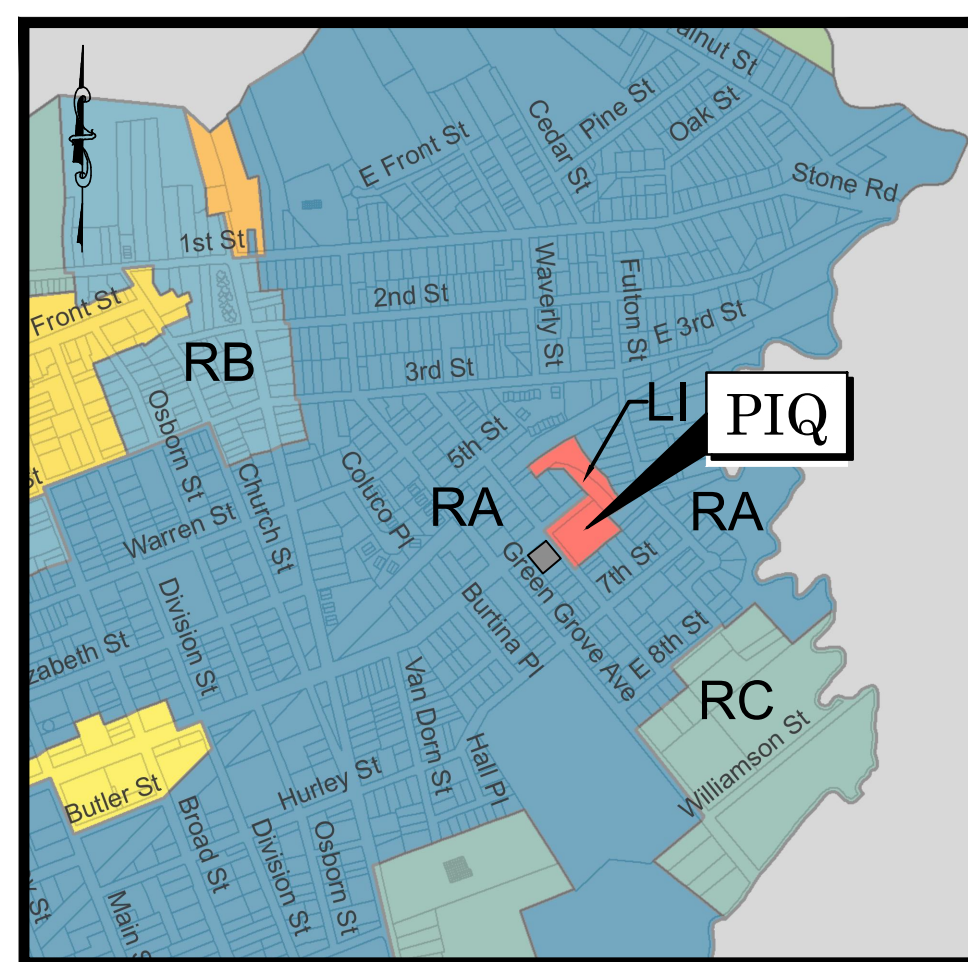
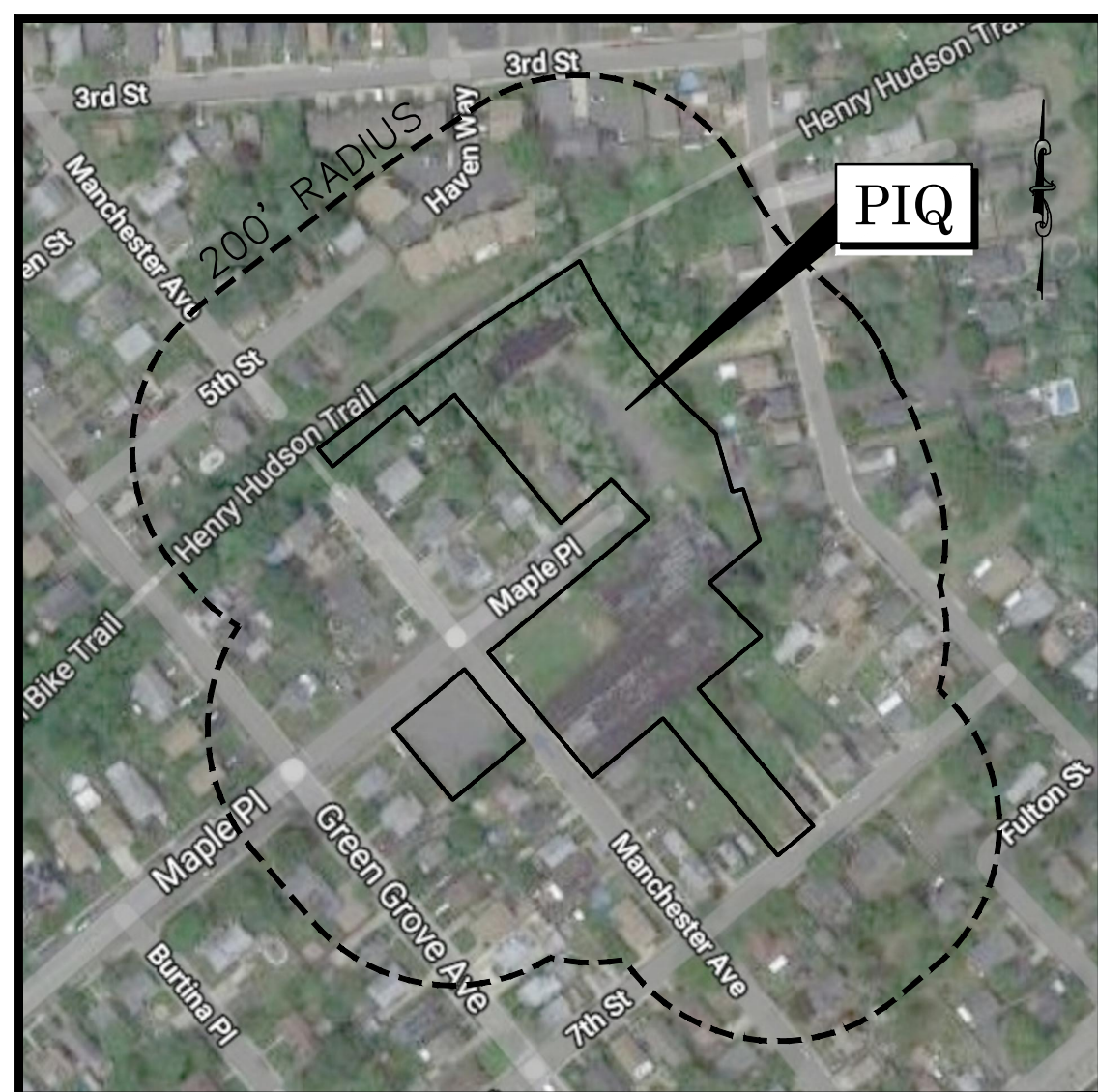


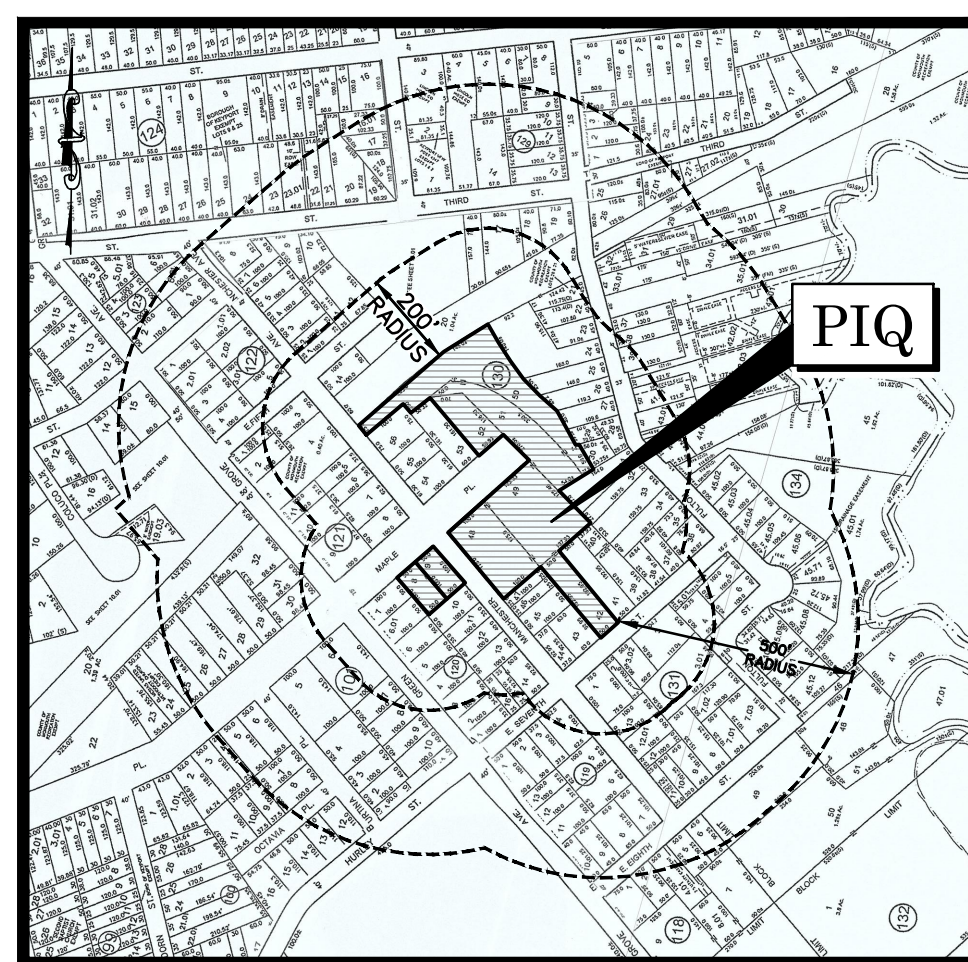
PRELIMINARY AND FINAL
MAJOR SITE PLAN
OF
BLOCK 120, LOTS 8 & 9 AND
BLOCK 130, LOTS 42, 48, 49, 50, 51 & 52
FOR
HUDSON POINTE AT KEYPORT, LLC



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
	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
OVERALL TRACT	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'	55.06'
MULTI–FAMILY	SOUTHERN YARD SETBACK (MIN.)	100'	100.3'
	BUILDING SEPARATION (MIN.)	55'	78.3'
	BUILDING HEIGHT (MEASURED TO PARAPET PEAK) (MIN.)	45' 4 STORIES	TO COMPLY
	FRONT YARD SETBACK	20'	27.1'
	FIRST FLOOR (MIN.)		
	FRONT YARD SETBACK	15'	15.0'
	UNCOVERED STAIRS OR STOOPS (MIN.)		
	FRONT YARD SETBACK – CANTILEVERED UPPER FLOOR (MIN.)	14'	20.1'
	SIDE YARD SETBACK (MIN.)	4'	4.1'
	SIDE YARD SETBACK – ADJOINING SINGLE FAMILY LOTS (MIN.)	5'	5.0'
DUPLEX	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'	66.6'
	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'	25.0'
	(OPPOSITE MANCHESTER)	(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.	4,600 S.F.
	LOT WIDTH (MIN.)	50'	50.0'
	FRONT YARD SETBACK (MIN.)	25'	26.9'
	SIDE YARD SETBACK (MIN.)	5'	6.0'
	SIDE YARD SETBACK (COMBINED) (MIN.)	10'	12.0'
	REAR YARD SETBACK (MIN.)	25'	25.1'
	BUILDING COVERAGE (MAX.)	50%	33.0%
	IMPERVIOUS COVERAGE (MAX.)	65%	57.7%
	BUILDING HEIGHT (MAX.)	35' 2.5 STORIES	TO COMPLY
	ACCESSORY STRUCTURE SETBACK	7.5'	TO COMPLY
	SETBACK TO RESIDENT PROPERTIES (MIN.)	8'	8.9'
CLUBHOUSE	SETBACK TO NORTHERN PROPERTY LINE (MIN.)	2'	2.5'
	SETBACK FROM MANCHESTER AVE (MIN.)	70'	109.8'
	BUILDING HEIGHT (MAX.)	30' 2 STORIES	TO COMPLY
	GROSS FLOOR AREA OF CLUBHOUSE (MIN.)	2,800 S.F.	3,032 S.F.

* = PROPOSED NON-CONFORMITY

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
ALLOWABLE IMPERVIOUS COVER | 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)	• TWO-FAMILY
1 BR = 1.8 SPACES/DWELLING UNIT (D.U.)	2 BR = 1.5 SPACES/DWELLING UNIT (D.U.)
2 BR = 2.0 SPACES/D.U.	3 BR = 1.0 DU. x 1.5 SPACES/D.U.
3 BR = 2.5 SPACES/D.U.	4 BR = 1.5 SPACES
4 BR = 3.0 SPACES/D.U.	5 BR = 2 SPACES REQUIRED
5 BR = 3.5 SPACES/D.U.	6 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
6 BR = 4.0 SPACES/D.U.	7 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
7 BR = 4.5 SPACES/D.U.	8 BR = 1.0 D.U. x 2.0 SPACES/D.U.
8 BR = 5.0 SPACES/D.U.	9 BR = 2 SPACES REQUIRED
9 BR = 5.5 SPACES/D.U.	
10 BR = 6.0 SPACES/D.U.	
11 BR = 6.5 SPACES/D.U.	
12 BR = 7.0 SPACES/D.U.	
13 BR = 7.5 SPACES/D.U.	
14 BR = 8.0 SPACES/D.U.	
15 BR = 8.5 SPACES/D.U.	
16 BR = 9.0 SPACES/D.U.	
17 BR = 9.5 SPACES/D.U.	
18 BR = 10.0 SPACES/D.U.	
19 BR = 10.5 SPACES/D.U.	
20 BR = 11.0 SPACES/D.U.	
21 BR = 11.5 SPACES/D.U.	
22 BR = 12.0 SPACES/D.U.	
23 BR = 12.5 SPACES/D.U.	
24 BR = 13.0 SPACES/D.U.	
25 BR = 13.5 SPACES/D.U.	
26 BR = 14.0 SPACES/D.U.	
27 BR = 14.5 SPACES/D.U.	
28 BR = 15.0 SPACES/D.U.	
29 BR = 15.5 SPACES/D.U.	
30 BR = 16.0 SPACES/D.U.	
31 BR = 16.5 SPACES/D.U.	
32 BR = 17.0 SPACES/D.U.	
33 BR = 17.5 SPACES/D.U.	
34 BR = 18.0 SPACES/D.U.	
35 BR = 18.5 SPACES/D.U.	
36 BR = 19.0 SPACES/D.U.	
37 BR = 19.5 SPACES/D.U.	
38 BR = 20.0 SPACES/D.U.	
39 BR = 20.5 SPACES/D.U.	
40 BR = 21.0 SPACES/D.U.	
41 BR = 21.5 SPACES/D.U.	
42 BR = 22.0 SPACES/D.U.	
43 BR = 22.5 SPACES/D.U.	
44 BR = 23.0 SPACES/D.U.	
45 BR = 23.5 SPACES/D.U.	
46 BR = 24.0 SPACES/D.U.	
47 BR = 24.5 SPACES/D.U.	
48 BR = 25.0 SPACES/D.U.	
49 BR = 25.5 SPACES/D.U.	
50 BR = 26.0 SPACES/D.U.	
51 BR = 26.5 SPACES/D.U.	
52 BR = 27.0 SPACES/D.U.	
53 BR = 27.5 SPACES/D.U.	
54 BR = 28.0 SPACES/D.U.	
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56 BR = 29.0 SPACES/D.U.	
57 BR = 29.5 SPACES/D.U.	
58 BR = 30.0 SPACES/D.U.	
59 BR = 30.5 SPACES/D.U.	
60 BR = 31.0 SPACES/D.U.	
61 BR = 31.5 SPACES/D.U.	
62 BR = 32.0 SPACES/D.U.	
63 BR = 32.5 SPACES/D.U.	
64 BR = 33.0 SPACES/D.U.	
65 BR = 33.5 SPACES/D.U.	
66 BR = 34.0 SPACES/D.U.	
67 BR = 34.5 SPACES/D.U.	
68 BR = 35.0 SPACES/D.U.	
69 BR = 35.5 SPACES/D.U.	
70 BR = 36.0 SPACES/D.U.	
71 BR = 36.5 SPACES/D.U.	
72 BR = 37.0 SPACES/D.U.	
73 BR = 37.5 SPACES/D.U.	
74 BR = 38.0 SPACES/D.U.	
75 BR = 38.5 SPACES/D.U.	
76 BR = 39.0 SPACES/D.U.	
77 BR = 39.5 SPACES/D.U.	
78 BR = 40.0 SPACES/D.U.	
79 BR = 40.5 SPACES/D.U.	
80 BR = 41.0 SPACES/D.U.	
81 BR = 41.5 SPACES/D.U.	
82 BR = 42.0 SPACES/D.U.	
83 BR = 42.5 SPACES/D.U.	
84 BR = 43.0 SPACES/D.U.	
85 BR = 43.5 SPACES/D.U.	
86 BR = 44.0 SPACES/D.U.	
87 BR = 44.5 SPACES/D.U.	
88 BR = 45.0 SPACES/D.U.	
89 BR = 45.5 SPACES/D.U.	
90 BR = 46.0 SPACES/D.U.	
91 BR = 46.5 SPACES/D.U.	
92 BR = 47.0 SPACES/D.U.	
93 BR = 47.5 SPACES/D.U.	
94 BR = 48.0 SPACES/D.U.	
95 BR = 48.5 SPACES/D.U.	
96 BR = 49.0 SPACES/D.U.	
97 BR = 49.5 SPACES/D.U.	
98 BR = 50.0 SPACES/D.U.	
99 BR = 50.5 SPACES/D.U.	
100 BR = 51.0 SPACES/D.U.	
101 BR = 51.5 SPACES/D.U.	
102 BR = 52.0 SPACES/D.U.	
103 BR = 52.5 SPACES/D.U.	
104 BR = 53.0 SPACES/D.U.	
105 BR = 53.5 SPACES/D.U.	
106 BR = 54.0 SPACES/D.U.	
107 BR = 54.5 SPACES/D.U.	
108 BR = 55.0 SPACES/D.U.	
109 BR = 55.5 SPACES/D.U.	
110 BR = 56.0 SPACES/D.U.	
111 BR = 56.5 SPACES/D.U.	
112 BR = 57.0 SPACES/D.U.	
113 BR = 57.5 SPACES/D.U.	
114 BR = 58.0 SPACES/D.U.	
115 BR = 58.5 SPACES/D.U.	
116 BR = 59.0 SPACES/D.U.	
117 BR = 59.5 SPACES/D.U.	
118 BR = 60.0 SPACES/D.U.	
119 BR = 60.5 SPACES/D.U.	
120 BR = 61.0 SPACES/D.U.	
121 BR = 61.5 SPACES/D.U.	
122 BR = 62.0 SPACES/D.U.	
123 BR = 62.5 SPACES/D.U.	
124 BR = 63.0 SPACES/D.U.	
125 BR = 63.5 SPACES/D.U.	
126 BR = 64.0 SPACES/D.U.	
127 BR = 64.5 SPACES/D.U.	
128 BR = 65.0 SPACES/D.U.	
129 BR = 65.5 SPACES/D.U.	
130 BR = 66.0 SPACES/D.U.	
131 BR = 66.5 SPACES/D.U.	
132 BR = 67.0 SPACES/D.U.	
133 BR = 67.5 SPACES/D.U.	
134 BR = 68.0 SPACES/D.U.	
135 BR = 68.5 SPACES/D.U.	
136 BR = 69.0 SPACES/D.U.	
137 BR = 69.5 SPACES/D.U.	
138 BR = 70.0 SPACES/D.U.	
139 BR = 70.5 SPACES/D.U.	
140 BR = 71.0 SPACES/D.U.	
141 BR = 71.5 SPACES/D.U.	
142 BR = 72.0 SPACES/D.U.	
143 BR = 72.5 SPACES/D.U.	
144 BR = 73.0 SPACES/D.U.	
145 BR = 73.5 SPACES/D.U.	
146 BR = 74.0 SPACES/D.U.	
147 BR = 74.5 SPACES/D.U.	
148 BR = 75.0 SPACES/D.U.	
149 BR = 75.5 SPACES/D.U.	
150 BR = 76.0 SPACES	

TOTAL PARKING REQUIRED
= 8 + 88 + 24 + 2 + 2 + 4
= 128 SPACES REQUIRED

PARKING PROVIDED
= 96 SPACES (MULTI-FAMILY) + 11 SPACES (MAPLE PLACE)
+ 24 (DUPLEX) + 4 (TWO-FAMILY) + 4 (SINGLE FAMILY)
= 139 SPACES

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

ADA PARKING PROVIDED
4 CAR, 1 VAN

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

200' ADJOINING OWNERS													
BLOCK	LOT	OWN.	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADJ. LOTS	BLK.	LOT	OWN.	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADJ. LOTS
100	5	2	1	W.F. HARRIS & SISTER N. REYNOLDS, NJ	45 GREEN GROVE		100	18	2	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	151 76TH STREET	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	19	2	1	REYNOLDS, J. J.	152 76TH ST	
100	5	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	20	2	1	REYNOLDS, J. J.	153 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	21	151	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	154 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	22	152	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	155 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	23	153	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	156 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	24	154	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	157 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	25	155	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	158 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	26	156	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	159 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	27	157	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	160 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	28	158	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	161 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	29	159	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	162 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	30	160	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	163 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	31	161	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	164 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	32	162	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	165 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	33	163	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	166 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	34	164	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	167 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	35	165	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	168 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	36	166	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	169 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	37	167	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	170 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	38	168	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	171 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	39	169	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	172 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	40	170	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	173 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	41	171	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	174 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	42	172	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	175 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	43	173	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	176 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	44	174	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	177 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	45	175	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	178 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	46	176	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	179 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	47	177	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	180 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	48	178	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	181 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	49	179	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	182 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	50	180	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	183 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	51	181	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	184 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	52	182	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	185 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	53	183	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	186 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	54	184	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	187 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	55	185	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	188 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	56	186	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	189 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	57	187	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	190 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	58	188	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	191 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	59	189	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	192 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	60	190	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	193 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	61	191	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	194 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	62	192	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	195 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	63	193	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	196 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	64	194	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	197 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	65	195	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	198 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	66	196	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	199 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	67	197	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	200 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	68	198	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	201 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	69	199	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	202 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	70	200	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	203 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	71	201	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	204 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	72	202	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	205 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	73	203	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	206 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	74	204	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	207 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	75	205	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	208 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	76	206	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	209 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	77	207	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	210 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	78	208	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	211 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	79	209	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	212 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	80	210	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	213 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	81	211	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	214 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	82	212	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	215 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	83	213	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	216 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	84	214	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	217 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	85	215	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	218 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	86	216	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	219 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	87	217	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	220 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	88	218	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	221 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	89	219	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	222 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	90	220	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	223 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	91	221	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	224 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	92	222	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	225 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	93	223	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	226 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	94	224	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	227 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	95	225	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	228 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	96	226	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	229 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	97	227	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	230 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	98	228	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	231 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	99	229	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	232 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	100	230	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	233 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	101	231	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	234 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	102	232	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	235 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	103	233	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	236 76TH ST	
100	6	2	1	JOHN, EDWARD & PATRICIA A. REYNOLDS, NJ	43 GREEN GROVE		100	104	234	1	CLAYTON, ROBERT H. & LILIAN A. REYNOLDS, NJ	237 76TH ST	
100	6	2											

SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	10/30/20	5/14/21
2	EXISTING CONDITIONS PLAN	10/30/20	5/14/21
3	DEMOLITION PLAN	10/30/20	5/14/21
4	DIMENSION PLAN	10/30/20	5/14/21
5	GRADING & DRAINAGE PLAN	10/30/20	5/14/21
6	UTILITY PLAN	10/30/20	5/14/21
7	LIGHTING PLAN	10/30/20	5/14/21
8	SOIL EROSION AND SEDIMENT CONTROL PLAN	10/30/20	5/14/21
9	SOIL EROSION AND SEDIMENT CONTROL DETAILS	10/30/20	5/14/21
10	PROFILES	10/30/20	5/14/21
11	LANDSCAPING PLAN	10/30/20	5/14/21
12	BUILDING LANDSCAPING DETAILS PLAN	10/30/20	5/14/21
13	CONSTRUCTION DETAILS	10/30/20	5/14/21
14	CONSTRUCTION DETAILS	10/30/20	5/14/21

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

WALTER JOSEPH HOPKIN

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

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

(MUNICIPAL ENGINEER)

APPROVED BY PLANNING BOARD:

PRELIMINARY

(CHAIRMAN)

(DATE)

(DATE)

GENERAL NOTES:

OWNER/APPLICANT- HUDSON POINTE AT KEYPORT, LLC
234 BOUNDARY ROAD, UNIT 104
MARLBORO, NJ 07746

OWNER (BLOCK 130, LOT 52)- MARK AND COLLEEN ZELINA
1 MAPLE PLACE
KEYPORT, NJ 07735

1. THE PROPERTY IS SHOWN AS LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51, & 52, BLOCK 130 AS SHOWN ON TAX MAP #11 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY, LAST REVISED 12/31/13.
2. BOUNDARY AND TOPOGRAPHY INFORMATION FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" BY WJH ENGINEERING, LAST REVISED 6/16/19.
3. EXISTING USE: RESIDENTIAL (BLOCK 120, LOTS 8 & 9 AND BLOCK 130, LOT 52), COMMERCIAL (BLOCK 130, LOT 48, 49 & 50), AND VACANT LAND (BLOCK 130, LOTS 42 & 51)
4. PROPOSED USE: RESIDENTIAL.
5. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
6. 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.
7. 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".
8. 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.
9. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A. N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - B. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - C. CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
10. 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 EFFECTIVE.
11. CONTRACTOR SHALL COORDINATE ANY UTILITY POLE RELOCATIONS.
12. THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
13. SOIL BORING CONDITIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
14. REFUSE AND RECYCLING WILL BE HANDLED THROUGH A PRIVATE COMPANY.
15. ALL ROOF LEADERS TO BE TIED INTO THE STORM SEWER COLLECTION SYSTEM.
16. 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
17. 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).
18. ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF KEYPORT CONSTRUCTION STANDARDS, WHERE APPLICABLE.
19. THE INSTALLATION OF WATER METER SHALL BE REVIEWED AND APPROVED BY THE BOROUGH OF KEYPORT WATER DEPARTMENT.
20. FIRE ZONE SIGNAGE & STRIPING SHALL BE IN ACCORDANCE WITH BOROUGH FIRE OFFICIAL.

LIST OF UTILITIES WHICH SERVICE THE BOROUGH OF KEYPORT, N.J.
WITH MAILING ADDRESSES AS OF JULY 1, 2013

BELL ATLANTIC/VERIZON
1085 AVE OF THE AMERICAS
ROOM 3137
JCP&L Real Estate Department
P.O. Box 1911
Morristown, NJ 07962
NEW JERSEY NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719

CABLEVISION
275 CENTENNIAL AVENUE/ CN 6805
PISCATAWAY, NJ 08855-6805
BOROUGH OF KEYPORT
WATER/SEWER DEPARTMENT
70 WEST FRONT STREET
KEYPORT, NJ 07735
ATTN: SCOTT HICKS

SITE PLAN
FOR
HUDSON POINTE AT
KEYPORT, LLC

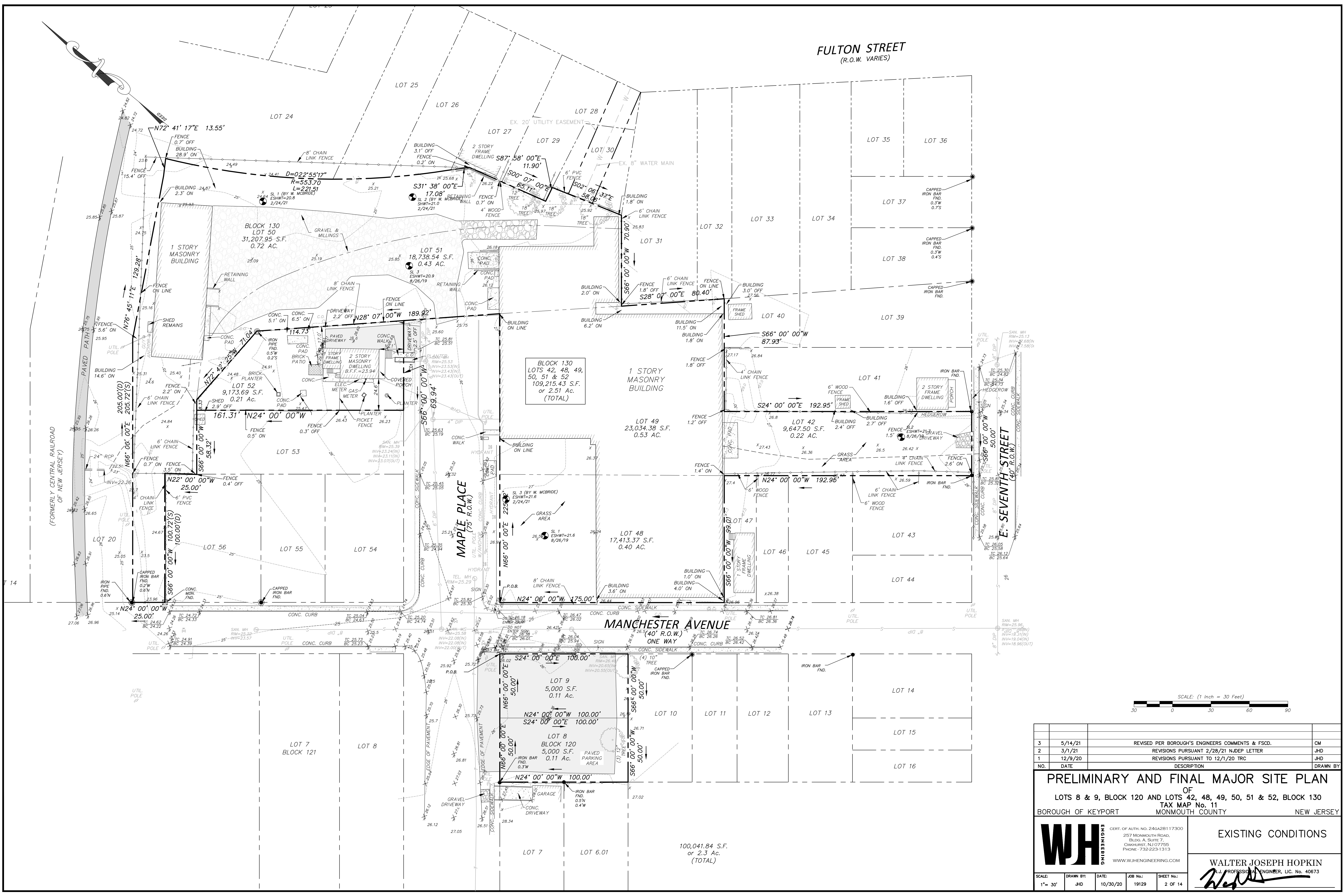
BLOCK 120, LOTS 8 & 9 AND
BLOCK 130, LOTS 42, 48, 49, 50, 51 & 52
TAX MAP NO. 11
BOROUGH OF KEYPORT, MONMOUTH COUNTY, N.J.
JOB NUMBER 19129



CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755
PHONE - 732-223-1313

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

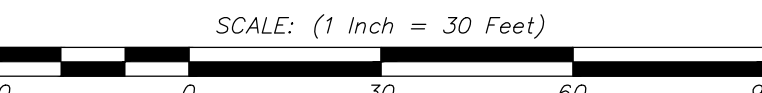
Wesley



FULTON STREET
(R.O.W. VARIES)

MANCHESTER AVENUE
(40' R.O.W.)
ONE WAY

E. SEVENTH STREET
(40' R.O.W.)



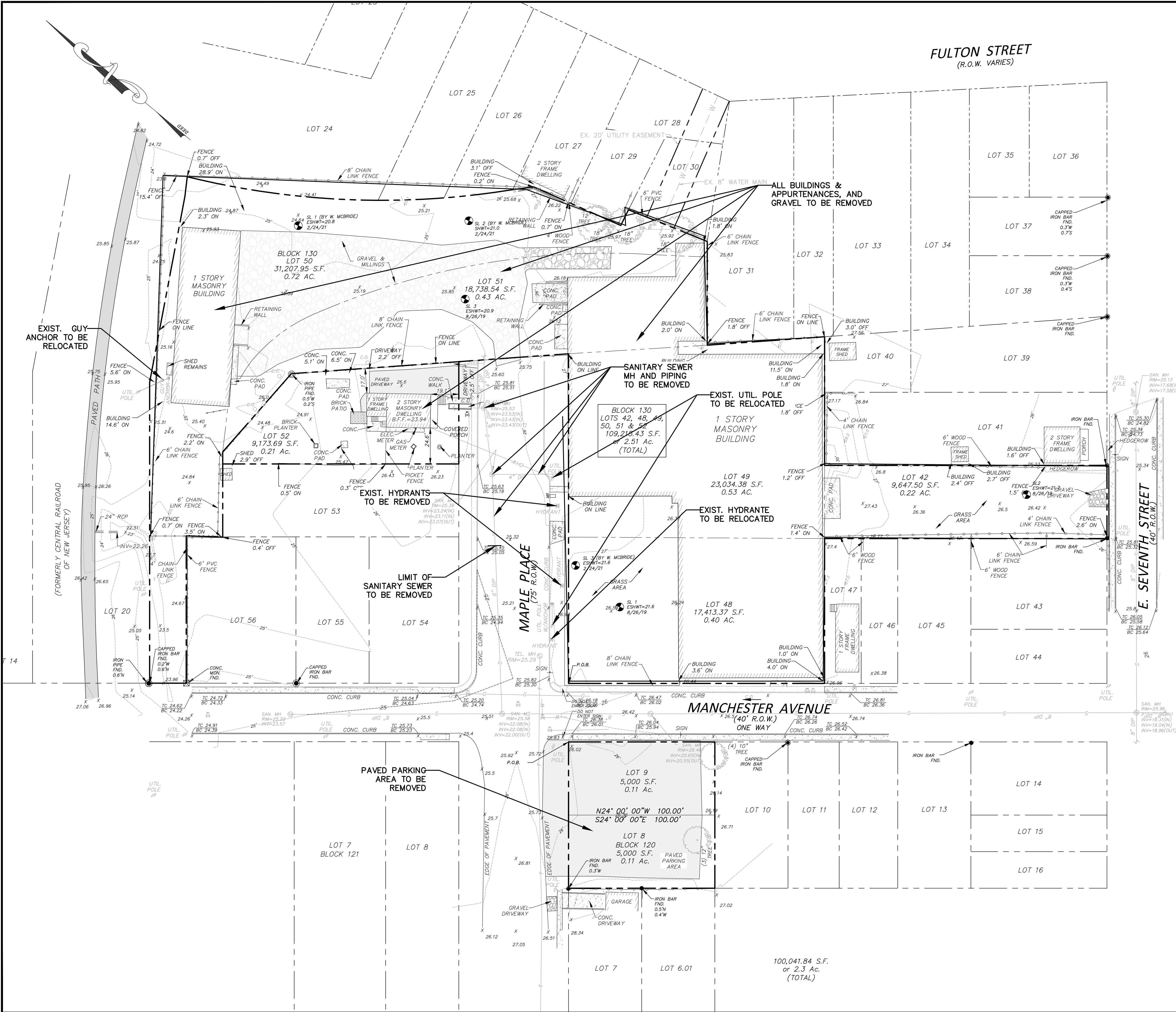
NO.	DATE	DESCRIPTION	DRAWN BY
3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	CM
2	3/1/21	REVISIONS PURSUANT 2/28/21 NJDEP LETTER	JHD
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD

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.WHENGINEERING.COM

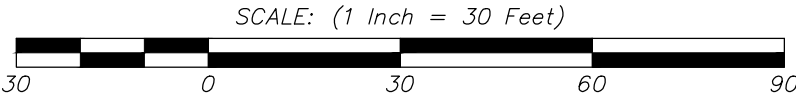
EXISTING CONDITIONS
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:
1" = 30'	JHD	10/30/20	19129	2 OF 14



LEGEND

- 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")
- Drainage Line
- Electric Line
- Gas Line
- Sanitary Sewer Line
- Telephone Line
- Water Line
- Overhead Wires
- Monitoring Well
- Iron Bar Found
- Survey Cap Found
- Existing Contour
- Proposed Spot Elevation
- Drainage Flow Arrow
- Proposed Contour



NO.	DATE	DESCRIPTION	DRAWN BY
3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	CM
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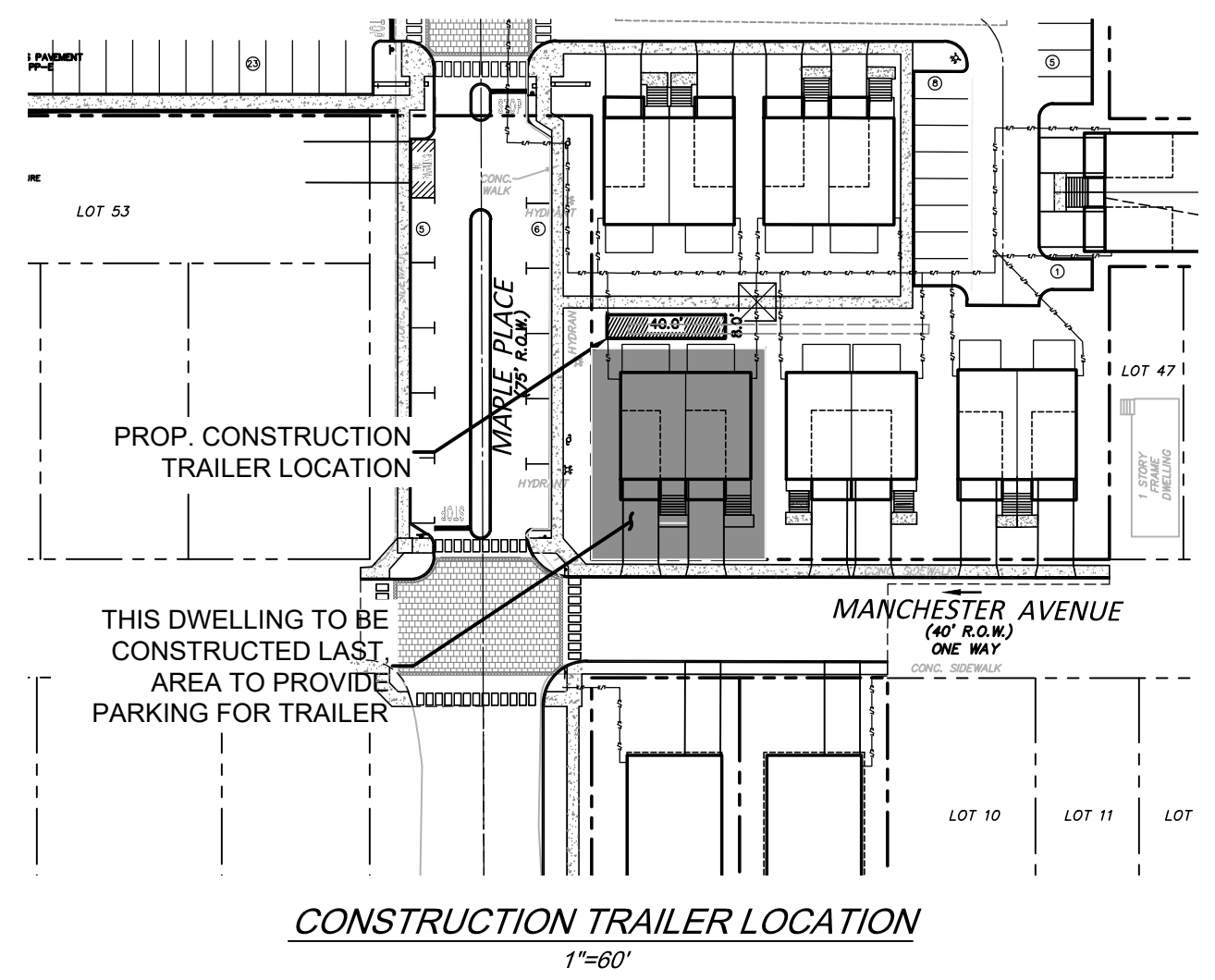
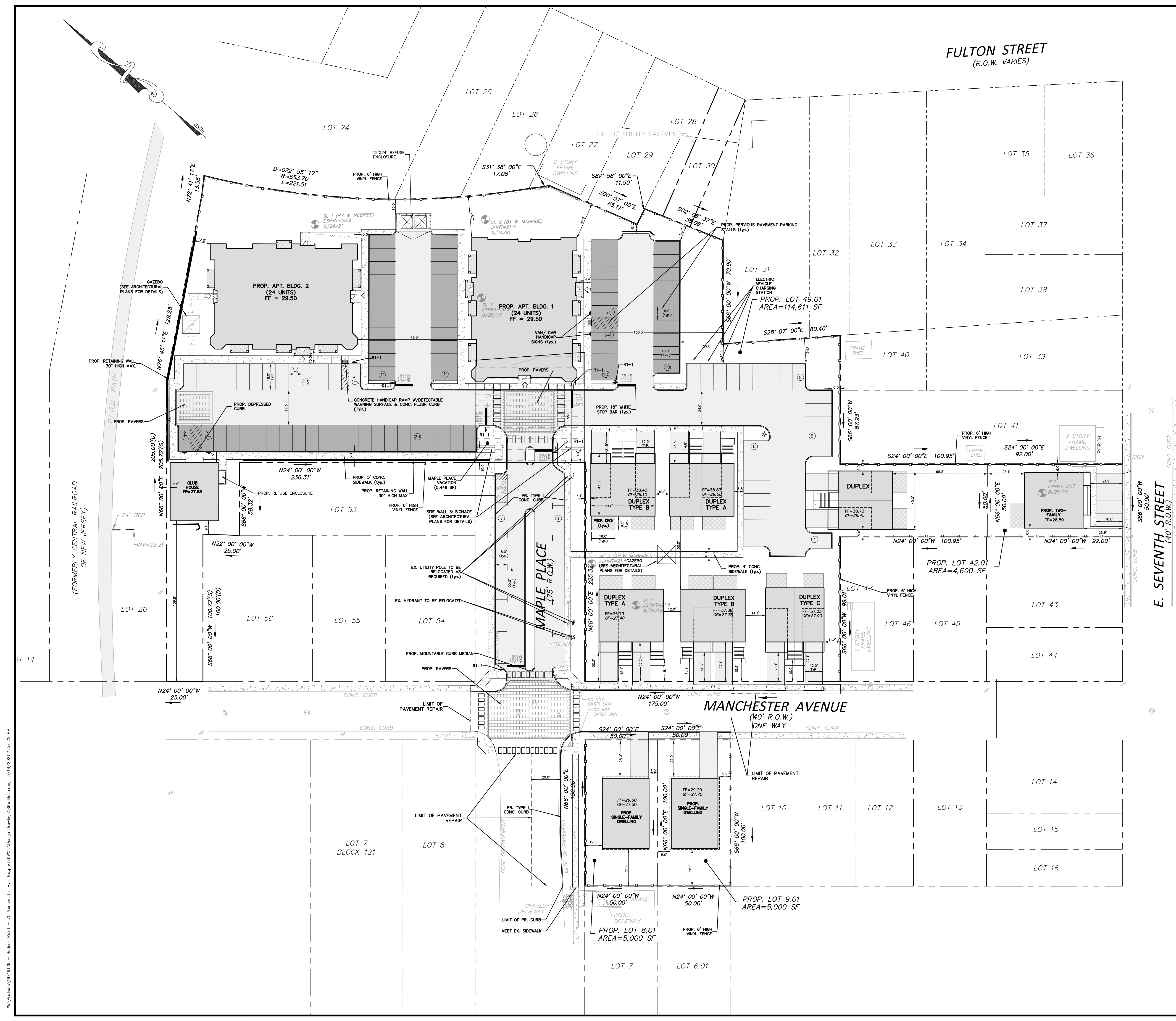
PRELIMINARY AND FINAL MAJOR SITE PLAN
OF
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
TAX MAP No. 11
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

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

DEMOLITION PLAN
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	3 OF 14

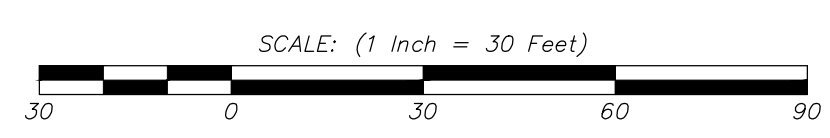
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- NOTES:
- ANY EXISTING PAVEMENT, CURB OR SIDEWALK THAT IS IN POOR CONDITION OR IS DAMAGED AS A RESULT OF THE PROPOSED CONSTRUCTION MUST BE REPLACED.
 - THE EXISTING 6" Ø SANITARY SEWER MAIN TO REMAIN SHALL BE INSPECTED AND REPAIR AND/OR REPLACEMENT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

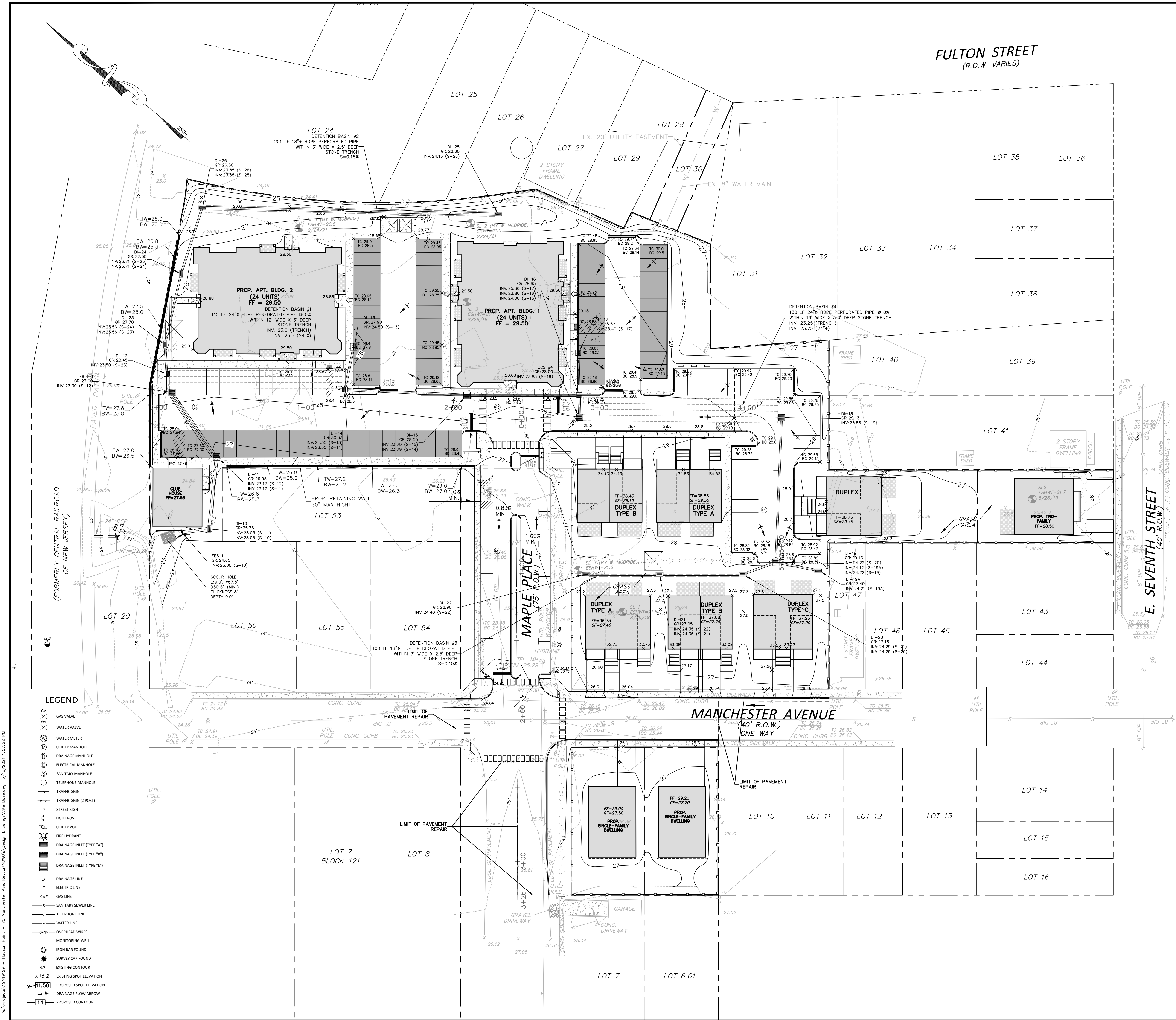
LEGEND

- GV 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
- TP TRAFFIC SIGN (2 POST)
- ST STREET SIGN
- LP LIGHT POST
- UP UTILITY POLE
- FD 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
- SSL SANITARY SEWER LINE
- TL TELEPHONE LINE
- WL WATER LINE
- OW OVERHEAD WIRES
- MW MONITORING WELL
- IFB IRON BAR FOUND
- SCF SURVEY CAP FOUND
- 99- EXISTING CONTOUR
- 15.2 EXISTING SPOT ELEVATION
- 11.50 PROPOSED SPOT ELEVATION
- DR DRAINAGE FLOW ARROW
- 114 PROPOSED CONTOUR



3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JHD/CM	
2	3/1/21	REVISIONS PURSUANT 2/28/21 NUDEP 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	
		CERT. OF AUTH. NO. 246A28117300		
		257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313		
		WWW.WJENGINEERING.COM		
SCALE: DRAWN BY: DATE: JOB No.: SHEET No.: 1" = 30' JHD 10/30/20 19129 4 OF 14		DIMENSION PLAN		
		WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, LIC. No. 40673 		

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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

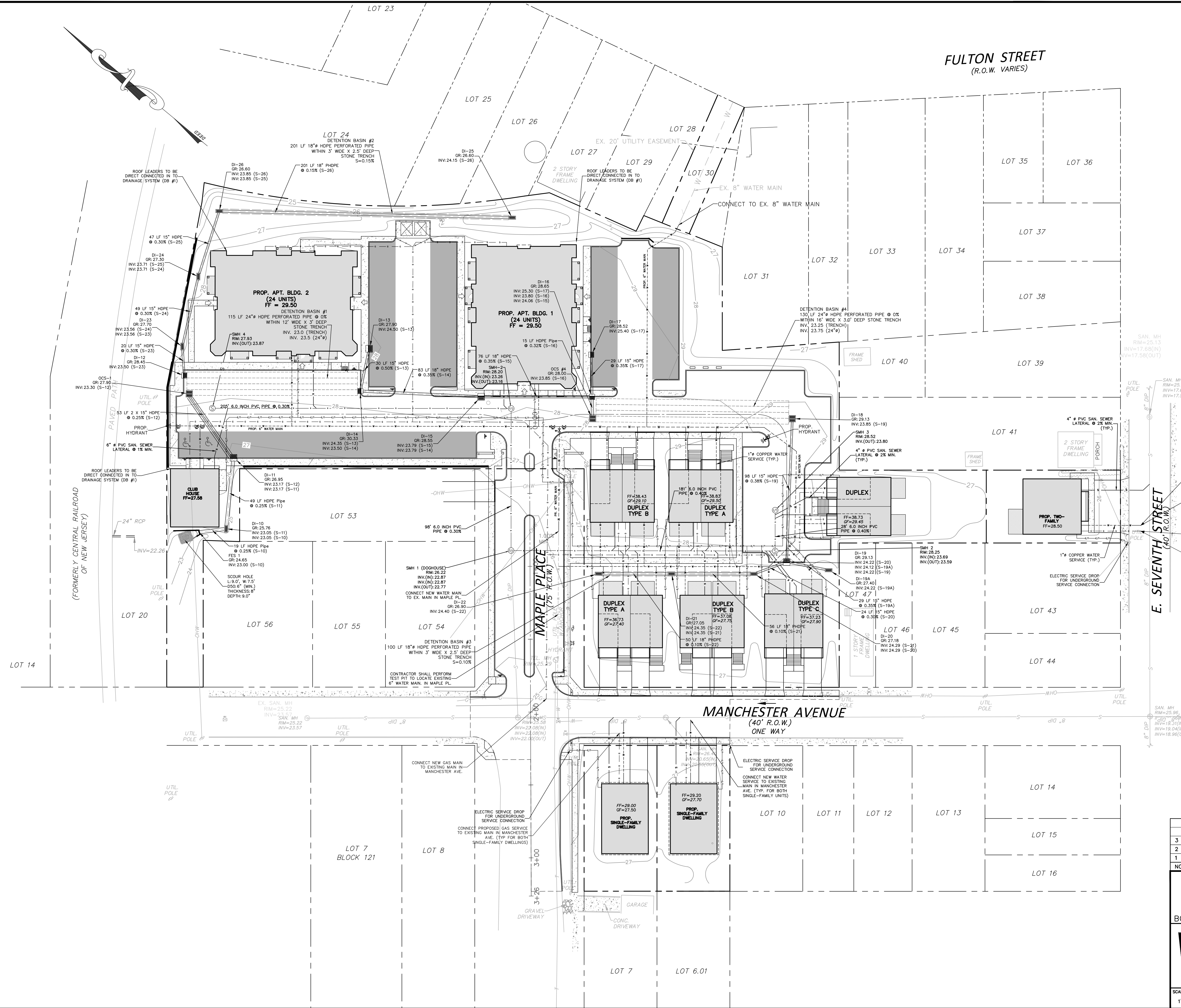


CERT. OF AUTH. NO. 24GA28117300
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PHONE: 732-223-1313
WWW.WJHENGINEERING.COM

GRADING &
DRAINAGE PLAN

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

SCALE: 1" = 30'
DRAWN BY: JHD
DATE: 10/30/20
JOB No.: 19129
SHEET No.: 5 OF 14

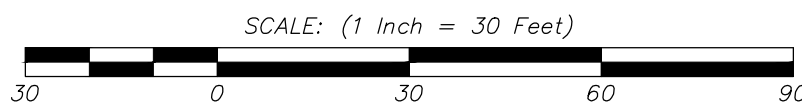


NOTES:

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.

LEGEND

- GV GAS VALVE
- W WATER VALVE
- WM WATER METER
- UM UTILITY MANHOLE
- DM DRAINAGE MANHOLE
- EM ELECTRICAL MANHOLE
- SM SANITARY MANHOLE
- TM TELEPHONE MANHOLE
- TS TRAFFIC SIGN
- ST STREET SIGN
- LP LIGHT POST
- UP UTILITY POLE
- FH 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
- IB IRON BAR FOUND
- SF SURVEY CAP FOUND
- 99.2 EXISTING CONTOUR
- 15.2 EXISTING SPOT ELEVATION
- 11.50 PROPOSED SPOT ELEVATION
- 14 DRAINAGE FLOW ARROW
- 14 PROPOSED CONTOUR



NO.	DATE	DESCRIPTION	DRAWN BY
3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FISC.	JHD/CM
2	3/1/21	REVISIONS PURSUANT 2/28/21 NUDEP LETTER	JHD
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD

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

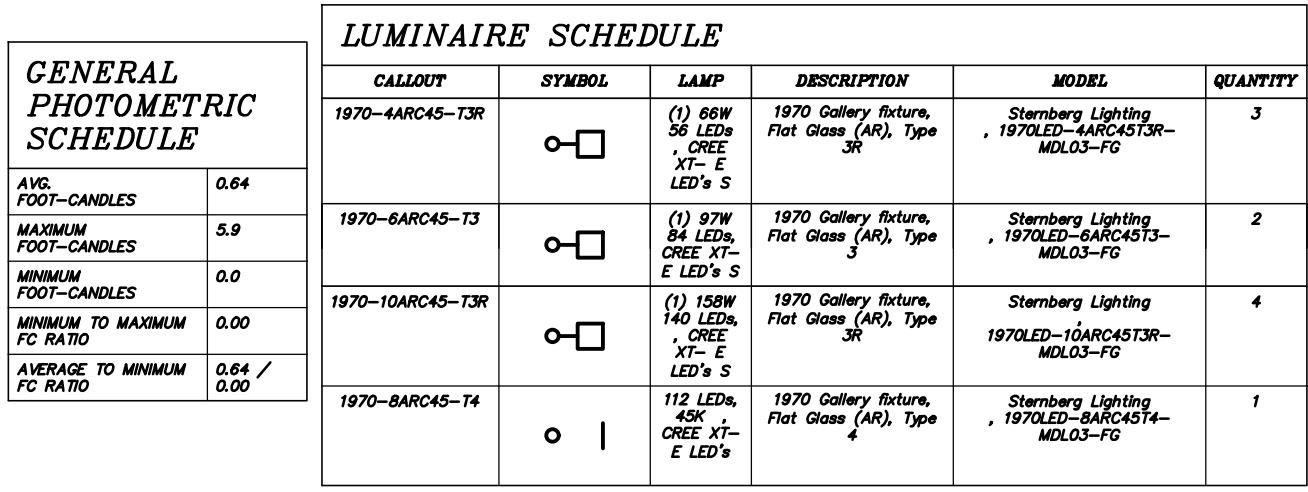


CERT. OF AUTH. NO. 246A28117300
257 MONMOUTH ROAD,
BLDG. A, SUITE 7,
OAKHURST, NJ 07755
PHONE: 732-223-1313
WWW.WJHENGINEERING.COM

UTILITY PLAN

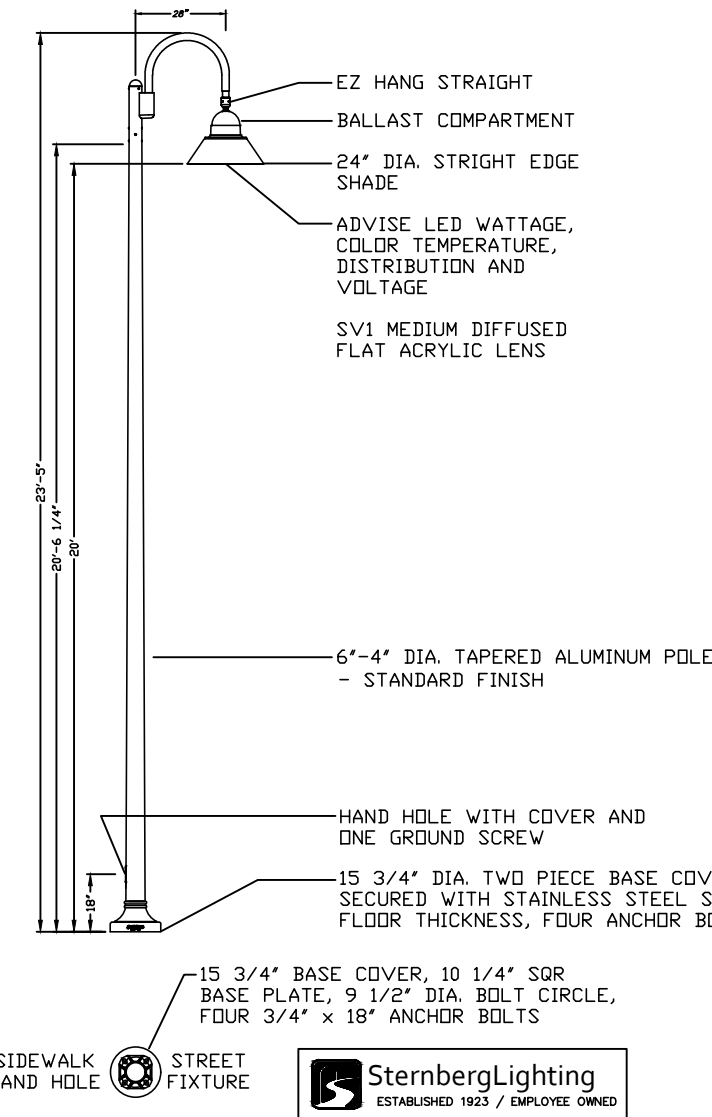
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:
1" = 30'	JHD	10/30/20	19129	6 OF 14



LIGHT POLE DETAIL

N.T.S.

[illegible]

9700 GALLERY SERIES

LED

Fixtures

BF = BASE FIXTURE

24\"/>

24\"/>

24\"/>

ITWOLED-S-SP-FC ITWOLED-S-SP-FC ITWOLED-P-SP-FC ITWOLED-P-SP-FC

BT = BLANK TOP

24\"/>

ITWOLED-S-FC

GR = GLOW RINGS

24\"/>

ITWOLED-S-GR-FC

HW = HORIZONTAL WINDOW

24\"/>

ITWOLED-S-HW-FC

GTR = GLOW TOP SOLID RINGS

24\"/>

ITWOLED-S-GTR-FC

CW = CUSTOM WINDOW DESIGN

24\"/>

ITWOLED-S-CW-FC

GW = GLOW WINDOW

24\"/>

ITWOLED-S-GW-FC

STR = STRIP TOP SOLID RINGS

24\"/>

ITWOLED-P-STR-FC

Other Options

Photo socket
with photocell

R-PE

PEC
Electronic
button
photocell

SternbergLighting

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800-621-3076

556 Lawrence Ave., Roselle, IL 60172

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3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JHD/CM
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BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY



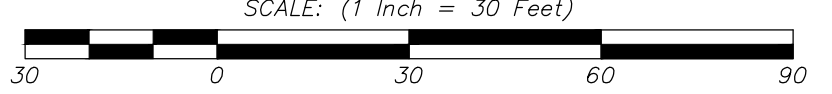
CERT. OF AUTH. NO. 24GA28117300

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BLDG. A, SUITE 7,
OAKHURST, NJ 07755
PHONE - 732-223-1313

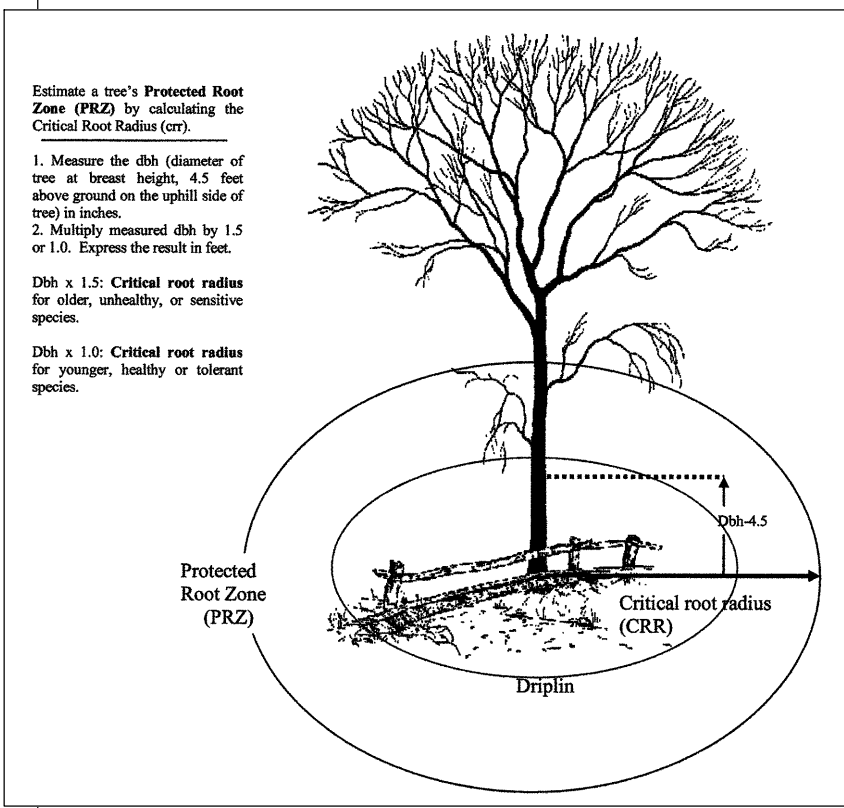
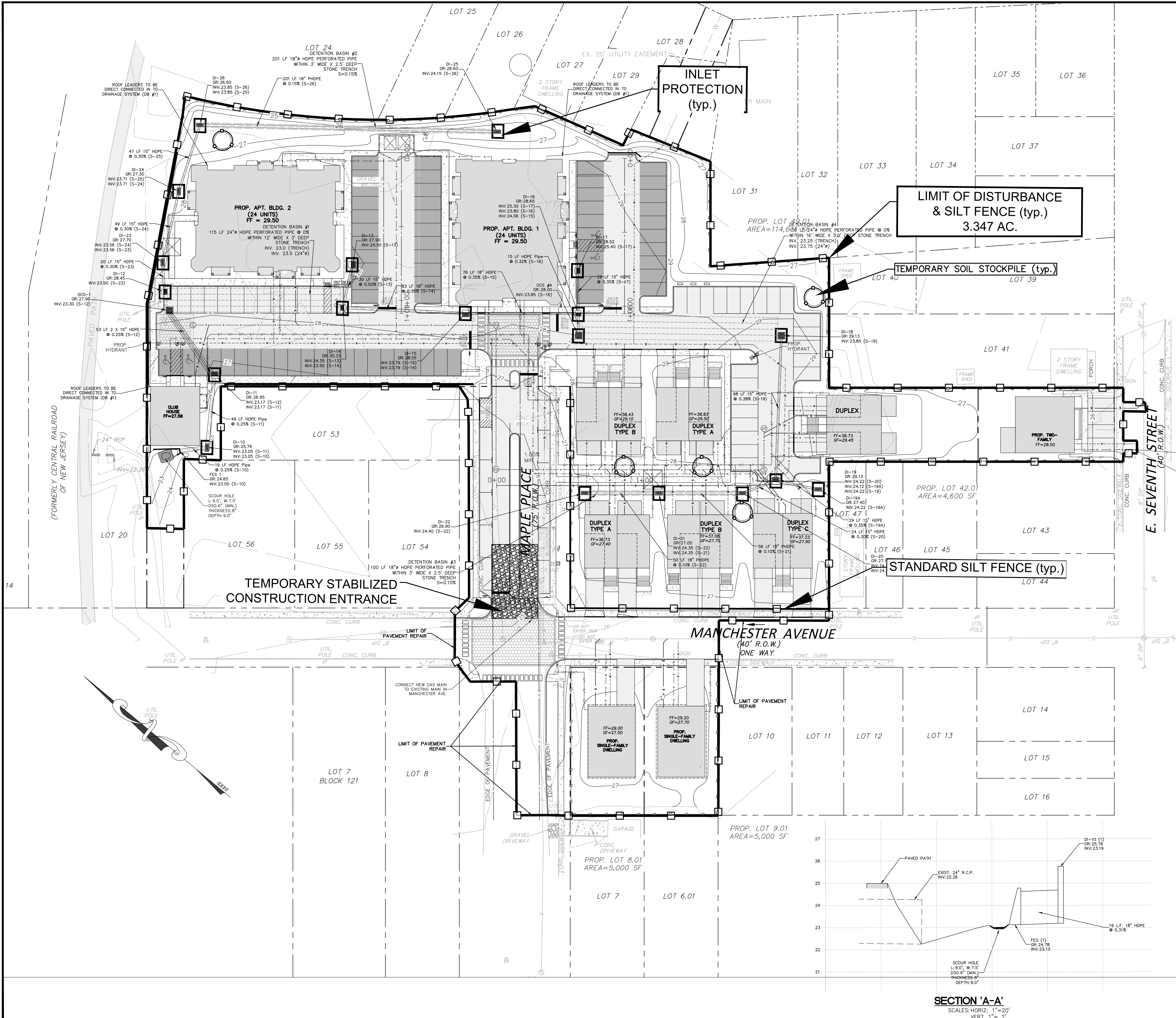
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LIGHTING PLAN

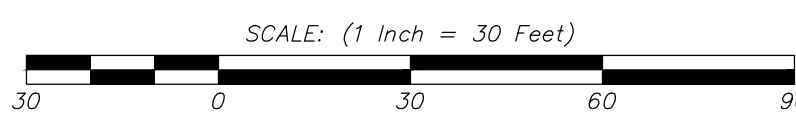
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673



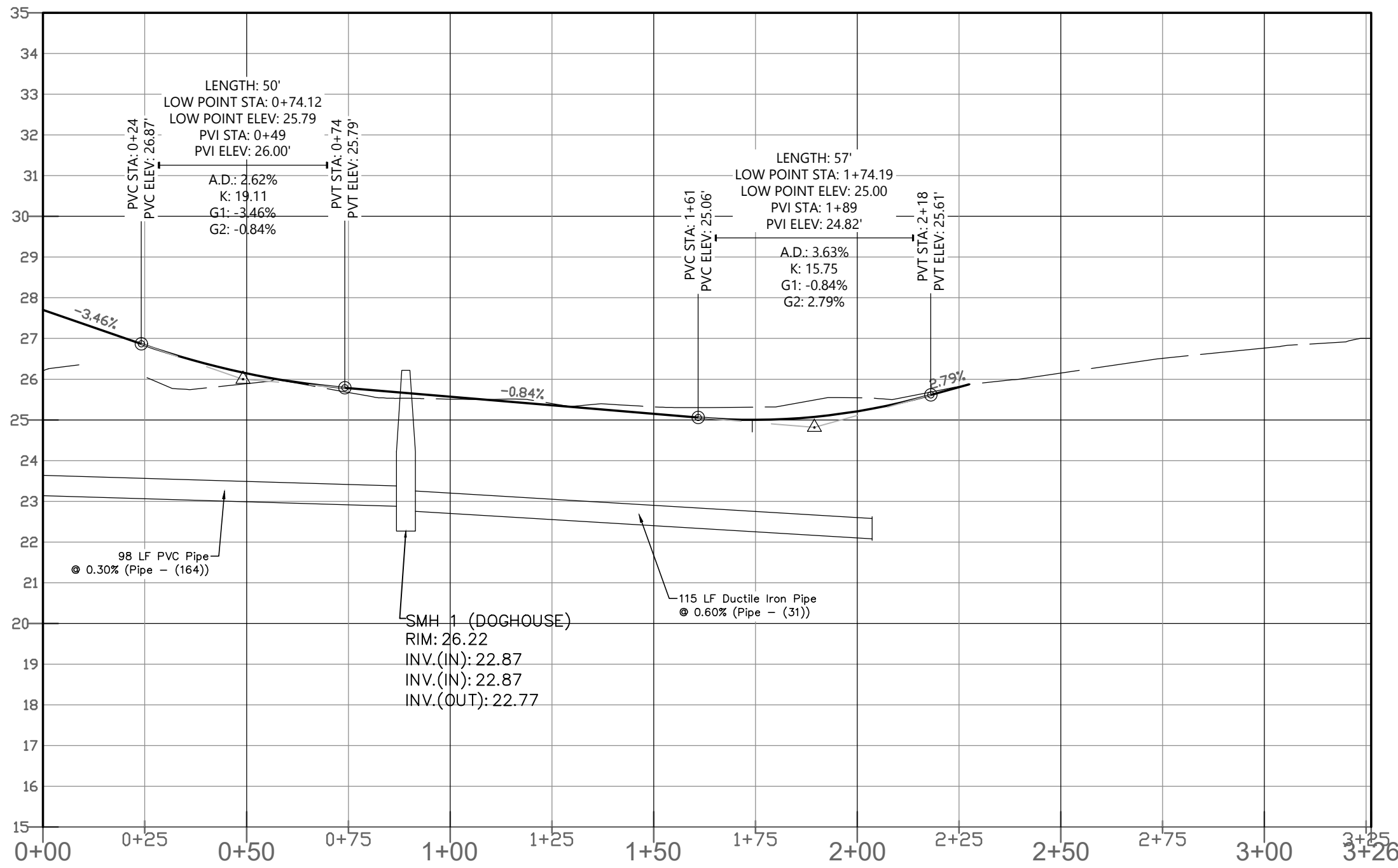
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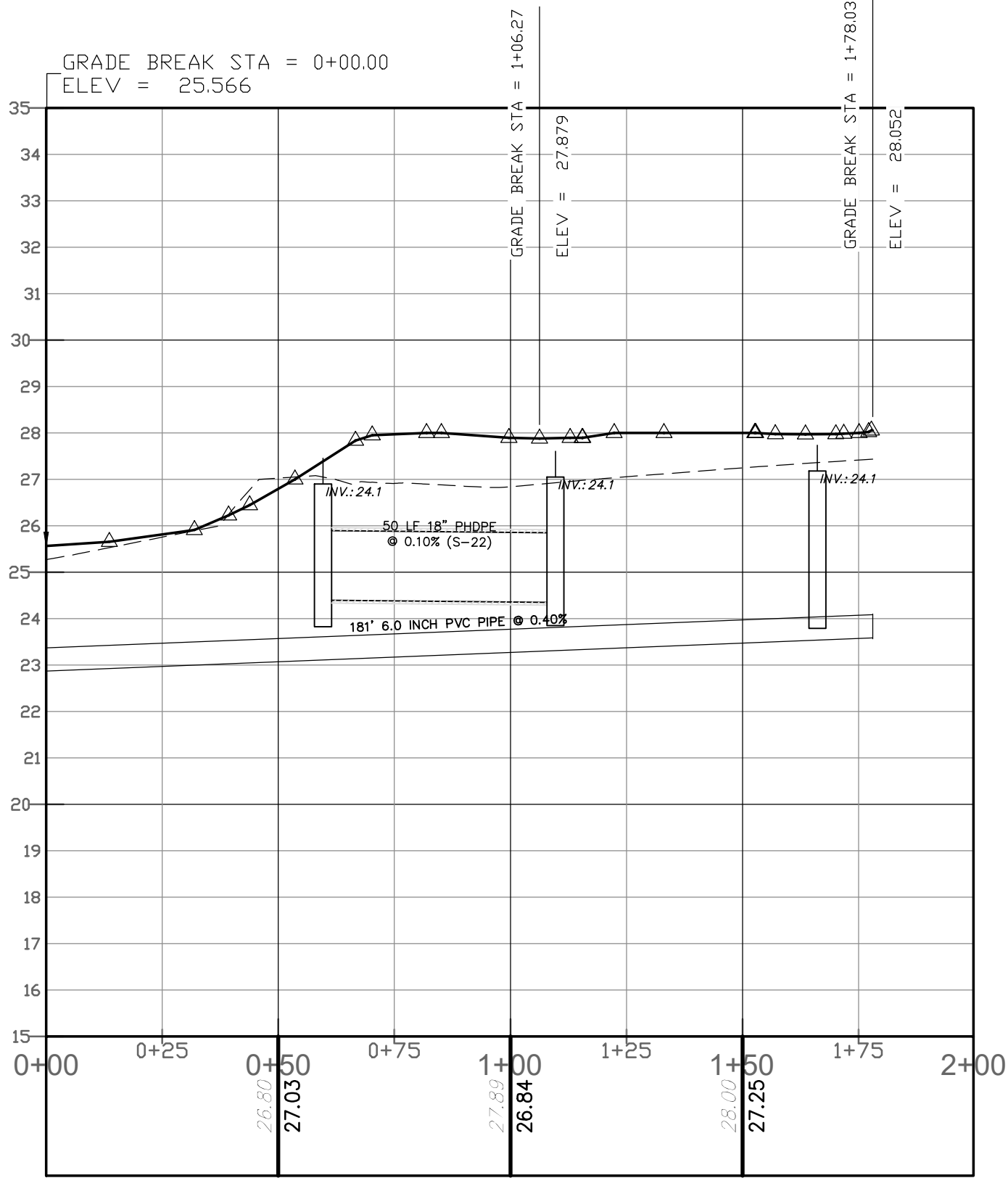
TREE PROTECTION DETAIL
NOT TO SCALE



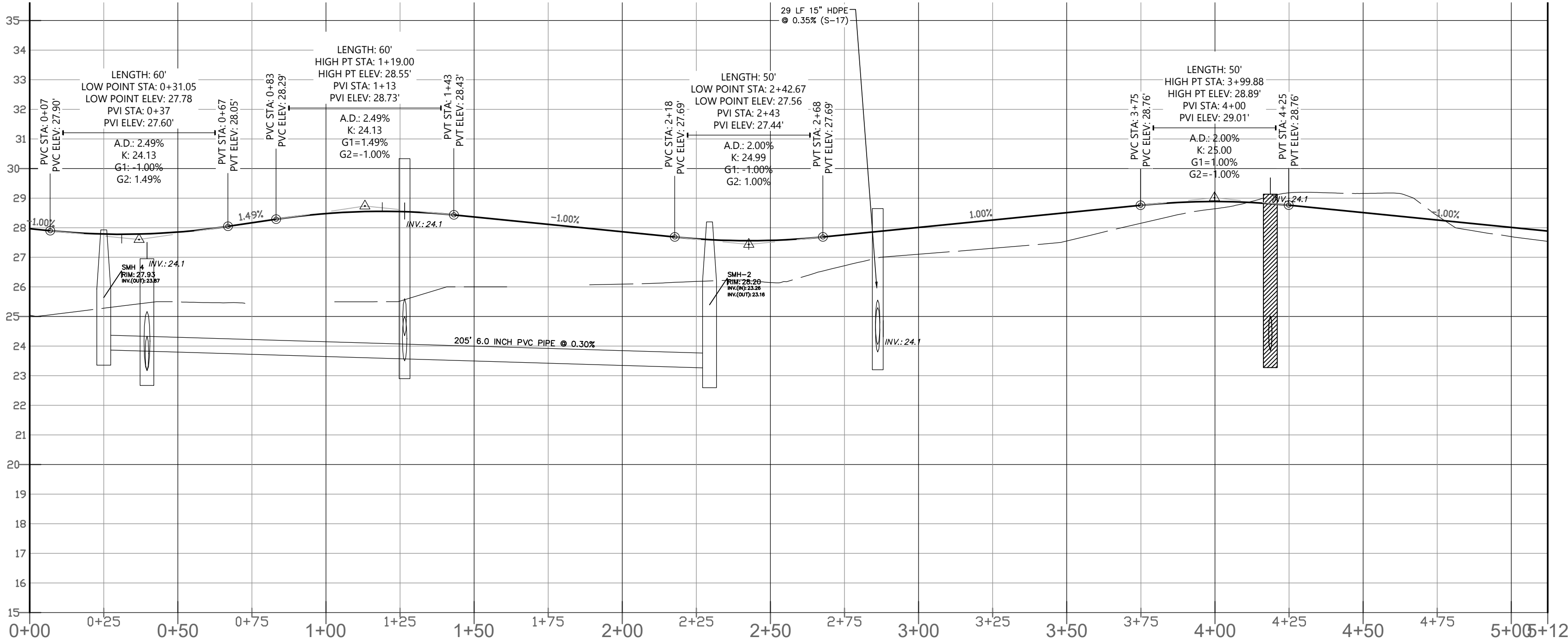
3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JHD/CM
2	3/1/21	REVISIONS PURSUANT 2/28/21 NUDEP LETTER	JHD
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NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY AND FINAL MAJOR SITE PLAN			
OF			
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130			
TAX MAP No. 11			
BOROUGH OF KEYPORT		MONMOUTH COUNTY	
		NEW JERSEY	
WH ENGINEERING		SOIL EROSION & SEDIMENT CONTROL PLAN	
CERT. OF AUTH. No. 24Ga28117300		WALTER JOSEPH HOPKIN	
257 MONMOUTH ROAD, SUITE 7, OAKHURST, NJ 07755		N.J. PROFESSIONAL ENGINEER, LIC. No. 40673	
PHONE - 732-223-1313		Walter Joseph Hopkin	
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SCALE:	DRAWN BY:	DATE:	JOB No.:
1" = 30'	JHD	10/30/20	19129
			SHEET No.:
			8 OF 14



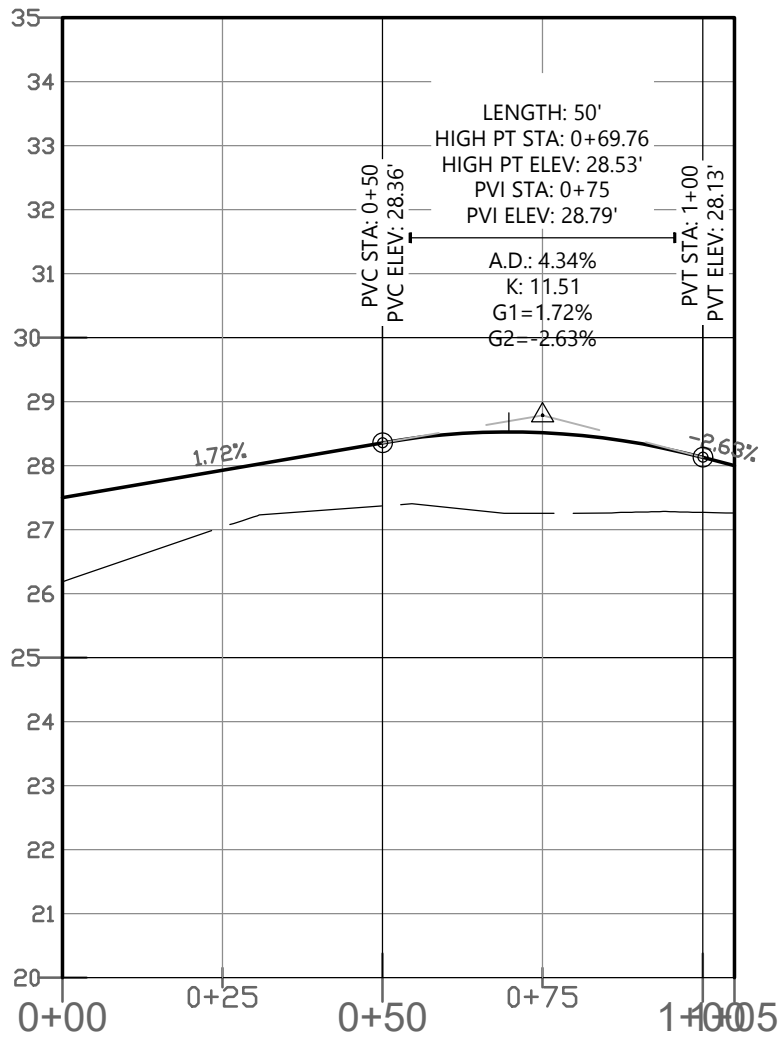
MAPLE PLACE



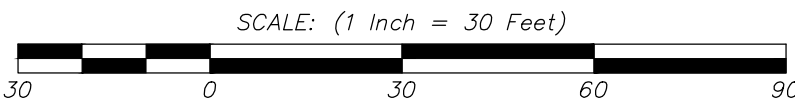
REAR YARD OF DUPLEXES



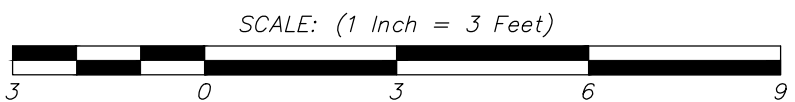
MAIN PARKING AISLE



LOT 3

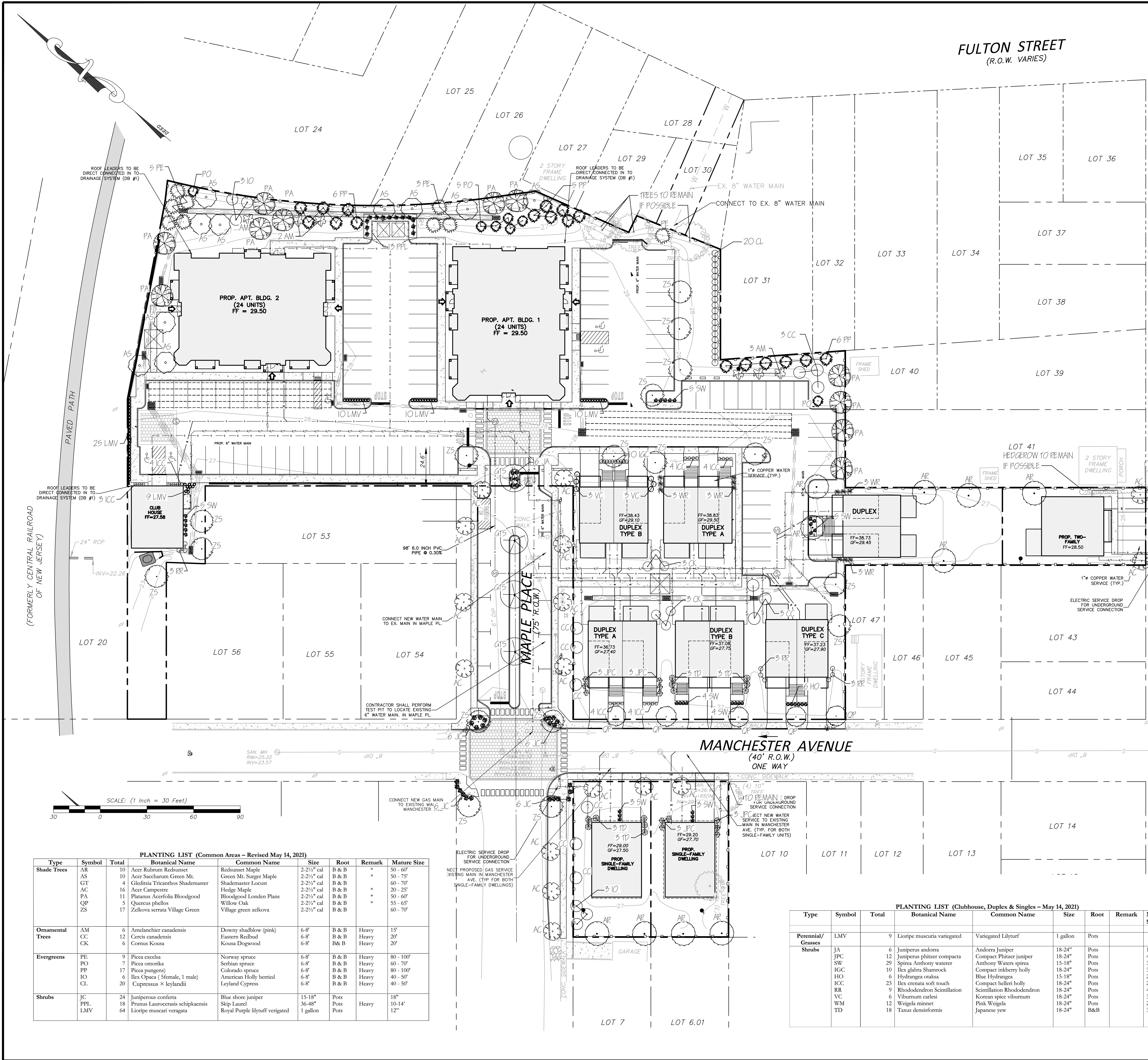


HORIZONTAL



VERTICAL

3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.		JHD/CM
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
 ENGINEERING		CERT. OF AUTH. NO. 246A28117300		
		257 MONMOUTH ROAD. BLDG. A, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313 WWW.WJENGINEERING.COM		
		PROFILES		
		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	10 OF 13



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 WH 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 STANDARDS FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.

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.

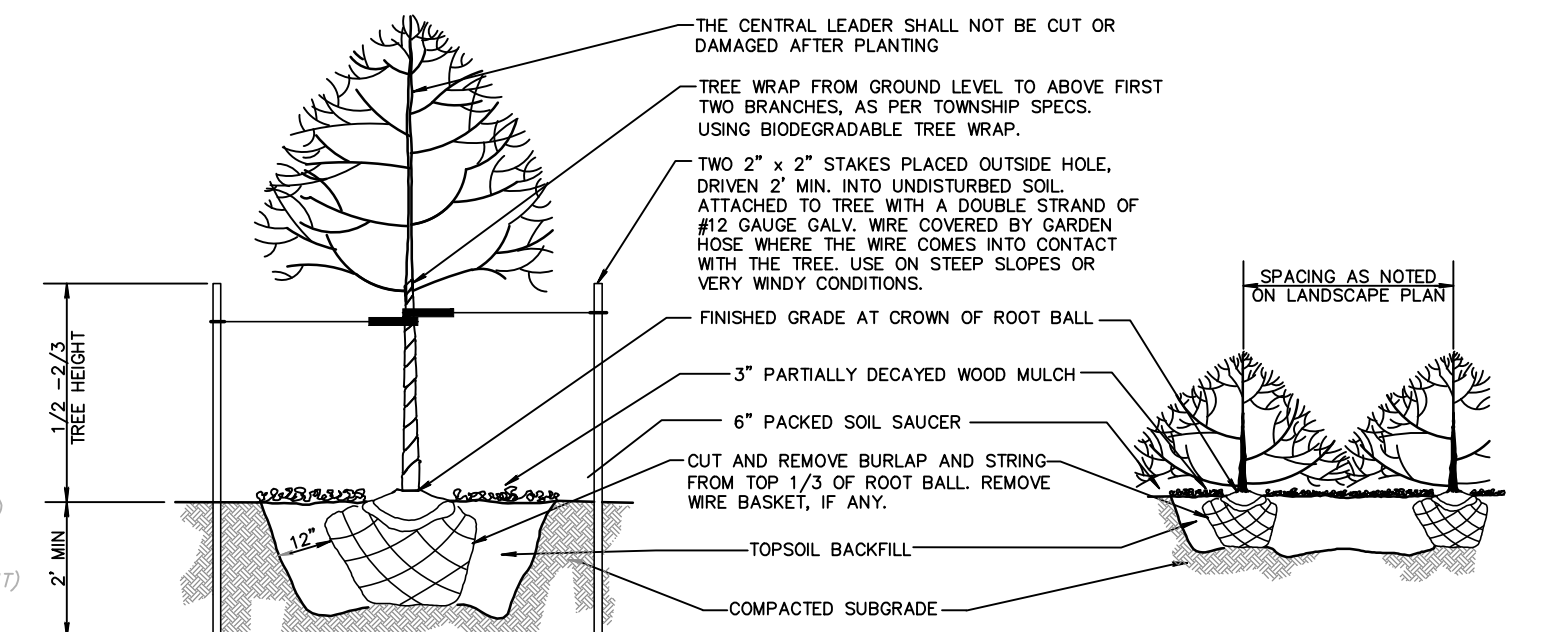
FERTILIZER: RATIO 3:1:2 AT 1 LB. NITROGEN PER 1,000 SQ. FT. FERTILIZE TWO TIMES PER YEAR.

PESTICIDES: INSPECT AND APPLY AS NEEDED FOR DISEASES AND INSECTS.

MAINTAIN A 2" HEIGHT. MOW AT LEAST ONCE PER WEEK. REMOVE CLIPPINGS FROM DETENTION BASIN.

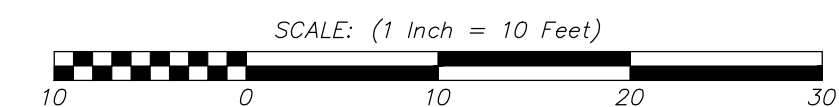
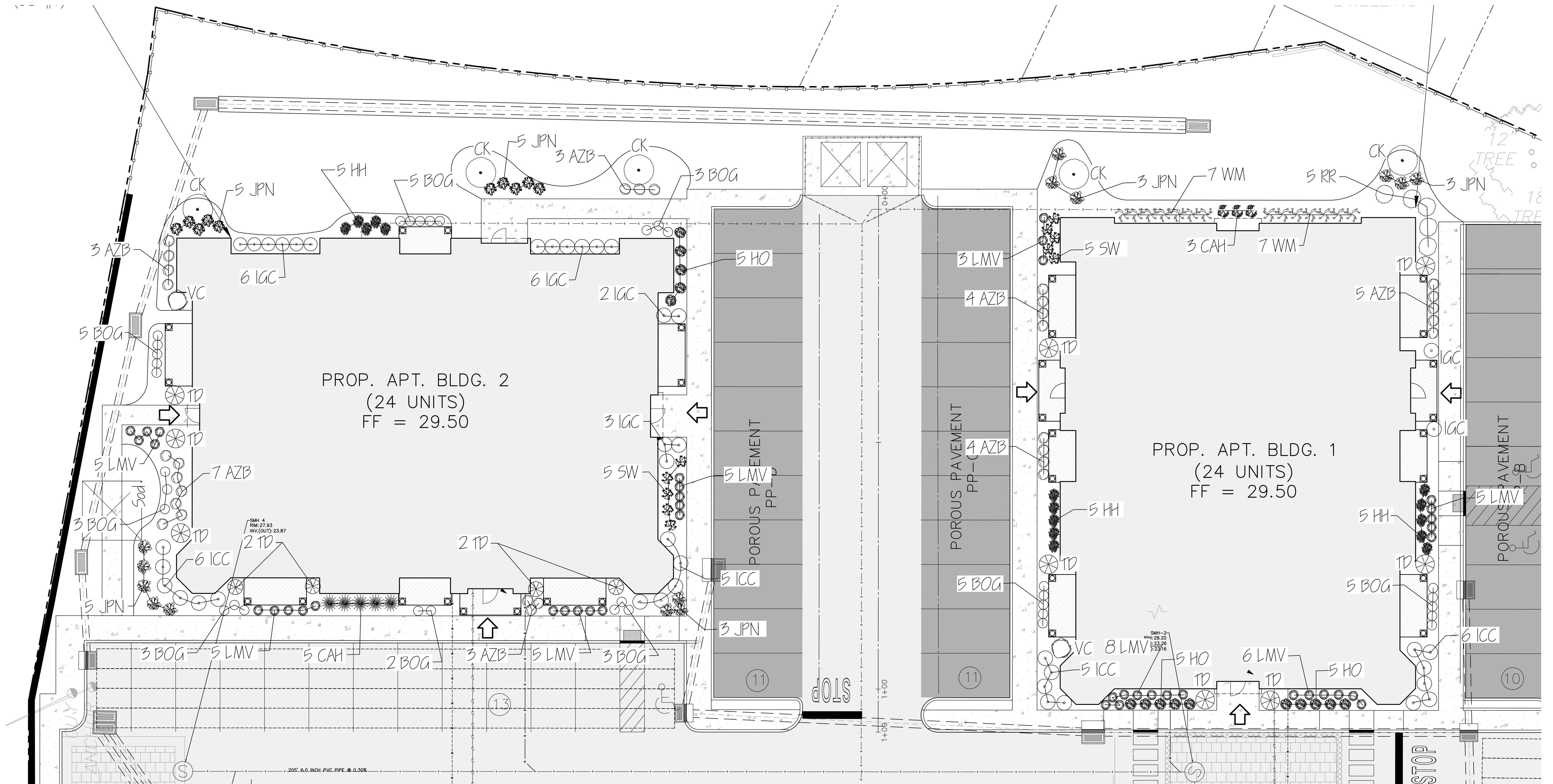
MANICURE: TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES. RAKE AS NEEDED.

EVERGREEN TREE PLANTING and STAKING DETAIL
NOT TO SCALE



TREE and SHRUB PLANTING and STAKING DETAIL
NOT TO SCALE

3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JUL
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		LANDSCAPING PLAN	
SCALE: 1"=30'		WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, U.C. No. 40673	
DRAWN BY: JUL	DATE: 10/30/20	JOB No.: 19129	SHEET No.: 11 OF 14



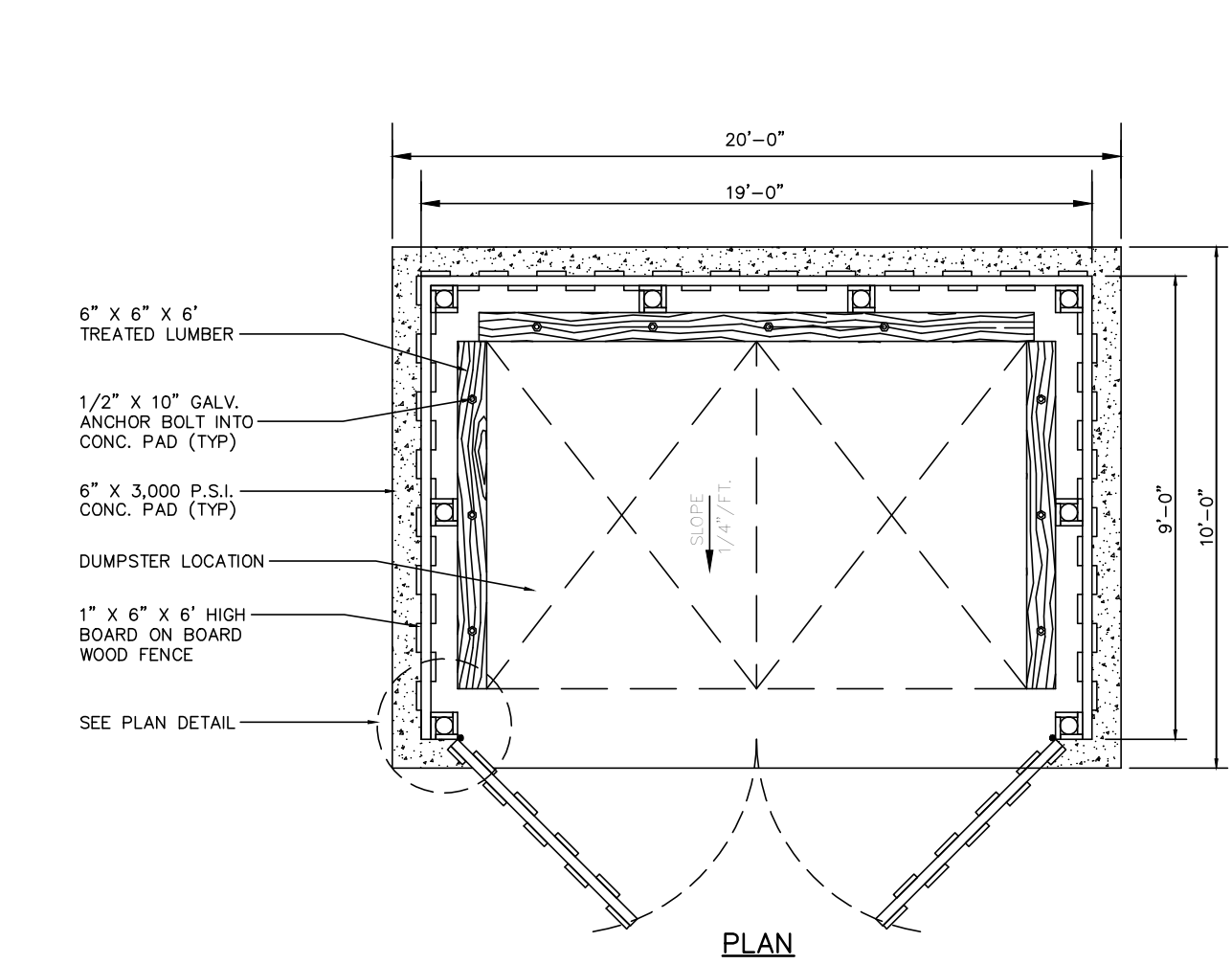
PLANTING LIST (Building 2)

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	Procurmbins juniper	15-18"	Pots		24"
	SW	5	Spiraea Anthony waterer	Anthony Waters spirea	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 azaleas	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'

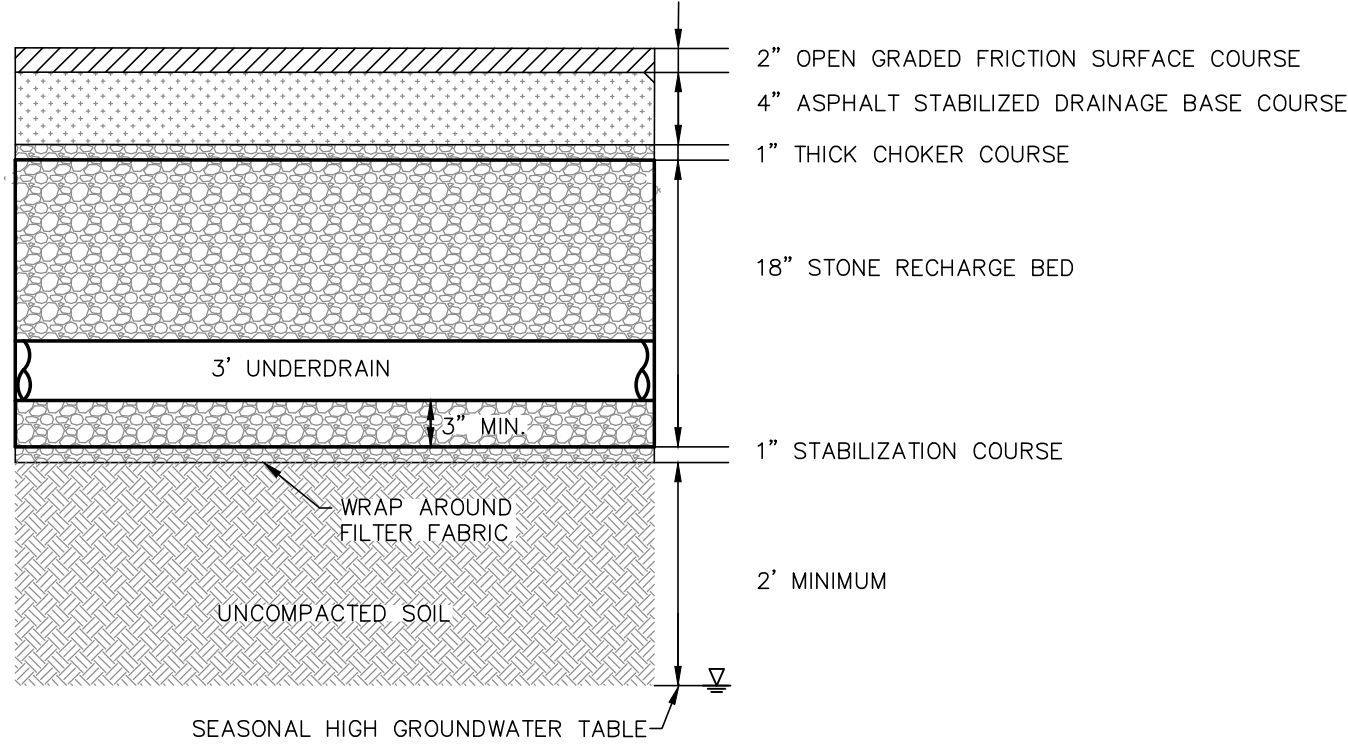
PLANTING LIST (Building 1)

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	Procurmbins juniper	15-18"	Pots		24"
	SW	5	Spiraea Anthony waterer	Anthony Waters spirea	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 azaleas	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'

3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JUL
2	3/1/21	REVISIONS PURSUANT 2/28/21 NJDEP LETTER	JHD
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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		BUILDING LANDSCAPING DETAILS PLAN	
CERT. OF AUTH. NO. 246A28117300 257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM		WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, U.C. No. 40673	
SCALE: 1"=10'	DRAWN BY: JUL	DATE: 10/30/20	JOB No.: 19129
SHEET No.: 12 OF 14			

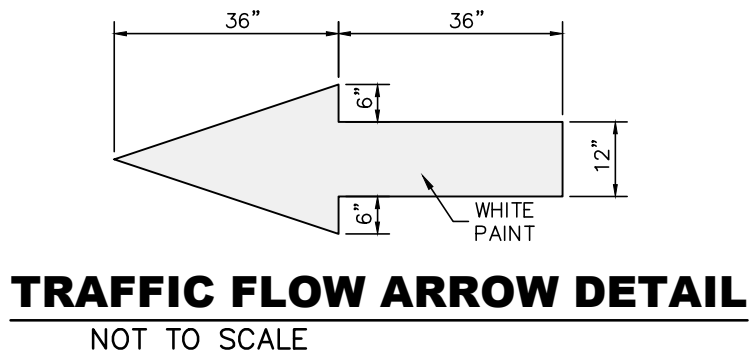


REFUSE PAD ENCLOSURE
NOT TO SCALE

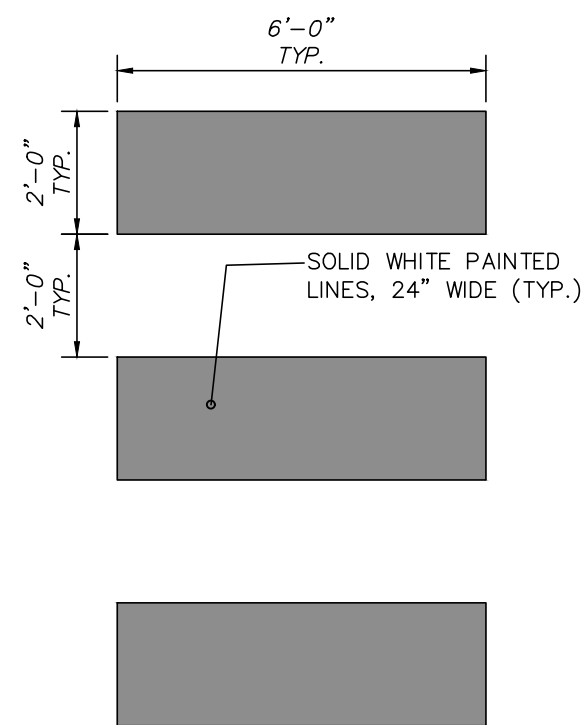


POROUS ASHALT PAVEMENT DETAIL
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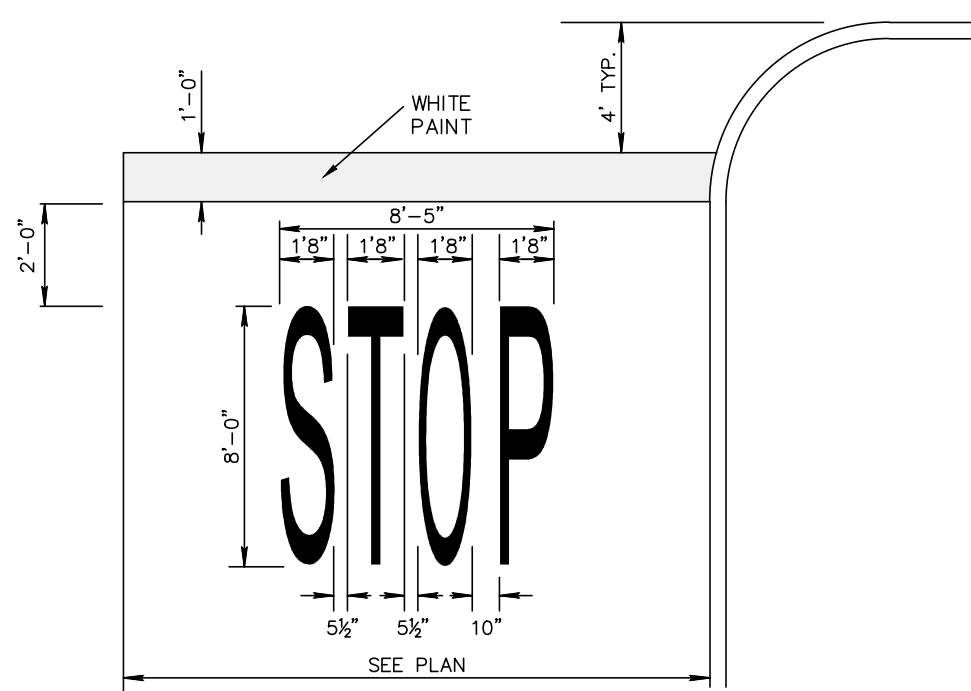
- NOTES:
1. ASPHALT SURFACE COURSE - OPEN GRADED FRICTION COURSE (OGFC) WITH POLYMER MODIFIED BINDER 64E-22 (NJDOT SPECIFICATION 902.03)
 2. ASPHALT BASE COURSE - ASPHALT STABILIZED DRAINAGE COURSE (ASDC) (NJDOT SPECIFICATION 902.06)
 3. CHOKER COURSE - 1" CLEAN WASHED BROKEN STONE (AASHTO NO. 57; NJDOT SPECIFICATION 901.3)
 4. STONE STORAGE BED - 1.5" TO 3" CLEAN WASHED, UNIFORMLY OPEN-GRADED BROKEN STONE (AASHTO NO. 2; NJDOT SPECIFICATION 901.03)
 5. UNDERDRAIN SHALL BE A PERFORATED PVC PIPE WRAP WITH FILTER FABRIC CONNECTING TO AN INSPECTION PORT AND/OR AN OUTLET CONTROL STRUCTURE.
 6. STABILIZATION COURSE - 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.
 7. FILTER FABRIC - NON-WOVEN GEOTEXTILE FABRIC, SUCH AS MIRAFI 140N, AMMO 4547, GEOTEX 451, OR APPROVED EQUAL (AASHTO M888 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.
 8. POROUS PAVEMENT AREAS SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF AND EXCESSIVE COMPACTION FROM CONSTRUCTION TRAFFIC DURING AND AFTER CONSTRUCTION TO PREVENT PAVEMENT CLOGGING.
 9. POROUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED PER NJDOT SPECIFICATION 402, NO PAVING OR SURFACE COURSE UNDER 50° F AMBIENT TEMPERATURE.
 10. LIMIT TRAFFIC FOR 48 HOURS AFTER COMPACTION.



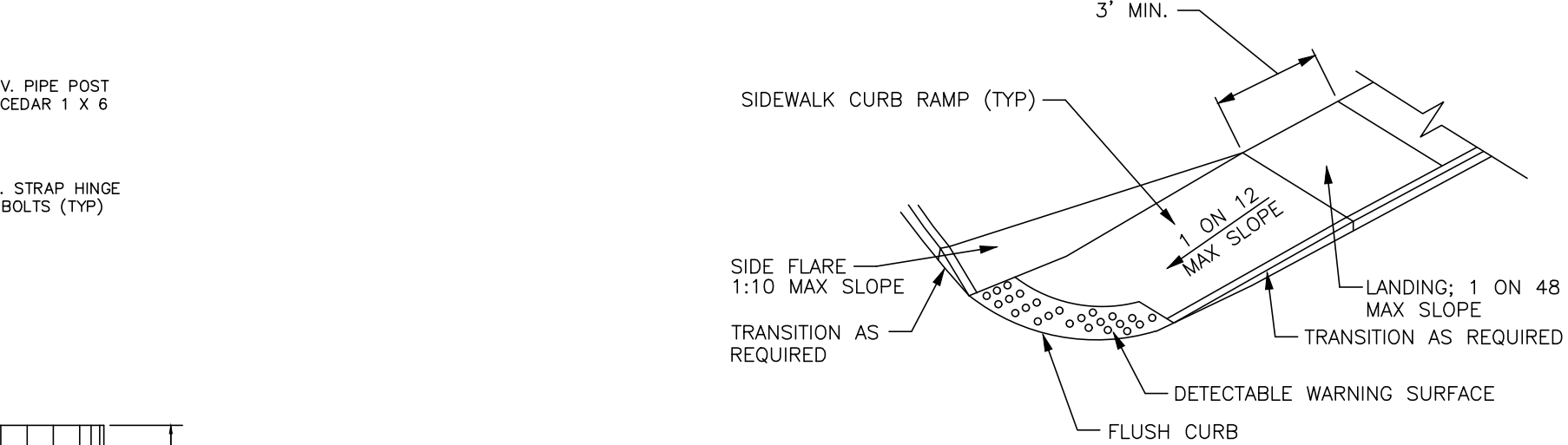
TRAFFIC FLOW ARROW DETAIL
NOT TO SCALE



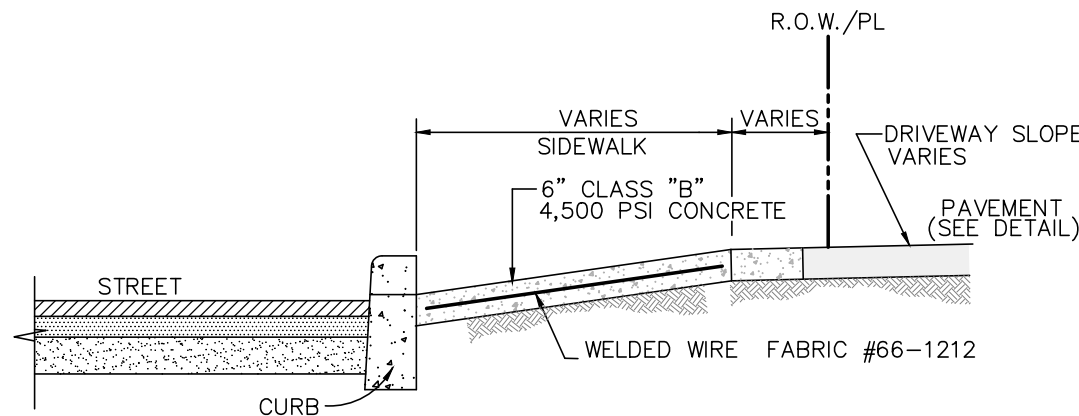
PAINTED CROSSWALK DETAIL
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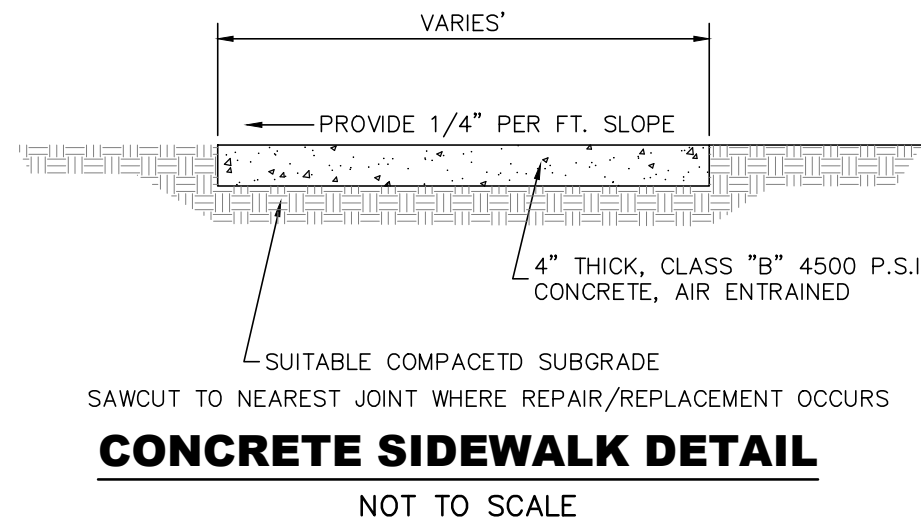
TYPICAL PAVEMENT MARKING
NOT TO SCALE



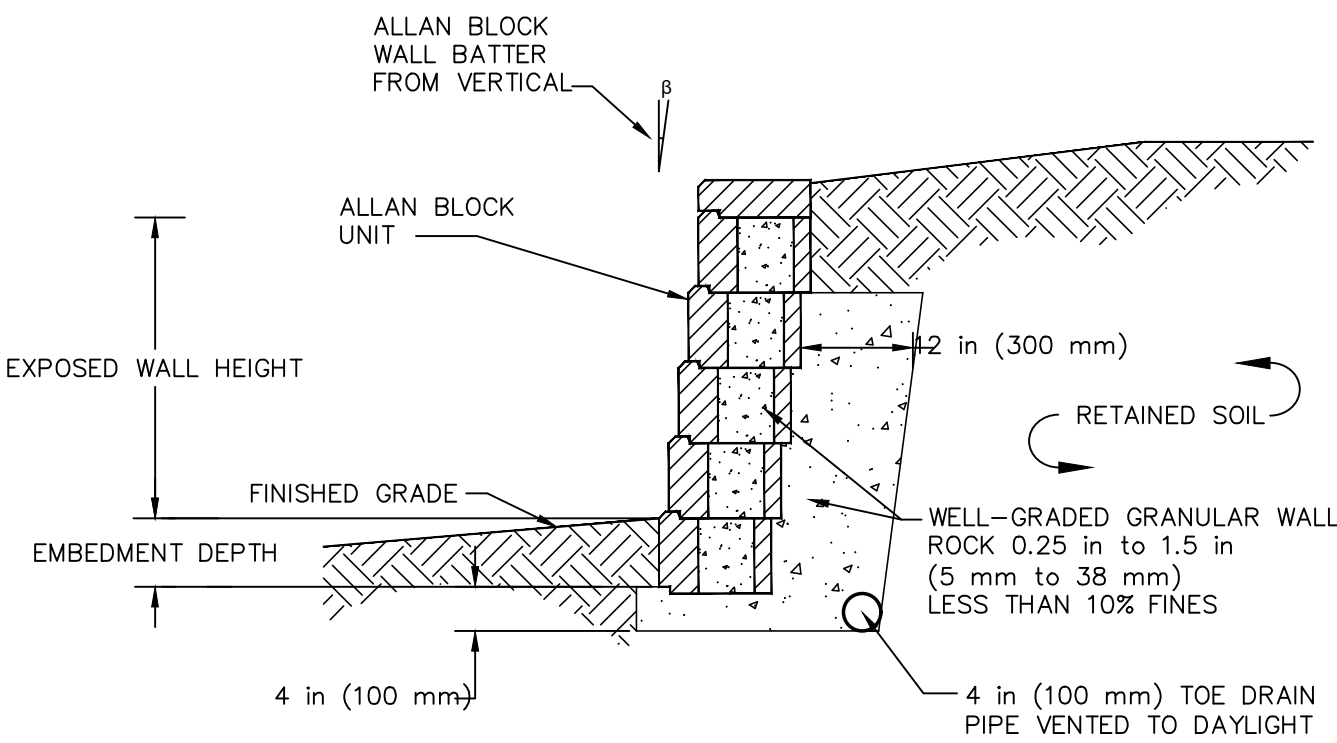
CURB RAMP DETAIL
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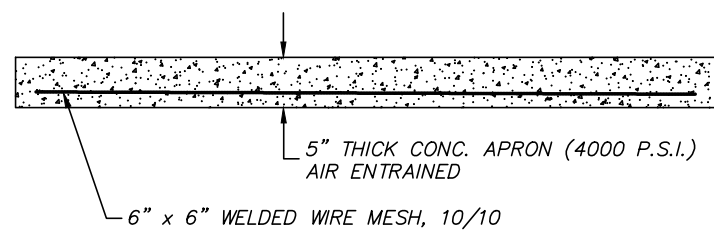
CONCRETE DRIVEWAY APRON DETAIL
NOT TO SCALE



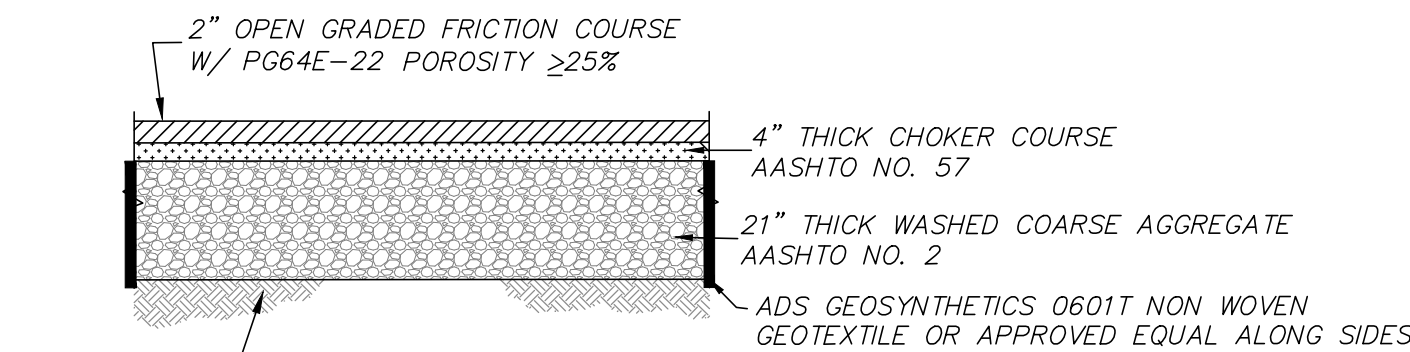
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



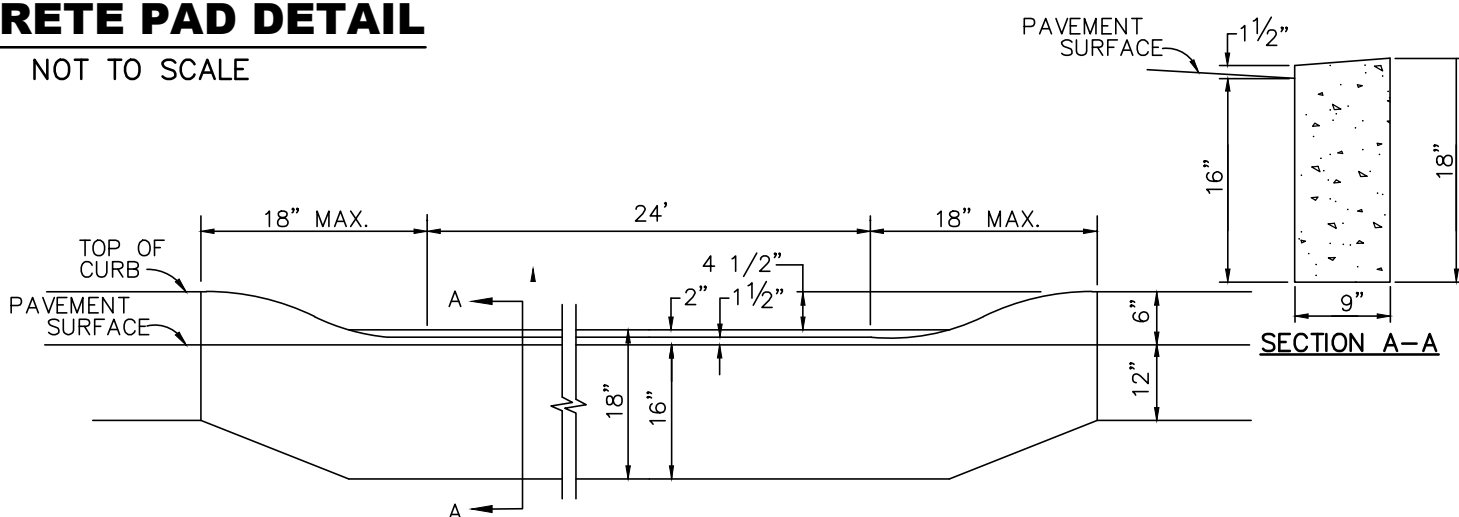
RETAINING WALL DETAIL
NOT TO SCALE



CONCRETE PAD DETAIL
NOT TO SCALE



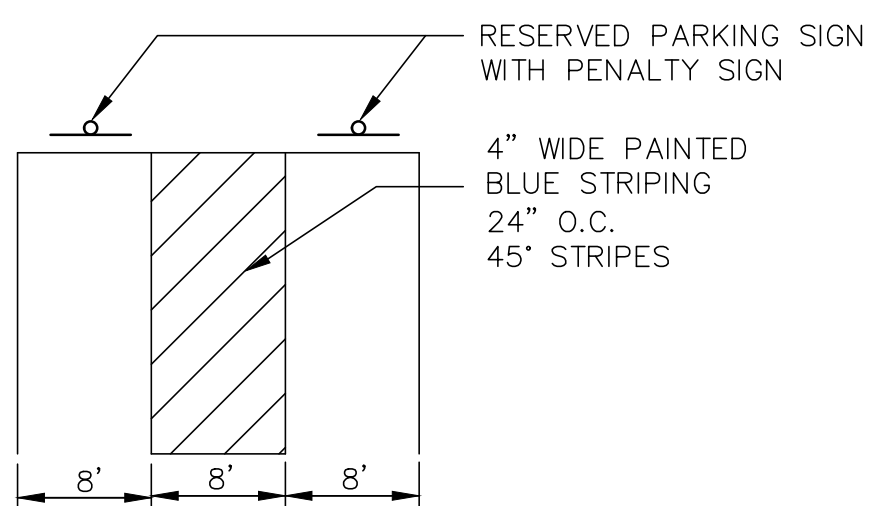
PERMEABLE PAVEMENT DETAIL
NOT TO SCALE



DEPRESSED CURB AT DRIVEWAYS CURB CUTS
NOT TO SCALE

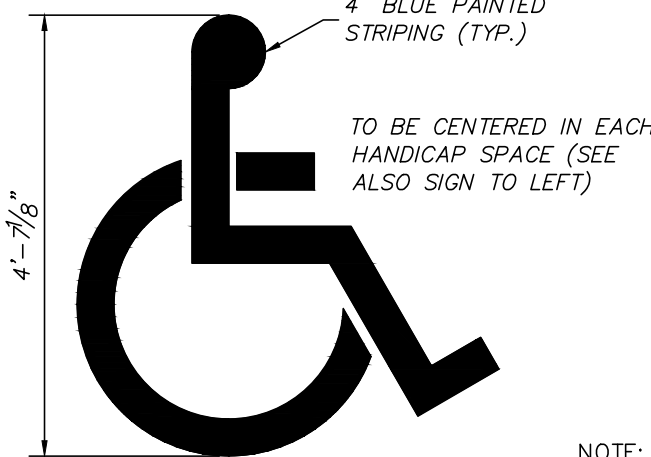


NOTE:
1. SIGN SIZE = 12" X 18"
2. SIGN TYPE = R7-8
3. MOUNT TYPE = 1 POST
"RESERVED PARKING" SIGN DETAIL
N.T.S.

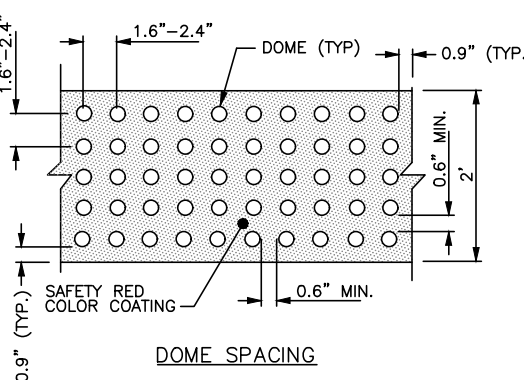


HANDICAP STRIPING DETAIL
N.T.S.

BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE

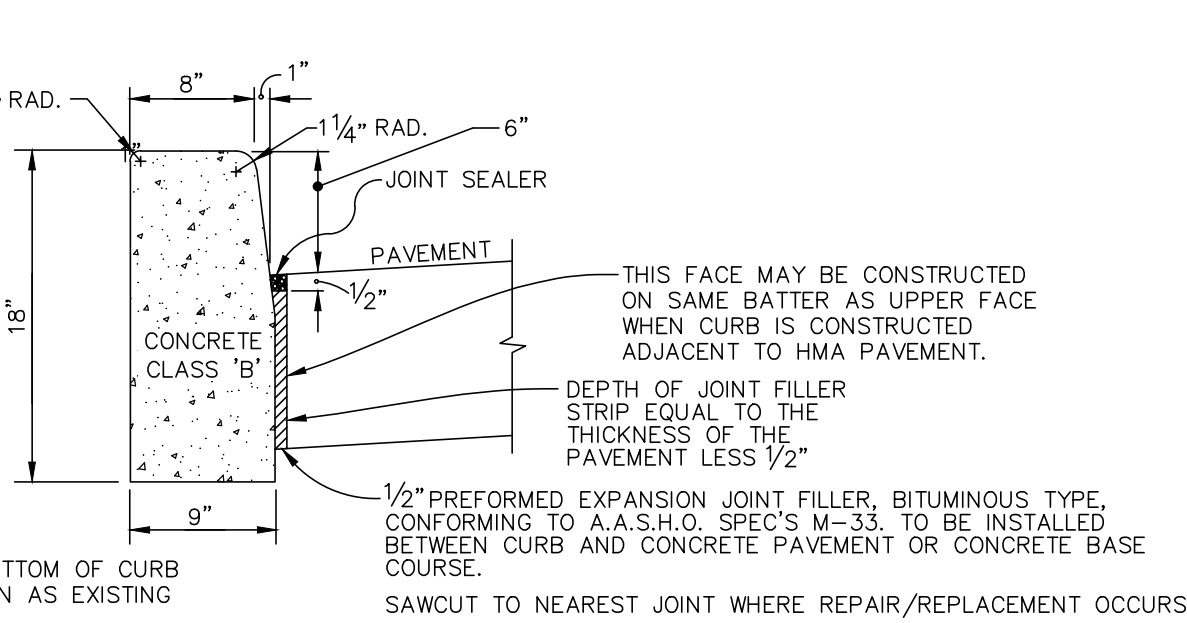


HANDICAPPED PARKING SYMBOL
N.T.S.

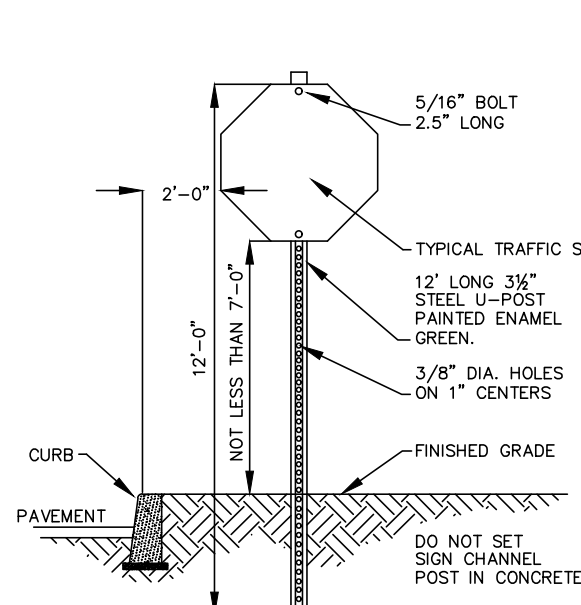


- GENERAL NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 2' LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
 2. LOCATION OF DETECTABLE WARNINGS. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OF THE WARNING FIELD NEAREST TO THE ROADWAY OR STREET SURFACE IS 6" TO 9", 12" WHERE TRANSVERSABLE CURB IS USED) FROM THE EDGE OF THE ROADWAY/STREET, OR FROM THE FACE OF THE DROPPED CURB, WHERE A DROPPED CURB CONTIGUES ACROSS THE BOTTOM OF THE SIDEWALK CURB RAMP, THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE.
 3. DOME ALIGNMENT. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL.

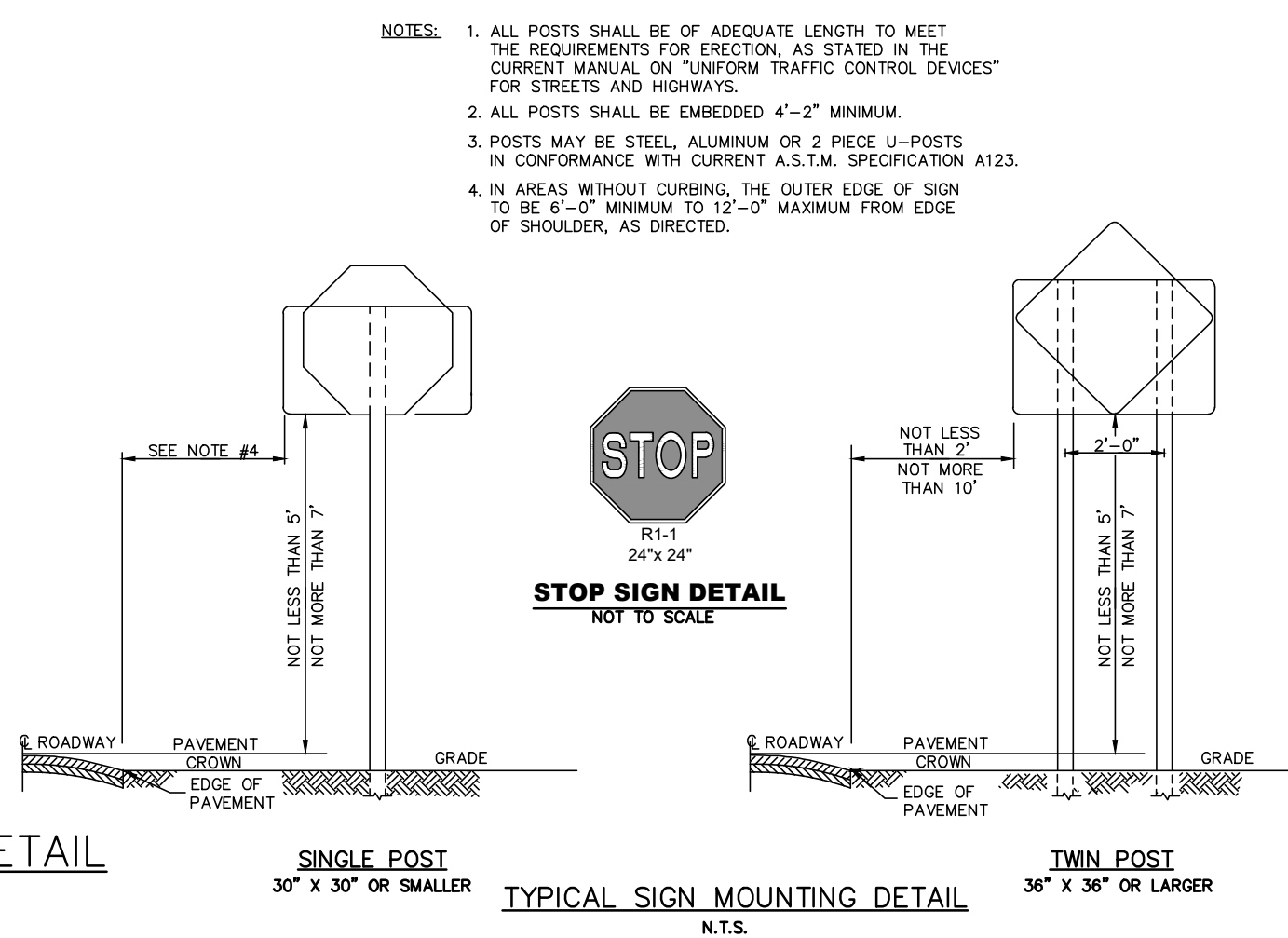
DETECTABLE WARNING SURFACE DETAIL
NOT TO SCALE



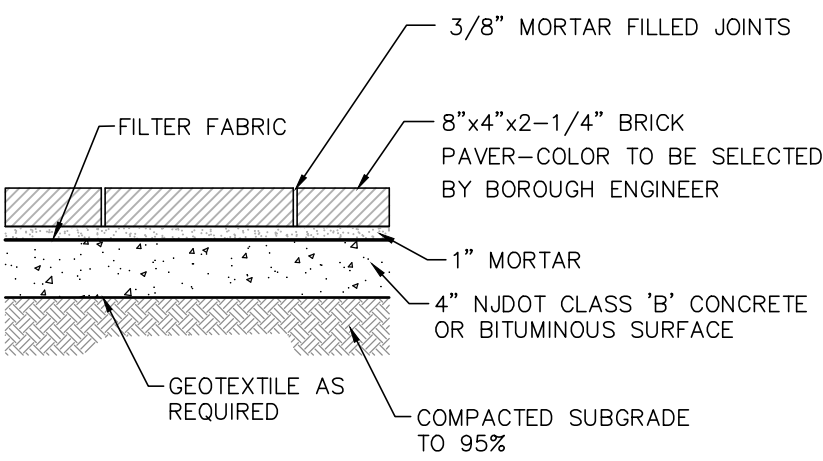
9"x18" CONCRETE VERTICAL CURB
NOT TO SCALE



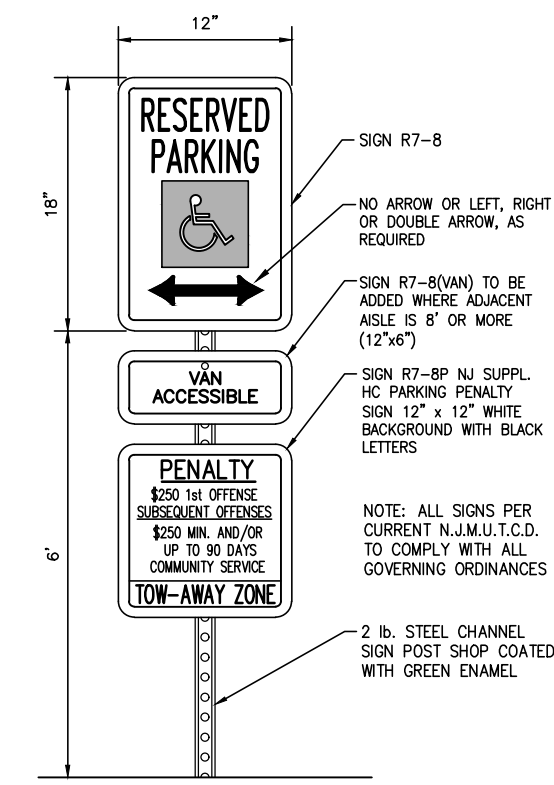
MONMOUTH COUNTY SIGN POST DETAIL
NOT TO SCALE



BITUMINOUS DRIVEWAY DETAIL
NOT TO SCALE

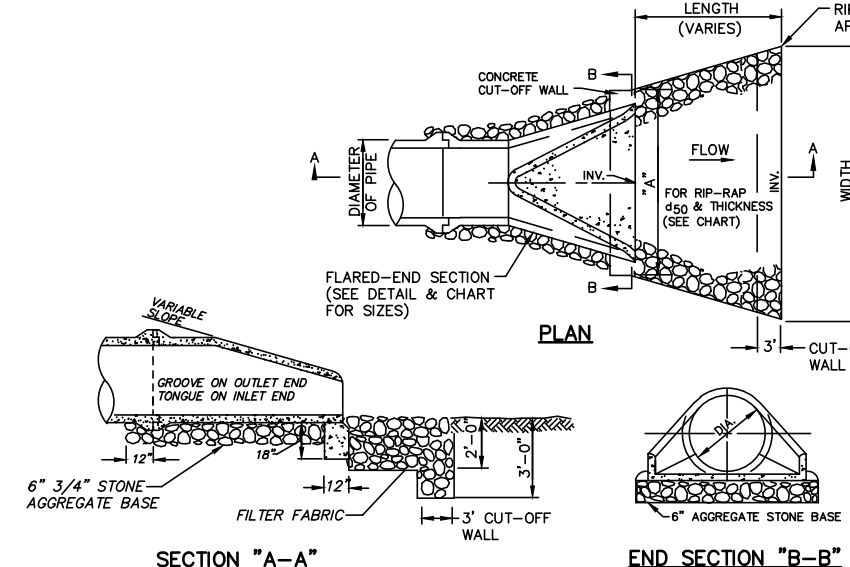
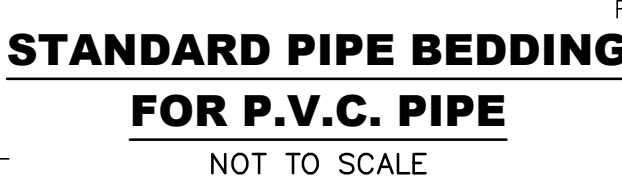
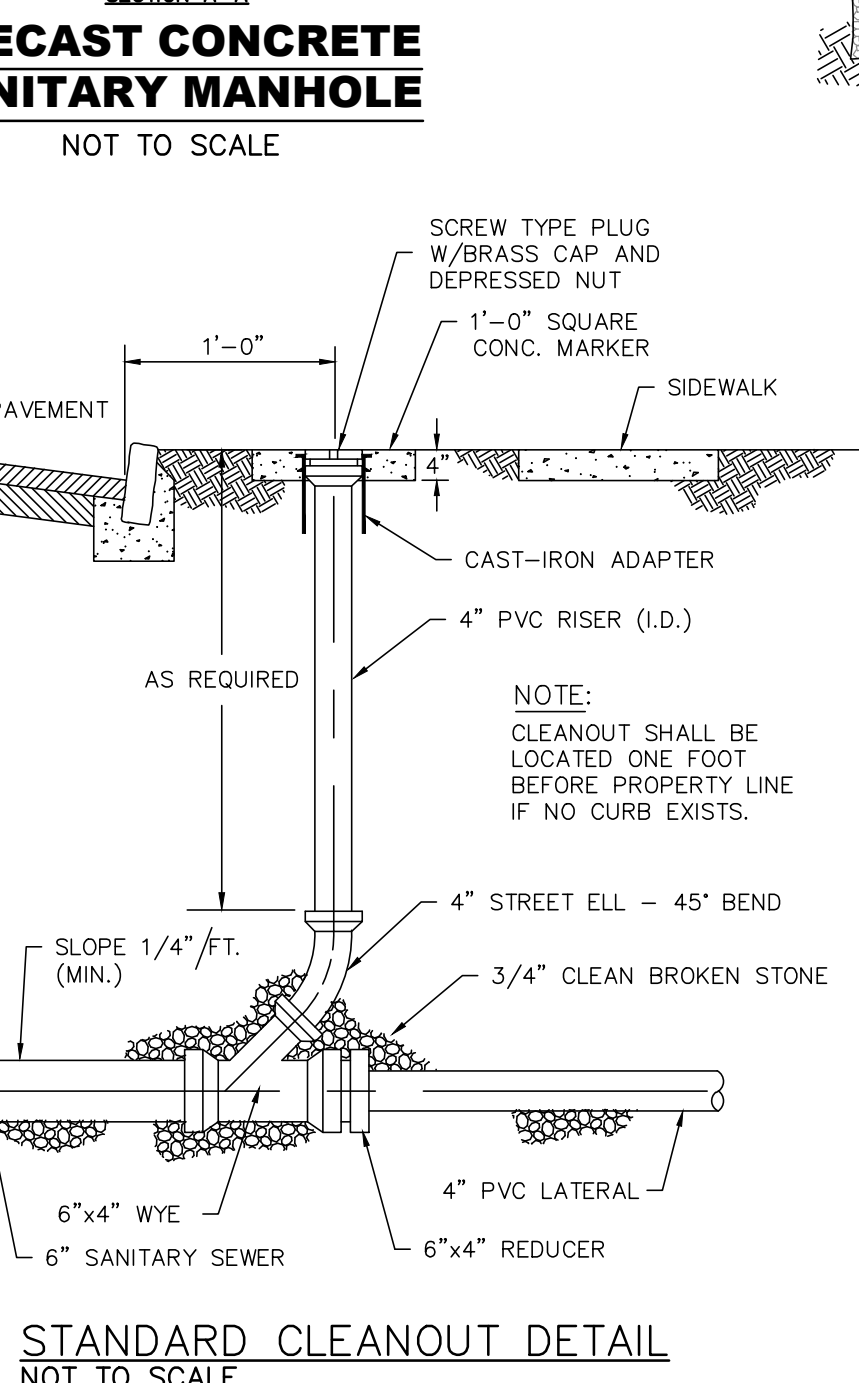
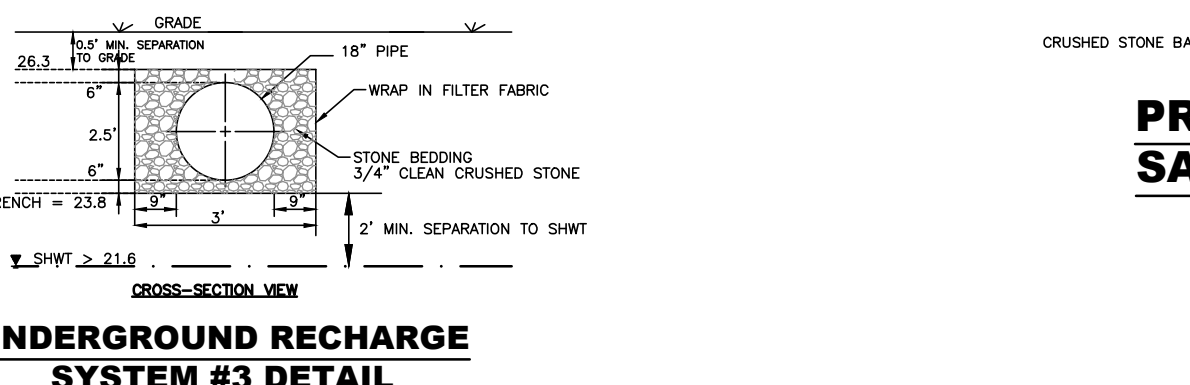
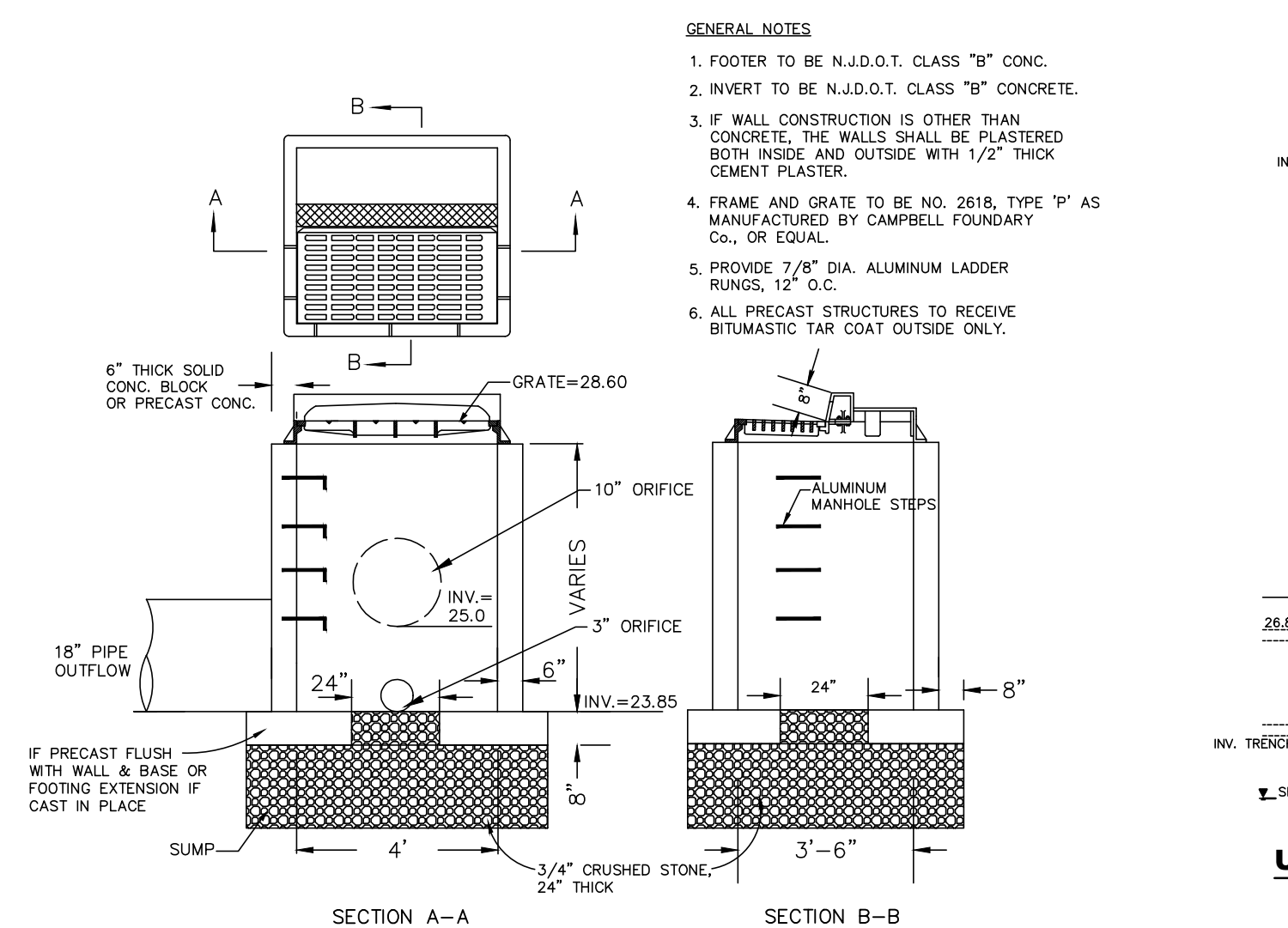
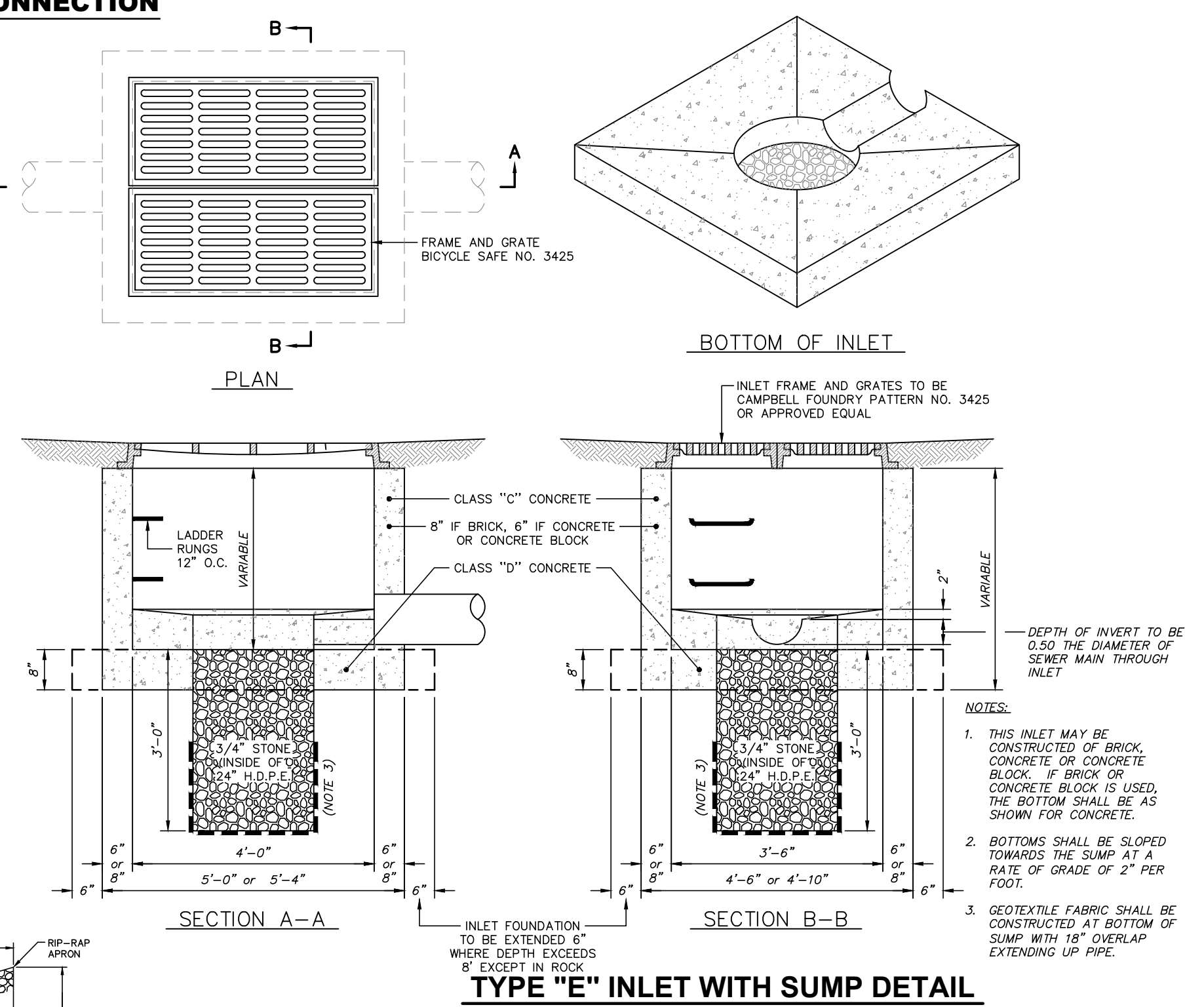
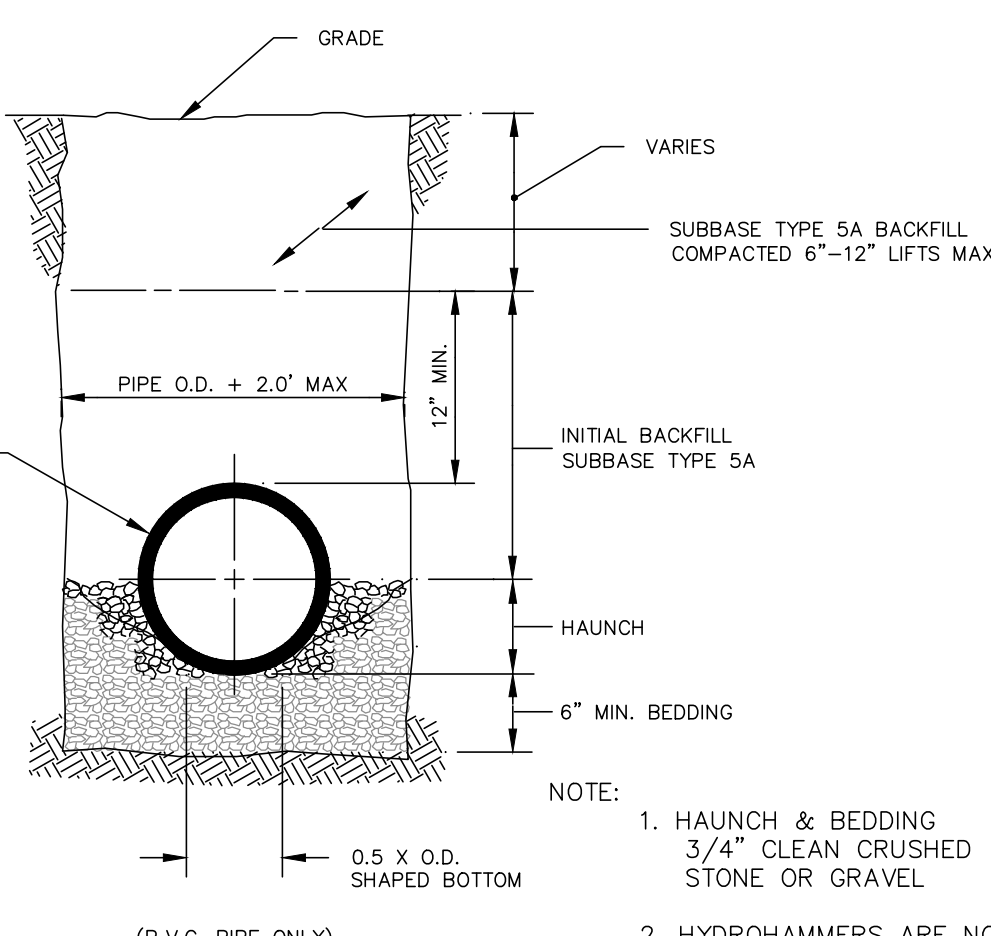
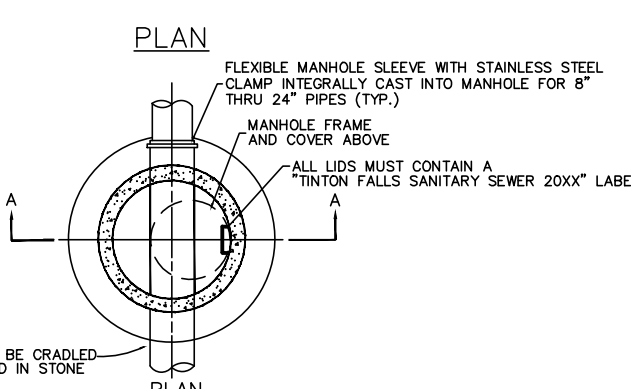
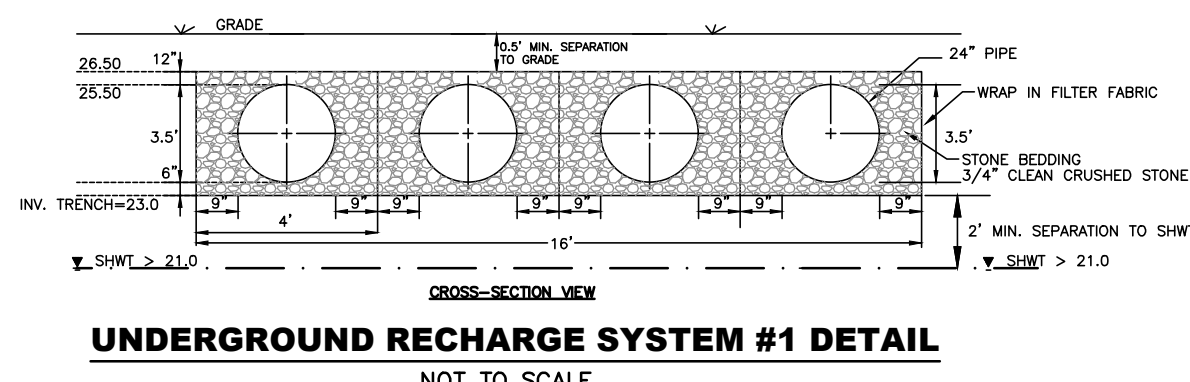
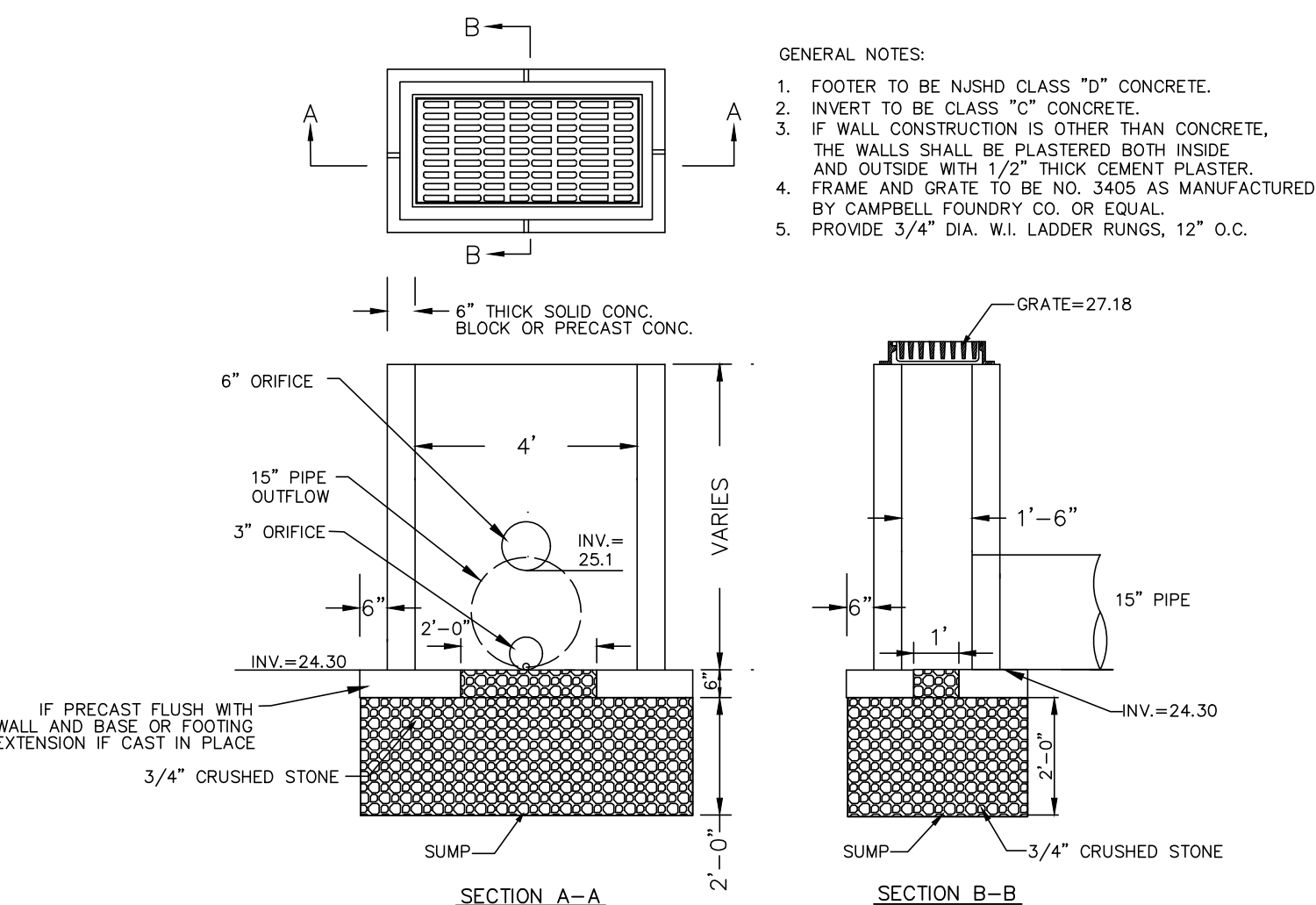
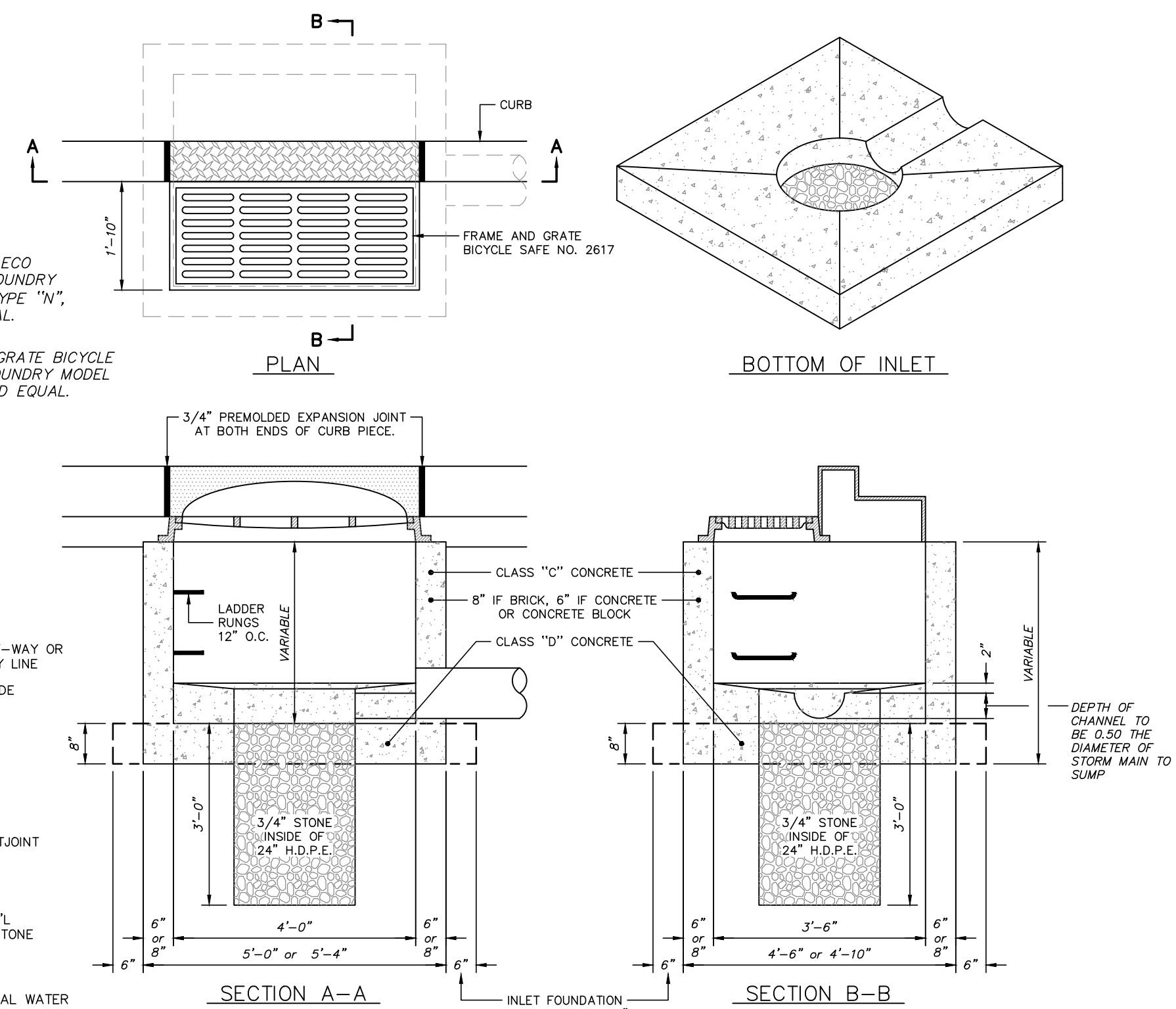
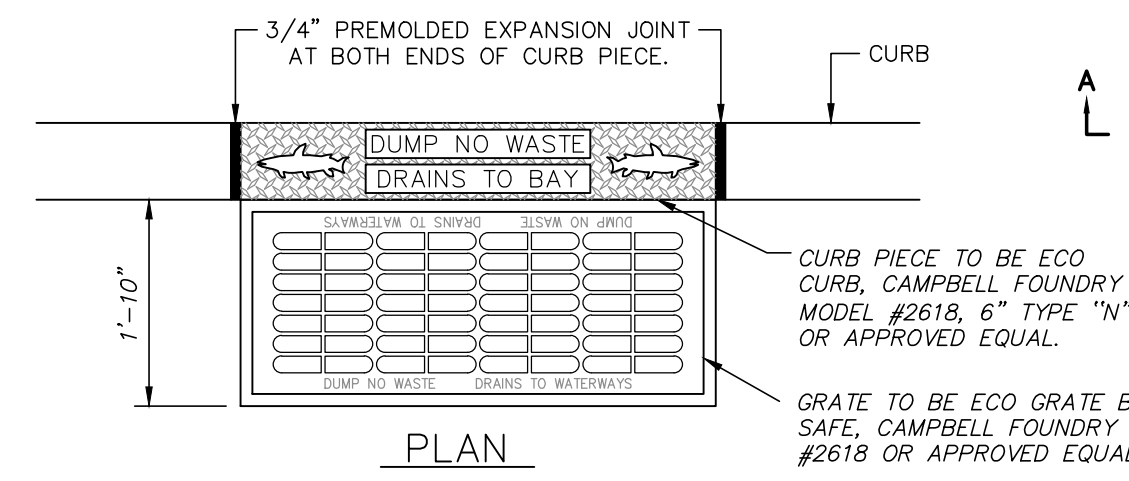
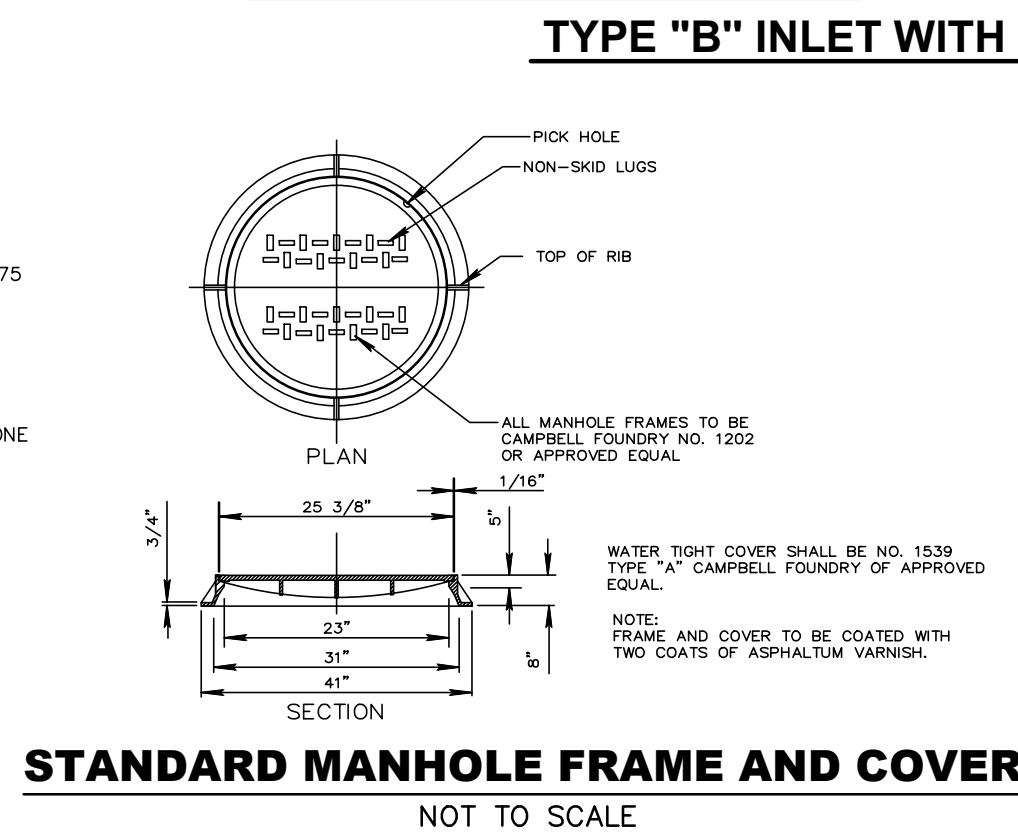
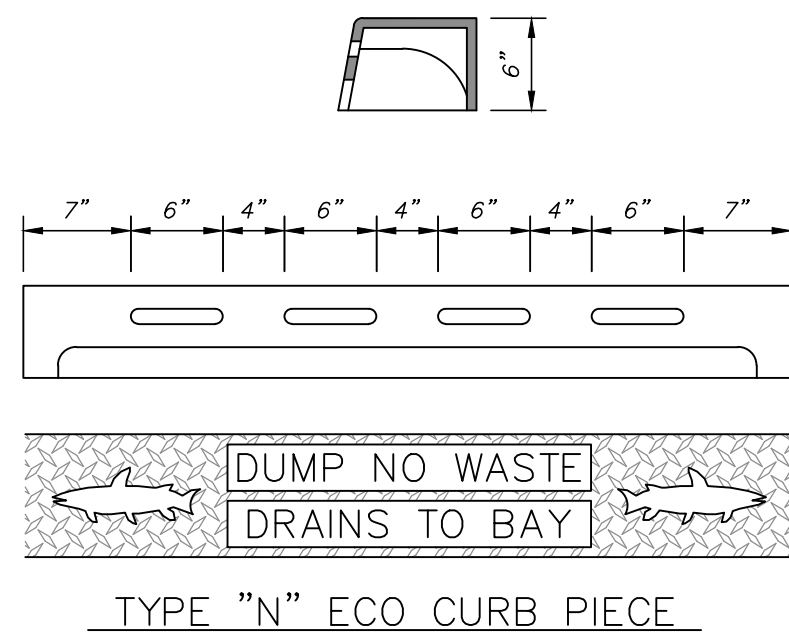
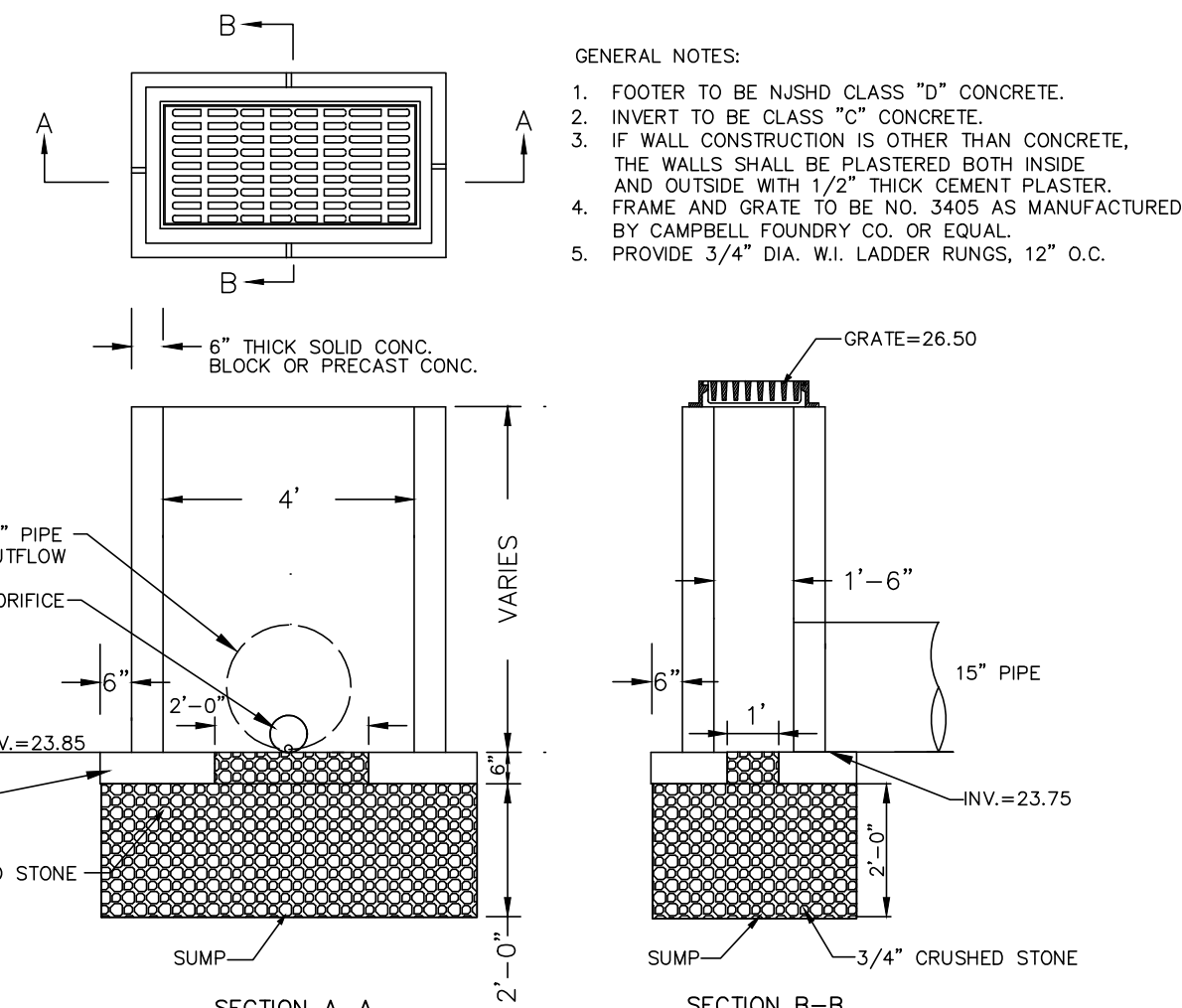
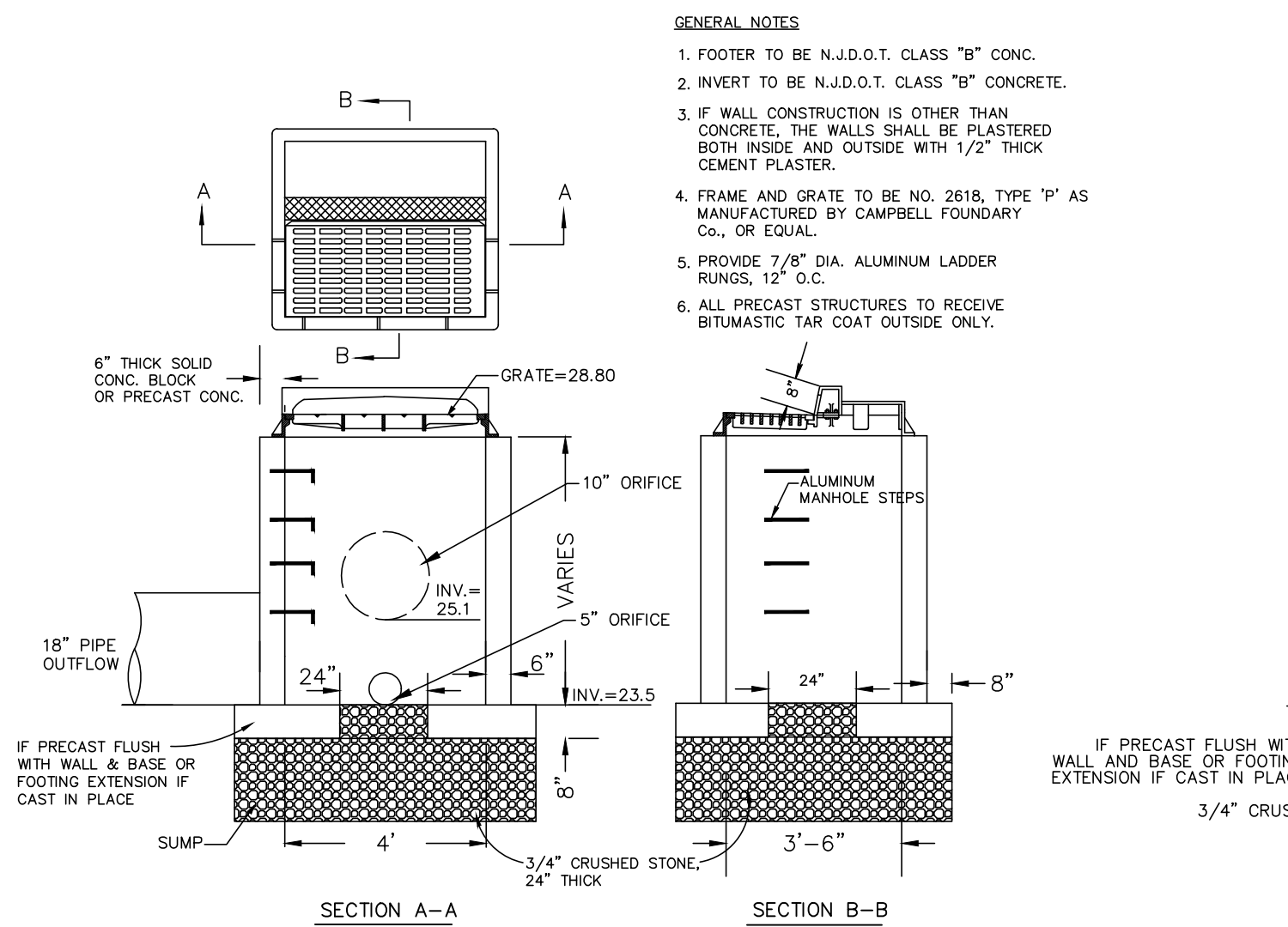


TYPICAL HEAVY-DUTY PAVER SECTION DETAIL
NOT TO SCALE



BARRIER-FREE SIGN DETAILS
NOT TO SCALE

1	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.			JHD/CM
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. 246A28117300 257 MONMOUTH ROAD, BLDG. 7, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM			CONSTRUCTION DETAILS		
			WALTER JOSEPH HOPKIN PROFESSIONAL ENGINEER, LIC. NO. 40673 		
SCALE: AS SHOWN	DRAWN BY: JHD	DATE: 10/30/20	JOB NO.: 19129	SHEET NO.: 13 OF 14	



1	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JHD/CM
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. 24628117300 257 MONMOUTH ROAD, BLDG. 7, SUITE 7 OAKHURST, NJ 07755 PHONE: 732.223.1313 WWW.WJENGINEERING.COM		CONSTRUCTION DETAILS WALTER JOSEPH HOPKIN PROFESSIONAL ENGINEER, L.C. No. 40673	
SCALE:	DRAWN BY:	DATE:	JOB No.:
AS NOTED	JUL	10/30/20	19129
SHEET No.:		14 OF 14	