

PRELIMINARY & FINAL MAJOR SITE PLAN

SEA GRASS NJ, LLC

BLOCK 72, LOT 12 & BLOCK 73, LOT 2

BOROUGH OF HIGHLANDS

MONMOUTH COUNTY, NEW JERSEY

UTILITY COMPANY CONTACTS:

JCP&L
300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY
Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724

VERIZON COMMUNICATIONS
One Verizon Way
Basking Ridge, NJ 07920

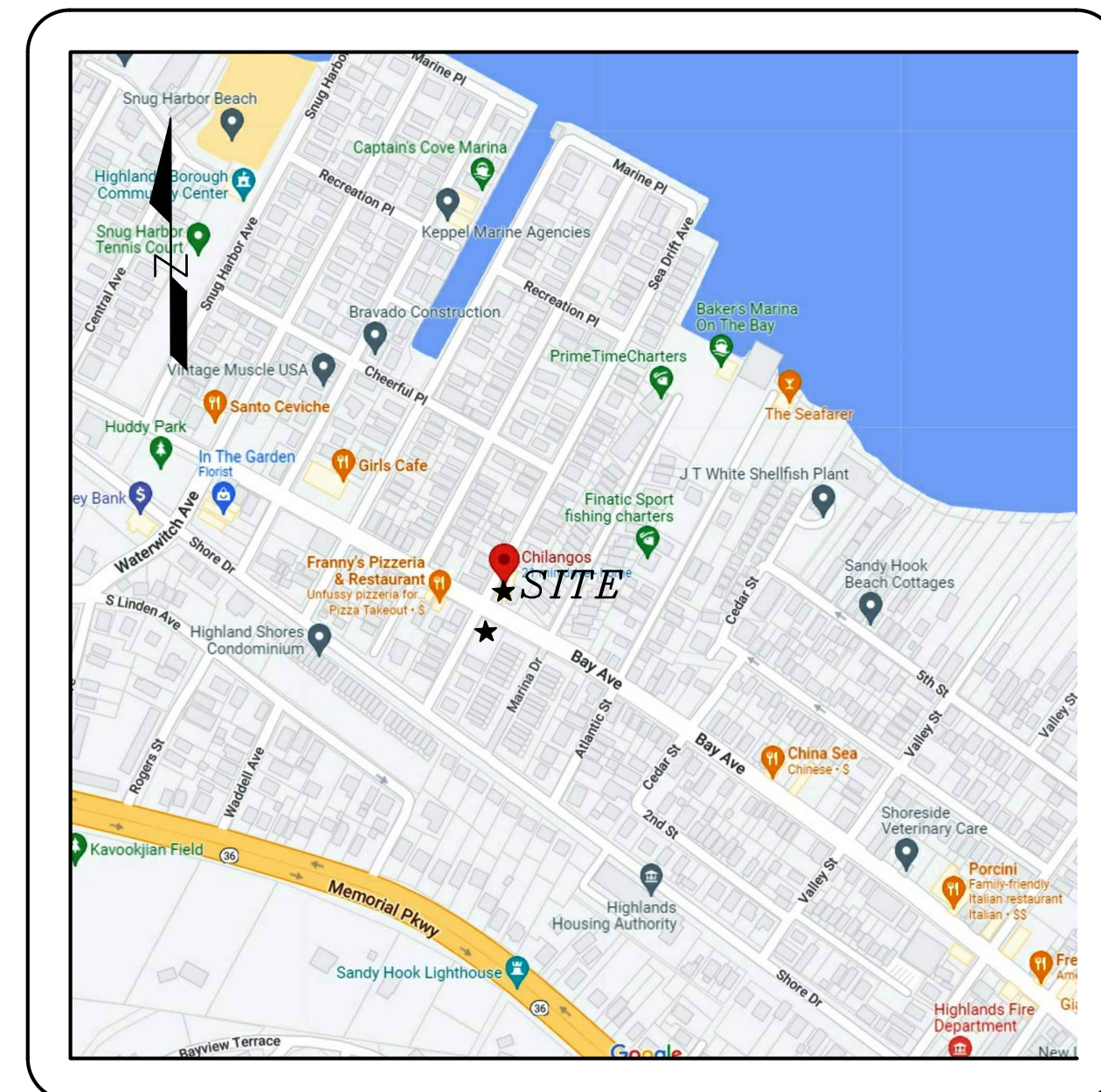
TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
Raymond J. Nierstedt, P.E., Executive Director
PO Box 205, 100 Beverly Way
Belford, NJ 07718

NEW JERSEY NATURAL GAS COMPANY
Attn: Joan Purcaro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

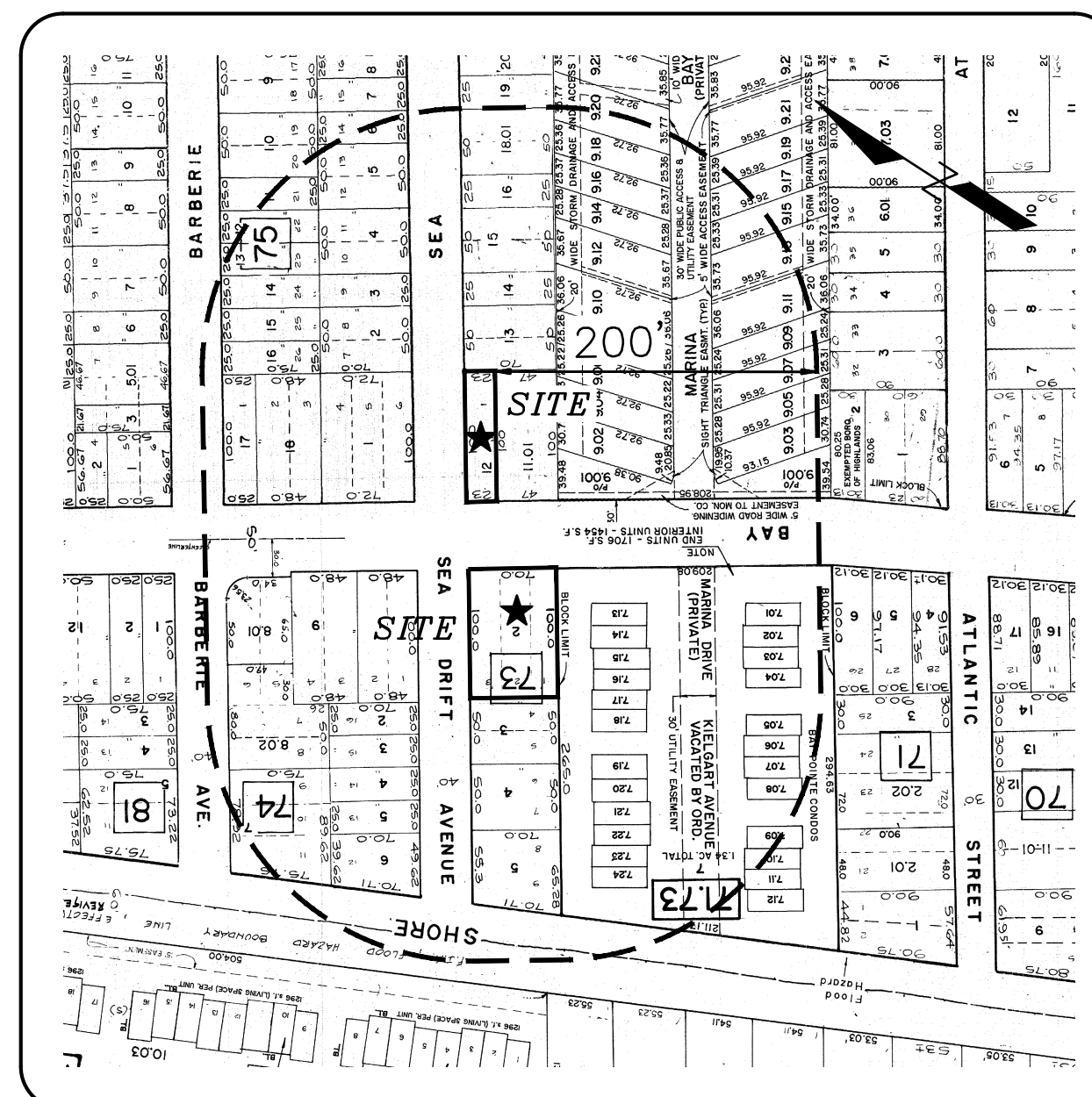
MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY
Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718

PROPERTY OWNERS WITHIN 200 FT.

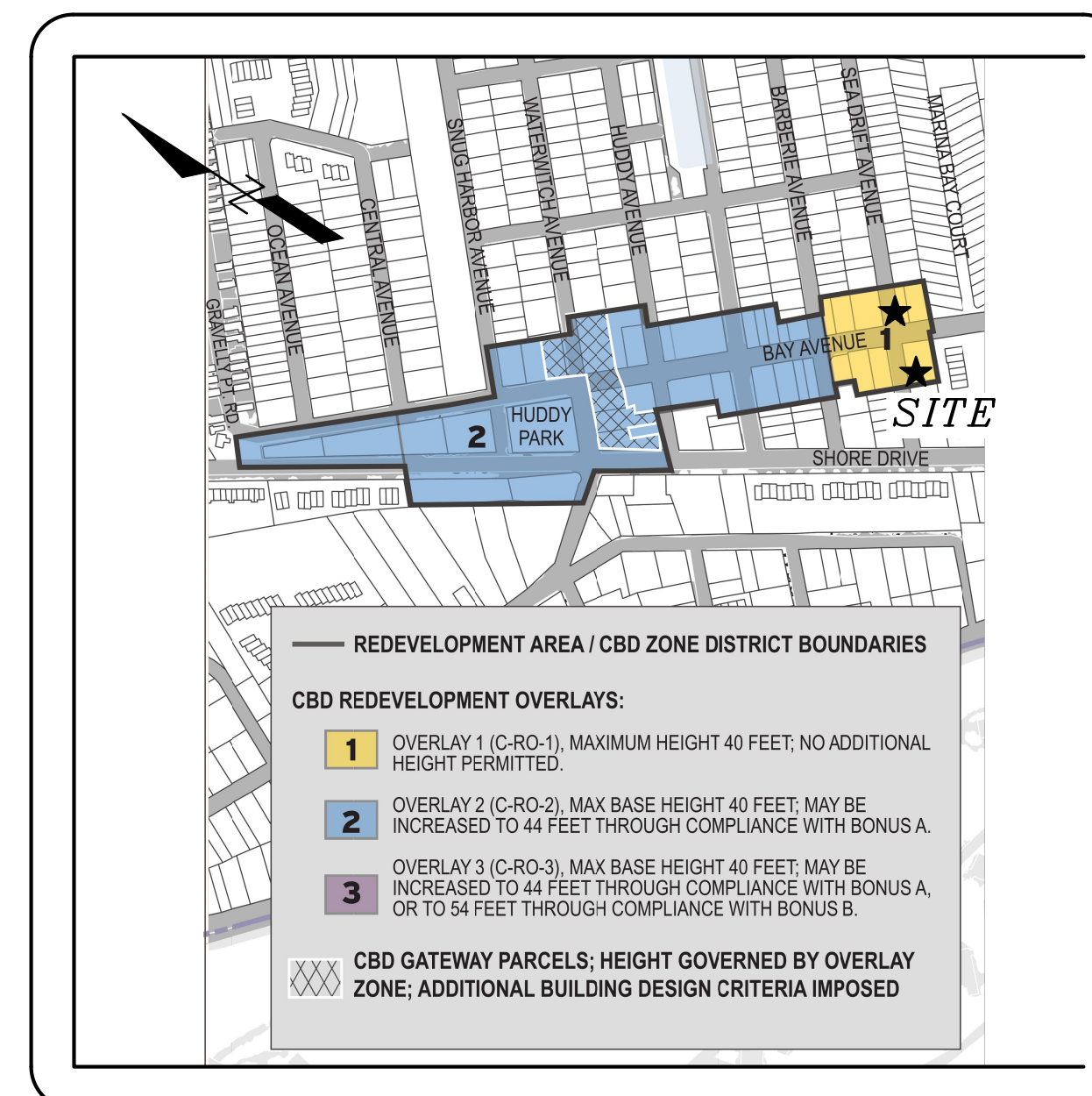
(Grid of property owner names and addresses within 200 feet of the site, including Franny's Pizzeria & Restaurant, J.T. White Seafood Plant, and various residential lots.)



KEY MAP
SCALE: 1" = 200±'



TAX MAP #15 & #16
SCALE: 1" = 200±'



REDEVELOPMENT ZONE MAP
SCALE: 1" = 200±'

SITE PLAN SHEET INDEX				
NO.	DRAWING TITLE	DATE	REVISION	
1	COVER SHEET	11/21/22	02/22/23	
2	GENERAL NOTES	11/21/22	02/22/23	
3	EXISTING CONDITIONS PLAN	11/21/22	02/22/23	
4	SITE PLAN	11/21/22	02/22/23	
5	GRADING PLAN	11/21/22	02/22/23	
6	LANDSCAPE PLAN	11/21/22	02/22/23	
7	LIGHTING PLAN	11/21/22	02/22/23	
8	SOIL EROSION PLAN	11/21/22	02/22/23	
9	CONSTRUCTION DETAILS	11/21/22	02/22/23	
10	SIGN PLAN	11/21/22	02/22/23	

I HEREBY CERTIFY THAT I AM OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE FILING OF THIS PLAN.

ALL ADDRESSES LOCATED IN THE BOROUGH OF HIGHLANDS 07723, EXCEPT WHERE NOTED, CERTIFIED LIST OF PROPERTIES WITHIN 200' OF BLOCK 72 - LOT 12 & BLOCK 73 - LOT 2, DATED NOVEMBER 18, 2022, PROVIDED BY THE TAX ASSESSOR, BOROUGH OF HIGHLANDS. THE REFERENCED LIST IS NOT TO BE USED FOR OFFICIAL NOTIFICATIONS.

OWNER:
LEONEL CERVANTES
272 BAY AVENUE
HIGHLANDS, NJ 07732

APPLICANT:
SEA GRASS NJ, LLC
135 MAPLE AVENUE
RED BANK, NJ 07701

CBD - CENTRAL BUSINESS DISTRICT ZONE AREA, YARD & BUILDING REQUIREMENTS

CBD REQUIREMENT	BLOCK 72 LOT 12		COMMENT	BLOCK 73 LOT 2		COMMENT
	EXISTING	PROPOSED		EXISTING	PROPOSED	
LOT DIMENSIONS						
MIN. LOT AREA	---	2,300 S.F.	NO CHANGE	7,000 S.F.	NO CHANGE	NA
MIN. LOT WIDTH	---	23 FT	NO CHANGE	70 FT	NO CHANGE	NA
MIN. LOT DEPTH	---	100 FT	NO CHANGE	100 FT	NO CHANGE	NA
PRINCIPAL BUILDING SETBACKS						
MIN. FRONT YARD (BAY AVE.)	0 FT	0 FT	1.3 FT	COMPLIES	NA	NO CHANGE
MIN. SIDE YARD	0 FT*	0.61 FT (e)	NO CHANGE	EXISTING	NA	NO CHANGE
MIN. REAR YARD	12 FT	2.1 FT (e)	10.8 FT (e)	IMPROVEMENT OVER EXISTING CONDITION	NA	NO CHANGE
LOT COVERAGE						
MAX. BUILDING COVERAGE PRINCIPAL AND ACCESSORY	35%	83.0% (e)	77.6% (e)	IMPROVEMENT OVER EXISTING CONDITION	NA	NO CHANGE
MAX. LOT COVERAGE ALL IMPROVEMENTS	80%	100.0% (e)	99.7% (e)	IMPROVEMENT OVER EXISTING CONDITION	2.8%	12.6% COMPLIES
MAX. BLDG. HEIGHT	36 FT	<36 FT	NO CHANGE	NA	NA	NO CHANGE
MAX. F.A.R.	0.65	1.31 (e)	1.26 (e)	IMPROVEMENT OVER EXISTING CONDITION	NA	NO CHANGE
		3,019 SF	2,912 SF			

* SECTION 21-91 a.4.c. - SIDE YARDS. No side yard is required adjacent to the properties in the CBD zone, however, if any is to be provided, it shall be at least five (5) feet. Any side yard which serves as a boundary between that lot and any residence zone shall be at least five (5) feet and shall contain buffering in accordance with the requirements of this section.

NA = NOT APPLICABLE
(e) = EXISTING NON-CONFORMITY

PARKING REQUIREMENTS

ORD. SEC. 21-65.14.D(7a)

BUSINESS/COMMERCIAL/RETAIL STORE USE

1 SPACE PER 600 SF OF GROSS FLOOR AREA

2,373 SF G.F.A. / 600 SF = 3.955 ~ 4 SPACES REQUIRED

17 SPACES PROVIDED (COMPLIES)

SIGN REQUIREMENTS

ORD. SEC. 21-102

BUILDING WALL SIGN - MAX 15% OF FRONT BUILDING FACADE PERMITTED 460 SF x 15% = 69 SF - PROPOSED 28.2 SF

OFF-PREMISE GROUND MOUNTED SIGNS - MAX PERMITTED SIZE 24 SF

PARKING LOT SIGN = 20.8 SF (COMPLIES)

BOROUGH HISTORIC SIGN = 20.7 SF (COMPLIES)

IMPERVIOUS LOT COVERAGE TABLE

	EXISTING LOT 12	PROPOSED LOT 12	EXISTING LOT 2	PROPOSED LOT 2
TOTAL BUILDING AREA	1,911 SF*	1,785 SF	103 SF	---
TOTAL CONC. AREAS	389 SF	508 SF	95 SF	884 SF
TOTAL GRAVEL AREAS	---	---	6,602 SF	4,535 SF (NOT COUNTED)
TOTAL LOT COVERAGE (% OF LOT)	2,300 SF (100.0%)	2,293 SF (99.7%)	198 SF (2.8%)	884 SF (12.6%)

*(INC. WALK-IN-COOLER)

LOT COVERAGE
that percentage of the plot or lot area covered by impervious surface, inclusive of driveway areas containing asphalt and/or concrete surfaces, but exclusive of gravel areas as well as terraces and decks in conformance with subsection 21-65.27.

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED BY THE BOROUGH OF HIGHLANDS ZONING BOARD AS A PRELIMINARY AND FINAL MAJOR SITE PLAN ON _____ DATE

BOARD CHAIRMAN _____

BOARD SECRETARY _____

BOARD ENGINEER _____

OWNER DATE APPLICANT DATE

2	2-23-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
COVER SHEET
BLOCK 72, LOT 12 & BLOCK 73, LOT 2
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEETS NO. 19 & 16

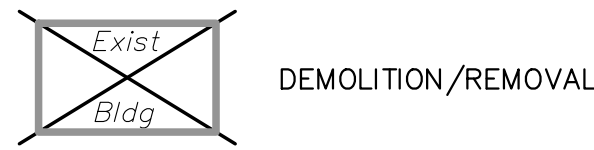
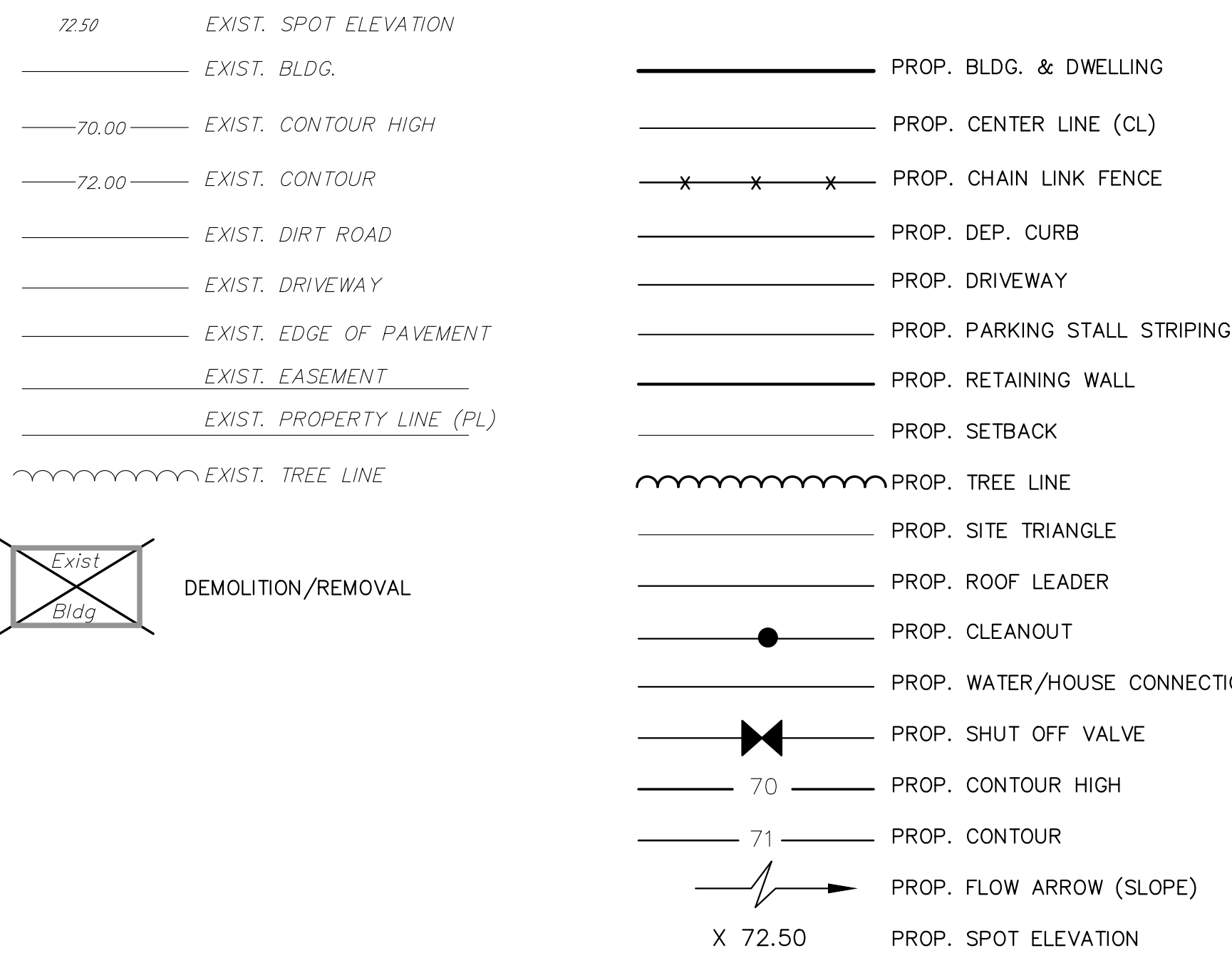
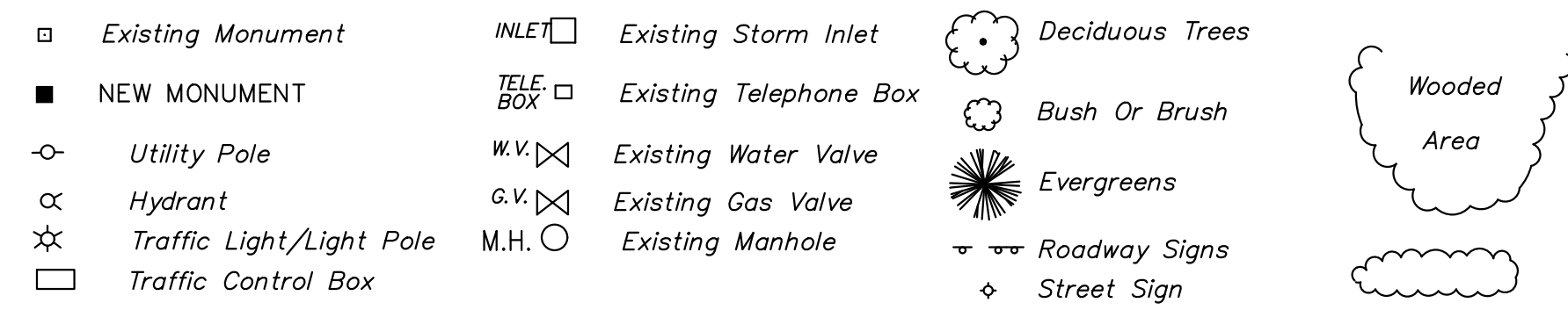
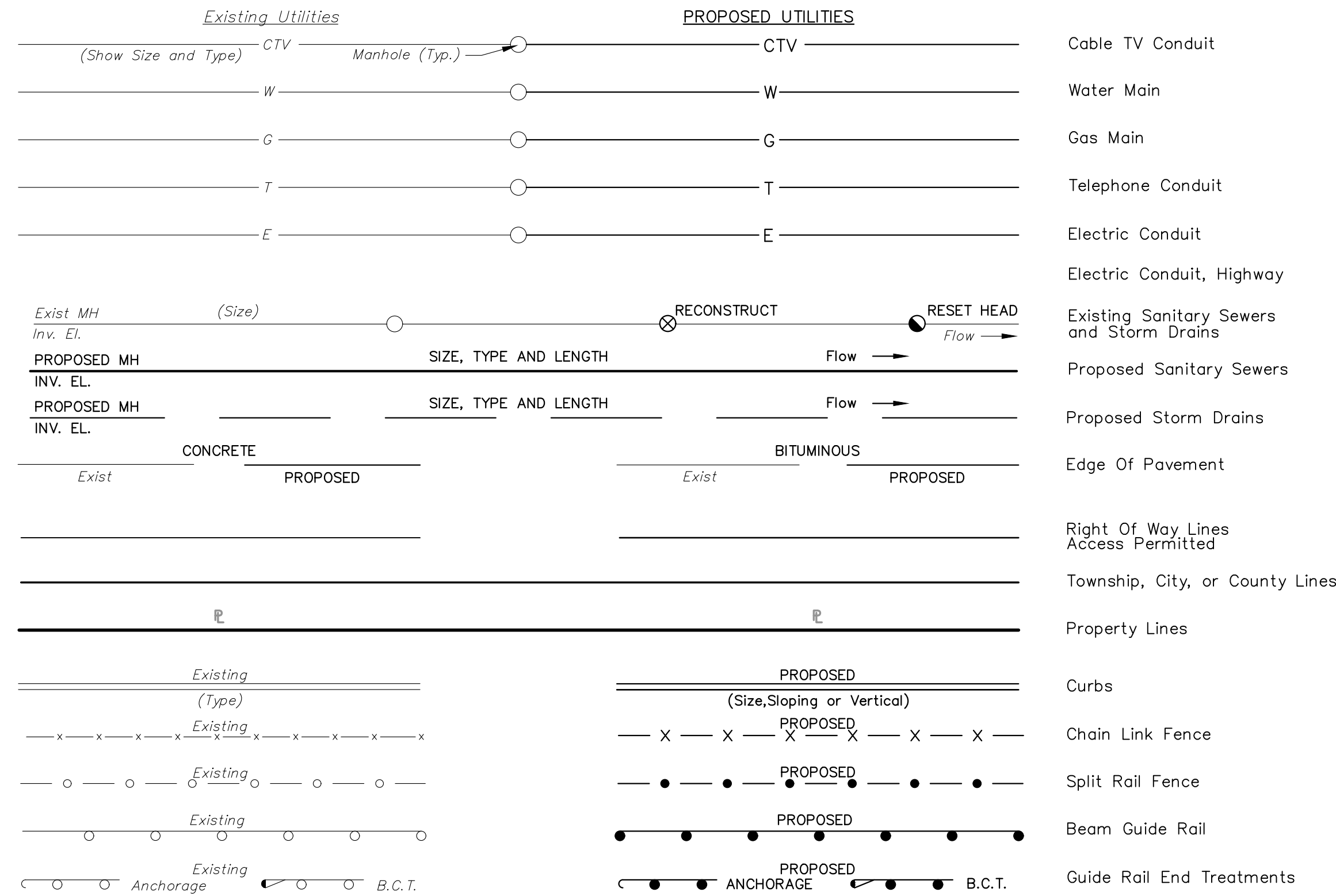
EAST POINT ENGINEERING, LLC
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

DATE: 02/22/23 PROJECT NUMBER: 21-166
SCALE: AS SHOWN CHECKED BY: M.S.L.
BRENT N. PAPI, JR. DATE: 02/22/23 SHEET NO. 1 OF 10
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24624732700

ZONING BOARD
CASE NO. ZB-2022-XX

CONSULT: EAST POINT ENGINEERING, LLC - ALL RIGHTS RESERVED
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EAST POINT ENGINEERING, LLC.

GENERAL LEGEND



SAFETY NOTE

ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS"(OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE," AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE."



GENERAL NOTES

- THE PROPERTY IS KNOWN AS LOT 12, BLOCK 72 AND LOT 2, BLOCK 73 ON SHEETS 15 & 16 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY.
- OWNER: LEONEL CERVANTES 272 BAY AVENUE HIGHLANDS, NJ 07732 APPLICANT: SEA GRASS NJ, LLC 135 MAPLE AVENUE RED BANK, NJ 07701
- THE APPLICANT PROPOSES TO RENOVATE AND EXISTING COMMERCIAL BUILDING AT LOT 12 AS A DISPENSARY WITH A TOTAL GROSS FLOOR AREA OF (2,912 S.F.). THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS TO THE EXISTING PARKING LOT ACROSS THE STREET AT LOT 2 TO PROVIDE SPACE FOR 17 VEHICLES.
- THE PROPERTY IS LOCATED WITHIN THE CBD "CENTRAL BUSINESS DISTRICT" ZONE WHICH IS ALSO AN APPROVED REDEVELOPMENT ZONE.
- PURSUANT TO THE N.F.I.P FLOOD INSURANCE RATE MAPS, THE PROJECT IS LOCATED WITHIN FLOOD ZONE "AE" AT ELEVATION 11 FT NAVD88.
- PURSUANT TO N.J.D.E.P. GEOWEB THERE ARE NO FRESHWATER WETLANDS WITHIN THE VICINITY OF THE PROJECT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- THE CONTRACTOR SHALL STRICTLY ADHERE TO THESE CONSTRUCTION PLANS AND ANY ACCOMPANYING SPECIFICATIONS. ANY DEVIATION FROM THE APPROVED CONSTRUCTION DOCUMENTS, TECHNICAL SPECIFICATIONS AND MANUFACTURERS' SPECIFICATIONS SHALL BE AT THE EXPRESS WRITTEN CONSENT OF THE SUPERVISING ENGINEER.
- ONCE ENGINEERING PLANS ARE ISSUED FOR CONSTRUCTION, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
- PROPOSED BUILDING DIMENSIONS ARE APPROXIMATE. REFERENCE ARCHITECTURAL BUILDING PLANS PREPARED BY SHISSIAS DESIGN AND DEVELOPMENT FOR BUILDING DETAILS.
- CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.), APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, CITY DESIGN STANDARDS, AND NOISE CODE.
(A) FOR SITES AND FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III.
(B) FOR SITES AND FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
(ALL HANDICAP RAMP AND FACILITIES WILL BE SUBJECT TO INSPECTION DURING CONSTRUCTION TO ENSURE COMPLIANCE WITH ADA SPECIFICATIONS.)
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- THE PROJECT SHALL BE BUILT IN ONE (1) PHASE AS PER THE SITE PLANS.
- THESE NOTES APPLY TO ALL SHEETS IN THIS SET.

A. SITE CONDITIONS

- EXISTING CONDITIONS ARE BASED ON SURVEY INFORMATION PREPARED BY:
OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM PLANS ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 272 BAY AVENUE, LLC, BLOCK 72, LOT 12, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022 AND "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SEA DRIFT AVE, LLC, BLOCK 73, LOT 2, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022
- HORIZONTAL CONTROL BASED ON ASSUMED (PROJECT). VERTICAL DATUM BASED ON NAVD 1988 BY GPS OBSERVATION CONTROL SET BY LANDMARK SURVEYS, LLC.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ENTIRELY WITHIN THE EXISTING TRACT LOT 12, BLOCK 72 AND LOT 2, BLOCK 73 AND WITHIN THE FRONTING RIGHT-OF-WAY ALONG BAY AVENUE AND SEA DRIFT AVENUE AS DEPICTED ON THE SITE PLANS.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING SITE ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION AND ANY DISCREPANCY SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO THE START OF ANY WORK.
- ALL INFORMATION SHOWN OR NOTED FOR EXISTING FACILITIES, GRADES, ROADWAYS, AND MATERIALS IS APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL INFORMATION WHICH MAY AFFECT HIS WORK. TEST PITS SHALL BE CONSTRUCTED BY THE CONTRACTOR AT ALL UTILITY CROSSING LOCATIONS PRIOR TO CONSTRUCTION.
- IN THE EVENT A SITUATION ARISES IN WHICH MATERIALS NOT SPECIFIED ON THE PLANS ARE TO BE USED, THEN THE MATERIALS SHALL CONFORM TO THE N.JDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 ED., AS CURRENTLY SUPPLEMENTED AND AMENDED OR LATEST EDITION.
- NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M., PREVAILING TIME, OR AS OUTLINED UNDER LOCAL ORDINANCE, WHICHEVER PROVIDES THE LATER START AND EARLIER FINISH.
- THE CONTRACTOR SHALL NOTIFY/COORDINATE ALL WORK WITH THE MUNICIPAL POLICE CHIEF, OWNER AND ENGINEER, 72 HOURS PRIOR TO START OF ANY WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, LABOR AND INSTALLATION OF ALL ITEMS OF CONSTRUCTION FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SATISFACTORY TO THE OWNER AND THEIR REPRESENTATIVE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT AND STAKEOUT OF ALL PROPOSED IMPROVEMENTS BOTH HORIZONTALLY AND VERTICALLY BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW JERSEY. OFFSET LINES WITH STAKES SHALL BE SET AT APPROPRIATE INTERVALS TO FACILITATE CONSTRUCTION. CUT SHEETS SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
- THE CONTRACTOR SHALL OBTAIN SHOP DRAWING APPROVAL FOR ALL ITEMS PRIOR TO INSTALLATION OF EACH ITEM.
- PRIOR TO USE OF ANY PRODUCTS BY MANUFACTURERS OTHER THAN THOSE SPECIFIED ON THESE PLANS OR TECHNICAL SPECIFICATIONS MUST BE SUBMITTED FOR APPROVAL WITH DOCUMENTATION CERTIFIED BY A LICENSED N.J. PROFESSIONAL ENGINEER THAT THE PARTICULAR PROPOSED ALTERNATE PRODUCT MEETS OR EXCEEDS THE PHYSICAL CHARACTERISTICS OF THE SPECIFIED ACCEPTABLE PRODUCTS.
- ANY EXISTING AND NEW CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE DURATION OF THE PROJECT AND SHALL PROVIDE AND MAINTAIN SECURITY FENCING, MEASURES, AND PERSONNEL AS REQUIRED AND AS DIRECTED BY THE CITY ENGINEER.
- ALL DEMOLITION ACTIVITIES TO BE IN ACCORDANCE WITH ALL APPLICABLE AUTHORITIES INCLUDING BUT NOT LIMITED TO COUNTY RULES AND REGULATIONS, THE MUNICIPAL ORDINANCE, N.JDEP RULES AND REGULATIONS, AND BOCA CODE.
- THE OWNER AND ENGINEER SHALL ASSUME NO RESPONSIBILITY AND/OR LIABILITY FOR THE SAFETY OF THE WORKERS WHERE THE WORK IS BEING PERFORMED OR DAMAGE TO ANY PROPERTY.
- THE CONTRACTOR SHALL PROTECT ALL BENCH MARKS AND MONUMENTS FROM DAMAGE AND SHALL ESTABLISH OFFSET POINTS AS REQUIRED FOR HIS WORK.
- DEPRESSED CURBING SHALL BE CONSTRUCTED AT ALL WALKWAY CROSSINGS. DEPRESSED CURBS FOR HANDICAP ACCESS SHALL BE FLUSH WITH PAVEMENT. ALL HANDICAP ACCESS FACILITIES MUST COMPLY WITH THE CURRENT AMERICAN WITH DISABILITIES ACT, PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS WITH CURRENT REVISIONS AND NEW JERSEY BARRIER-FREE SUB-CODE (NJAC 5:23-7.1). PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF THE 2007 N.JDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS MODIFIED BY THE SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL PERMITS AND APPROVALS GOVERNING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS, AND ANY OTHER PERMITS AND/OR APPROVALS AS MAY BE REQUIRED FOR THE PROSECUTION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.
- ALL JOINTS WITH EXISTING CONCRETE OR PAVEMENT SHALL BE SAWCUT.
- ALL NEW SURFACE CONCRETE SHALL BE PROTECTED FROM DE-ICING SALTS FOR AT LEAST 60 DAYS AFTER THE POUR DATE.
- ALL UNUSED SIGNS, SIGN POSTS, STORM SEWER CASTINGS AND GRATES REMOVED DURING CONSTRUCTION AND NOT REPLACED ELSEWHERE ON THIS PROJECT SHALL BECOME THE PROPERTY OF THE OWNER. IF THE OWNER DECLINES OWNERSHIP OF THE MATERIALS, THE CONTRACTOR SHALL REMOVE THE MATERIALS FROM THE SITE.
- CURBING AND SIDEWALKS SHALL BE CONSTRUCTED WITH N.JDOT CLASS 'B' CONCRETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL EXISTING AND PROPOSED SITE IMPROVEMENTS THAT MAY HAVE BEEN REMOVED AND/OR DAMAGED DURING THE COURSE OF CONSTRUCTION TO THEIR PRE CONSTRUCTION OR SPECIFIED CONDITION AS APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FINAL AS-BUILT PLANS DEPICTING THE EXACT LOCATIONS OF THE PROPOSED IMPROVEMENTS WHICH ALSO INCLUDES ELECTRICAL CONDUIT RUNS, WATER LINES, DRAINAGE SYSTEM AND ALL UNDERGROUND UTILITIES.

B. UTILITIES

- AVAILABLE INFORMATION AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULTS OF SUCH INVESTIGATIONS, AS MAY BE SHOWN ON THE CONTRACT DRAWING, ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE-CALL (1-800-272-1000) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, IDENTIFY AND PROTECT UTILITIES WITHIN THE PROJECT LIMITS. IF ONE WILL NOT MARK OUT THE PROPERTY, THE CONTRACTOR MUST HIRE AN UNDERGROUND UTILITY LOCATING COMPANY TO INVESTIGATE ALL AREAS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DIG TEST PITS TO LOCATE UTILITIES WITHIN THE PROJECT LIMITS AS NEEDED. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS WORK. NEW JERSEY ONE-CALL PHONE # 1-800-272-1000.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST TWO (2) WEEKS PRIOR TO CONSTRUCTION FOR PHYSICAL MARK OUTS OF UTILITIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, REPLACE, MAINTAIN, RELOCATE, AND/OR REMOVE ANY EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES, CONDUITS, STRUCTURES, EQUIPMENT, FOUNDATIONS, PIPES, ETC. AS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE OWNERS OF THE UTILITY PRIOR TO STARTING WORK.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. SAID UTILITIES INCLUDE ELECTRIC, GAS, CABLE, TELEPHONE, POTABLE WATER AND SANITARY SEWER SERVICES.
- THERE MAY BE UTILITY ADJUSTMENTS OR RELOCATION WHICH MAY BE NECESSITATED BY THE PROPOSED CONSTRUCTION. IF SO, THE CONTRACTOR SHALL COMPLETE SAID WORK AND COORDINATE HIS WORK WITH THE MUNICIPALITY, OWNER, AND THE UTILITY COMPANIES WITH FACILITIES IN THE PROJECT LIMITS. ALL CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE SET FLUSH WITH GRADE AND CONSTRUCTED WITH CONCRETE COLLARS AS REQUIRED IN THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO DETERMINE THEIR SCHEDULE FOR PERFORMING UTILITY RELOCATION AND INSTALLATION WORK AND HE SHALL SCHEDULE HIS WORK ACCORDINGLY SO AS NOT TO INTERFERE WITH THE WORK OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL NOTIFY THE WATER AND SEWER COMPANIES AT LEAST 72 HOURS IN ADVANCE OF ANY WORK ON THEIR FACILITIES.
- EXCAVATIONS OR TRENCHING WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION/SHORING TO PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO THESE FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL REQUIRED UTILITY CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY.
- ALL PROPOSED WATER SERVICES SHALL BE LOCATED A MINIMUM OF SEPARATION DISTANCE OF 10 HORIZONTAL FEET AND 1.5 VERTICAL FEET FROM ALL SANITARY SEWER FACILITIES. A MINIMUM 4 FEET OF COVER SHALL BE PROVIDED OVER ALL WATER AND SANITARY SEWER LINES.
- ALL TRENCHES SHALL BE BACK FILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE STEEL PLATED WHEN WORK IS NOT IN PROGRESS. NO EXCAVATION AREAS SHALL REMAIN OPEN OVERNIGHT.
- ALL NATURAL GAS FACILITY CONSTRUCTION, RESETTING AND/OR RELOCATION SHALL BE PERFORMED BY REPRESENTATIVES OF PUBLIC SERVICE (PSE&G).

C. SITE CLEARING AND GRADING

- SITE CLEARING SHALL INCLUDE, BUT IS NOT LIMITED TO, THE REMOVAL OF ALL DEBRIS, RUBBLE, FENCES, TREES, EXISTING UTILITIES, EXISTING STRUCTURES, FOUNDATIONS, SUBSURFACE STRUCTURES, UNSUITABLE MATERIALS, EXISTING PAVEMENT, THE RELOCATION OF EXISTING UTILITIES AND COORDINATION, GRUBBING, ETC. AND ALL OTHER WORK REQUIRED TO COMPLETE THE PROJECT.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY AND ALL EXISTING IRRIGATION FOR THE FIELD INCLUDING, BUT NOT LIMITED TO, VALVE BOXES, CONTROLS, SPRINKLER HEADS, PIPING AND ELECTRICAL CONTROLS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL MATERIALS EXCAVATED OF WHATEVER NATURE IN ACCORDANCE WITH APPROVED N.JDOT/NJDEP METHODS AND MEANS.
- EXISTING ON-SITE SUITABLE SOIL SHALL BE EXCAVATED, TRANSPORTED, SPREAD, GRADED, AND COMPACTED AS REQUIRED BY THE PROPOSED GRADES. ALL EARTHWORK OPERATIONS INVOLVING ON-SITE SOILS SHALL BE COMPLETED PRIOR TO IMPORTING ANY OFF-SITE MATERIALS.
- ALL AREAS OF REGRADING SHOULD BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND BUILDINGS. ALL GRADING OF LAWNS SHOULD BE A MINIMUM OF 2% AND MAXIMUM 3' HORIZONTALLY TO 1' VERTICALLY.
- NO TOPSOIL IS TO BE REMOVED FROM THE PROJECT SITE UNLESS AUTHORIZED BY THE OWNER.

D. SOIL EROSION, SEDIMENT, AND DUST CONTROL

- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN DUST CONTROL AS REQUIRED OR DIRECTED BY THE CITY ENGINEER AND LOCAL SOIL CONSERVATION DISTRICT. ALL VEHICLES SHALL BE CLEAN AND ALL ROADWAYS SHALL BE MAINTAINED FREE OF CONSTRUCTION DEBRIS AND SOIL.
- ALL SEDIMENT AND SOIL EROSION CONTROLS PRACTICES ARE TO BE INSTALLED IN CONFORMANCE WITH LOCAL AND SOIL CONSERVATION DISTRICT STANDARDS PRIOR TO ANY MAJOR SOIL DISTURBANCES. ALL WORK SHALL BE COMPLETED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHEET INCLUDES ADDITIONAL NOTES WHICH SHALL BE ADHERED TO BY THE CONTRACTOR.

E. PEDESTRIAN AND TRAFFIC FLOW

- THE CONTRACTOR IS REQUIRED TO ENSURE THE SAFE, ORDERLY, AND EXPEDITIOUS FLOW OF TRAFFIC (BOTH VEHICULAR AND PEDESTRIAN) AT ALL TIMES. THE CONTRACTOR SHALL EMPLOY ALL APPROPRIATE SAFETY PROCEDURES, PERSONNEL, AND DEVICES AS MAY BE NECESSARY DURING THE PROSECUTION OF THE WORK.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE COORDINATED WITH THE LOCAL MUNICIPALITY. WHERE TRAFFIC DIRECTORS ARE DEEMED NECESSARY BY THE MUNICIPALITY, THE CONTRACTOR SHALL REQUEST THAT THE LOCAL POLICE DEPARTMENT PROVIDE DIRECTORS.
- ALL EXISTING SIDEWALK SHALL BE MAINTAINED IN A SAFE AND ORDERLY MANNER BY THE GENERAL CONTRACTOR DURING THE COURSE OF CONSTRUCTION.
- ALL EXISTING INGRESS/EGRESS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES DURING THE CONSTRUCTION OF ALL SITE IMPROVEMENTS.
- ALL DEVICES AND PROCEDURES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND THE "STANDARD HIGHWAY SIGNS". THE CONTRACTOR SHALL PLAN AND CARRY OUT HIS WORK TO PROVIDE FOR THE CONVENIENT AND SAFE PASSAGE OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC.
- DURING CONSTRUCTION, ALL ROADS SHALL REMAIN OPEN AND BE PROPERLY MAINTAINED TO ACCOMMODATE EMERGENCY VEHICLES AT ALL TIMES.
- TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES ALONG THE VARIOUS STREET FRONTAGES DURING CONSTRUCTION. ROAD CLOSURE WILL NOT BE PERMITTED FOR THIS PROJECT.

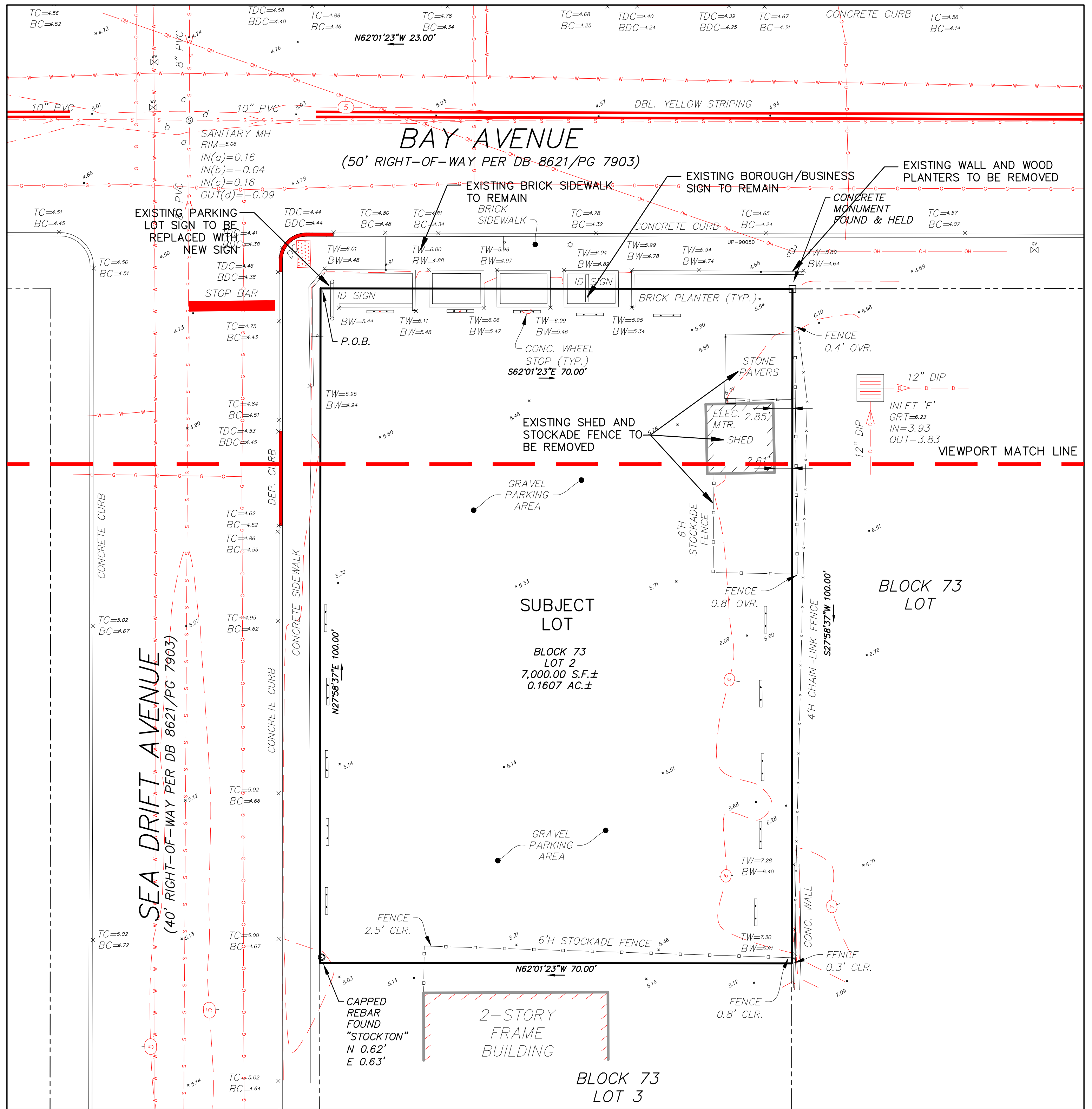
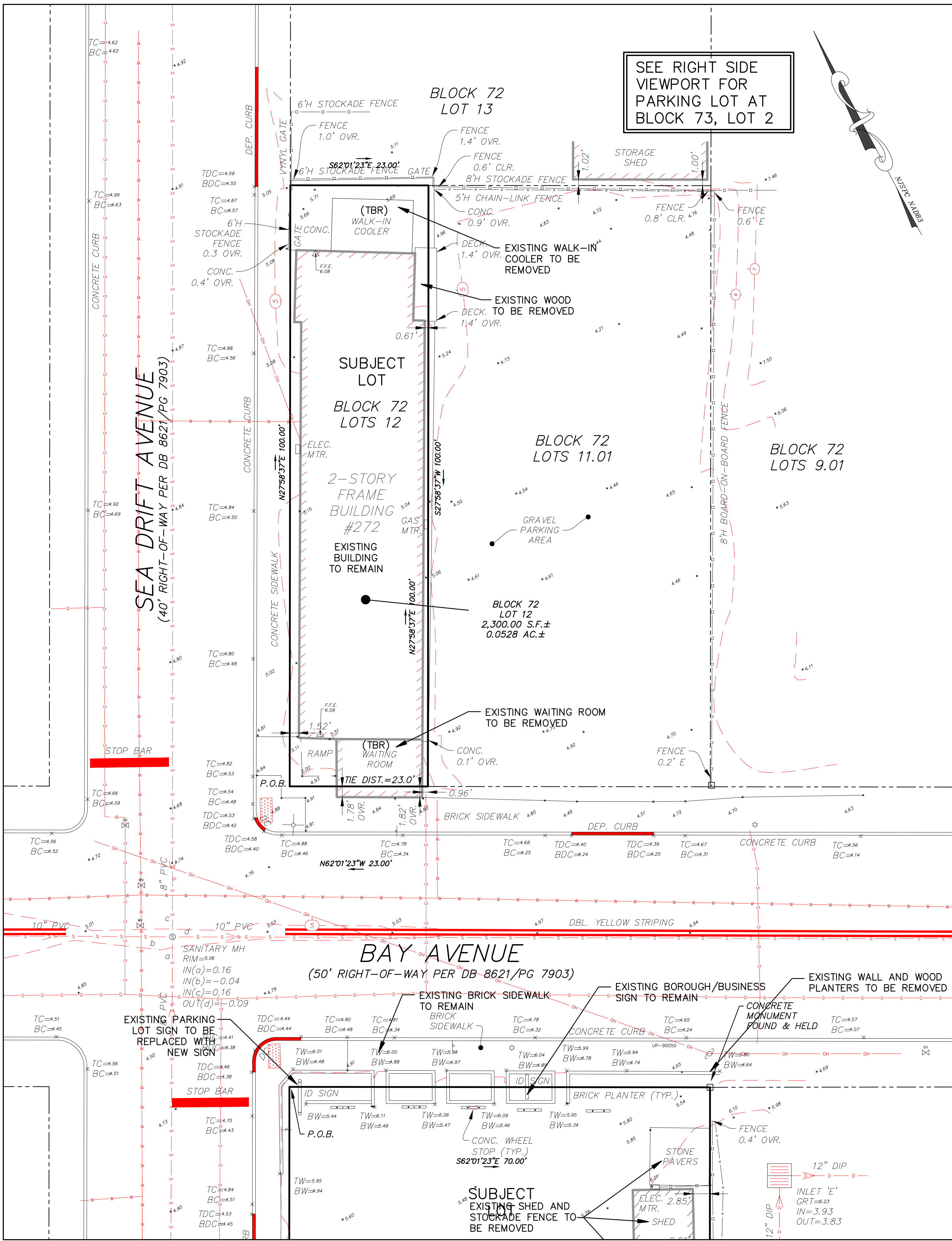
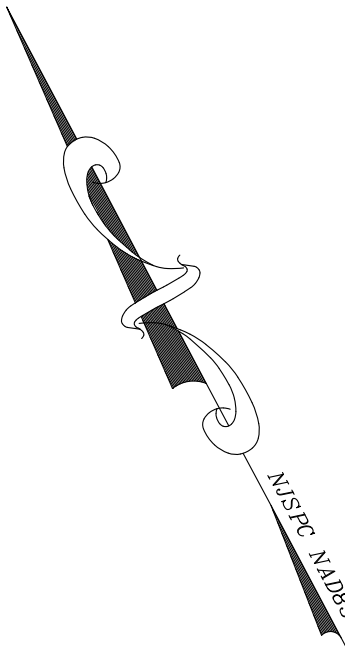
F. STORM SEWERS

- THE CONTRACTOR SHALL MAINTAIN SUFFICIENT COVER (TEMPORARY AND PERMANENT) OVER ALL PIPES DURING THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL GRATES ARE TO BE BICYCLE SAFE CAMPBELL FOUNDRY NO. 2618 ('B' INLET), 3405 ('A' INLET), 3425 ('E' INLET), OR EQUIVALENT.
- UNLESS OTHERWISE INDICATED, ALL STORMPIPES ARE TO BE ADS N-12 DUAL WALL OR APPROVED EQUAL.

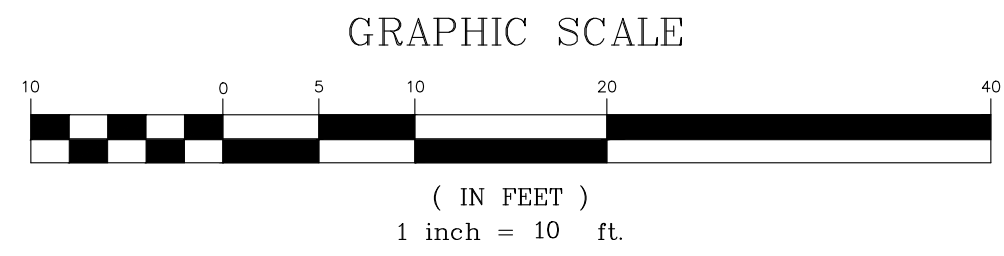
2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN		
SEA GRASS NJ, LLC		
GENERAL NOTES		
BLOCK 72, LOT 12 & BLOCK 73, LOT 2 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY TAX MAP SHEETS NO. 15 & 16		
		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
Brent N. Papi, Jr. N.J. PROFESSIONAL ENGINEER, License No. 246E04732700		DATE: 02/22/23 SCALE: NA CHECKED BY: M.S.L.
PROJECT NUMBER: 21-1166		SHEET NO. 2 OF 10

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SEE RIGHT SIDE VIEWPORT FOR PARKING LOT AT BLOCK 73, LOT 2



SURVEY REFERENCED:
 OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM PLANS ENTITLED,
 "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 272 BAY AVENUE, LLC, BLOCK 72, LOT 12, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022
 AND
 "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SEA DRIFT AVE, LLC, BLOCK 73, LOT 2, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022



NO.	DATE	DESCRIPTION
2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
EXISTING CONDITIONS PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

EAST POINT ENGINEERING, LLC
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

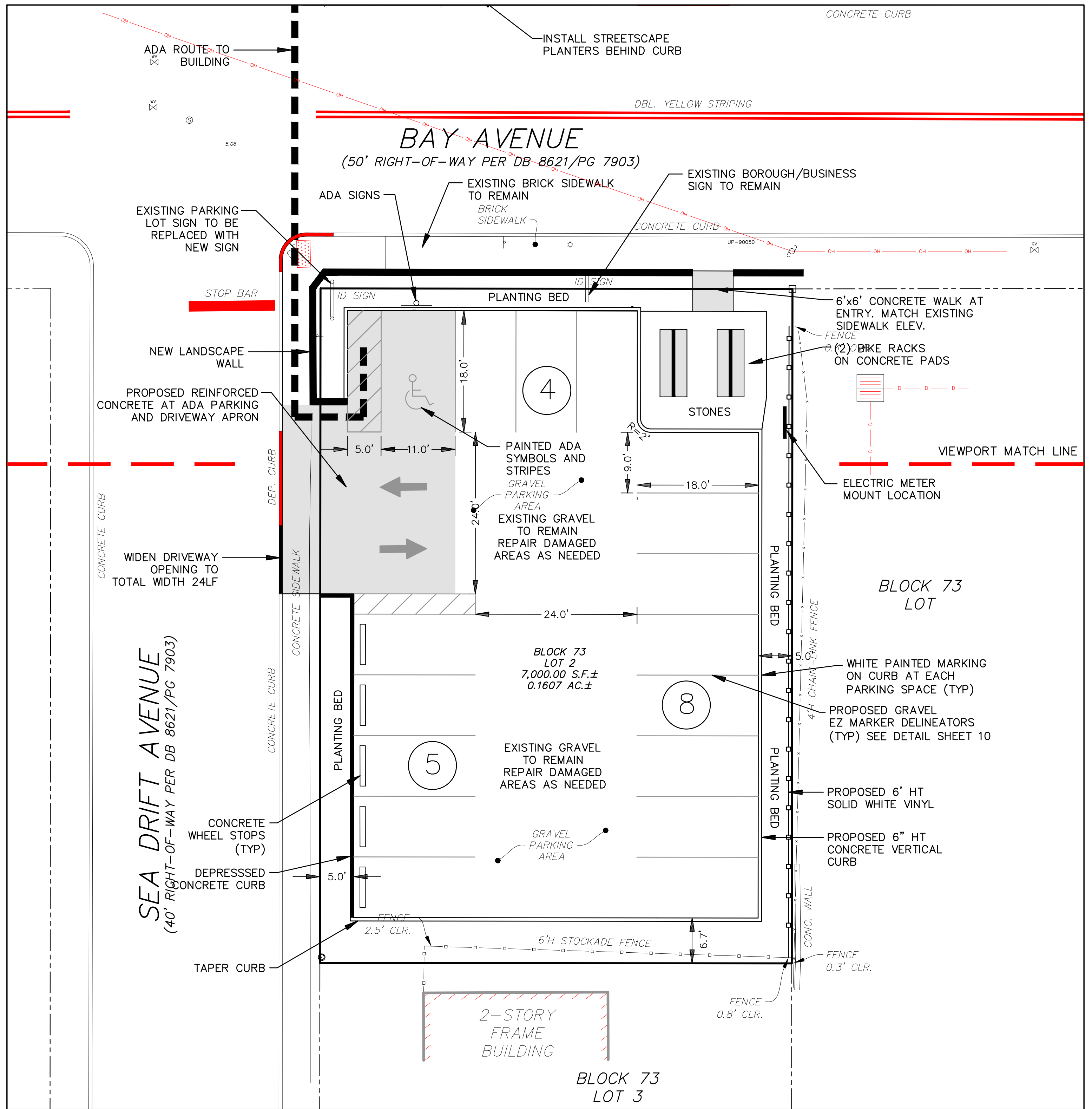
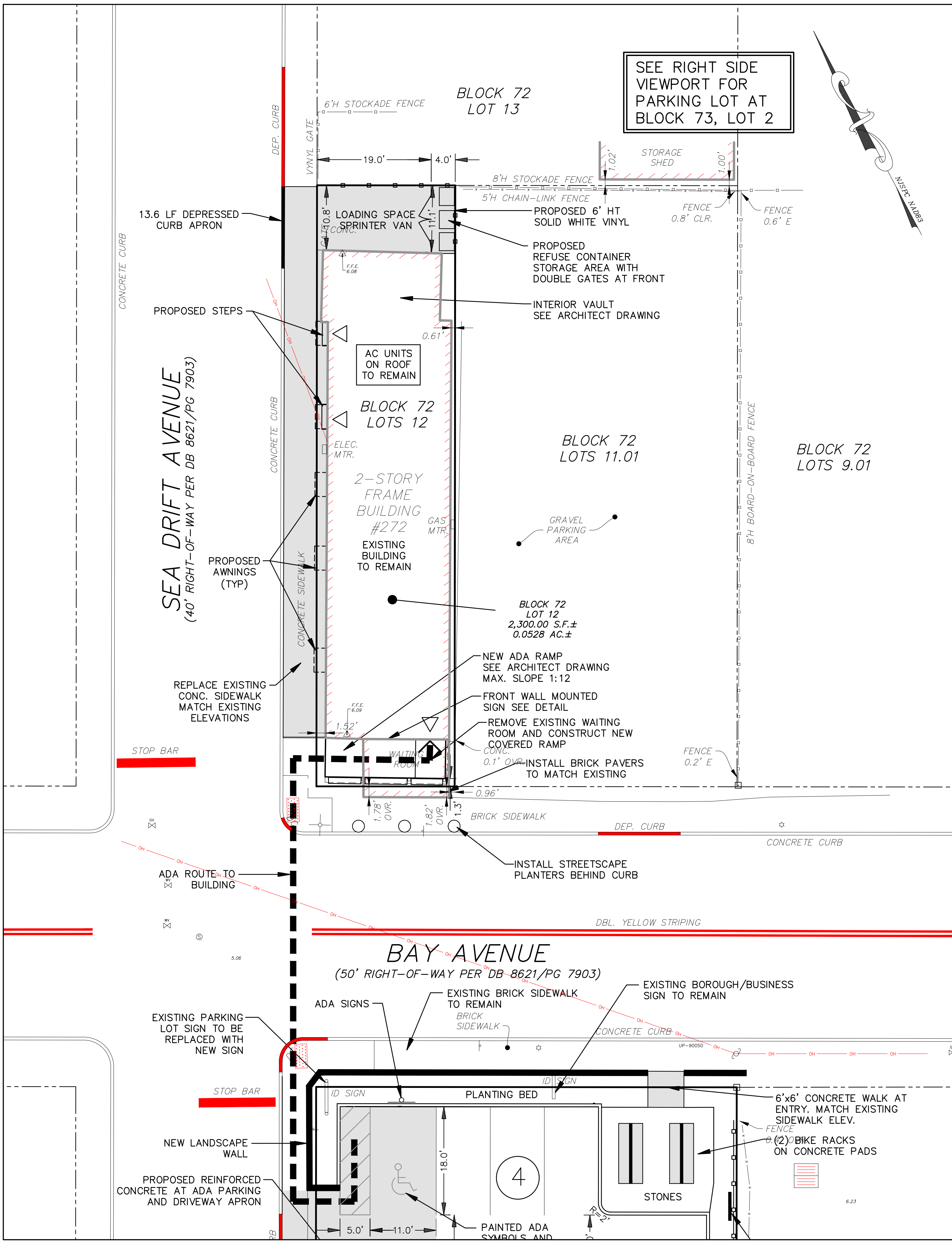
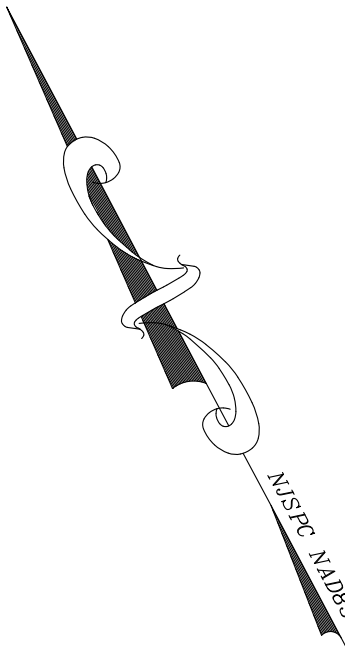
11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04732700

DATE: 02/22/23
 SCALE: 1"=10'
 PROJECT NUMBER: 21-1166
 CHECKED BY: M.S.L.
 SHEET NO. 3 OF 10

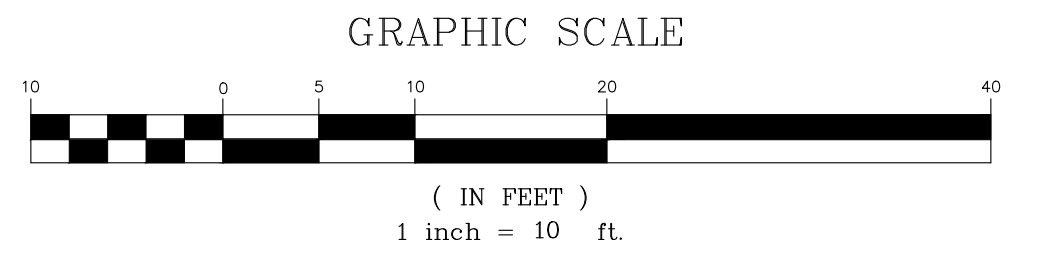
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SEE RIGHT SIDE VIEWPORT FOR PARKING LOT AT BLOCK 73, LOT 2



SITE IMPROVEMENT NOTES

1. ALL SIGNS, STRIPING, AND DEVICES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION.
2. ALL JOINTS WITH EXISTING PAVED AREAS/ROADS SHALL BE CONSTRUCTED WITH A NEAT SAWCUT AND KEYWAY. JOINTS WITH EXISTING CONCRETE SHALL BE SAWCUT AND A BITUMINOUS MATERIAL PROVIDED AS AN EXPANSION JOINT FILLER.
3. ALL PARKING STALLS TO BE 9' x 18' UNLESS OTHERWISE NOTED ON THE PLANS.
4. SIDEWALKS, APRONS, RAMPS, AND CURBS TO BE CONSTRUCTED OF 4,500 PSI CONCRETE AS INDICATED ON THE CONSTRUCTION DETAILS.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
6. DEPRESSED CURBS AT ALL CURB RAMPS SHALL BE CONSTRUCTED OUT OF CONCRETE.
7. ANY CURBING OR SIDEWALK FRONTING THE SITE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.



NO.	DATE	DESCRIPTION
1	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
SITE LAYOUT / SIGNAGE & STRIPING PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

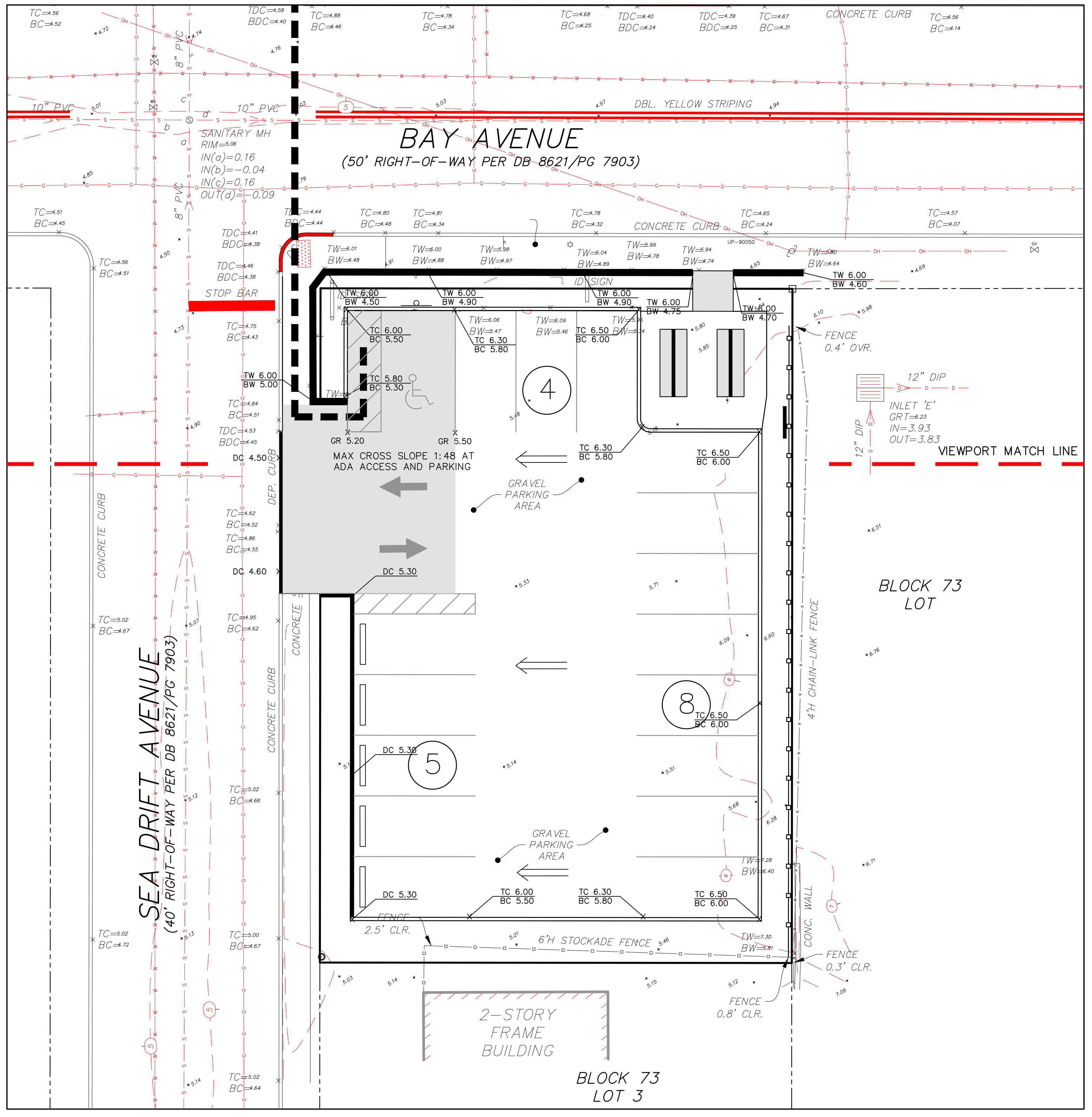
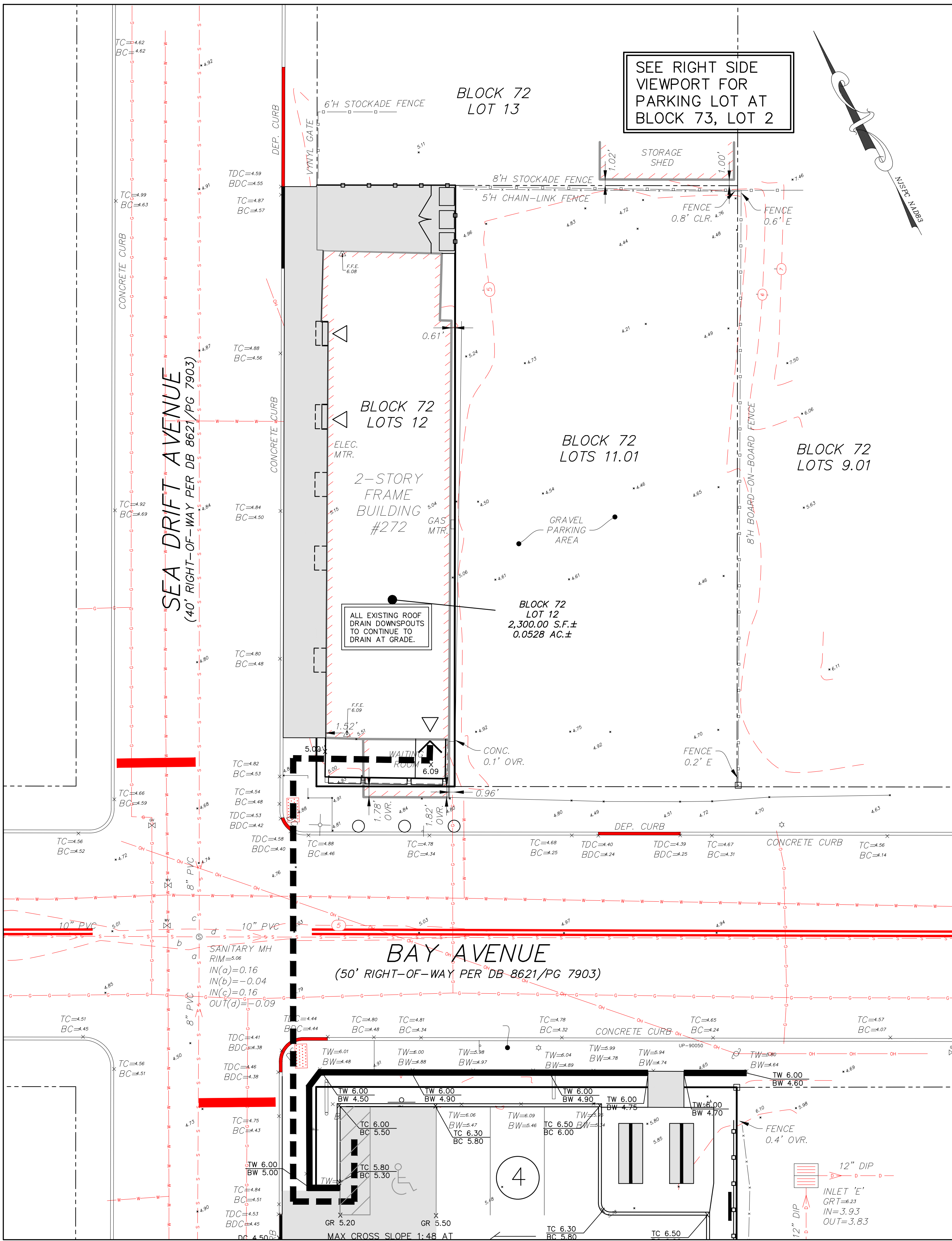
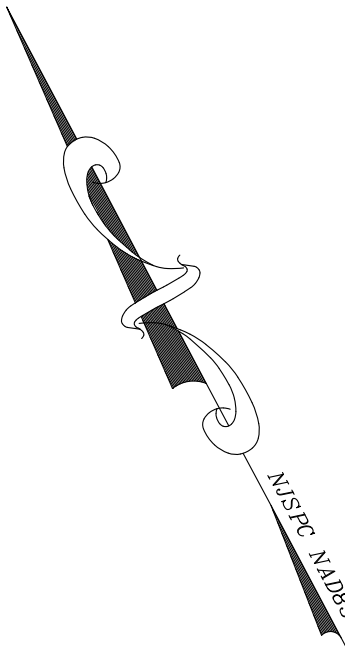
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

DATE:	11/21/22	PROJECT NUMBER:	21-1166
SCALE:	1"=10'	CHECKED BY:	M.S.L.
DATE:	02/22/23	SHEET NO.	4 OF 10

BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604732700

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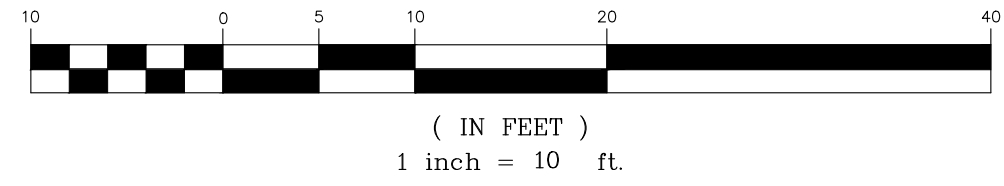
SEE RIGHT SIDE
VIEWPORT FOR
PARKING LOT AT
BLOCK 73, LOT 2



SEA DRIFT AVENUE
(40' RIGHT-OF-WAY PER DB 8621/PG 7903)

BAY AVENUE
(50' RIGHT-OF-WAY PER DB 8621/PG 7903)

GRAPHIC SCALE



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NO.	DATE	DESCRIPTION
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1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
GRADING PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 13 & 16

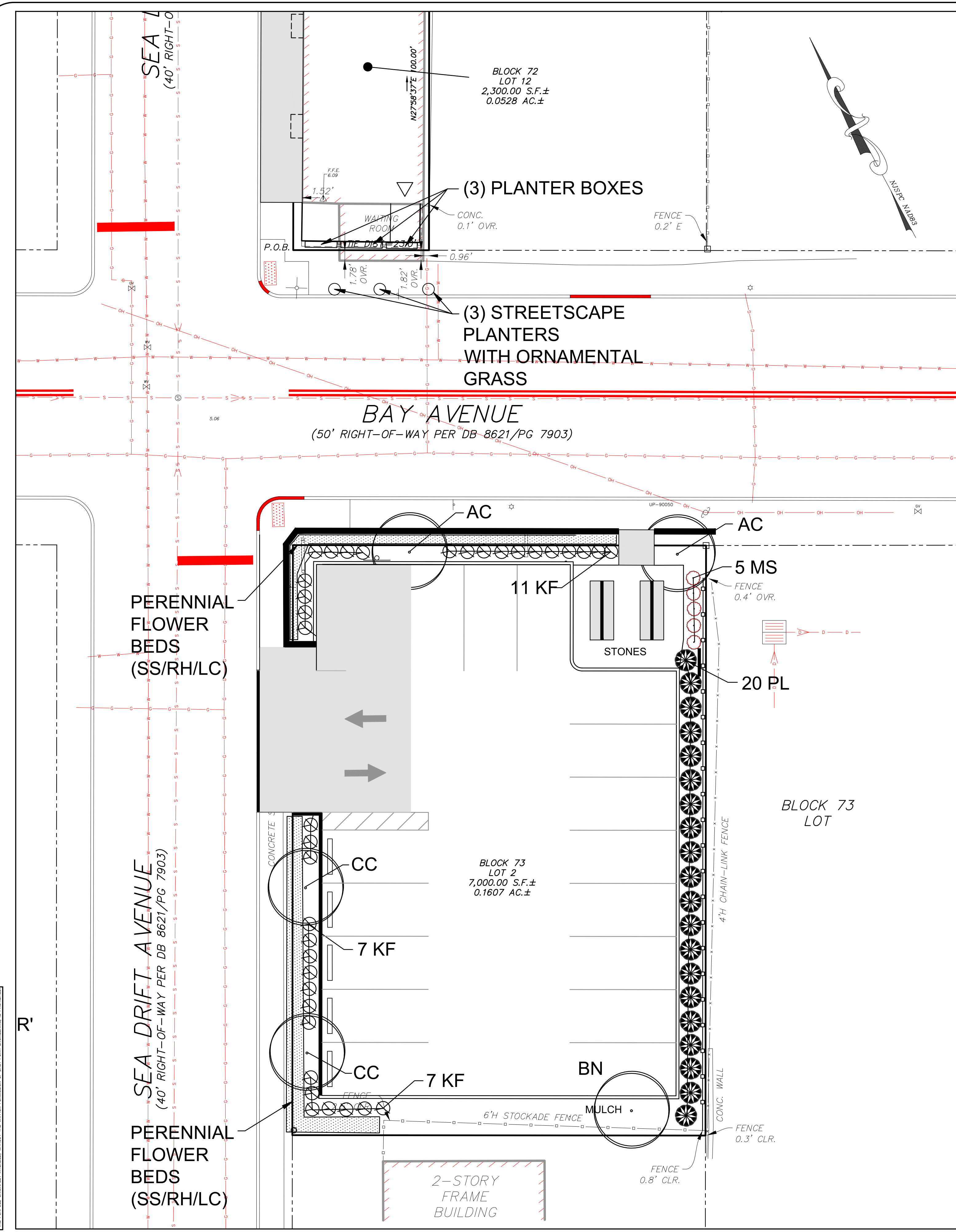
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ENGINEERING, LLC

NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

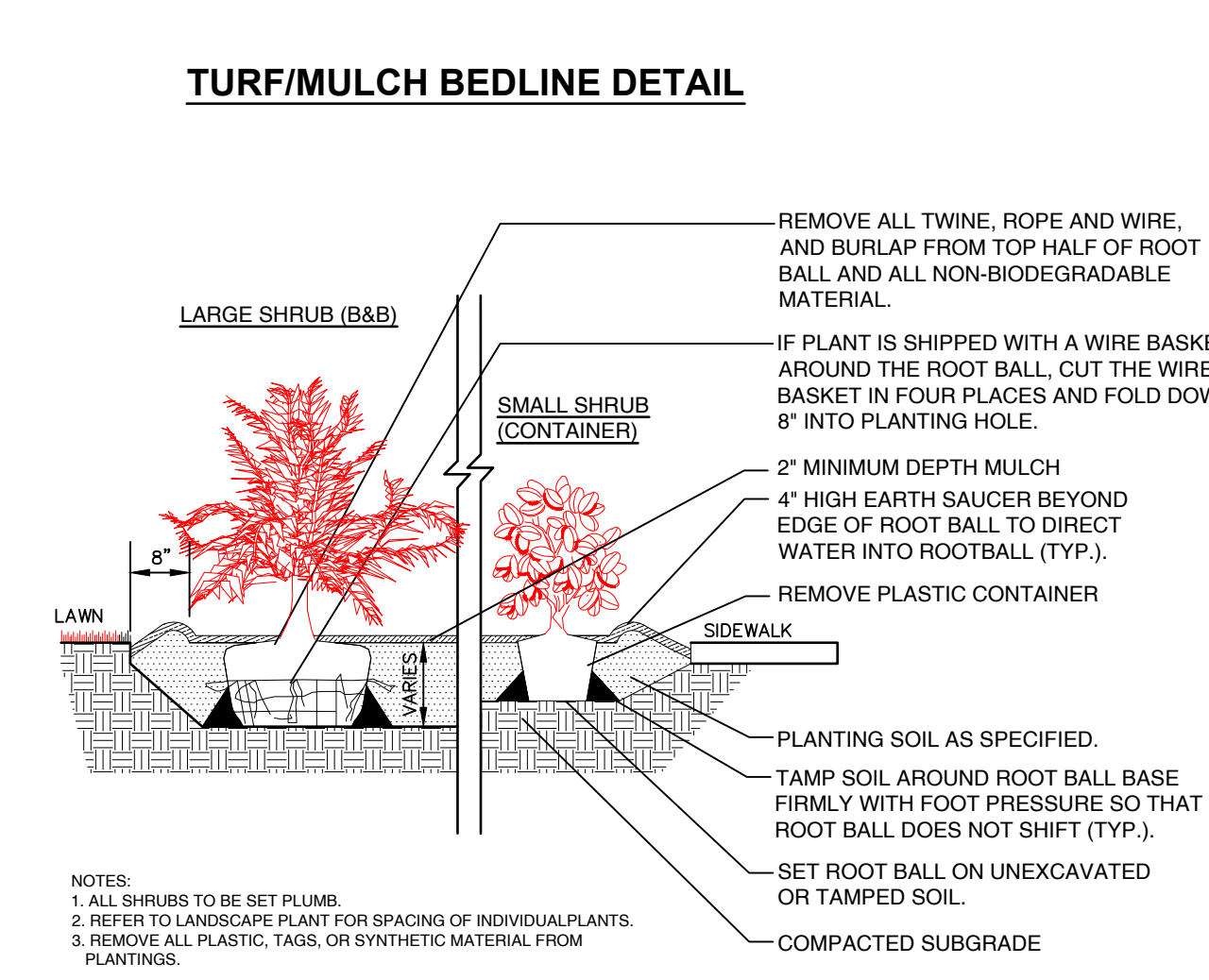
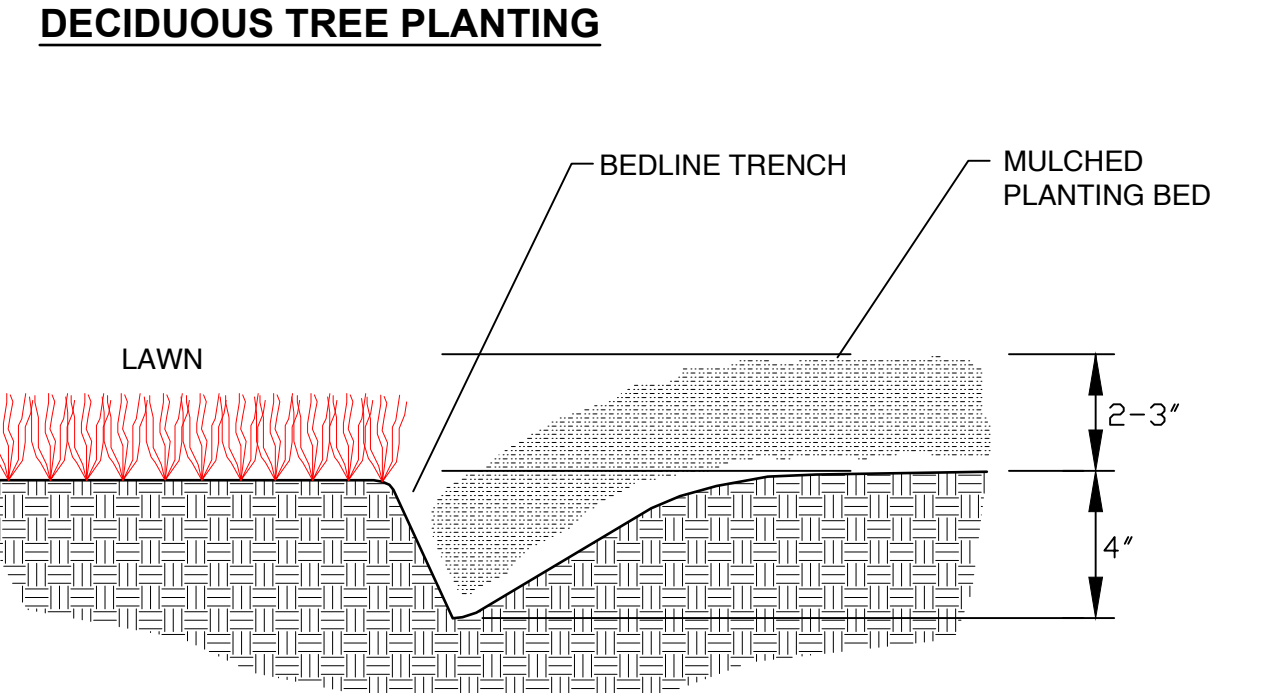
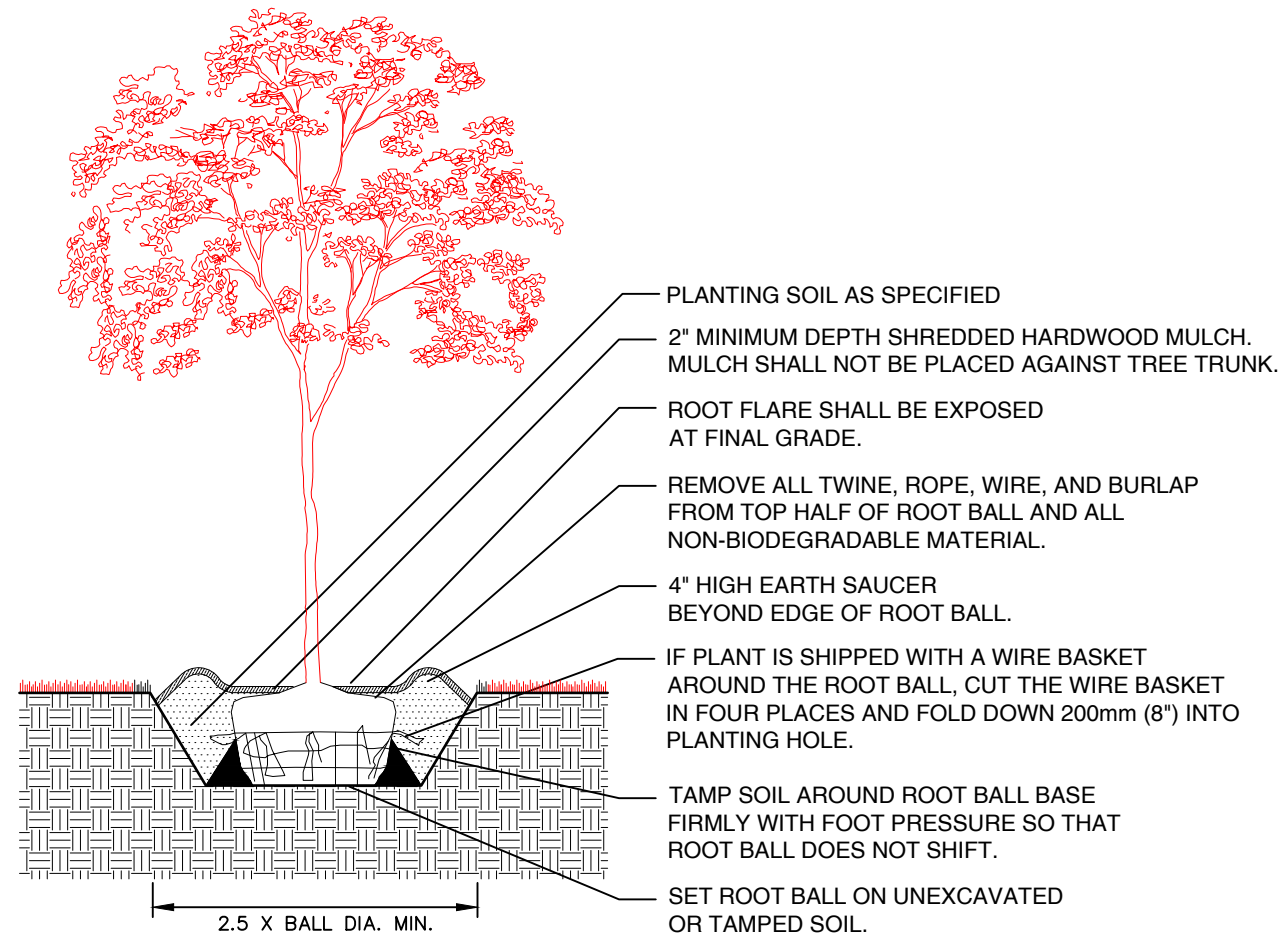
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0190

BRENT N. PAPI, JR. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04732700	DATE 02/22/23	PROJECT NUMBER: 21-1166 CHECKED BY: M.S.L.
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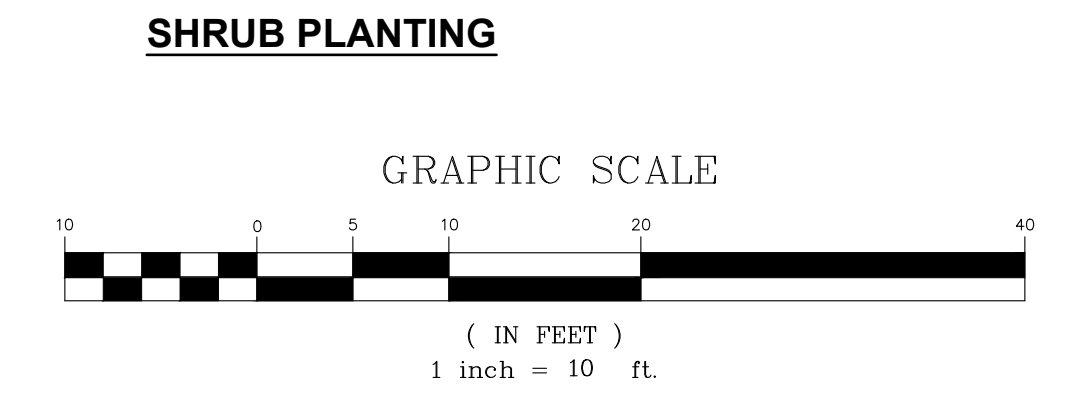
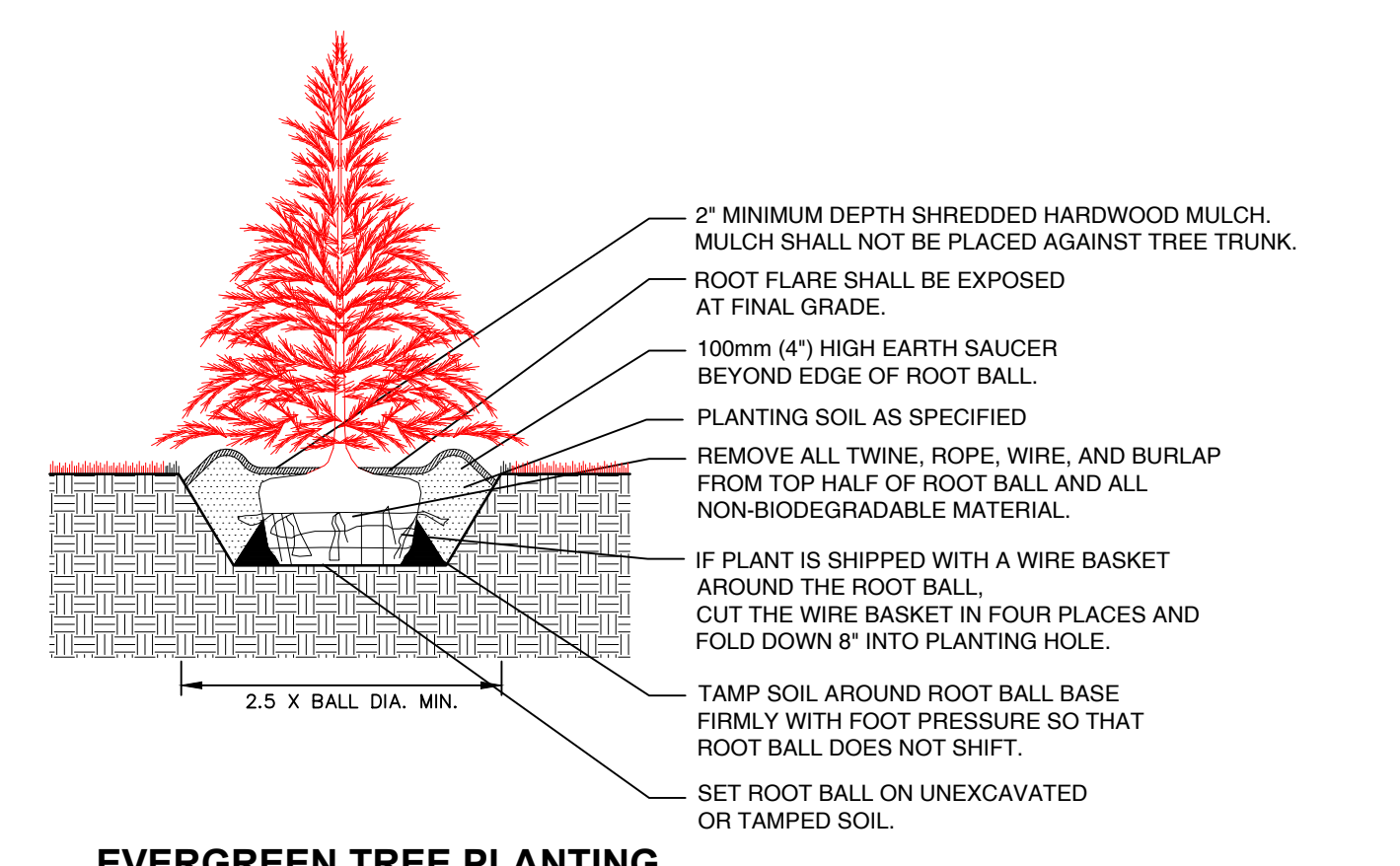
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KEY	QTY	BOTANICAL NAME	COMMON NAME	HT./CONTAINER SIZE	REMARKS
PLANT SCHEDULE					
Deciduous Trees					
BN	1	Betula Nigra 'Cully'	Heritage River Birch	2.5" - 3.0" cal.	B&B, Straight Central Leader
CC	2	Cercis Canadensis	Eastern Redbud	4-5' Ht.	B&B, Straight Central Leader
AC	2	Amelanchier Canadensis	Shadblow Serviceberry	4-5' Ht.	B&B, Straight Central Leader
Shrubs					
PL	20	Prunus Laurocerasus 'Schipkaensis'	Skip Cherry Laurel	3 Gal.	
Ornamental Grasses					
MS	5	Miscanthus Sinensis 'Strictus'	Porcupine Grass	3 Gal.	
KF	36	Calamagrostis x Acutiflora	Karl Foerster's Feathered Reed Grass	3 Gal.	
Perennial Flowers (Mix)					
SS		Solidago Sempervirens	Seaside Goldenrod	3 Gal.	
RH		Rudbeckia Hirta	Black-Eyed Susan	3 Gal.	
LC		Lobelia Cardinalis	Cardinal Flower	3 Gal.	



- PLANTING NOTES:**
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE.
 - CONTRACTOR SHALL CONTACT UTILITY ENTITIES FOR MARK-OUT OF EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY DISCREPANCIES WITH PROPOSED PLANTING LOCATIONS.
 - SHADE AND EVERGREEN TREES SHALL BE FIELD ADJUSTED TO BE PLANTED AT LEAST 2 (TWO) FEET FROM ANY CURBING, PAVING OR SIDEWALK. THE LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER SHALL ASSIST IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
 - SUBSTITUTIONS FOR PLANT MATERIAL IS ACCEPTABLE ONLY IF THE PLANT MATERIAL IS NOT OBTAINABLE AND THE SUBSTITUTIONS ARE APPROVED BY THE BOARD ENGINEER.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER MAY REVIEW/OVERSEER INSTALLATION PROCEDURES.
 - ANY LANDSCAPING WHICH IS NOT RESISTANT TO THE ENVIRONMENT, OR THAT DIES WITHIN TWO YEARS OF PLANTING, SHALL BE REPLACED BY THE DEVELOPER. PLANT MATERIAL FOUND TO DYING OR DEAD DUE TO NATURAL CAUSES SHALL BE REMOVED AND REPLACED BY THE LANDSCAPE CONTRACTOR. NATURAL CAUSES EXCLUDES UNDERWATERING/OVERWATERING BY OWNER(S) OR IRRIGATION MANAGER. IRRIGATION OF THE PLANTINGS AND SEEDED/SODDED AREAS ARE NOT THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - THE CONTRACTOR SHALL KEEP THE AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS AND REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS.
 - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERCEDE.



2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
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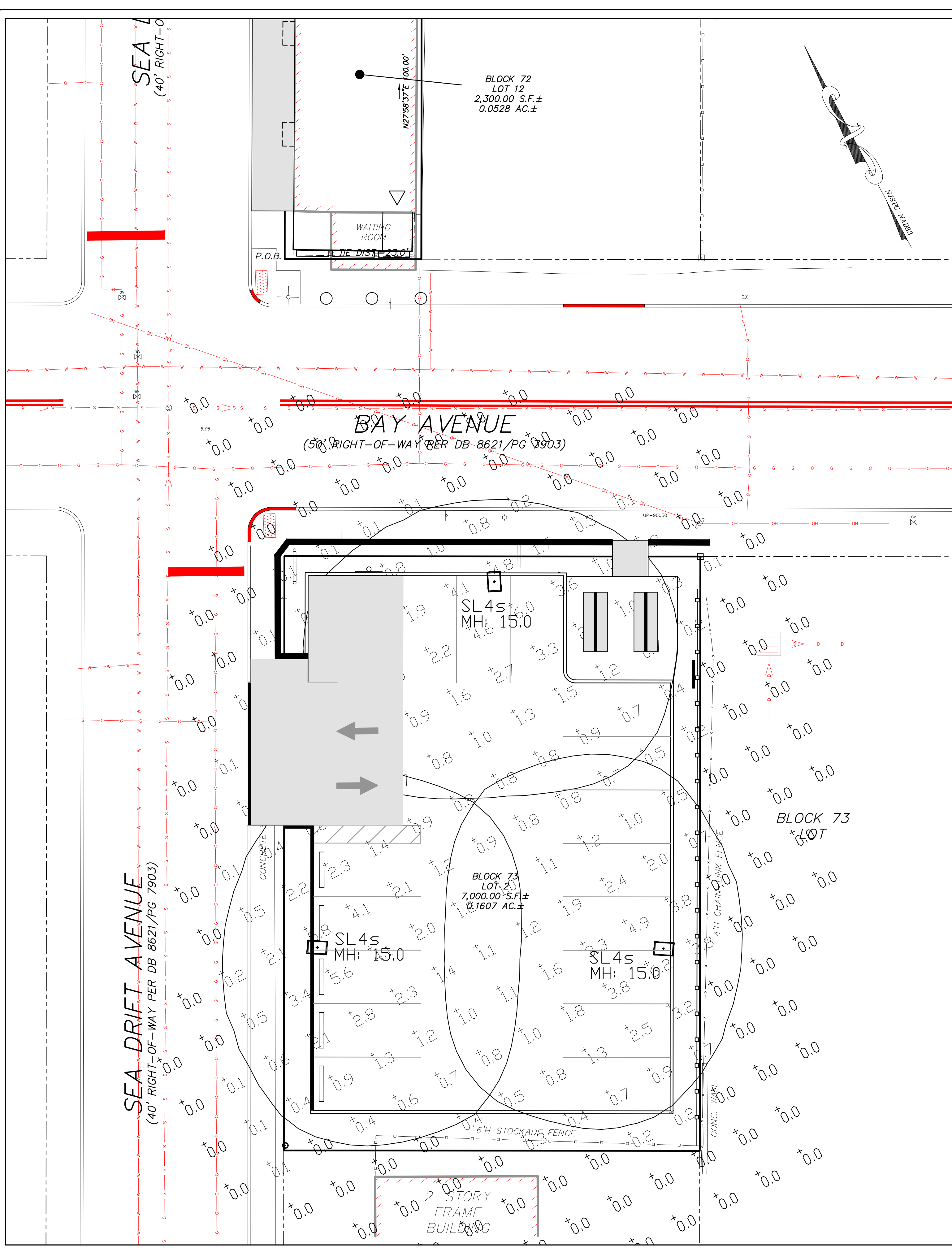
PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
LANDSCAPE PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800

11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

DATE: 11/21/22	PROJECT NUMBER: 21-1166
SCALE: 1" = 10'	CHECKED BY: M.S.L.
DATE: 02/22/23	SHEET NO. 6 OF 10

BRENT N. PAPI, JR. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700



Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens
SL4s	3		Above All Lighting	SMT40401-T4-with back side shield	0.850	74,244	4764
WA	1			SSWP-SPS-SW1-20W-4000K_IESNA2002	0.850	18,909	2721

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Values Project Area	Illuminance	Fc	0.66	6.2	0.0	N.A.	N.A.
Parking	Illuminance	Fc	1.69	6.2	0.4	4.23	15.50

- NOTES:
- The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
 - Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
 - Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height 15'-0"
 - Calculation points are on an 8' x 8' spacing
 - Per fixture isolines shown represent 0.25 Fc and is for reference only

LIGHTING NOTES

- ALL SITE LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE.
- A TIME CLOCK TO CONTROL THE SITE LIGHTING SHALL BE PROVIDED FOR ALL SITE LIGHTING. THE NECESSARY CONTROLS AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- HOURS OF THE PROPOSED SITE LIGHTING SHALL BE ONE-HALF HOUR BEFORE SUNSET TO ONE-HALF HOUR AFTER SUNRISE. LIGHTING MAY BE WIRED IN SECTIONS WITH SOME SECTIONS TURNING OFF AFTER MIDNIGHT TO CONSERVE ENERGY. ESSENTIAL SECTIONS DESIGNATED SECURITY LIGHTING SHALL NOT TURN OFF UNTIL ONE-HALF HOUR AFTER SUNRISE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ANY NECESSARY CONDUITS FOR POWER, AND GROUNDING.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES, AND LAMPS.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE REQUIRED BRANCH CIRCUIT WIRING AND CONNECT THE SITE LIGHTING FIXTURES TO THE PROPER CIRCUITS AFTER THEY HAVE BEEN INSTALLED.
- THE NUMBER AND SIZE OF THE POWER CONDUITS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY, THE ELECTRIC UTILITY, AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
- SITE LIGHTING SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- LUMINAIRES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



SMT LED AREA LIGHT

PRODUCT DESCRIPTION
The SMT series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is a better alternative for traditional street and area lighting with quick payback and improved performance. It is widely used for Roadway, parking lots, walkways and general area spaces.

FEATURE

- Low profile design, minimizing wind load.
- Heavy duty construction with die casting aluminum housing.
- Polycarbonate with tempered glass lens doesn't fade and discolor.
- Versatile mounting options for square pole, round pole and wall mounting.
- Option of controls for maximum energy savings.
- Full distributions to cover various applications.
- Integral 10kV surge suppression protection.

ELECTRICAL SYSTEM

- Input Voltage: 100-277V, 347-480V, 50/60Hz
- Power Factor: > 0.9 at 120V
- Total Harmonic Distortion: < 20% at 120V
- Integral 10kV surge suppression protection standard.
- Minimum Ambient: 40°F, maximum ambient 122°F

PERFORMANCE

CRI: 70+

CCT: 3000K - 4000K - 5000K

Dimming: 0-10V Dimming Standard

Projected Lifetime: L70 - 127,000 Hours

Working Temperature: -40-122°F (-40-50°C)

Certifications:

- ETL listed
- IP66 rated
- DLC Premium qualified
- RoHS compliant

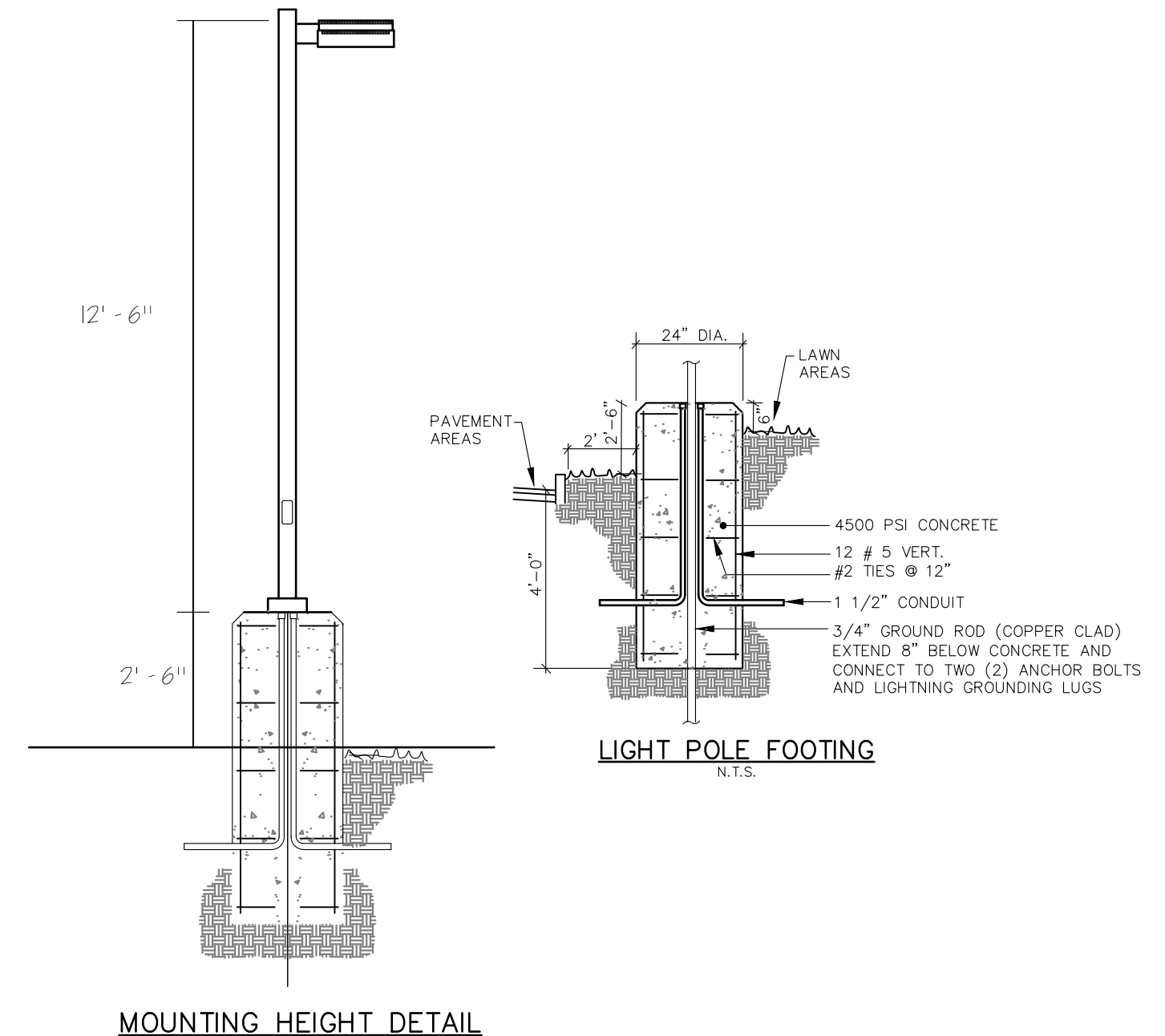
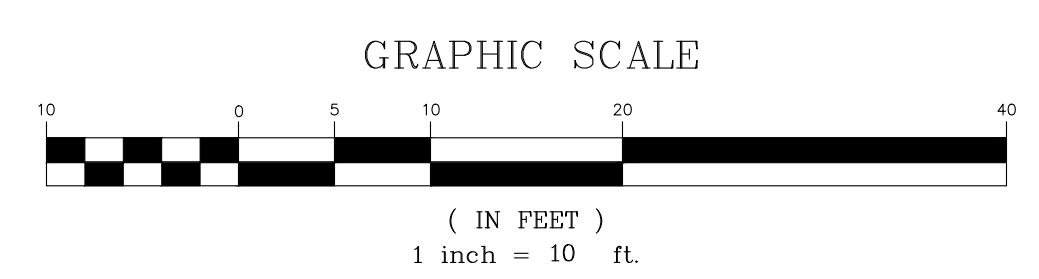
SPECIFICATION

Approximate Net Weight	10 lbs
Dimension W/O Mounting Brackets (L*W*H)	13.20" * 10.85" * 3.20"
Effective Project Area (EPA)	-with Arm, EPA = 0.53 Fc
	-with Signifier, EPA = 0.55 Fc
	-with Trunnion, EPA = 0.47 Fc
	-with Wall Bracket, EPA = 0.324F

1501 Industrial Way N.
Toms River, NJ 08755
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886-222-8888
info@aboveallighting.com
www.aboveallighting.com

**ABOVE ALL LIGHTING
POLE MOUNTED FIXTURE (SL4s)**



MOUNTING HEIGHT DETAIL

2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION

**PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
LIGHTING PLAN**

BLOCK 72, LOT 12 & BLOCK 73, LOT 2
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEETS NO. 15 & 16

**EAST POINT
ENGINEERING, LLC**
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

DATE: 11/21/22
SCALE: 1" = 10'
PROJECT NUMBER: 21-1166
CHECKED BY: M.S.L.
SHEET NO. 7 OF 10

BRENT N. PAPI, JR.
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04732700

02/22/23

EMPIRE LIGHTING
THEA ENTERPRISES
380 ALLWOOD ROAD
CLIFTON, NJ 07012
GERARD BLANDINA
(973) 441-9067
GERARD@EMPIRELIGHTING.COM
WWW.EMPIRELIGHT.COM

EMPIRE LIGHTING
A Division of Thea Enterprises

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SOIL EROSION & SEDIMENT CONTROL NOTES

1. THE **FREHOLD SOIL** CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. 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.
3. 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.
4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATE 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.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR 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 2½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. 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.
7. 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 PRELIMINARY GRADING.
8. 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 ENTRANCE 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 LOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO THE PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT 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.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/50 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.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DETERWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DETERWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. DETERWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DETERWATERING.
15. 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.
16. 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.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. 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.

SEEDING SCHEDULE (PERMANENT & TEMPORARY) – ZONE 7A

(rev. 2014)
 SITE AND SEEDBED PREPARATION: TO BE PERFORMED IN ACCORDANCE WITH CHAPTERS 4-1, 7-1 AND 8-1 OF THE 2014 STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY.

1. TEMPORARY GRASS SEEDING SHALL CONSIST OF SPRING OTS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN FEBRUARY 15 AND MAY 1 AND BETWEEN AUGUST 15 AND OCTOBER 15.
 AN ALTERNATIVE TEMPORARY GRASS SEEDING SHALL CONSIST OF WINTER CEREAL RYE APPLIED AT A RATE OF 2.8 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 1 AND DECEMBER 15.
 TEMPORARY SEEDING SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE ERODED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE 6.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE AS APPROVED BY THE FREHOLD SOIL CONSERVATION DISTRICT:
 USDA PLANT HARDINESS ZONE 7a, TABLE 4-3
 MIX NUMBER
 ACCEPTABLE SEEDING DATES ARE BETWEEN FEBRUARY 1 AND APRIL 30
 ACCEPTABLE SEEDING DATES ARE BETWEEN MAY 1 AND AUGUST 14
 OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 15 AND OCTOBER 30
 SITE MIX DETAILS:
 58% HARD FESCUE (135 LBS/ACRE)
 19% CHEWINGS FESCUE (45 LBS/ACRE)
 19% STRONG CREEPING RED FESCUE (45 LBS/ACRE)
 4% PERENNIAL RYE GRASS (10 LBS/ACRE)
 *APPLY AT A SEEDING RATE OF 230 LBS/ACRE OR 5.25 LBS/1000 S.F.

3. PERMANENT SEEDING TO BE APPLIED BY HYDROSEEDING AT A RATE OF 160 LBS. PER ACRE. SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-10-10 APPLIED AT A RATE OF 11 LBS. PER 1,000 S.F. LIMESTONE FOR TEMPORARY OR PERMANENT SEEDING SHALL BE APPLIED BASED ON SOIL TEST RECOMMENDATIONS.
5. IF THE TIME OF YEAR PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL AT A RATE OF 1,500 POUNDS PER ACRE. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED.
7. ALL SEEDED AREAS SHALL BE MULCHED IN ACCORDANCE WITH THE MULCH AND MULCH ANCHORING SPECIFICATIONS ON THIS SHEET.
8. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
9. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LOGS OR OTHER UNSUITABLE MATERIAL.
10. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

STANDARDS FOR TOPSOILING

- (rev. 2017)
A. MATERIALS
 1. Topsoil should be friable, loamy, free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Topsoil hauled in from offsite should have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.
2. Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

- B. STRIPPING AND STOCKPILING**
 1. Field exploration should be made to determine whether quantity and or quality of surface soil justifies stripping.
 2. Stripping should be confined to the immediate construction area.
 3. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5. In lieu of soil tests, see lime rate guide in seedbed preparation for Permanent Vegetative Cover for Soil Stabilization, Chapter 4-1.
 4. A 4-6 inch stripping depth is common, but may vary depending on the particular soil.
 5. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
 6. Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent (Chapter 4-1) or Temporary (Chapter 7-1) Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

- C. SITE PREPARATION**
 1. Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence.
 2. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. See the Standard for Land Grading, Chapter 19-1.
 3. As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.
 4. Prior to topsoiling, the subsoil shall be in compliance with the standard for land grading, pg. 19-1.
 5. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways. See Standards 11 through 42.

- D. APPLYING TOPSOIL**
 1. Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity (see glossary).
 2. A uniform application to a depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc. soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the standard for management of high acid producing soil (pg. 1-1).
 3. Pursuant to the requirements in section 7 of the standard for permanent vegetative stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing, such additional measures shall be based on soil tests such as those offered by Rutgers cooperative extension service or other approved laboratory facilities qualified to test soil samples for agronomic properties.

PERMANENT VEGETATIVE COVER (SECTION 4)

1. Site Preparation
 A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.
 B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.
 D. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.
2. Seedbed Preparation
 A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (<http://n.jaes.rutgers.edu/county/>). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.
 B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

TEMPORARY VEGETATIVE COVER (SECTION 7)

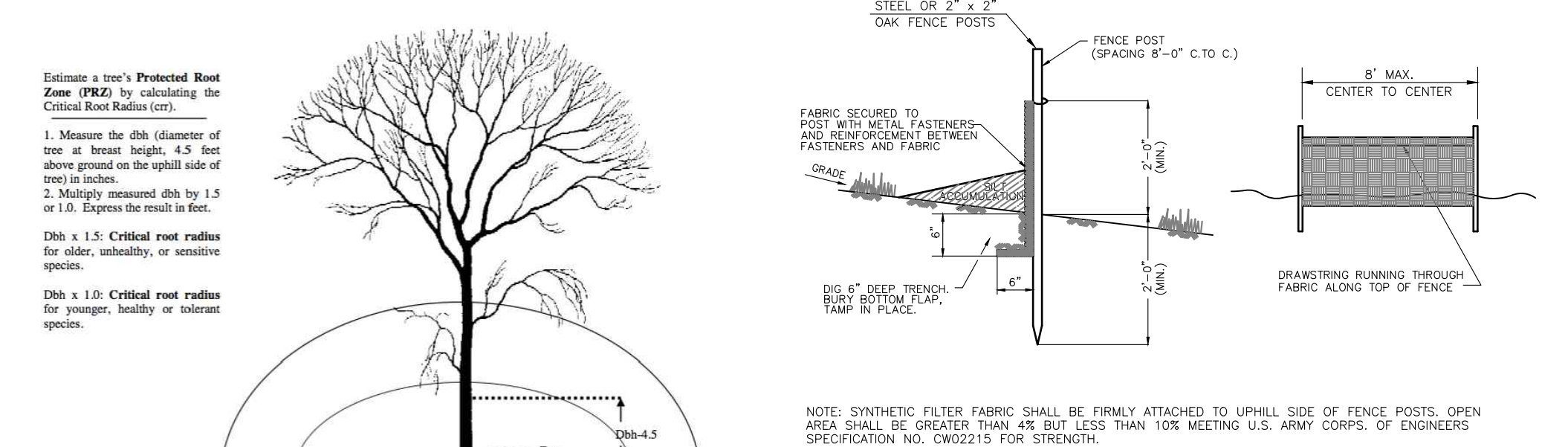
1. Site Preparation
 A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.
 B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
 C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
2. Seedbed Preparation
 A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Liming rates shall be established via soil testing. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
 B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above.
 D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.

MULCH AND MULCH ANCHORING SPECIFICATIONS

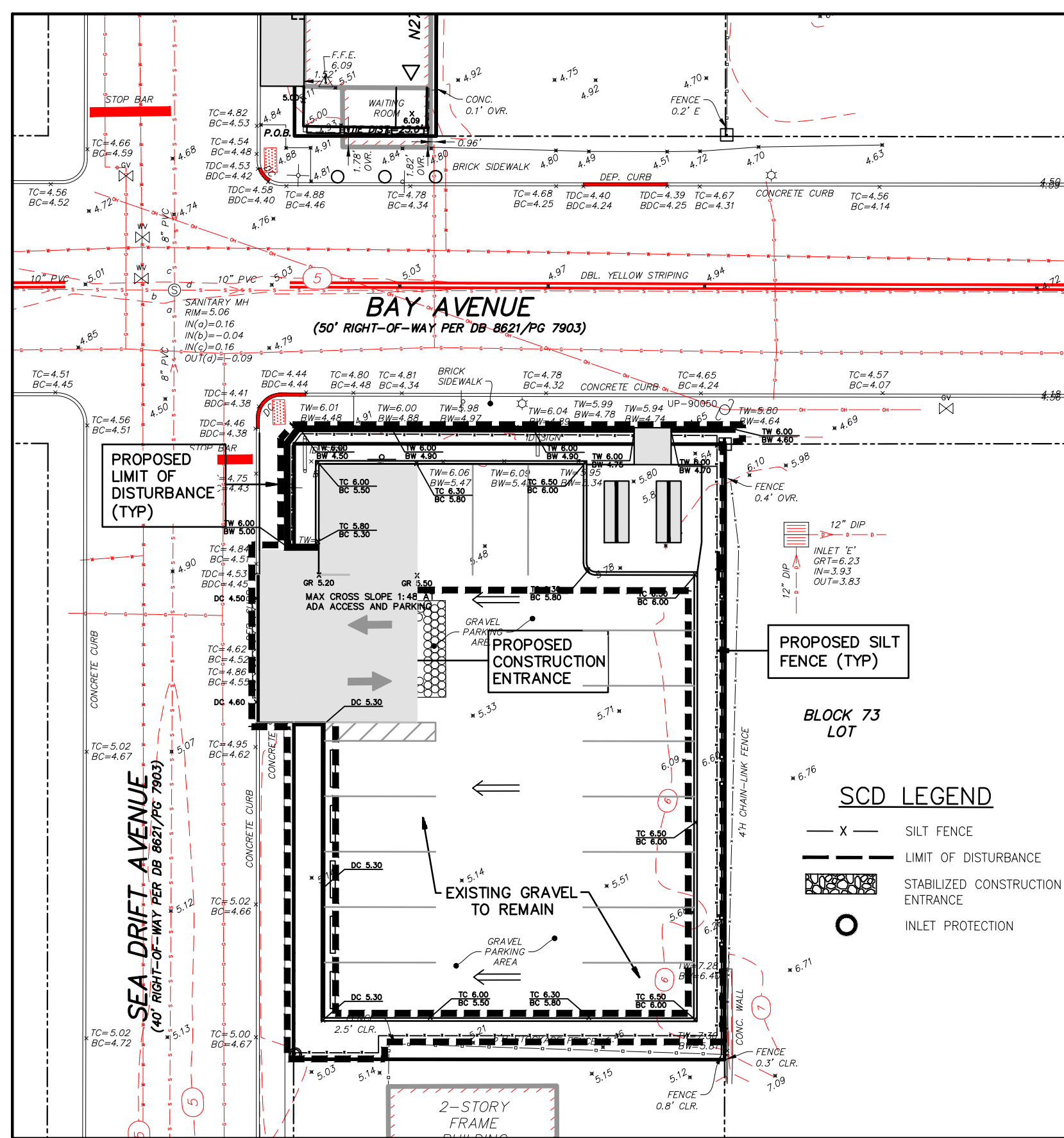
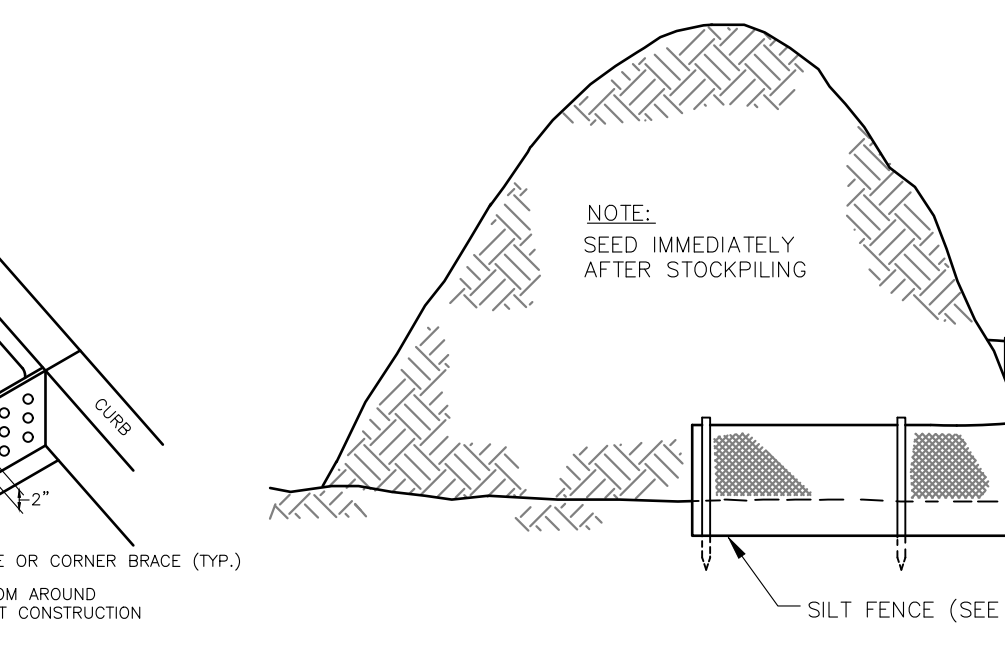
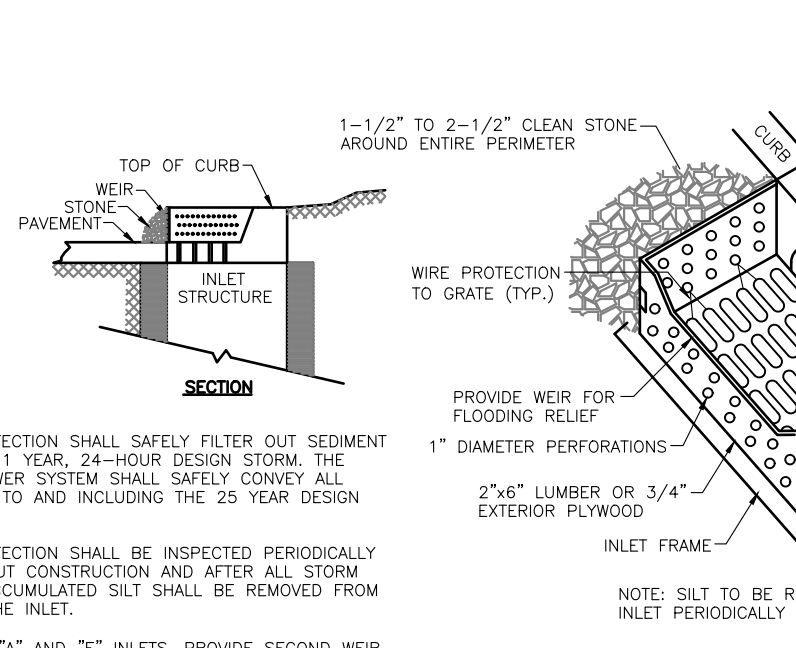
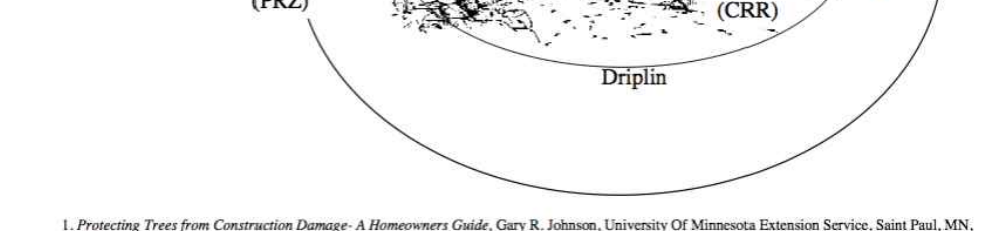
- (rev. 2017)
 Stabilizing exposed soils with non-vegetative materials exposed for periods longer than 14 days.
Methods and Materials
A. SITE PREPARATION
 1. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.
 2. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

B. PROTECTIVE MATERIALS

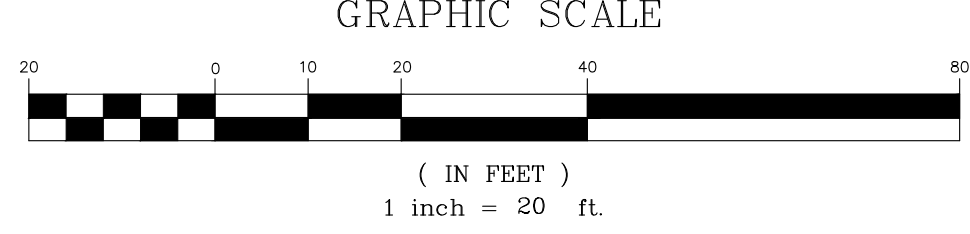
1. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly on 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting the down. Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.
 2. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
 3. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.
 4. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.
 5. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.



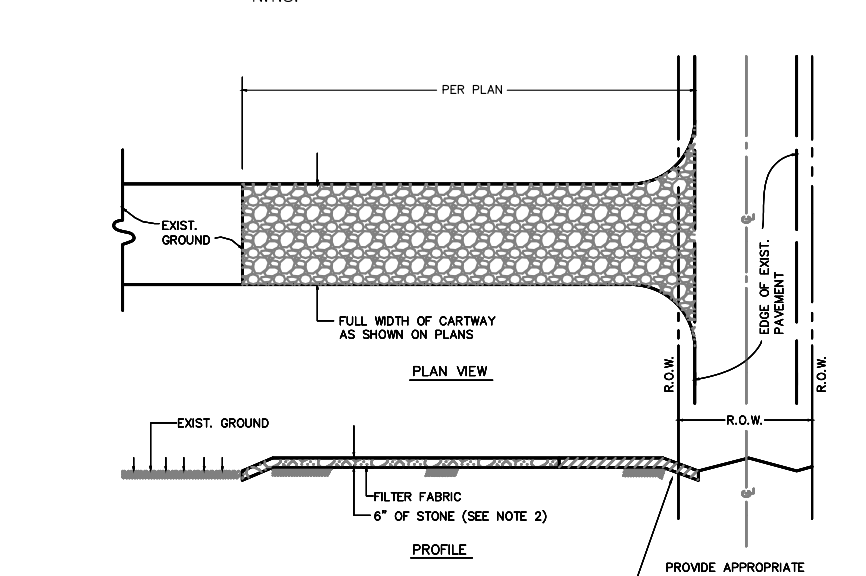
ROOT PROTECTION DURING CONSTRUCTION GUIDE



TOTAL AREA OF DISTURBANCE: 3,400 S.F. (0.08 ACRES)



SILT FENCE DETAIL



- NOTES**
1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. STONE SIZE SHALL BE ASTM C-33, SIZE NO.2 OR 3, CRUSHED STONE.
 3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6".
 4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
 5. THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE ADJACENT PUBLIC RIGHT-OF-WAY. THE ENTIRE SURFACE OF THE ENT. SHALL BE REPAIRED AND/OR CLEANED OF ANY WEAR/USE TO TRAP SEDIMENT.
 6. ALL SEDIMENT SPILLS, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

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 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course ¹	

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

STABILIZED CONSTRUCTION ENTRANCE

DUST CONTROL NOTES

TO PREVENT BLOWING AND THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, CONSTRUCTION ACTIVITIES, AND TO REDUCE ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, DUST CONTROL MEASURES SHALL BE ENACTED ON THE PROJECT SITE.
 DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE REMEDIATION TO CONTROL PARTICLES AND DUST THAT WILL ENTER INTO THE AIR DURING THE REMOVAL OFF THE ON-SITE STRUCTURES. THESE PROCEDURES MAY INVOLVE COATING THE DEBRIS WITH WATER OR ANOTHER SPRAY-ON ADHESIVE.

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

1. INSTALL SILT FENCE AND PROVIDE CONSTRUCTION ENTRANCE. 1 DAY
2. CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO REGRADE PARKING STONE AREAS AND CONSTRUCT LANDSCAPE WALL. 1 WEEK
3. CONSTRUCT LANDSCAPE WALL AND ADA PARKING SPACE. 1 WEEK
4. INSTALL LANDSCAPE PLANTINGS AND ESTABLISH PERMANENT VEGETATIVE COVER ON LOT. 2 DAYS
5. REMOVE SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. 1 DAY

NOTE: IN THAT N.J.S.A. 4:24-39 et seq. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY

NO.	DATE	DESCRIPTION
2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING REVIEW COMMENTS
1	1-23-23	REVISED PER BOROUGH TREC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
SOIL EROSION PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 13 & 16

EAST POINT ENGINEERING, LLC
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800

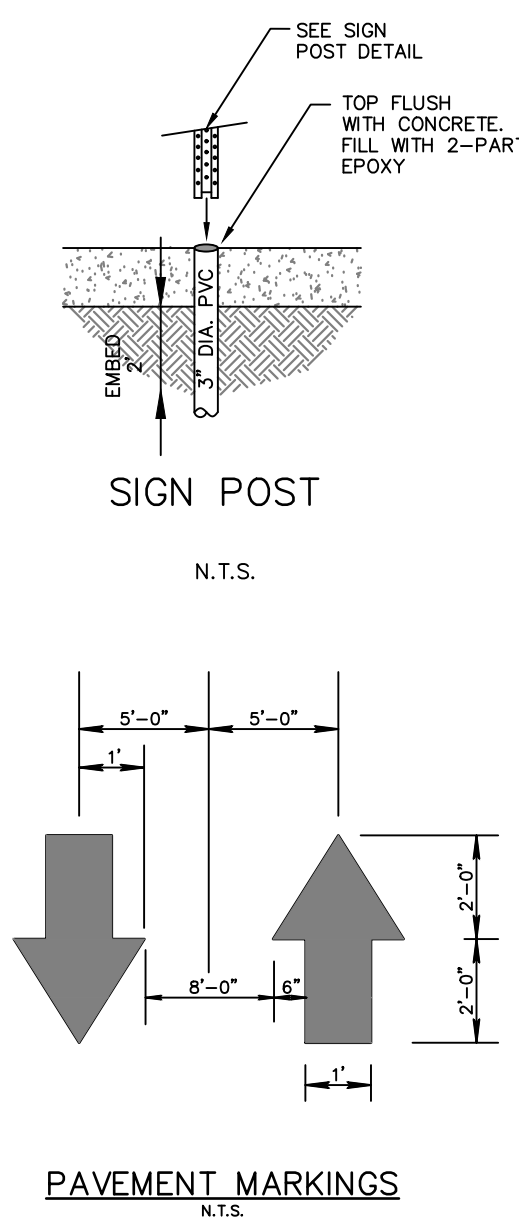
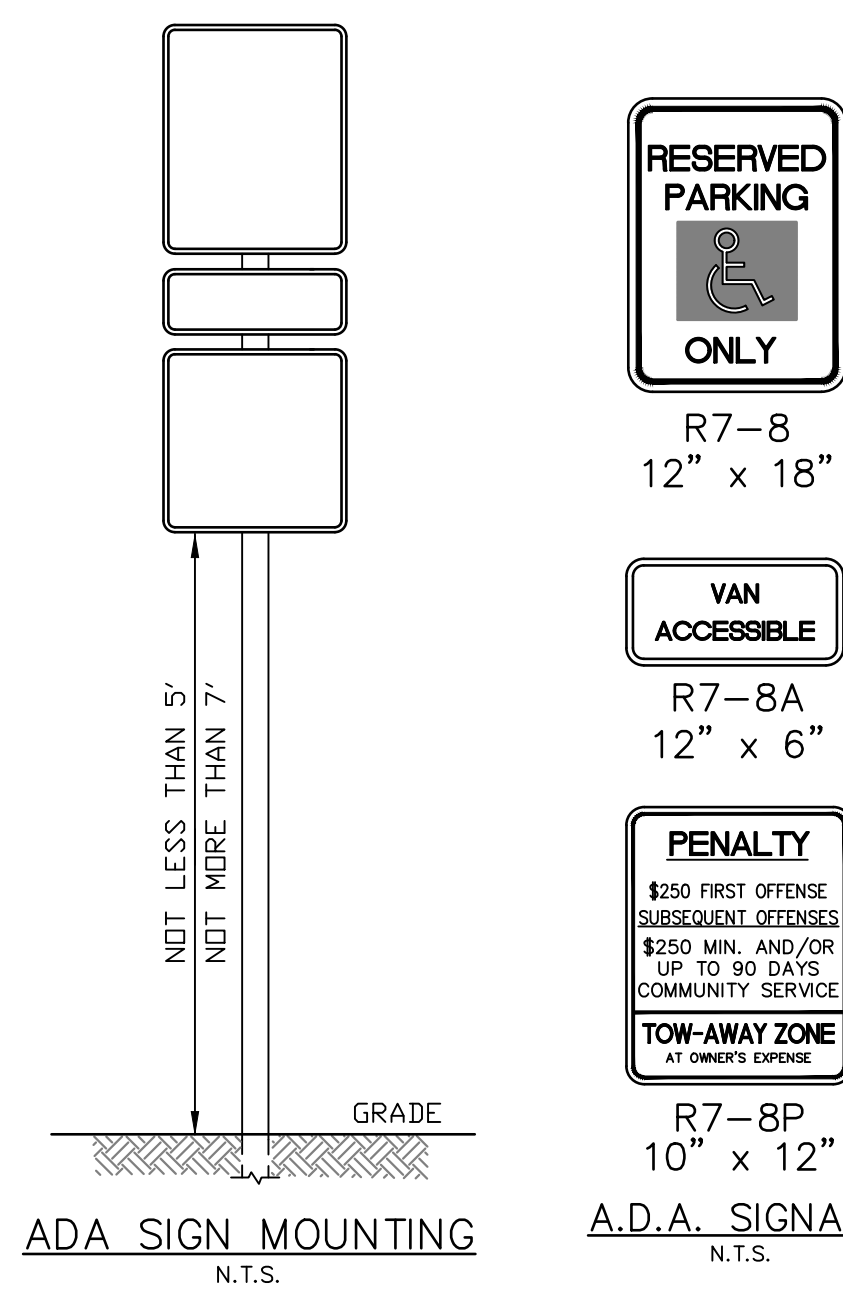
11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700

DATE: 02/22/23
 SCALE: 1"=20'
 PROJECT NUMBER: 21-1166
 CHECKED BY: M.S.L.
 SHEET NO. 8 OF 10

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DETAILS FOR PAVEMENT MARKINGS AND TRAFFIC SIGNS



PAVEMENT MARKING LEGEND

UNLESS OTHERWISE SHOWN, PAVEMENT MARKINGS SHOULD CONFORM TO THE FOLLOWING:

CENTER LINE - 08L-4" WIDE SOLID YELLOW LINES, GAPPED AT INTERSECTIONS ONLY

EDGE LINE - 4" WIDE SOLID WHITE LINE, GAPPED AT INTERSECTIONS ONLY

STOP BAR - 24" WIDE SOLID WHITE LINE

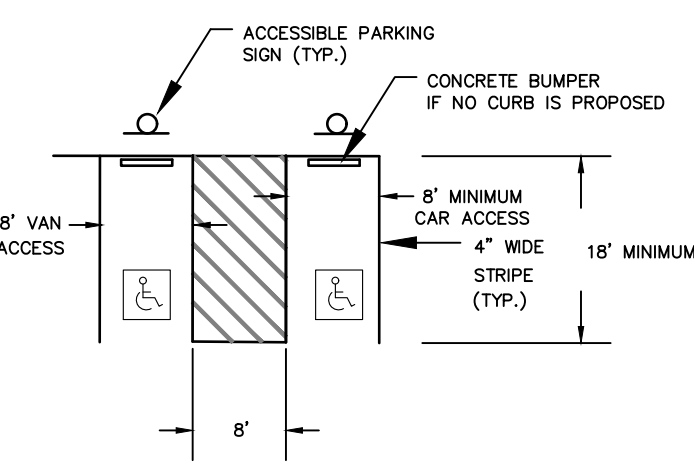
PARKING STALL LINES - 4" WIDE SOLID WHITE LINE

HANDICAP STALL LINES - 4" WIDE SOLID BLUE LINE

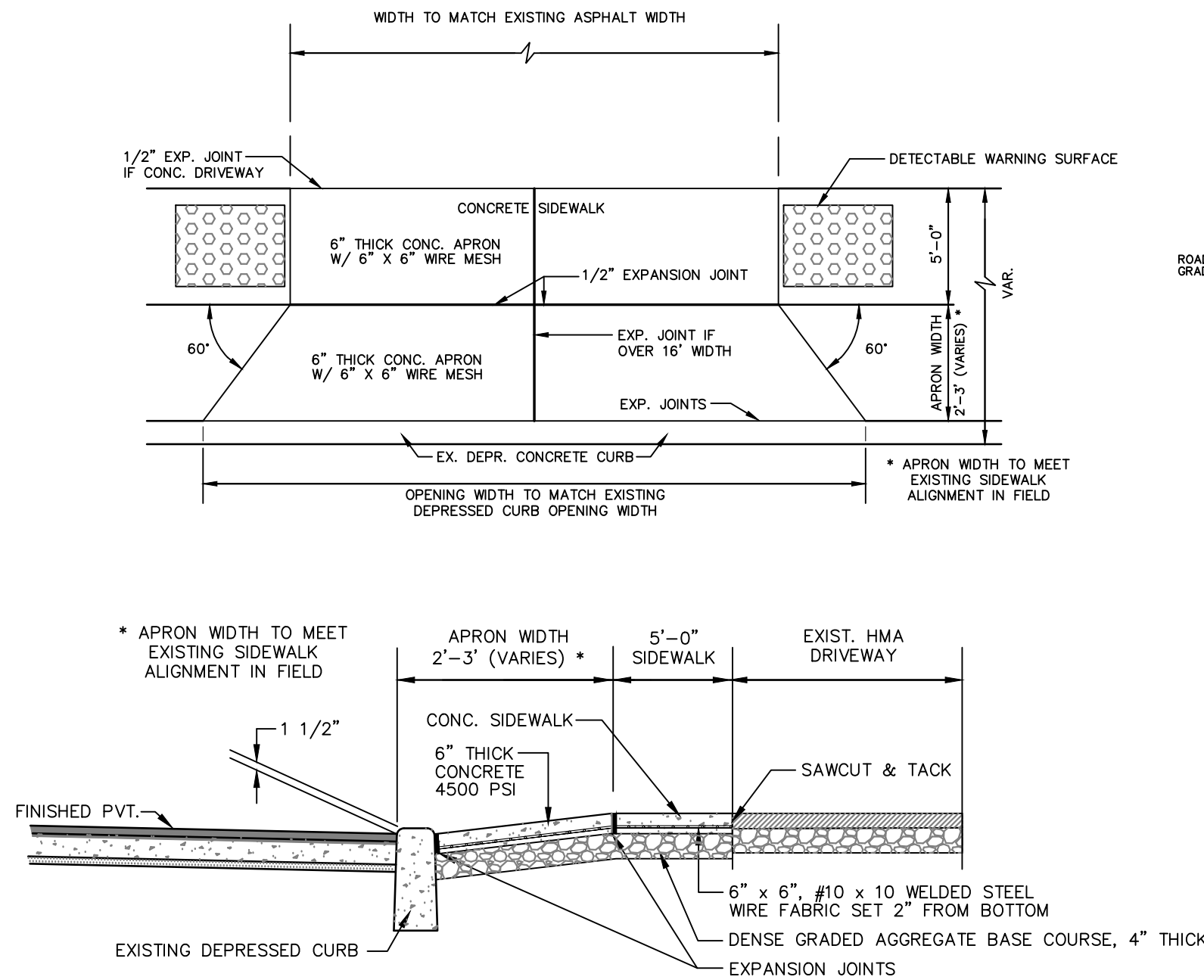
HANDICAP HATCH LINES - 4" WIDE SOLID BLUE LINE - SPACED 3' O.C. - ANGLED 45° TO PARKING DIRECTION

NO PARKING HATCH LINES - 4" WIDE SOLID YELLOW LINE - SPACED 2' O.C. - ANGLED 45° TO PARKING DIRECTION

NOTES:
1) ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
2) ALL CONFLICTING SIGNS, TREES AND OTHER OBSTRUCTIONS SHALL BE REMOVED AS PART OF THIS CONSTRUCTION.
3) ALL STRIPING TO BE REMOVED SHALL BE GROUND OFF WITHOUT DAMAGE TO THE PAVEMENT STRUCTURE.
4) UNLESS OTHERWISE NOTED, ALL STRIPING SHALL BE LONG-LIFE EPOXY RESIN.

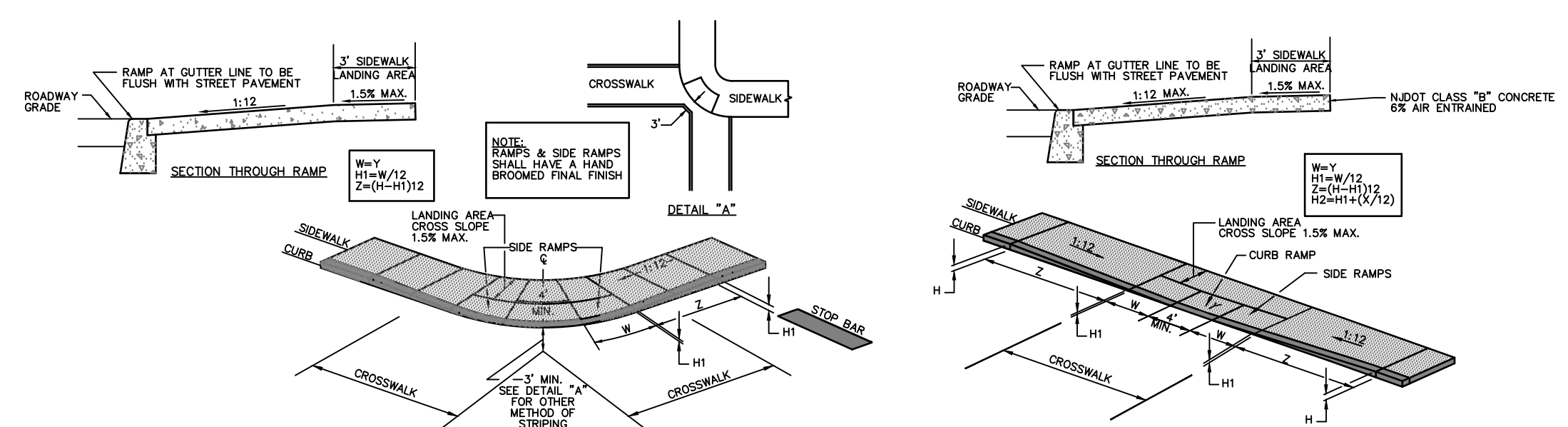


ACCESSIBLE PARKING STRIPING LAYOUT

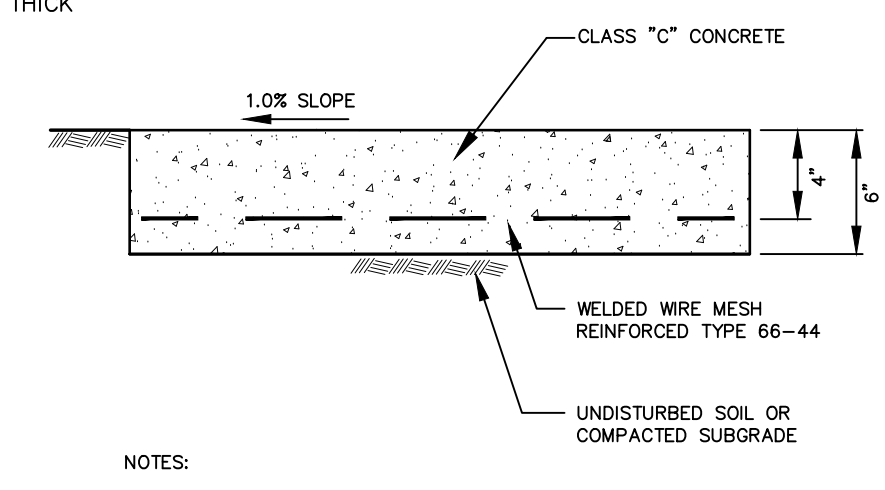


- NOTES:**
- CONCRETE TO TEST 4500 POUNDS PER SQUARE INCH MINIMUM ON 28 DAY COMPRESSIVE TEST.
 - TRANSVERSE EXPANSION JOINTS, 1/2" WIDE SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 8' AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER.
 - LONGITUDINAL JOINTS, 1/2" WIDE SHALL BE PROVIDED BETWEEN CURBS AND ADJUTING SIDEWALKS, AND SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER.
 - THE TOP OF ALL JOINT FILLER SHALL BE 1/2" BELOW THE TOP OF THE SIDEWALK AND FILLED WITH JOINT SEALER (SIKAFLEX-1A OR APPROVED EQUAL).

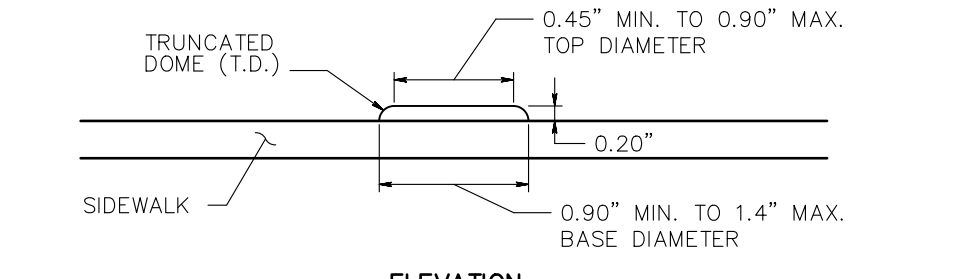
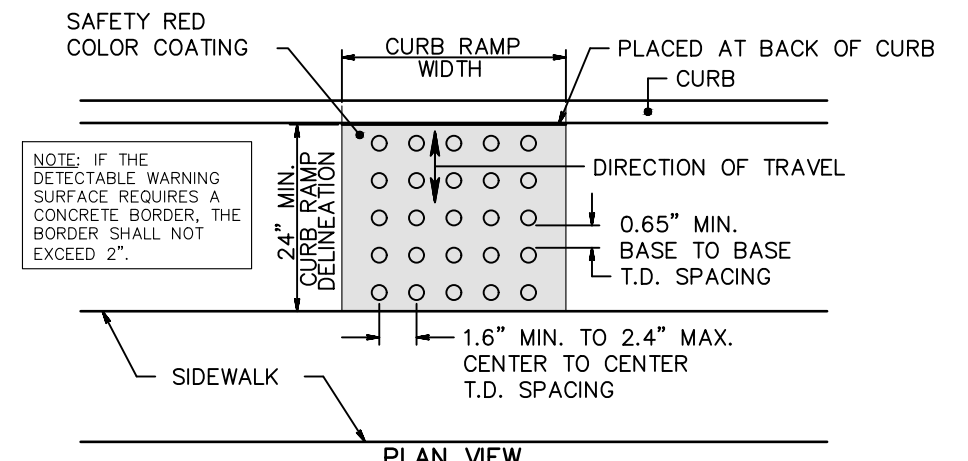
CONCRETE DRIVEWAY APRON, 6" THICK, REINFORCED



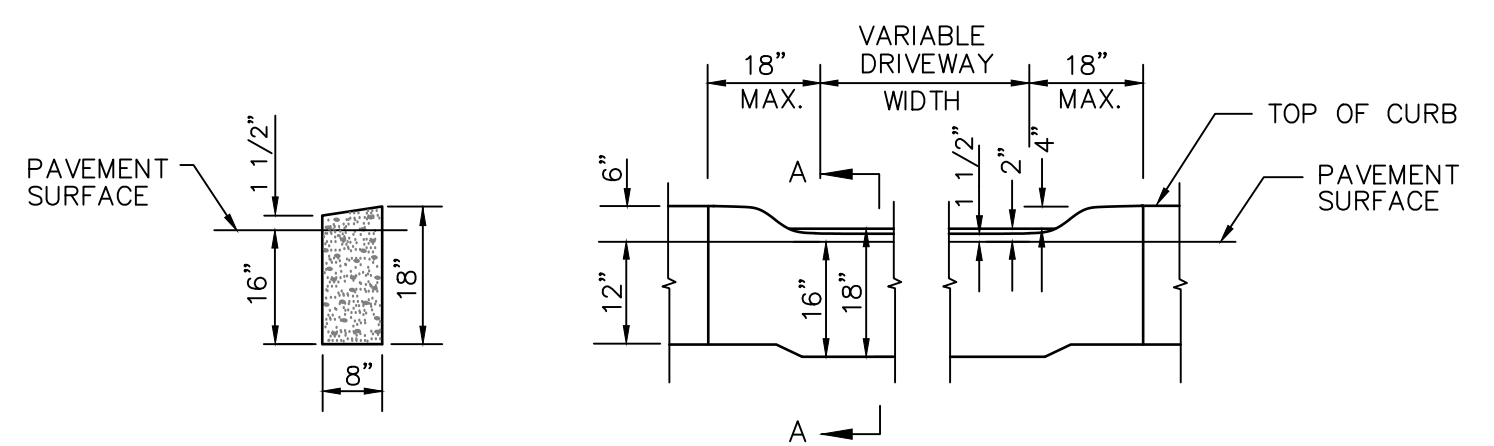
NEW JERSEY DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS FOR CURB RAMPS FOR THE PHYSICALLY HANDICAPPED



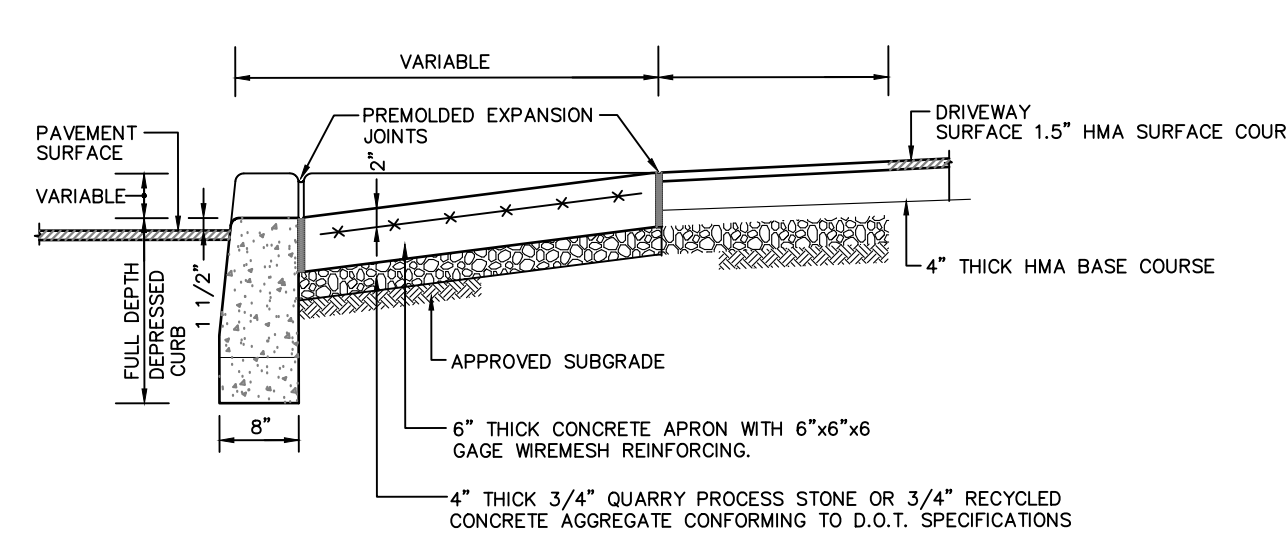
REINFORCED CONCRETE AT ADA PARKING



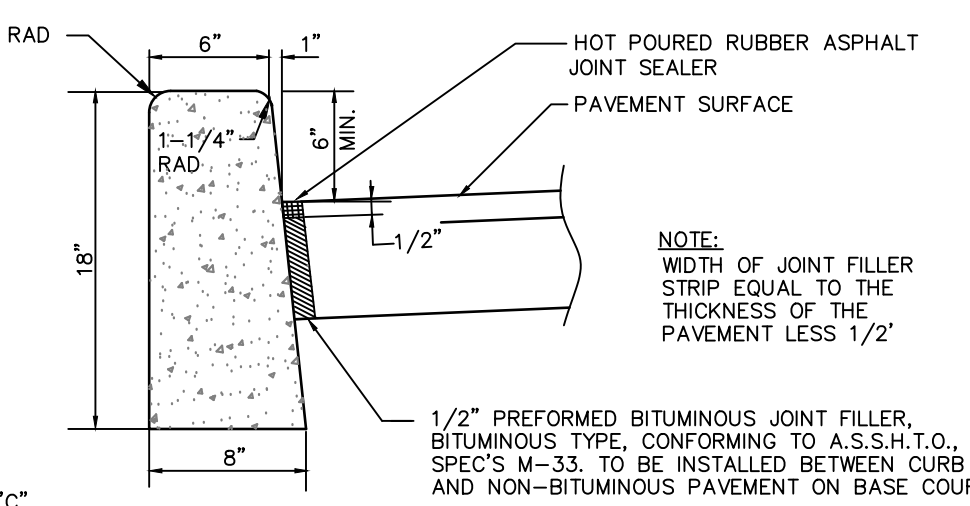
DETECTABLE WARNING SURFACE DETAIL



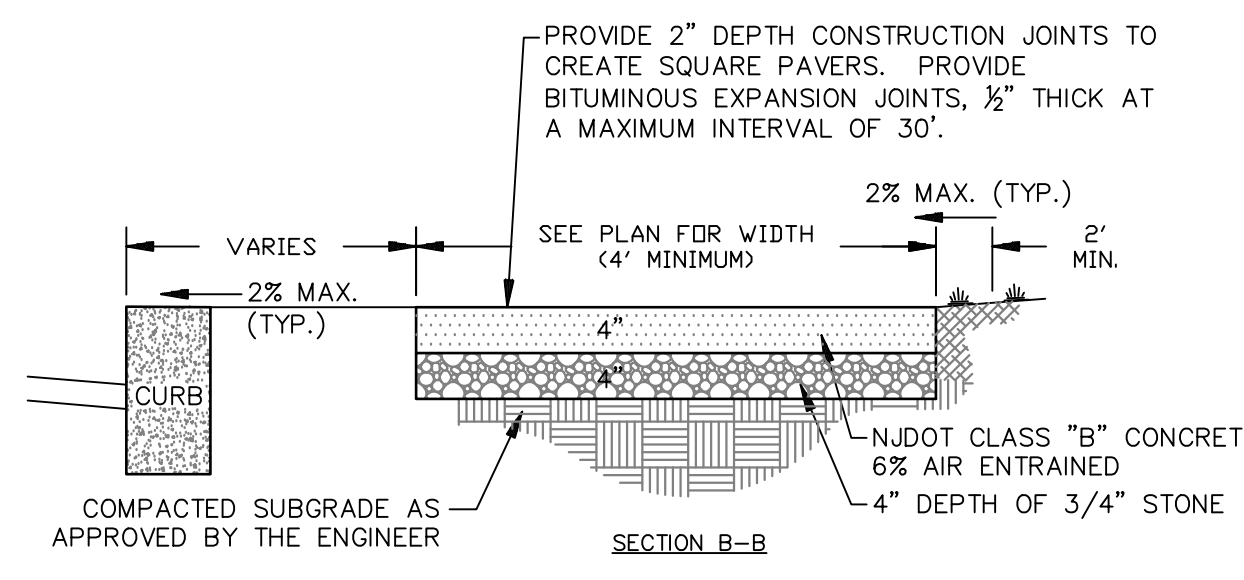
DEPRESSED CURB



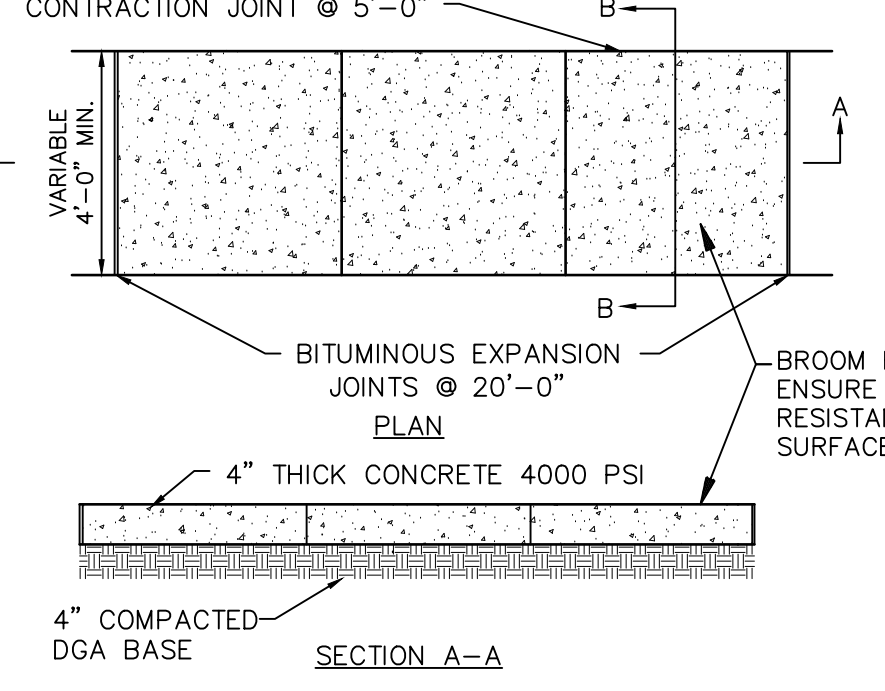
DEPRESSED CURB, APRON AND DRIVEWAY DETAIL



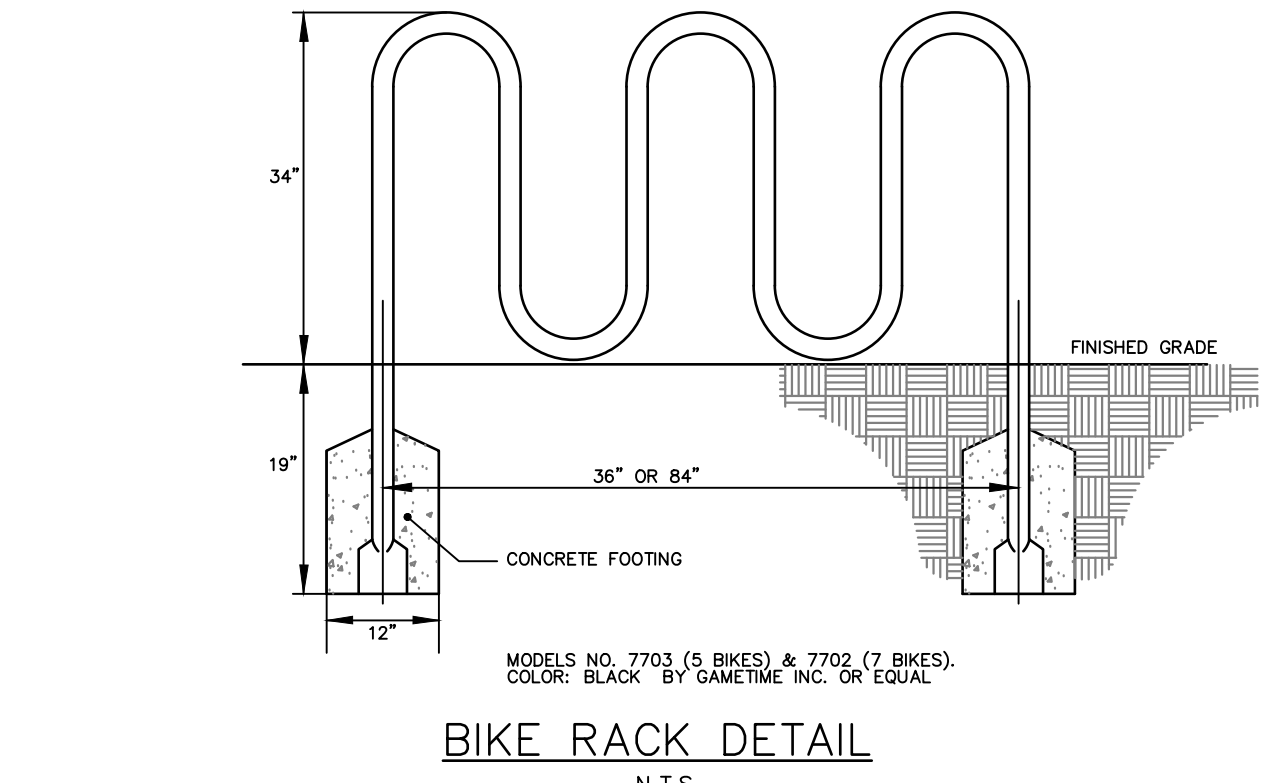
CONCRETE VERTICAL CURB



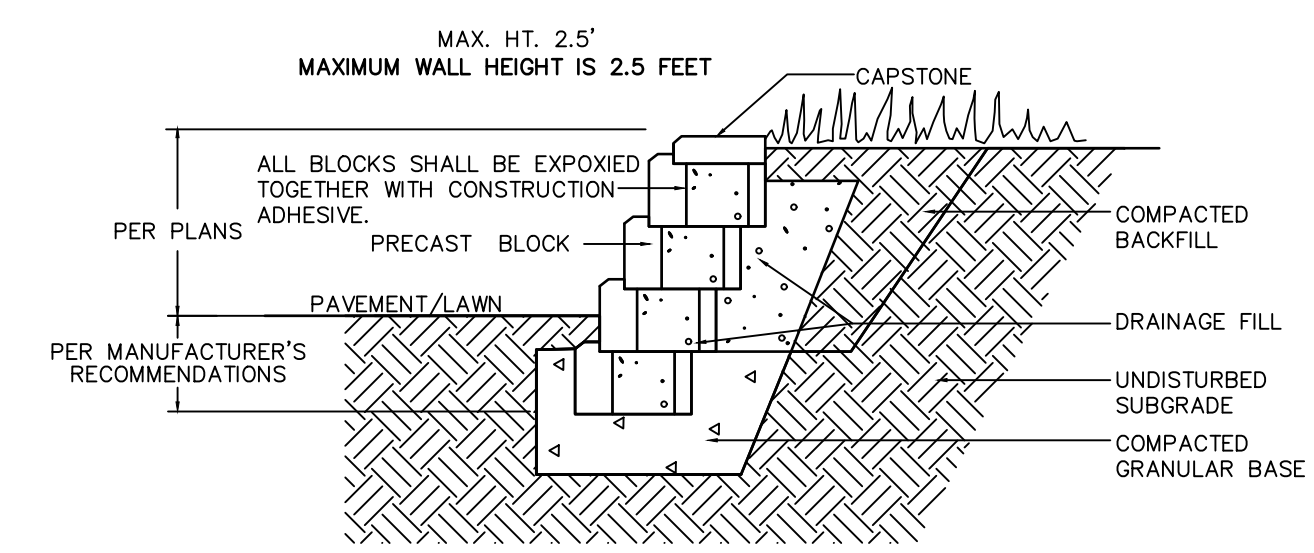
CONCRETE SIDEWALK 4" THICK



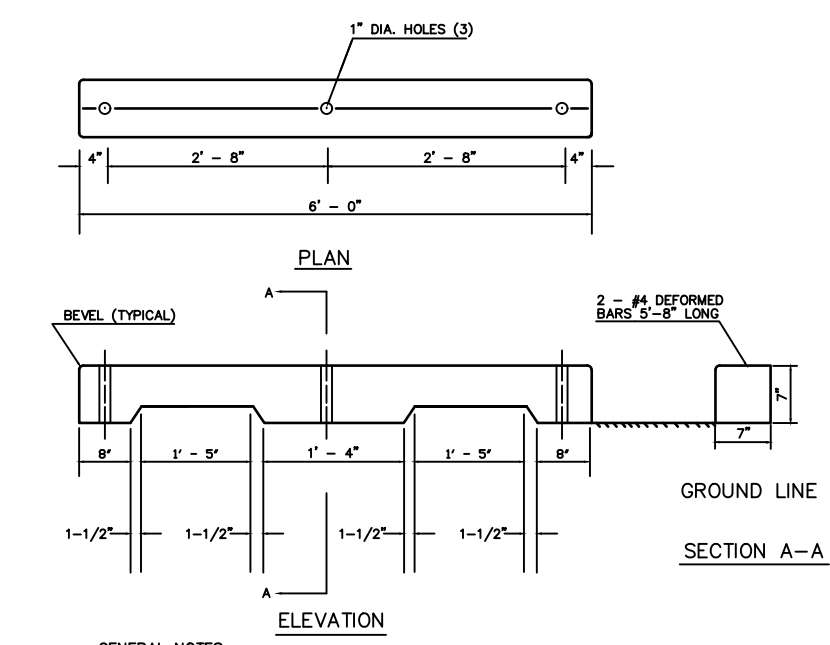
CONCRETE LANDING PAD



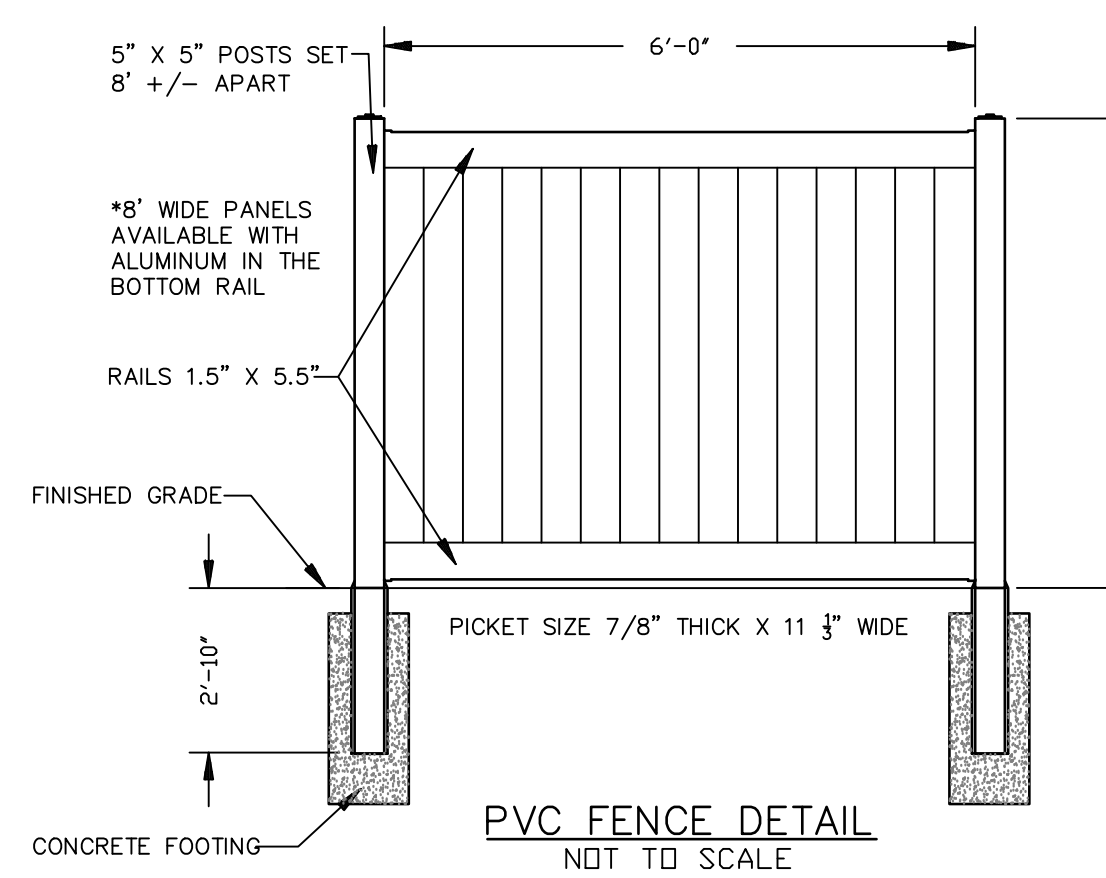
BIKE RACK DETAIL



LANDSCAPE WALL DETAIL



PRECAST CONCRETE WHEEL STOP

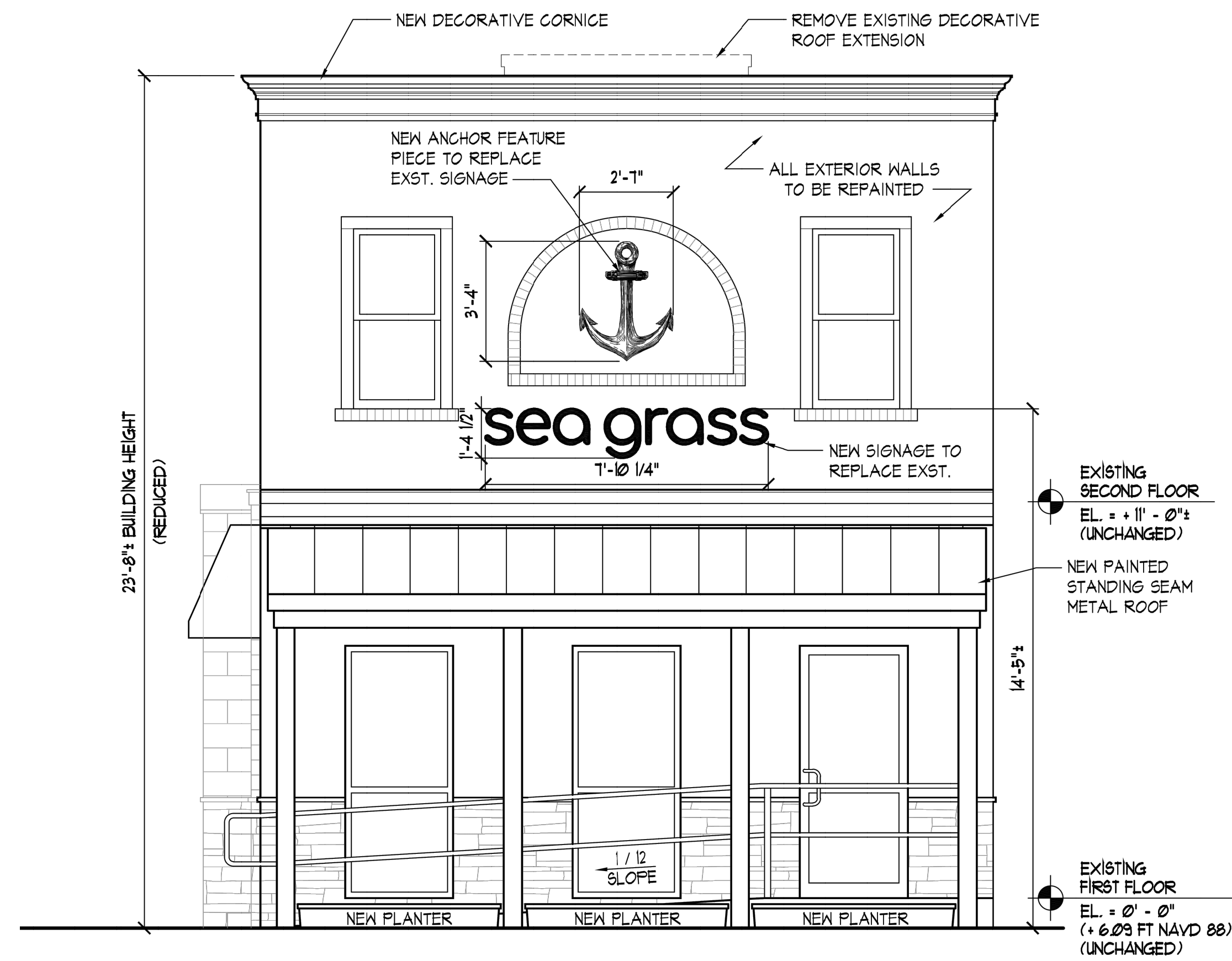


PVC FENCE DETAIL

2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN		
SEA GRASS NJ, LLC		
CONSTRUCTION DETAILS		
BLOCK 72, LOT 12 & BLOCK 73, LOT 2		
BOROUGH OF HIGHLANDS		
MONMOUTH COUNTY, NEW JERSEY		
TAX MAP SHEETS NO. 15 & 16		
EAST POINT ENGINEERING, LLC		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
BRENT N. PAPI, JR. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604732700		DATE: 02/22/23 SCALE: N.T.S. CHECKED BY: M.S.L.
PROJECT NUMBER: 21-1166		SHEET NO. 9 OF 10

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BUILDING WALL MOUNTED SIGN AT LOT 12, BLOCK 72



SIGN REQUIREMENTS – ORD. SEC. 21-102

BUILDING WALL MOUNTED SIGN – REPLACE EXISTING

MAX 15% OF FRONT BUILDING FACADE –
 PERMITTED 460 SF x 15% = 69 SF – PROPOSED 28.2 SF

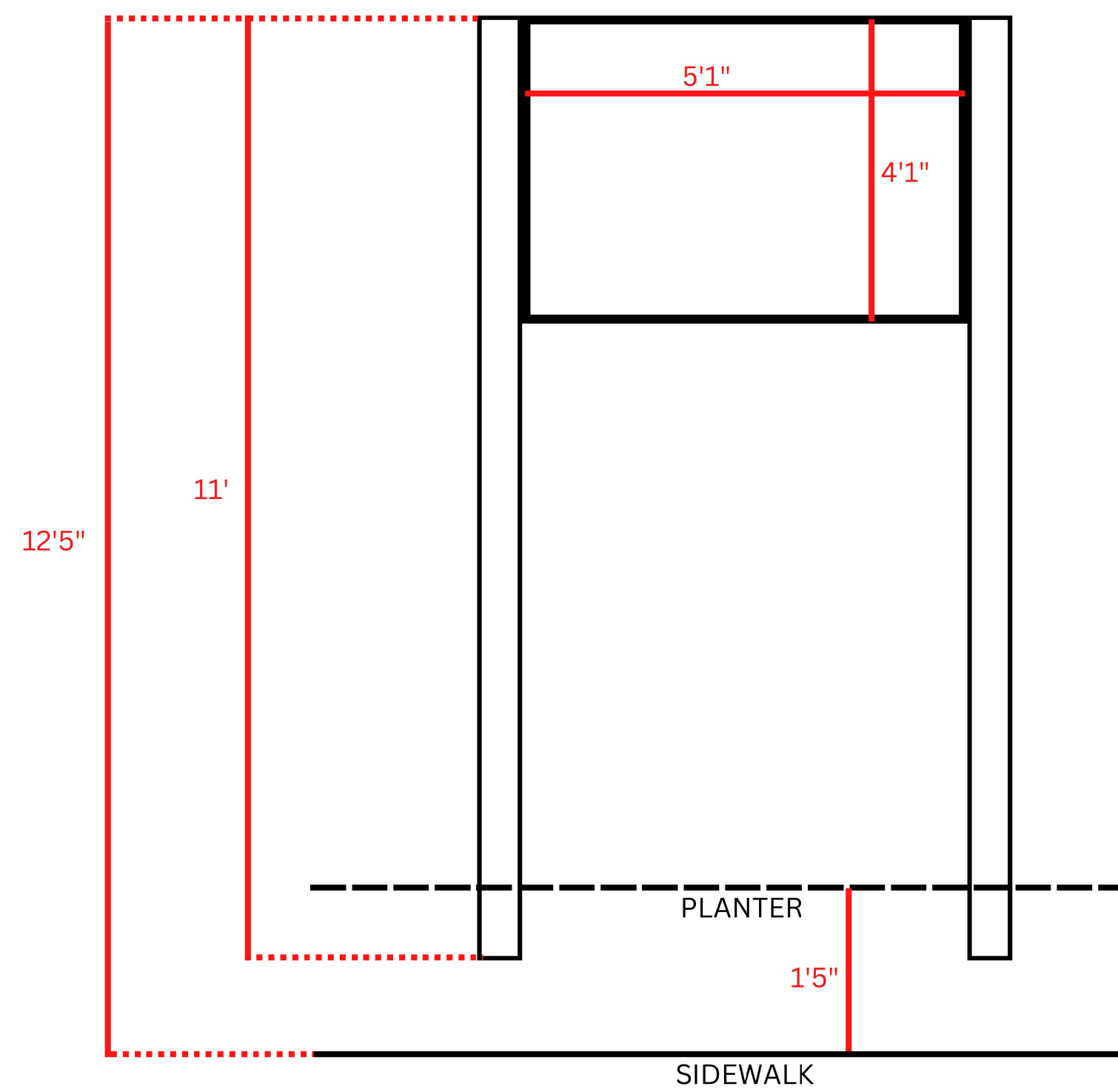
OFF-PREMISE GROUND MOUNTED SIGNS TO REPLACE EXISTING

MAX PERMITTED SIZE 24 SF

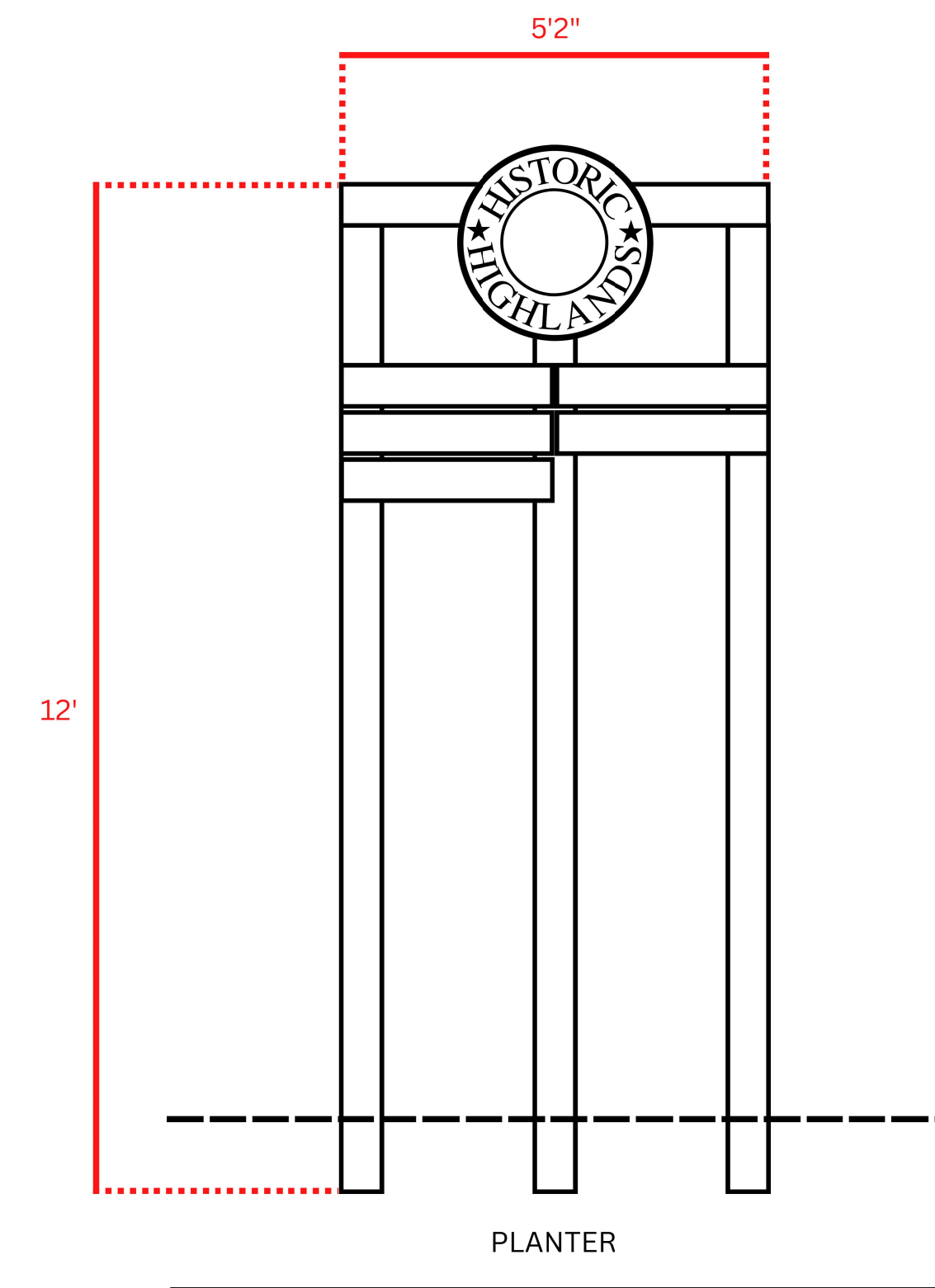
PARKING LOT SIGN = 20.8 SF (COMPLIES)

BOROUGH HISTORIC SIGN = 20.7 SF (COMPLIES)

OFF-PREMISE GROUND MOUNTED PARKING LOT SIGNS AT LOT 2, BLOCK 73



PARKING LOT SIGN



BOROUGH HISTORIC SIGN



EZ MARKER™ PARKING DELINEATORS



Used with EZ Roll™ Grass and Gravel Pavers, NDS EZ Marker™ is a modular solution to outlining driving lanes, parking stalls, and fire lanes. After the pavers have been leveled, pinned, and secured, EZ Marker™ snaps into the appropriate empty cells to outline whatever pattern necessary to properly direct vehicular traffic.

EZ Marker™ Parking Delineators increase safety and organization by strategically directing parking lot traffic. Delineators are a great way to guide motorists around hazards and to their final parking destination. Used in conjunction with EZ Roll™ Grass and Gravel Permeable Pavers they provide a simple and effective solution for managing parking lot traffic. EZ Marker™ is durable, tamper-resistant and built to last. Available in various colors to suit any traffic need including grass or gravel parking and fire lane access.

Specifications

- 2.7" hexagonal shape
- 300 PSI class "C" compressive strength
- 6.40" profile above paver grade
- Easy clip-in installation
- Molded polypropylene, impact copolymer
- Self-cleaning: Raised dome design prevents debris from sticking

Part No.	Description	Color
EDMARKER-W	EZ Marker™ Parking Delineator	White
EDMARKER-B	EZ Marker™ Parking Delineator	Blue
EDMARKER-R	EZ Marker™ Parking Delineator	Red
EDMARKER-G	EZ Marker™ Parking Delineator	Green

For Permeable Paver Technical Information, Refer to Technical Specification documents at ndspro.com/specifications

EZ MARKER PARKING DELINEATORS

TO BE COLOR WHITE AND INSTALLED AS PER MANUFACTURERS REQUIREMENTS.

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2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN SEA GRASS NJ, LLC SIGN PLAN BLOCK 72, LOT 12 & BLOCK 73, LOT 2 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY TAX MAP SHEETS NO. 15 & 16		
EAST POINT ENGINEERING, LLC <small>N.J. CERTIFICATE OF AUTH. NO. 24G28169800</small>		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
BRENT N. PAPI, JR. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24G604732700		DATE: 02/22/23 SCALE: N.T.S. CHECKED BY: M.S.L.
PROJECT NUMBER: 21-1166		SHEET NO. 10 OF 10