
	Azb	13	Azalea blauwe pink	Pink azalea	18-24"	Pots		2-3'
	RR	5	Rhododendron Scintillation	Scintillation Rhododendron	18-24"	Pots		3-4'
	TD	6	Taxus densiformis	Upright Japanese yew	18-24"	Pots		2-3'
	VC	1	Viburnum carlesi	Korean spice viburnum	18-24"	Pots		2-3'
	WM	14	Weigela minnet	Pink Weigela	18-24"	Pots		2-3'

FINAL FOR SEWER DESIGN

8	3/16/22	REVISED PURSUANT TO RESOLUTION COMPLIANCE AND UTILITY SERVICE REVIEW LETTER	CM
7	10/13/21	REVISED PURSUANT TO RESOLUTION COMPLIANCE	CM
6	9/14/21	REVISED PURSUANT TO NJDEP COMMENT	CM
5	9/9/21	REVISED PURSUANT TO NJDEP & FSCD COMMENTS	CM/DP
4	8/13/21	REVISED PER NJDEP RESUBMISSION & BOROUGH'S ENGINEERS COMMENTS	CM/DP
3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JLD
2	3/1/21	REVISIONS PURSUANT 2/28/21 NJDEP LETTER	JHD
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY

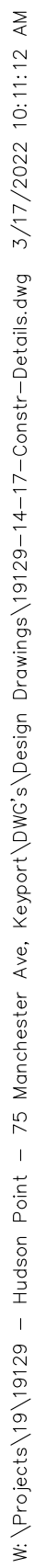
PRELIMINARY AND FINAL MAJOR SITE PLAN
OF
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

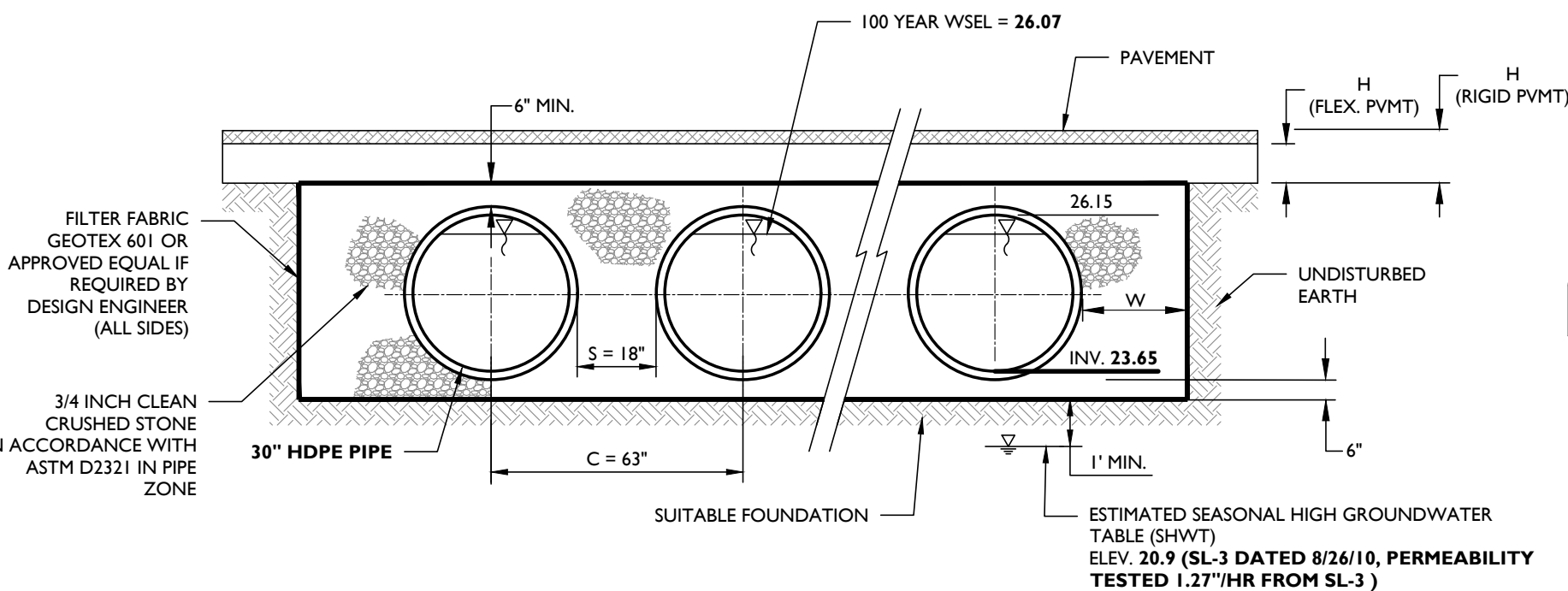
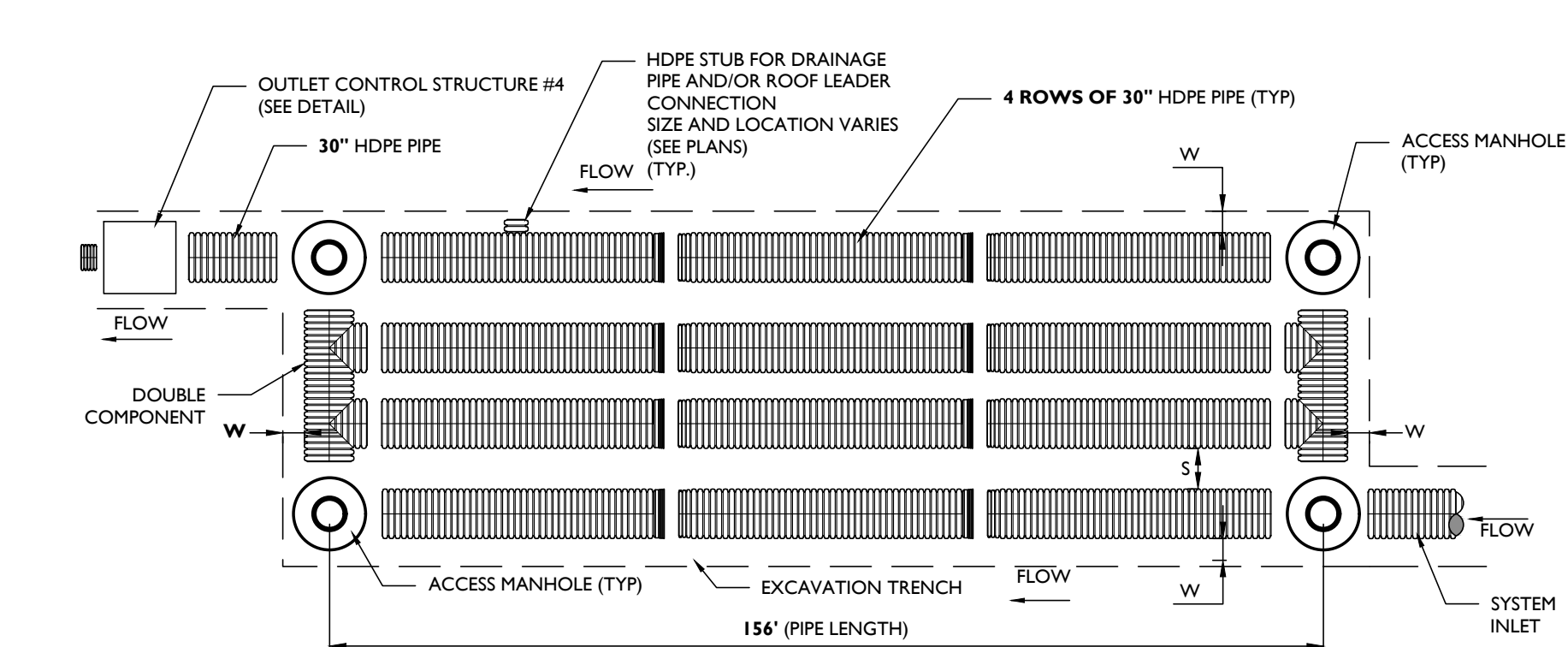
WH ENGINEERING
CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD,
BLDG. A, SUITE 7,
OAKHURST, NJ 07755
PHONE - 732-223-1313
WWW.WJENGINEERING.COM

**BUILDING LANDSCAPING
DETAILS PLAN**

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, U.C. No. 40673

SCALE: 1"=10'
DRAWN BY: JHD
DATE: 10/30/20
JOB No.: 19129
SHEET No.: 13 OF 17



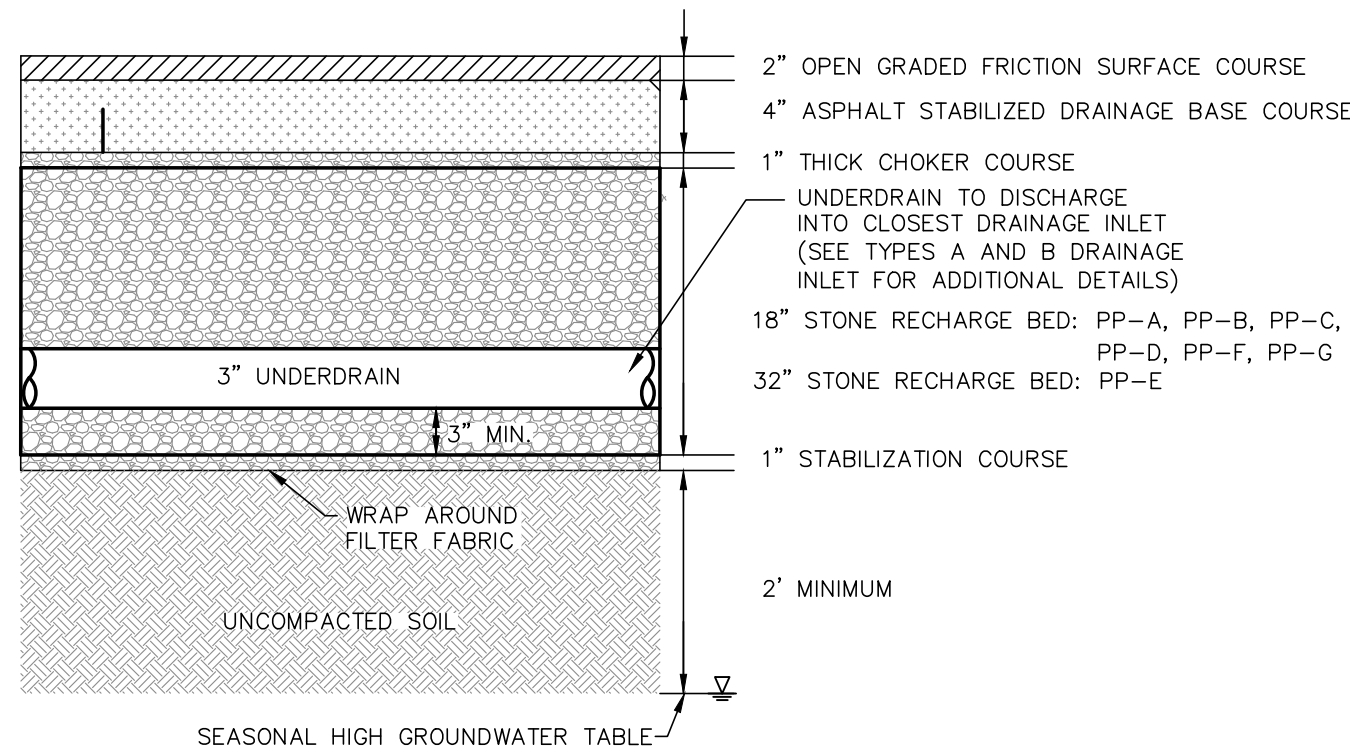


NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "W"	H (MIN. PIPE COVER) (TRAFFIC)
15"	18"	12"	28.9"	8"	12"
(375 MM)	(457 MM)	(292 MM)	(734 MM)	(203 MM)	(292 MM)
18"	21"	13"	33.9"	9"	12"
(450 MM)	(533 MM)	(330 MM)	(862 MM)	(229 MM)	(292 MM)
24"	28"	13"	40.7"	10"	12"
(600 MM)	(711 MM)	(330 MM)	(1034 MM)	(254 MM)	(292 MM)
30"	36"	18"	53.1"	18"	12"
(750 MM)	(914 MM)	(457 MM)	(1347 MM)	(457 MM)	(292 MM)
36"	42"	22"	63"	18"	12"
(900 MM)	(1067 MM)	(559 MM)	(1600 MM)	(457 MM)	(292 MM)
42"	48"	24"	71.9"	18"	24"
(1050 MM)	(1219 MM)	(610 MM)	(1826 MM)	(457 MM)	(610 MM)
48"	54"	25"	78.5"	18"	24"
(1200 MM)	(1372 MM)	(635 MM)	(1994 MM)	(457 MM)	(610 MM)
60"	72"	30"	90"	18"	24"
(1500 MM)	(1702 MM)	(762 MM)	(2286 MM)	(457 MM)	(610 MM)

- NOTES:
- SEE ABOVE CHART SPECIFIC TO MATERIAL/PIPE SIZES PER MANUFACTURER'S SPECIFICATIONS.
 - (H) FOR FLEXIBLE PAVEMENT MAY INCLUDE THE PAVEMENT SUBBASE THICKNESS AS MINIMUM COVER.
 - CLASS I A BACKFILL MATERIAL PER ASTM 2321 REQUIRED FOR PIPES 60" DIAMETER OR LARGER.

UNDERGROUND DETENTION BASIN #4 (CLOSED SYSTEM) DETAIL

NOT TO SCALE

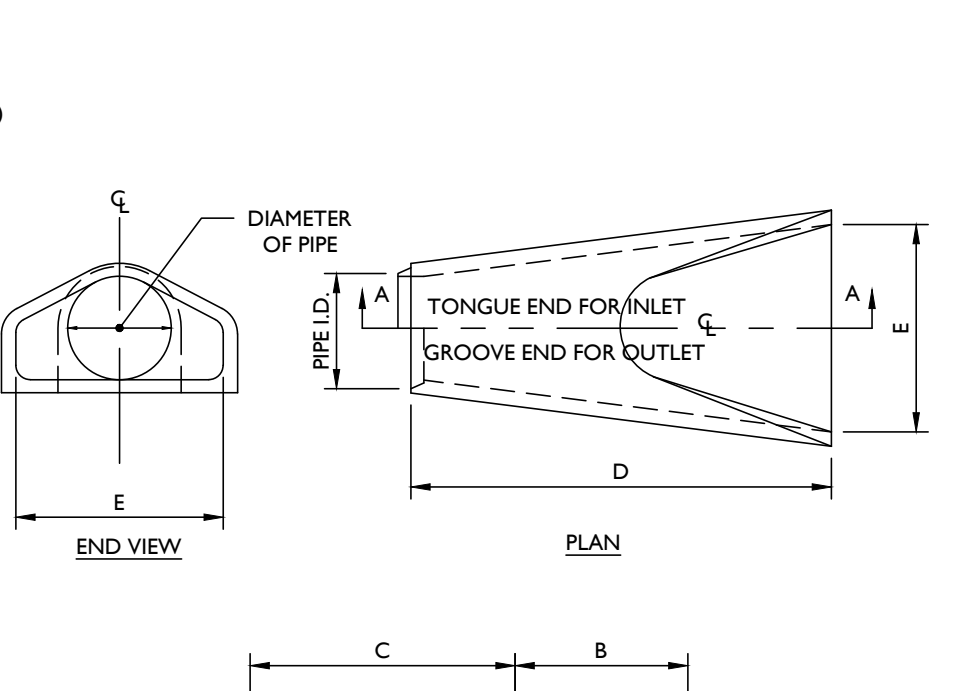


- NOTES:
- ASPHALT SURFACE COURSE - OPEN GRADED FRICTION COURSE (OGFC) WITH POLYMER MODIFIED BINDER 64E-22 (NJDOT SPECIFICATION 902.03)
 - ASPHALT BASE COURSE - ASPHALT STABILIZED DRAINAGE COURSE (ASDC) (NJDOT SPECIFICATION 902.06)
 - CHOKER COURSE - 1" CLEAN WASHED BROKEN STONE (AASHTO NO. 57; NJDOT SPECIFICATION 901.3)
 - STONE STORAGE BED - 1.5" TO 3" CLEAN WASHED, UNIFORMLY OPEN-GRADED BROKEN STONE (AASHTO NO. 2; NJDOT SPECIFICATION 901.03)
 - UNDERDRAIN SHALL BE A PERFORATED PVC PIPE WRAP WITH FILTER FABRIC CONNECTING TO AN INSPECTION PORT AND/OR AN OUTLET CONTROL STRUCTURE.
 - STABILIZATION COURSE - 1/2" STONE (AASHTO NO. 7; NJDOT SPECIFICATION 901.03), USED WHEN THERE IS A POTENTIAL FOR SUBGRADE TO COMPRESS OR SUBJECT TO LATERAL MOVEMENT DURING CONSTRUCTION.
 - FILTER FABRIC - NON-WOVEN GEOTEXTILE FABRIC, SUCH AS MIRAFI 140N, AMOCO 4547, GEOTEX 451, OR APPROVED EQUAL (AASHTO M288 CLASS 2; NJDOT SPECIFICATION 919.01). FILTER FABRIC SHALL BE OVERLAPPED BY A MINIMUM 16" AT THE SEAM. IF UNDERDRAIN IS NOT USED, FILTER FABRIC MAY NOT BE USED ON THE BOTTOM OF THE RECHARGE BED.
 - POROUS PAVEMENT AREAS SHALL BE PROTECTED FROM SEEDMENT-LADEN RUNOFF AND EXCESSIVE COMPACTION FROM CONSTRUCTION TRAFFIC DURING AND AFTER CONSTRUCTION TO PREVENT PAVEMENT CLOSING.
 - POROUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED PER NJDOT SPECIFICATION 402, NO PAVING OR SURFACE COURSE UNDER 50° F AMBIENT TEMPERATURE.
 - LIMIT TRAFFIC FOR 48 HOURS AFTER COMPACTION.

POROUS ASPHALT PAVEMENT DETAIL

NOT TO SCALE

- UNDERGROUND HDPE SYSTEM NOTES:
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24" PIPES, 6" FOR 30"-60" PIPES.
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



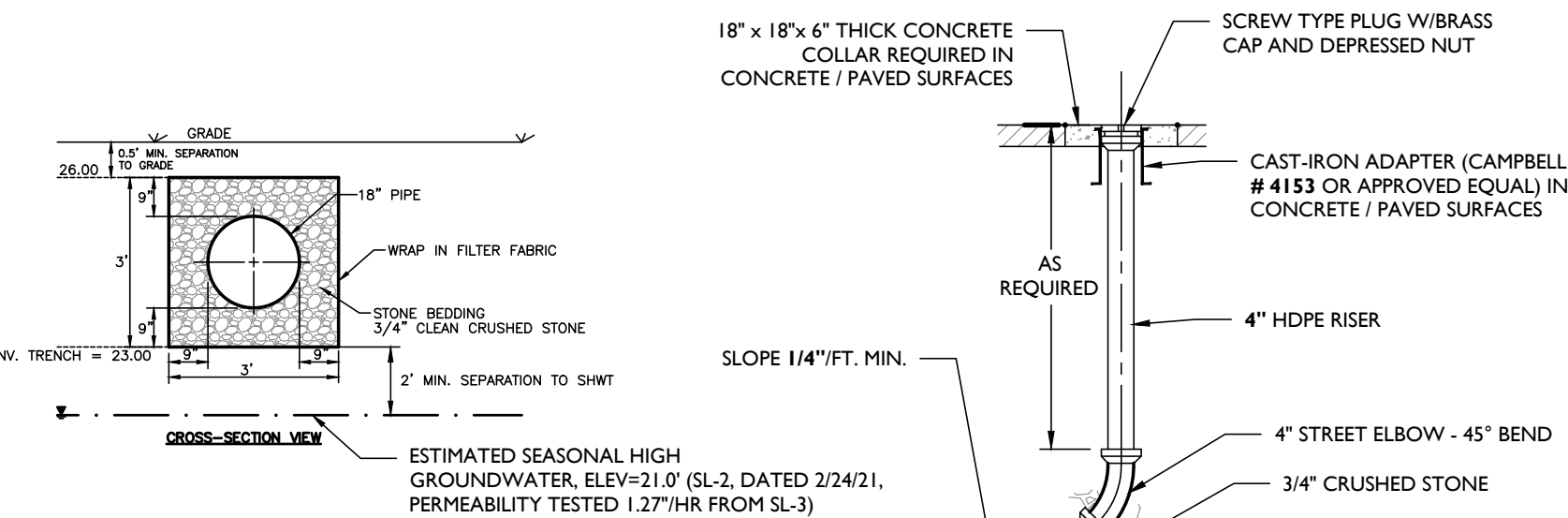
PIPE INNER DIA.	WALL THICK	A	B	C	D	E	SLOPE
12"	2"	4"	24"	48 7/8"	72 7/8"	30"	3:1
15"	2 1/2"	6"	27"	46"	73"	30"	3:1
18"	2 1/2"	9"	27"	46"	73"	36"	3:1
24"	3"	9 1/2"	43 1/2"	30"	73 1/2"	48"	3:1
30"	3 1/2"	12"	54"	19 3/4"	73 3/4"	60"	3:1
36"	4"	15"	63"	34 3/4"	97 3/4"	72"	3:1
42"	4 1/2"	21"	63"	35"	98"	78"	3:1
48"	5"	24"	72"	26"	98"	84"	3:1
54"	5 1/2"	27"	65"	35"	100"	90"	2.4:1
60"	6"	30"	60"	39"	99"	96"	2:1
66"	6 1/2"	32"	78"	21"	99"	102"	2:1
72"	7"	34"	78"	21"	99"	108"	2:1

NOTES:

- REINFORCING IN THE "C" PORTION SHALL BE THE SAME AS SPECIFIED FOR CONCRETE PIPE ASTM C76 AND AASHTO M170 CLASS III FOR THE SIZE OF CONNECTING PIPE.
- ALL CONCRETE SHALL BE NJDOT CLASS "B".
- VARIATIONS IN MANUFACTURING DIMENSIONS SHALL BE AS CALLED FOR IN ASTM C76 AND AASHTO M170.
- PIPE END SECTION CONNECTION SHALL MATCH JOINTS OF STANDARD PIPE DETAILS.

CONCRETE FLARED END SECTION DETAIL

NOT TO SCALE

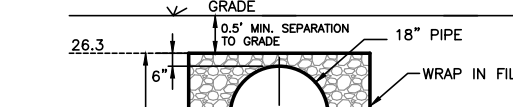


ROOF LEADER CLEANOUT DETAIL

NOT TO SCALE

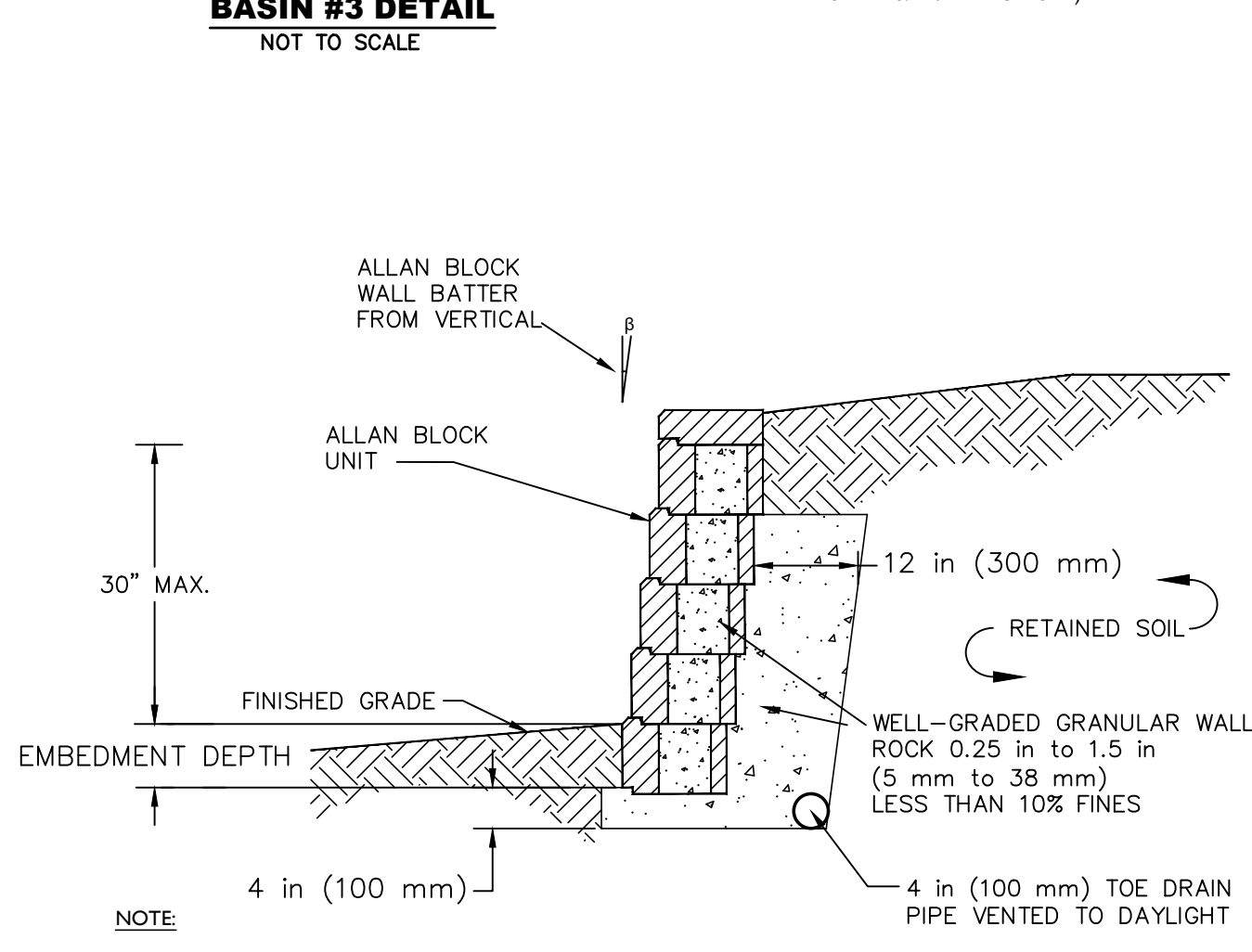
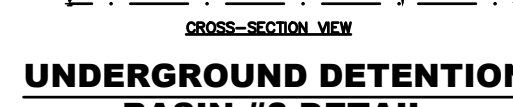
UNDERGROUND DETENTION BASIN #2 DETAIL

NOT TO SCALE



UNDERGROUND DETENTION BASIN #3 DETAIL

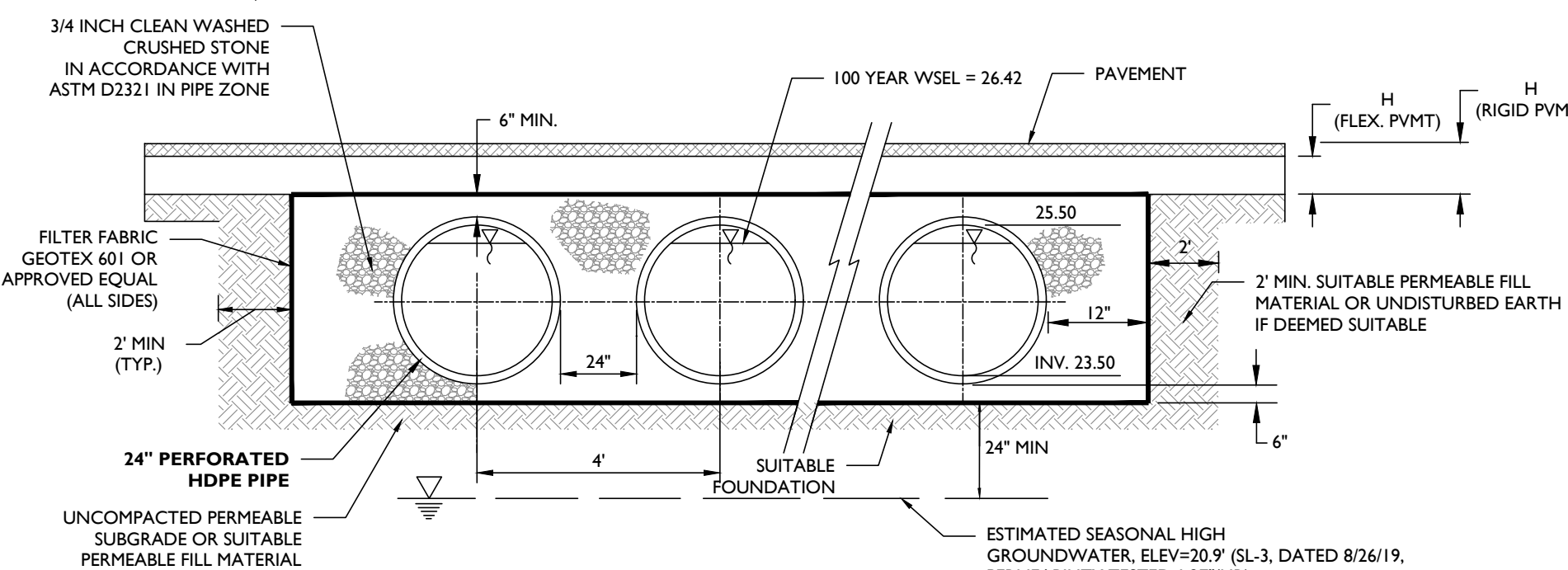
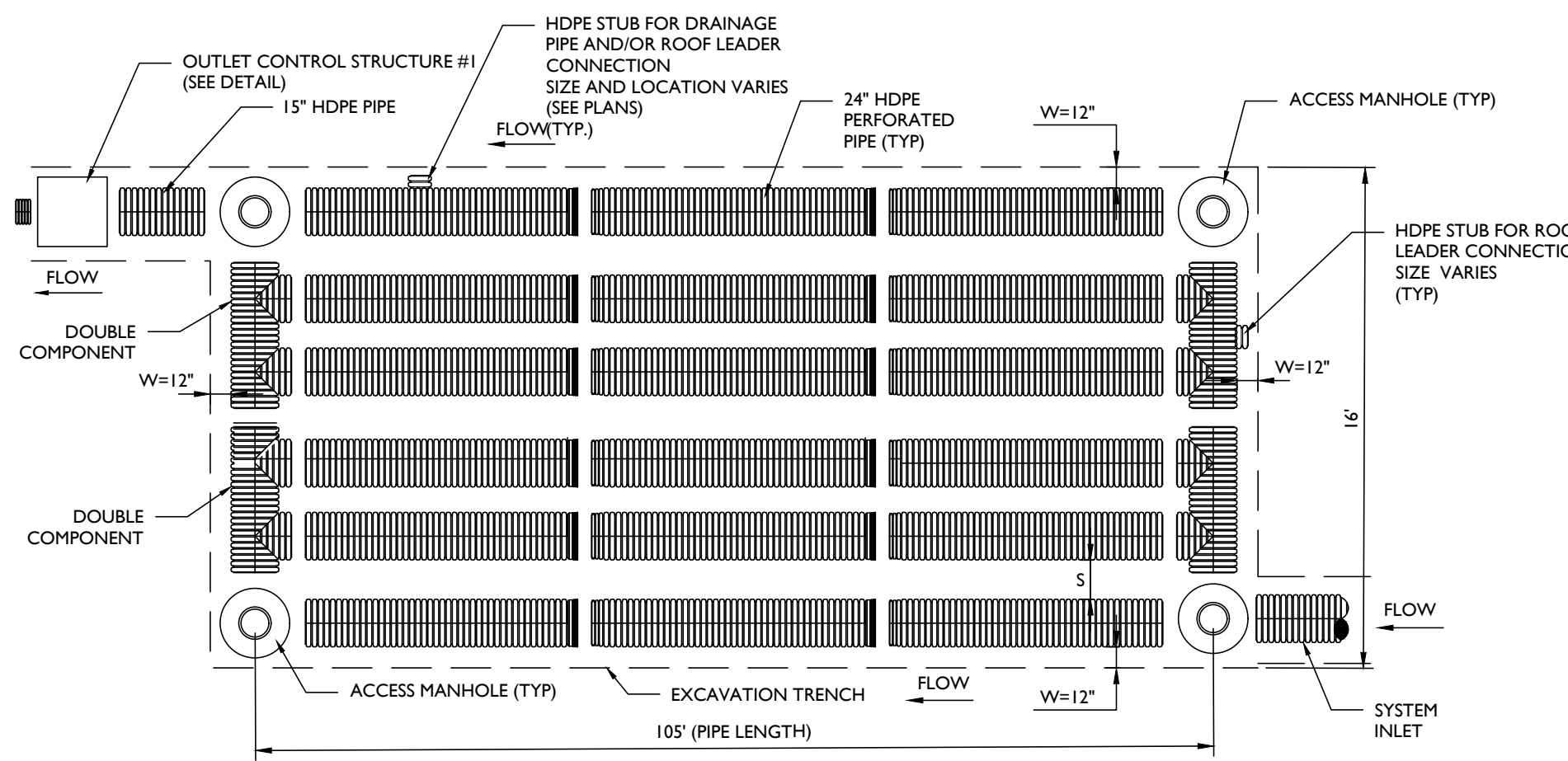
NOT TO SCALE



- NOTE:
- CONTRACTOR SHALL SUBMIT RETAINING WALL SHOP DRAWING, PREPARED BY A LICENSED ENGINEER IN THE STATE OF NEW JERSEY, FOR APPROVAL PRIOR TO CONSTRUCTION.

RETAINING WALL DETAIL

NOT TO SCALE



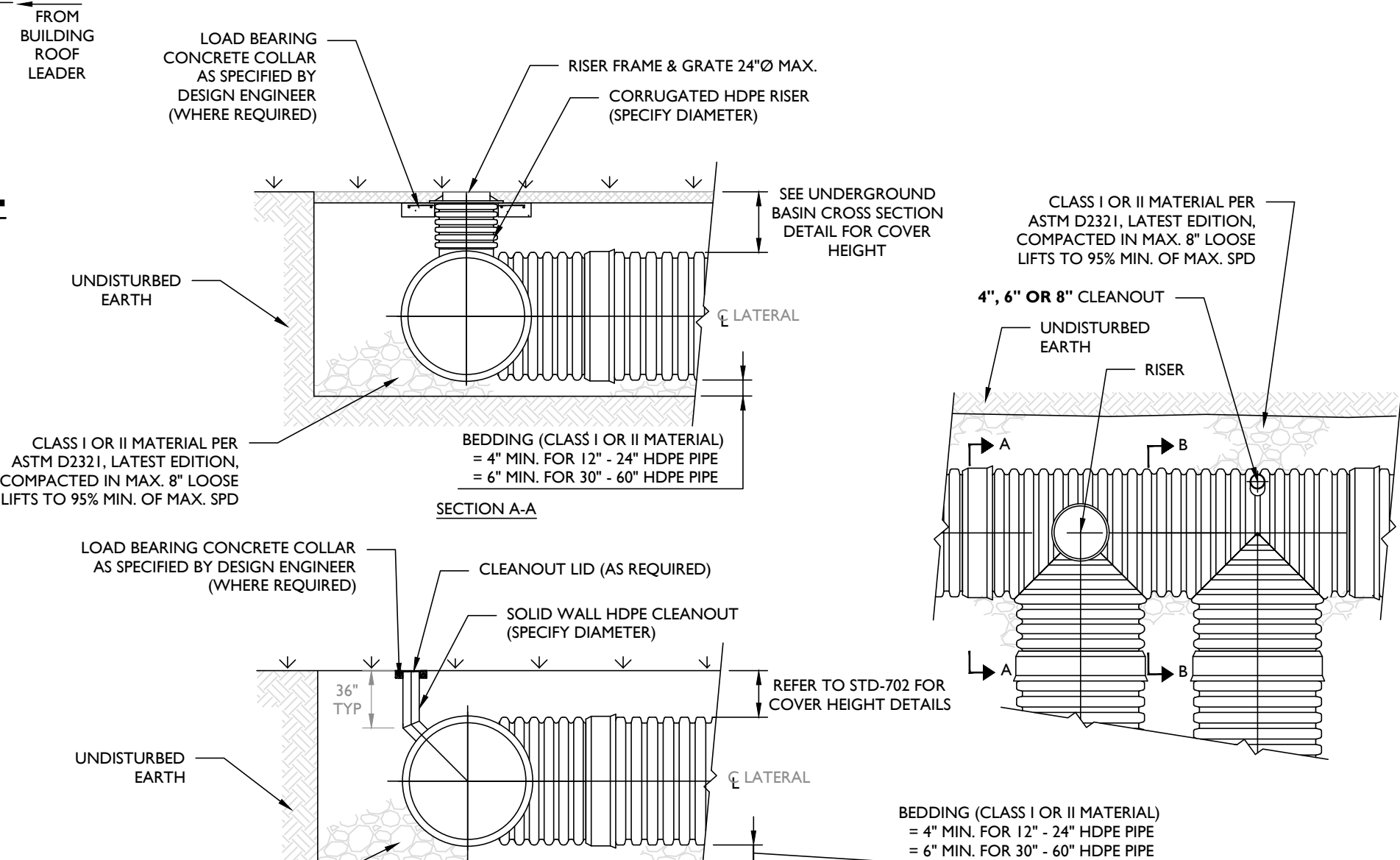
NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "W"	H (MIN. PIPE COVER) (TRAFFIC)
15"	18"	12"	28.9"	8"	12"
(375 MM)	(457 MM)	(292 MM)	(734 MM)	(203 MM)	(292 MM)
18"	21"	13"	33.9"	9"	12"
(450 MM)	(533 MM)	(330 MM)	(862 MM)	(229 MM)	(292 MM)
24"	28"	13"	40.7"	10"	12"
(600 MM)	(711 MM)	(330 MM)	(1034 MM)	(254 MM)	(292 MM)
30"	36"	18"	53.1"	18"	12"
(750 MM)	(914 MM)	(457 MM)	(1347 MM)	(457 MM)	(292 MM)
36"	42"	22"	63"	18"	12"
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42"	48"	24"	71.9"	18"	24"
(1050 MM)	(1219 MM)	(610 MM)	(1826 MM)	(457 MM)	(610 MM)
48"	54"	25"	78.5"	18"	24"
(1200 MM)	(1372 MM)	(635 MM)	(1994 MM)	(457 MM)	(610 MM)
60"	72"	30"	90"	18"	24"
(1500 MM)	(1702 MM)	(762 MM)	(2286 MM)	(457 MM)	(610 MM)

NOTES:

- SEE ABOVE CHART SPECIFIC TO MATERIAL/PIPE SIZES PER MANUFACTURER'S SPECIFICATIONS.
- (H) FOR FLEXIBLE PAVEMENT MAY INCLUDE THE PAVEMENT SUBBASE THICKNESS AS MINIMUM COVER.
- CLASS I A BACKFILL MATERIAL PER ASTM 2321 REQUIRED FOR PIPES 60" DIAMETER OR LARGER.

UNDERGROUND DETENTION BASIN #1 (OPEN SYSTEM) DETAIL

NOT TO SCALE



NOTES:

- CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS
- LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

RETENTION-DETENTION RISER AND CLEANOUT DETAIL

NOT TO SCALE

UNDERGROUND INFILTRATION BASIN CONSTRUCTION NOTES:

PRE-CONSTRUCTION:

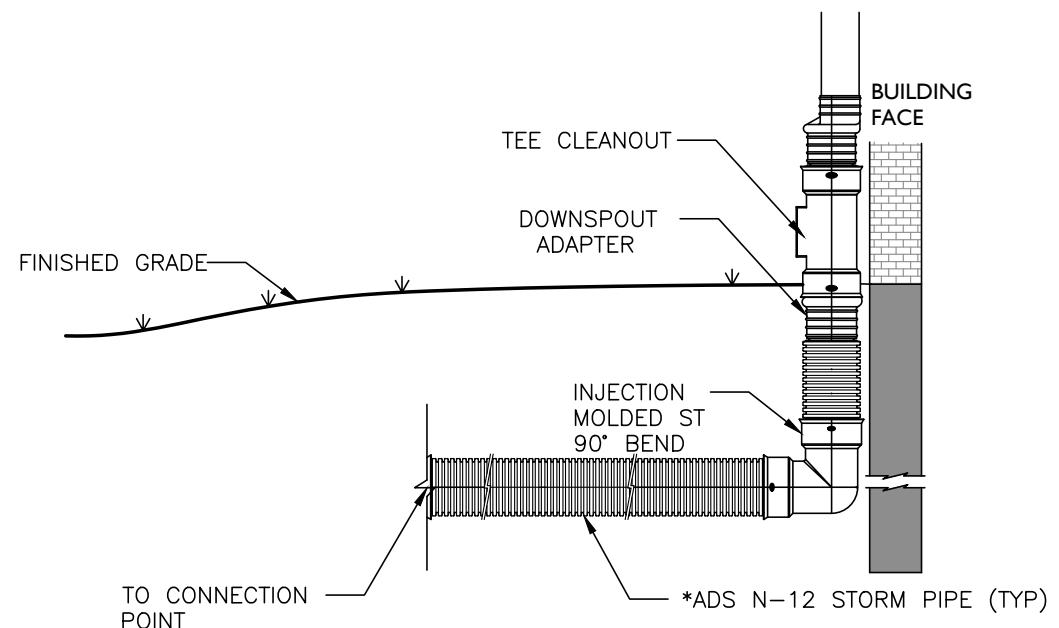
- CONTRACTOR SHALL PROCURE THE SERVICES OF A NEW JERSEY LICENSED PROFESSIONAL ENGINEER TO PERFORM REGULAR OVERSIGHT OF THE CONSTRUCTION OF THE UNDERGROUND INFILTRATION BASIN TO ENSURE ITS EFFECTIVENESS. THE FOLLOWING REQUIRED OVERSIGHT ACTIVITIES INCLUDING, BUT NOT LIMITED TO:
 - PARTICIPATION BY THE ENGINEER AND CONTRACTOR AT A PRE-CONSTRUCTION MEETING TO REVIEW THE CONTRACTOR'S FAMILIARITY WITH CONSTRUCTION OF THE UNDERGROUND INFILTRATION BASIN/BMP.
 - THE CONTRACTOR SHALL IDENTIFY THE CONSTRUCTION EQUIPMENT TO BE USED FOR THE BASIN/BMP CONSTRUCTION AND THE CONSTRUCTION TECHNIQUES THAT WILL BE USED TO MINIMIZE COMPACTION OF THE INFILTRATION AREA.
 - ENSURING THAT EARTHWORK DOES NOT OCCUR WITHIN THE LIMITS OF THE BASIN/BMP WHEN THE SOIL MOISTURE CONTENT IS ABOVE THE LOWER PLASTIC LIMIT AND THAT THE SPECIFICATIONS OF THE REPLACEMENT SOIL ARE MET.
 - TESTING EACH SOIL LAYER WHERE THE PERMEABILITY RATE IS CRITICAL PRIOR TO THE PLACEMENT OF THE HDPE PIPES TO ENSURE THAT THE PERMEABILITY RATE OF THE SUBSOIL HAS BEEN RETAINED.
 - THE CONTRACTOR SHALL ENSURE THAT PROPER PRECAUTIONS ARE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SOIL CONDITIONS ENCOUNTERED IN THE FIELD DIFFER FROM WHAT IS SHOWN HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO ORDERING MATERIALS.

DURING CONSTRUCTION:

- ALL EARTHWORK OPERATIONS, INCLUDING EXCAVATION, GRADING AND BACKFILL OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
- DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF THE PROPOSED INFILTRATION BASIN/BMP.
- THE LOCATION OF THE PROPOSED INFILTRATION BASIN/BMP MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT CONSTRUCTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR STOCKPILES. EXCAVATION AND CONSTRUCTION OF THE INFILTRATION BASIN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE THE LIMITS OF THE BASIN.
- PRIOR TO INSTALLATION OF STONE BEDDING, THE PERMEABILITY RATE OF THE UNDERLYING OR REPLACEMENT SOILS SHALL BE CONFIRMED AND CERTIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER THAT IT MEETS THE MINIMUM DESIGN PERMEABILITY RATE. RESULTS OF THE PERMEABILITY TESTS SHALL BE PROVIDED TO THE DESIGN ENGINEER IN WRITING PRIOR TO THE PLACEMENT OF THE STONE BEDDING AND HDPE PIPES.
- UNUSABLE MATERIALS SHALL BE REMOVED. EXCAVATIONS TO REMOVE HYDRAULICALLY RESTRICTIVE MATERIAL SHALL EXTEND A MINIMUM OF 1' BELOW THE IMPERMEABLE LAYER AND REMOVAL OF THE MATERIAL SHALL BE WITNESS AND CERTIFIED BY A PROFESSIONAL ENGINEER.
- THE REPLACEMENT MATERIAL MUST MEET ALL SPECIFICATIONS FOR CLEAN COARSE SAND IN ACCORDANCE WITH AASHTO M-43 OR ASTM C-33, MEETING AGGREGATE GRADATION SIZE NO. 10 (AASHTO M-43) AND THE MINIMUM TESTED PERMEABILITY RATE IS 8 INCHES PER HOUR, AS CERTIFIED BY A NJ LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A SUBMITTAL CONFIRMING THE REQUIREMENTS ARE MET.
- THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO INFILTRATION BASIN/BMP PUT INTO OPERATION.

POST-CONSTRUCTION:

- UPON COMPLETION OF THE BASIN/BMP, THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A PHOTO DOCUMENTATION OF THE UNDERGROUND SYSTEM BEFORE BACKFILL AND AN AS-BUILT SURVEY AFTER THE COMPLETION OF THE UNDERGROUND BASIN/BMP, PREPARED BY A NEW JERSEY LICENSED PROFESSIONAL SURVEYOR. THE SURVEY SHALL BOTTOM OF BASIN/BMP ELEVATIONS, AND ALL INFORMATION PERTAINING TO THE OUTLET CONTROL STRUCTURE INCLUDING ORIFICE AND WEIR SIZES AND ELEVATIONS. THE OUTLET PIPE AND NEXT DOWN-STREAM DRAINAGE STRUCTURE SHALL BE SURVEYED.
- THE PROFESSIONAL ENGINEER THAT WITNESSES THE BASIN/BMP CONSTRUCTION AND PERFORMED THE SOIL PERMEABILITY TESTS SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE DESIGN ENGINEER WITH THE RESULTS OF THE PERMEABILITY TESTS.



NOTE:

- INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELLBULB COUPLERS.
- WATERTIGHT INJECTION MOLDED FITTINGS AND WATERTIGHT PIPE CAN BE SUBSTITUTED FOR WATERTIGHT APPLICATIONS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL.
- CLEANOUTS TO BE 4" MINIMUM SIZE TO ACCOMMODATE ROOF LEADER.

ADS ROOF DOWNSPOUT WITH TEE CLEANOUT DETAIL

NOT TO SCALE

FINAL FOR SEWER DESIGN

NO.	DATE	DESCRIPTION	DRAWN BY
8	3/16/22	REVISED PURSUANT TO RESOLUTION COMPLIANCE AND UTILITY SERVICE REVIEW LETTER	CM
7	10/13/21	REVISED PURSUANT TO RESOLUTION COMPLIANCE	CM
6	9/14/21	REVISED PURSUANT TO NJDEP COMMENT	CM
5	9/9/21	REVISED PURSUANT TO NJDEP & FSCD COMMENTS	CM/DP
4	8/13/21	REVISED PER NJDEP RESUBMISSION & BOROUGHS' ENGINEERS COMMENTS	CM/DP
3	5/14/21	REVISED PER BOROUGHS' ENGINEERS COMMENTS & FSCD.	JHD/CM
2	3/01/21	REVISIONS PURSUANT TO 2/28/21 NJDEP LETTER	JHD
1	12/09/20	REVISIONS PURSUANT TO 12/10/20 TRC	JHD

PRELIMINARY AND FINAL MAJOR SITE PLAN OF LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52 BLOCK 130 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY			
WH ENGINEERING		CONSTRUCTION DETAILS	
CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. 7, SUITE 7, OAKHURST, NJ 07758 PHONE: 732-225-1313 WWW.WJENGINEERING.COM		WALTER JOSEPH HOPKIN NJ PROFESSIONAL ENGINEER, LIC. NO. 40673	
SCALE: AS SHOWN	DRAWN BY: DP	DATE: 10/30/20	JOB NO.: 19129 SHEET NO.: 16 OF 17

