

# PRELIMINARY & FINAL MAJOR SITE PLAN & SUBDIVISION PLANS FOR: Mountain View Villas at Sea Bright, LLC

TAX MAP SHEET 19 DATED MAY 2002

BLOCK 34 LOTS 3.03, 3.04

BLOCK 33 LOTS 20.02 &

BLOCK 23 LOT 130

BOROUGH OF SEA BRIGHT, NJ

ZONE R-2

MAJOR SITE PLAN

JUNE 12, 2020

OWNER / DEVELOPER / APPLICANT:

Mountain View Villas at Sea Bright, LLC

754 HYSLIP AVENUE

WESTFIELD, NJ 07090

(908) 264-8016

**ENGINEER:**

ENGENUITY INFRASTRUCTURE, LLC

JACLYN J. FLOR, PE, PP, CME

NJ PE# 24GE04542600

NJ PP# 33LI00592000

2 BRIDGE AVE., SUITE 323

RED BANK, NJ 07701

PHONE: (732)741-3176

JFLOR@ENGENUITYNJ.COM



**ATTORNEY:**

ROBERT J. MCGOWAN, ESQ

ATTORNEYS AT LAW

1720 NJ ROUTE 34, SUITE 11

WALL TOWNSHIP, NJ 07727

PHONE: (732) 359-3735

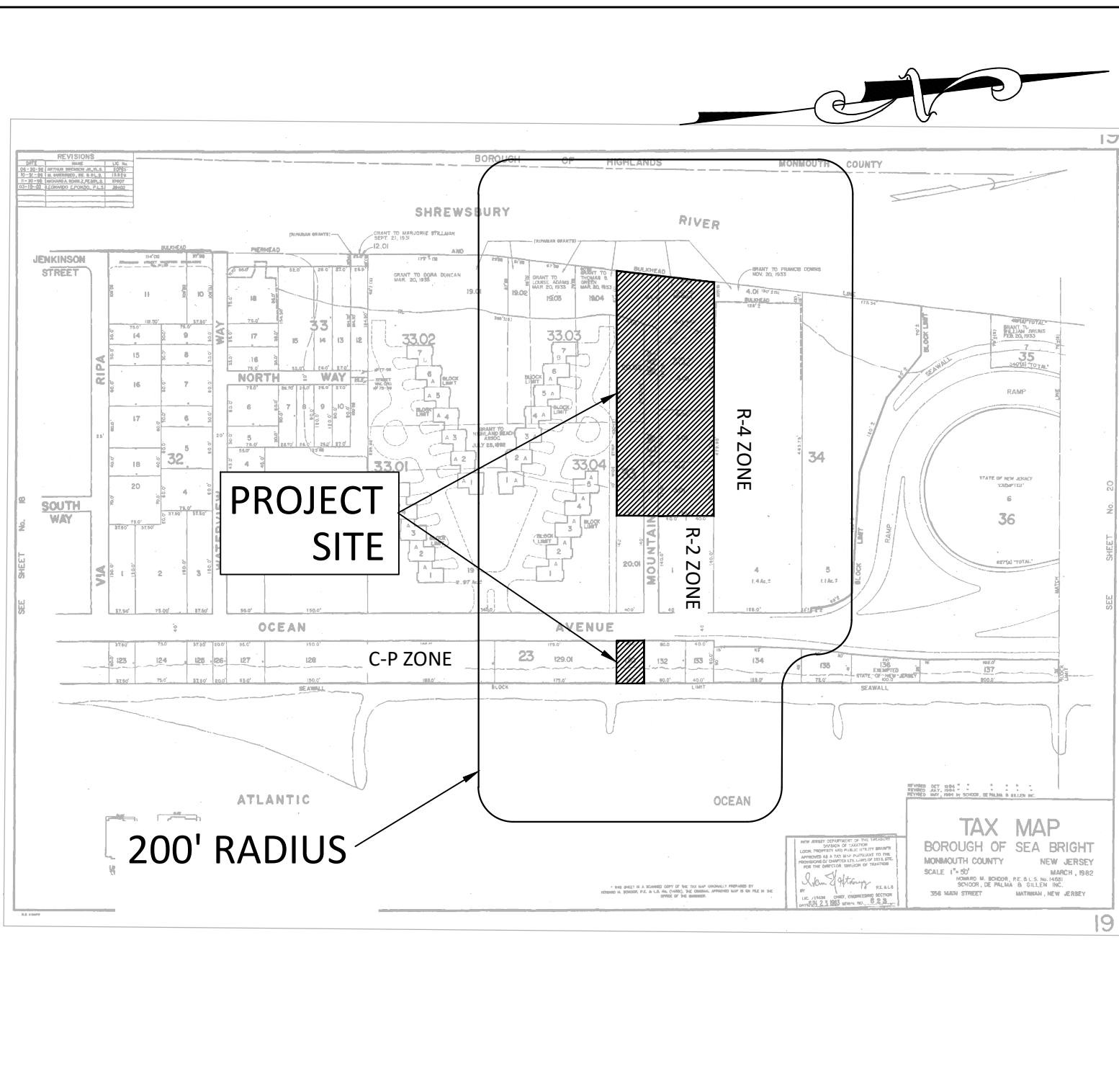
APPROVED AS A MAJOR SUBDIVISION PLAN BY THE SEA BRIGHT BOROUGH PLANNING BOARD (BOARD OF ADJUSTMENT) ON \_\_\_\_\_.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**KEY MAP**

SHEETS 19  
SCALE 1"=200'

**200' PROPERTY OWNERS LIST:**

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Adjt'l Lots
23	129	1	1	LAND'S END CONDOMINIUM ASSN INC 19 WEST MAIN STREET FREEHOLD, NJ 07728	EAST OCEAN AVENUE	
23	129.01	1	1	ASSESSED WITH BLOCK 33.01 THRU BLOCK 33.04 AS PART OF COMMON ELEMENTS 07760	EAST OCEAN AVENUE	
25	132	1	1	FIALKO, RUTH 159 OCEAN AVENUE SEA BRIGHT, NJ 07760	EAST OCEAN AVENUE	
25	133	1	1	KILLYK, BORDAN M 11527 MERRON TRAIL TERR. BELTSVILLE, MARYLAND 20705	EAST OCEAN AVENUE	
25	134	4A	4A	GALTERS VILLAGE, LLC 1590 STATE ROUTE 36, #103 HACKETT, NJ 07730	EAST OCEAN AVENUE	
25	135	4A	4A	SMITH, GEORGE & LILLIAN 159 FOREST GREEN STATEN ISLAND, NJ 10312	EAST OCEAN AVENUE	
25	136	15C	15C	STATE OF NJ-DOT 200 NEW YORK, NJ 08501	125 OCEAN AVENUE	137
33	19	1	1	ASSESSED WITH BLOCK 33.02, 33.03 & 33.04 AS PART OF COMMON ELEMENTS 07760	174 OCEAN AVENUE	19.01 THRU 19.04
33	20.01	2	2	PHAN, MARTIN & HANG, THERESA 164 OCEAN AVENUE SEA BRIGHT, NJ 07760	164 OCEAN AVENUE	
33.01	1	2	2	HENDERSON, GEORGE & O'CONNOR, SUSAN 174 OCEAN AVENUE UNIT 2 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 2	
33.01	2	2	2	DI MURCA, PETER F. & TERESA A. 174 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 4	
33.01	3	2	2	LIFF, ALLISON 174 OCEAN AVENUE UNIT 6 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 6	
33.01	4	2	2	VON ZIEBESAN, ELIZABETH T. PO BOX 3120 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 8	
33.01	5	2	2	FARRELL, MICHAEL B 150 E 83RD ST APT. 9D NEW YORK, NY 10028	174 OCEAN AVENUE UNIT 10	
33.02	1	2	2	PRA SISTO, JOAN M & ALBERT J 174 OCEAN AVENUE UNIT 12 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 12	
33.02	2	2	2	MURPHY, ARTHUR H. & SHEILA A. 174 OCEAN AVENUE UNIT 14 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 14	
33.02	3	2	2	GRANAM, CAROL A. 174 OCEAN AVENUE UNIT 16 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 16	
33.02	4	2	2	GILLEY, DAVID & LISA 27 VILLAGE BOON SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 18	
33.02	5	2	2	CAROLA, ROBERT E. & ELAINE M. 174 OCEAN AVENUE UNIT 20 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 20	

**PUBLIC UTILITIES:**

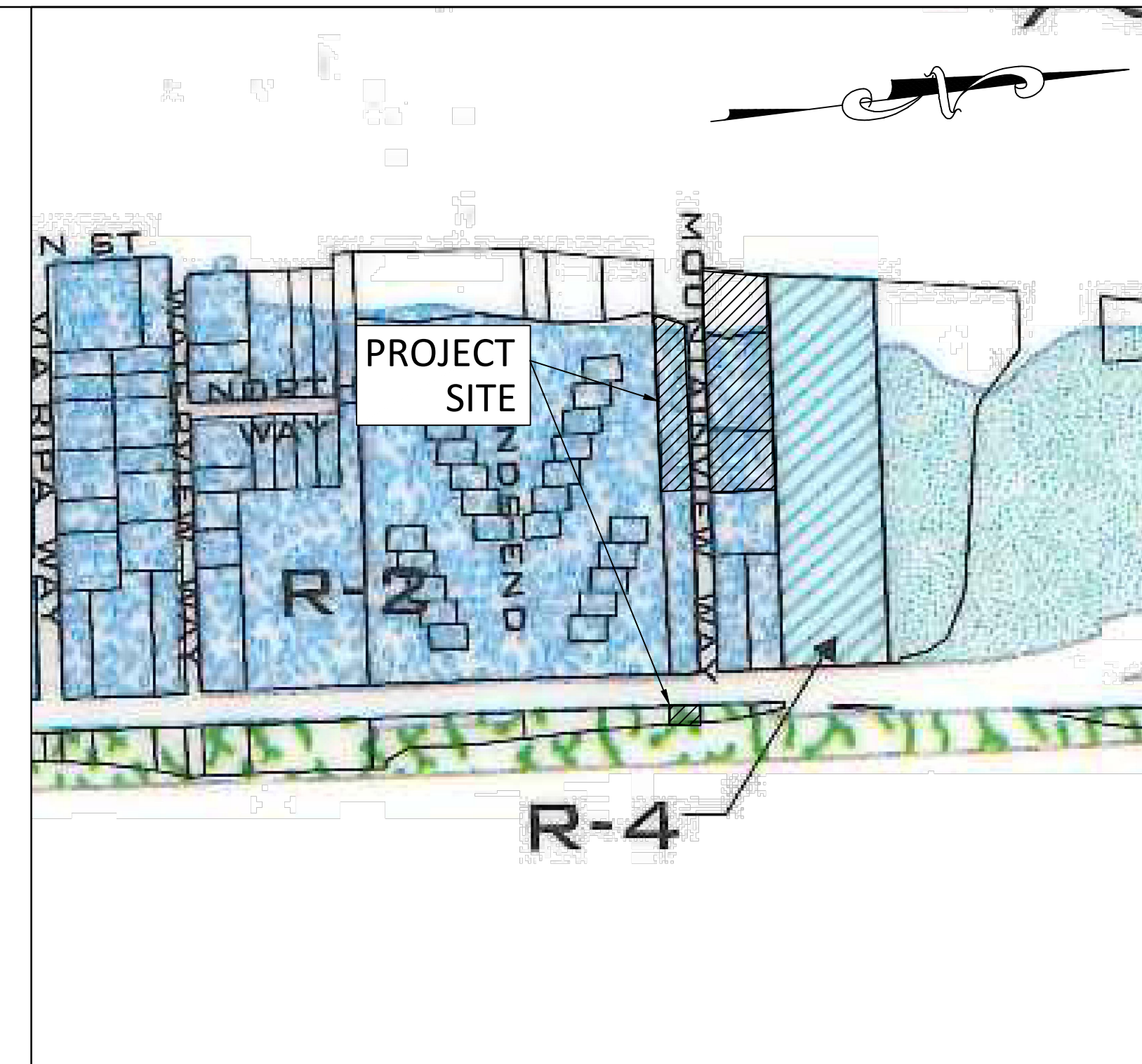
**ELECTRIC:**  
JCP&L  
331 NEWMAN SPRINGS ROAD  
BUILDING 3  
RED BANK NJ 07701

**WATER:**  
NJ AMERICAN WATER CO.  
681 SHREWSBURY AVENUE  
WALL, NJ 07702

**CABLE:**  
COMCAST CABLE COMMUNICATION, LLC  
403 SOUTH STREET  
EATONTOWN, NJ 07724

**GAS:**  
NEW JERSEY NATURAL GAS  
1415 WYKOFF ROAD  
WALL, NJ 07719

**TELEPHONE:**  
VERIZON NEW JERSEY, INC.  
175 W. MAIN STREET  
FREEHOLD TOWNSHIP, NJ 07728



**ZONING MAP**

APRIL 2011  
SCALE: 1"=20'±

**PLAN INDEX**

1 OF 11	CVR-1
2 OF 11	EX-1
3 OF 11	SP-1
4 OF 11	CP-1
5 OF 11	GR/SE-1
6 OF 11	RP-1
7 OF 11	LS/LI-1
8 OF 11	CD-1
9 OF 11	CD-2
10 OF 11	SESC-1
11 OF 11	SESC-2

COVER SHEET
DEMOLITION PLAN
SUBDIVISION LAYOUT PLAN
UTILITY/CONSTRUCTION PLAN
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN
ROADWAY PROFILE
LANDSCAPE AND LIGHTING PLAN
CONSTRUCTION DETAILS-1
CONSTRUCTION DETAILS-2
SOIL EROSION AND SEDIMENT CONTROL NOTES
SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJECT NO. MUHL-00010

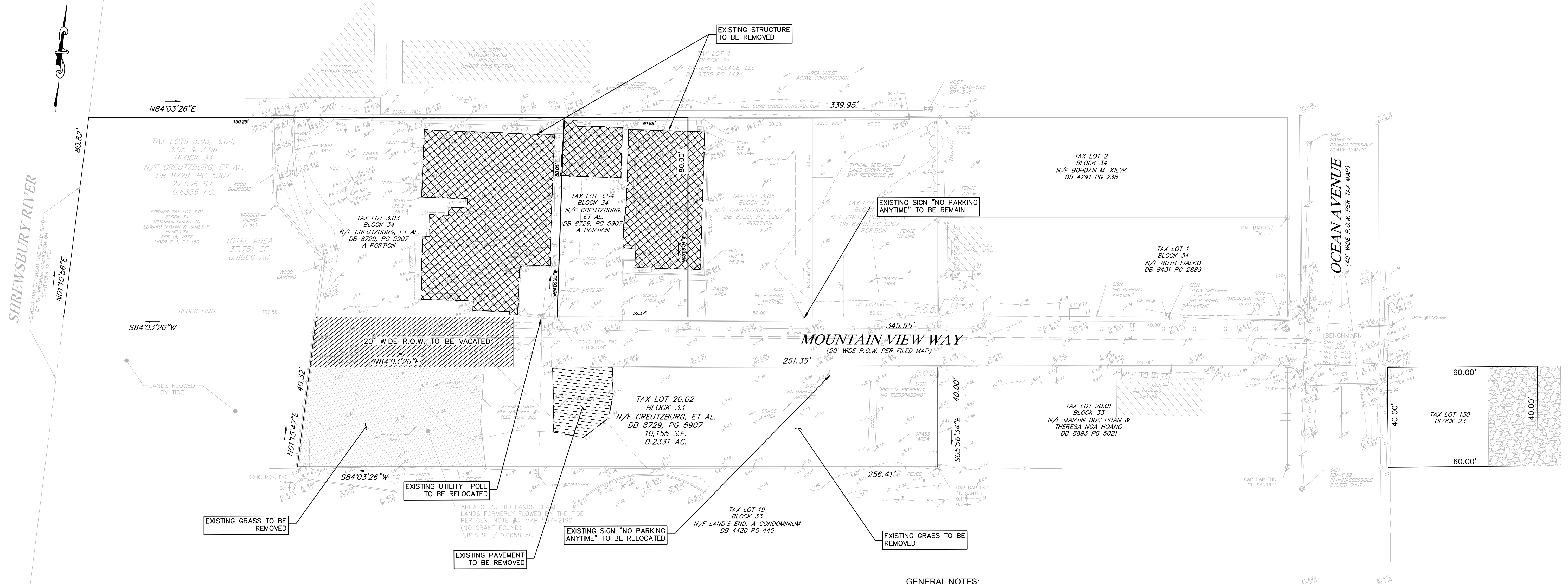
DRAWING

**CVR-1**

SHEET NO.

1 OF 11

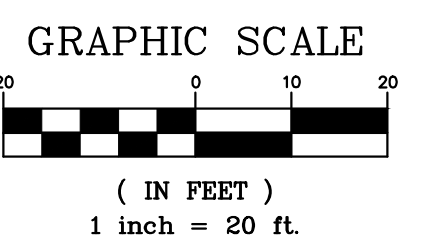
© 2019 ENGENUITY INFRASTRUCTURE. REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF ENGENUITY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGENUITY INFRASTRUCTURE.



### EXISTING CONDITION AND DEMOLITION PLAN

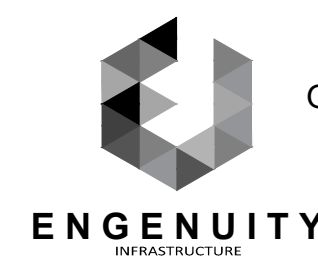
**GENERAL NOTES:**

1. SURVEY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, TAX LOTS 3.03, 3.04, 3.05 & 3.06, BLOCK 34 TAX LOT 20.02, BLOCK 33" PREPARED BY DPK CONSULTING DATED APRIL 27, 2020.
2. ENGENUITY INFRASTRUCTURE MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ENGENUITY INFRASTRUCTURE FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ENGENUITY INFRASTRUCTURE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CALL FOR A MARK-OUT PRIOR TO ANY WORK.
3. PREMISES ARE COMMONLY KNOWN AS 2, 2A, 4-6 MOUNTAIN VIEW WAY, SEA BRIGHT, NEW JERSEY.
4. ALSO KNOWN AS LOT 20.02, IN BLOCK 33 AND TAX LOTS 3.03, 3.04, 3.05 AND 3.06 IN BLOCK 34 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
5. ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST EDITION.
6. IF THIS DOCUMENT DOSE NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: PAS  
 DRAWN BY: PAS  
 SHEET CHK'D BY: JFJ  
 CROSS CHK'D BY: MCM  
 APPROVED BY: JFJ  
 DATE: JUNE 12, 2020



**ENGENUITY INFRASTRUCTURE**  
 GALLERIA: 2 BRIDGE AVE., SUITE 323  
 RED BANK, NJ 07701  
 732.741.3176  
 ENGENUITYNJ.COM

**DEMOLITION PLAN**  
 TAX BLOCK 33, LOT 20.02, TAX  
 BLOCK 34, LOTS 3.03 & 3.04, TAX  
 BLOCK 23, LOT 130  
 BOROUGH OF SEA BRIGHT  
 MONMOUTH COUNTY, NJ

**OWNER / DEVELOPER / APPLICANT:**  
**MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC**  
 754 HYSLIP AVENUE  
 WESTFIELD, NJ 07090  
 (908) 264-8016

JACLYN J. FLOR, P.E., P.P., C.M.E.  
 CONSULTING ENGINEER  
  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF NJ LICENCE NO. 24GE045426  
 CERTIFICATE OF AUTHORIZATION 24GA28268000  
 DATE: 06/12/2020

PROJECT NO. MUHL-00010  
 DRAWING  
**EX-1**  
 SHEET NO.  
**2** OF **11**

ZONING TABLE - 1 BLOCK 33 & BLOCK 34, R-2 ZONE						
ZONE	REQUIRED	PROPOSED LOT 20.02	PROPOSED LOT 20.03	PROPOSED LOT 20.04	PROPOSED LOT 3.03	PROPOSED LOT 3.04
LOT AREA	4,000 SF	2,800 SF V	3,113 SF V	5,057 SF	14,597 SF	3,916 SF V
LOT WIDTH	50 FT	70 FT	80 FT	60 FT	80 FT	50 FT
LOT DEPTH MIN.	60 FT	40 FT V	40 FT V	78.81 FT	179.94 FT	80 FT
FRONT YARD SETBACK	25 FT	5 FT V	5 FT V	25 FT	25 FT	8 FT V
SIDE YARD - ONE	7 FT	13 FT	13 FT	7 FT	8 FT	8 FT
SIDE YARD - BOTH	15 FT	30 FT	N/A	15 FT	16 FT	N/A
REAR YARD	15 FT	7 FT V	7 FT V	16 FT	17 FT	16 FT
BUILDING HEIGHT	2.5 STORY: 35 FT	2.5 STORY: 35 FT	2.5 STORY: 35 FT	2.5 STORY: 35 FT	2.5 STORY: 35 FT	2.5 STORY: 35 FT
BUILDING COVERAGE - MAX	50%	39.63%	40%	35.25%	37.27%	33.54%
LOT COVERAGE - MAX	70%	49.81%	49.52%	45.92%	21.63%	46.96%
GROSS FLOOR AREA - MIN	800 SF	970.31 SF	1,063.46 SF	1,530.54 SF	1,769.76 SF	1,044 SF
PARKING SPACES	2/3	3	3	4	4	6
V - VARIANCE						
OFF-STREET PARKING SUMMARY PER RSIS:						
CATEGORY	PARKING REQUIREMENT	PARKING CALCULATION	TOTAL			
3 BEDROOM	2 SPACES PER UNIT	1 X 2 =	2			
4 BEDROOM	2.5 SPACES PER UNIT	1 X 2.5 =	3			
5 BEDROOM	2 SPACES PER UNIT	1 X 3 =	3			

APPLICANT:  
MOUNTAIN VIEW VILLAS AT SEA BRIGHT  
754 HYSLIP AVENUE  
WESTFIELD, NEW JERSEY 07090

THE UNDERSIGNED INDIVIDUAL, ORGANIZED UNDER THE STATE OF NEW JERSEY HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.

OWNER:  
MOUNTAIN VIEW VILLAS AT SEA BRIGHT  
754 HYSLIP AVENUE  
WESTFIELD, NEW JERSEY 07090

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1795, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF SEA BRIGHT BOROUGH IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS KNOWN AS "THE MAP FILING LAW." THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WHICH SAID DATE IS 95 DAYS FROM THE SIGNING OF THE PLATS.

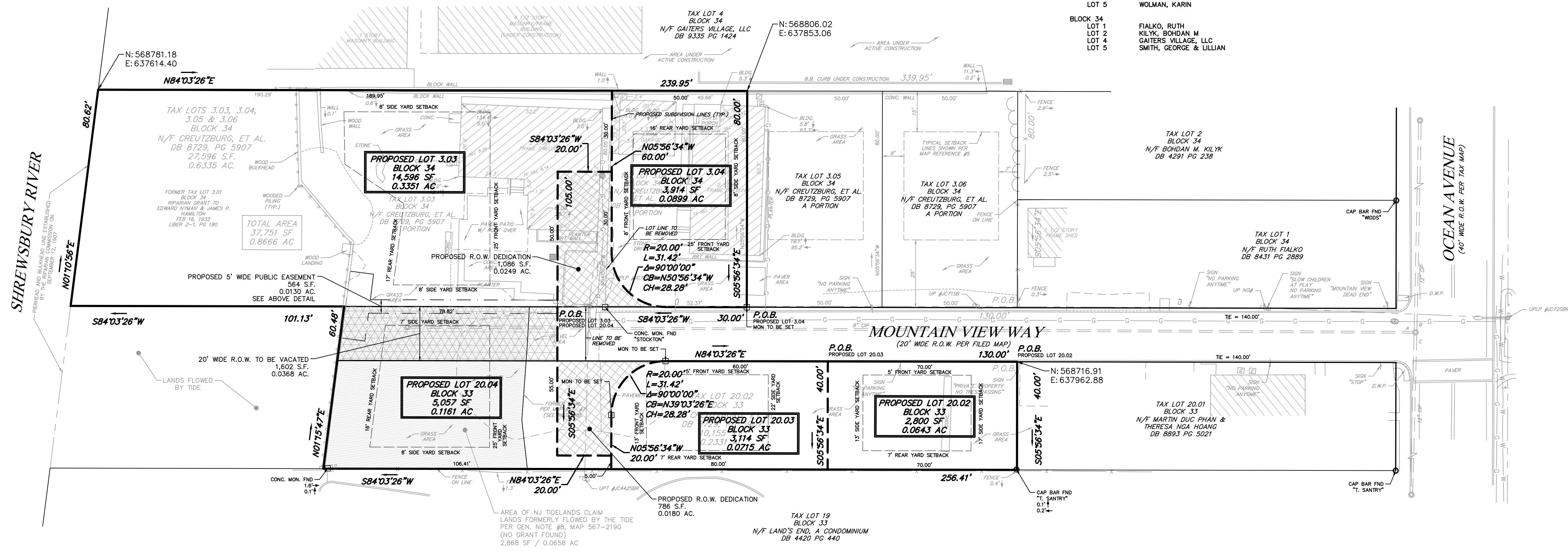
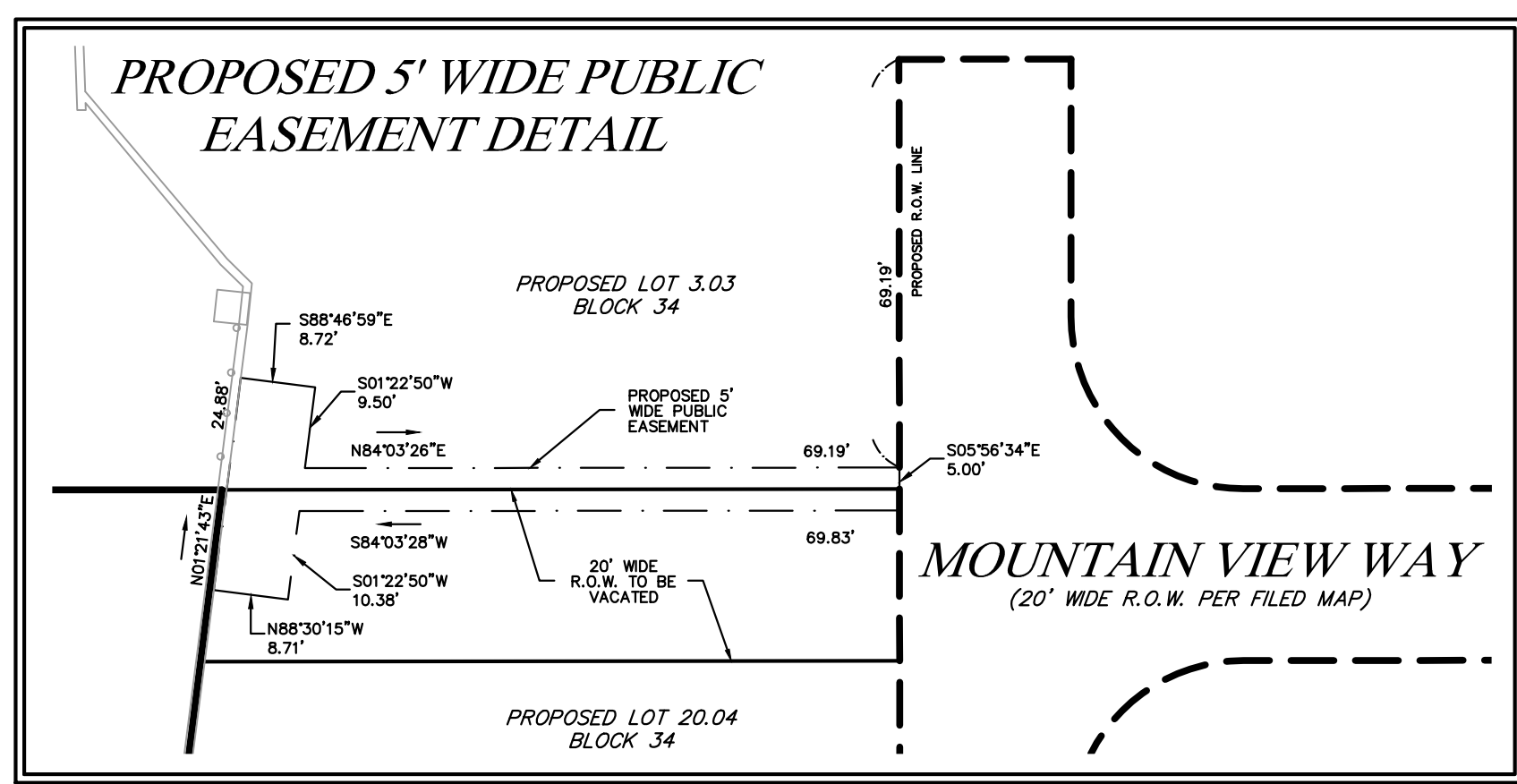
MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE BOROUGH OF SEA BRIGHT PLANNING BOARD, MONMOUTH COUNTY, NEW JERSEY.

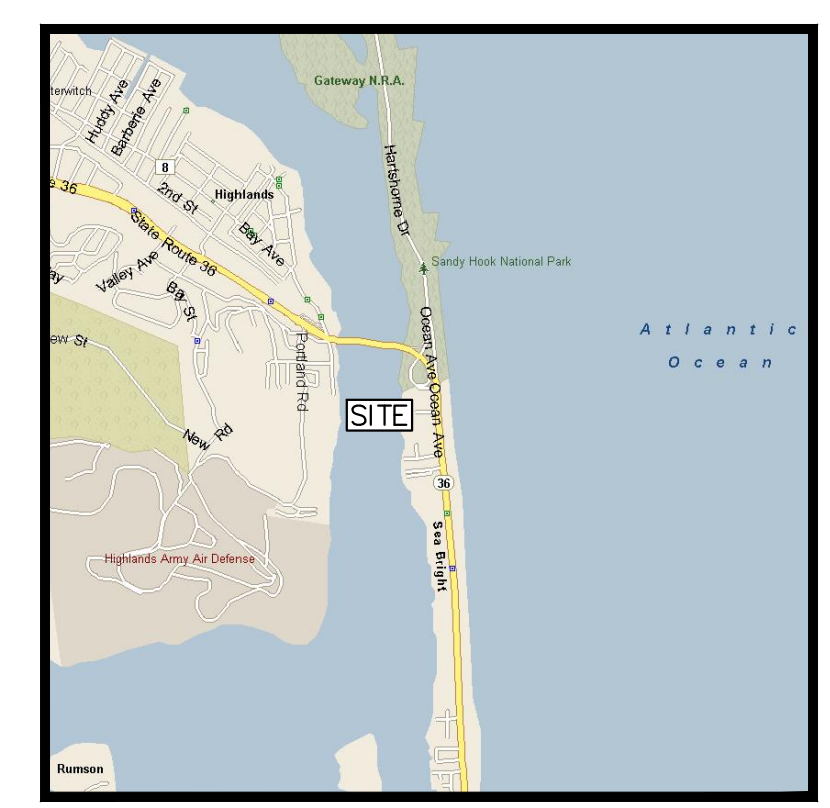
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

SYMBOL LEGEND			
CONC. MONUMENT FND	FIRE HYDRANT	MAIL BOX	CLEAN OUT
I.P. / I.B. FND	D.C. DEPRESSED CURB	CABLE TV BOX	GAS
TACK / STAKE FND	L.S.A. LANDSCAPED AREA	TELEPHONE BOX	WATER
WETLAND FLAG	D.W.P. DETECTABLE WARNING PAD	A/C UNIT	ELECTRIC
SPOT ELEVATIONS	MANHOLE	ELECTRIC METER	TELEPHONE
TRAFFIC SIGNAL POLE	"A"-INLET	GAS METER	CABLE TV
UTILITY POLE	"B"-INLET	WATER METER	TREE
GUY WIRE	"E"-INLET	WATER VALVE	SHRUB
LIGHT POLE	YARD INLET	MONITORING WELL	BOLLARD
UTILITY POLE W/LIGHT	FLARED END SECTION	GAS VALVE	WELL
SIGN			

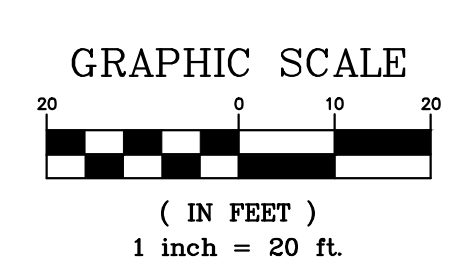
MAP REFERENCES:  
1. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 3.03, 3.04, 3.05 & 3.06, BLOCK 34, MOUNTAIN VIEW WAY, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY DPK CONSULTING, LLC., DATED 04/27/2020.



- LOT OWNERS WITHIN 200 FT.
- BLOCK 23
    - LOT 129 LAND'S END CONDOMINIUM ASSN INC
    - LOT 129.01 LAND'S END CONDOMINIUM ASSN INC
    - LOT 132 FIALKO, RUTH
    - LOT 133 KILYK, BOHDAN M
    - LOT 134 GAITERS VILLAGE, LLC
    - LOT 135 SMITH, GEORGE & LILLIAN
    - LOT 136 STATE OF NJ-DOT
  - BLOCK 33
    - LOT 19 LAND'S END CONDOMINIUM ASSN INC
    - LOT 20.01 PHAN, MARTIN & HOANG, TERESA
  - BLOCK 33.01
    - LOT 1 HENDERSON, GEORGE & O'CONNOR, SUSAN
    - LOT 2 DI NICOLA, PETER F. & TERESA A.
    - LOT 3 LIFF, ALLISON
    - LOT 4 VON ZIEGESAR, ELIZABETH T.
    - LOT 5 FARRELL, MICHAEL R
  - BLOCK 33.02
    - LOT 1 PRA SISTO, JOAN M & ALBERT J
    - LOT 2 MURPHY, ARTHUR H. & SHEILA A.
    - LOT 3 GRAHAM, CAROL A.
    - LOT 4 GULLEY, DAVID & LISA
    - LOT 5 CAROLA, ROBERT E. & ELAINE M.
    - LOT 6 HOLZBERG, HERBERT & SHIRLEY
    - LOT 7 NOONE, MARY J. & MARY C. TRUSTEE
  - BLOCK 33.03
    - LOT 1 LISTER, DENNIS & VOLET
    - LOT 2 GRACIAS, VICENTE H. & WENDY K.
    - LOT 3 PFEIFER, H. ARTHUR & BERNADETTE J.
    - LOT 4 JANAZZO, DAVID & SUSAN
    - LOT 5 CALIENDO, NICHOLAS A. & DIANA S
    - LOT 6 BOUDAKIAN, THOMAS & NANCY
    - LOT 7 SERAFIN-FAHMI, MALGORZATA
  - BLOCK 33.04
    - LOT 1 MACDONALD, DONALD
    - LOT 2 ZIMMERMAN, MICHAEL C. & JUNE H.
    - LOT 3 LEIGHTON, MICHAEL & ENGLERT, GAYLE
    - LOT 4 SPIFAM TRUST
    - LOT 5 WOLMAN, KARIN
  - BLOCK 34
    - LOT 1 FIALKO, RUTH
    - LOT 2 KILYK, BOHDAN M
    - LOT 4 GAITERS VILLAGE, LLC
    - LOT 5 SMITH, GEORGE & LILLIAN



VICINITY MAP  
SCALE: N.T.S.



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED APRIL 27, 2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

James J. Heiser  
Professional Land Surveyor  
JHEISER@DPKCONSULTING.NET

PROJECT NUMBER: 20-8797  
DRAWING FILE: 20-8797SD00

DATE: 06/12/2020  
SCALE: 1" = 20'  
DRAWN BY: J.D.L.  
CHK'D BY: J.J.H.

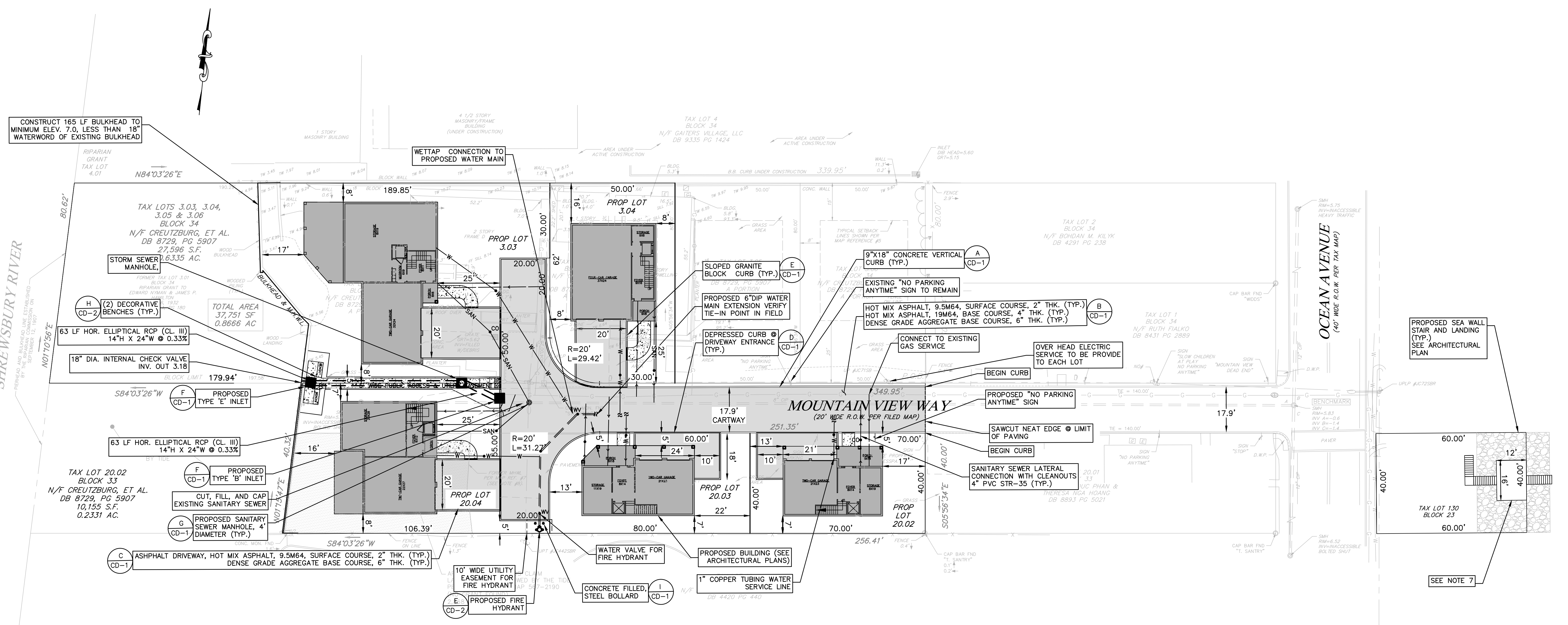
DATE: \_\_\_\_\_  
N.J. Lic: 246584331100  
PA. Lic: S0756616  
N.Y. Lic: 050932-1  
CT. Lic: 70476

REVISIONS:  
1  
REV. 0

PRELIMINARY PLAT-MAJOR SUBDIVISION  
TAX LOTS 3.03 & 3.04 BLOCK 34  
TAX LOT 20.02, BLOCK 33  
MOUNTAIN VIEW WAY  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY NEW JERSEY



© 2019 ENGUNITY INFRASTRUCTURE. REUSE OF DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF ENGUNITY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGUNITY INFRASTRUCTURE.



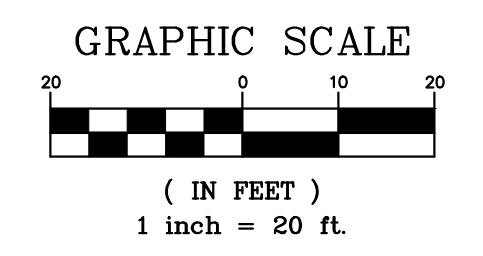
### UTILITY, CONSTRUCTION, & DIMENSION PLAN

ZONING TABLE - 1 BLOCK 33 & BLOCK 34, R-2 ZONE						
ZONE	REQUIRED	PROPOSED LOT 20.02	PROPOSED LOT 20.03	PROPOSED LOT 20.04	PROPOSED LOT 3.03	PROPOSED LOT 3.04
LOT AREA	4,000 SF	2,800 SF V	3,113 SF V	5,057 SF	14,597 SF	3,916 SF V
LOT WIDTH	50 FT	70 FT V	80 FT	60 FT	80 FT	50 FT
LOT DEPTH MIN.	60 FT	40 FT V	40 FT V	78.81 FT	179.94 FT	80 FT
FRONT YARD SETBACK	25 FT	5 FT V	5 FT V	25 FT	25 FT	8 FT V
SIDE YARD : ONE	7 FT	13 FT	22 FT	7 FT	8 FT	8 FT
SIDE YARD : BOTH	15 FT	30 FT	N/A	15 FT	16 FT	N/A
REAR YARD	15 FT	7 FT V	7 FT V	16 FT	17 FT	16 FT
BUILDING HEIGHT	2.5 STORY; 35 FT	2.5 STORY; 35 FT	2.5 STORY; 35 FT	2.5 STORY; 35 FT	2.5 STORY; 35 FT	2.5 STORY; 35 FT
BUILDING COVERAGE : MAX	50%	39.63%	40%	35.25%	17.22%	33.54%
LOT COVERAGE : MAX	70%	49.81%	49.52%	45.92%	21.63%	46.96%
GROSS FLOOR AREA : MIN	800 SF	970.31 SF	1,061.46 SF	1,530.54 SF	1,769.76 SF	1044 SF
PARKING SPACES	2/3	3	3	4	4	6

OFF-STREET PARKING SUMMARY PER RSIS:			
CATEGORY	PARKING REQUIREMENT	PARKING CALCULATION	TOTAL
3 BEDROOM	2 SPACES PER UNIT	1 X 2 =	2
4 BEDROOM	2.5 SPACES PER UNIT	1 X 2.5 =	3
5 BEDROOM	3 SPACES PER UNIT	1 X 3 =	3

- GENERAL NOTES:
- SURVEY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, TAX LOTS 3.03, 3.04, 3.05 & 3.06, BLOCK 34 TAX LOT 20.02, BLOCK 33" PREPARED BY DPK CONSULTING DATED APRIL 27, 2020.
  - ENGUNITY INFRASTRUCTURE MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ENGUNITY INFRASTRUCTURE FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ENGUNITY INFRASTRUCTURE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CALL FOR A MARK-OUT PRIOR TO ANY WORK.
  - PREMISES ARE COMMONLY KNOWN AS 2, 2A, 4-6 MOUNTAIN VIEW WAY, SEA BRIGHT, NEW JERSEY.
  - ALSO KNOWN AS LOT 20.02, IN BLOCK 33 AND TAX LOTS 3.03, 3.04, 3.05 AND 3.06 IN BLOCK 34 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
  - IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.
  - FIRE HYDRANT TO BE CONNECTED PROPOSED WATER MAIN EXTENSION.
  - PEDESTRIAN ACCESS TO BE PROVIDED ALONG TOP OF SEAWALL AND ACROSS PROPOSED SEAWALL PLATFORM.
  - ELECTRICAL SERVICE TO BE PROVIDED BY EXISTING OVERHEAD WIRES.



DESIGNED BY: PAS		<b>UTILITY, CONSTRUCTION, &amp; DIMENSION PLAN</b> TAX BLOCK 33, LOT 20.02, TAX BLOCK 34, LOTS 3.03 & 3.04, TAX BLOCK 23, LOT 130 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NJ	<b>OWNER / DEVELOPER / APPLICANT:</b> MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC 754 HYSLIP AVENUE WESTFIELD, NJ 07090 (908) 264-8016	JACLYN J. FLOR, P.E., P.P., C.M.E. CONSULTING ENGINEER  LICENSED PROFESSIONAL ENGINEER STATE OF NJ LICENCE NO. 24GE045426 CERTIFICATE OF AUTHORIZATION 24GA28268000	PROJECT NO. MUHL-00010 DRAWING <b>CP-1</b> SHEET NO. <b>4 OF 11</b>
DRAWN BY: PAS					
SHEET CHK'D BY: JJF					
CROSS CHK'D BY: MCM					
APPROVED BY: JJF		BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NJ	DATE: 06/12/2020	DATE: 06/12/2020	SHEET NO. <b>4 OF 11</b>
DATE: JUNE 12, 2020					

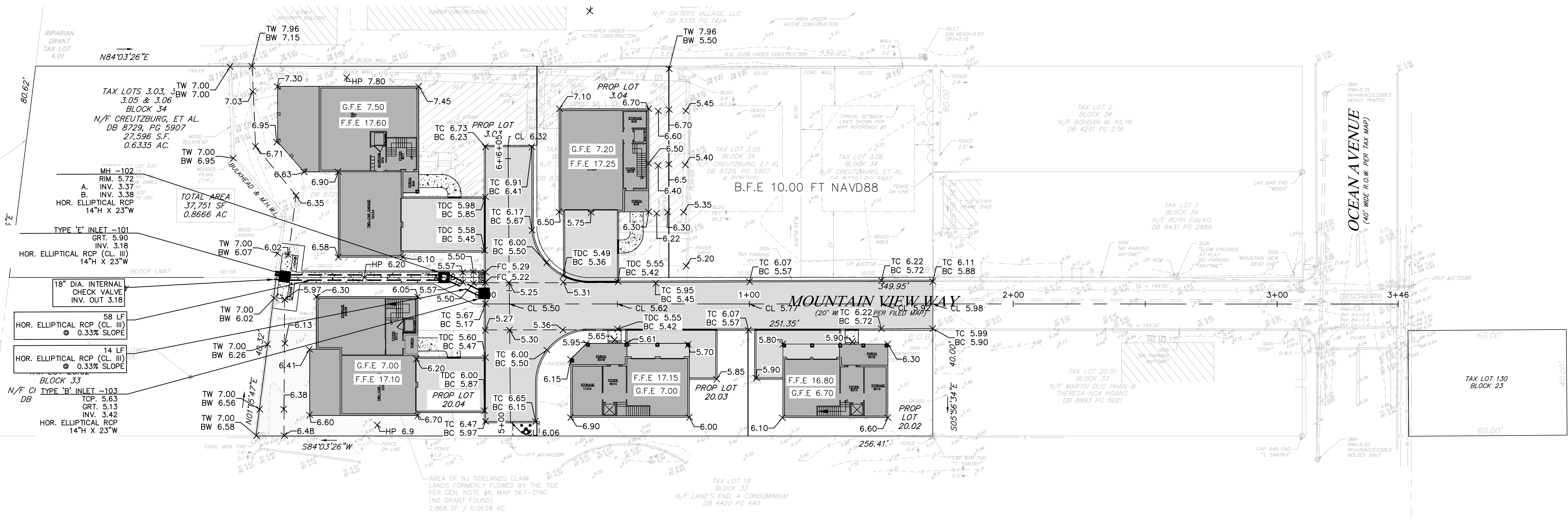
© 2019 ENGENUITY INFRASTRUCTURE ALL RIGHTS RESERVED. REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF ENGENUITY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGENUITY INFRASTRUCTURE.

SHREWSBURY RIVER

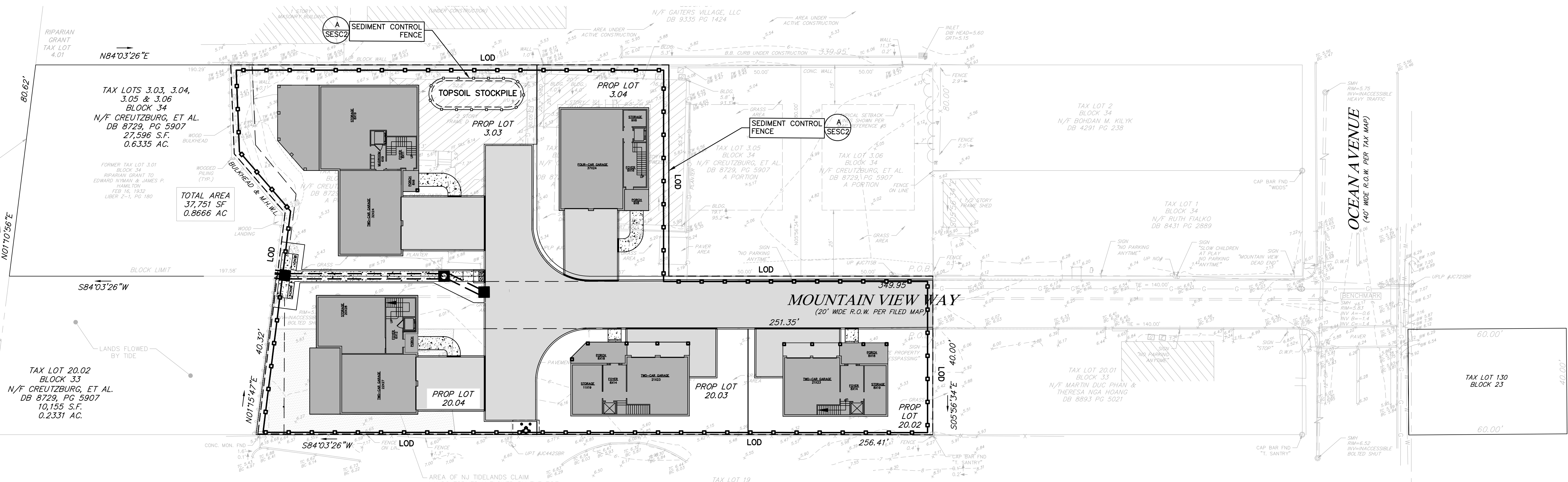
SHREWSBURY RIVER

OCEAN AVENUE  
(40' WIDE R.O.W. PER TAX MAP)

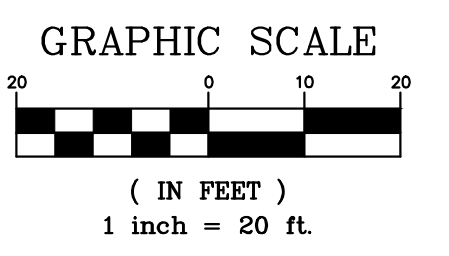
OCEAN AVENUE  
(40' WIDE R.O.W. PER TAX MAP)



**GRADING PLAN**

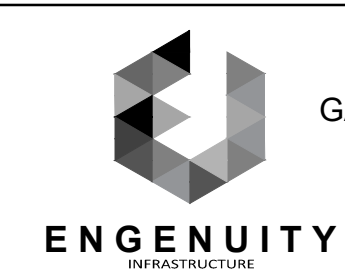


**SESC PLAN**



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: PAS  
 DRAWN BY: PAS  
 SHEET CHK'D BY: JUF  
 CROSS CHK'D BY: MCM  
 APPROVED BY: JUF  
 DATE: JUNE 12, 2020



**ENGENUITY INFRASTRUCTURE**  
 GALLERIA: 2 BRIDGE AVE., SUITE 323  
 RED BANK, NJ 07701  
 732.741.3176  
 ENGENUITYNJ.COM

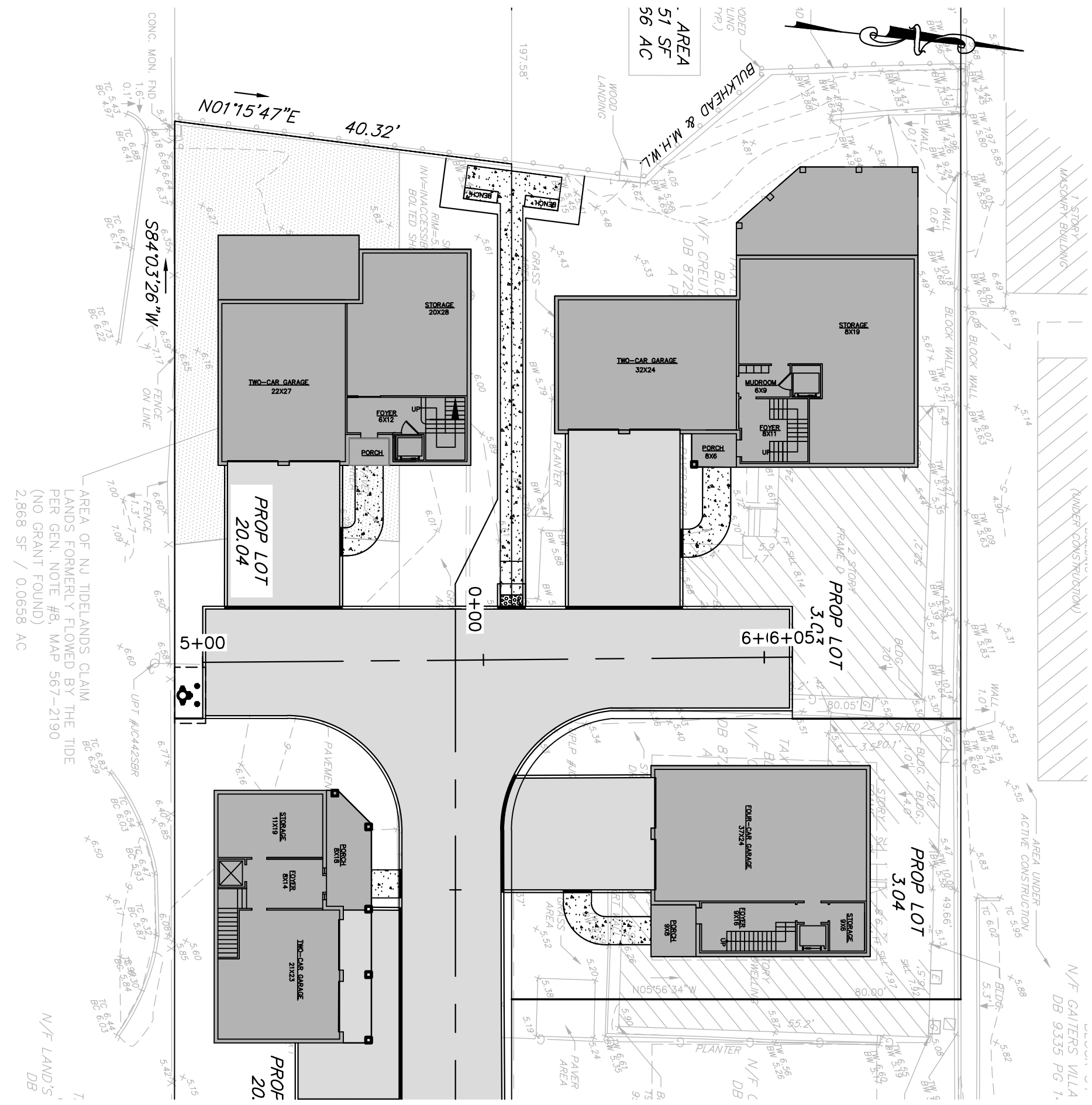
**GRADING & SOIL EROSION & SEDIMENT CONTROL PLAN**  
 TAX BLOCK 33, LOT 20.02, TAX BLOCK 34, LOTS 3.03 & 3.04, TAX BLOCK 23, LOT 130  
 BOROUGH OF SEA BRIGHT  
 MONMOUTH COUNTY, NJ

**OWNER / DEVELOPER / APPLICANT:**  
**MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC**  
 754 HYSLIP AVENUE  
 WESTFIELD, NJ 07090  
 (908) 264-8016

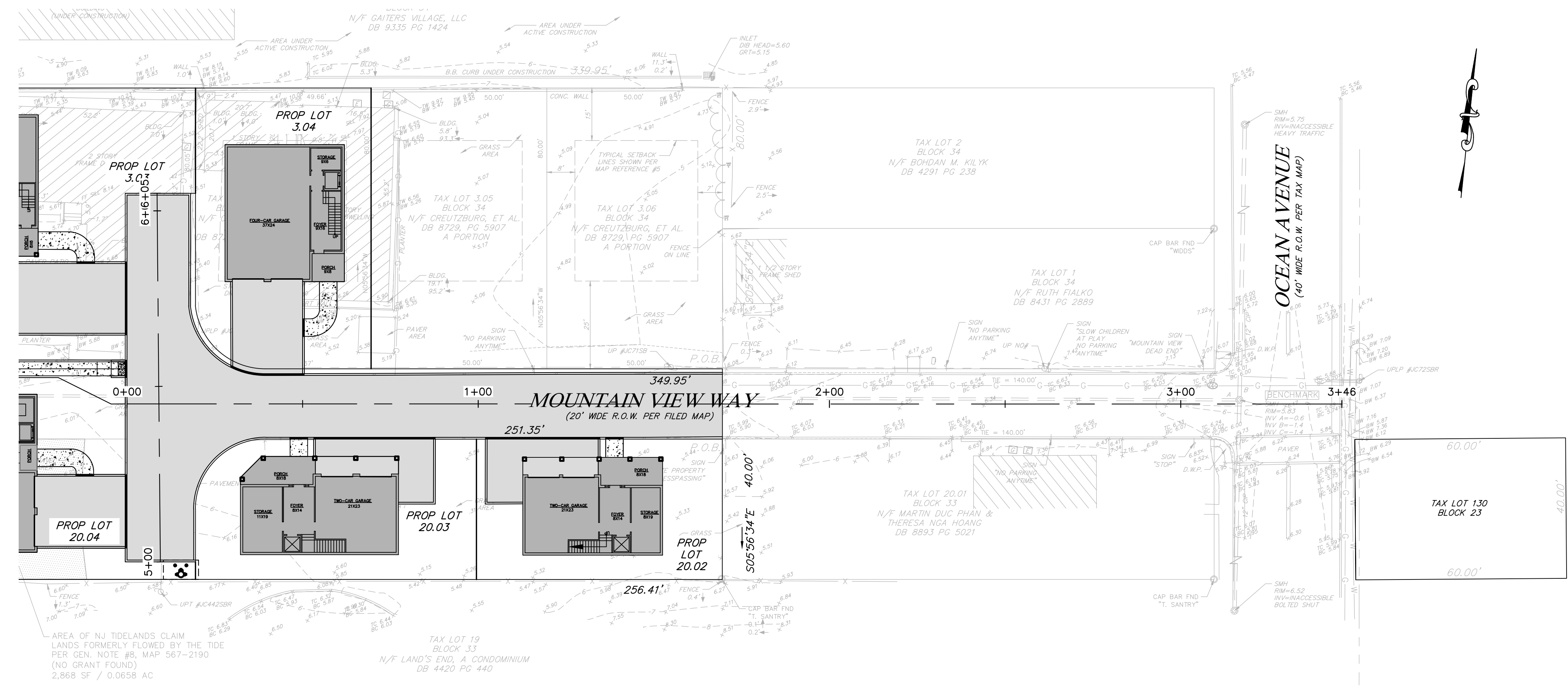
**JACLYN J. FLOR, P.E., P.P., C.M.E.**  
 CONSULTING ENGINEER  
  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF NJ LICENCE NO. 24GE045426  
 CERTIFICATE OF AUTHORIZATION 24GA28268000

PROJECT NO. MUHL-00010  
 DRAWING **GR/SE-1**  
 SHEET NO. **5** OF **11**  
 DATE: 06/12/2020

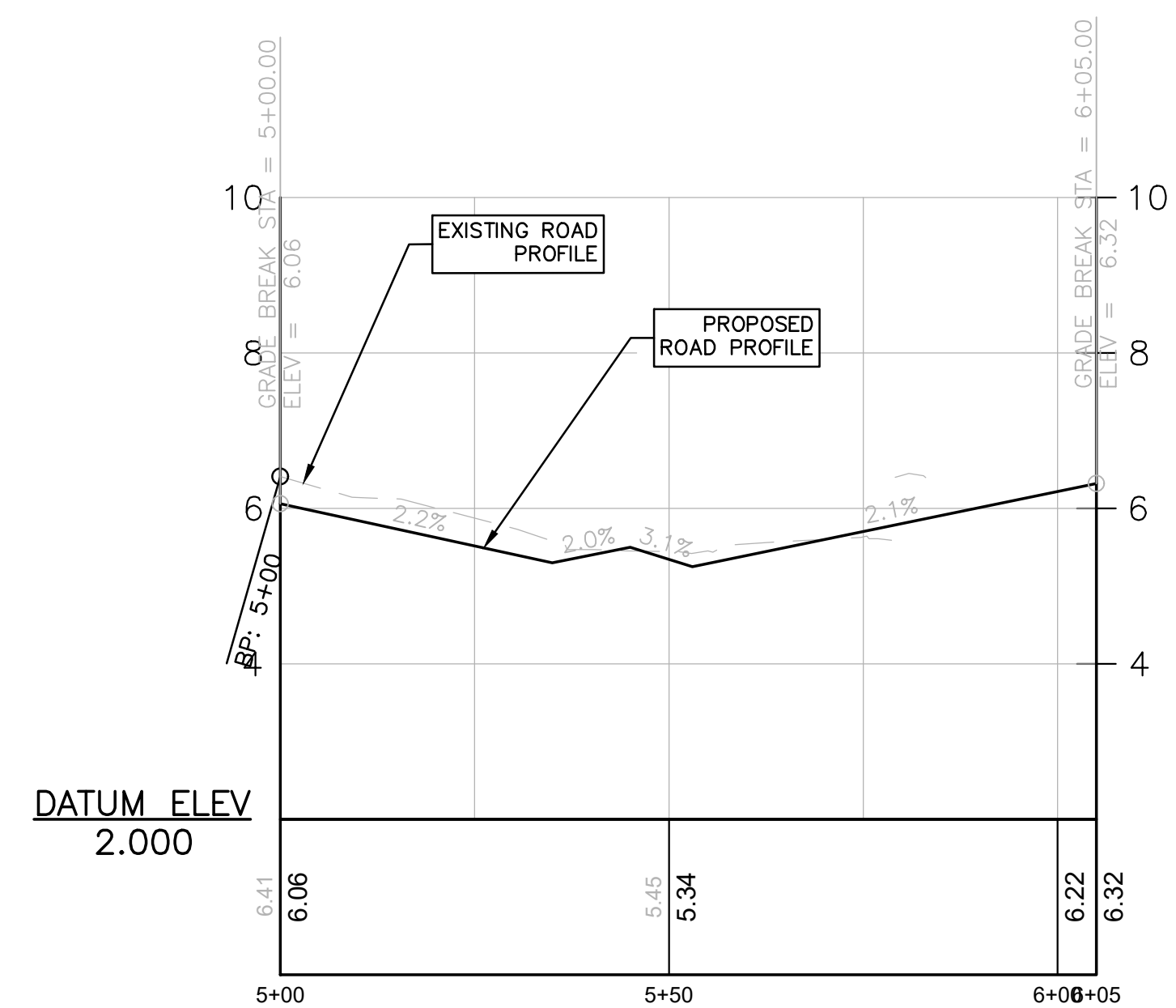
© 2019 ENGENUITY INFRASTRUCTURE. REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF ENGENUITY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGENUITY INFRASTRUCTURE.



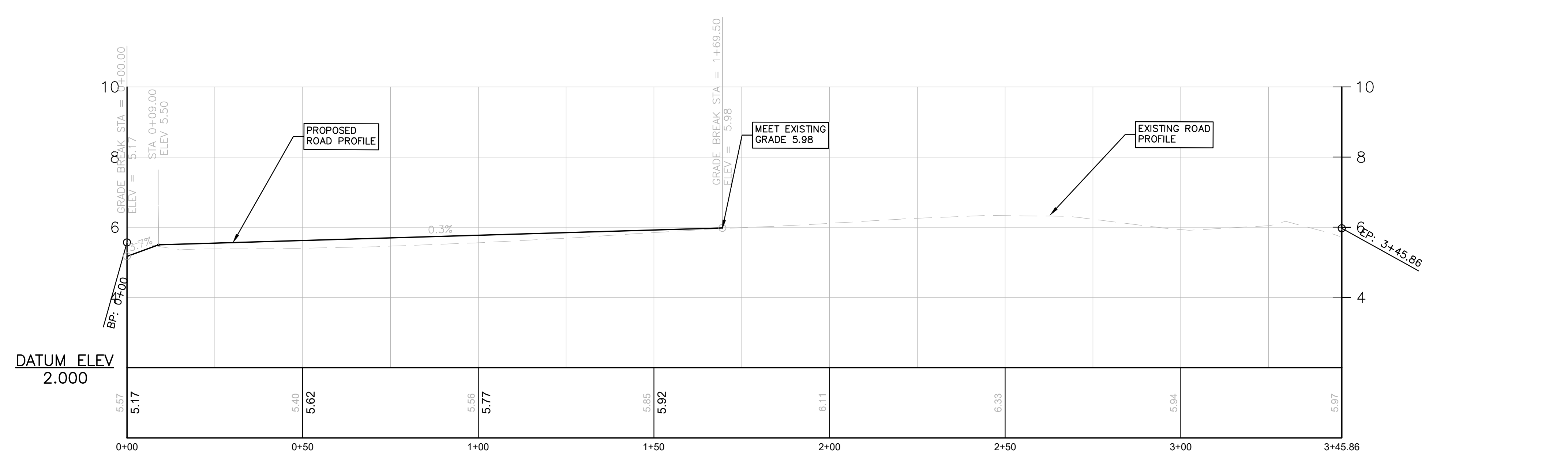
**HAMMER HEAD PLAN VIEW**



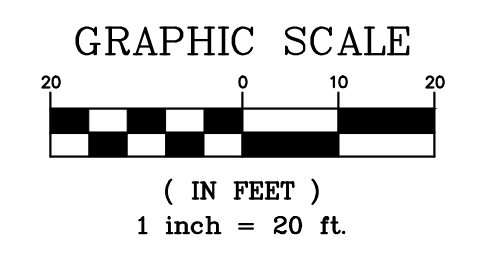
**MOUNTAIN VIEW WAY PLAN VIEW**



**HAMMER HEAD PROFILE**



**MOUNTAIN VIEW WAY PROFILE**



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: PAS  
 DRAWN BY: PAS  
 SHEET CHK'D BY: JUF  
 CROSS CHK'D BY: MCM  
 APPROVED BY: JUF  
 DATE: JUNE 12, 2020

**ENGENUITY INFRASTRUCTURE**  
 GALLERIA: 2 BRIDGE AVE., SUITE 323  
 RED BANK, NJ 07701  
 732.741.3176  
 ENGENUITYNJ.COM

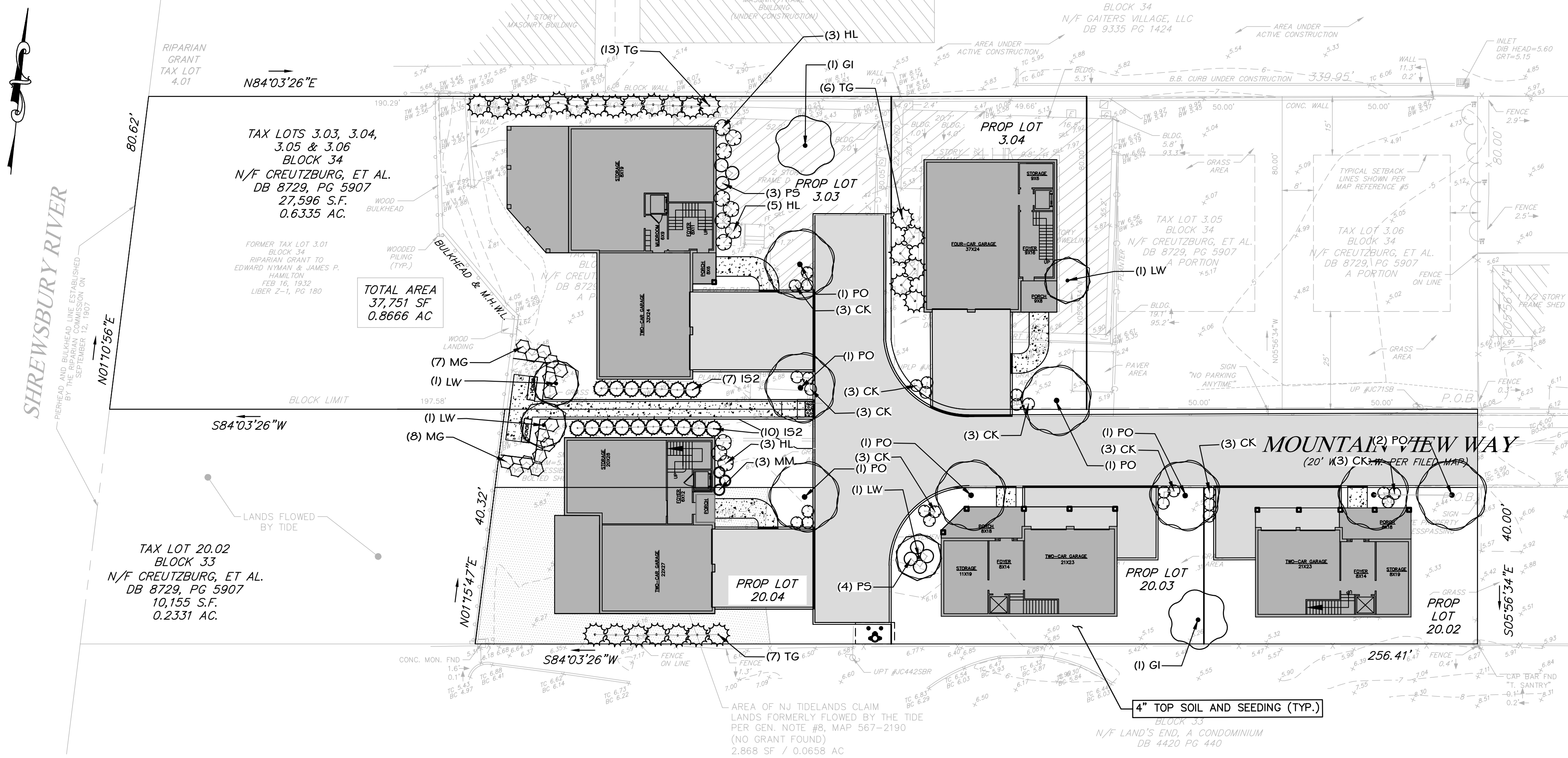
**ROADWAY PROFILE PLAN**  
 TAX BLOCK 33, LOT 20.02, TAX  
 BLOCK 34, LOTS 3.03 & 3.04, TAX  
 BLOCK 23, LOT 130  
 BOROUGH OF SEA BRIGHT  
 MONMOUTH COUNTY, NJ

**OWNER / DEVELOPER / APPLICANT:**  
**MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC**  
 754 HYSLIP AVENUE  
 WESTFIELD, NJ 07090  
 (908) 264-8016

JACLYN J. FLOR, P.E., P.P., C.M.E.  
 CONSULTING ENGINEER  
  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF NJ LICENCE NO. 24GE045426  
 CERTIFICATE OF AUTHORIZATION 24GA28268000  
 DATE: 06/12/2020

PROJECT NO. MUHL-00010  
 DRAWING  
**RP-1**  
 SHEET NO.  
**6 OF 11**

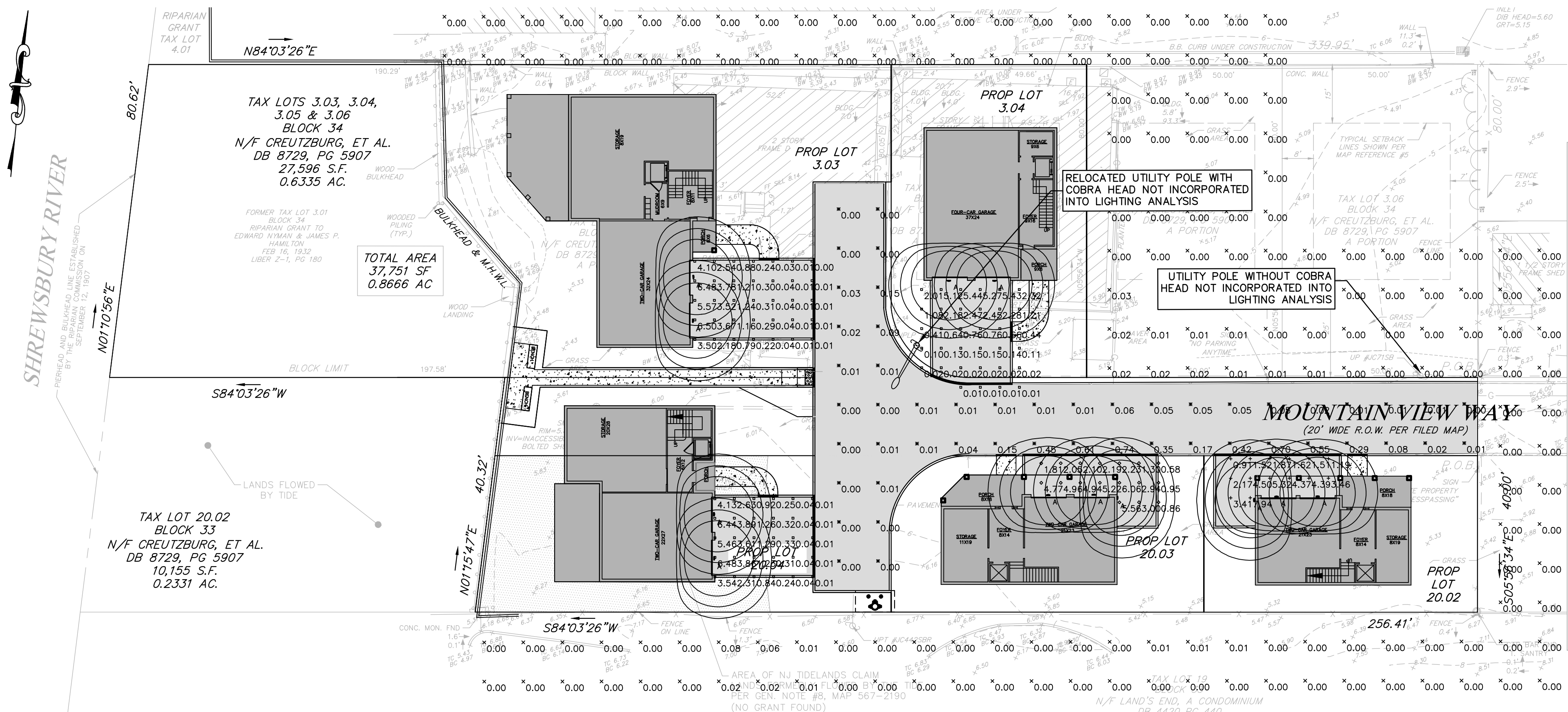
© 2019 ENGENUITY INFRASTRUCTURE. REUSE OF DOCUMENTS, THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF ENGENUITY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGENUITY INFRASTRUCTURE.



### LANDSCAPE PLAN

### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	COMMENTS
	GI	2	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Common Honeylocust	2" - 2 1/2" CAL.		B&B	FULL SPECIMEN
	IS2	17	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	---	6' - 7' HT.	B&B	FULL TO GROUND
	LW	4	Lagerstroemia x 'Natchez'	White Crape Myrtle Multi-Trunk	---	6' - 7' HT.	B&B	FULL SPECIMEN
	PO	8	Platanus occidentalis	American Sycamore	2" - 2 1/2" CAL.	6' - 7' HT.	B&B	FULL SPECIMEN
	TG	26	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	---	6' - 7' HT.	B&B	FULL TO GROUND
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS	
	CK	27	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	Pot		
	HL	11	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal.	Pot		
	MG	15	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal.	Pot	FULL PLANTS	
	MM	3	Miscanthus sinensis 'Morning Light'	Eulalia Grass	---			
	PS	7	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gal.	Pot	FULL PLANTS	



### LIGHTING PLAN

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distrib. ion	Polar Plot	Notes
	A		12	BEGA	10W/24 374-15W-KS24 374 K4	Converted by LUMCAL V 25.10.2016 / H.R.	LED 12,3W	1	24374K4_BEGA_JES.ies	1077	1	0.9	15	100%			

**LED wall luminaires - directed** BEGA

**Application:** LED wall luminaires with directed light designed to be mounted at vertical heights for general purpose illumination or glass facade illumination.  
**Materials:** Die-cast aluminum housing, stainless steel mounting plate, stainless steel mounting plate, stainless steel mounting plate, stainless steel mounting plate.  
**LED color temperature:** 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K.  
**Notes:** All BEGA standard fixtures are made, textured polyester powder coat with maximum 5 year warranty.

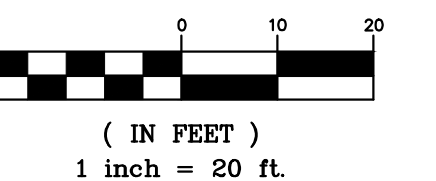
### Statistics: MOUNTAIN VIEW WAY REV 1 6-4-20

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY # 1	+	3.16 fc	7.94 fc	0.91 fc	8.7:1	3.5:1
DRIVEWAY # 2	◇	3.03 fc	6.06 fc	0.58 fc	10.4:1	5.2:1
DRIVEWAY # 3	□	1.65 fc	6.48 fc	0.01 fc	648.0:1	165.0:1
DRIVEWAY # 4	□	1.39 fc	6.50 fc	0.00 fc	N/A	N/A
DRIVEWAY # 5	□	1.23 fc	5.44 fc	0.01 fc	544.0:1	123.0:1
MOUNTAIN VIEW WAY	✖	0.11 fc	0.74 fc	0.00 fc	N/A	N/A
OFF SITE	✖	0.00 fc	0.08 fc	0.00 fc	N/A	N/A

### GENERAL NOTES:

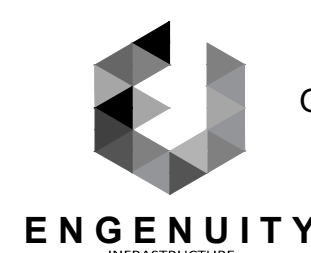
1. APPLICANT SHALL REQUEST MEETING WITH JCP&L TO DISCUSS UTILITY POLE RELOCATION AND OBTAIN COBRA HEAD LIGHTING TYPE AND INTENSITY FOR ROADWAY.

### GRAPHIC SCALE



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: PAS  
DRAWN BY: PAS  
SHEET CHKD BY: JUF  
CROSS CHKD BY: MCM  
APPROVED BY: JUF  
DATE: JUNE 12, 2020



**ENGENUITY INFRASTRUCTURE**  
GALLERIA: 2 BRIDGE AVE., SUITE 323  
RED BANK, NJ 07701  
732.741.3176  
ENGENUITYNJ.COM

**LIGHTING AND LANDSCAPE PLAN**  
TAX BLOCK 33, LOT 20.02, TAX  
BLOCK 34, LOTS 3.03 & 3.04, TAX  
BLOCK 23, LOT 130  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NJ

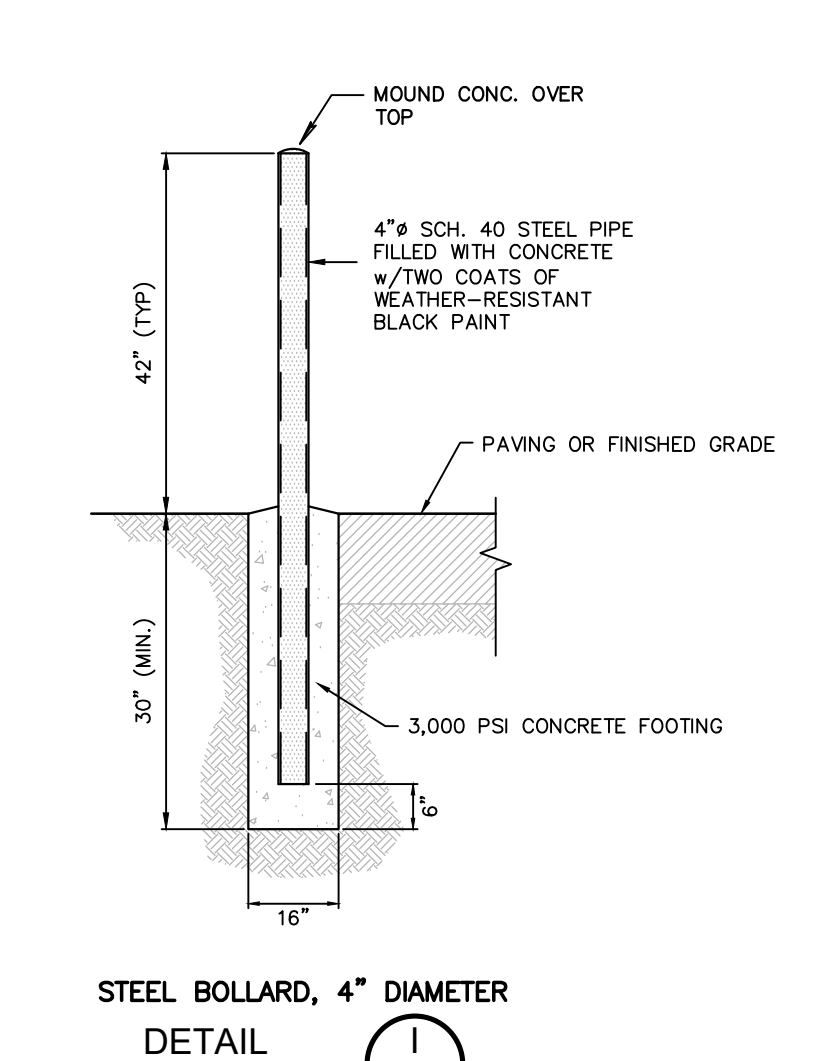
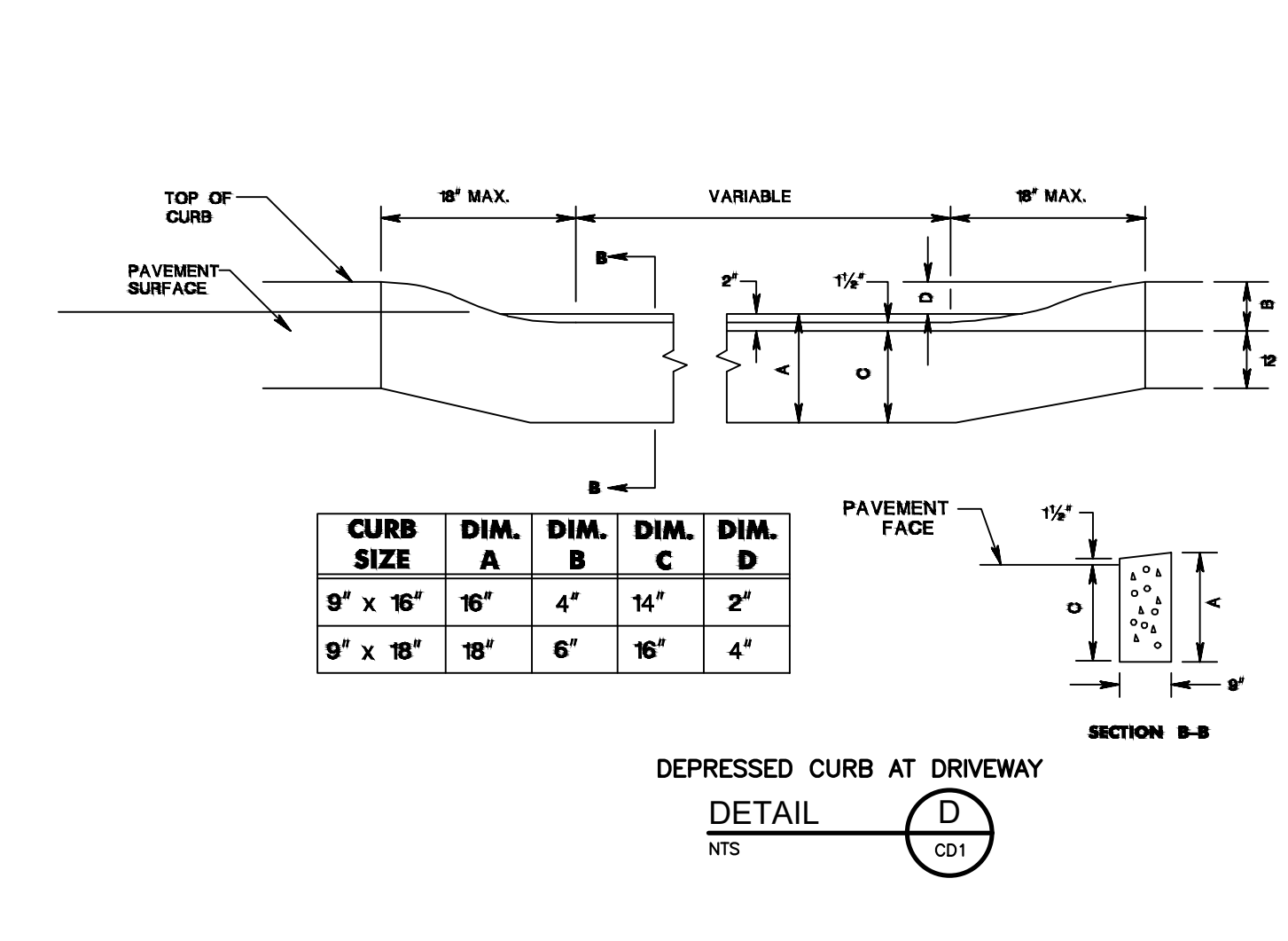
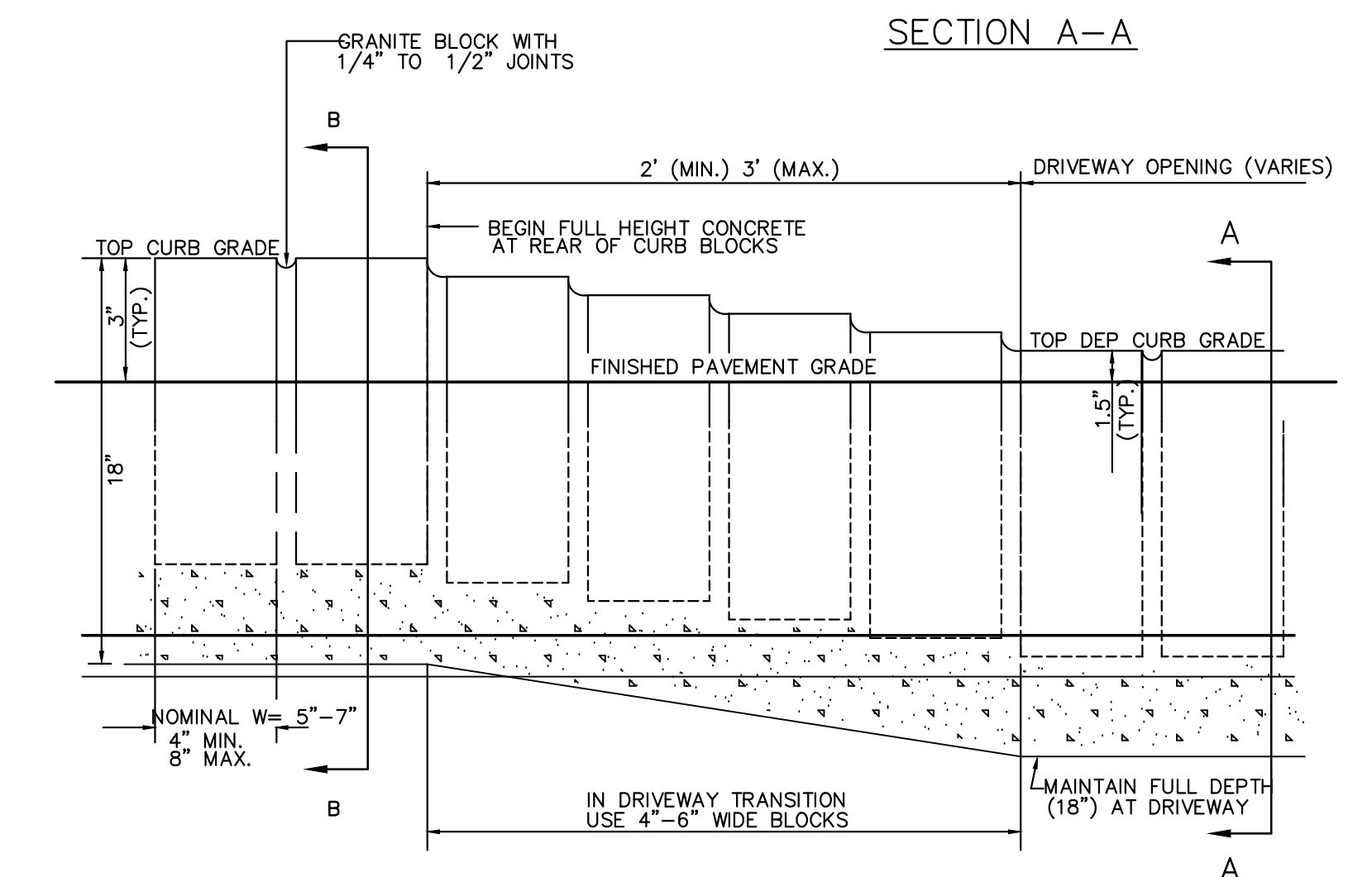
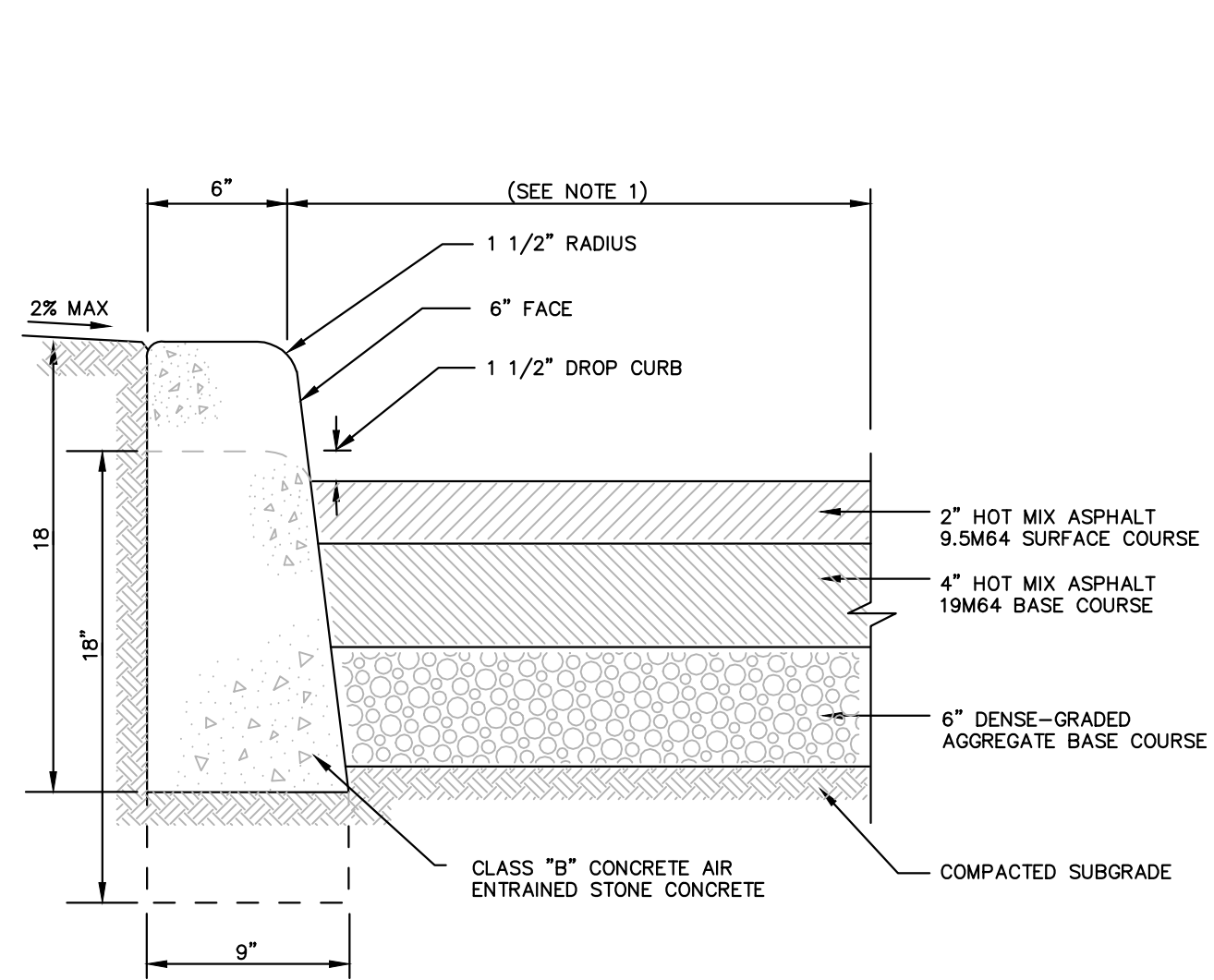
**OWNER / DEVELOPER / APPLICANT:**  
MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC  
754 HYSLIP AVENUE  
WESTFIELD, NJ 07090  
(908) 264-8016

JACLYN J. FLOR, P.E., P.P., C.M.E  
CONSULTING ENGINEER  
  
LICENSED PROFESSIONAL ENGINEER  
STATE OF NJ LICENCE NO. 24GE045426  
CERTIFICATE OF AUTHORIZATION 24GA28268000

06/12/2020  
DATE

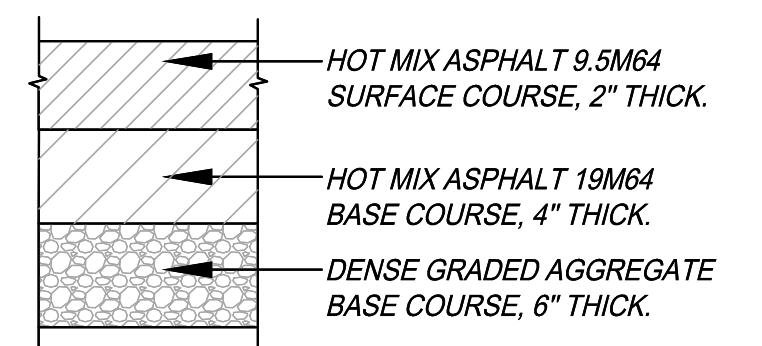
PROJECT NO. MUHL-00010  
DRAWING  
LS/LI-1  
SHEET NO.  
7 OF 11

© 2019 ENGENUITY INFRASTRUCTURE ALL RIGHTS RESERVED. REUSE OF DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF ENGENUITY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGENUITY INFRASTRUCTURE.



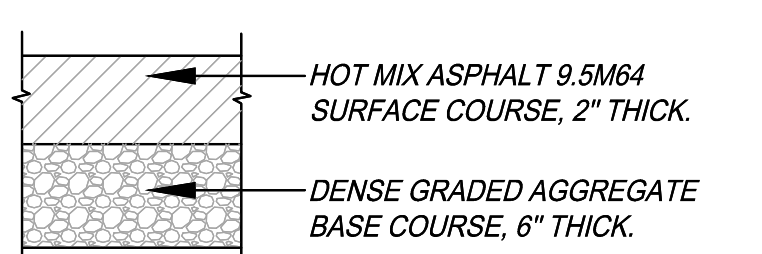
- NOTE 1) IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, A 2' WIDE PAVEMENT REPAIR STRIP SHALL BE CONSTRUCTED ALONG PROPOSED CURB. THE FOLLOWING ITEMS OF WORK WITHIN THE REPAIR STRIP ARE INCLUDED UNDER 9' X 18' CONCRETE VERTICAL CURB:
- SAWCUT
  - CONCRETE CURING AND SEALING COMPOUND
  - EXCAVATION, UNCLASSIFIED
  - BACKFILL MATERIAL
  - COMPACTED SUBGRADE
  - DENSE-GRADED AGGREGATE BASE COURSE
  - HOT MIX ASPHALT 19M64 BASE COURSE - REMOVAL OF MONOLITHIC CONCRETE CURB AND GUTTER (IF REQUIRED)
- 2) CURB DEPTH SHALL BE MAINTAINED AT DROP CURBS.
- 3) 4\"/>

9'X18\"/>



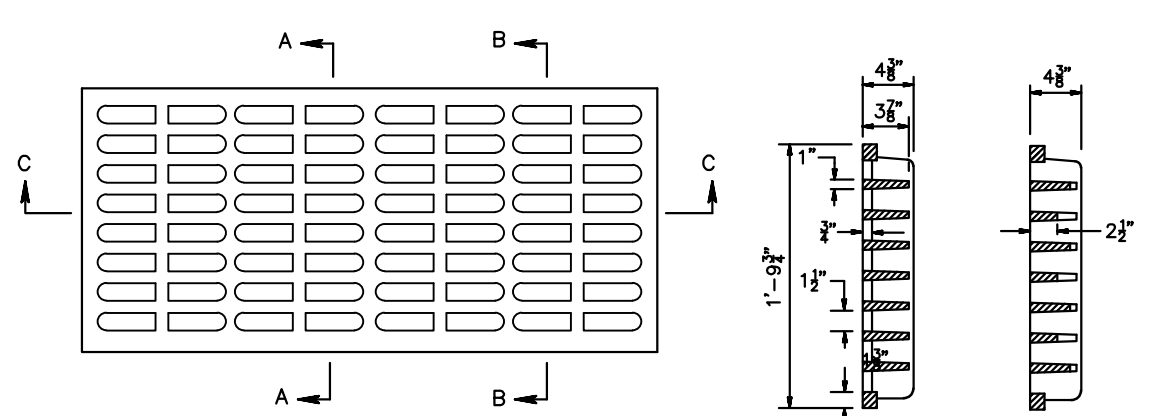
PAVEMENT REPAIR DETAIL

HOT MIX ASPHALT  
DETAIL (B)  
NTS (CD1)

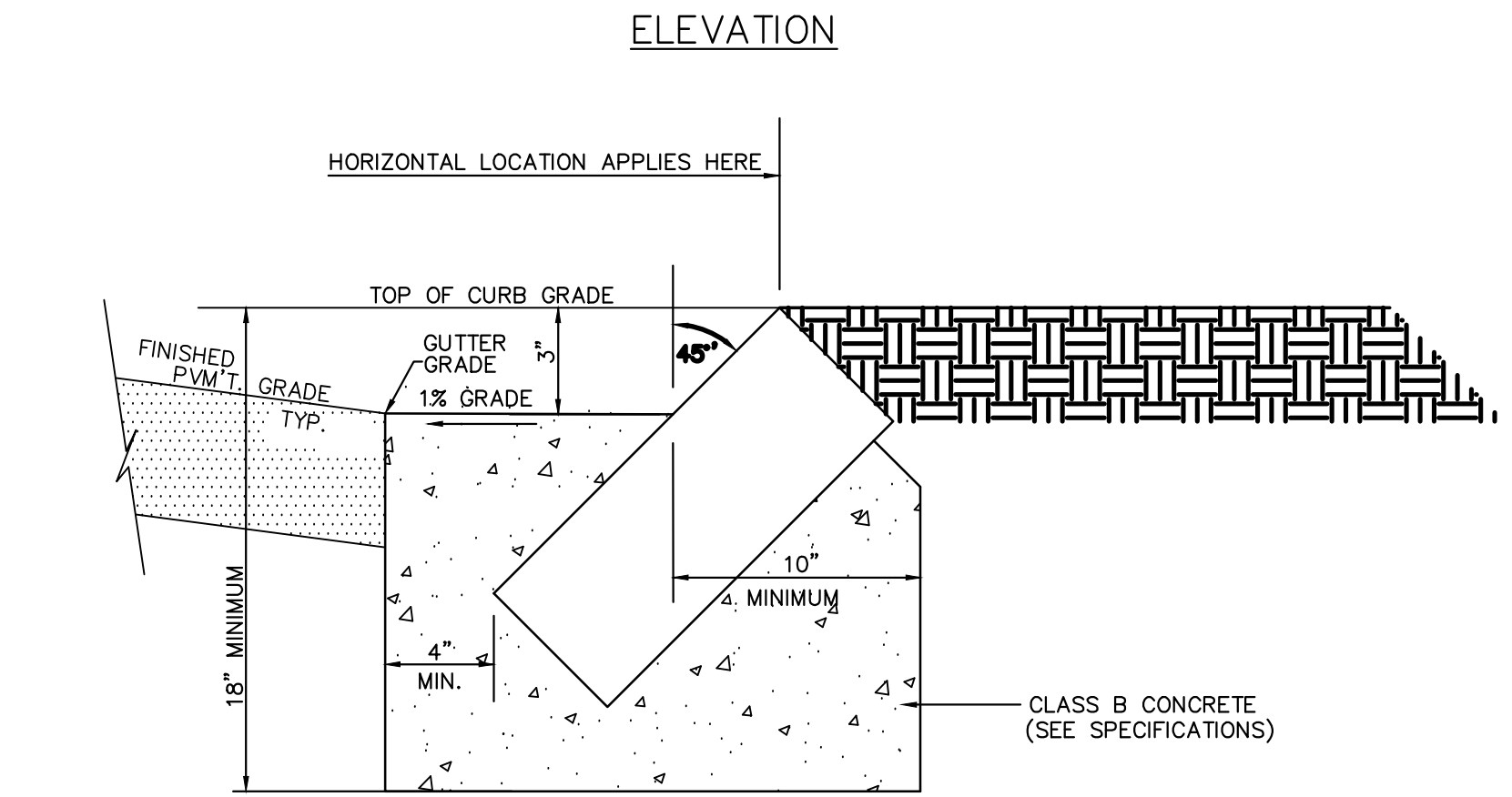


PAVEMENT DETAIL

ASPHALT DRIVEWAY  
DETAIL (C)  
NTS (CD1)



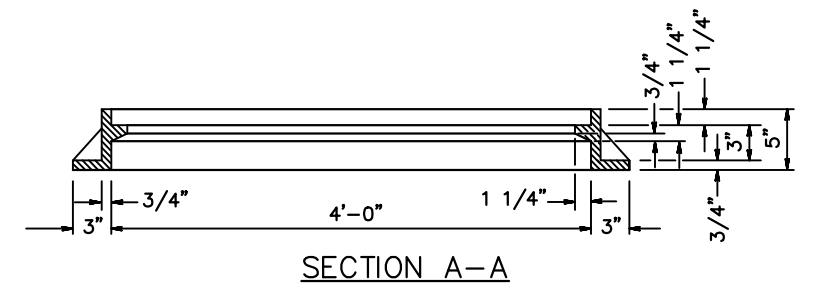
BICYCLE SAFE GRATE (CAST IRON)  
DETAIL (J)  
NTS (CD1)



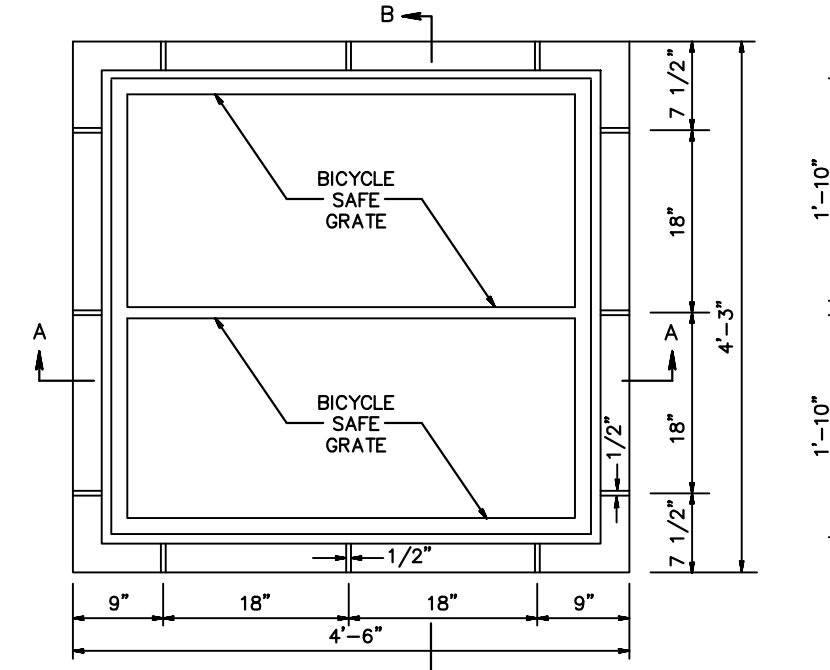
SECTION B-B

- CONSTRUCTION NOTES:
1. ALL MATERIALS AND WORKMANSHIP, UNLESS OTHERWISE SPECIFIED, TO BE IN ACCORDANCE WITH AND NJAC TITLE 5 CHAPTER 21 RESIDENTIAL SITE IMPROVEMENT STANDARDS
  2. PROVIDE 1/2\"/>

SLOPED GRANITE BLOCK CURB  
DETAIL (E)  
NTS (CD1)

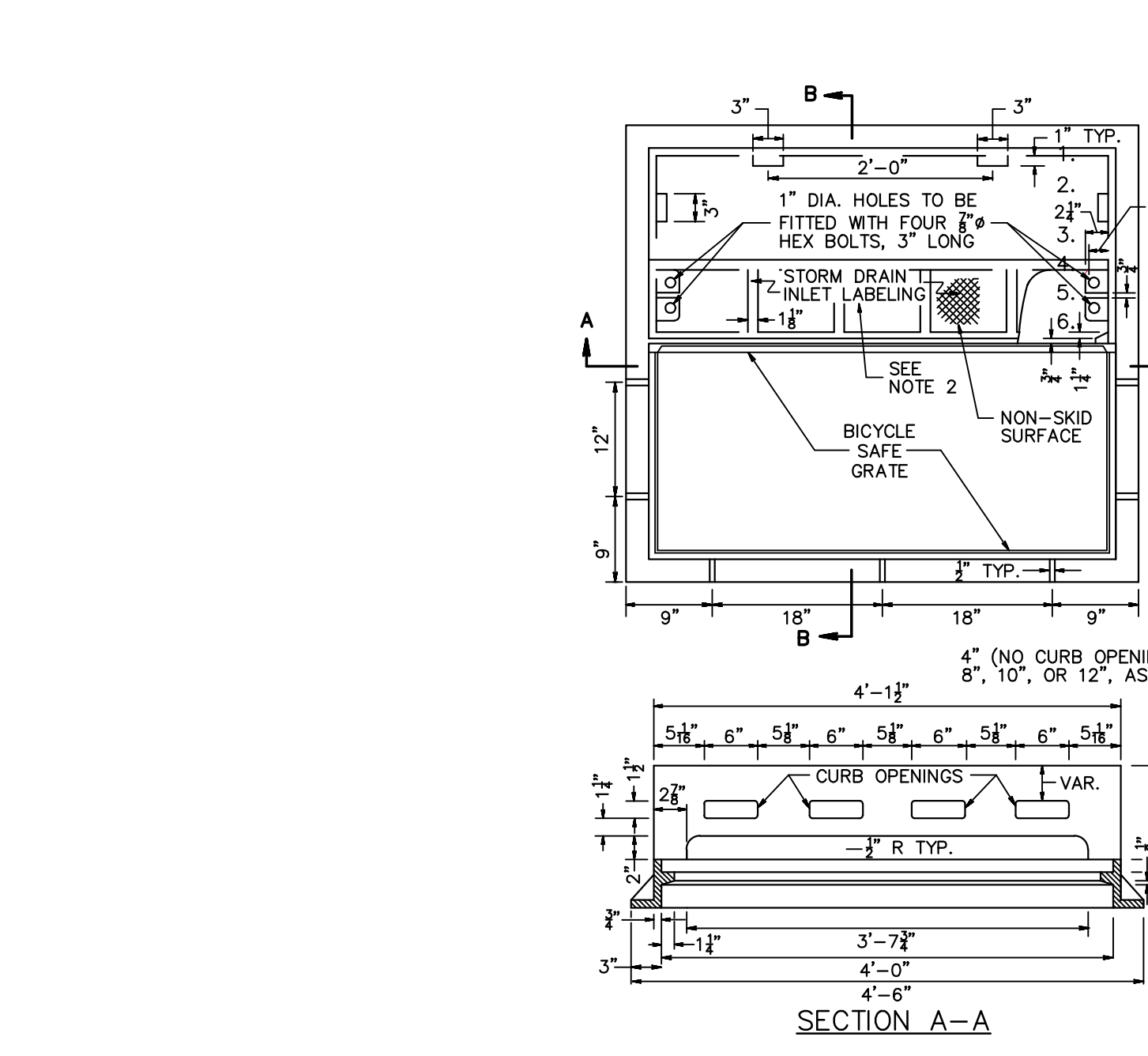


SECTION A-A

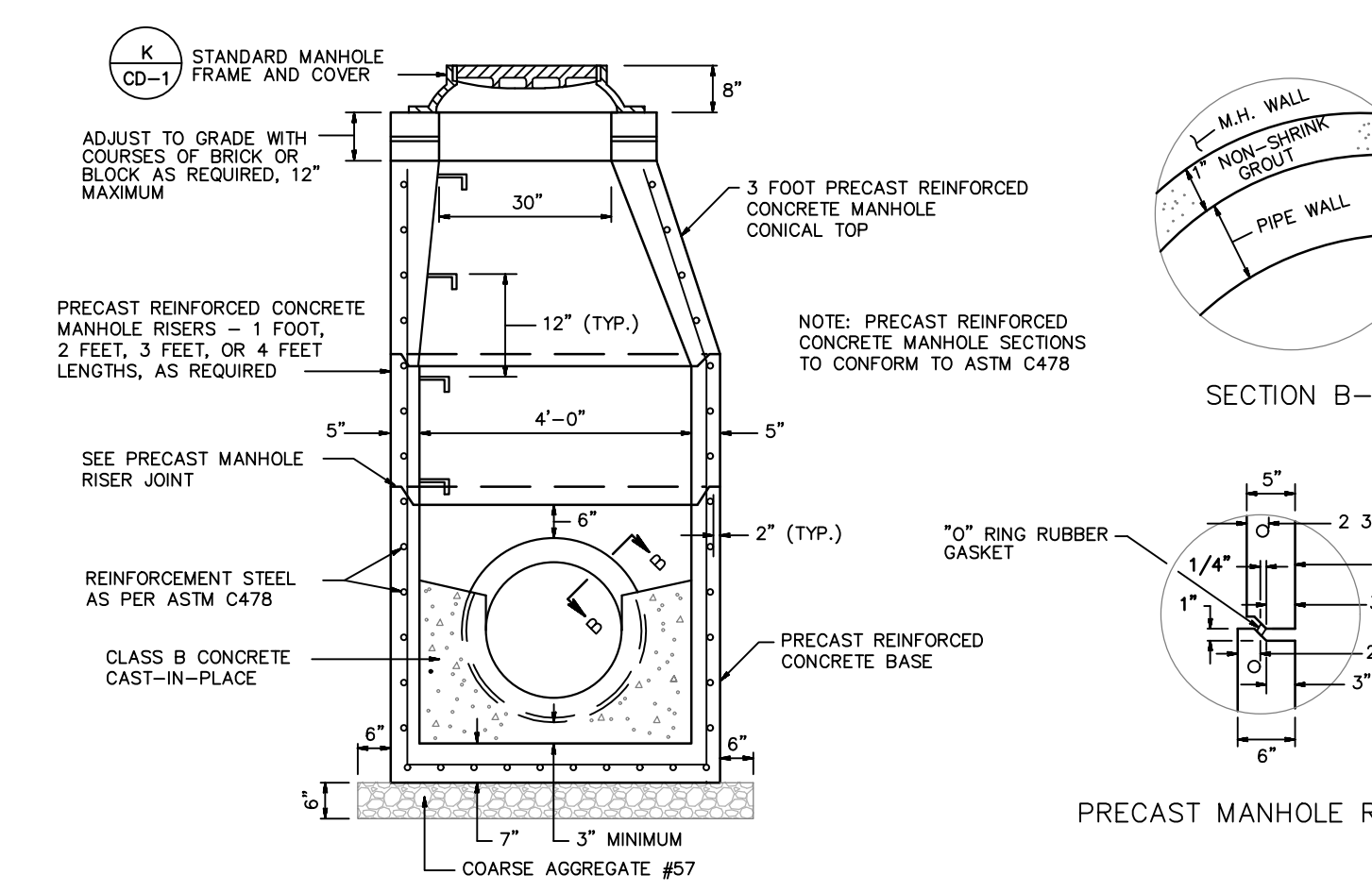


TYPE 'E' INLET FRAME AND GRATE  
DETAIL (I)  
NTS (CD1)

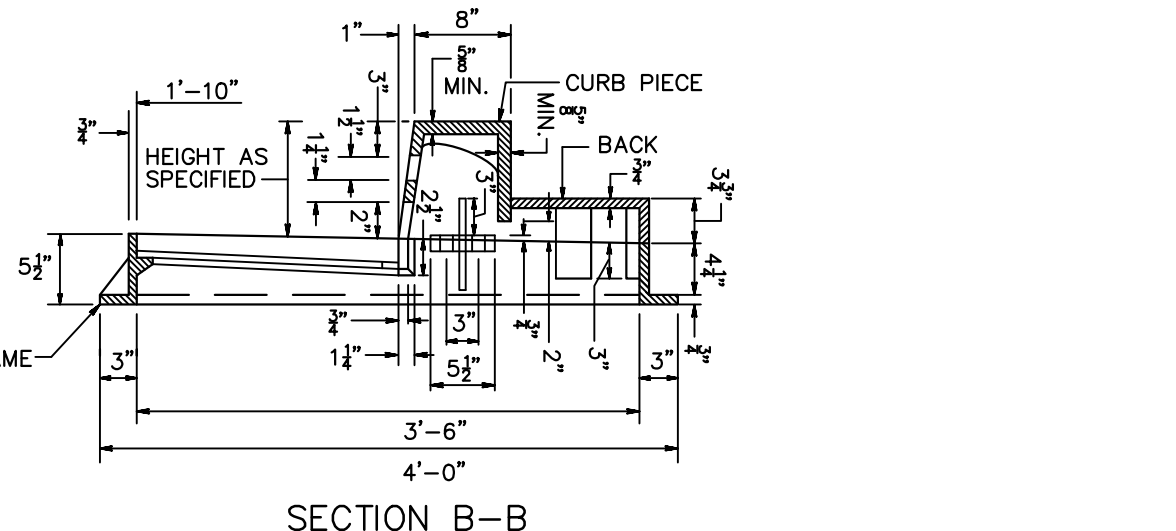
CONSTRUCTION DETAILS



TYPE 'B' INLET FRAME AND GRATE  
DETAIL (F)  
NTS (CD1)



PRECAST CONCRETE MANHOLE  
DETAIL (G)  
NTS (CD1)



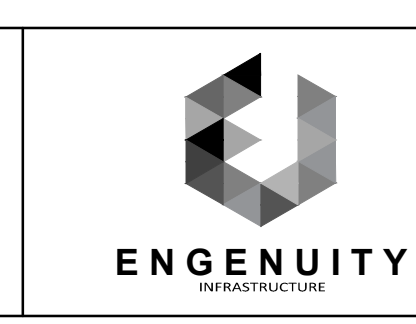
MANHOLE FRAME AND GRATE  
DETAIL (H)  
NTS (CD1)

- NOTES:
1. INLET FRAME AND BICYCLE SAFE GRATE SHALL BE CAMPBELL FOUNDRY COMPANY PATTERN NO. 2818 WITH A TYPE 'N' CURB PIECE, OR APPROVED EQUAL, UNLESS NOTED OTHERWISE.
  2. THE CLEAR SPACE IN THE CURB OPENING OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS TWO OR MORE CLEAR SPACES, MUST HAVE AN AREA OF NO MORE THAN SEVEN (7.0) SQUARE INCHES, OR BE NO GREATER THAN TWO (2.0) INCHES ACROSS THE SMALLEST DIMENSION.
  3. STORM DRAIN INLET LABEL TO READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE RE. INCLUDE FISH LOGOS ON BOTH SIDES OF THE LABEL.

- GENERAL NOTES - PRECAST CONCRETE MANHOLE
1. ADJUST CASTERS TO GRADE WITH COURSES OF BRICK OR CONCRETE BLOCK AS REQUIRED, 12 INCHES MAXIMUM.
  2. AS AN ALTERNATE TO THE STANDARD MANHOLE FRAME AND COVER, A 39 INCH DIAMETER FRAME WITH 4 INCH FLANGE MAY BE FURNISHED WITH ALL OTHER DIMENSIONS AND WEIGHTS REMAINING THE SAME.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: PAS  
 DRAWN BY: PAS  
 SHEET CHK'D BY: JUF  
 CROSS CHK'D BY: MCM  
 APPROVED BY: JUF  
 DATE: JUNE 12, 2020



ENGENUITY INFRASTRUCTURE  
 2 BRIDGE AVE., SUITE 323  
 RED BANK, NJ 07701  
 732.741.3176  
 ENGENUITYNJ.COM

CONSTRUCTION DETAILS -1  
 TAX BLOCK 33, LOT 20.02, TAX  
 BLOCK 34, LOTS 3.03 & 3.04, TAX  
 BLOCK 23, LOT 130  
 BOROUGH OF SEA BRIGHT  
 MONMOUTH COUNTY, NJ

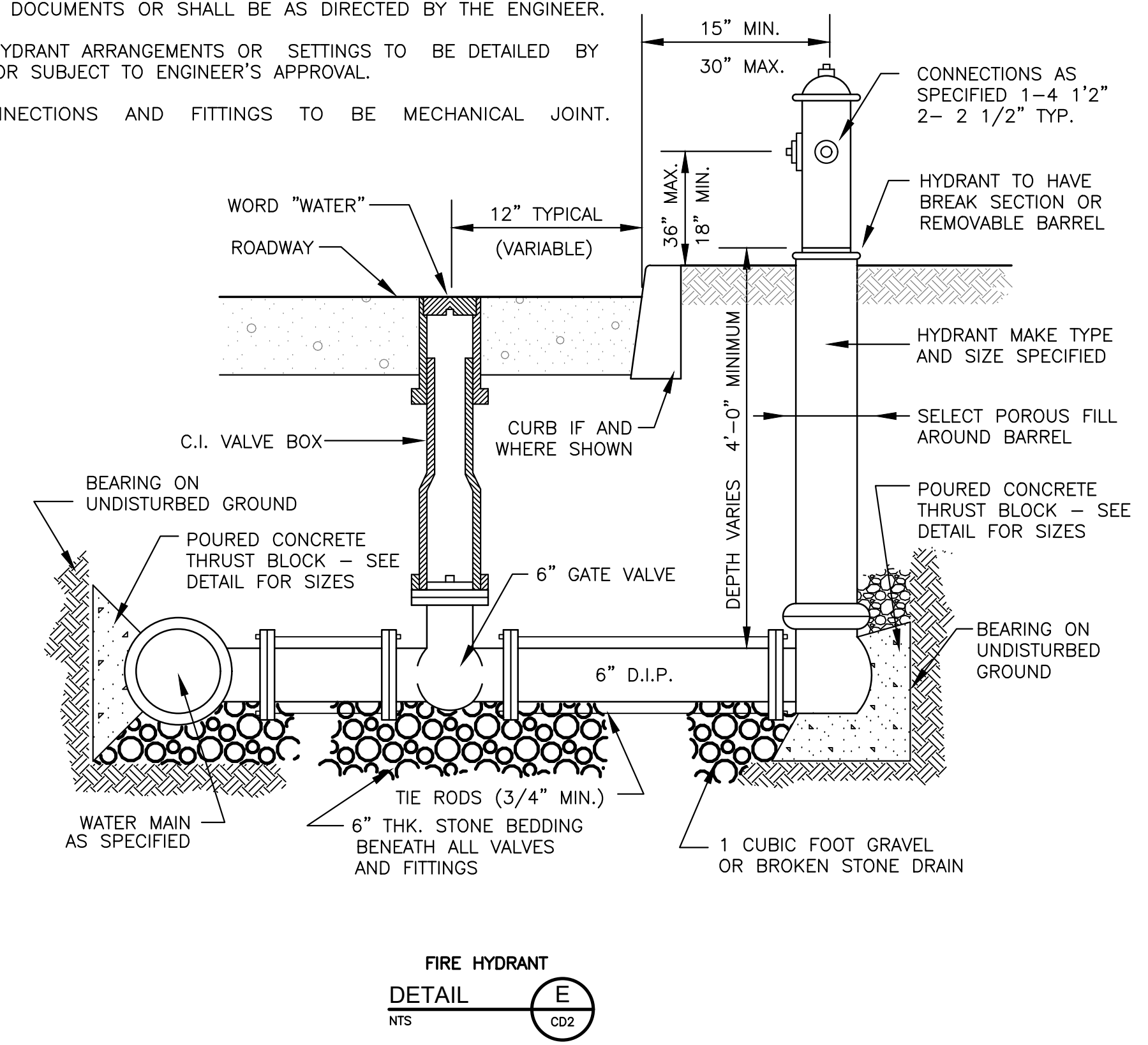
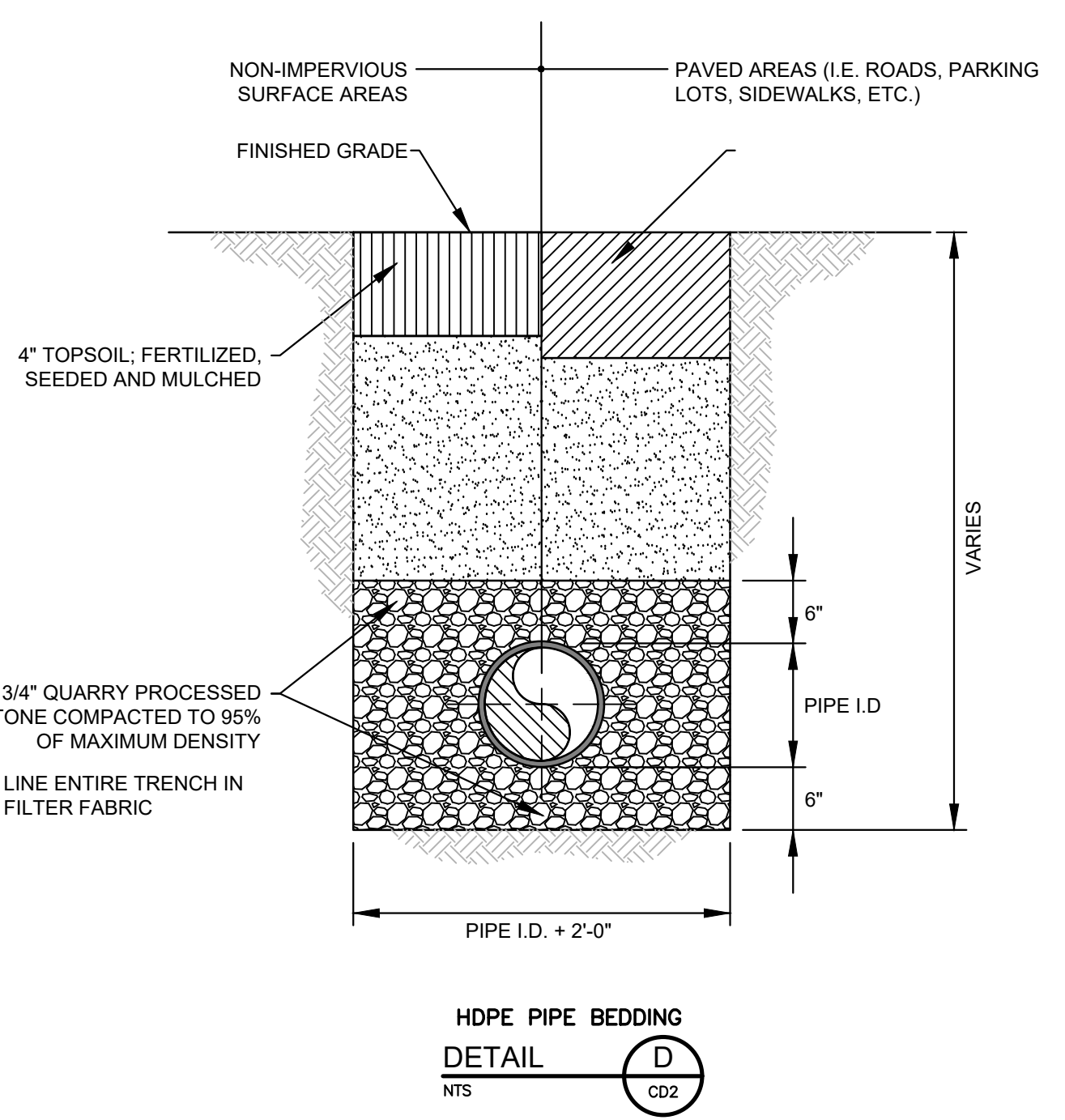
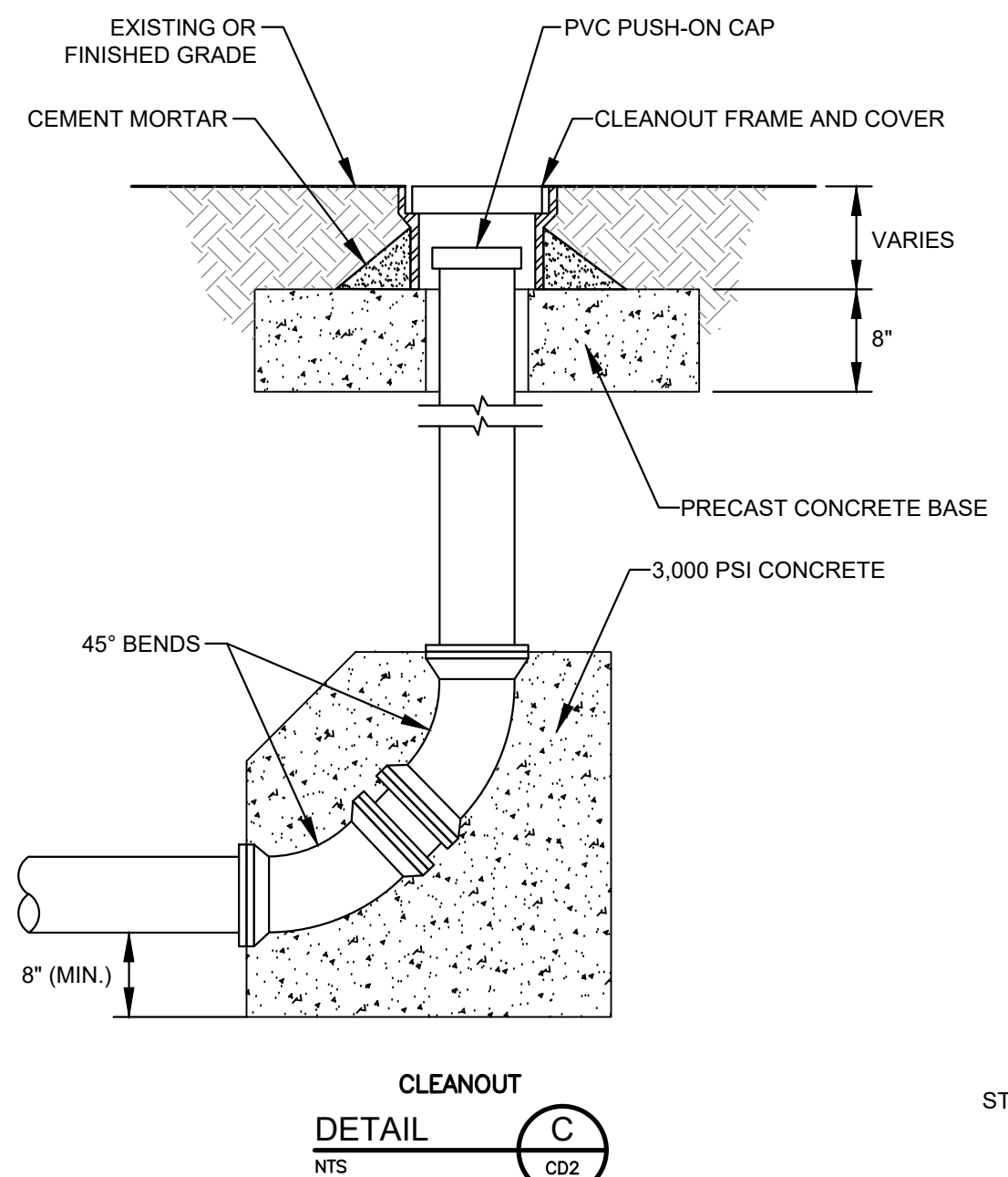
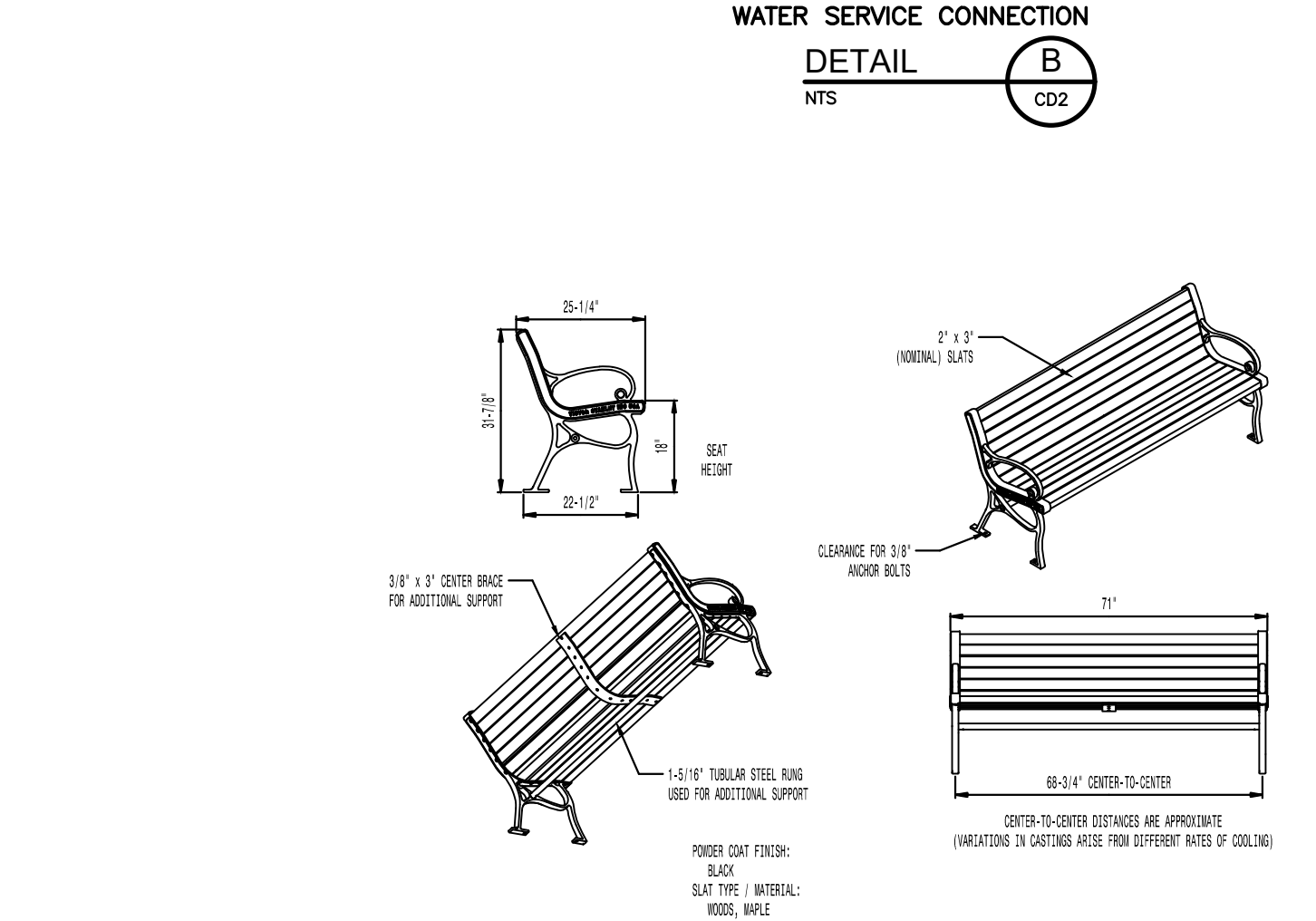
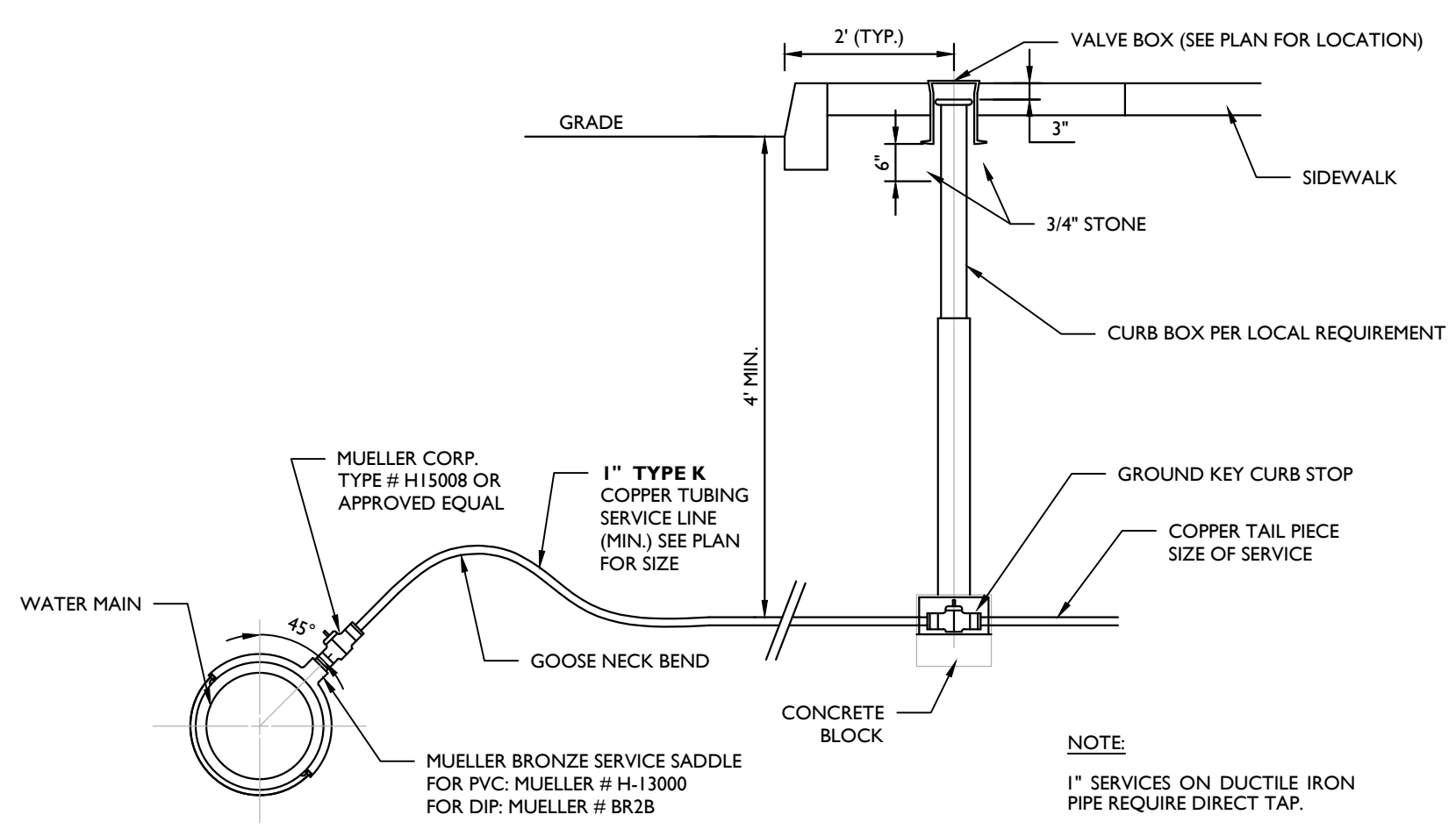
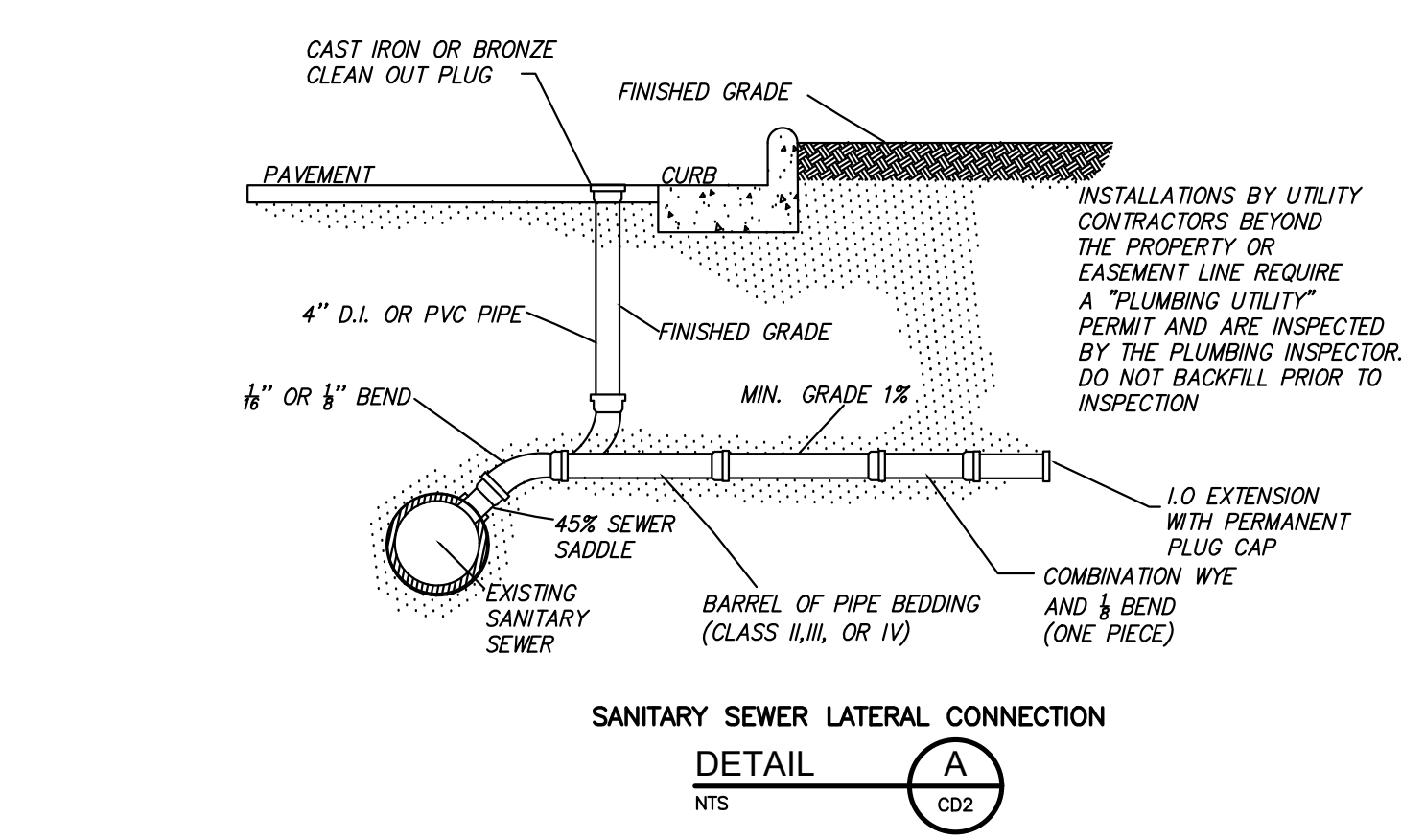
OWNER / DEVELOPER / APPLICANT:  
 MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC  
 754 HYSLIP AVENUE  
 WESTFIELD, NJ 07090  
 (908) 264-8016

JACLYN J. FLOR, P.E., P.P., C.M.E.  
 CONSULTING ENGINEER  
  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF NJ LICENCE NO. 24GE045426  
 CERTIFICATE OF AUTHORIZATION 24GA28268000

PROJECT NO. MUHL-00010  
 DRAWING  
**CD-1**  
 SHEET NO.  
**8** OF **11**



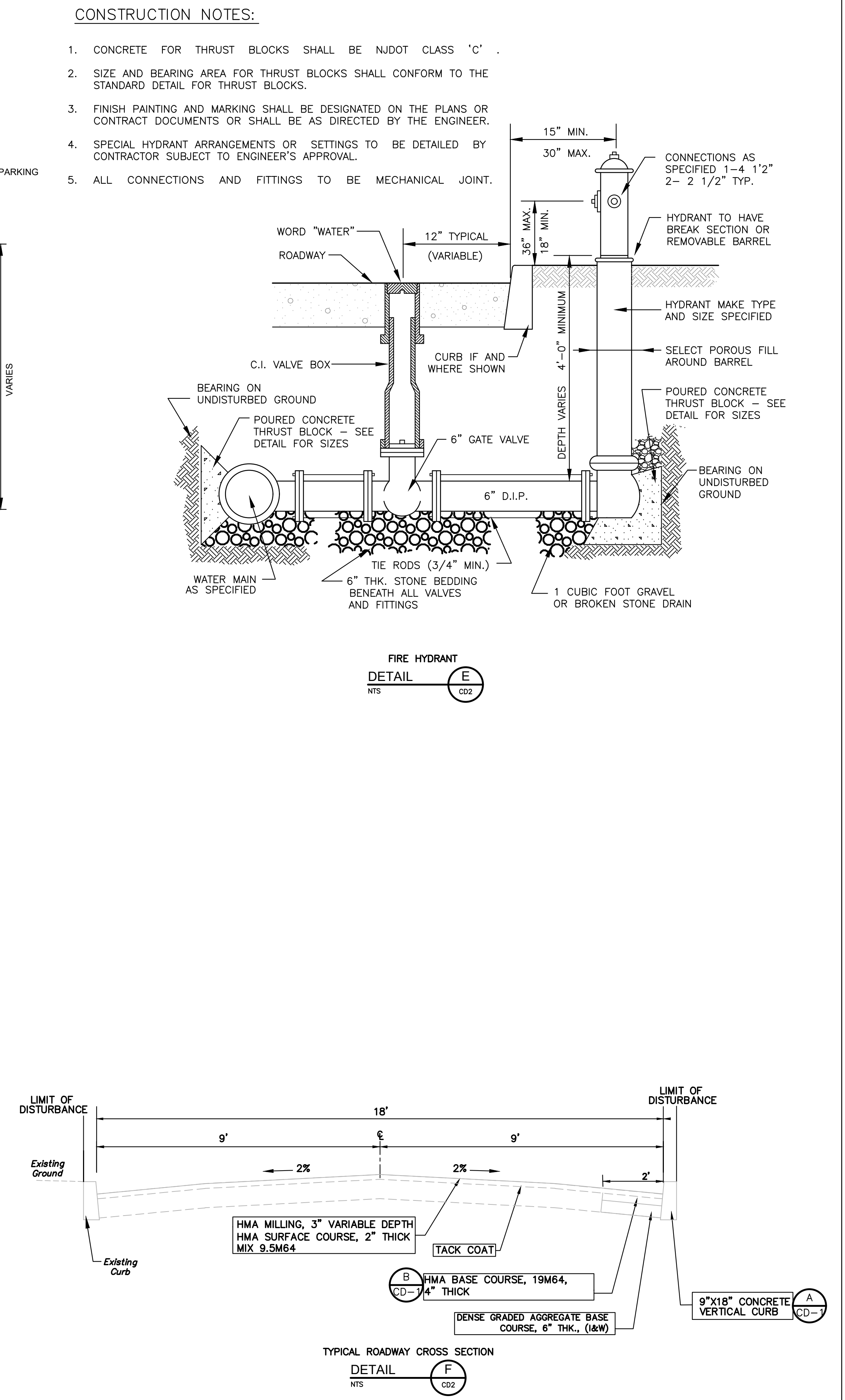
© 2019 ENGENUITY INFRASTRUCTURE ALL RIGHTS RESERVED. REUSE OF DOCUMENTS, THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF ENGENUITY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGENUITY INFRASTRUCTURE.



- CONSTRUCTION NOTES:**
- BEARING AREA FOR THRUST BLOCKS ARE BASED ON THE UNDISTURBED SOIL WITH BEARING CAPACITY OF 1000 LBS. PER SQUARE FOOT. FOR OTHER SOIL OF LESS BEARING CAPACITY, THE AREAS SHALL BE ADJUSTED ACCORDINGLY, (FIGURE 14, ASCE "PIPELINE DESIGN FOR WATER AND WASTEWATER, 1975").
  - ALL CONCRETE FOR THRUST BLOCKS SHALL BE NJDOT, CLASS C.
  - DIMENSIONS OF THRUST BLOCKS SHALL BE APPROXIMATELY SQUARE, AND THE THRUST BLOCKS SHALL BE POURED FORM FITTING SUCH THAT THEY BEAR ON THE UNDISTURBED WALL OF THE TRENCH.
  - THE TABULATED CONTACT BEARING AREAS LISTED ARE FOR HORIZONTAL AND DOWNWARD THRUST ONLY, AND ARE NOT APPLICABLE FOR UPWARD THRUST.

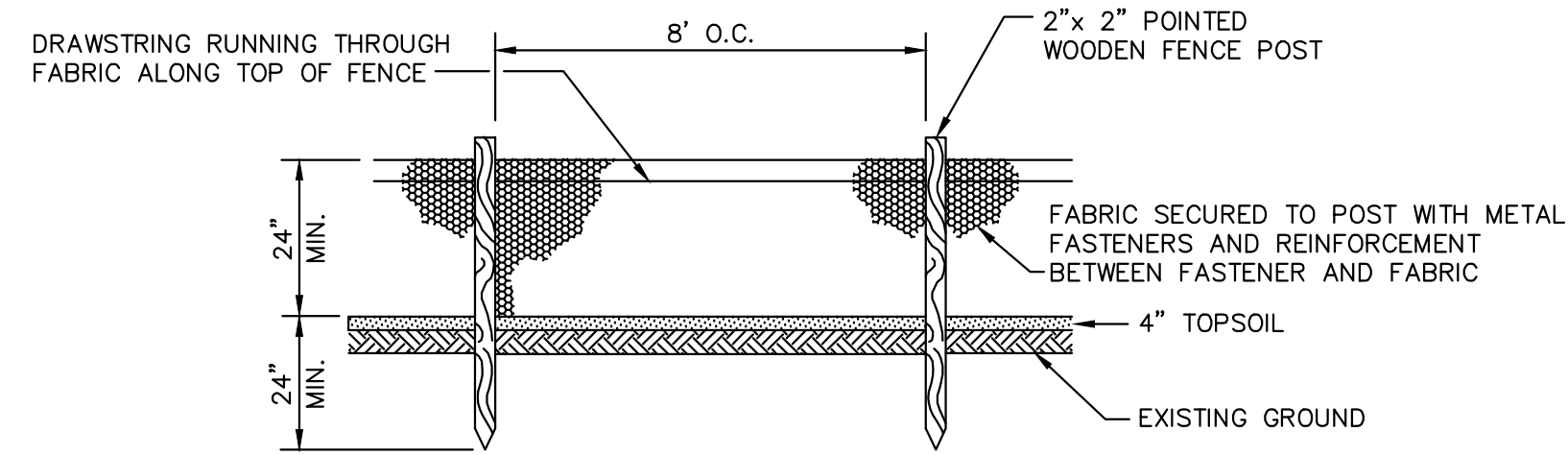
THRUST BLOCK TABLE					
DIAMETER (d) OF PIPE (INCHES)	UP TO 22-1/2' BEND	UP TO 45' BEND	UP TO 90' BEND	TEES AND PLUGS	DEAD END TEE AND 90' BEND
4	0.6	1.2	2.1	1.5	A: 1.5 B: 0.6
6	1.2	2.4	4.5	3.3	A: 3.3 B: 1.2
8	2.1	4.2	8.1	5.7	A: 5.7 B: 2.4
10	3.3	6.9	12.6	8.7	A: 8.7 B: 3.9
12	5.1	9.9	18.0	12.6	A: 12.6 B: 5.4
16	8.7	17.4	32.1	22.5	A: 22.5 B: 9.6
20	13.8	27.0	50.1	35.4	A: 35.4 B: 14.7
24	19.8	39.0	72.0	51.0	A: 51.0 B: 21.0

**THRUST BLOCKS  
DETAIL G**  
NTS CD2

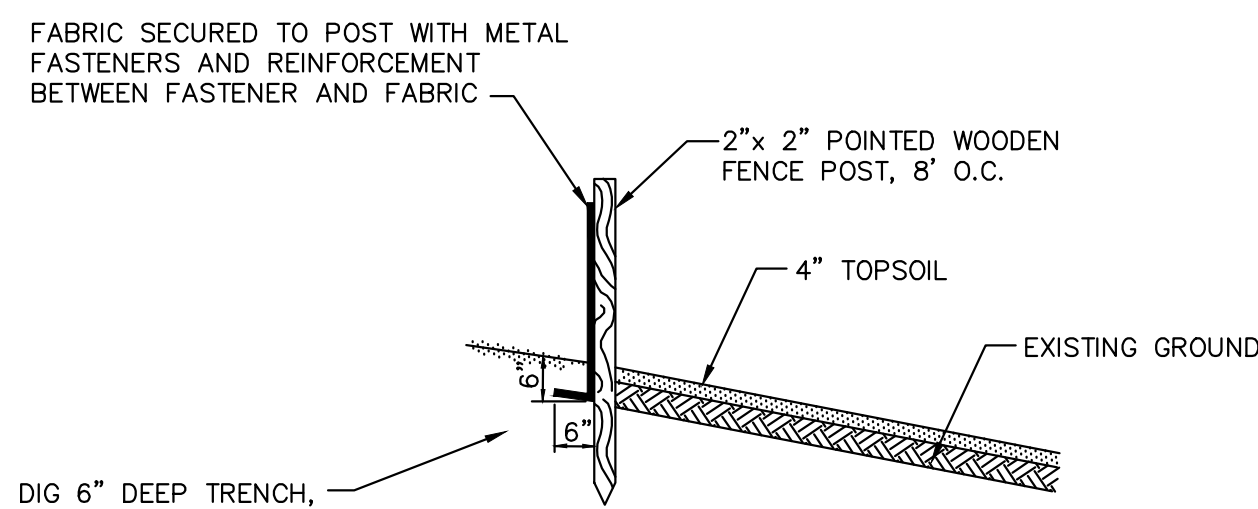


DESIGNED BY: PAS	ENGENUITY INFRASTRUCTURE	CONSTRUCTION DETAILS-2	OWNER / DEVELOPER / APPLICANT:	JACLYN J. FLOR, P.E., P.P., C.M.E.	PROJECT NO. MUHL-00010
DRAWN BY: PAS	2 BRIDGE AVE., SUITE 323	TAX BLOCK 33, LOT 20.02, TAX	MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC	CONSULTING ENGINEER	DRAWING
SHEET CHK'D BY: JUF	RED BANK, NJ 07701	BLOCK 34, LOTS 3.03 & 3.04, TAX	754 HYSLIP AVENUE	<i>[Signature]</i>	CD-2
CROSS CHK'D BY: MCM	732.741.3176	BLOCK 23, LOT 130	WESTFIELD, NJ 07090	LICENSED PROFESSIONAL ENGINEER	SHEET NO.
APPROVED BY: JUF	ENGENUITYNJ.COM	BOROUGH OF SEA BRIGHT	(908) 264-8016	STATE OF NJ LICENCE NO. 24GE045426	9 OF 11
DATE: JUNE 12, 2020		MONMOUTH COUNTY, NJ		CERTIFICATE OF AUTHORIZATION 24GA28268000	

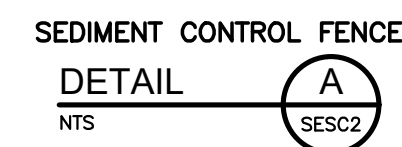




FRONT ELEVATION

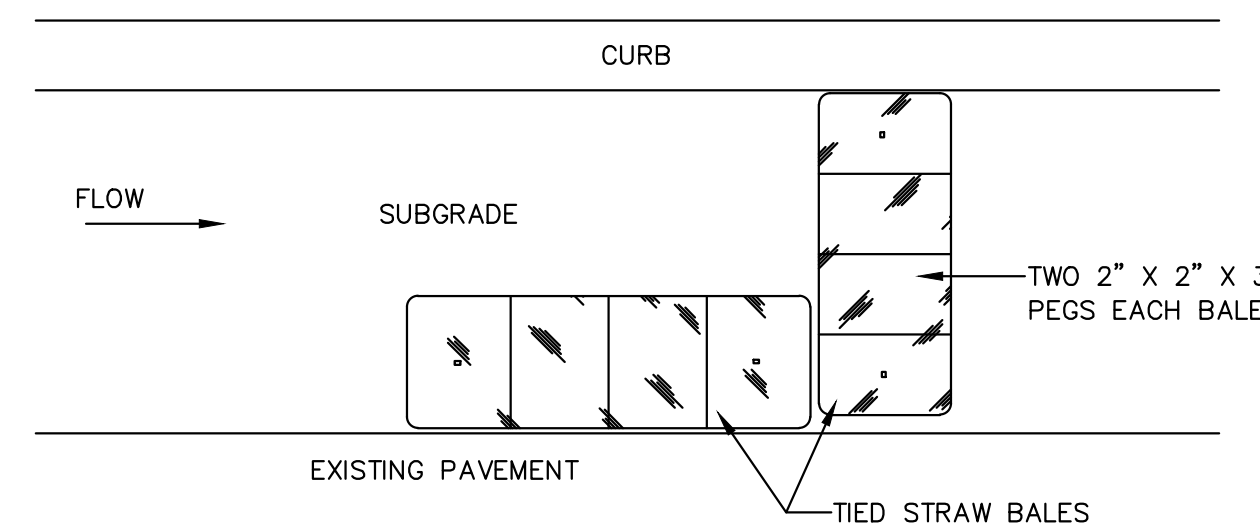


SIDE ELEVATION

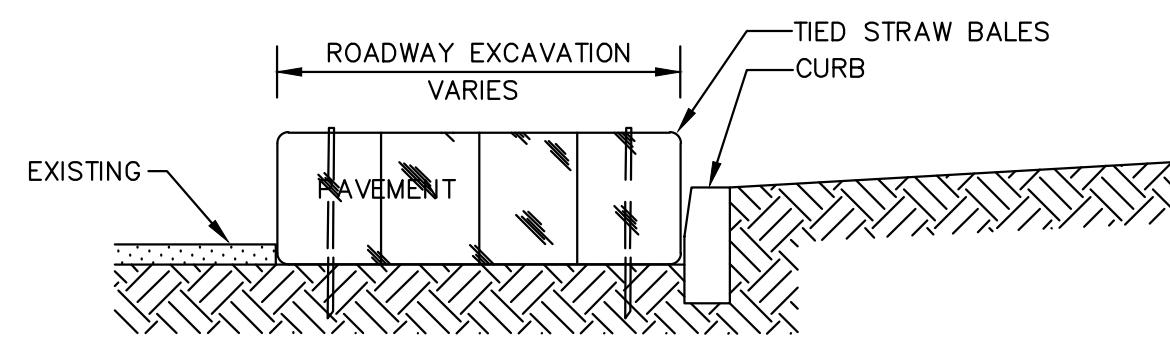


DETAIL A

PLAN SYMBOL (C1)

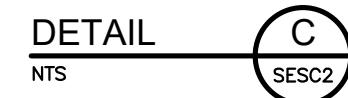


PLAN



SECTION

STRAW BALE EROSION PROTECTION FOR ROADWAY EXCAVATION



DETAIL C

PLAN SYMBOL (E1)

SOIL EROSION LEGEND

- (A1) INLET FILTER, CURB TYPE
- (A2) INLET FILTER, FLAT GRATE TYPE
- (C1) SEDIMENT CONTROL FENCE
- (E2) STABILIZED CONSTRUCTION ACCESS

PROPOSED CONSTRUCTION SEQUENCE

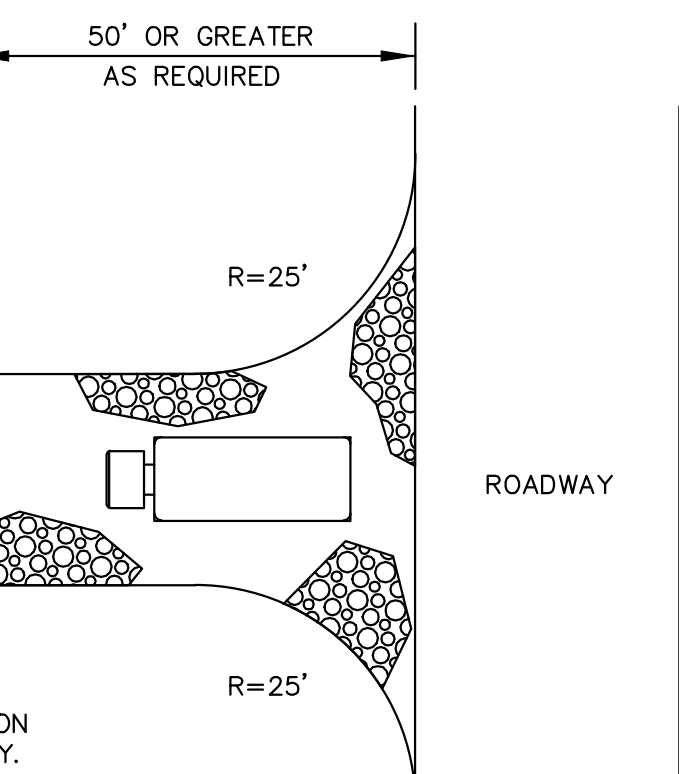
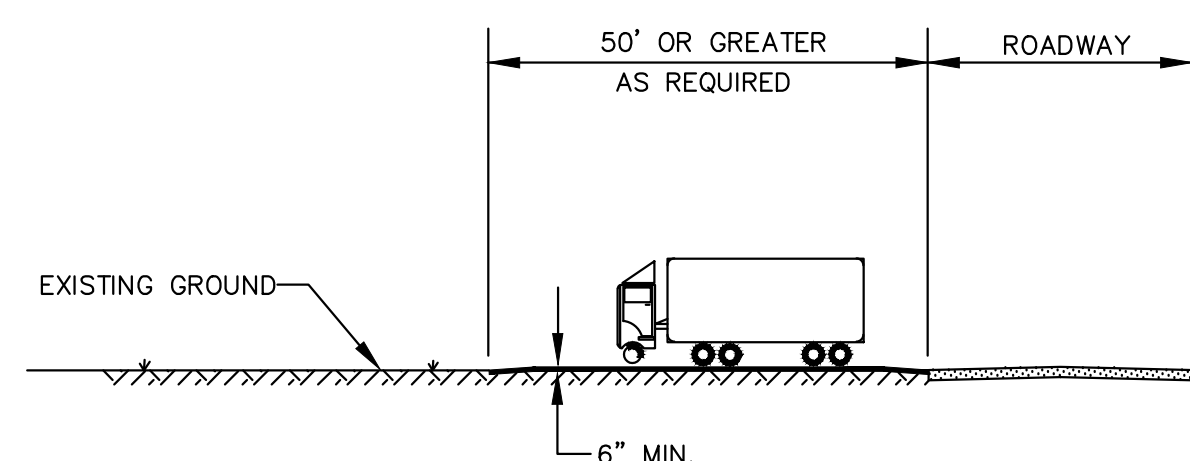
PROPOSED CONSTRUCTION SEQUENCE	APPROX. DURATION:
1. APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION & SEDIMENT CONTROL.	2 DAYS
2. CLEARING OF THE SITE (INCLUDING DEMOLITION OF STRUCTURES).	10 DAYS
3. TEMPORARY STABILIZATION OF AREAS INITIALLY DISTURBED. STABILIZATION TO BE ACCOMPLISHED BY USE OF TEMPORARY SEEDING AND/OR STRAW MULCHING OR EQUIVALENT MATERIAL AT A RATE OF TWO TONS PER ACRE, ACCORDING TO STATE STANDARDS.	1 DAY
4. CONSTRUCT BUILDING AND RELATED APPURTENANCES.	120 DAYS
5. INSTALLATION OF CURB, SIDEWALK AND OTHER MATERIALS FOR ROADWAY CONSTRUCTION.	5 DAYS
6. INSTALLATION OF TOPSOILING, FERTILIZING, SEEDING, AND MULCHING.	1 DAY
7. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL DEVICES AFTER ESTABLISHED VEGETATIVE GROWTH HAS OCCURRED.	1 DAY

THE TOTAL ESTIMATED TIME OF CONSTRUCTION IS 140 DAYS\*

\* NOTE: PROPOSED CONSTRUCTION SEQUENCE IS PROVIDED FOR SOIL CONSERVATION DISTRICT USE ONLY.

TOTAL PROJECT DISTURBED AREA = 0.64 ACRES  
NO LAND DISTURBING CONSTRUCTION ACTIVITIES ARE TO OCCUR OUTSIDE THE INDICATED LIMITS OF DISTURBANCE.

- THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.  
  
FREEHOLD SOIL CONSERVATION DISTRICT  
4000 KOZLOSKI RD  
FREEHOLD, NJ 07728  
TEL. (732)683-8500
- 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 SEEDING 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 8 TONS/ACRE, (OR 450LBS/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.



PLAN SYMBOL (E2)

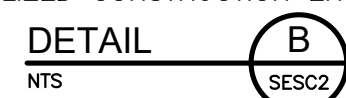
Stone Size - Use ASTM C-33, size No. 2 (2 1/2 to 1 1/2 in) or 3 (2 to 1 in). Use clean crushed angular stone. Crushed concrete of similar size may be substituted but will require more frequent upgrading and maintenance.

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

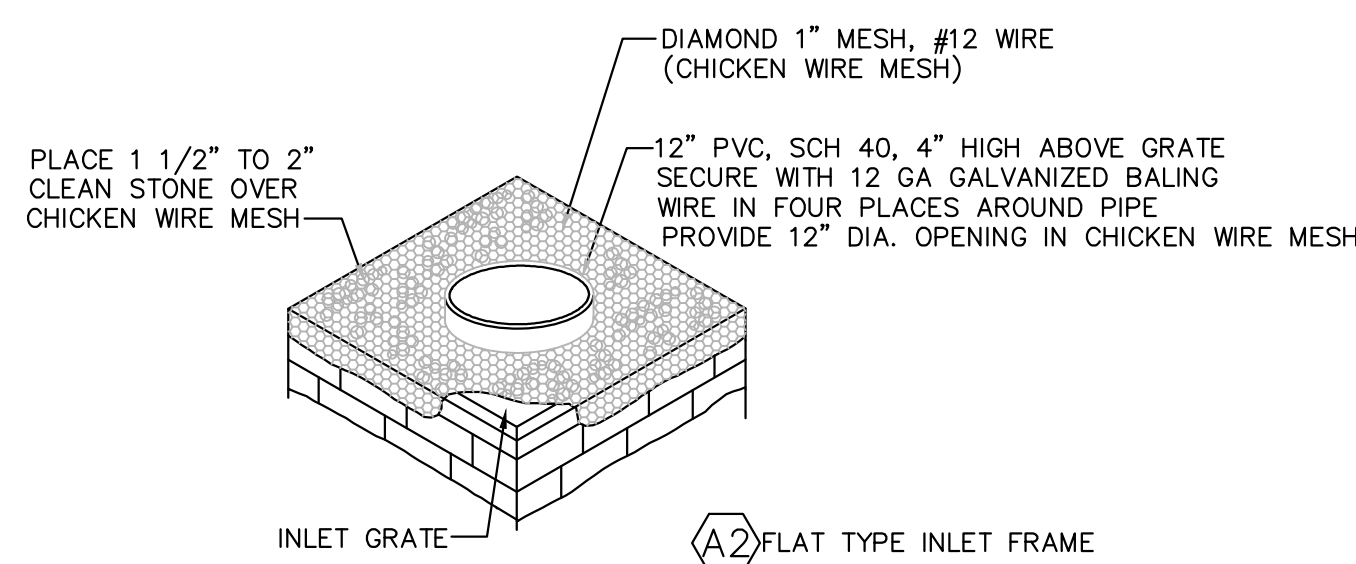
Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 Feet	100 Feet
2 to 5%	100 Feet	200 Feet
> 5%	Entire surface stabilized with FABC base course <sup>1</sup>	

1. As prescribed by local ordinance or other governing authority.

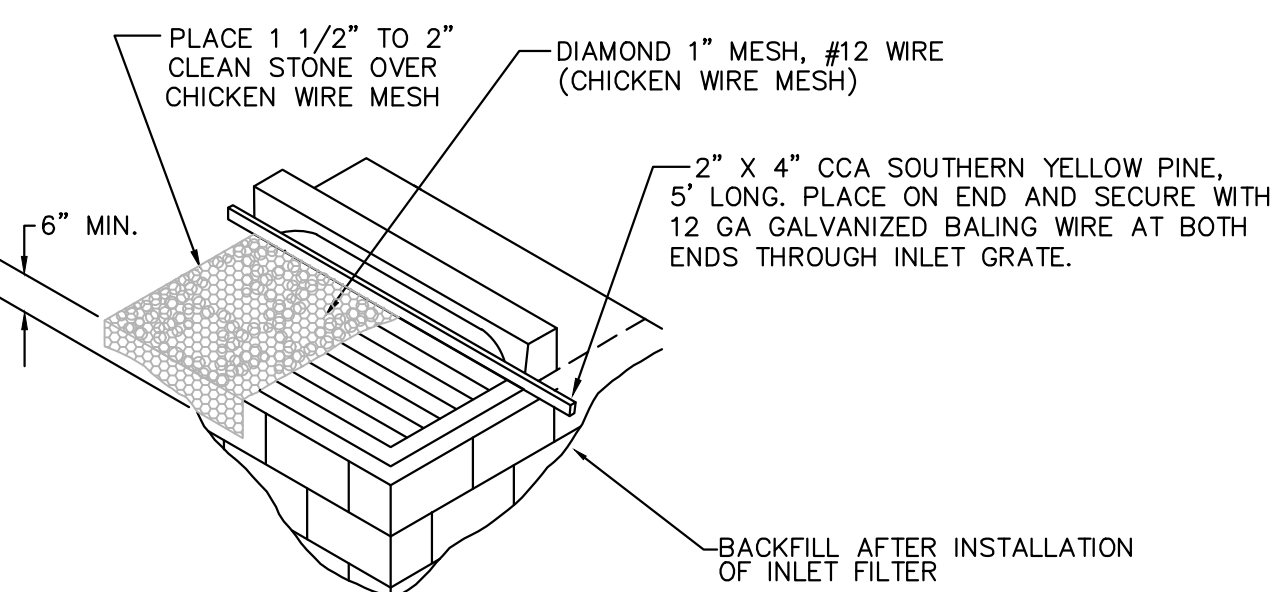
STABILIZED CONSTRUCTION ENTRANCE



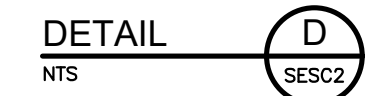
DETAIL B



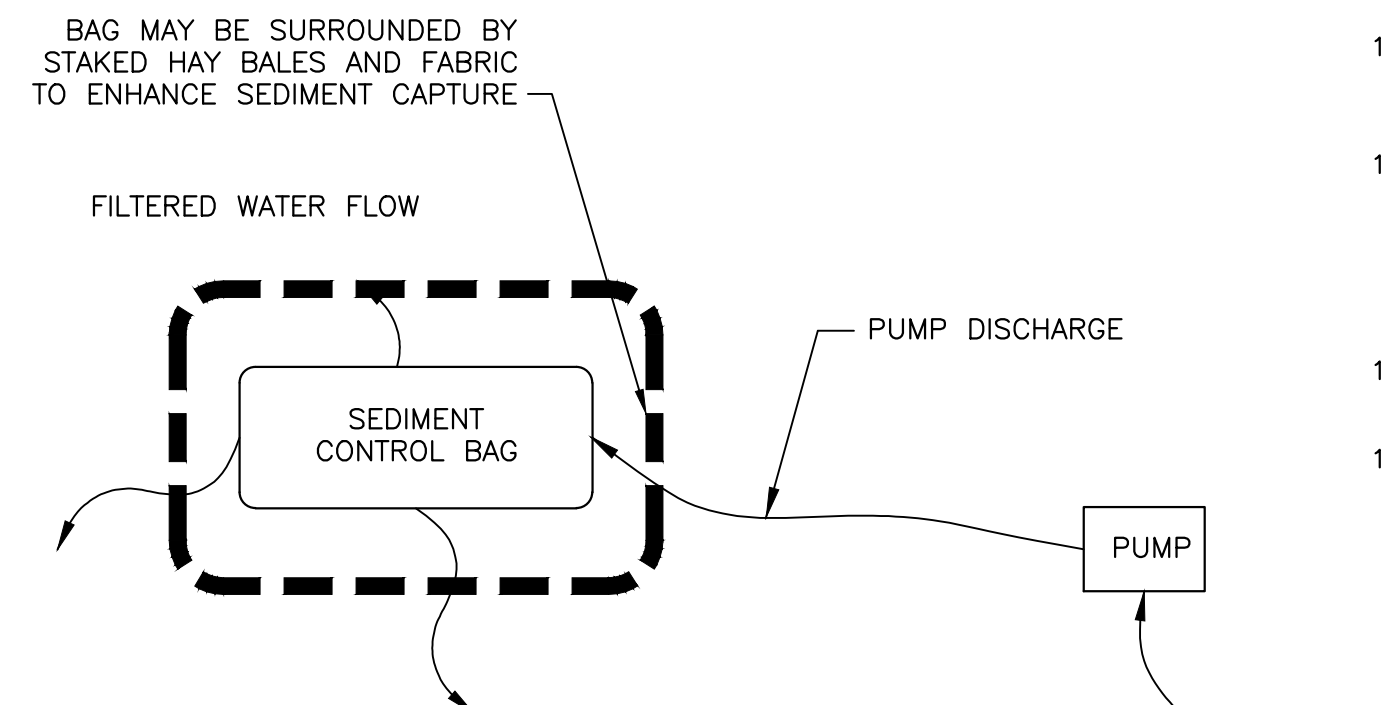
- GENERAL NOTES:
- CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM.
  - FILTER FABRIC, WOOD PIECE OR PVC PIPE TO BE REMOVED AFTER PAVING OR FINAL GRADING AND ESTABLISHMENT OF VEGETATION.



INLET FILTER PROTECTION



DETAIL D

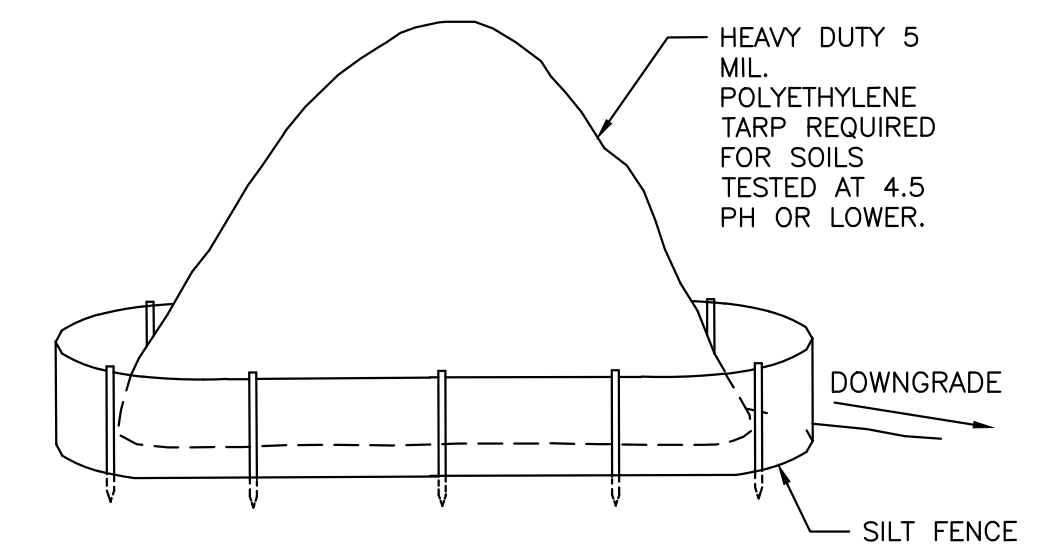


- NOTES:
- BAGS MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
  - BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

SEDIMENT CONTROL BAG FOR DEWATERING



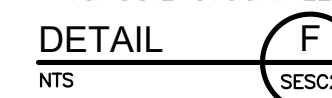
DETAIL E



NOTES:

- ALL STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE



DETAIL F

SOIL EROSION AND SEDIMENT CONTROL DETAILS

DESIGNED BY: PAS  
DRAWN BY: PAS  
SHEET CHK'D BY: JJF  
CROSS CHK'D BY: MCM  
APPROVED BY: JJF  
DATE: JUNE 12, 2020



ENGENUITY INFRASTRUCTURE  
2 BRIDGE AVE., SUITE 323  
RED BANK, NJ 07701  
732.741.3176  
ENGENUITYNJ.COM

SOIL EROSION & SEDIMENT CONTROL DETAILS  
TAX BLOCK 33, LOT 20.02, TAX BLOCK 34, LOTS 3.03 & 3.04, TAX BLOCK 23, LOT 130  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:  
MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC  
754 HYSLIP AVENUE  
WESTFIELD, NJ 07090  
(908) 264-8016

JACLYN J. FLOR, P.E., P.P., C.M.E.  
CONSULTING ENGINEER  
*Jaclyn Flor*  
LICENSED PROFESSIONAL ENGINEER  
STATE OF NJ LICENCE NO. 24GE045426  
CERTIFICATE OF AUTHORIZATION 24GA28268000

DATE: 06/12/2020

PROJECT NO. MUHL-00010

DRAWING  
SESC-2

SHEET NO.  
11 OF 11