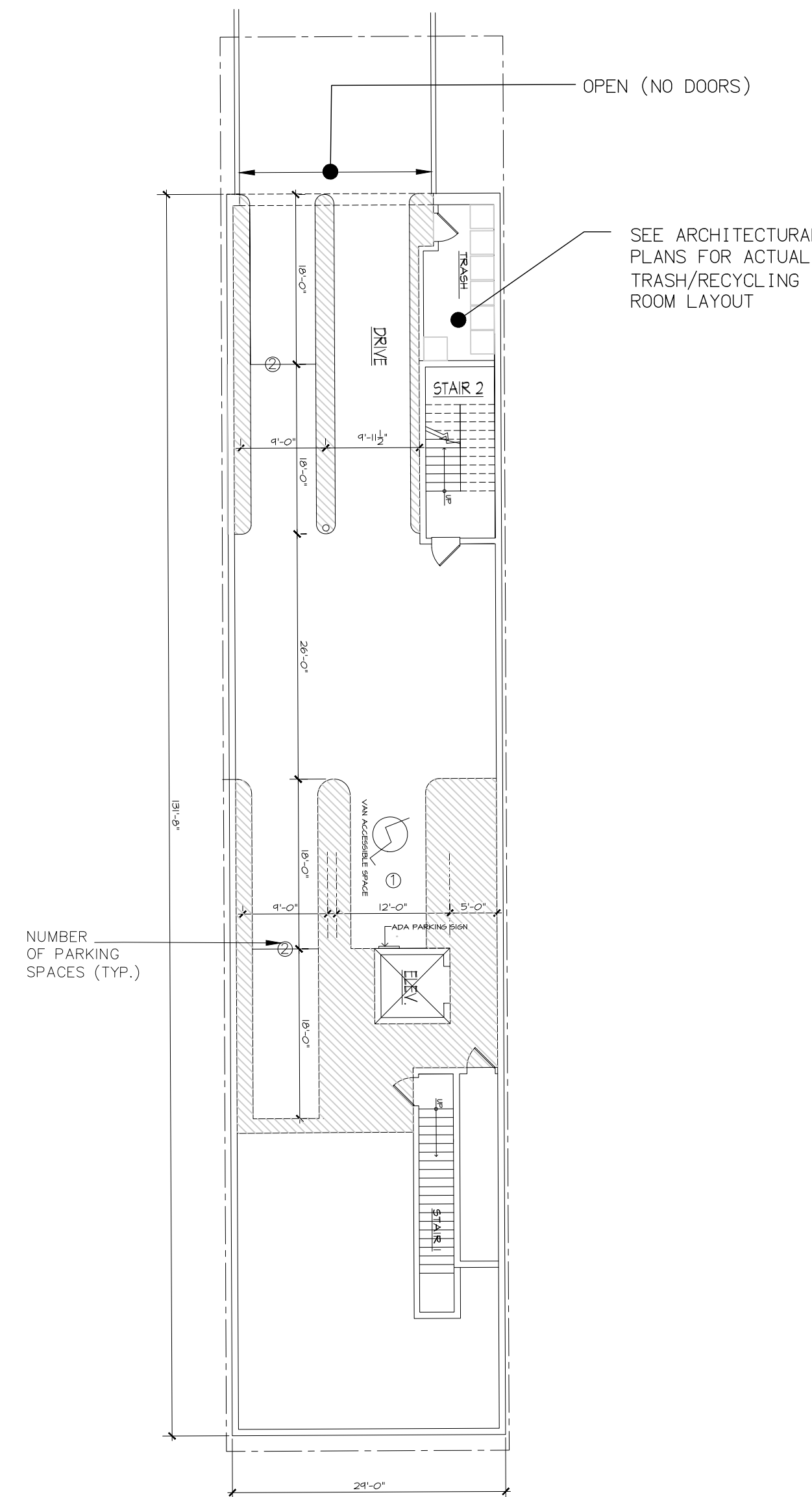
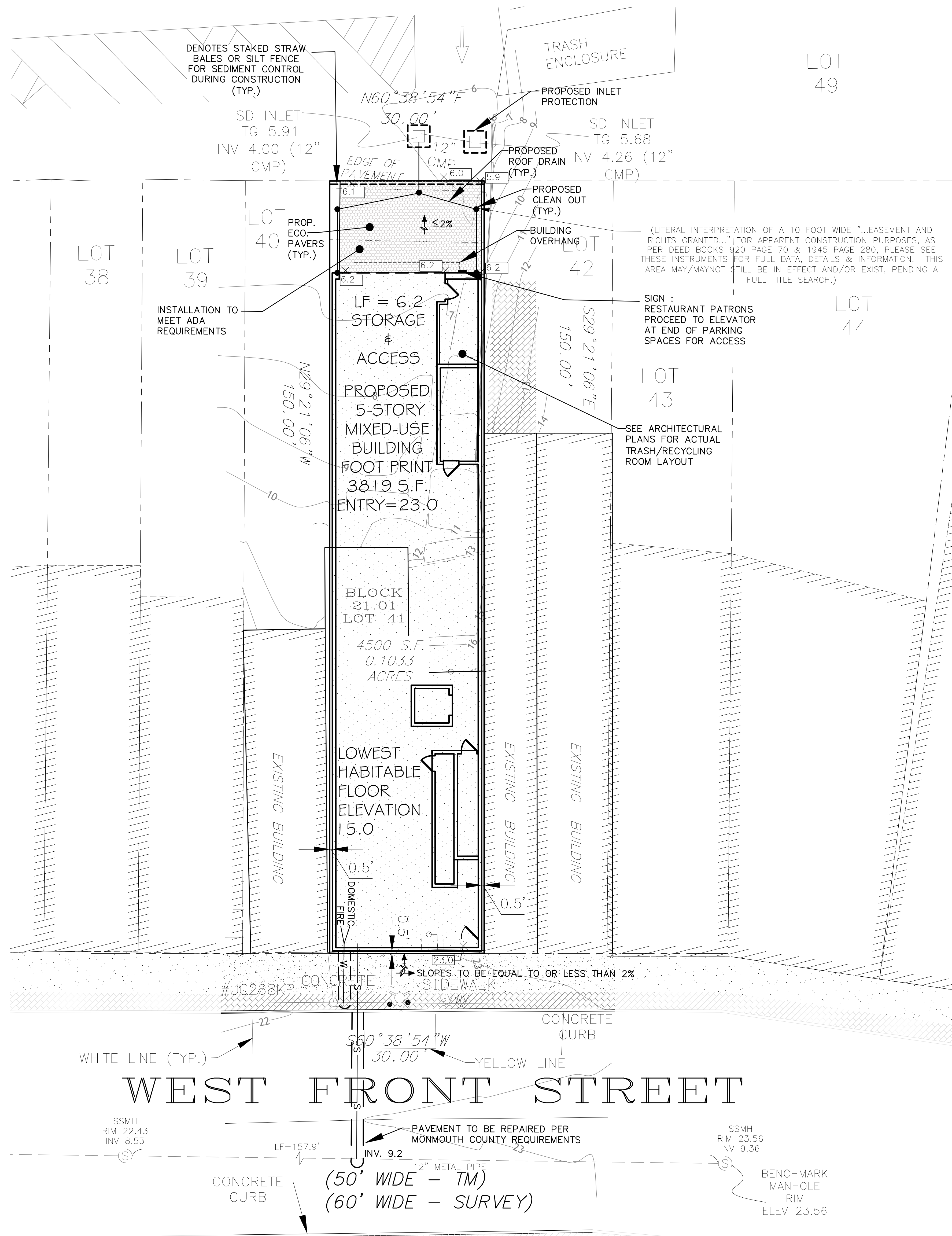
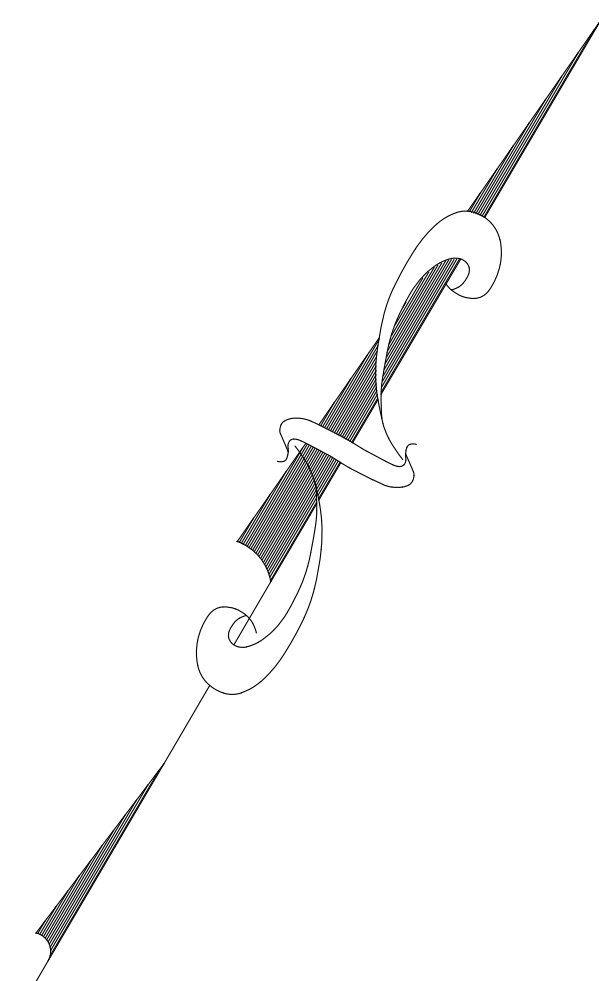


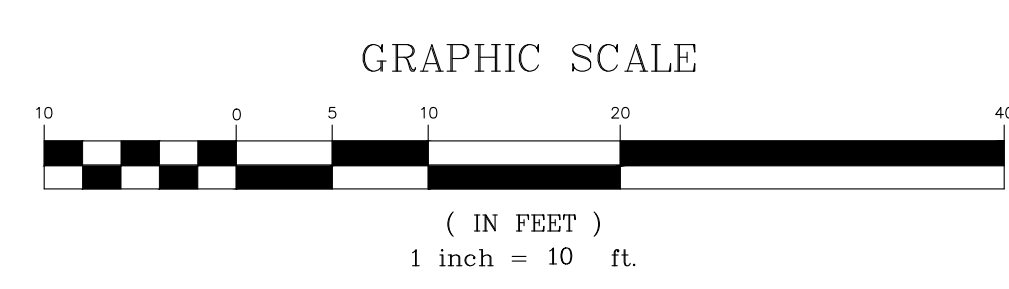


LOWER LEVEL FLOOR PLAN
NOT TO SCALE

NOTES:

- PROPOSED ROOF DRAIN COLLECTION SYSTEM WILL BE COLLECTED AND CONVEYED INTERNALLY THROUGH THE BUILDING AND DISCHARGED VIA 6" PVC PIPING UNDERGROUND INTO BOROUGH STORM SEWER SYSTEM.
- PROPOSED SIDEWALK, CURB, AND PAVEMENT DISTURBANCE SHALL COMPLY WITH MONMOUTH COUNTY STANDARDS.
- THE ENTIRE SITE AREA WILL BE THE LIMIT OF DISTURBANCE. SILT FENCE SHALL BE TEMPORARILY INSTALLED ACROSS THE REAR PROPERTY LINE DURING CONSTRUCTION, AND MOVED WHEN NECESSARY TO FACILITATE CONSTRUCTION VEHICLE/EQUIPMENT ENTERING AND LEAVING SITE.
- PAVEMENT REPAIR FOR THE ROOF DRAIN CONNECTION INTO THE BOROUGH STORM SEWER SYSTEM SHALL COMPLY WITH KEYPORT BOROUGH STANDARDS.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH BOROUGH ENGINEER THE APPROPRIATE SHUT DOWN OF PUBLIC PARKING SPACES AT THE REAR OF PROPERTY.
- UTILIZE EXISTING WATER SERVICE AND SEWER LATERALS (WATER VALVE AND CLEAN OUT LOCATIONS UNKNOWN, BUT INSIDE WALK AREA) FOR RESIDENTIAL SERVICE (SERVICE FROM MAINS IN WEST FROM STREET). SYSTEM TO BE INSPECTED, APPLICANT TO REPAIR OR REPLACE AS IS NECESSARY THE SATISFACTION OF THE BOROUGH ENGINEER
- NEW COMBINED WATER SERVICE/FIRE PROTECTION AND SEWER LATERAL FOR THE RESTAURANT. INTERNAL METER AFTER WATER SERVICE/FIRE PROTECTION LINE SPLIT. SIDEWALK, CURB AND PAVEMENT WITHIN WEST FRONT STREET R.O.W. TO BE REPAIRED AS NECESSARY IN ACCORDANCE TO BOROUGH'S STANDARDS.
- MAIN ENTRANCE AT 31 WEST FRONT STREET- ELEVATION 23, EXISTING SIDEWALK GRADE. INTERIOR HALL WAY TO ELEVATOR AND STEPS. SECONDARY ACCESS FROM LOWER LEVEL VIA BOTH STAIRS AND ELEVATOR.
- SIDEWALK, CURB AND ROADWAY ALONG FRONTAGE THAT IS DAMAGED DURING CONSTRUCTION TO BE REPAIRED IN ACCORDANCE WITH MONMOUTH COUNTY DETAILS.
- EXISTING INLETS AND PIPING IMMEDIATELY BEHIND PROJECT INTO WHICH ROOF DRAINS ARE TO BE CONNECTED TO BE INSPECTED AND CLEANED IF NECESSARY.
- SEE ARCHITECTURAL PLANS FOR MORE DETAILS OF UTILITY CONNECTIONS.

LEGEND	
EXISTING FEATURES	PROPOSED FEATURES
EXIST. TREE CANOPY LINE	PROP. TREE CANOPY LINE
EXIST. SANITARY MANHOLE	PROP. SURFACE FLOW DIRECTION
EXIST. INLET	PROP. LIMIT OF DISTURBANCE
EXIST. UTILITY POLE	PROP. INLET W/ SEDIMENT BARRIER
EXIST. FIRE HYDRANT	PROP. SILT FENCE
EXIST. SPOT ELEVATION	PROP. SPOT ELEVATION
EXIST. WATER LINE	PROP. TOP CURB/OUTTER GRADE
EXIST. SANITARY SEWER	PROP. CONTOUR
EXIST. STORM SEWER	PROP. SANITARY SEWER MANHOLE
EXIST. CONTOUR	PROP. SANITARY SEWER
EXIST. FENCE	PROP. STORM SEWER MANHOLE
EX. TOP CURB/OUTTER GRADE	PROP. INLET
	PROP. STORM SEWER
	PROP. FLARED END SECTION
	PROP. WATER LINE
	PROP. WATER VALVE
	PROP. HYDRANT
	PROP. UTILITY POLE



NO.	DESCRIPTION	DATE	BY
1	REV. PER KEYPORT PLANNING BOARD ENGINEERING & PLANNING REVIEW LETTER, DATED 4/14/21 & NEW BUILDING FOOT PRINT	6/18/21	SPG
2	REVISED PER RESOLUTION COMPLIANCE	9/26/22	SA

CREST
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Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
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PH(202)244-0806
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE	3/2/21
SCALE	1" = 10'
DRAWN	
CHECKED	
SHEET	3 OF 5
POCKET	

PRELIMINARY AND FINAL SITE PLAN
LOT 41
BLOCK 21.01
(TAX MAP SHEET No. 7, GC ZONE)
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY
SITE PLAN