

THIS PLAN WAS PREPARED USING THE FOLLOWING INFORMATION:

1. MAP OF SURVEY PREPARED FOR KEYPORT YACHT CLUB, LOTS 17, 17.01, 19, 20, 20.01, 21, 23 & 25.01 IN BLOCK 94 PREPARED BY RICHARD K. HEIUSER, PC ON APRIL 26, 2022.
2. A MAP OF SURVEY FOR LOT 18 IN BLOCK 94 ALSO PREPARED BY RICHARD K. HEUSER, PC ON APRIL 26, 2022.
3. THE OFFICIAL TAX MAPS FOR THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY.
4. FIELD SURVEY PREFORMED BY KEE ENGINEERING ENTERPRISES, INC. AND ASSOCIATES ON 7/5/2023.
5. DEED BOOK OR-9601, PAGE 7603 FOR LOT 18.
6. ORDINANCE 16-11 FOR THE VACATION OF ATLANTIC STREET FOUND IN DEED BOOK OR-8908, PAGE 6359.
7. MAP SHOWING PORTION OF ATLANTIC STREET TO BE VACATED PREPARED BY T&M ASSOCIATES ON 7/18/2021.

GENERAL NOTES:

1. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND ANY OTHER GOVERNING BODIES STANDARDS.
2. THE CONTRACT DRAWING INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED RUING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACK FILL IS IN PLACE ANY CROSSING LESS THEN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
3. DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
4. CONSTRUCTION MATERIAL AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREON SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (THE LATEST EDITION AND AMENDMENTS)
5. SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
6. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICATION REGULATIONS.
7. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM A FIELD MARKOUT PERFORMED BY THE INDIVIDUAL UTILITY COMPANIES, AND FIELD LOCATED BY A FIELD SURVEY.
9. CONTOURS AND ELEVATIONS SHOWN HEREON ARE ON NAVD88.
10. ANY FIELD CHANGES FROM THE APPROVED PLANS, MUST BE REVIEWED AND APPROVED BY BOTH THE DESIGN ENGINEER, MUNICIPLITY, AND ANY OTHER APOVING AGENCY.
11. ALL EXISTING STRUCTURES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
12. THERE IS NO PROPOSED LANDSCAPING PLAN, ALL NON-IMPERVIOUS AREAS WILL BE GRASS.
13. THERE IS NO PROPOSED LIGHTING FOR THIS SITE. ALL EXISTING LIGHTING TO REMAIN.
14. WATER AND SEWER UTILITY CONNECTIONS SHALL NOT BE MODIFIED.
15. ALL EXISTING STRUCTURES ARE TO REMAIN.
16. THE SITE CONTAINS NO DESIGNATED BUFFER AREAS.
17. TRASH IS TO BE STORED IN THE EXISTING DUMPSTER ENCLOSURE.
18. SEPARATION AND STORAGE OF RECYCLED MATERIALS TO BE IN ACCORDANCE WITH MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS.
19. PROPOSED PARKING SPACES ARE TO BE 9'x18'.
20. HANDICAP SPACE AND SIGNS TO BE IN ACCORDANCE WITH STATE AND FEDERAL ADA REQUIREMENTS.
21. EXISTING LOADING ZONE TO REMAIN UNCHANGED.
22. THIS PLAN IS NOT TO BE USED AS A PLAN OF SURVEY, AND DOES NOT CONFORM WITH N.J.A.C. 13:40-5.1
23. THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.
24. NO CHANGES ARE PROPOSED TO THE EXISTING PARKING LOT OR LOADING ZONES. PROPOSED STONE PARKING LOT IS FOR "OVERFLOW" PARKING ONLY.
25. THE PROPOSED GAZEBO IS TO BE CONSTRUCTED ABOVE ELEVATION 17 SO IT IS OUTSIDE THE VE17 ZONE FLOOD HAZARD AREA. ALSO THE PROPOSED GAZEBO IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 801.3 AND HE UNIFORM CONSTRUCTION CODE.
26. PROPOSED CONSTRUCTION SHOULD BE LESS THAN 5000 SF, THEREFORE SOIL EROSION & SEDIMENT CONTROL APPROVAL IS NOT REQUIRED.
27. LOTS TO BE CONSOLIDATED BY DEED.
28. THE APPLICANT IS REQUIRED TO REPAIR ANY CURB, SIDEWALK OR PAVEMENT THAT IS DAMAGED DURING CONSTRUCTION.
29. ALL FENCES AT THE PROPERTY LINES ARE EXISTING, POST & RAIL FENCE IS THE ONLY PROPOSED FENCE.

CALCULATIONS

EXISTING HOUSE, DECK, SHED AND SIDEWALK REMOVED ON LOT 18
EXISTING STONE FOR DWELLING REMOVED ON LOT 18
STONE ALREADY INSTALLED ON LOT 18
PROPOSED STONE ON LOT 18
TOTAL INCREASE OF STONE

EXISTING

1892 SF
645 SF

PROPOSED

4320 SF
241 SF
2024 SF OR 0.05 ACRES

LEGEND

- | | |
|---------|--------------------------|
| 50 | EXISTING CONTOURS |
| X 52.20 | EXISTING SPOT ELEVATIONS |
| -S-W-G- | EXISTING UTILITY LINE |
| ☼ | EXISTING TREE |
| -X-X-X- | EXISTING FENCE |
| [50] | PROPOSED CONTOUR |
| X 52.20 | PROPOSED SPOT ELEVATION |
| → | PROPOSED FLOW ARROW |
| -S-W-G- | PROPOSED UTILITY LINE |



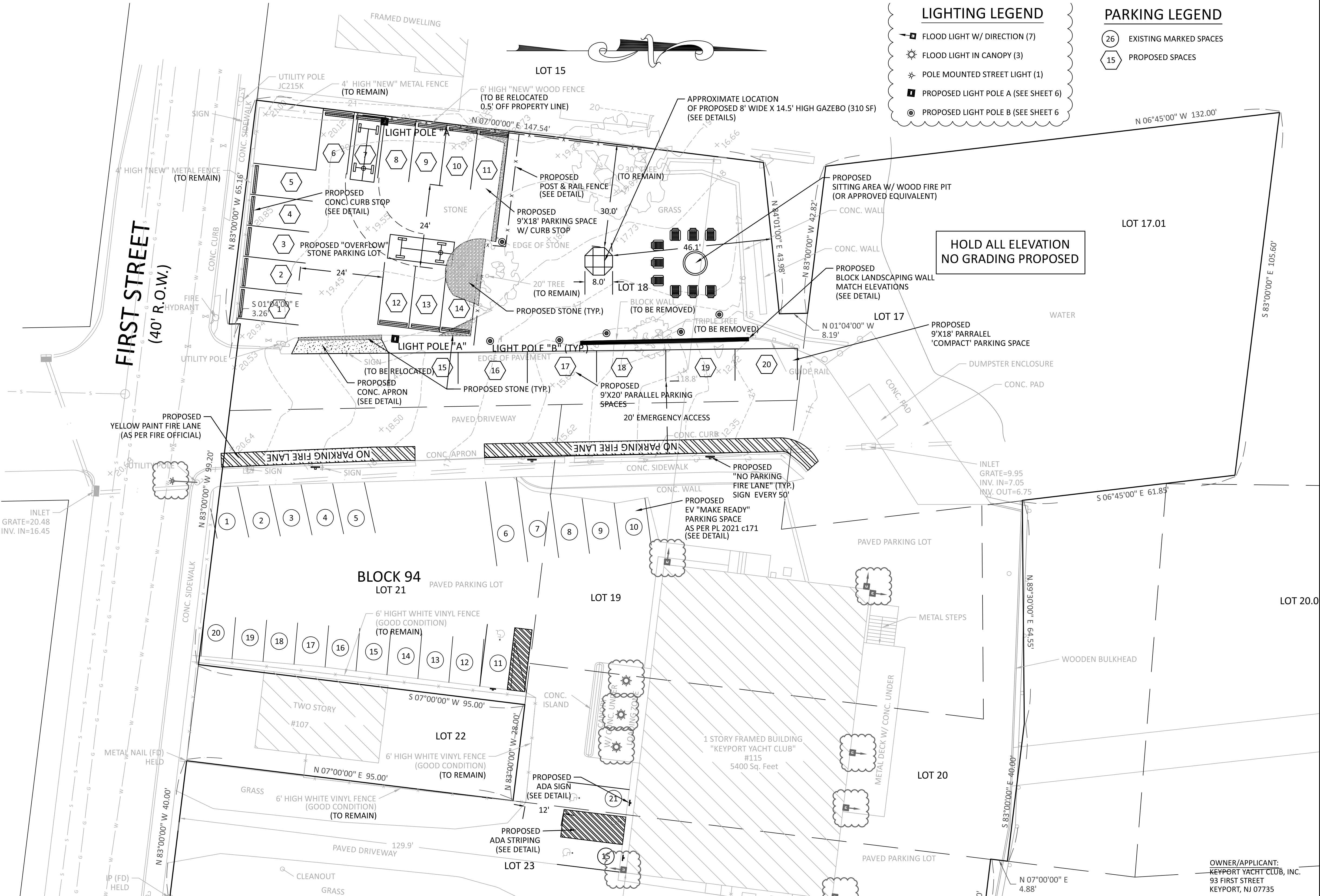
0 15 30 45		
Scale 1"=15'		
3	ADD FIRE LANE	3/18/2024
2	ADDITIONAL DIMENSIONS	11/30/2023
1	AS PER PB ENG LETTER 10/10/2023	10/18/2023
No.	Revisions	Date

LIGHTING LEGEND

- ☐ FLOOD LIGHT W/ DIRECTION (7)
- ☼ FLOOD LIGHT IN CANOPY (3)
- ✱ POLE MOUNTED STREET LIGHT (1)
- ☐ PROPOSED LIGHT POLE A (SEE SHEET 6)
- ⊙ PROPOSED LIGHT POLE B (SEE SHEET 6)

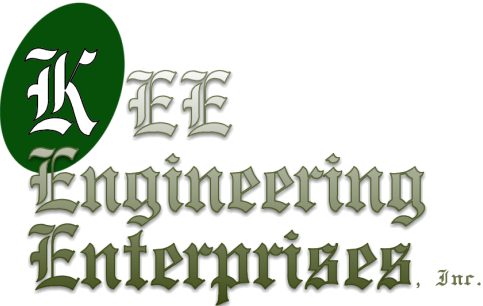
PARKING LEGEND

- 26 EXISTING MARKED SPACES
- 15 PROPOSED SPACES



HOLD ALL ELEVATION
NO GRADING PROPOSED

SITE PLAN
FOR "KEYPORT YACHT CLUB"
BLOCK 94, LOTS 17, 17.01, 18, 19, 20, 20.01, 21, 23 & 25.01
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY



Engineers • Surveyors • Planners
Since 1977
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Certificate of Authorization No. 24CA28050100

Date 7/5/2023	File No. K022-027	CAD File 022027SITE	Field Book GEOD
Designed By RTK Jr.	Drawn By RTKIII	Ckd. By RTK JR.	Sheet No. 3 of 6

DRAFT
ROBERT T. KEE, JR.
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New Jersey License No. 24GB02320600

OWNER/APPLICANT:
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KEYPORT, NJ 07735