

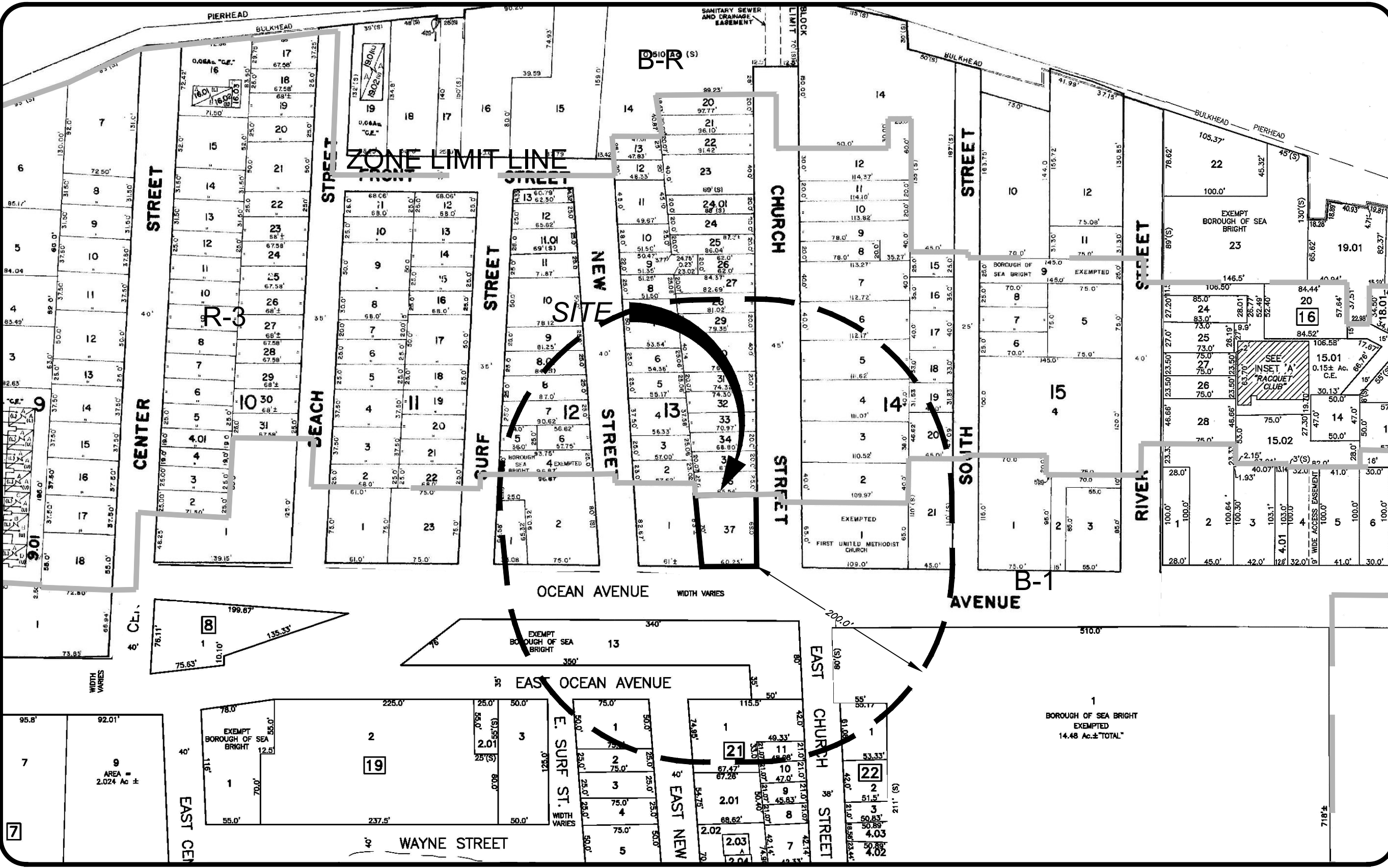
PRELIMINARY & FINAL MAJOR SITE PLAN FOR 1106 OCEAN AVENUE ADDITION

PROPERTY OWNERS WITHIN 200'

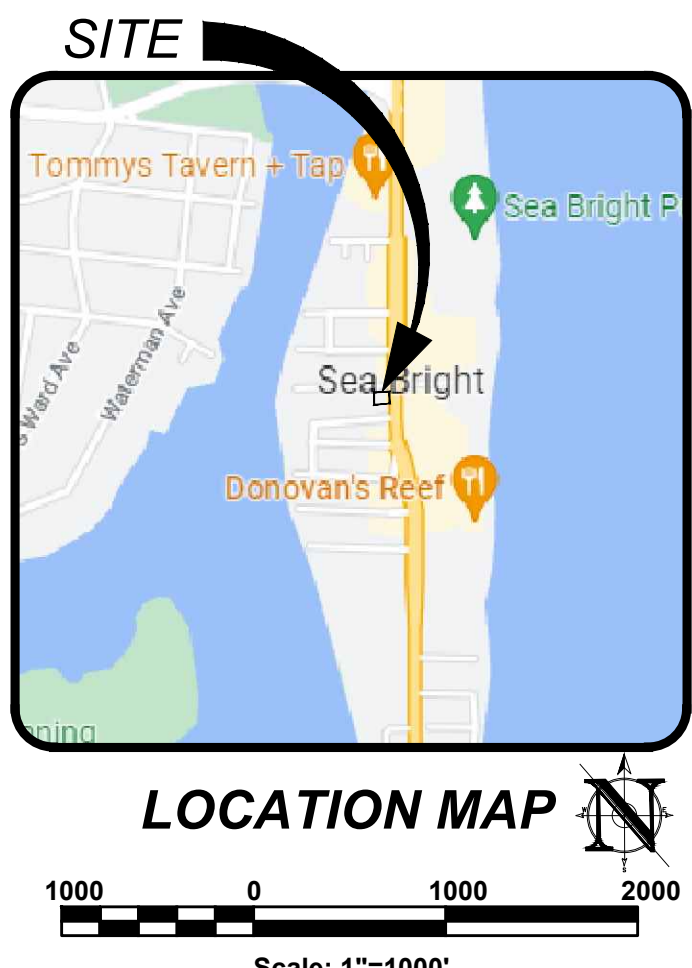
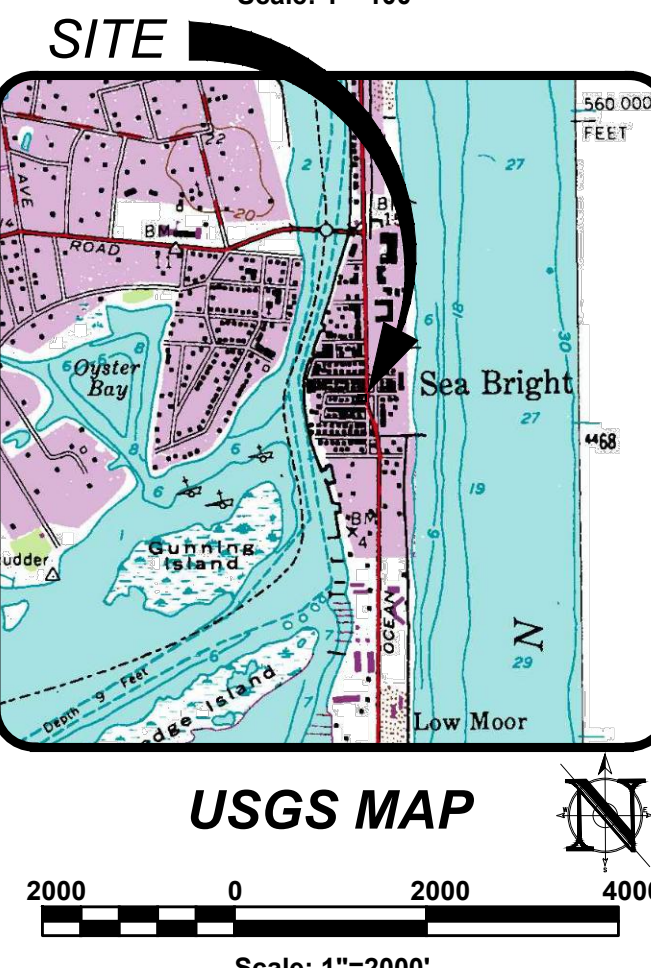
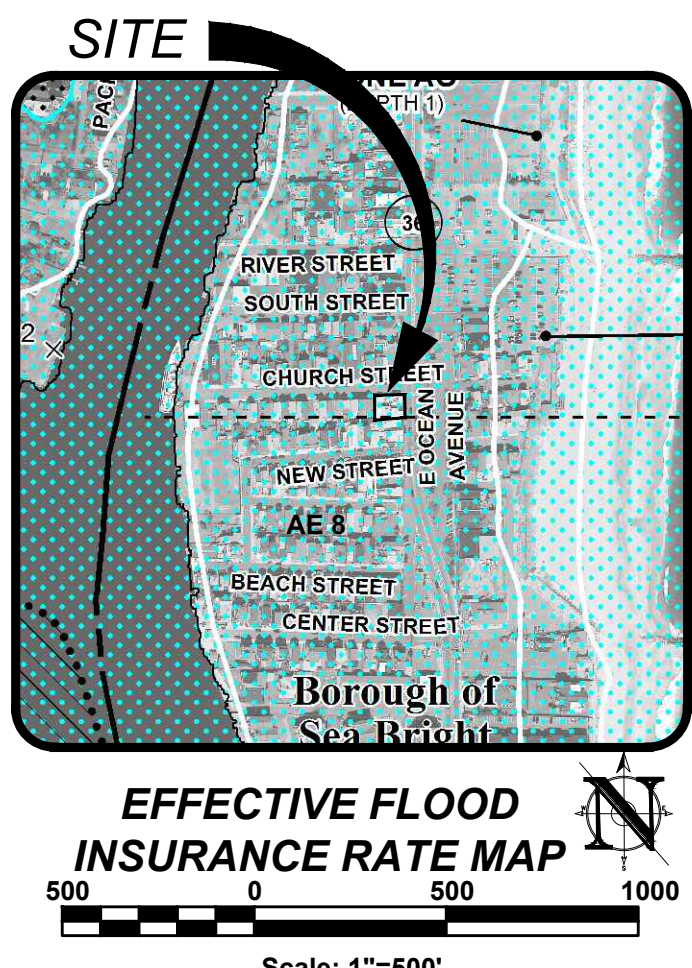
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ASST 11 Lots
12	1	4A	4A	CHIEF INVESTMENT & LAURA JEAN SEA BRIGHT, NJ	1102 OCEAN AVENUE	
12	2	4A	4A	1124 OCEAN AVENUE, LLC SEA BRIGHT, NJ	1124 OCEAN AVENUE	
12	4	15C	15C	BORG OF SEA BRIGHT SEA BRIGHT, NJ	4 NEW STREET	
12	5	2	2	LANSVILLE, CASIMIRE SEA BRIGHT, NJ	7 SURF STREET	
12	6	2	2	MOLIBRE, GRACE SEA BRIGHT, NJ	6 NEW STREET	
12	7	2	2	KENNAN FAMILY IRREVOCABLE TRUST SEA BRIGHT, NJ	8 NEW STREET	
12	8	2	2	DUNLEAVY, JOHN R., TRUSTEE, ETAL SEA BRIGHT, NJ	10 NEW STREET	
12	8.01	2	2	SOLANO, JOSE SEA BRIGHT, NJ	12 NEW STREET	
12	9	2	2	14 NEW STREET, LLC SEA BRIGHT, NJ	14 NEW STREET	
13	1	4A	4A	FORNIT REAL PROPERTIES, LLC SEA BRIGHT, NJ	1110 OCEAN AVENUE	
13	2	2	2	NEW ORLEANS, INC SEA BRIGHT, NJ	5 NEW STREET	
13	3	2	2	DIERHALL, KEVIN SEA BRIGHT, NJ	9 NEW STREET	
13	4	4A	4A	BELL ATLANTIC SEA BRIGHT, NJ	11 NEW STREET	
13	5	2	2	GORMAN, EDWARD & PAYNE, HEATHER SEA BRIGHT, NJ	12 NEW STREET	
13	6	2	2	DEG, JUDY J SEA BRIGHT, NJ	15 NEW STREET	
13	7	2	2	LEONARDI, JAMES IRREVOCABLE TRUST SEA BRIGHT, NJ	17 NEW STREET	
13	26	1	1	DOND, BERNARD P & CYNTHIA THOMAS SEA BRIGHT, NJ	20 - 22 CHURCH STREET	29
13	30	2	2	MILLEN, KRISTINA SEA BRIGHT, NJ	16 CHURCH STREET	
13	31	1	1	GORMAN, EDWARD SEA BRIGHT, NJ	14 CHURCH STREET	
13	32	2	2	BYRON, JOHN BYRON THOMAS SEA BRIGHT, NJ	12 CHURCH STREET	
13	33	2	2	OGANE, EDNA & REBECCA SMITH DUANE SEA BRIGHT, NJ	10 C-400 STREET	
13	34	2	2	SEA BRIGHT PROPERTIES, LLC SEA BRIGHT, NJ	8 CHURCH STREET	
13	25	2	2	FEMINELLO, MICHAEL W & SACHAL A SEA BRIGHT, NJ	4 CHURCH STREET	
13	36	2	2	JONES, KRISTOPHER SEA BRIGHT, NJ	4 CHURCH STREET	
14	1	10D	10D	FIRST UNITED METH. CHURCH SEA BRIGHT, NJ	1104 OCEAN AVENUE	
14	1	4A	4A	FIRST UNITED METHODIST CHURCH SEA BRIGHT, NJ	1101 OCEAN AVENUE	
14	2	1	1	CHURCH STREET CONDO ASSOCIATION SEA BRIGHT, NJ	1 CHURCH STREET UNIT A	
14	2.01	2	2	KNUDSON, JEFFREY A & CHERYL SEA BRIGHT, NJ	1 CHURCH STREET UNIT A	
14	2.02	2	2	DONALD, JOSE A & SARA SEA BRIGHT, NJ	1 CHURCH STREET UNIT B	
14	3	2	2	TRACIA, GREGORY J SEA BRIGHT, NJ	3 CHURCH STREET	
14	4	2	2	MC HANLEY, KEVIN & ANDREA & SEAN SEA BRIGHT, NJ	5 CHURCH STREET	
14	5	2	2	DOND, BERNARD & CYNTHIA SEA BRIGHT, NJ	7 CHURCH STREET	
14	6	2	2	DICKY, DOUGLAS & CHRISTINA D. & JEN SEA BRIGHT, NJ	9 CHURCH STREET	
14	17	2	2	LOHMEYER, JAMES A SEA BRIGHT, NJ	8 SOUTH STREET	
14	18	2	2	NEW, RON B SEA BRIGHT, NJ	8 SOUTH STREET	
14	19	2	2	POE, DAVID & PRITTA SEA BRIGHT, NJ	4 SOUTH STREET	
14	20	2	2	DIBONARMA, RAUL & RALPH & MICHAEL SEA BRIGHT, NJ	3 SOUTH STREET	
14	21	4A	4A	MHO ASSOCIATES, LLC SEA BRIGHT, NJ	1096 OCEAN AVENUE	
20	1	4C	4C	COURT VENTURES, LLC SEA BRIGHT, NJ	1102 OCEAN AVENUE	
21	1	4A	4A	BANK OF AMERICA SEA BRIGHT, NJ	1117 OCEAN AVENUE	
21	11	2	2	FRANCO, THOMAS & STEPHANIE & ET AL SEA BRIGHT, NJ	10 EAST OCEAN AVENUE	
22	1	4A	4A	WOOD'S OCEAN PROPERTIES, LLC SEA BRIGHT, NJ	1 EAST CHURCH STREET	
21	13	15C	15C	BORG OF SEA BRIGHT SEA BRIGHT, NJ	588T OCEAN AVENUE	
23	1	15C	15C	BORG OF SEA BRIGHT SEA BRIGHT, NJ	1099 OCEAN AVENUE	

09/24/22 Page 1 of 3

BLOCK 13, LOT 37 TAX MAP SHEET #08 1106 OCEAN AVENUE SEA BRIGHT, MONMOUTH COUNTY, NJ



ZONE
B-1 CENTRAL BUSINESS - PQ
R-3 DOWNTOWN RESIDENTIAL
B-R BUSINESS RESIDENTIAL



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #8: BLOCK 13 LOT 37, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY
CENTER SITE COORDINATES 638.594 N 566.967 E.
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/FINAL SITE PLAN MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE ENGINEERING LLC, ENTITLED "TOPOGRAPHIC AND UTILITY SURVEY", BEING DATED 05/25/22, LAST REVISED 07/28/22.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
- BASE FLOOD ELEVATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY KEVIN C ROY ARCHITECT LLC ENTITLED "MULTI-USE BLDG-ADDITION", BEING DATED 08/04/22.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION REQUIREMENTS**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
 - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS**
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH, NEW JERSEY AMERICAN WATER, TWO RIVER RECLAMATION AUTHORITY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADA COMPLIANCE**
 - ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, TITLE III.
 - ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
- OVERALL CONSTRUCTION DOCUMENTS**
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

UTILITY CONTACTS

Borough of Sea Bright 1099 Ocean Avenue Sea Bright, NJ 07750	State of New Jersey (for State Hwy 36) Commissioner, Department of Transportation 1005 Parkway Avenue P.O. Box 600 Trenton, NJ 08625
Comcast Center 1701 John F. Kennedy Blvd. Philadelphia, PA 19103	State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625
New Jersey American Water Company 601 Silverstone Avenue Shrewsbury, NJ 07750	Two Rivers Water Reclamation Authority 11 Highland Avenue Monmouth Beach, NJ 07750
New Jersey Natural Gas Company 1415 Wycoff Road Wall, NJ 07719	Verizon 175 W. Main St Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent
Jersey Central Power & Light Area Manager Central New Jersey 1500 Florence Avenue Union Beach, NJ 07735	Monmouth County Planning Board Hall of Records Annex - 2nd Floor 1 East Main Street Freehold, NJ 07728

PLANNING BOARD APPROVAL	
APPROVED BY THE BOROUGH OF SEA BRIGHT PLANNING BOARD	
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

SHEET #	TITLE	INITIAL RELEASE	REV. DATE
C100	TITLE SHEET	09/15/22	
C200	EXISTING CONDITIONS & SITE PREPARATION PLAN	09/15/22	
C300	SITE LAYOUT PLAN	09/15/22	

PROJECT INFORMATION

PROPOSED MIXED-USE ADDITION

PROJECT LOCATION:
BLOCK 13, LOT 37
1106 OCEAN AVENUE
SEA BRIGHT,
MONMOUTH COUNTY, NJ

OWNER:
WILLIAM AG INC
1106 OCEAN AVE
SEA BRIGHT, NJ 07760

APPLICANT:
WILLIAM AG INC
1106 OCEAN AVE
SEA BRIGHT, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY:
KEVIN F. ASADI, ESQ
119 AVENUE AT THE COMMONS
SHREWSBURY, NJ 07702

ARCHITECT:
KEVIN C ROY ARCHITECT
34 MAIN STREET
ENGLISHTOWN, NJ 07726

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34 SUIT 1A
WALL, NJ 07719



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ELECTRIC	RED
CABLE	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
TEMP. SURVEY MARKINGS	MAGENTA
UNDERGROUND UTILITIES	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
InSite@SiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

Douglas D. Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev. #	Date	Description

0 / 09/15/22 INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: JMW

DATE: 09/15/22 DRAWN BY: JMW

JOB #: 22-1943-01 CHECKED BY: DDC

CAD ID: 22-1943-01/0

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

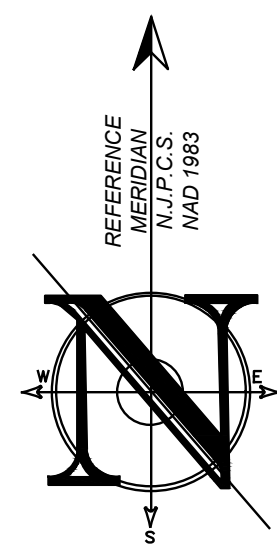
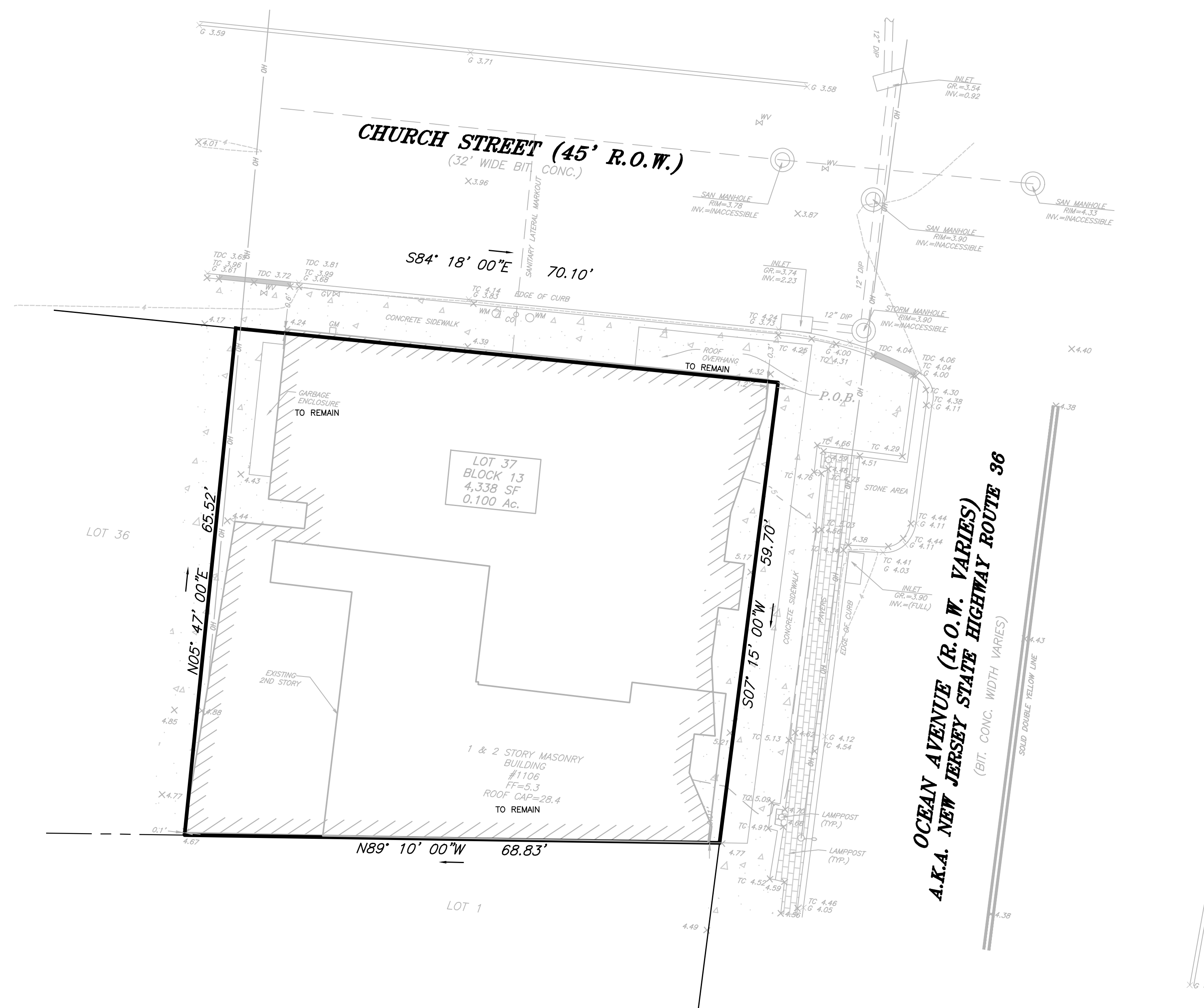
PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

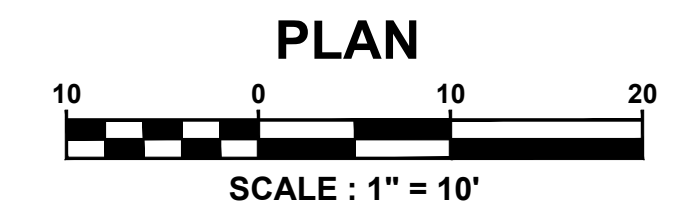
SHEET NO: C100

SITE PREPARATION NOTES

1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - a. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
 - b. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
 - c. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
 - d. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - e. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - f. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - g. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
 - h. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISIONS. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
 - i. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
2. IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
4. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
5. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
6. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
7. ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE DURING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT.
9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OFFSITE IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORDINANCES, AND LAWS.



OCEAN AVENUE (R.O.)



LEGEND	
EXISTING	PROPOSED

PROJECT INFORMATION

PROJECT NAME: **PROPOSED MIXED-USE ADDITION**

PROJECT LOCATION: BLOCK 13, LOT 37, 1108 OCEAN AVENUE, SEA BRIGHT, MONMOUTH COUNTY, NJ

OWNER: **WILLIAM AG INC**, 1108 OCEAN AVE, SEA BRIGHT, NJ 07760

APPLICANT: **WILLIAM AG INC**, 1108 OCEAN AVE, SEA BRIGHT, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY: **KEVIN H. ASADI, ESQ**, 119 AVENUE AT THE COMMONS, SHREWSBURY, NJ 07702

ARCHITECT: **KEVIN CROY ARCHITECT**, 34 MAIN STREET, ENGLISHTOWN, NJ 07726

SURVEYOR: **INSITE SURVEYING, LLC**, 1955 ROUTE 34 SUIT 1A, WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS LINE	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

Douglas D. Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev. #	Date	Comment
0	09/15/22	INITIAL RELEASE

SCALE: 1"=10' DESIGNED BY: **JMW**

DATE: 09/15/22 DRAWN BY: **JMW**

JOB #: 22-1943-01 CHECKED BY: **DDC**

CAD ID: 22-1943-01r0

NOT FOR CONSTRUCTION APPROVED BY:

FOR CONSTRUCTION

PLANNING INFORMATION

DRAWING TITLE: **PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **EXISTING CONDITIONS PLAN**

SHEET NO.: **C200**

File: S:\Web\1943 - William Ag Inc\22-1943-01 - 1108 Ocean Avenue_Sea Bright_MJV\22194301\DWG\Map\02-Existing Conditions_Plan.dwg, 09/15/22, 10:58:11 AM, InSite Engineering, LLC, All Rights Reserved.

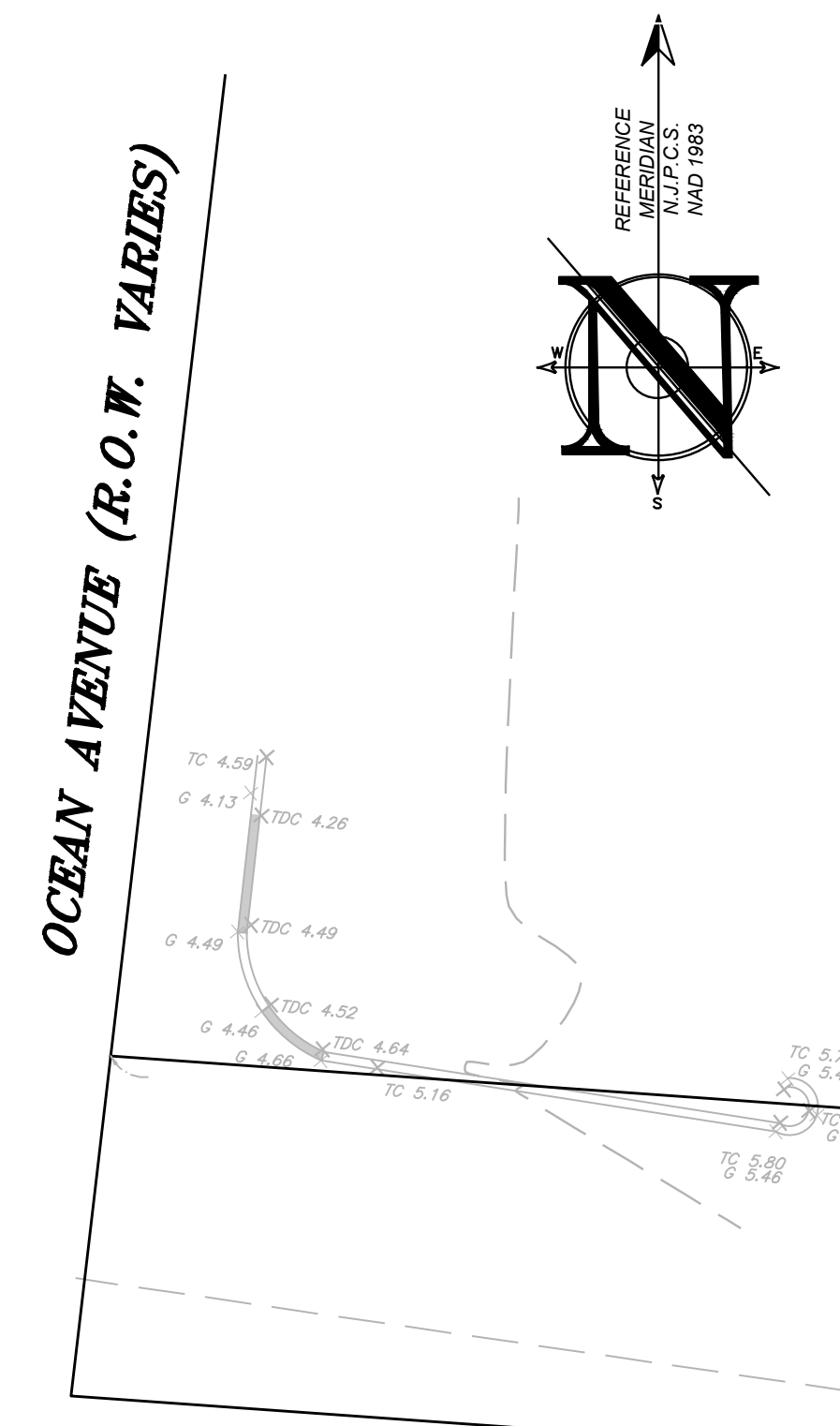
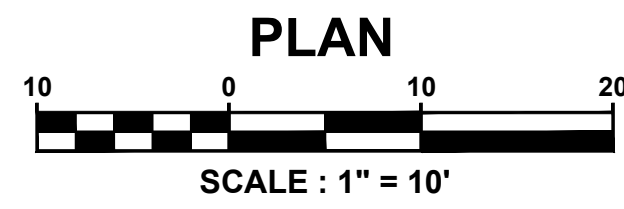
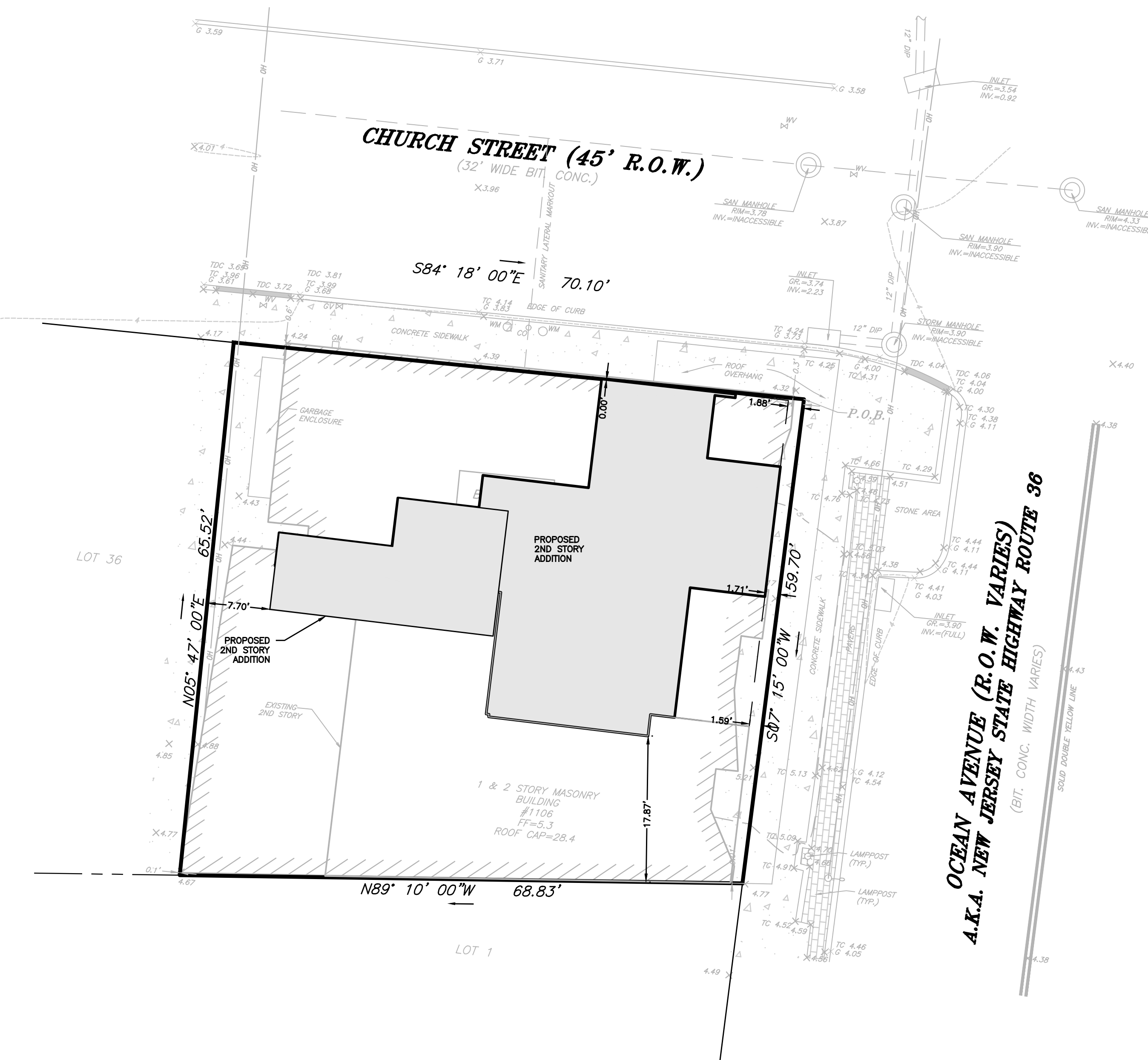
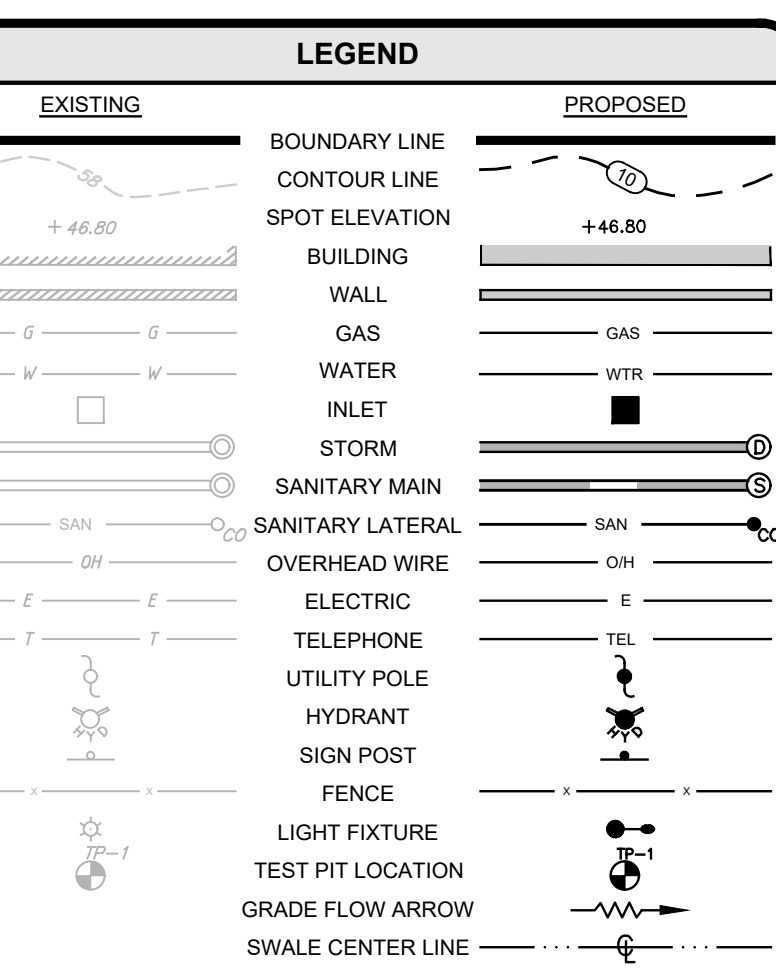
ZONING COMPLIANCE CHART CENTRAL BUSINESS (B-1) ZONE MIXED-USE PERMITTED					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCH-A	MIN. LOT AREA (SF)	3,000	4,338 (0.1 AC)	NO CHANGE	YES
SCH-A	MIN. LOT WIDTH (FT)	50	59.70	NO CHANGE	YES
SCH-A	MIN. LOT FRONTAGE (FT)	50	59.70	NO CHANGE	YES
SCH-A	MIN. LOT DEPTH (FT)	60	69.2	NO CHANGE	YES
PRINCIPAL BUILDING					
SCH-A	MIN. FRONT YARD SETBACK	0	1.2	NO CHANGE	YES
SCH-A	OCEAN AVENUE (FT)	0	0.6 OVER (N)	NO CHANGE (N)	NO
SCH-A	CHURCH STREET (FT)	0	0.1 OVER (N)	NO CHANGE (N)	NO
SCH-A	MIN. REAR YARD SETBACK (FT)	15	0.1 OVER (N)	NO CHANGE (N)	NO
SCH-A	MIN. SIDE YARD SETBACK (FT)	0	0.1	NO CHANGE	YES
SCH-A	MAX. BUILDING HEIGHT (FT)	42	23.9	33.0	YES
SCH-A	MAX. BUILDING HEIGHT (STORIES)	3	2	3	YES
LOT COVERAGE					
SCH-A	MAX. BUILDING COVERAGE (%)	50	91.1 (N)	NO CHANGE (N)	NO
SCH-A	MAX. LOT COVERAGE (%)	75	100 (N)	NO CHANGE (N)	NO
SCH-A	MIN. GROUND FLOOR AREA (SF)	880	3,977	NO CHANGE	YES
(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE					
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED N/S - NOT SPECIFIED					
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER					
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 130-32)					
ORD SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES	
130-5	STALL SIZE (FT)	9 X 18	N/A	NO	
130-32E	NUMBER OF PARKING SPACES		0 SPACES	NO	
	RESTAURANT: 1 PER 200 SF OF TOTAL FLOOR AREA	1315/200 = 6.57 SPACES			
	RESTAURANT: 1 PER 200 SF OF TOTAL FLOOR AREA	650/200 = 3.25 SPACES	23 SPACES		
	PERSONAL SERVICE ESTABLISHMENT: 1 PER 100 SQUARE FEET OF TOTAL FLOOR AREA, PLUS 1 PER EMPLOYEE, NO LESS THAN 4	1000/100 + 1 = 11 SPACES			
	RESIDENTIAL: 2.5 SPACES PER (1) 4-BR UNIT	2 SPACES			
(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE					
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED N/S - NOT SPECIFIED					
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER					
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					

- SITE LAYOUT NOTES**
- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
 - ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
 - ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
 - ALL SIDEWALK RAMP MARKED HOR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
 - ALL PROPOSED ON-SITE CURBING TO BE (VERTICAL CONCRETE CURBING). ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
 - ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
 - RETAINING WALLS REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
 - SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 6".
 - SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.
 - ANY CURB OR SIDEWALK IN NEED OF REPAIR SHALL BE REPLACED TO THE SATISFACTION OF THE BOROUGH ENGINEER.

- GRADING NOTES**
- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
 - ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
 - ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
 - FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
 - ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
 - RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
 - ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
 - ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
 - POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
 - FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
 - ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - EXISTING FINISHED FLOOR ELEVATION TO REMAIN.
 - ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER PRIOR TO PLACEMENT ONSITE.

- UTILITY NOTES**
- EXISTING UTILITIES TO REMAIN AND BE UTILIZED.
- LIGHTING NOTES**
- EXISTING BUILDING MOUNTED LIGHTS TO REMAIN AND BE UTILIZED.



PROJECT INFORMATION

PROJECT NAME: **PROPOSED MIXED-USE ADDITION**

PROJECT LOCATION: BLOCK 13, LOT 37
1108 OCEAN AVENUE
SEA BRIGHT, NJ
MONMOUTH COUNTY, NJ

OWNER: **WILLIAM AG INC**
1108 OCEAN AVE
SEA BRIGHT, NJ 07760

APPLICANT: **WILLIAM AG INC**
1108 OCEAN AVE
SEA BRIGHT, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY: **KEVIN I ASADI, ESQ**
119 AVENUE AT THE COMMONS
SHREWSBURY, NJ 07702

ARCHITECT: **KEVIN C ROY ARCHITECT**
34 MAIN STREET
ENGLISHTOWN, NJ 07726

SURVEYOR: **INSITE SURVEYING, LLC**
1955 ROUTE 34 SUIT 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC
SINCE 2003

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ELECTRIC	RED
GAS	YELLOW
COMMUNICATION / TV	ORANGE
WATER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
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LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

Douglas D Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	09/15/22	INITIAL RELEASE
SCALE: 1"=10'		DESIGNED BY: JMW
DATE: 09/15/22		DRAWN BY: JMW
JOB #: 22-1943-01		CHECKED BY: DDC
CAD ID: 22-1943-01/0		
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION		
APPROVED BY:		
<input type="checkbox"/> FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		
PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE:		
SITE PLAN		
SHEET NO.:		
C300		

File: S:\Web\1943 - William AG Inc\22-1943-01 - 1108 Ocean Avenue_Sea Bright, NJ\22194301\DWG\13-03-Station.dwg --> C300 Site Plan
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