



Tulmark, LLC.
Geotechnical &
Environmental Services

"We Investigate Underground Soil & Water Conditions for Engineering & Environmental Purposes"
Tulmark.com

P.O. Box 12, Leonardo, N.J., 07737
(732) 291-5030

Environmental Impact Statement

7/17/2024

**32 & 14 North Peak Street
North Peak Street
Highlands Township
Monmouth County
New Jersey**

Block: 35 Lots: 8 & 9

Completed for: Home & Land Development
88-1 Portland Road
Highlands, N.J.
07732



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A. Project Identification & Description

The project is identified as 32 & 14 North Peak Street, which proposes two residential homes. One of the residential homes will be located on Block: 35 Lot: 9 and will be 5,658.99 square feet (32 North Peak Street). The Second residential home will be located on Block: 35 Lot: 8 and will be 7,775.37 square feet (14 North Peak Street).

A1. Project Name

32 & 14 North Peak Street

A2. Tax Map Identification

Tax map identification of all real estate parcels included in the project are:

Drawing: HL254

Sheet 1 of 3

Minor Subdivision of Lots 8 & 9, Block 35

Borough of Highlands

Monmouth County

New Jersey

(See Attached Drawing)

A3. Streets Abutting the Project Site

The street abutting North Peak Street is Valley Avenue.

Drawing: HL254

Sheet 1 of 3

Minor Subdivision of Lots 8 & 9, Block 35

Borough of Highlands

Monmouth County

New Jersey

(See Attached Drawing)

A4. Current & Proposed Zoning Classification

Current and proposed zoning is (R-1.01) Residential

Drawing: HL254

Sheet 3 of 3

Minor Subdivision of Lots 8 & 9, Block 35

Borough of Highlands

Monmouth County

New Jersey

(See Attached Drawing)

A5. Present & Proposed Land Use & Current Use of Adjacent Properties

The present land use will be for two single family homes. The current land use is also single-family homes. The adjacent properties are all single-family homes.

(See Attached Drawing A5)



A6. Project Contact information

Name of Applicant: 32 & 14 North Peak Street
Name of Owner: Home & Land Development
Address of Owner: 88-1 Portland Road
Phone Number of Owner: (917) 686-4111
Email: GNF718@aol.com

Legal Counsel Name: Evan P. Zimmerman
Phone Number: (732) 741-3900
Address: 125 Half Mile Rd., Red Bank, N.J., 07701
Email: EZimmerman@GHCLAW.com

Engineer: Grotto Engineering Associates, LLC.
Address: 77 Brant Ave., Suite 105, Clark, N.J., 07066
Phone: (908) 272-8901
Email: FFarrell@GrottoEngineering.com

Preparation of Environmental Impact Statement:

Name: Tulmark, LLC.
Address: P.O. Box 12, Leonardo, N.J., 07737
Phone: (732) 291-5030
Email: JCTully@Tulmark.com

A7. Area of Project Site & Area to be Disturbed by the Project.

Drawing: HL254
Sheet 2 of 3
Minor Subdivision of Lots 8 & 9, Block 35
Borough of Highlands
Monmouth County
New Jersey
(See Attached Drawing)

A8. Area of Existing & Proposed Roadways

There are no proposed roadways for the project (See Drawing HL254).

A9. Number, Squair Footage & Function of Existing & Proposed Buildings

There are two proposed single family residential homes.

One of the single-family homes will be located on Block: 35 Lot: 9 and have an address of 14 North Peak Street. This home will be 5,658.99 square feet.

The second single-family residential home will be located on Block: 35 Lot: 8 and have an address of 32 North Peak Street, Highlands, New Jersey. This home will be 7,775.37 square feet.



A10. Total Area of Other Existing & Proposed Impervious Areas.

For Lot 8 the total impervious area is 39%. (See Plot Plan, Job: PR-0290, Seet 1 of 5.)

For Lot 9 the total impervious area is 34%. (See Plot Plan, Job:PR-290, Sheet 1 of 5.)

A11. Subdivisions, Total Number of Proposed Lots & The Minimum Lot Size.

There are a total of two proposed Lots which are Lot 8, and Lot 9.

	Minimum Lot Size	Proposed Lot Size
Lot 8	7,775.35 sq.ft.	7,775.35 sq.ft.
Lot 9	5,658.99 sq.ft.	5,658.99 sq.ft.

sq.ft. = Square Feet

A12. Construction Sequence & Schedule

The construction sequence and schedule is as follows:

1. Clear proposed entrance and place stabilized construction entrance pad as noted.	3 Days
2. Install sediment control structures.	2 Days
3. Demolish existing structures.	1 Week
4. Clear land areas to be developed. Trees shall remain wherever possible.	1 Week
5. Rough grade the site.	2 Weeks
6. Construct storm sewers and detention system.	1 Week
7. Install sediment control measures around inlets.	1 Day
8. Begin building construction curbing	4 Days
9. Begin fine grading.	3 Days
10. Stabilize all areas not subject to construction traffic that will remain exposed for more than 30 days.	1 Day
11. Construct lighting and remaining underground utilities.	1 Week
12. Construct driveway and pavement.	1 Week
13. Finish building construction.	6 Months
14. Install landscaping.	1 Week
15. Stabilize all disturbed areas in accordance with applicable temporary or permanent seeding specifications.	1 Week
16. Remove sediment around silt fences and/or hay bales.	1 Week
17. When area is stabilized, sediment control structures can be removed.	2 Days



A13. Existing & Proposed Land Elevations & Contours.

See Drawing: HL254
Sheet 3 of 3
Minor Subdivision of Lots 8 & 9, Block 35
Borough of Highlands
Monmouth County
New Jersey
(See Attached Drawing)

A14. Floor Elevations for All Existing & Proposed Buildings.

	Lot 8	Lot 9
Finished Floor Elevation	143.0'	145.2'
Grade Floor Elevation	142.0'	144.2'

A15. All Surface Water Bodies, Wetlands, Water Supply Wells on or Within 500 Feet of the Project.

There are no water bodies, wetlands, or water supply wells within 500 feet of the Project. The project site is in a suburban environment. Based on available New Jersey Department of Environmental Protection (NJDEP) mapping, there are no wetlands or associated wetland buffers located on the project site or surrounding area.

A16. U.S.G.S. Quadrangle Map

(See Attached Drawing A16.)

A17. Location Plan Showing the Project Site & all Properties Within 200 Feet of the Project Site Drawn to a Scale not Less Than 1 Inch = 50 Feet.

Drawing: HL254
Sheet 1 of 3
Minor Subdivision of Lots 8 & 9, Block 35
Borough of Highlands
Monmouth County
New Jersey
(See Attached Drawing)

A18. Proposed Erosion Control Methods During Construction

Soils on the project site will be graded to provide a level area to construct the proposed development. Soil erosion and sediment control measures will be employed to control erosion and minimize sedimentation of nearby storm drains. Nearby storm drain inlet protection and silt fence will be in place prior to any site disturbance activities and will be maintained throughout the construction process.

Soil stockpiles are not to be located within 50 feet of a flood plain, slope, roadway, or drainage facility. The base of all stockpiles shall be protected by a hay bale barrier or sediment control fence.



The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control components.

All sedimentation components shall be inspected and maintained on a regular basis.

The soil conservation district may request additional measures to minimize on-site or off-site soil erosion problems during construction.

The contractor shall maintain soil erosion and sediment control measures during construction. The owner shall maintain soil erosion and sediment control measures after construction is completed.

A19. Proposed Storm Water Runoff Control System.

The proposed project incorporates the implementation of best management practices in accordance with the "Plot Plan for 32 North Peak Street Block 35, Lot 8 & 9. Situated in the Borough of Highlands, New Jersey", Borough of Highlands, and the State of New Jersey Stormwater Regulations outlined in NJAC 7:8. In general the stormwater management design will serve to maintain the existing drainage patterns while reducing post-development site runoff rates when compared to predevelopment runoff conditions. The project does not meet the definition of a "major development" under NJAC 7:8. The proposed project has been designed in a manner so that it will not adversely impact the existing drainage patterns, adjacent roadways or adjacent parcels. Further, stormwater runoff rates for the 2-, 10- and 100-year design storms will comply with the runoff rate reduction requirements set forth in NJAC 7:8 and Borough of Highlands requirements. There are no anticipated adverse impacts to the existing stormwater management system, surface water or groundwater due to stormwater runoff.

A20. Proposed Landscaping Plan

The area around the homes will be attractively and functionally landscaped. It will be designed to fit in with neighboring properties with conventional landscape design features which include flowers, shrubs, trees and structures arranged in various patterns. A professional landscape architect, landscape designer, or the builder will develop a landscape design.



B. Environmental Inventory

B1. Groundwater & Surface Water Hydrology & Wetlands

The watershed in which the site is located is the Monmouth (Watershed #12). There are no wetlands, streams, or waterbodies on or near the site. There are no potable wells located on or near the site.

Ground Water Recharge Areas: Monmouth

POLYID	81,877
Watershed Management Area	12
Watershed Management Name	Monmouth
Watershed Region	3
Watershed Region Name	Atlantic Coast
Municipality	HIGHLANDS BORO
County	MONMOUTH
Estimated Ground Water Recharge (1/100th in.)	11.10
Estimated Ground Water Recharge (1 in.)	11
Estimated Drought Ground-water Recharge (1/100th in.)	8.71
Estimated Drought Ground Water Recharge (1 in.)	9
Ground-water Recharge Rank	B
Values	11 to 15 in/yr

Watershed Area: Monmouth

Hydrologic Unit Code (11 Digit):	02030104070
Watershed ID:	12BA
Watershed Name:	Navesink River / Lower Shrewsbury River
Watershed Management Area No.:	12
Watershed Management Area Name:	Monmouth
Water Region No.:	3
Water Region Name:	Atlantic Coast



B2. Air Quality

The proposed project does not involve incinerating devices, or any processing of materials that would produce visible smoke, or chemical odors. Typical heating, ventilation and air conditioning (HVAC) devices will be installed to provide adequate indoor climate control, which are typical of residential uses. In terms of odor, refuse dumpsters containing odoriferous materials will be covered to ensure that odors are contained. It is anticipated that there will be no potential impact related to air quality from devices installed at the project site or processes associated with the construction or disposal of waste materials.

B3. Noise Level

No long-term noise impacts on the project site or the surrounding community are expected from the proposed project. Potential impacts to existing noise levels may occur during the construction of the proposed project. During construction, noise impacts will be mitigated through best management practices, however any noise during construction will be short term and will cease during the evening and once construction is complete. It is anticipated that the noise produced from the construction will conform to the thresholds established by the New Jersey Sound Code (N.J.A.C. 7:29) and the Borough of Highlands Noise Ordinance. Workers will work on the site during normal working hours.

B4. Topography

Topographic survey information is shown based on field survey made on the property by Eastern Civil Engineers, LLC. Elevations shown refer to North American Vertical Datum of 1988 provided below.

Grading Plan For,
Home & Land Development Corp.,
Block 35 Lots 8 and 9,
Tax Map Sheet # 10,
Highlands Borough,
Monmouth County,
New Jersey,
Sheet 1 of 1
(See Attached Drawing)

The topography slope analysis of the site is described in the attached plan drawing provided below.

Slope Analysis Plan,
32 North Peak Street,
Block 35, Lots 8 and 9,
Situated in the Borough of Highlands,
Monmouth County,
New Jersey
(See Attached Drawing)



B5. Soils

The soil on the site consists of the following according to the USDA Soil Survey:

Typical profile of the site:

A - 0 to 2 inches: loamy sand

E - 2 to 7 inches: loamy sand

BA - 7 to 17 inches: loamy sand

Bt - 17 to 21 inches: sandy loam

Bm - 21 to 29 inches: sandy loam

BC - 29 to 38 inches: sandy loam

C - 38 to 60 inches: very flaggy loamy sand

B6. Potable Water Supply

Current water supply source for the site is New Jersey American Water Company, 661 Shrewsbury Ave., Shrewsbury, New Jersey 07702.

B7. Sanitary Sewage Disposal

Township of Middletown Sewerage Authority, P.O. Box 205, 100 Beverly Way, Belford, New Jersey, 07718.

B8. Storm Water

The proposed project incorporates the implementation of best management practices in accordance with the "Plot Plan for 32 North Peak Street Block 35, Lots 8 and 9. Situated in the Borough of Highlands, Monmouth County, New Jersey", and the State of New Jersey Stormwater Regulations outlined in NJAC 7:8. In general the stormwater management design will serve to maintain the existing drainage patterns while reducing post-development site runoff rates when compared to predevelopment runoff conditions. The project does not meet the definition of a "major development" under NJAC 7:8. The proposed project has been designed in a manner so that it will not adversely impact the existing drainage patterns, adjacent roadways or adjacent parcels. Further, stormwater runoff rates for the 2, 10, and 100-year design storms will comply with the runoff rate reduction requirements set forth in NJAC 7:8 and Borough of Highlands requirements. There are no anticipated adverse impacts to the existing stormwater management system, surface water or groundwater due to stormwater runoff.

B9. Solid Waste Disposal

During construction solid waste will be placed in dumpsters provided by a private hauler and covered during pickup and transportation to a licensed disposal facility. Dumpsters will be utilized during the construction process and construction final cleanup on an as needed basis. After construction is completed and the new home is occupied residential refuse will be collected and disposed of by a The Borough of Highlands, Monmouth County, New Jersey.



B10. Hazardous Waste Disposal

Any hazardous materials (defined as hazardous substances as per CERCLA) such as mastics, gases, liquids, gels, or powers utilized on the site during construction will be properly disposed of at a licensed disposal facility by the contractor using the material. This project is for the construction of residential homes and no hazardous materials will be left on the site or be produced on site after construction is completed.

B11. Hazardous Materials

All hazardous materials defined as hazardous substances as per CERCLA (Comprehensive Environmental Response Compensation & Control Act) will be entirely the responsibility of the contractor utilizing the hazardous substance. Normally these are substances commonly utilized in construction of residential homes such as gases, liquids, gels, mastic, or powers. No hazardous substance will be allowed to be stored on site during construction for more than an 8-hour workday. After construction is completed, all left over hazardous substance will be removed by the contractor utilizing the hazardous substance and properly disposed of at a licensed disposal facility.

B12. Vegetation

Current existing vegetation on the site prior to construction consists of weeds, and common trees.

Maintenance should occur on a regular basis during and after construction, consistent with plant growth, soil and climatic conditions. This involves regular mowing in the summer, fire control, tall weed, and pest control. Mowing on improved areas, such as lawns shall be frequent enough to maintain an acceptable appearance. On semi-improved areas, mowing will be infrequent. Unimproved areas may be left un-mowed to permit natural growth. The property owner shall be responsible for maintenance during and after construction.

B13. Wildlife

There is no wildlife on the site that would be impacted by the development of the site as per data for the Atlantic Coastal Region of New Jersey.
(See Attached Drawing B13.)

B14. Cultural or Historic Features

There are no historic archaeological sites, historic districts, or historic properties on the site or near the site.



C. Environmental Impact Assessment

Description of Impact on Each Condition Above

Air Quality	The proposed project does not involve incinerating devices, or any processing of materials that would produce visible smoke, or chemical odors. In terms of odor, refuse dumpsters containing odoriferous materials will be covered to ensure that odors are contained. It is anticipated that there will be no potential impact related to air quality from devices installed at the project site or processes associated with the construction or disposal of waste materials.
Noise	During construction, noise impacts will be mitigated through best management practices, however any noise during construction will be short term and will cease during the evening and once construction is complete. It is anticipated that the noise produced from the construction will conform to the thresholds established by the New Jersey Sound Code (N.J.A.C. 7:29) and the Borough of Highlands Noise Ordinance.
Topography	Topographic survey information is shown based on field survey made on the property by Eastern Civil Engineers, LLC. Elevations shown refer to North American Vertical Datum of 1988 provided below (See Attached Drawing).
Soils	Soils on the project site will be graded to provide a level area to construct the proposed development. Soil erosion and sediment control measures will be employed to control erosion and minimize sedimentation of nearby storm drains. A site-specific soil erosion and sediment control plan in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey will be provided.
Potable Water Supply	Current water supply source for the site is New Jersey American Water Company, Shrewsbury, New Jersey. Additional demand for residential use water supply will be requested after construction is completed.
Sanitary Sewage Disposal	The sanitary sewer disposal for the site is the Township of Middletown Sewerage Authority. There will be additional demand for disposal of residential sanitary sewerage after construction is completed.
Storm Water	In general, the stormwater management design will serve to maintain the existing drainage patterns while reducing post-development site runoff rates when compared to predevelopment runoff conditions. The proposed project has been designed in a manner so that it will not adversely impact the existing drainage patterns, adjacent roadways or adjacent parcels.



Solid Waste Disposal	Refuse and solid waste materials are collected and disposed of by the Borough of Highlands. There will be additional request for residential solid waste disposal after construction is completed. During construction a private hauler will provide dumpsters on an as needed basis.
Hazardous Materials	No hazardous substance will be allowed to be stored on site during construction for more than an 8-hour workday. After construction is completed, all left over hazardous substance will be removed by the contractor utilizing the hazardous substance and property disposed of at a licensed disposal facility.
Vegetation	Maintenance should occur on a regular basis during and after construction, consistent with plant growth, soil and climatic conditions. This involves regular mowing in the summer, fire control, tall weed, and pest control. Mowing on improved areas, such as lawns shall be frequent enough to maintain an acceptable appearance. On semi-improved areas, mowing will be infrequent. Unimproved areas may be left un-mowed to permit natural growth.
Wildlife	There is no wildlife on the site that would be impacted by the development of the site as per data for the Atlantic Coastal Region of New Jersey. There will be no impact to wildlife areas during or after construction is completed.
Cultural or Historic Features	There are no historic archaeological sites, historic districts, or historic properties on the site or near the site. There will be no cultural or historical features impacted during or after construction is completed.

D. Mitigation and Remedial Measures

Based on the review of the potential impacts discussed in Sections above, the critical impacts associated with the project may include impacts to stormwater, utilities, and general construction impacts. Measures to mitigate the potential impacts of the proposed project during the construction and operation phases have been addressed through appropriate performance controls as discussed in Sections above. These measures will minimize or eliminate negative impacts onsite and off-site.

E. Alternatives

The following alternatives analysis considered the no-build alternative. Under the no-build alternative, the project would not be constructed. The project site would remain an unoccupied lot undeveloped, and underutilized. The lot would be overgrown vegetation covered eyesore.

The build alternative for the property would consist of two new single family residential homes that fit with the surrounding homes and neighborhood. They would maintain an architectural design that blends in with the surrounding neighborhood and conforms to all density residential zoning requirements.



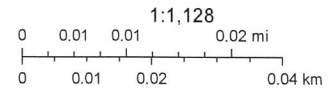
F. Drawings & Maps

A5. Present & Proposed Land Use & Current use of Adjacent Properties

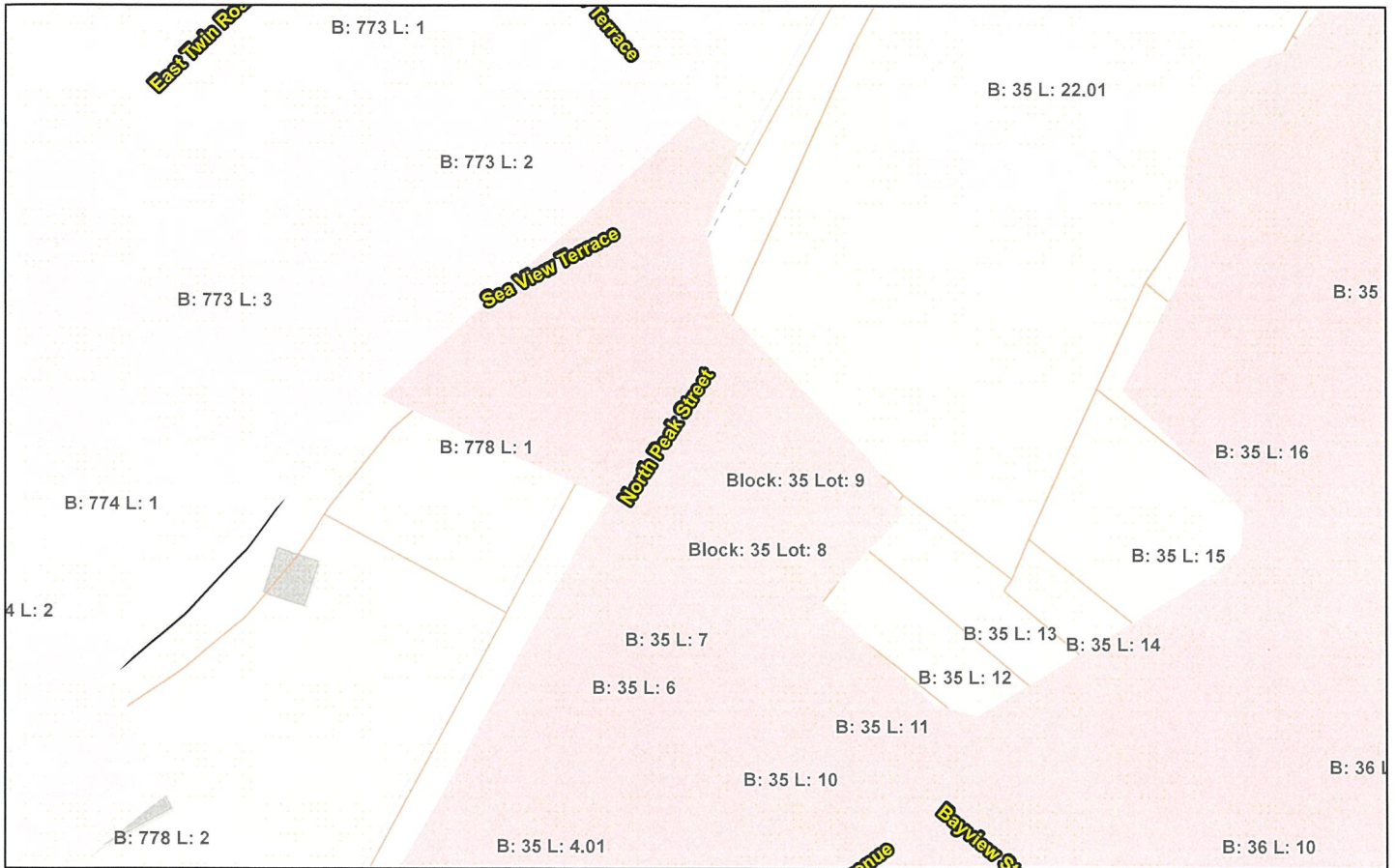


- FOREST
- URBAN Residential

Site Location: 32 & 14 North Peak St., Highlands, N.J.
 Block: 35 Lots: 8 & 9



A10. Total Areas Other Existing Impervious Areas



Impervious Surface % (2012)

21 - 40 %

Less than 20%

Less than 20%

Site Location: 32 & 14 North Peak St.

Block: 35 Lots: 8 & 9

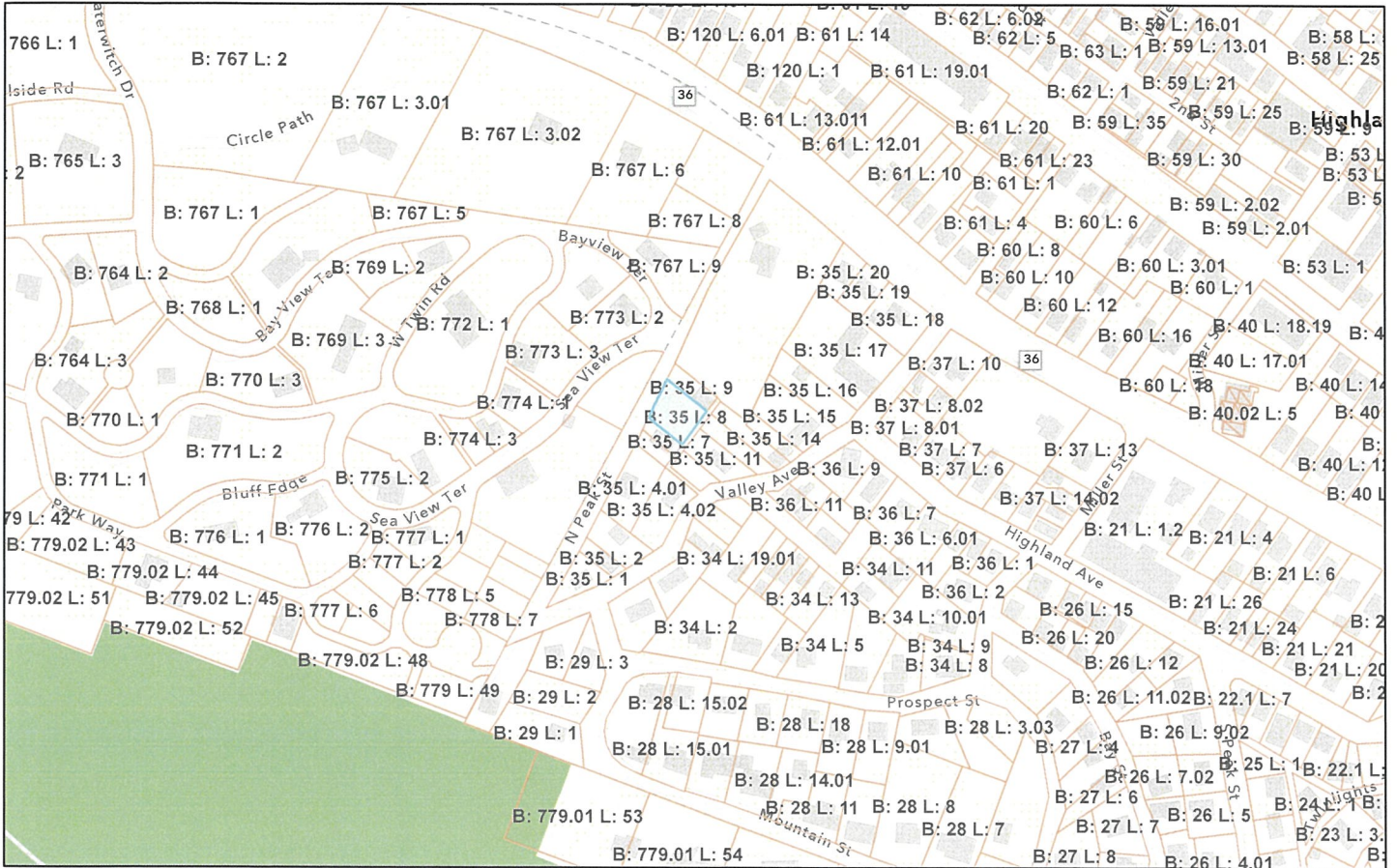
Date 7/26/2024

Scale: 1" = 60'

Drawing: A10

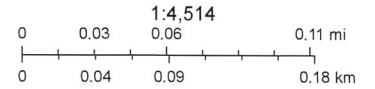


A15. Surface Water Bodies, Wetlands, Water Supply Wells on or Within 500 Feet of the Project.

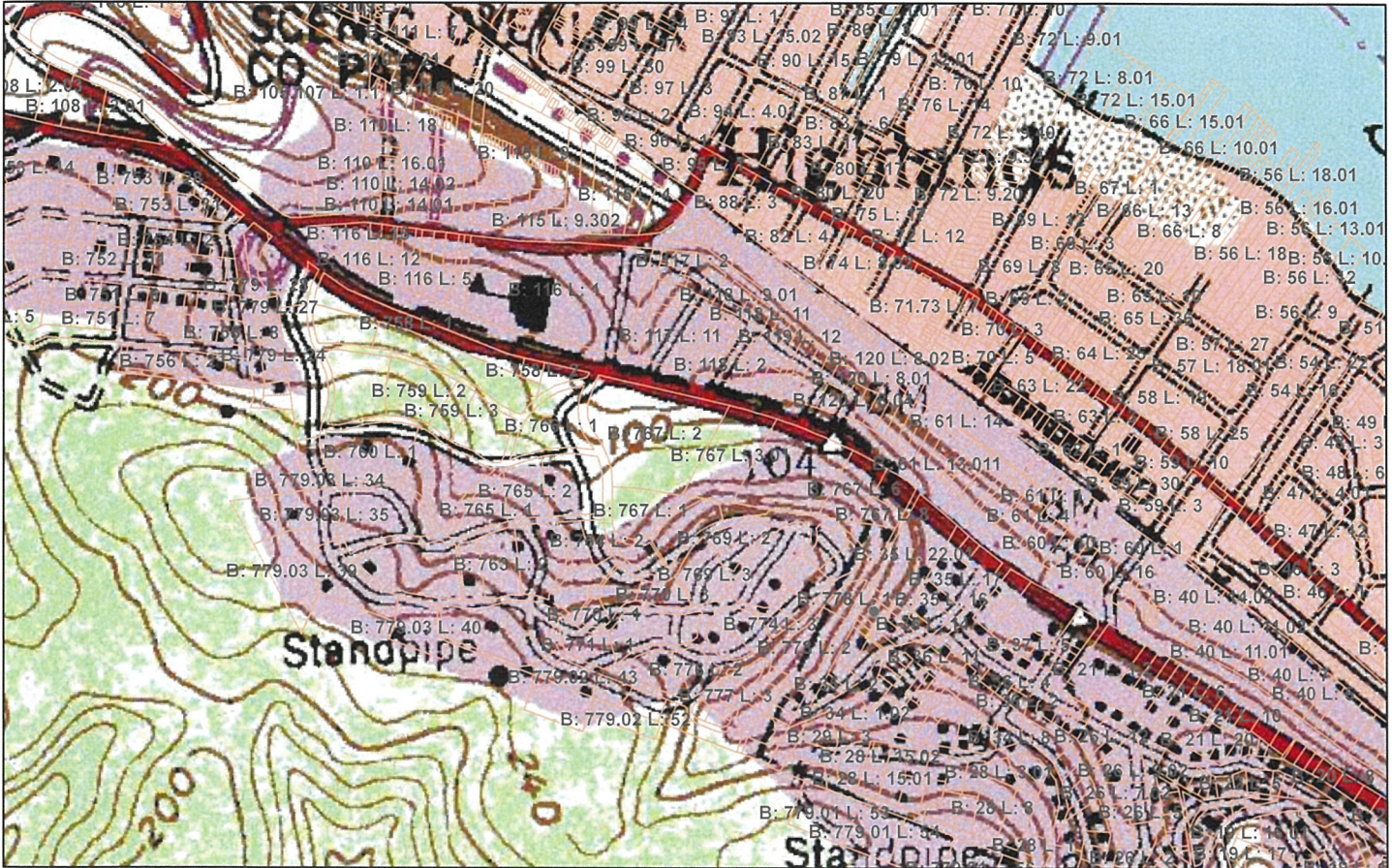


Site Location 32 & 14 North Peak St., Highlands, N.J.
Block: 35 Lots: 8 & 9.

Date: 7/26/2024
Drawing A15.



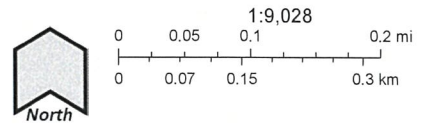
A16. U.S.G.S. Quadrangle Map



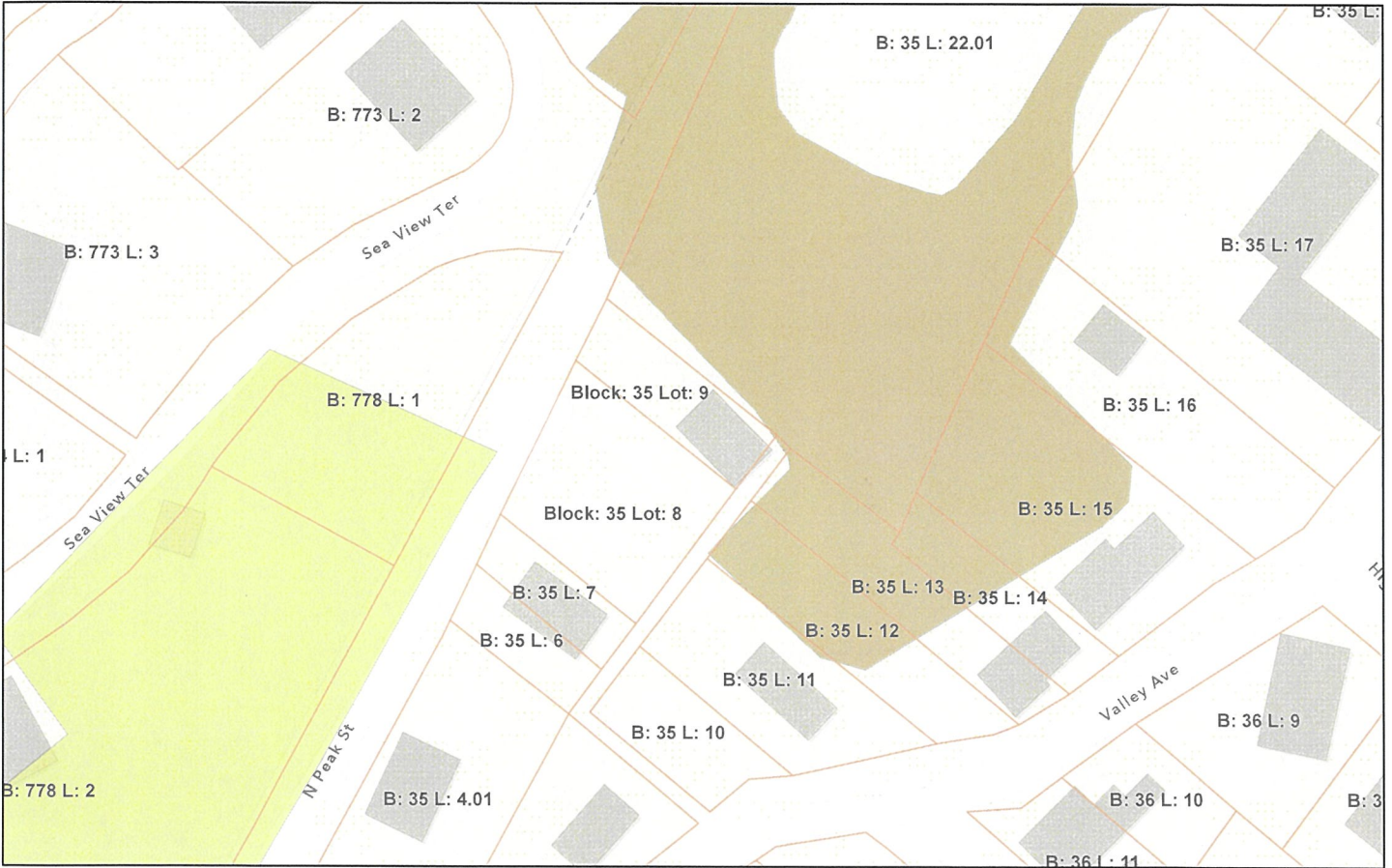
U.S.G.S. Quadrangle Map
 Site Location: 32 & 14 North Peak St.
 Highlands, N.J., Block: 35 Lots: 8 & 9

Date: 7/26/2024

Drawing A16.



B13. Wildlife

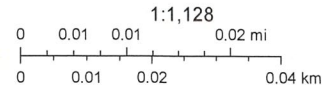


- Rank 1 - Habitat specific requirements
- Rank 2 - Special Concern

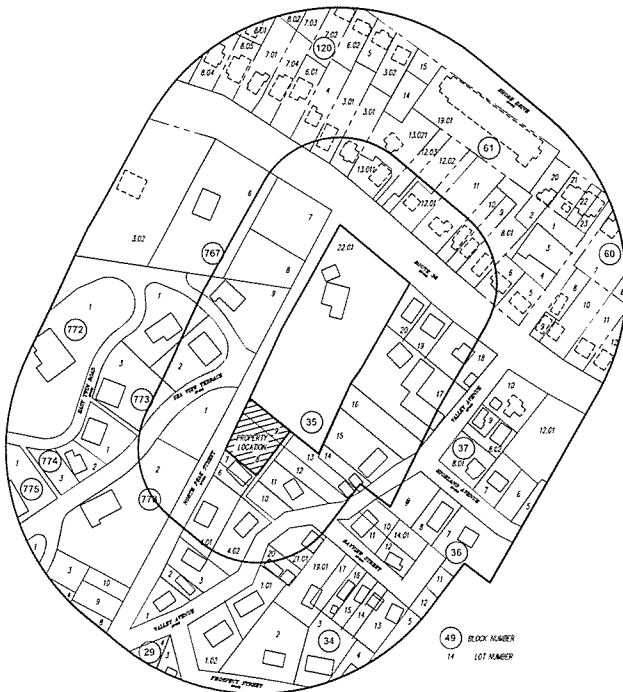
**Site Location: 32 & 14 North Peak St.
Highlands, N.J., Block: 35 Lots: 8 & 9**

Drawing B13.

Date: 7/26/2024



NOTE: A METRIC TYPING AND DIMENSION SET TO MET DIMENSIONS HAS BEEN
 PROVIDED FROM THE METRIC UNIT DIMENSIONS TO BLOCK 33 AND 34.
 IN ORDER TO SHOW CORRECT DIMENSIONS ON DRAWING THIS IS NOT TO BE SET
 AS IT IS THE SURE COPY AND APPROVED BY COUNTY OF NJ. SEE THE SURE COPY AND
 THE BLOCK 33 AND 34 DIMENSIONS TO BE SET BY A SURE COPY AND APPROVED



LIST OF LOTS WITHIN THIS DISTRICT		LIST OF OWNERS WITHIN 200 FEET (SEE INDEX)	
LOT NO.	PROPERTY OWNER	LOT NO.	PROPERTY OWNER
10	ALBERT J. JOHNSON	10	ALBERT J. JOHNSON
11	ALBERT J. JOHNSON	11	ALBERT J. JOHNSON
12	ALBERT J. JOHNSON	12	ALBERT J. JOHNSON
13	ALBERT J. JOHNSON	13	ALBERT J. JOHNSON
14	ALBERT J. JOHNSON	14	ALBERT J. JOHNSON
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31	ALBERT J. JOHNSON	31	ALBERT J. JOHNSON
32	ALBERT J. JOHNSON	32	ALBERT J. JOHNSON
33	ALBERT J. JOHNSON	33	ALBERT J. JOHNSON
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48	ALBERT J. JOHNSON	48	ALBERT J. JOHNSON
49	ALBERT J. JOHNSON	49	ALBERT J. JOHNSON

UTILITY AND GOVERNMENTAL AGENCY TO BE NOTIFIED:
 NJEA
 100 MADISON AVENUE
 FLOOR 20
 NEWARK, NJ 07102
 NEW JERSEY ANNUAL WATER COMPANY
 ATTN: COLLECTION DEPARTMENT
 151 SUPERSTREET AVE
 NEWARK, NJ 07102
 COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
 100 WESTFIELD CENTER DRIVE
 421 SOUTH ST
 SOUTHFIELD, NJ 07074
 VERIZON COMMUNICATIONS
 500 WESTFIELD HWY
 NEWARK, NJ 07102
 TOWNSHIP OF MIDDLETON SEWERAGE AUTHORITY
 1000 S. WASHINGTON ST. SECTION DIRECTOR
 1000 S. WASHINGTON ST. SECTION DIRECTOR
 WALLINGFORD, NJ 07797
 NJ NATURAL GAS COMPANY
 100 WESTFIELD HWY WOODBURY ROAD
 WALL, NJ 07795
 MONMOUTH COUNTY AIRPORT GOVT. AUTHORITY
 4100 SPEEDWAY DIVISION
 100 S. WASHINGTON WAY
 BRIDGEBORO, NJ 07825

Application No. _____ approved/assigned by the Highlands Borough Planning
 Board/Board of Adjustment as a Minor Subdivision on _____ (Date)
 Chairman _____
 Secretary _____

NO METRANS EXIST ON THIS PROPERTY
 DATE 10/20/23 PER ENGINEERING REVIEW COMMENTS
 DATE 5/7/23 ASB COPY

MINOR SUBDIVISION OF
 LOTS 8 & 9 - BLOCK 35
 32 & 14 North Peak Street
 Borough of Highlands
 Monmouth County, New Jersey

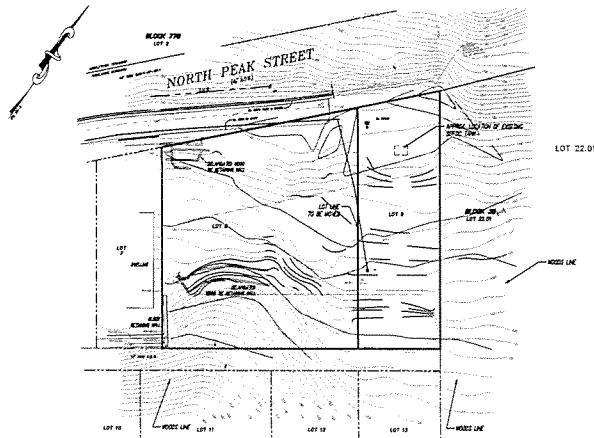
THOMAS P. SANTRY, P.A.
 ONE HUNDRED THIRTY EIGHT EAST RIVER ROAD
 BRUNSWICK, NEW JERSEY 07825
 PHONE (732) 741-4922 FAX (732) 741-0284

PROFESSIONAL ENGINEER'S LICENSE NO. 1387
 THOMAS P. SANTRY, JR., P.E.
 PROFESSIONAL LAND SURVEYOR
 A.S. & C.S. No. 2-233440000

DATE 10/20/23
 SHEET 1 OF 1
 DRAWING NO. 23-024
 BLOCK 35
 3

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NOTE: A NORTH POINT AND DIRECTION NOT TO BE CORNER MARKERS AND ARE
DELETED FROM THE SURVEY RECORD PURSUANT TO P.L.C. 12-10-10
THE SURVEY SHALL BE CONSIDERED AS CORRECT AND VALID AS IF THE USE
OF THE SURVEY POINTS WERE MADE IN ACCORDANCE WITH THE SURVEY ACT
THE SURVEY IS BASED ON THE FACTS THAT I BELIEVE TO BE TRUE AND CORRECT



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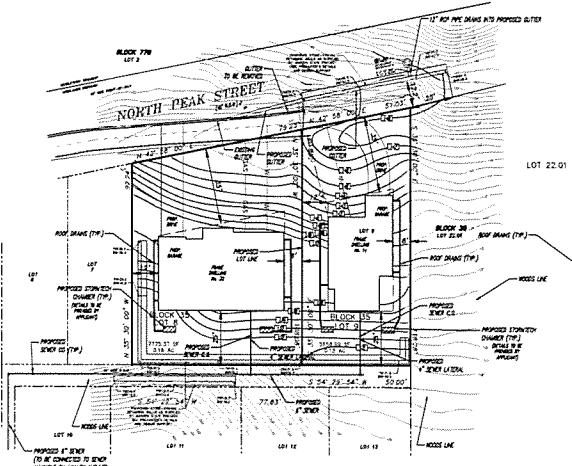
NO DETERMINATION HAS BEEN MADE AS TO THE
PRECISION OR ACCURACY OF THE MEASUREMENTS ON THE
PROPERTY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY
STATEMENTS OR REPRESENTATIONS MADE BY THE OWNER OR
ANY OTHER PARTY TO THIS SURVEY.

THESE NOTES SHALL BE A PART OF THE SURVEY AND
SHALL BE CONSIDERED AS CORRECT AND VALID AS IF THE
SURVEY POINTS WERE MADE IN ACCORDANCE WITH THE
SURVEY ACT.

THE SURVEYOR'S PROFESSIONAL SEAL AND SIGNATURE
SHALL BE PLACED ON THIS SURVEY.

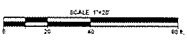
MINOR SUBDIVISION OF LOTS 8 & 9 - BLOCK 35 12 & 14 North Peak Street Borough of Highlands Monmouth County, New Jersey	25-214 12-25 229/152 15 3
THOMAS P. SANTRY, P.A. LAND SURVEYOR ONE HUNDRED TWENTY EAST RIVER ROAD BURLINGTON, NEW JERSEY 07916 PHONE (908) 741-4800 FAX (908) 741-0084	2 3

NOTE: A NORTH-SOUTH AND EAST-WEST SET TO SET CORNER MARKETS AND BEING
 SPACED FROM THE SURFACE OF THE ROAD TO A MINIMUM OF 18 INCHES.
 THE APPROXIMATE CORNER DISTANCE IS SHOWN IN THE PLAN. IT IS THE DUTY OF THE
 SURVEYOR TO VERIFY THE APPROXIMATE DISTANCE BY FIELD MEASUREMENT.
 THE SURVEYOR SHALL BE RESPONSIBLE TO THE FACTS THAT A CORNER FILE ENTRY HAS BEEN MADE.



- NOTES
1. TOPOGRAPHY AND GRADING OBTAINED FROM A CERTAIN MAP DATED FEBRUARY 1950. HOME & LAND DEVELOPMENT CORP. BLOCK 35 LOT 9. SAID MAP WAS DRAWN BY EASTERN CIVIL ENGINEERING, S.A.C. ON 2/17/50. PROJECT NO. 2107950.
 2. SET BACKS SHALL BE PLACED AROUND THE PERIMETER OF THE LIMITS OF DISTURBANCE AND REMAIN UNTIL SOIL IS STABILIZED.
 3. APPLICANT TO REPAIR ANY DAMAGED CURB OR PAVEMENT AS PART OF CONSTRUCTION.
 4. ELEVATIONS SHOWN HEREON REFER TO NAD 83 AMERICAN VERTICAL DATUM OF 1988.
 5. VARIANCE REQUESTED STEEP SLOPES ANALYSIS.

BOROUGH OF HIGHLANDS SCHEDULE OF LIMITATIONS ZONE R-1.01		PROPOSED	
PERMITTED USE		LOT 8	LOT 9
MINIMUM LOT AREA	5,000 SF	2,770.57 SF	2,458.89 SF
MINIMUM LOT DEPTH	100 FT	58.06 FT	71.28 FT
MINIMUM LOT FRONTAGE	50 FT	79.22 FT	51.67 FT
PRINCIPAL STRUCTURE			
MINIMUM FRONT SETBACK	35 FEET	35 FEET	35 FEET
MINIMUM REAR SETBACK	20 FEET	20 FEET	20 FEET
MINIMUM SIDE SETBACK	8 1/2 FEET	8 1/2 FEET	8 1/2 FEET
MAX LOT COVERAGE	50%	N/A	N/A
MAX BUILDING COVERAGE	30%	28.14%	22.24%
MAX BUILDING HEIGHT	30 FEET	N/A	N/A



NO DETERMINATION HAS BEEN MADE AS TO THE
 PRESENCE OR ABSENCE OF POLLUTION ON THIS
 PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED
 HEREON. THE USER WILL BE RESPONSIBLE FOR ANY
 POLLUTION. IT IS THE DUTY OF THE USER TO OBTAIN
 A LICENSE OF THE STATE OF NEW JERSEY.
 ANY VIOLATIONS SHALL BE PUNISHED AS PROVIDED
 BY LAW. 5/13/2021 - PER ENGINEERING REVIEW COMMENTS
 5/13/21

I HEREBY CERTIFY THAT THIS IS A TRUE AND
 ACCURATE SURVEY MADE ON THE GROUNDS THERE
 AND NO ENCUMBRANCES THEREON HAVE BEEN
 PROPERTY LINES EXCEPT AS SHOWN.
 IF THIS DOCUMENT DOES NOT CONTAIN A PRINTED
 PROFESSIONAL SEAL OF THE PROFESSIONAL IT IS NOT
 VALID.

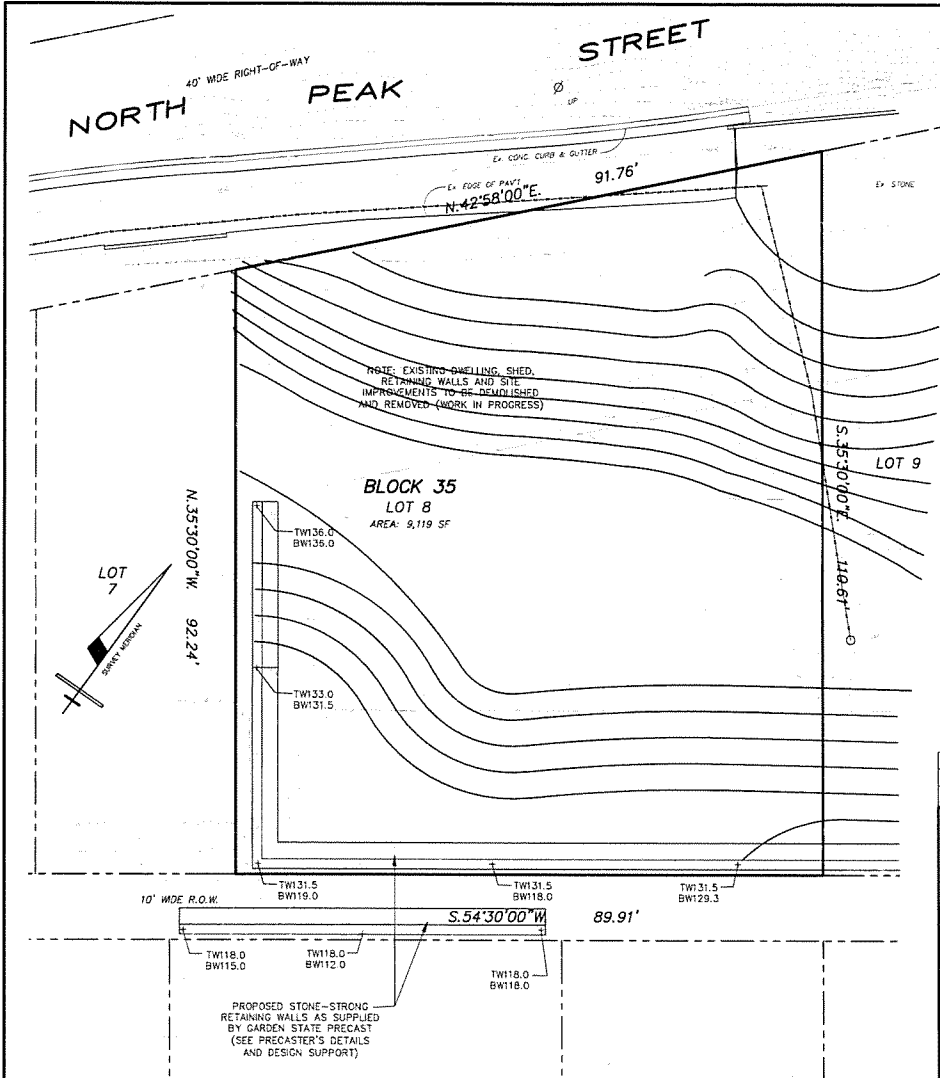
Thomas P. Santry
 THOMAS P. SANTRY, P.E., P.L.S.
 PROFESSIONAL LAND SURVEYOR
 216-842-7676, 216-842-6333

**MINOR SUBDIVISION OF
 LOTS 8 & 9 - BLOCK 35**
 52 & 14 North Peak Street
 Borough of Highlands
 Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
 LAND SURVEYOR
 ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
 BURGON, NEW JERSEY 07705
 PHONE (732) 744-8900 FAX (732) 741-0284

DATE: 5/13/21
 SHEET NO: 33
 TOTAL SHEETS: 33

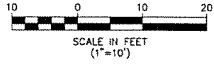
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GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS LOT 8 IN BLOCK 35 AS SHOWN ON SHEET 10 OF THE CURRENT TAX MAP FOR HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY MADE ON THE GROUND BY EASTERN CIVIL ENGINEERING, LLC DATED 04-22-21. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.
3. THE SUBJECT PROPERTY IS SITUATED IN THE R-1-01 RESIDENTIAL ZONE DISTRICT. APPLICANT PROPOSES TO DEMOLISH AND REMOVE EXISTING DWELLING, EXISTING RETAINING WALLS, PAVING AREAS AND EXISTING SITE IMPROVEMENTS, THEN CONSTRUCT A NEW RETAINING WALL AND YARD GRADING IN PREPARATION FOR FUTURE DEVELOPMENT.
4. PROPERTY OWNER'S GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE GRADING AND CONSTRUCTION ACTIVITY. CONTRACTOR SHALL CONTACT N.J. ONE CALL SYSTEM AT (800)772-1000 FOR UTILITY MARK-OUT PRIOR TO EXCAVATION ON-SITE OR WITHIN MUNICIPAL RIGHT-OF-WAY.
5. ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY OR LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND GRADE OF THESE UTILITIES OF OTHER CONSTRUCTION OBSTACLES PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT DESIGN.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, INCLUDING PROVISIONS FOR APPROPRIATE SAFETY DEVICES AND REQUIRED TRAINING.
7. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE LIMITS OF WORK AS SHOWN ON THE PLAN AND SHALL REMAIN IN PLACE UNTIL THE LIMITS OF WORK ARE PERMANENTLY STABILIZED.
8. SOIL SHALL BE PERMANENTLY STABILIZED (SEEDING/SOCCOED) IN ACCORDANCE WITH CURRENT N.J. SOIL EROSION AND SEDIMENT CONTROL STANDARDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. ROOF LEADER DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS AT GRADE TO DIRECT RUNOFF TOWARD THE STREET, SO AS TO NOT IMPACT ADJACENT PROPERTIES.
10. SPECIAL ATTENTION SHALL BE GIVEN TO SWALES TO ENSURE POSITIVE FLOW AND NO PONDING ON PROPERTY.
11. A MINIMUM 2% SLOPE SHALL BE MAINTAINED AWAY FROM BUILDING FOUNDATION.
12. ANY EXISTING CURBS, SIDEWALK, PAVEMENT, UTILITY LINES AND/OR STORM DRAINAGE INFRASTRUCTURE DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AT THE DIRECTION OF THE MUNICIPAL ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. A ROAD OPENING PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO STARTING WORK IN THE RIGHT-OF-WAY, INCLUDING CURBS, DRIVEWAY APPROX. AND/OR SIDEWALK IMPROVEMENTS.
14. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE ADHERENCE TO MUNICIPAL ORDINANCES AND TO FRESHFIELD SOIL CONSERVATION DISTRICT REGULATIONS REGARDING SOIL EROSION AND SEDIMENT CONTROL. MEASURES APPLICANT SHALL COMPLY WITH FEDERAL, STATE, COUNTY, NJDEP AND LOCAL REGULATIONS PRIOR TO ANY CONSTRUCTION ON THE PROPERTY.
15. SHOULD ANY PORTION OF THE POST-DEVELOPMENT IMPROVEMENTS IMPACT DRAINAGE CONDITIONS ON THE LOT OR ADJACENT PROPERTIES, THE APPLICANT WILL BE REQUIRED TO SUBMIT ADDITIONAL AS-BUILT SURVEYS AND SUBSEQUENTLY CORRECT ANY DEFICIENCIES AT THE DIRECTION OF THE BOROUGH ENGINEER.
16. ANY DEVIATIONS FROM THE APPROVED GRADING PLAN, INCLUDING FLIPPING HOUSE AND DRIVEWAY MODIFICATIONS, REQUIRES WRITTEN NOTICE TO THE BOROUGH ENGINEER'S OFFICE AND ARE SUBJECT TO REVIEW.
17. ALL CONSTRUCTION APPROVALS AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ARE SUBJECT TO FINAL INSPECTION BY THE BOROUGH ENGINEER AND BUILDING DEPARTMENT OFFICIALS.

OWNER / APPLICANT:
HOME & LAND DEVELOPMENT CORP.
 88-1 PORTLAND ROAD
 HIGHLANDS, NJ 07732



No.	DATE	REVISION	BY

EASTERN CIVIL ENGINEERING, LLC
 CIVIL ENGINEERING SURVEYING & MAPPING LAND USE PLANNING SITE DESIGN

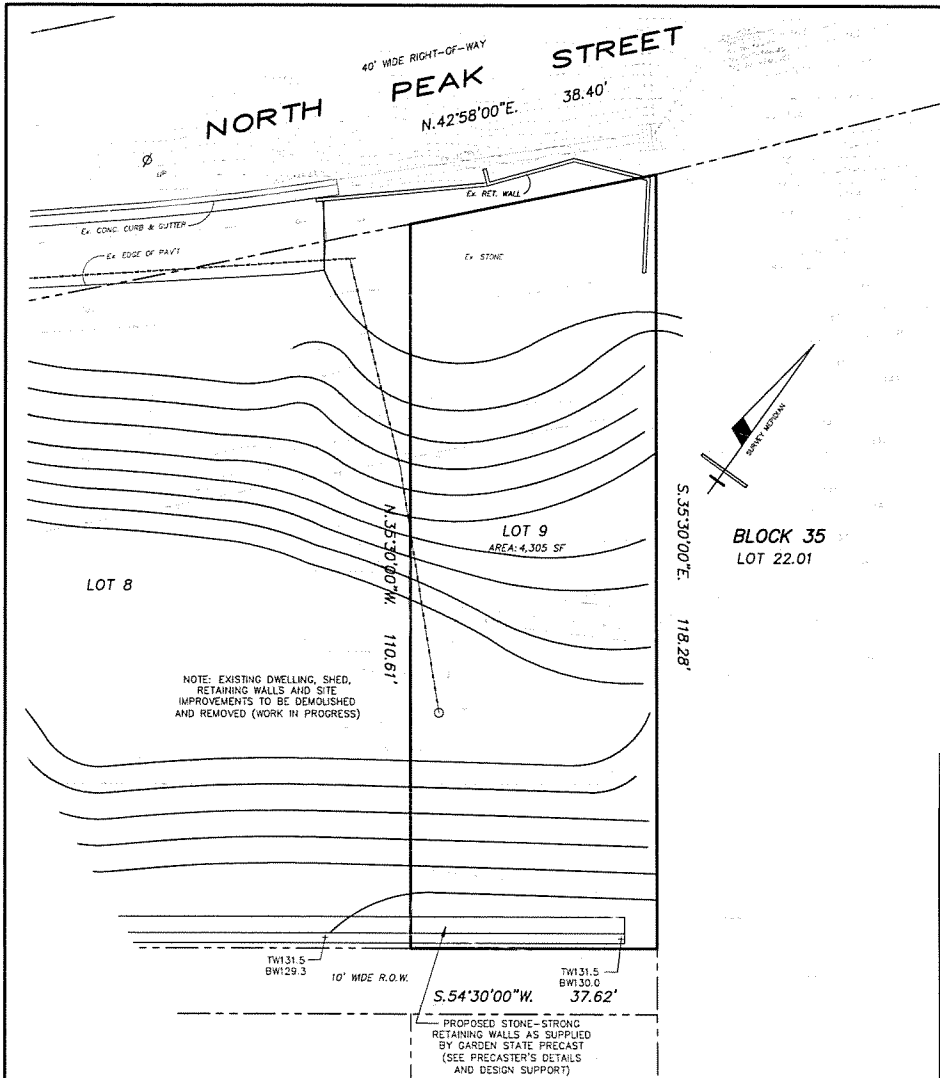
31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736

GRADING PLAN FOR
HOME & LAND DEVELOPMENT CORP.
 BLOCK 35 LOT 8
 TAX MAP SHEET No. 10

HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY

ANDREW R. STOCKTON
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 NEW JERSEY REG. NO. 35405

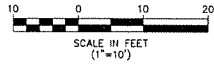
DATE: 2-10-22	SCALE: 1" = 10'	DESIGN BY: ARS	PROJECT NO.: 2101580	SHEET NO.: 1 of 1
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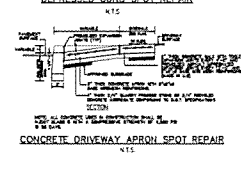
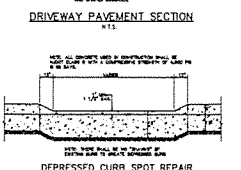
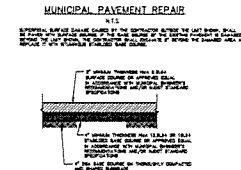
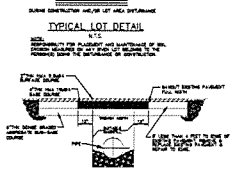
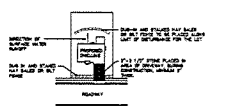
GENERAL NOTES

1. THE SUBJECT PROPERTY IS SHOWN AS LOT 9 IN BLOCK 35 AS SHOWN ON SHEET 10 OF THE CURRENT TAX MAP FOR HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY MADE ON THE GROUND BY EASTERN CIVIL ENGINEERING, LLC DATED 9-25-21. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.
3. THE SUBJECT PROPERTY IS SITUATED IN THE R-1(1) RESIDENTIAL ZONE DISTRICT. APPLICANT PROPOSES TO DEMOLISH AND REMOVE EXISTING DWELLING, EXISTING RETAINING WALLS, PARKING AREAS AND EXISTING SITE IMPROVEMENTS THEN CONSTRUCT A NEW RETAINING WALL AND YARD GRADING IN PREPARATION FOR FUTURE DEVELOPMENT.
4. PROPERTY OWNER'S GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE GRADING AND CONSTRUCTION. ACTIVITY CONTRACTOR SHALL CONTACT NJ ONE CALL SYSTEM AT (800)772-1000 FOR UTILITY MARK-OUT PRIOR TO EXCAVATION OR SITE SET WITHIN MUNICIPAL RIGHTS-OF-WAY.
5. ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY OR LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND DEPTH OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT DESIGN.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, INCLUDING PROVISIONS FOR APPROPRIATE SAFETY DEVICES AND REQUIRED TRAINING.
7. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE LIMITS OF WORK AS SHOWN ON THE PLAN AND SHALL REMAIN IN PLACE UNTIL THE LIMITS OF WORK ARE PERMANENTLY STABILIZED.
8. SOIL SHALL BE PERMANENTLY STABILIZED (SEEDED/SOCCOED) IN ACCORDANCE WITH CURRENT NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. ROOF LEADER DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS AT GRADE TO DIRECT RUNOFF TOWARD THE STREET, SO AS TO NOT IMPACT ADJACENT PROPERTIES.
10. SPECIAL ATTENTION SHALL BE GIVEN TO CHANGES TO ENSURE POSITIVE RUNOFF AND NO PONDING ON PROPERTY.
11. A MINIMUM 2% SLOPE SHALL BE MAINTAINED AWAY FROM BUILDING FOUNDATION.
12. ANY EXISTING CURB, SIDEWALK, PAVEMENT, UTILITY LINES AND/OR STORM DRAINAGE INFRASTRUCTURE DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AT THE DIRECTION OF THE MUNICIPAL ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. A ROAD OPENING PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO STARTING WORK IN THE RIGHT-OF-WAY, INCLUDING CURB, DRIVEWAY APPROX. AND/OR SIDEWALK IMPROVEMENTS.
14. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE ADHERENCE TO MUNICIPAL ORDINANCES AND TO FRESHFOLD SOIL CONSERVATION DISTRICT REGULATIONS REGARDING SOIL EROSION AND SEDIMENT CONTROL. MEASURES APPLICANT SHALL COMPLY WITH FEDERAL, STATE, COUNTY, NJDEP AND LOCAL REGULATIONS PRIOR TO ANY CONSTRUCTION ON THE PROPERTY.
15. SHOULD ANY PORTION OF THE POST-DEVELOPMENT IMPROVEMENTS IMPACT DRAINAGE CONDITIONS ON THE LOT OR ADJACENT PROPERTIES, THE APPLICANT SHALL BE REQUIRED TO SUBMIT ADDITIONAL AS-BUILT SURVEYS AND SUBSEQUENTLY CORRECT ANY DEFICIENCIES AT THE DIRECTION OF THE BOROUGH ENGINEER.
16. ANY DEVIATIONS FROM THE APPROVED GRADING PLAN, INCLUDING FLIPPING HOUSE AND DRIVEWAY MODIFICATIONS, REQUIRE WRITTEN NOTICE TO THE BOROUGH ENGINEER'S OFFICE AND ARE SUBJECT TO REVIEW AND APPROVAL.
17. ALL CONSTRUCTION APPROVALS AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ARE SUBJECT TO FINAL INSPECTION BY THE BOROUGH ENGINEER AND BUILDING DEPARTMENT OFFICIALS.

OWNER / APPLICANT:
 HOME & LAND DEVELOPMENT CORP.
 88-1 PORTLAND ROAD
 HIGHLANDS, NJ 07732



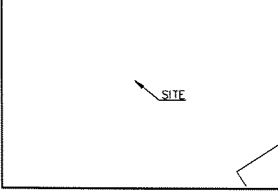
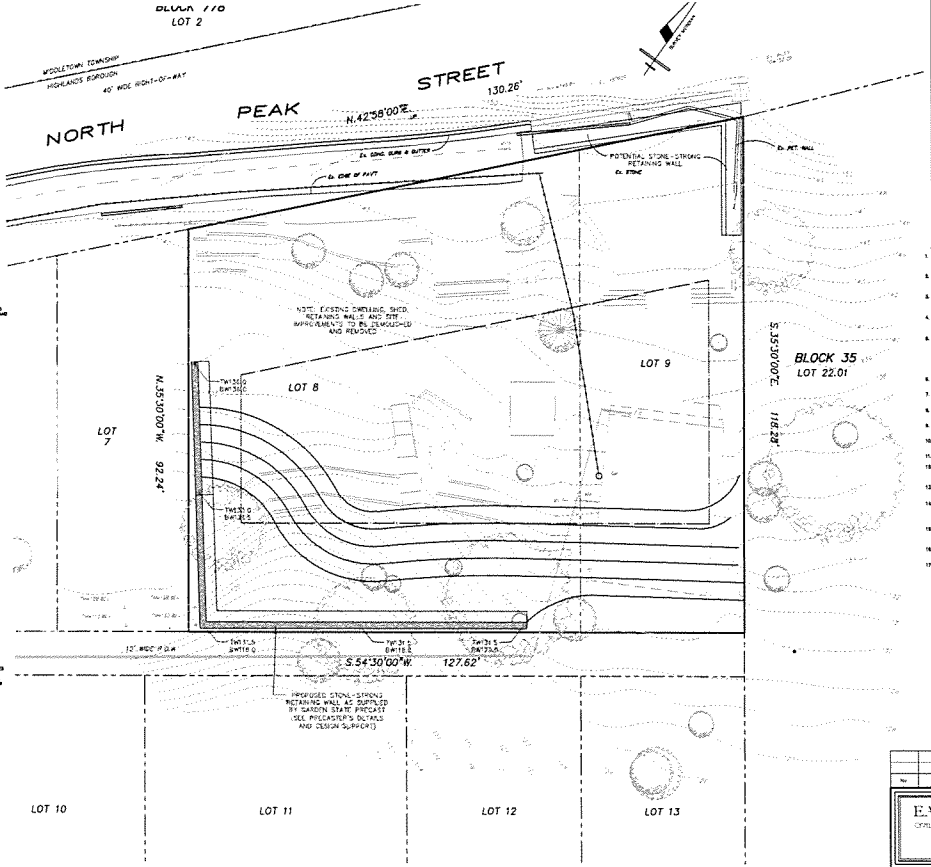
No.	DATE	REVISION	BY
EASTERN CIVIL ENGINEERING, LLC CIVIL ENGINEERING SURVEYING & MAPPING LAND USE PLANNING SITE DESIGN 31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736			
GRADING PLAN FOR HOME & LAND DEVELOPMENT CORP. BLOCK 35 LOT 9 TAX MAP SHEET No. 10			ANDREW R. STOCKTON PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY REG. NO. 35405
DATE:	SCALE:	DESIGN BY:	PROJECT NO.:
2-10-22	1" = 10'	ARS	2101980
			SHEET NO. 1 of 1



ZONE DATA

PARAMETER	REQUIREMENT	COMPLIANCE
MINIMUM LOT AREA	8,000 SQ FT	N/A
MINIMUM LOT FRONTAGE	30 FT	N/A
MINIMUM LOT DEPTH	100 FT	N/A
MINIMUM FRONT YARD SETBACK	25 FT	N/A
MINIMUM SIDE YARD SETBACK	5 FT	N/A
MINIMUM REAR YARD SETBACK	10 FT	N/A
MINIMUM BUILDING HEIGHT	35 FT	N/A
MINIMUM BUILDING FOOTPRINT	750 SQ FT	N/A
MINIMUM LOT COVERAGE	10%	N/A

(1) = PRE-EXISTING NON-COMPLIANT CONDITION
(2) = REQUIRED MINIMUM
* = 25 FT OF AVERAGE OF EXISTING FRONT YARD SETBACK WITHIN 200 FT



- GENERAL NOTES**
- THE SUBJECT PROPERTY IS SHOWN AS LOT 8 AND IS TO BE USED AS A RESIDENTIAL SINGLE-FAMILY DWELLING. THE SUBJECT PROPERTY IS TO BE USED AS A RESIDENTIAL SINGLE-FAMILY DWELLING. THE SUBJECT PROPERTY IS TO BE USED AS A RESIDENTIAL SINGLE-FAMILY DWELLING.
 - EXISTING UTILITIES ARE SHOWN AS DOTTED LINES. THE LOCATION OF UTILITIES IS TO BE VERIFIED BY THE APPLICANT PRIOR TO CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES. THE APPLICANT IS RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES.
 - THE SUBJECT PROPERTY IS TO BE USED AS A RESIDENTIAL SINGLE-FAMILY DWELLING. THE SUBJECT PROPERTY IS TO BE USED AS A RESIDENTIAL SINGLE-FAMILY DWELLING. THE SUBJECT PROPERTY IS TO BE USED AS A RESIDENTIAL SINGLE-FAMILY DWELLING.
 - PROPOSED STONE-STRONG RETAINING WALL IS TO BE CONSTRUCTED AS SHOWN. THE WALL IS TO BE CONSTRUCTED AS SHOWN. THE WALL IS TO BE CONSTRUCTED AS SHOWN.
 - CONCRETE DRIVEWAY APRON IS TO BE CONSTRUCTED AS SHOWN. THE APRON IS TO BE CONSTRUCTED AS SHOWN. THE APRON IS TO BE CONSTRUCTED AS SHOWN.
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 - CONCRETE DRIVEWAY APRON SPOT REPAIR IS TO BE CONSTRUCTED AS SHOWN. THE SPOT REPAIR IS TO BE CONSTRUCTED AS SHOWN. THE SPOT REPAIR IS TO BE CONSTRUCTED AS SHOWN.
 - DEPRESSED CURB SPOT REPAIR IS TO BE CONSTRUCTED AS SHOWN. THE SPOT REPAIR IS TO BE CONSTRUCTED AS SHOWN. THE SPOT REPAIR IS TO BE CONSTRUCTED AS SHOWN.
 - MUNICIPAL PAVEMENT REPAIR IS TO BE CONSTRUCTED AS SHOWN. THE REPAIR IS TO BE CONSTRUCTED AS SHOWN. THE REPAIR IS TO BE CONSTRUCTED AS SHOWN.
 - TYPICAL LOT DETAIL IS TO BE CONSTRUCTED AS SHOWN. THE DETAIL IS TO BE CONSTRUCTED AS SHOWN. THE DETAIL IS TO BE CONSTRUCTED AS SHOWN.

OWNER / APPLICANT:
HOME & LAND DEVELOPMENT CORP.
88-1 PORTLAND ROAD
HIGHLANDS, NJ 07732

SCALE IN FEET
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NO.	DATE	REVISION	BY

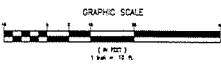
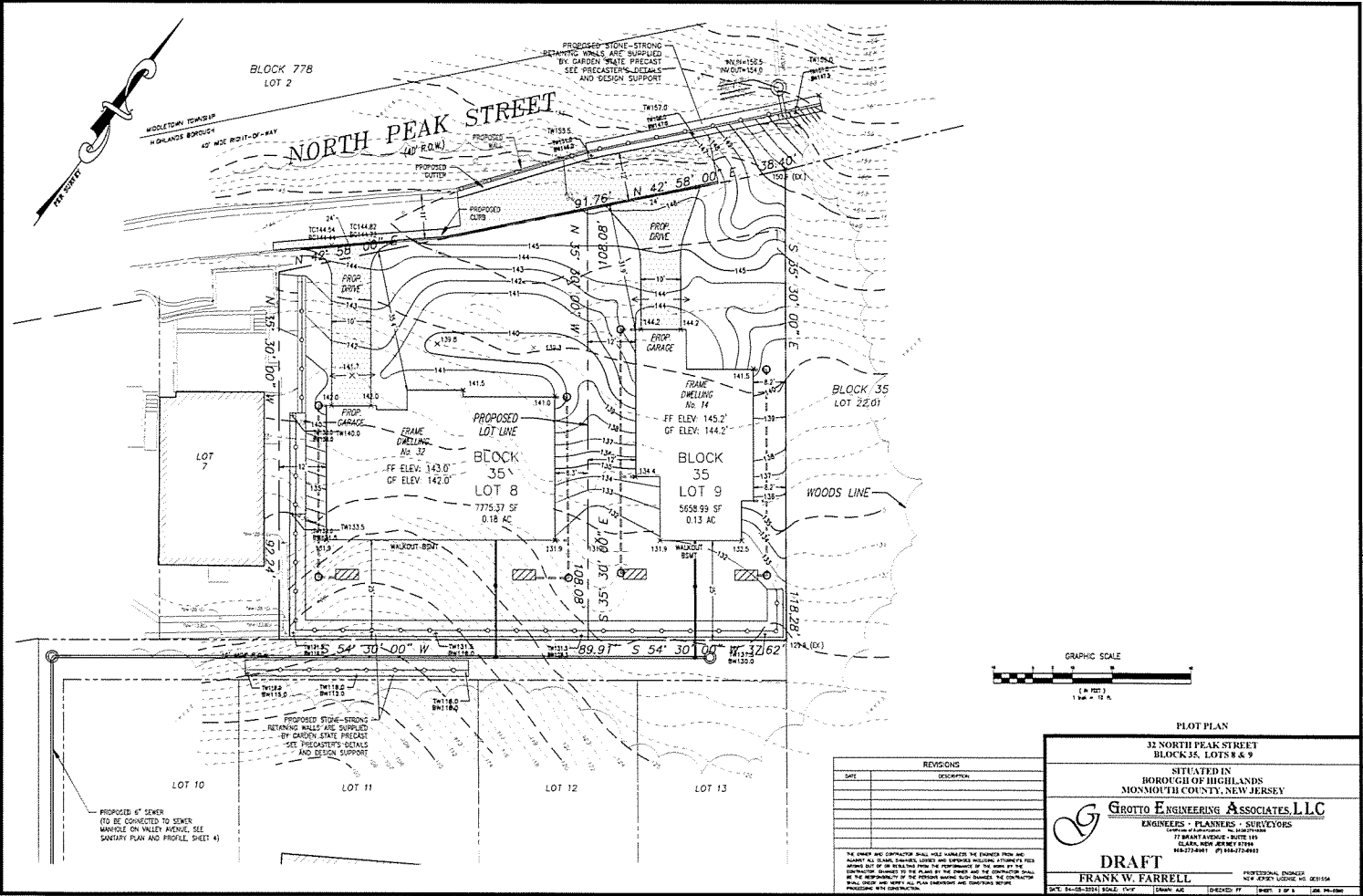
EASTERN CIVIL ENGINEERING, LLC
CERT. ENGINEERED DESIGNER - CIVIL ENGINEER LICENSE NO. 10786
30 GRAND TOWER, HIGHLANDS, NJ 07732 PHONE: 201-971-7770

PRELIMINARY GRADING WORKSHEET FOR
HOME & LAND DEVELOPMENT CORP.
BLOCK 35 LOTS 8 AND 9
1" = 20' SHEET NO. 12
HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY

DRAFT

ANDREW R. STOCKTON
REGISTERED CIVIL ENGINEER LICENSE NO. 10786
NEW JERSEY

DATE	SCALE	PROJECT	DATE	NO.
10-23-21	1" = 20'	MS	2/2/20	1 of 1



LOT PLAN

33 NORTH PEAK STREET
BLOCK 35, LOTS 8 & 9

SITUATED IN
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY

GROTTO ENGINEERING ASSOCIATES, LLC

ENGINEERS - PLANNERS - SURVEYORS
CORPORATE OFFICES: 77 BRANT AVENUE, SUITE 100
GLASSBORO, NEW JERSEY 07814
908.277.8401 / 973.947.7863

DRAFT

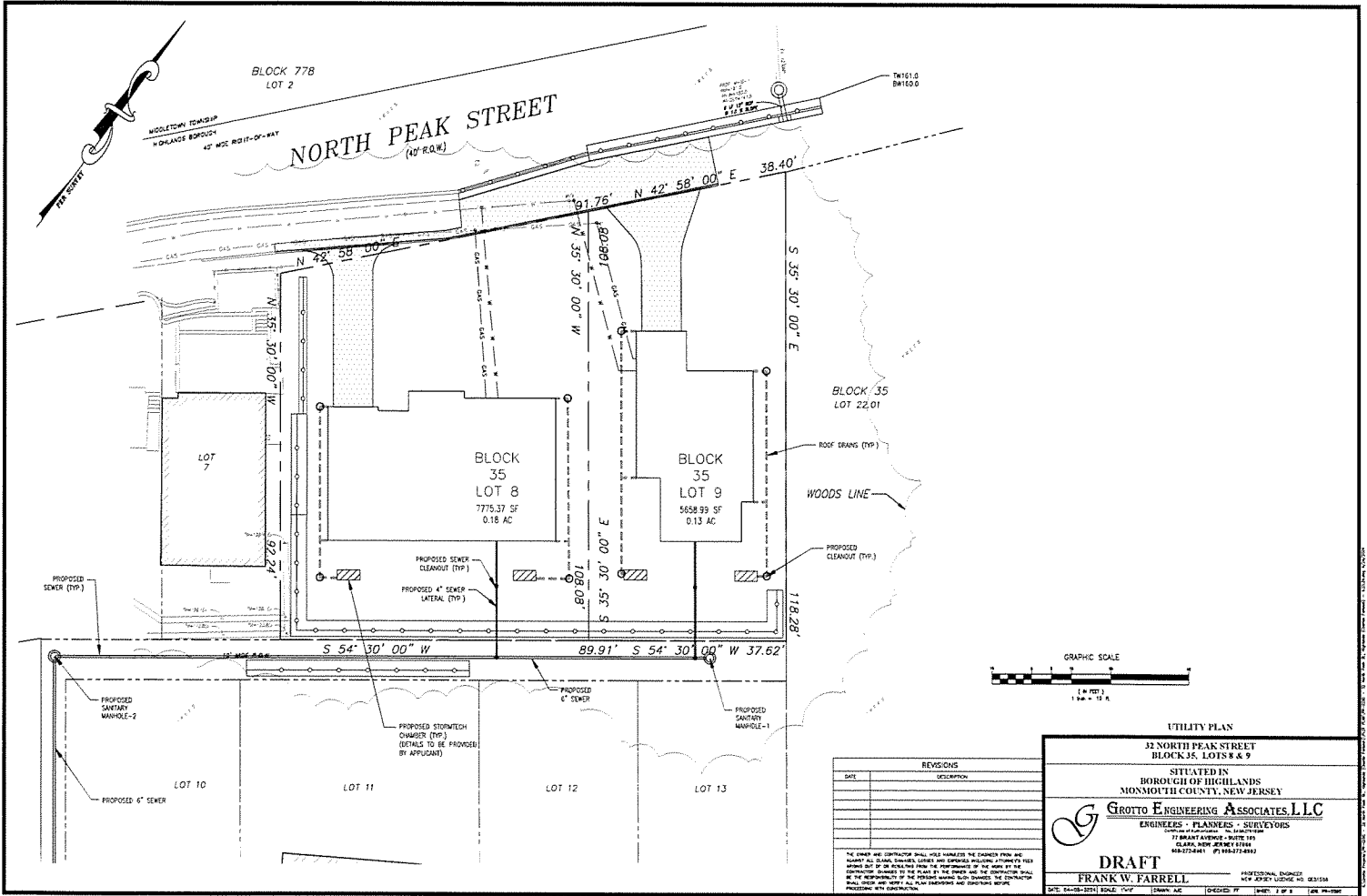
FRANK W. FARRELL

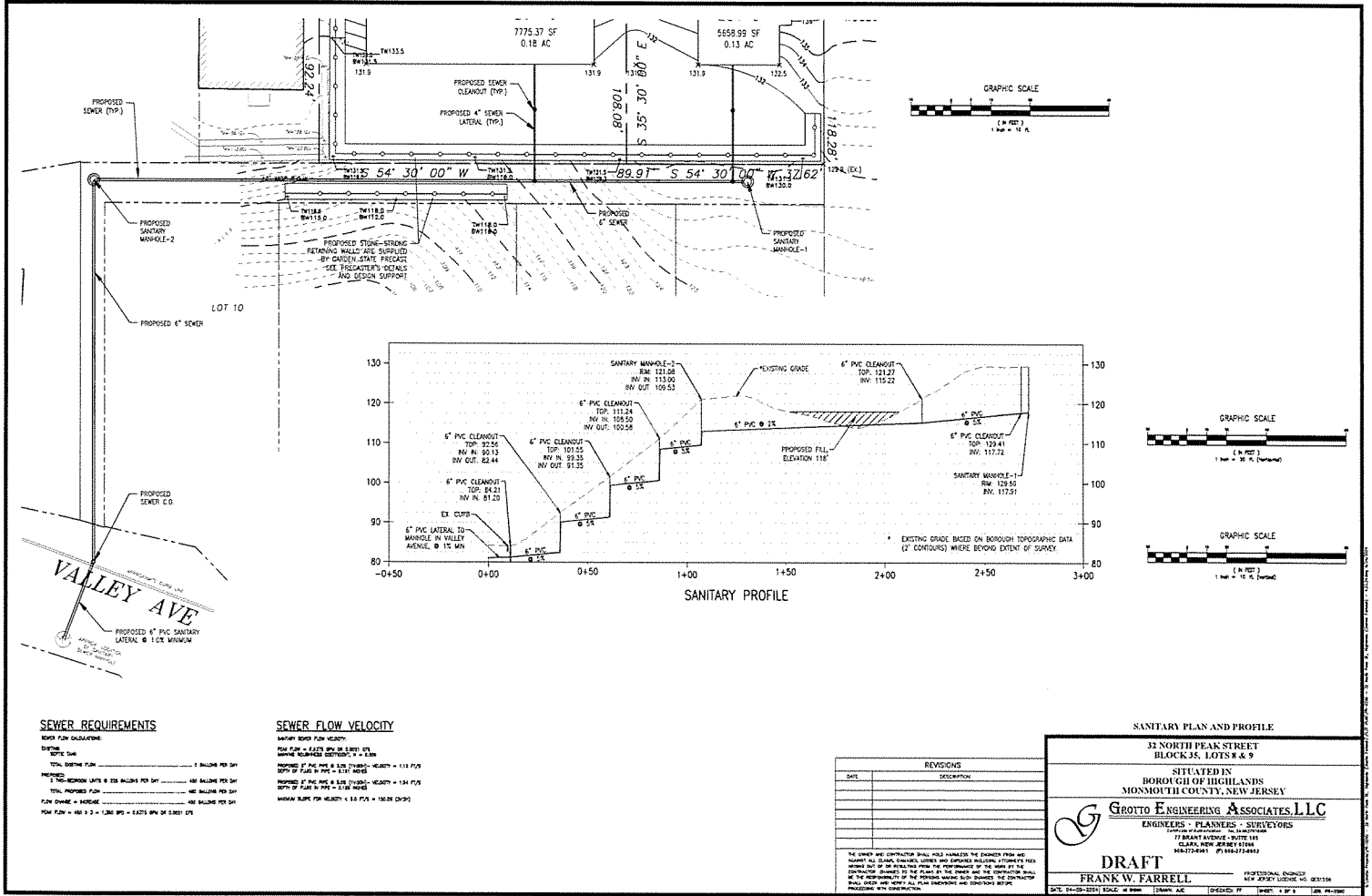
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 0E31554

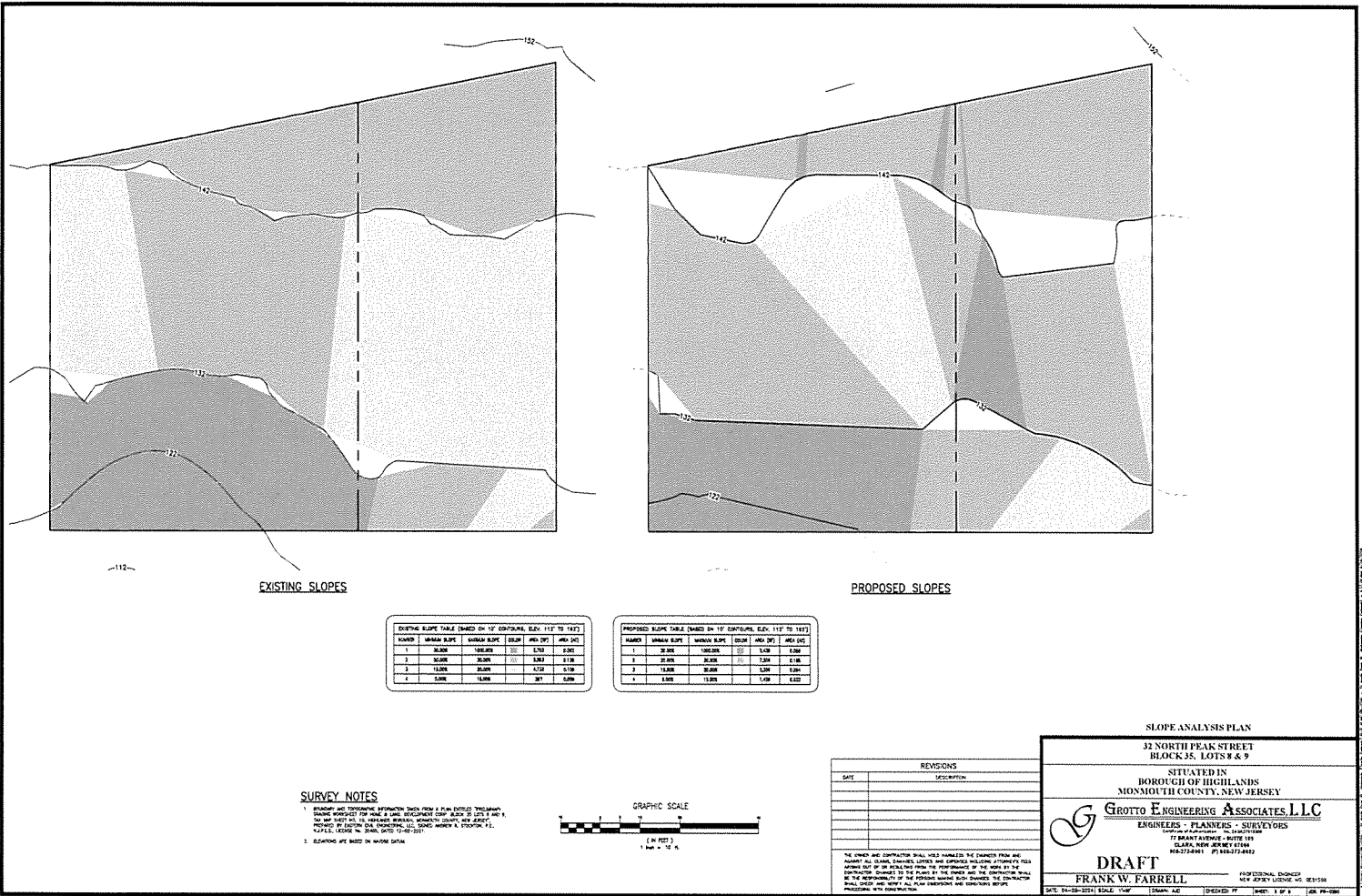
REVISIONS	
DATE	DESCRIPTION

THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER TO THE OWNER. THE ENGINEER SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE FIELD DATA AND RECORDS OF THE ENGINEER AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. PROFESSIONAL W-9 ON FILE.

DATE: 04-08-2021 8:52AM TYPED: DWG: ALC CHECKED: FV SHEET: 2 OF 3 JOB: 04-2021







EXISTING SLOPES

EXISTING SLOPE TABLE (BASED ON 10' CONTIGUOUS, ELEV. 112' TO 147')

ROW#	STARTING SLOPE	ENDING SLOPE	DEPTH	MIN. DIST.	MAX. DIST.
1	3:1	1:1	1.5'	1.5'	2.0'
2	3:1	3:1	1.5'	1.5'	2.0'
3	1:1	3:1	1.5'	1.5'	2.0'
4	3:1	1:1	1.5'	1.5'	2.0'

PROPOSED SLOPES

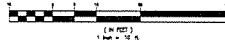
PROPOSED SLOPE TABLE (BASED ON 10' CONTIGUOUS, ELEV. 112' TO 147')

ROW#	STARTING SLOPE	ENDING SLOPE	DEPTH	MIN. DIST.	MAX. DIST.
1	3:1	1:1	1.5'	1.5'	2.0'
2	3:1	3:1	1.5'	1.5'	2.0'
3	1:1	3:1	1.5'	1.5'	2.0'
4	3:1	1:1	1.5'	1.5'	2.0'

SURVEY NOTES

1. EXISTING AND PROPOSED SLOPES DERIVED FROM A PLAN DATUMED TO THE MEAN SEA LEVEL DATUM. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. SLOPES ARE BASED ON A 10' HORIZONTAL DISTANCE.

GRAPHIC SCALE



REVISIONS	
DATE	DESCRIPTION

THE OWNER AND CONTRACTOR SHALL HOLD THE ENGINEER FREE FROM ALL LIABILITY FOR DAMAGES, LOSSES AND EXPENSES INCURRED BY THEM AS A RESULT OF ANY NEGLIGENCE OR OTHER BREACH OF THE DUTY OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE OWNER AND CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE OWNER AND CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE OWNER AND CONTRACTOR.

SLOPE ANALYSIS PLAN

32 NORTH PEAK STREET
BLOCK 35, LOTS 8 & 9

SITUATED IN
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY

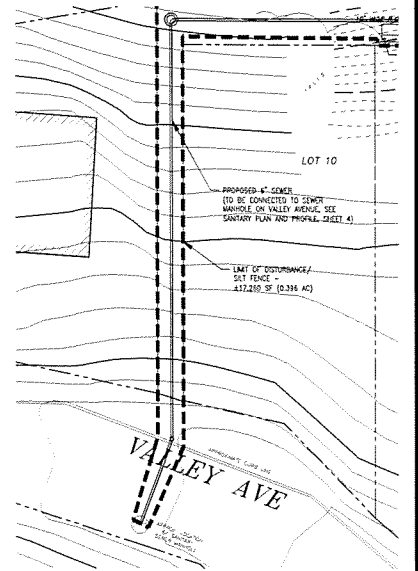
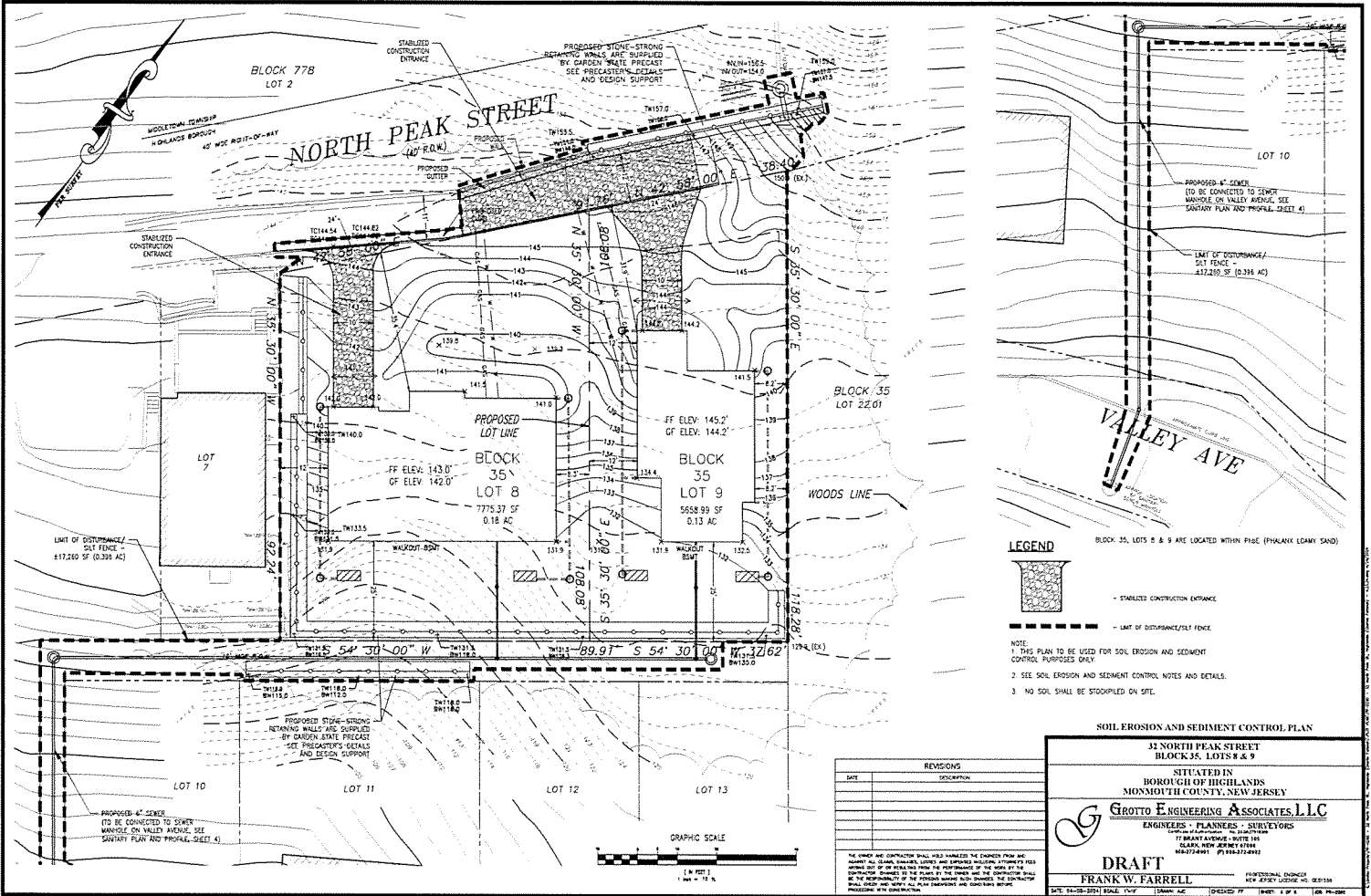
Grotto Engineering Associates, LLC
ENGINEERS - PLANNERS - SURVEYORS
CORPORATE OFFICE: 1000 ROUTE 100
FREEHOLD, NEW JERSEY 07728
PHONE: 732-249-1100

DRAFT

FRANK W. FARRELL

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 282554

DATE: 04-20-2011 SCALE: 1"=40' DRAWN: A.C. CHECKED: F.F. SHEET: 1 OF 1 L&S: PW-2006



LEGEND

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE/SILT FENCE

NOTE:

1. THIS PLAN TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
2. SEE SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
3. NO SOIL SHALL BE STOCKPILED ON SITE.

SOIL EROSION AND SEDIMENT CONTROL PLAN

31 NORTH PEAK STREET
BLOCK 35, LOTS 8 & 9

SITUATED IN
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY

Grotto Engineering Associates, LLC
ENGINEERS - PLANNERS - SURVEYORS
17 GREAT AVENUE, SUITE 100
GLAXO, NEW JERSEY 07038
908.274.8100

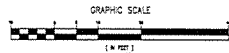
DRAFT
FRANK W. FARRELL

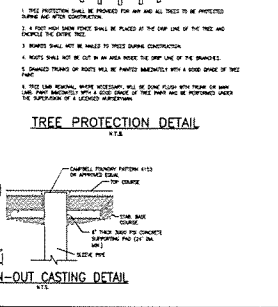
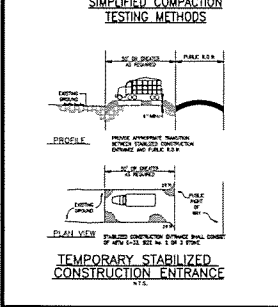
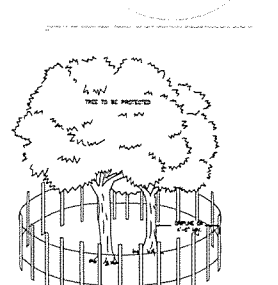
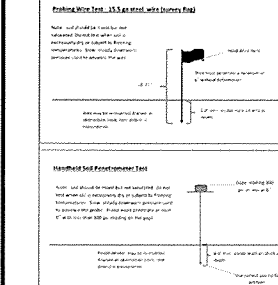
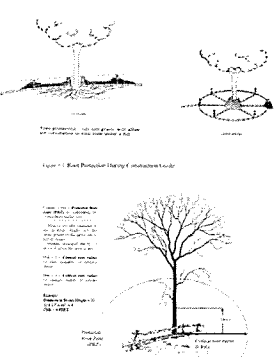
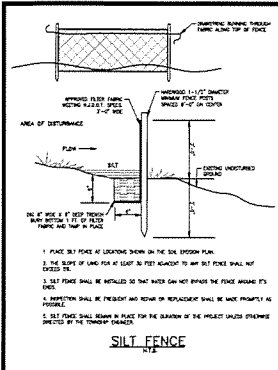
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 281334

DATE: 04-28-2021 SCALE: 1"=40' DRAWN: ALC CHECKED: FF (DATE: 4-29-21) JOB: 19-004

REVISIONS	
DATE	DESCRIPTION

THE OWNER AND CONTRACTOR SHALL HOLD UNLIMITED THE CONTRACTOR FROM BE RESPONSIBLE FOR ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR FROM THIS PLAN AND THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.





SEEDING SCHEDULE

- 1. SEEDING SCHEDULE SHALL BE AS FOLLOWS:
1.1 SEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
1.2 SEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
1.3 SEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

SLOPE STABILIZATION NOTES

- 1. SLOPE STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. SLOPE STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

CONSTRUCTION SCHEDULE

- 1. CONSTRUCTION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. CONSTRUCTION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

SOIL EROSION NOTES

- 1. SOIL EROSION CONTROL SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. SOIL EROSION CONTROL SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

SOIL DECOMPACTION AND TESTING REQUIREMENTS

- 1. SOIL DECOMPACTION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. SOIL DECOMPACTION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

MULCHING NOTES

- 1. MULCHING SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. MULCHING SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

DUST CONTROL NOTES

- 1. DUST CONTROL SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. DUST CONTROL SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

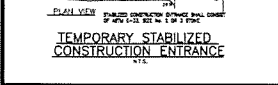
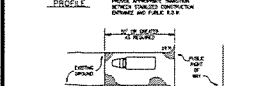
VEGETATIVE COVER MAINTENANCE NOTES

- 1. VEGETATIVE COVER MAINTENANCE SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. VEGETATIVE COVER MAINTENANCE SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

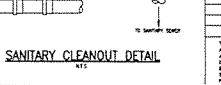
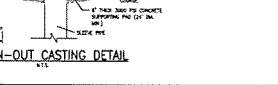
GENERAL SOIL EROSION NOTES:

- 1. GENERAL SOIL EROSION CONTROL SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
2. GENERAL SOIL EROSION CONTROL SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.

SIMPLIFIED COMPACTION TESTING METHODS



TREE PROTECTION DETAIL



SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
32 NORTH PEAK STREET
BLOCK 35, LOTS 8 & 9
GROTTO ENGINEERING & ASSOCIATES, LLC
ENGINEERS PLANNERS SURVEYORS
FRANK W. FARRELL