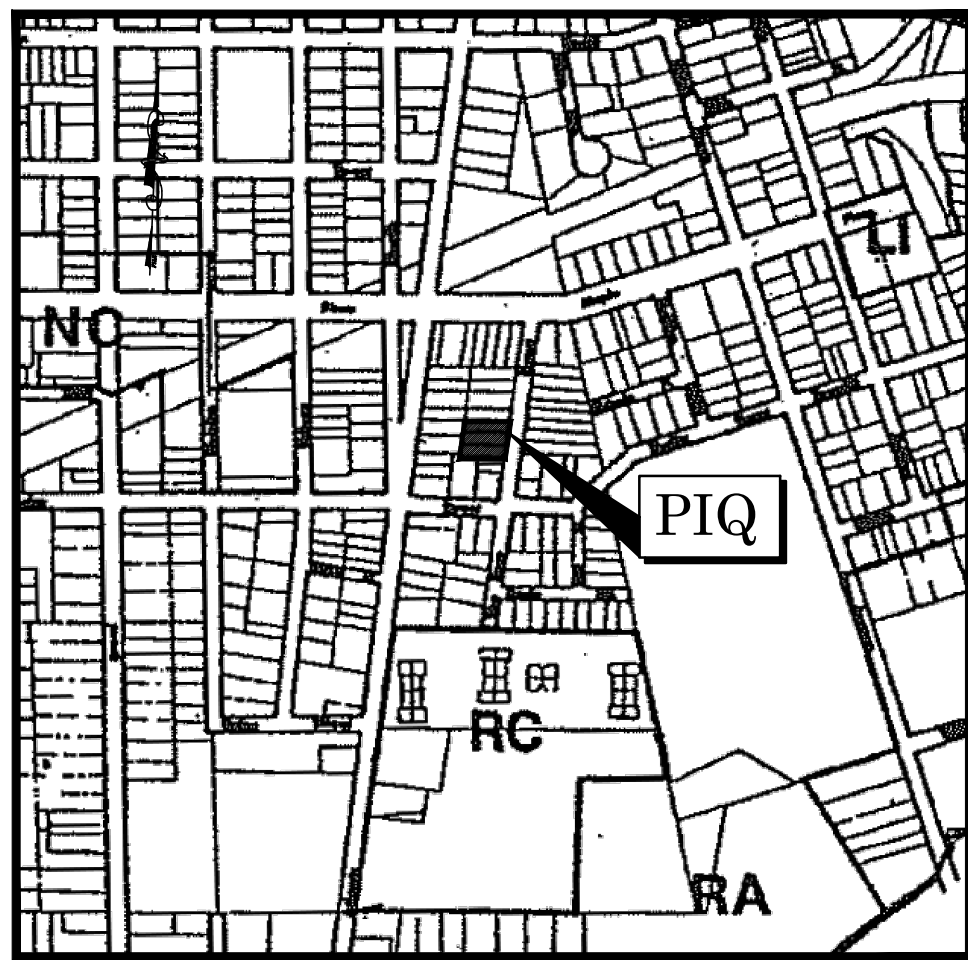
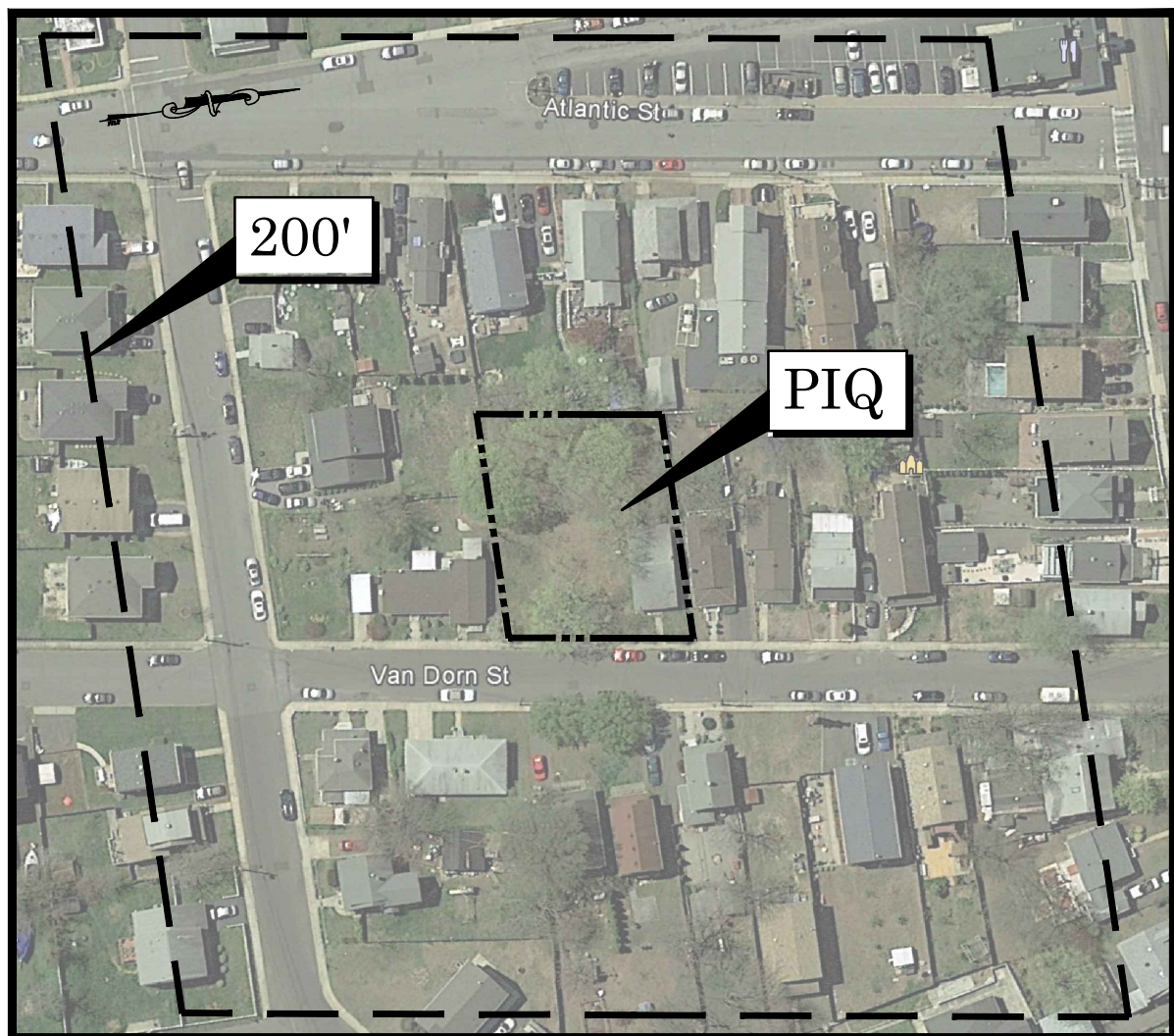


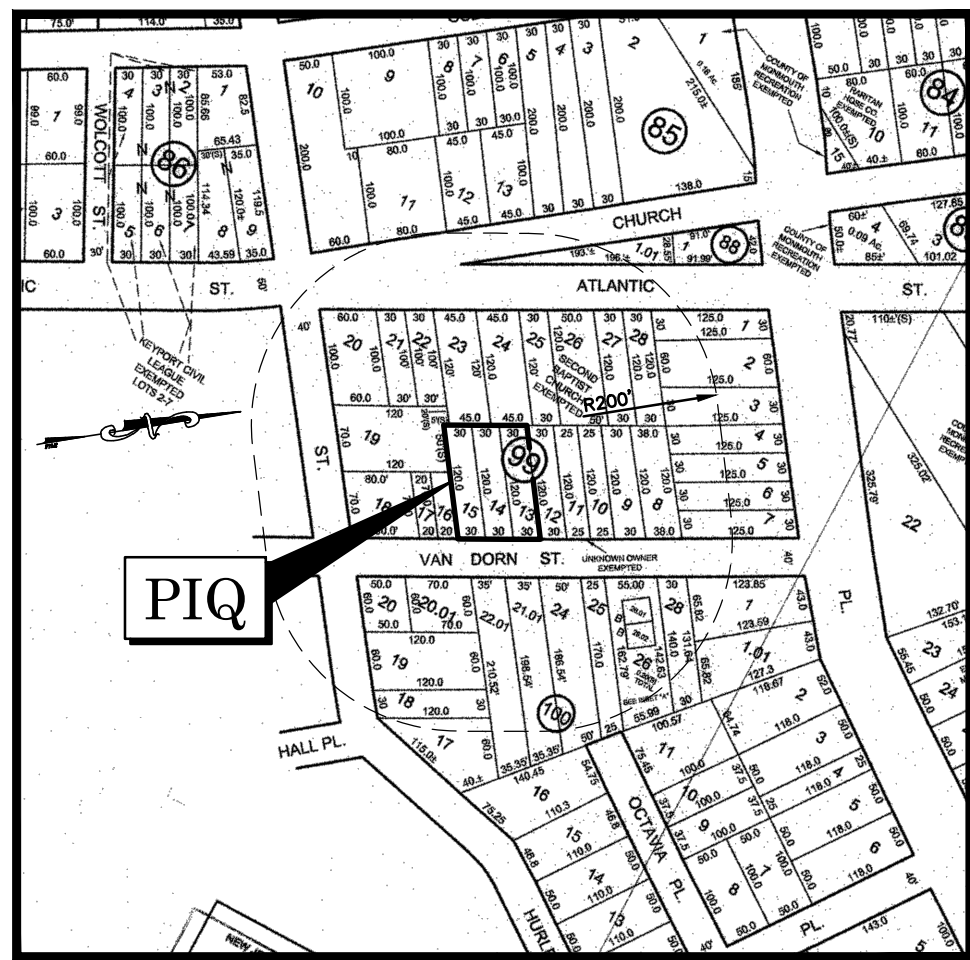
MINOR SUBDIVISION
OF
BLOCK 99, LOTS 13, 14 & 15
FOR
RBSM CONSULTING, LLC



ZONE MAP
N.T.S



KEY MAP/200' STRUCTURES MAP
SCALE: 1"=100'



TAX MAP
N.T.S

BOROUGH OF KEYPORT
MONMOUTH COUNTY, NJ

RA Zone District		
	REQUIRED	PROVIDED
MINIMUM REQUIRED YARD & DISTANCES (FEET)		
LOT AREA (SF)	7,500	5,816.67 *
LOT WIDTH (FT)	75	49.0 *
FRONT YARD SETBACK (FT)	20	21.0
SIDE YARD SETBACK (FT)	6/16	9.2/18.4
REAR YARD SETBACK (FT)	15	43.9
BLDG. HEIGHT (FT/STY)	30/2.5	Arch. to Confirm
MAX. BUILDING COVERAGE (%)	30	25.8
MAX. IMPERVIOUS COVERAGE (%)	60	35.8
PARKING	2.5 SPACES/D.U.	3 SPACES

* VARIANCE REQUIRED
D.U.=DWELLING UNIT

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	8/21/17	1/8/19
2	EXISTING CONDITIONS PLAN	8/21/17	1/8/19
3	DIMENSION PLAN	8/21/17	1/8/19
4	GRADING, DRAINAGE & UTILITY PLAN	8/21/17	1/8/19
5	SOIL EROSION & SEDIMENT CONTROL PLAN	8/21/17	1/8/19
1 OF 1	MINOR SUBDIVISION PLAT	8/31/18	1/8/19

SITE PLAN OF
BLOCK 99 LOT 13, 14, 15 ZONE RA
DATE 8/21/17 SCALE 1" = 10
APPLICANT RBSM CONSULTING, LLC
ADDRESS 155 MAIN STREET
MATAWAN, NJ 07747
I/WE CONSENT TO THE FILING OF THIS SITE PLAN
WITH THE PLANNING BOARD

SASHA HYLTON (LOT 13) DATE
RASHON MITTER (LOTS 14 & 15) DATE
ACKNOWLEDGED BEFORE ME THIS DAY OF 2018

NOTARY MY COMMISSION EXPIRES SEAL

200' ADJOINING OWNERS						
BLOCK	LOT	SUBJ.	CLA.	PROPERTY OWNER	PROPERTY LOCATION	ADJAC. LOTS
85	12		2	(F) 285 CHURCH STREET, LLC KEYPORT, NJ 07735	285 CHURCH	
85	11		2	LEAHY, GEORGE & HELEN KEYPORT, NJ 07735	180 CHURCH	
85	12		2	BARTLEND, MICHAEL KEYPORT, NJ 07735	179 CHURCH	
85	1, 01		2	KELLY, MORTARA KEYPORT, NJ 07735	ATLANTIC ST	
99	1		2	KELLY, CLAYTON KEYPORT, NJ 07735	100 MAPLE	
99	2, 01		2	KELLY, MORTARA KEYPORT, NJ 07735	104 MAPLE	
99	3, 01		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	106 MAPLE PL	
99	4		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	108 MAPLE PL	
99	5		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	110 MAPLE	
99	6		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	112 MAPLE	
99	7		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	114 MAPLE PL	
99	8		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	116 VAN DORN STREET	
99	9		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	118 VAN DORN STREET	
99	10		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	120 VAN DORN STREET	
99	11		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	122 VAN DORN STREET	
99	12		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	124 VAN DORN STREET	
99	13		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	126 VAN DORN STREET	
99	14		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	128 VAN DORN STREET	
99	15		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	130 VAN DORN STREET	
99	16		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	132 VAN DORN STREET	
99	17		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	134 VAN DORN STREET	
99	18		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	136 VAN DORN STREET	
99	19		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	138 VAN DORN STREET	
99	20		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	140 VAN DORN STREET	
99	21		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	142 VAN DORN STREET	
99	22		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	144 VAN DORN STREET	
99	23		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	146 VAN DORN STREET	
99	24		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	148 VAN DORN STREET	
99	25		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	150 VAN DORN STREET	
99	26		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	152 VAN DORN STREET	
99	27		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	154 VAN DORN STREET	
100	1		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	156 VAN DORN STREET	
100	17		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	158 VAN DORN STREET	
100	18		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	160 VAN DORN STREET	
100	19		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	162 VAN DORN STREET	
100	20		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	164 VAN DORN STREET	
100	20, 01		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	166 VAN DORN STREET	
100	21, 01		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	168 VAN DORN STREET	
100	22, 01		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	170 VAN DORN STREET	
100	23		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	172 VAN DORN STREET	
100	24		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	174 VAN DORN STREET	
100	25		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	176 VAN DORN STREET	
100	26		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	178 VAN DORN STREET	
100	28		2	CHAPMAN, TELLER & BROS. & BROS. KEYPORT, NJ 07735	180 VAN DORN STREET	

LIST OF UTILITIES WHICH SERVICE THE BOROUGH OF KEYPORT, NJ
WITH MAPPING ADDRESSES AS OF JULY 1, 2015

BELL ATLANTIC/VERIZON
1095 AVE OF THE AMERICAS
ROOM 3137
NEW YORK, NY 10036

JCP&L Real Estate Department
P.O. Box 1911
Morristown, NJ 07962

NEW JERSEY NATURAL GAS COMPANY
1414 WYCKOFF ROAD
WALL, NJ 07719

CABLEVISION
275 CENTENNIAL AVENUE/ CN 6805
PISCATAWAY, NJ 08855-6805

BOROUGH OF KEYPORT
WATER/SEWER DEPARTMENT
75 WEST FRONT STREET
KEYPORT, NJ 07735
ATTN: SCOTT HICKS

N.J. PROFESSIONAL ENGINEER, LIC. No. 40673
(TITLE & LICENSE)

I HEREBY CERTIFY THAT I HAVE PREPARED THE SITE PLAN AND THAT ALL DIMENSIONS
AND INFORMATION THEREON DEPICTED IS CORRECT.

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES
AND ORDINANCES UNDER THAT JURISDICTION

APPROVED BY PLANNING BOARD:
PRELIMINARY
FINAL

(CHAIRMAN) (DATE)

GENERAL NOTES:

OWNER: SASHA HYLTON – LOT 13
RAHSHON MITTER – LOTS 14 & 15

APPLICANT: RBSM CONSULTING, LLC
155 MAIN STREET
P.O. BOX 577
MATAWAN, NJ 07747

- THE PROPERTY IS KNOWN AS LOTS 13–15, BLOCK 99 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY.
- OUTBOUND AND EXISTING CONDITIONS INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY" PREPARED BY CHARLES SURMONTE, P.E. & P.L.S., DATED 2/2/16. TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WJH ENGINEERING, DATED 8/1/17. ADDITIONAL OFFSITE TOPOGRAPHY OBTAINED BY THIS OFFICE ON 11/22/17. PROPERTY IS NOT SUBJECT TO ANY EXISTING EASEMENT, DEED RESTRICTION OR COVENANT; THE PURPOSE OF THIS PLAN IS THE CONSOLIDATION OF 3 LOTS INTO 2.
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC.. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. EX. UTILITY CONNECTIONS WILL BE UTILIZED, IF POSSIBLE.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- CONTRACTOR SHALL COORDINATE ANY UTILITY POLE RELOCATIONS.
- THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
- ALL STORMWATER PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- SOIL BORING CONDITIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- REFUSE AND RECYCLING WILL BE HANDLED BY THE BOROUGH THROUGH CURBSIDE PICK-UP.
- ALL ROOF LEADERS TO BE TIED INTO ROOF RECHARGE SYSTEM IN REAR YARD.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE THE FOLLOWING GRADING CRITERIA:
 - 3:1 MAX.
 - 2% MIN. GRASS, 1% PAVEMENT
 - 5% MAX. WITHIN 10' OF PROPOSED BUILDINGS
- THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23–2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
- ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF KEYPORT CONSTRUCTION STANDARDS, WHERE APPLICABLE.
- THE INSTALLATION OF WATER METERS SHALL BE REVIEWED AND APPROVED BY THE BOROUGH OF KEYPORT WATER DEPARTMENT.
- FIRE ZONE SIGNAGE & STRIPING SHALL BE IN ACCORDANCE WITH BOROUGH FIRE OFFICIAL
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THERE ARE NO WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE LANDS ONSITE PER NJDEP GEOWEB.
- THE PROPOSED SUBDIVISION WILL BE PERFECTED BY MAP.

MINOR SUBDIVISION
FOR
RBSM CONSULTING, LLC

BLOCK 99, LOTS 13, 14 & 15
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NJ

JOB NUMBER 17157

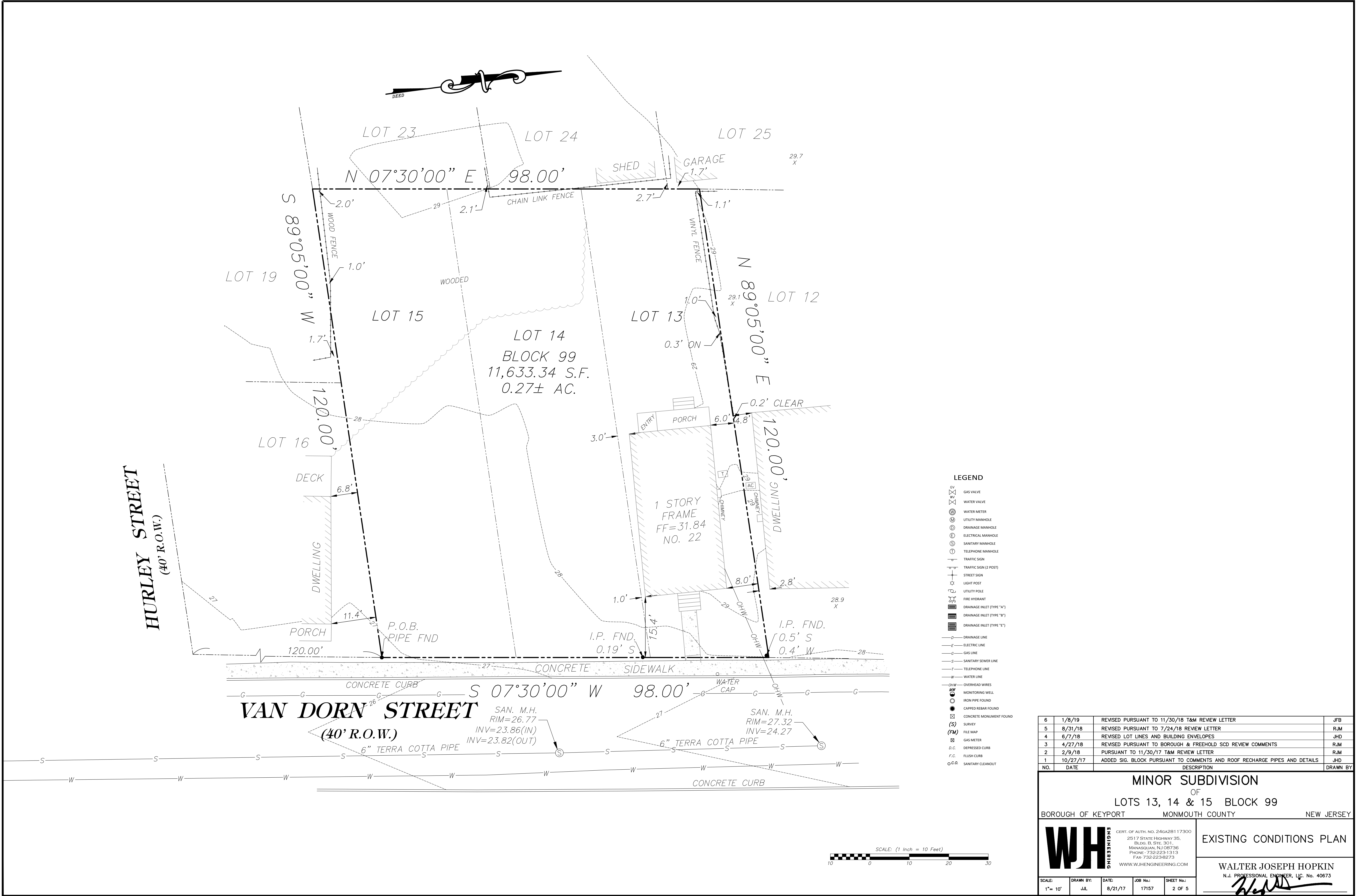
WJH ENGINEERING

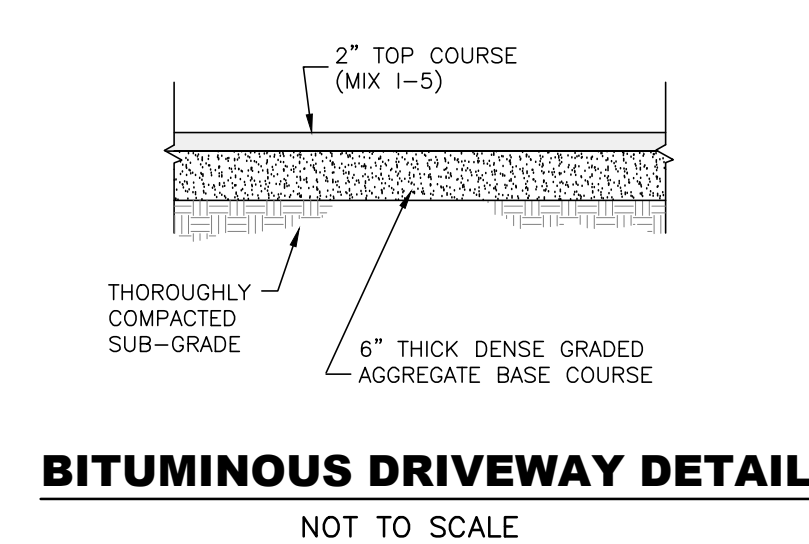
CERT. OF AUTH. NO. 24GA2B117300

2517 STATE HIGHWAY 35, BLDG. B, STE. 301, MANASQUAN, NJ 08736
PHONE: 732-223-1313, FAX: 732-223-8273

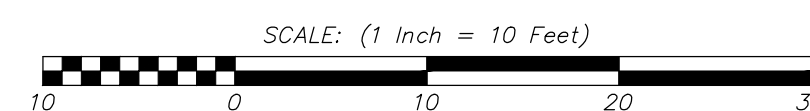
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

Walter Joseph Hopkin

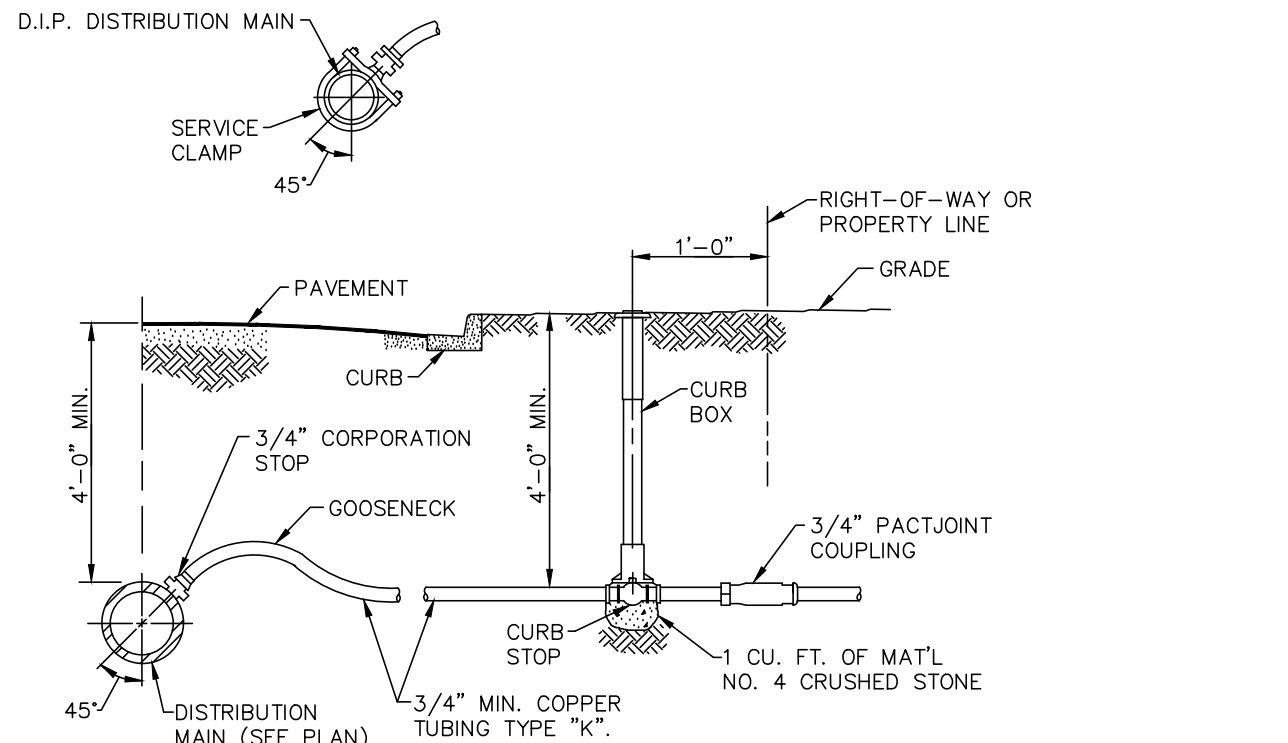
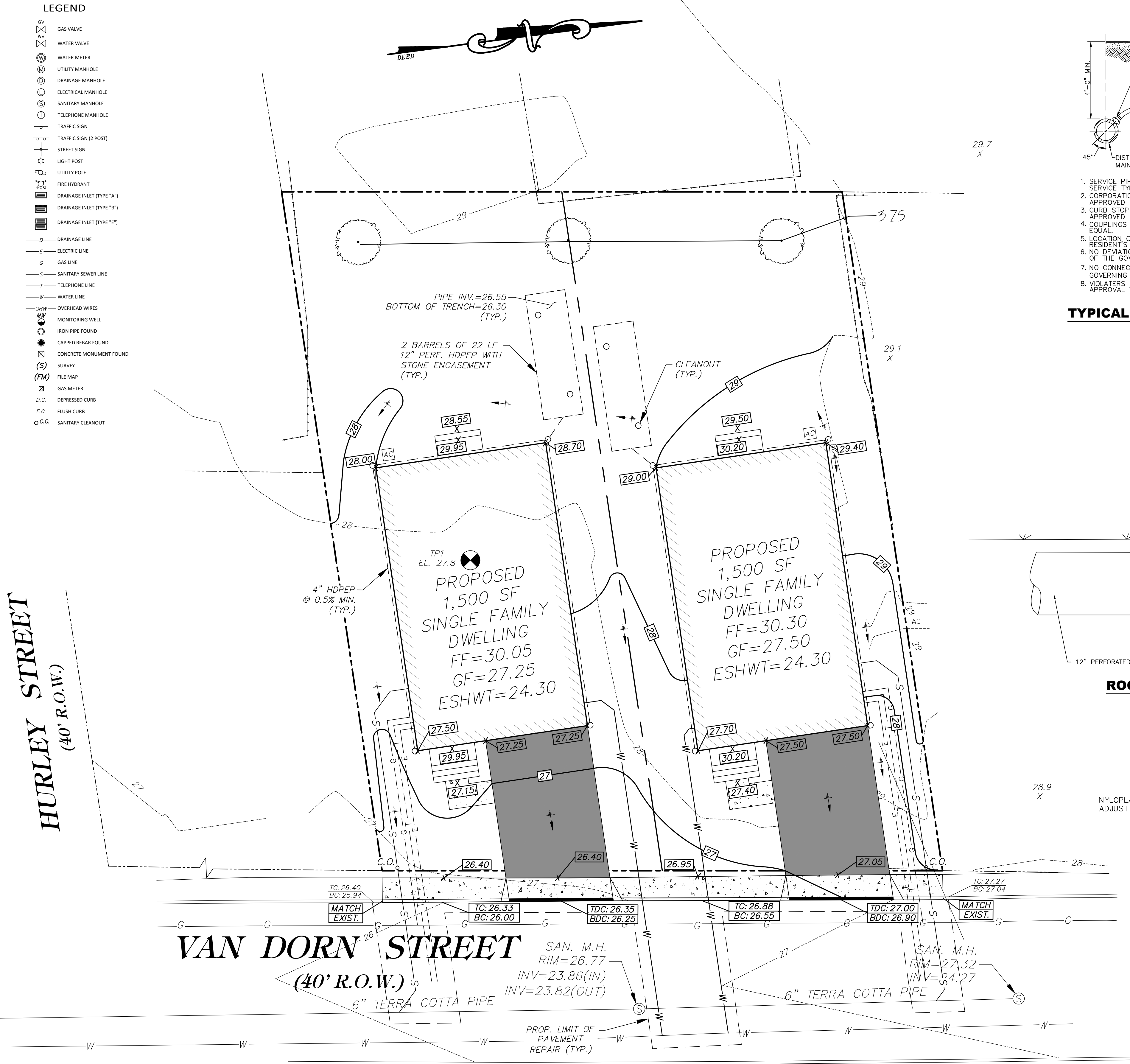




MINOR SUBDIVISION OF LOTS 13, 14 & 15 BLOCK 99 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY				
		CERT. OF AUTH. NO. 246A28117300 2517 STATE HIGHWAY 35, BLDG. B, STE. 301, MANASQUAN, NJ 08736 PHONE: 732-223-1313 FAX: 732-223-9673 WWW.WJHENGINEERING.COM		
		DIMENSION PLAN WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, J.C. No. 40673 		
SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:
1" = 10'	JJL	8/21/17	17157	3 OF 5

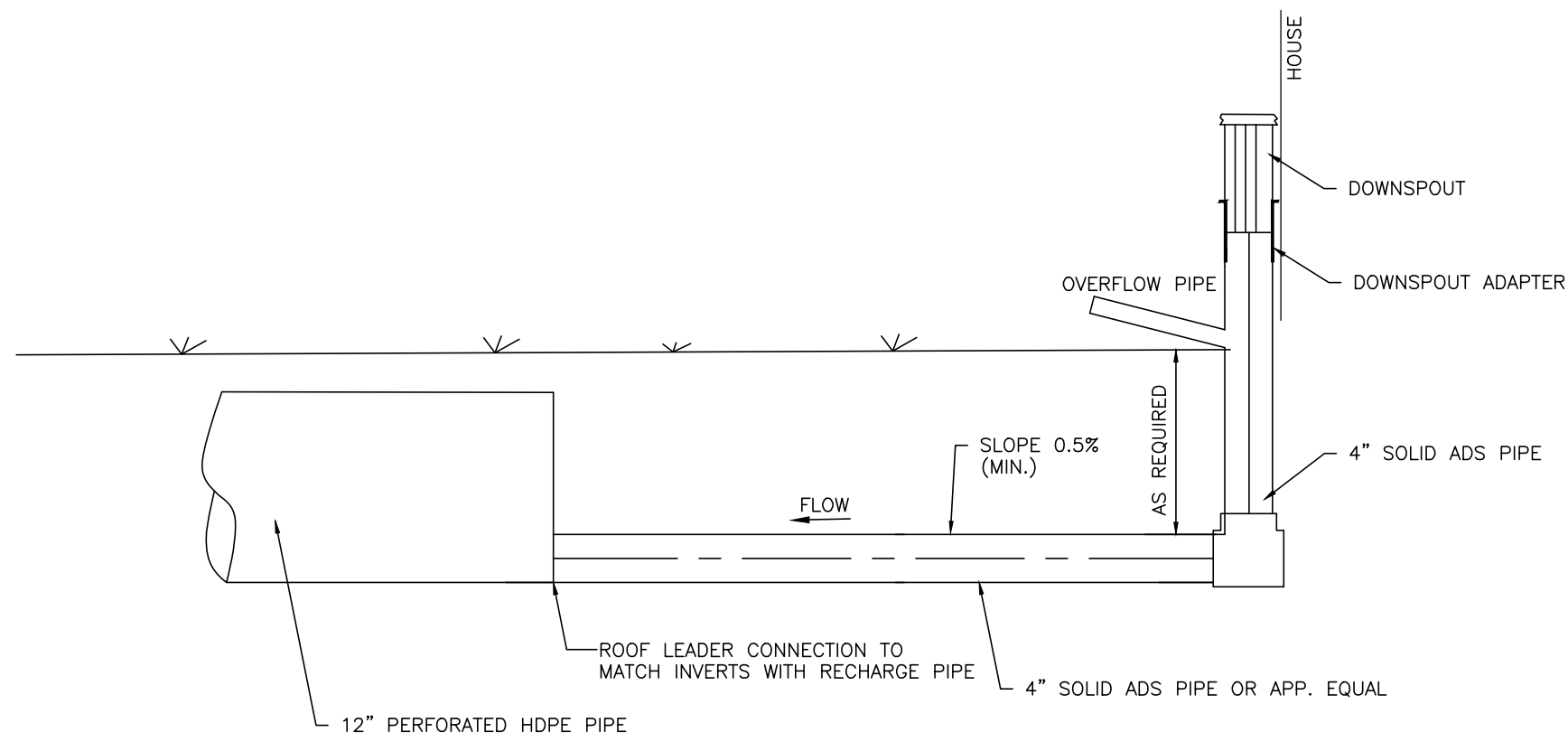


W:\Projects\1717197_Miller - Van Dorn Street_KeypointDesign.dwg(02.05. SITE & PLAN)dwg

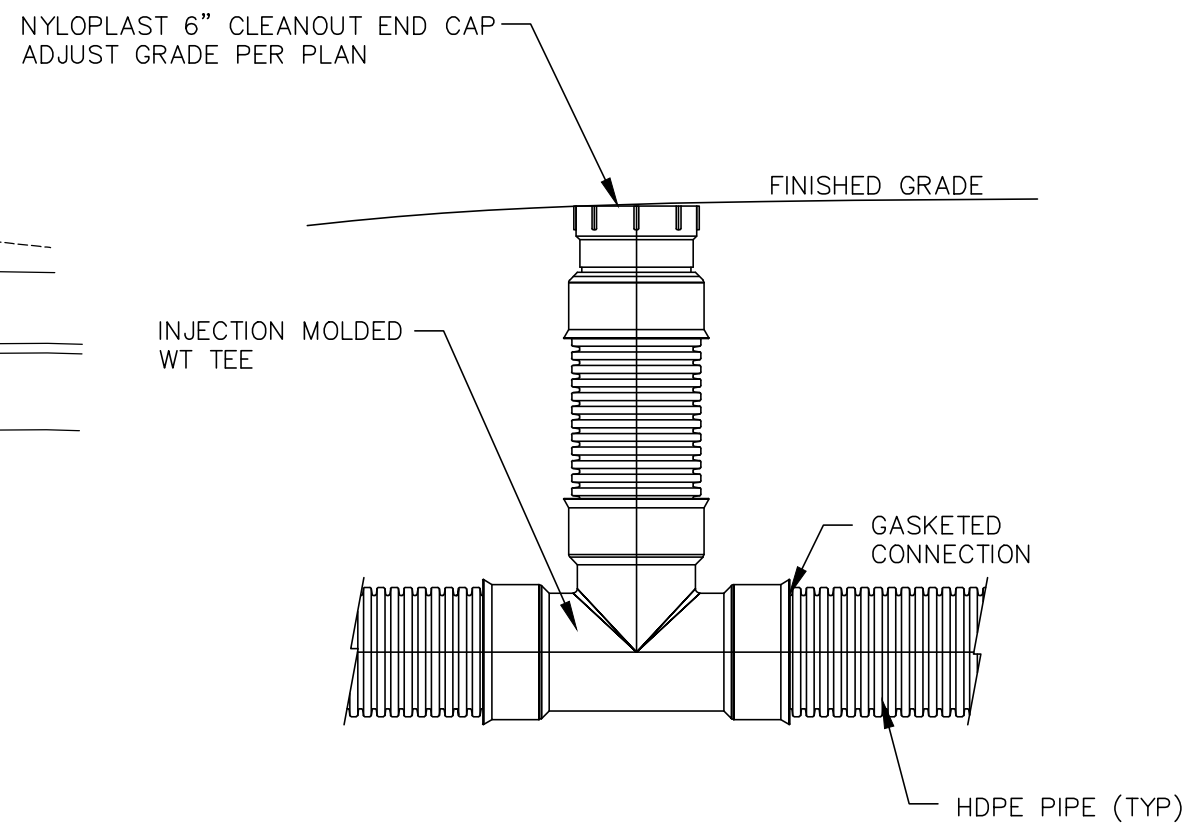


- SERVICE PIPE TO BE 3/4" MINIMUM P.E. FLEX TUBING 160 LB. MUNICIPAL WATER SERVICE TYPE WITH C.T.S. (COPPER TUBE SIZE) O.D.
- CORPORATION COCK TO BE 3/4" PACTJOINT TYPE SIMILAR TO FORD F1000 OR APPROVED EQUAL.
- CURB STOP TO BE 3/4" PACTJOINT TYPE SIMILAR TO FORD B44-333 OR 266-333 OR APPROVED EQUAL.
- COUPLINGS TO BE 3/4" PACTJOINT TYPE SIMILAR TO FORD C44-333 OR APPROVED EQUAL.
- LOCATION OF CURB STOP AND BOX TO BE IN PLANTER AREA OR ONE (1) FOOT ON RESIDENT'S SIDE OF PROPOSED SIDEWALK AND NEVER OUTSIDE OF STREET R.O.W.
- NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE WITHOUT APPROVAL OF THE GOVERNING AUTHORITY.
- NO CONNECTION WILL BE BACK-FILLED UNTIL WRITTEN APPROVAL IS MADE BY THE GOVERNING AUTHORITY.
- VIOLATORS WILL BE REQUIRED TO EXPOSE THE WORK FOR INSPECTION BEFORE APPROVAL WILL BE GRANTED.

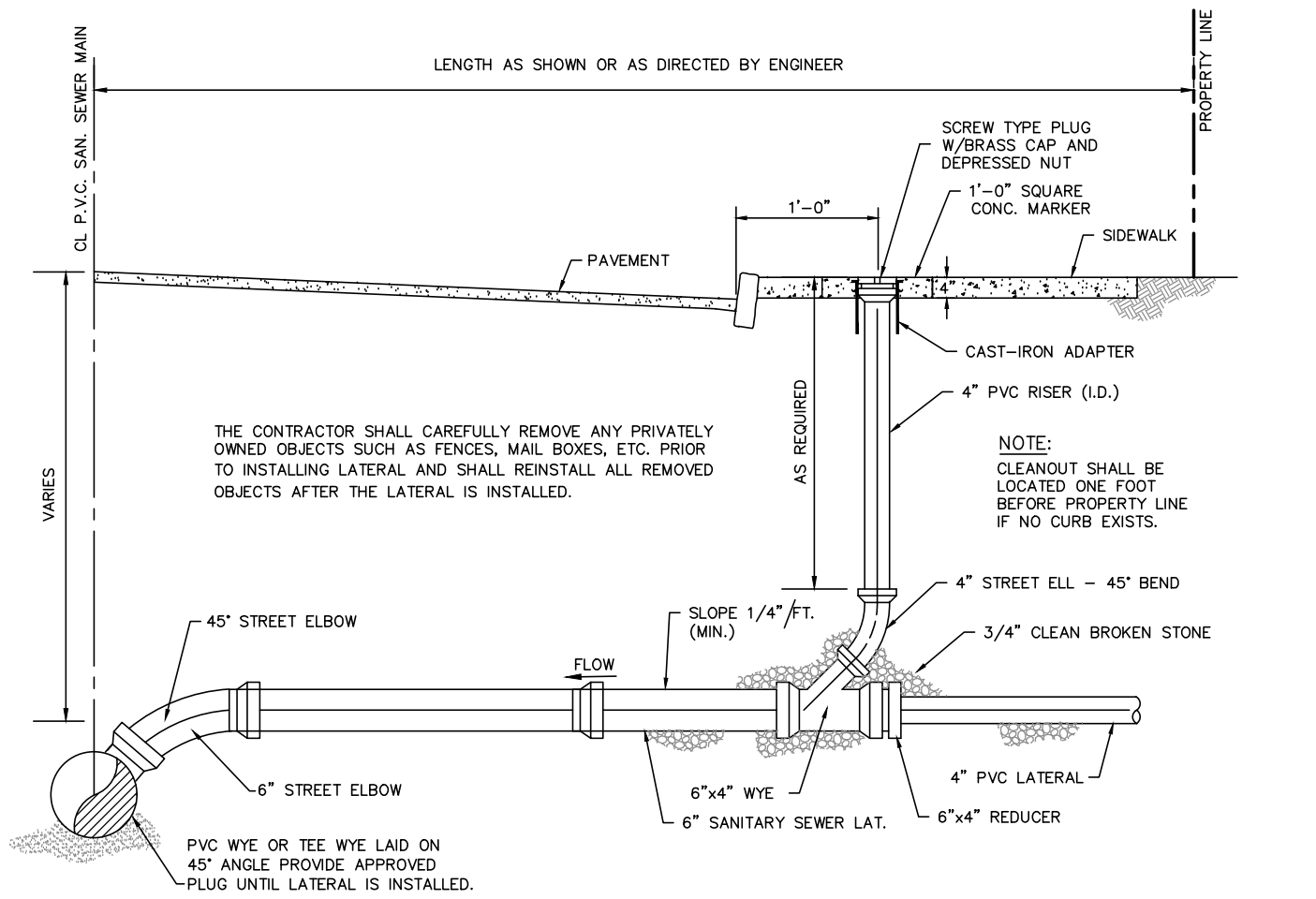
TYPICAL WATER SERVICE HOUSE-CONNECTION INSTALLATION
NOT TO SCALE



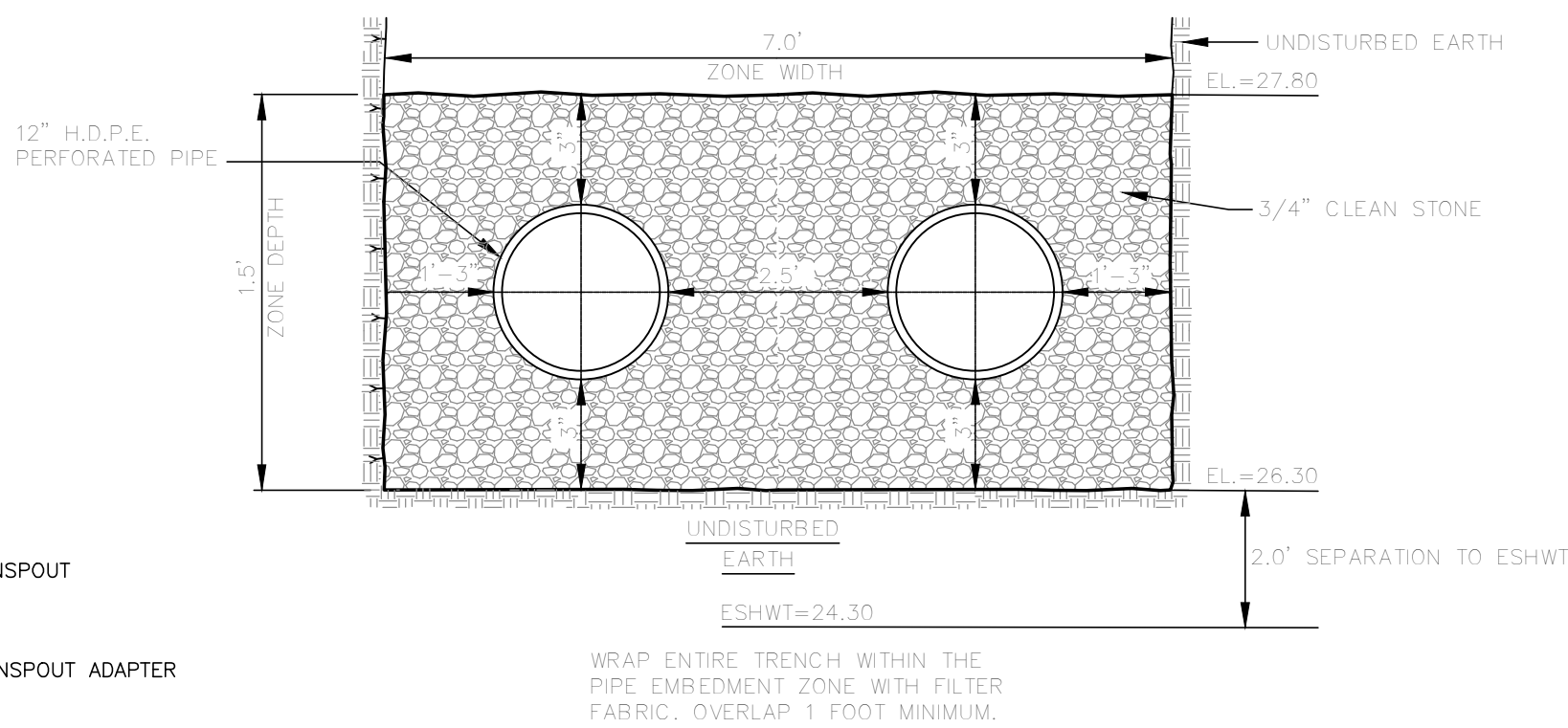
ROOF LEADER CONNECTION TO RECHARGE PIPE DETAIL
NOT TO SCALE



RECHARGE TRENCH CLEANOUT DETAIL
NOT TO SCALE



6" SANITARY SERVICE LATERAL AND CLEANOUT DETAIL
NOT TO SCALE



12" PERFORATED PIPE BEDDING DETAIL
NOT TO SCALE

ALL TREES SHALL BE STAKED
ALL TREES SHALL BE PRUNED TO THIN AND SHAPE CANOPY. MAIN LEADER OF TREE SHALL NEVER BE CUT
TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY

TWO-PLY FABRIC BEARING RUBBER HOSE 1/2" MIN. I.D. (3 REQD)
ANNEALED STEEL WIRE (3 REQD)

DOUBLE STRAND TWISTED MALLEABLE #10 GAUGE
ANNEALED STEEL WIRE (3 REQD)

3" O.D. CEDAR STAKES PLACED ALONG DIRECTION OF PREVAILING WINDS. STAKES AND GUY WIRES TO BE SET 2/3 UP TREE OR AT FIRST BRANCHES. DRIVE STAKES AT SLIGHT ANGLE THEN DRAW VERTICAL WITH ALL STAKES AT SAME HEIGHT

WIRE BASKETS SHALL BE REMOVED AS REQUIRED

4" SHREDDED HARDWOOD MULCH, UNIFORMLY SPREAD, FORMING A 5" HIGH SAUCER AROUND PERIMETER. KEEP MULCH 4" FROM BASE OF TREE TRUNK

REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL

BACKFILL MIXTURE: 2 PARTS NATIVE SOIL, 1 PART TOPSOIL, 1 PART PEAT MOSS

INSTALL STAKES IN UNDISTURBED SOIL AND EXTEND 18" BELOW TREE PIT

EXISTING SOIL TO BE LOOSENED TO A DEPTH OF 6" IN AREAS OF HIGH CLAY CONTENT

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

STREET TREE AND COMMON AREA PLANT SCHEDULE							
TYPE	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
STREET TREES	3	ZS	ZELKOVA SERRATA	GREEN VASE ZELKOVA	2-2 1/2"	B&B	NO FALL PLANTING

5	1/8/19	REVISED PURSUANT TO 11/30/18 T&M REVIEW LETTER					JFB
4	8/31/18	REVISED PURSUANT TO 7/24/18 REVIEW LETTER					RJM
3	4/27/18	REVISED PURSUANT TO BOROUGH & FREEHOLD SCD REVIEW COMMENTS					RJM
2	2/9/18	PURSUANT TO 11/30/17 T&M REVIEW LETTER					RJM
1	10/27/17	ADDED SIG. BLOCK PURSUANT TO COMMENTS AND ROOF RECHARGE PIPES AND DETAILS					JHD
NO.	DATE	DESCRIPTION					DRAWN BY

MINOR SUBDIVISION

OF
LOTS 13, 14 & 15 BLOCK 99

BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

WH
ENGINEERING

CERT. OF AUTH. NO. 246A28117300
2517 STATE HIGHWAY 35,
BLDG. B, STE. 301
MANASQUAN, NJ 08736
PHONE: 732-223-1313
FAX: 732-223-8273
WWW.WJHENGINEERING.COM

GRADING, DRAINAGE & UTILITY PLAN

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

Walter Joseph Hopkin

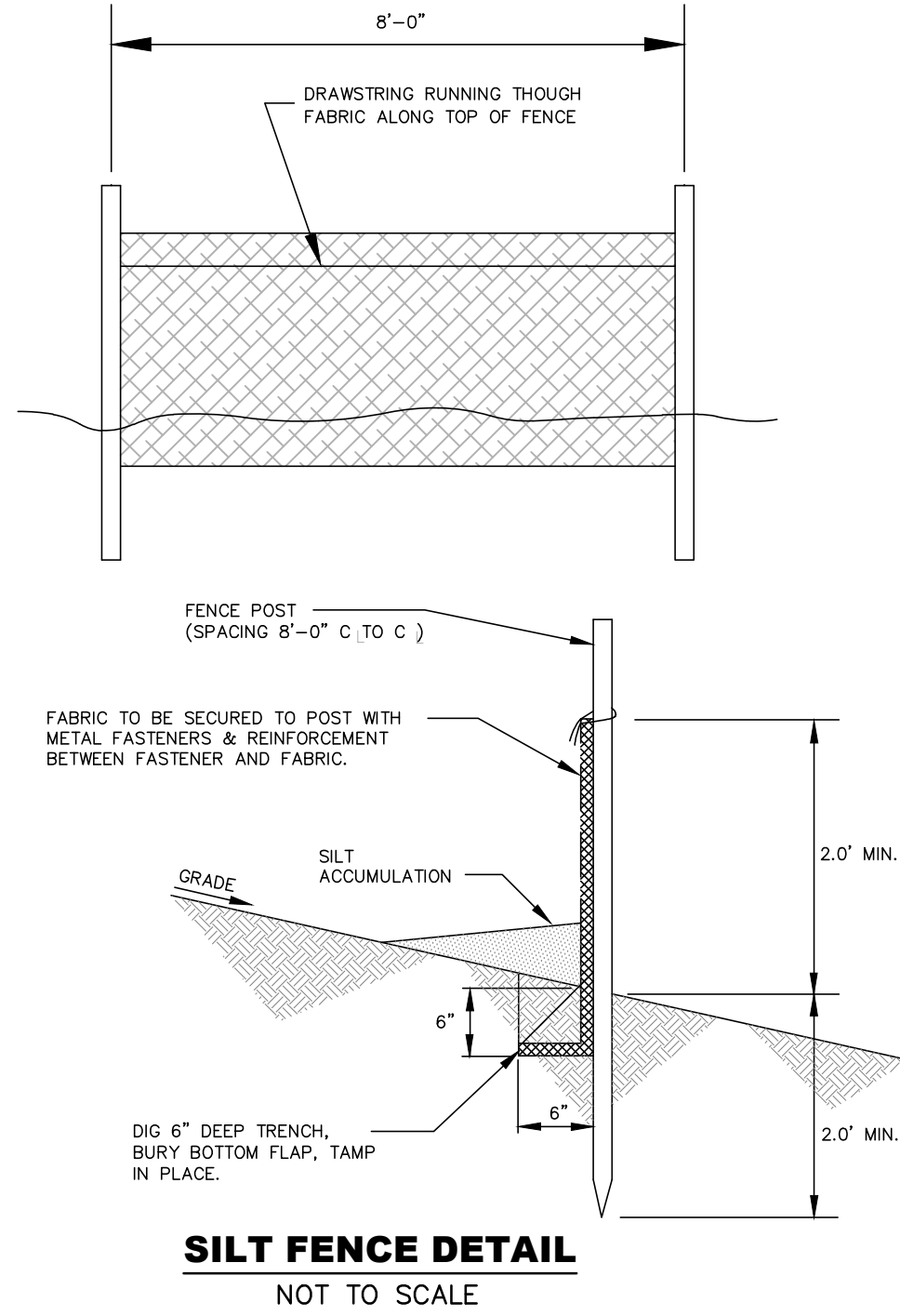
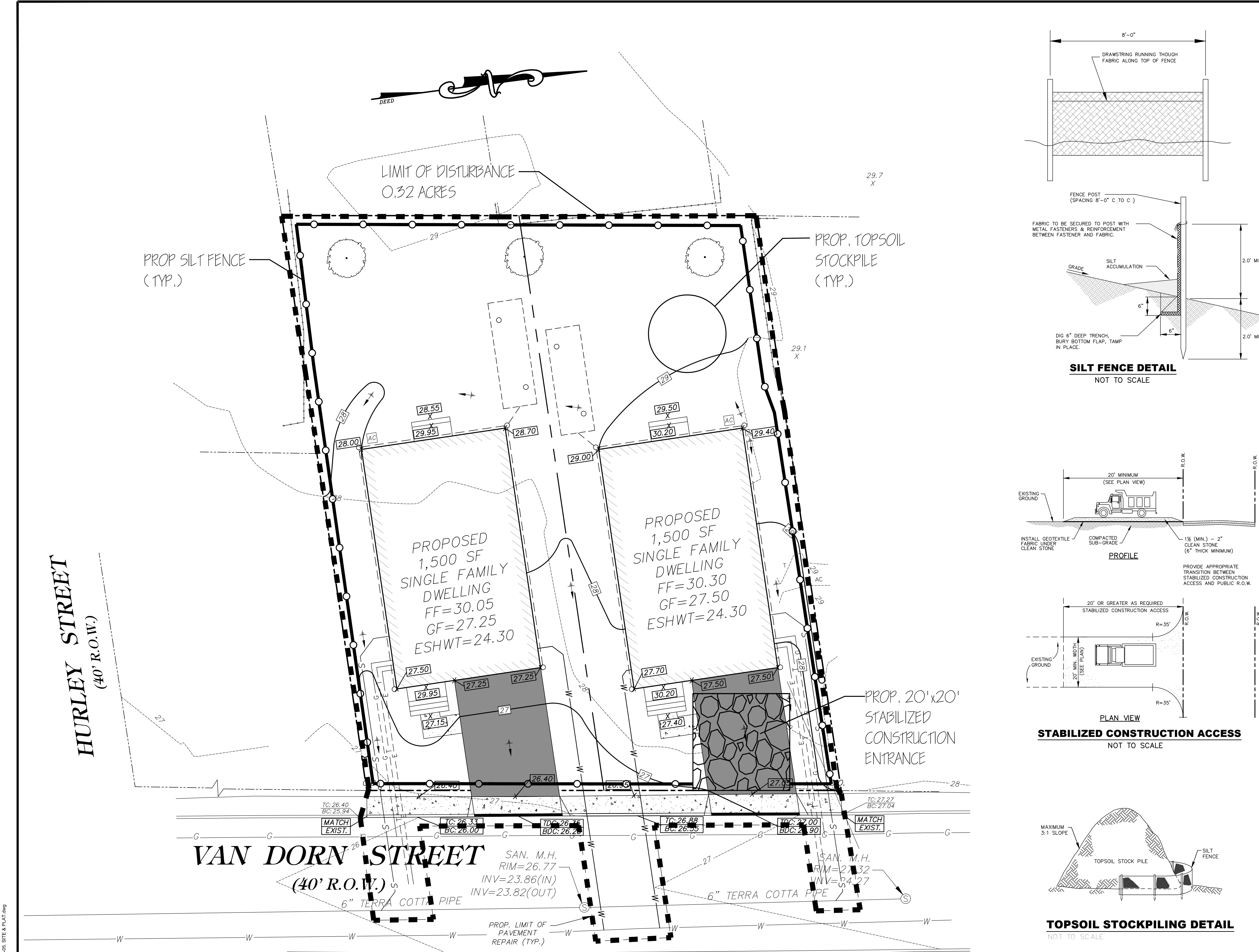
SCALE: 1" = 10'

DRAWN BY: JUL

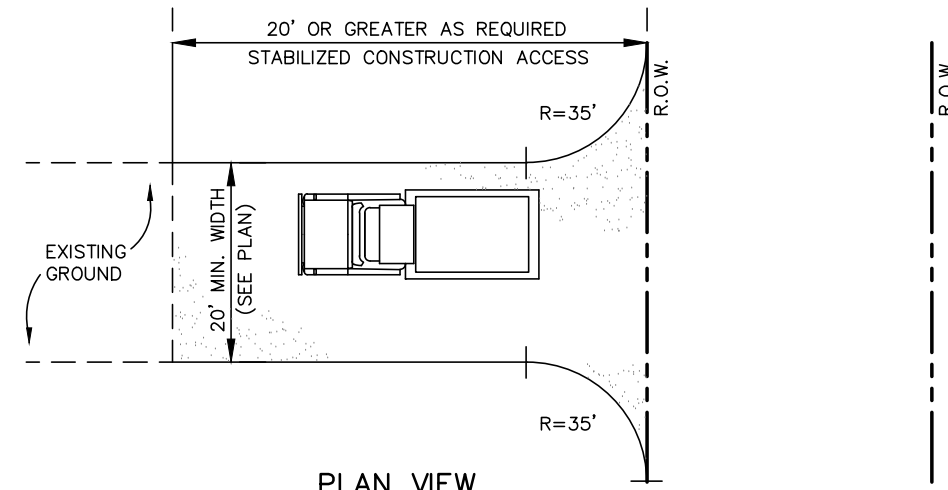
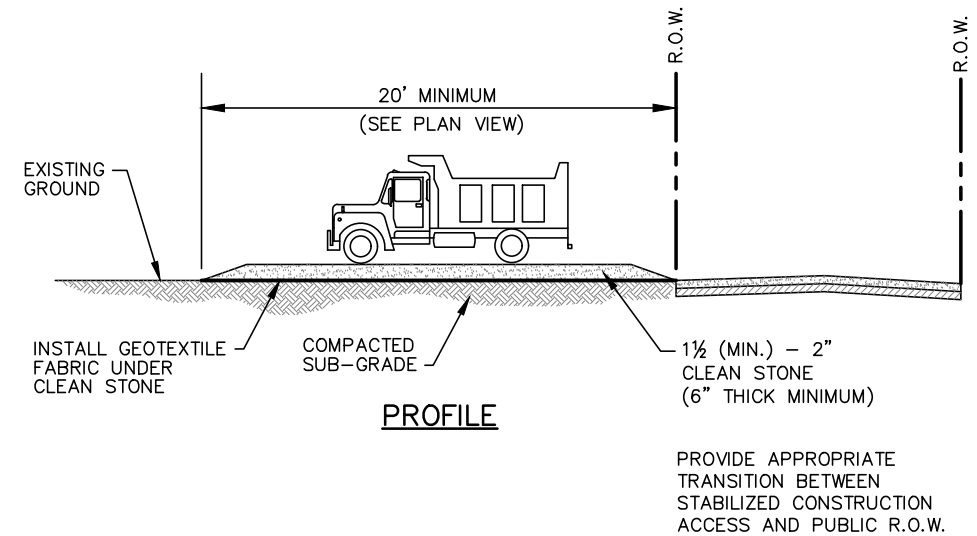
DATE: 8/21/17

JOB No.: 17157

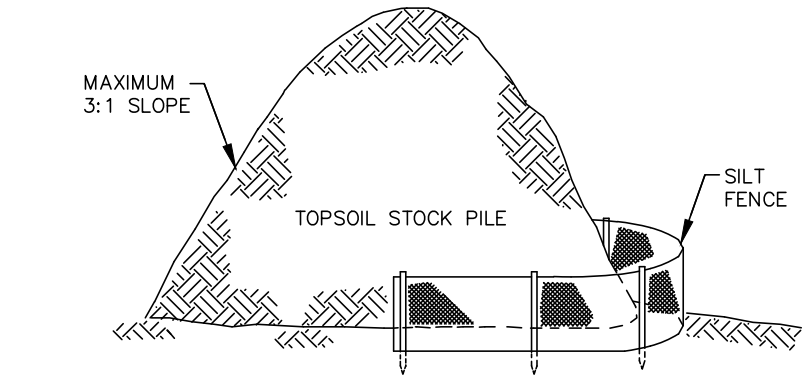
SHEET No.: 4 OF 5



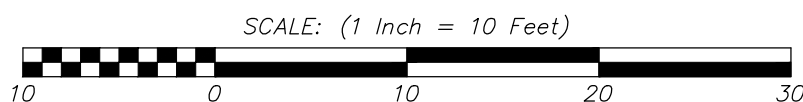
SILT FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE



TOPSOIL STOCKPILING DETAIL
NOT TO SCALE



SOIL EROSION AND SEDIMENT CONTROL NOTES

- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
- All Soil Erosion and Sediment Control practices are to be installed prior to 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 a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions 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 site 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 the 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 a suitable equivalent, and a mulch anchor, in accordance with 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 installation 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 access consisting of one inch to 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 limit of disturbance or onto public right-of-ways will be removed immediately.
- Permanent vegetation is to be seeded 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 450 lbs/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 07728-5033, (732) 683-8500, fax (732) 683-9140, Email: info@freeholdscd.org.

SEEDING NOTES

- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING.
- TEMPORARY SEEDING SHALL CONSIST OF EITHER:

COOL SEASON GRASSES	RATES	SEEDING DATES	DEPTHS
PERENNIAL RYEGRASS	1.0 LB./S.F.	3/1-5/15 OR 8/15-10/1	0.5 IN.
SPRING OATS	2.0 LB./S.F.	3/1-5/15 OR 8/15-10/1	1.0 IN.
WINTER BARLEY	2.2 LB./S.F.	8/15-10/1	1.0 IN.
WINTER CEREAL RYE	2.8 LB./S.F.	8/1-11/15	1.0 IN.

WARM SEASON GRASSES	RATES	SEEDING DATES	DEPTHS
PEARL MILLET	0.5 LB./S.F.	8/15-8/15	1.0 IN.
MILLET (GERMAN OR HUNGARIAN)	0.7 LB./S.F.	5/15-8/15	1.0 IN.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SILT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS. PER 1,000 S.F.), EXCEPT THAT WHERE A CRIMPER IS USED (INSTEAD OF A LIQUID MIXED-BINDER (TACKIFYING AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH.
- SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. APPLY FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER SQUARE FEET USING 10-20-10 OR EQUIVALENT.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, LUMPS OR ANY OTHER UNSUITABLE MATERIAL.
- PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

SEED MIXTURE	SEEDING RATES	SEEDING DATES (OPTIMAL)	(ACCEPTABLE)
HARD FESCUE	130 LBS./ACRE 3.0 LBS/1000 SF	MAR. 1-APR. 30MAY 1-AUG 14	AUG 15-OCT 15
PERENNIAL RYEGRASS	10 LBS./ACRE 0.25 LBS/1000 SF	MAR. 1-APR. 30MAY 1-AUG 14	AUG 15-OCT 15
STRONG CREEPING RED FESCUE	45 LBS./ACRE 1.0 LBS/1000 SF	MAR. 1-APR. 30MAY 1-AUG 14	AUG 15-OCT 15
CHEWING FESCUE	45 LBS./ACRE 1.0 LBS/1000 SF	MAR. 1-APR. 30MAY 1-AUG 14	AUG 15-OCT 15
- THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
- TACKING SHALL BE PERFORMED AS PER FREEHOLD SOIL CONSERVATION DISTRICT CURRENT STANDARDS. ASPHALT TACKIFIERS ARE NOT ACCEPTABLE.
- IN ADDITION TO THE ABOVE, REFER TO THE STATE STANDARDS FOR:

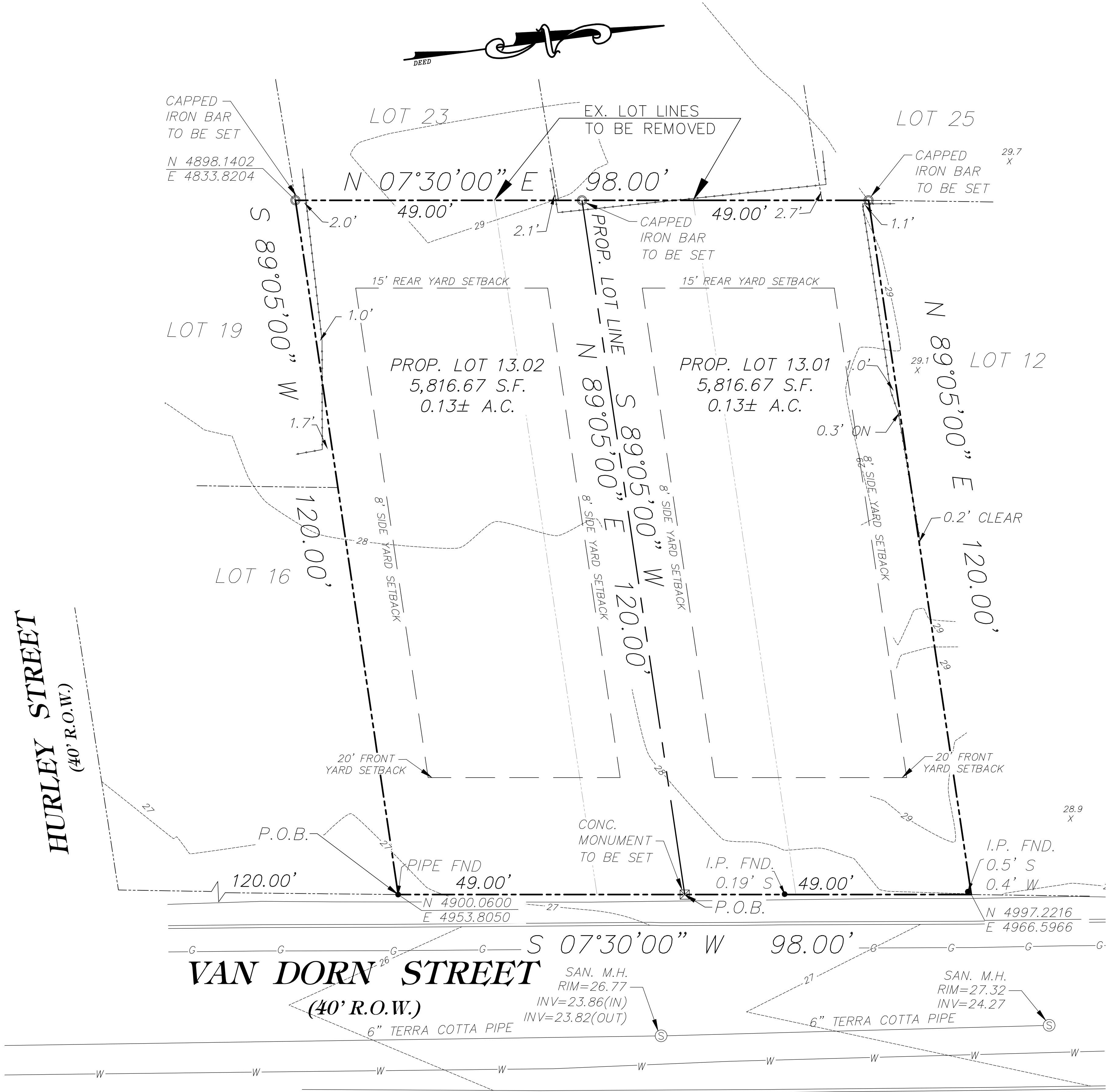
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION
PERMANENT STABILIZATION WITH SOD
TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION
TOPSOILING

SEQUENCE OF CONSTRUCTION

- INSTALLATION OF SEDIMENT FABRIC PRIOR TO ANY LAND DISTURBANCE. (1 WEEK)
- APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL. (1 WEEK)
- CONSTRUCT VEHICLE WHEEL-CLEANING BLANKET WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS. (1 DAY)
- SITE GRADING, CLEARING, REMOVAL SITE AS SHOWN ON THE PLANS WITH APPROPRIATE EROSION CONTROL FACILITIES. (2 WEEKS)
- PROVIDE AND INSTALL TEMPORARY STABILIZATION MEASURES AS REQUIRED. (2 DAY)
- DEMOLITION OF EXISTING STRUCTURES. (2 WEEKS)
- MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL. (ONGOING)
- CONSTRUCTION OF BUILDING. (6 MONTHS)
- SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE AT A MINIMUM DEPTH OF 6") (1 WEEK)
- REGRADING AND STABILIZATION OF LAWN AREAS. (2 WEEKS)
- REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE TOWNSHIP ENGINEER. (1 WEEK)

5	1/8/19	REVISED PURSUANT TO 11/30/18 T&M REVIEW LETTER	JFB
4	8/31/18	REVISED PURSUANT TO 7/24/18 REVIEW LETTER	RJM
3	4/27/18	REVISED PURSUANT TO BOROUGH & FREEHOLD SCD REVIEW COMMENTS	RJM
1	2/9/18	PURSUANT TO 11/30/17 T&M REVIEW LETTER	RJM
2	10/27/17	ADDED SIG. BLOCK PURSUANT TO COMMENTS AND ROOF RECHARGE PIPES AND DETAILS	JHD
NO.	DATE	DESCRIPTION	DRAWN BY

MINOR SUBDIVISION				
OF				
LOTS 13, 14 & 15 BLOCK 99				
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY				
WH ENGINEERING CERT. OF AUTH. NO. 24GA28117300 2517 STATE HIGHWAY 35, BLDG. B, STE. 301 MANASQUAN, NJ 08736 PHONE-732-223-1313 FAX-732-223-8273 WWW.WHENGINEERING.COM	SOIL EROSION & SEDIMENT CONTROL PLAN			
SCALE: 1"= 10'	DRAWN BY: JUL	DATE: 8/21/17	JOB No.: 17157	SHEET No.: 5 OF 5
WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, LIC. No. 40673				



I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH APPLICABLE SECTIONS OF TITLE 46 OF THE REVISED STATUTES (N.J.S.A. 46:26A-1 THROUGH N.J.S.A. 46:26B-8 ET SEQ).

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

I DO HEREBY CERTIFY THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET.

Peter P. Bennett III
PETER P. BENNETT, III
N.J. PROFESSIONAL LAND SURVEYOR, LIC. NO. 246S04065100

DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

BOROUGH ENGINEER DATE

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE BOROUGH OF KEYPORT IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP, THIS MAP OR A DEED CLEARLY DESCRIBING THIS SUBDIVISION SHALL BE FILED IN MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE _____, WHICH DATE IS 190 DAYS FROM THE DATE OF FINAL APPROVAL.

SECRETARY DATE

APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE BOROUGH OF KEYPORT ON _____ BY RESOLUTION NO. _____

CHAIRMAN DATE SECRETARY DATE

NOTE:
OUTBOUND AND EXISTING CONDITIONS INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY, 22 VAN DORN STREET, LOT 13, BLOCK 99", PREPARED BY CHARLES SURMONTE, P.E. & P.L.S., N.J. LIC. NO. 35885, DATED 2/2/16 & A PLAN ENTITLED "SURVEY OF PROPERTY, VAN DORN STREET, LOTS 14 & 15, BLOCK 99", PREPARED BY CHARLES SURMONTE, P.E. & P.L.S., N.J. LIC. NO. 35885, DATED 2/2/16.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE LAND SURVEYS DATED 2/2/16 HAVE BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

CHARLES SURMONTE - P.E. & P.L.S., N.J. LIC. No. 35885

THIS IS TO CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PREMISES SHOWN HEREON AND AGREE TO THE FILING OF THIS SUBDIVISION IN THE MONMOUTH COUNTY CLERK'S OFFICE.

SASHA HYLTON
OWNER (LOT 13)

DATE

RASHON MITTER
OWNER (LOT 14 & 15)

DATE

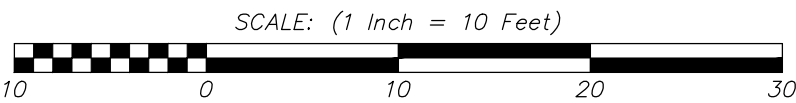
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018

NOTARY MY COMMISSION EXPIRES SEAL

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L.1975,c.291 (C-40:550-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK

NOTE:
COORDINATES ARE ASSUMED BASE
ELEVATION DATUM NAVD 88



1	1/8/19	REVISED PURSUANT TO 11/30/18 T&M REVIEW LETTER		JFB
NO.	DATE	DESCRIPTION		DRAWN BY
MINOR SUBDIVISION				
OF				
LOTS 13, 14 & 15 BLOCK 99				
BOROUGH OF KEYPORT		MONMOUTH COUNTY		NEW JERSEY
		CERT. OF AUTH. NO. 246A28117300 2517 STATE HIGHWAY 35, BLDG. B, STE. 301, MANASQUAN, NJ 08736 PHONE: 732-223-1313 FAX: 732-223-8273 WWW.WJHENGINEERING.COM		MINOR SUBDIVISION PLAT
SCALE: 1"= 10'	DRAWN BY: RJM	DATE: 8/31/18	JOB NO.: 17157	SHEET NO.: 1 OF 1
				PETER P. BENNETT III N.J. PROFESSIONAL LAND SURVEYOR, LIC. No. 40651 