

# MANASQUAN PLANNING BOARD MEETING AGENDA

**JUNE 20, 2023 4:00 PM – TUESDAY**

Please take notice that the Manasquan Planning Board will convene an in person meeting on June 20, 2023 4:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

## **Join Zoom Meeting**

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLQS9TRVBIWHVtbUd3Zz09>

**OR**

**Tel – 1-646 876 9923 US (New York)**

**Meeting ID: 824 329 9920**

**Passcode: 365120**

## **PUBLIC MEETING**

Salute to the Flag

Roll Call

Sunshine Law Announcement

## **APPLICATION**

1. #10-2023 Henry, James & Sarah and 83 Morris Ave. LLC - 85 Morris Avenue - Block 71 Lots 108,3.02 & 110.01

## **OTHER BUSINESS**

Comments from individual board members

2. Executive Session - Manasquan Planning Board v. Atlantic View Cemetery

## **ADJOURNMENT**

June 16, 2023

Barbara Ilaria, Secretary  
Manasquan Borough Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Re: Boro File No. MSPB-R2090  
Variance – Henry  
Block 71, Lot 108 & 110.01  
85 Morris Avenue  
R-2 Single-Family Residential Zone  
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Plot Plan, prepared by James Henry, PE, dated November 19, 2019, last revised June 27, 2022.
2. Plot Plan & Grading Plan, prepared by James Henry, PE, dated April 26, 2022.
3. Plot Plan, also labeled “Fence Sketch” prepared by James Henry, PE, dated November 19, 2019, last revised June 27, 2022.
4. Survey of Property, prepared by Craig Black, PLS, dated June 8, 2018, last revised March 17, 2020.
5. Survey of Property, prepared by Craig Black, PLS, dated June 8, 2018, last revised June 2, 2021 which delineates the wetlands flags and 50’ buffer.

The property is located in the R-2 Single-Family Residential Zone with frontage on Morris Avenue. With this application, the applicant proposes to construct a fence on top of the existing retaining walls in the rear yard of the existing lot. This application is deemed complete on June 16, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk (‘c’) variance is required as part of this application:



Re: Boro File No. MSPB-R2090  
Variance – Henry  
Block 71, Lot 108 & 110.01

June 16, 2023  
Sheet 2

- a. A maximum fence height of 6 feet is permitted from the existing grade, whereas a 6-foot-high PVC fence is proposed on top of a three foot high retaining wall along a portion of either side property line in the rear yard.
3. The following non-conformities exist on Lot 108 & 110.01 and are not proposed to be modified as part of this application:
  - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.3 feet exists.
  - b. A minimum accessory shed rear setback of 3 feet is required, whereas a setback of 0.4 feet exists.
4. The applicant has proved a history of the permits obtained from the NJDEP for the existing and proposed activity on the property.
5. It appears that no trees will be removed as part of this application.
6. Any curb and sidewalk must be replaced along Morris Avenue as necessary.
7. All necessary building permits must be obtained prior to construction.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Albert Yodakis", written over a horizontal line.

ALBERT D. YODAKIS, P.E., P.P.  
PLANNING BOARD ENGINEER  
BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney  
James Henry, PE  
85 Morris Avenue, Manasquan, NJ 08736

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0541  
Fax 732-223-1300

EDWARD G. DONOVAN  
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA  
Supervisor of Code Enforcement

THOMAS F. FLARITY  
Municipal Administrator

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

STEVEN J. WINTERS  
Construction Official

**APPLICATION TO THE PLANNING BOARD**

\*Applicant's Name: James E. Henry / Sarah C. Henry & 83 Morris Ave LLC

\*Applicant's Address: 85 Morris Avenue

\*Telephone Number: Home: \_\_\_\_\_ Cell: 7326161867

\*e-mail Address: rujimhenry@gmail.com

\*Property Location: 85 Morris Avenue & 83 Morris Avenue

\*Block: 71 Lot: 108, 3.02, & 110.01

\*Type of Application: variance for fence height / putting 6 FT fence on top of existing wall  
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-  
Site Plan Approval

\*Date of Zoning Officer's Denial Letter: 5/15/2023  
Attach Zoning Permit Application

\*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

\*Is the Applicant the Landowner? yes

\*Does the Applicant own any adjoining land? no

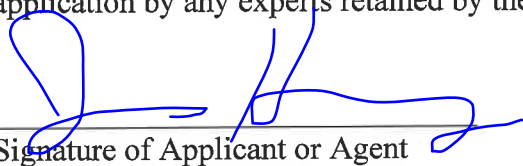
\*Are the property taxes paid to date? yes

\*Have there been any previous applications to the Planning Board concerning this property? no  
(Attach copy)

\*\*Are there any Deed Restrictions, Easements, or Covenants affecting this  
property? no

(Attach copy)

\*The applicant agrees to be responsible for and pay for the costs entailed in the review of this  
application by any experts retained by the Planning Board for advice in this matter.

  
Signature of Applicant or Agent

5/18/2023  
Date

06/2021

BOROUGH HALL  
201 EAST MAIN STREET

EDWARD G. DONOVAN  
Mayor

THOMAS F. FLARITY  
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

732-223-0544  
Fax 732-223-1300

FRANK F. DiROMA  
Supervisor of Code Enforcement

STEVEN J. WINTERS  
Construction Official

Item 1.

May 15, 2023

James Henry  
85 Morris Avenue  
Manasquan, NJ 08736

Re: Block: 71 Lot: 108,110.01 Zone: R-2 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

On this date we reviewed your application for the following project.

Install a 6ft. fence on top of an existing 3ft. high retaining wall around the perimeter of the rear yard.

Revised plot plan prepared by James Henry on June 27, 2022.

**Application denied for the following reason(s):**

Section 35-7.5 - Prohibits the installation of a fence more than 6ft. above the existing grade of the property prior to the construction of the 3ft. retaining wall around the perimeter of the rear yard.

If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

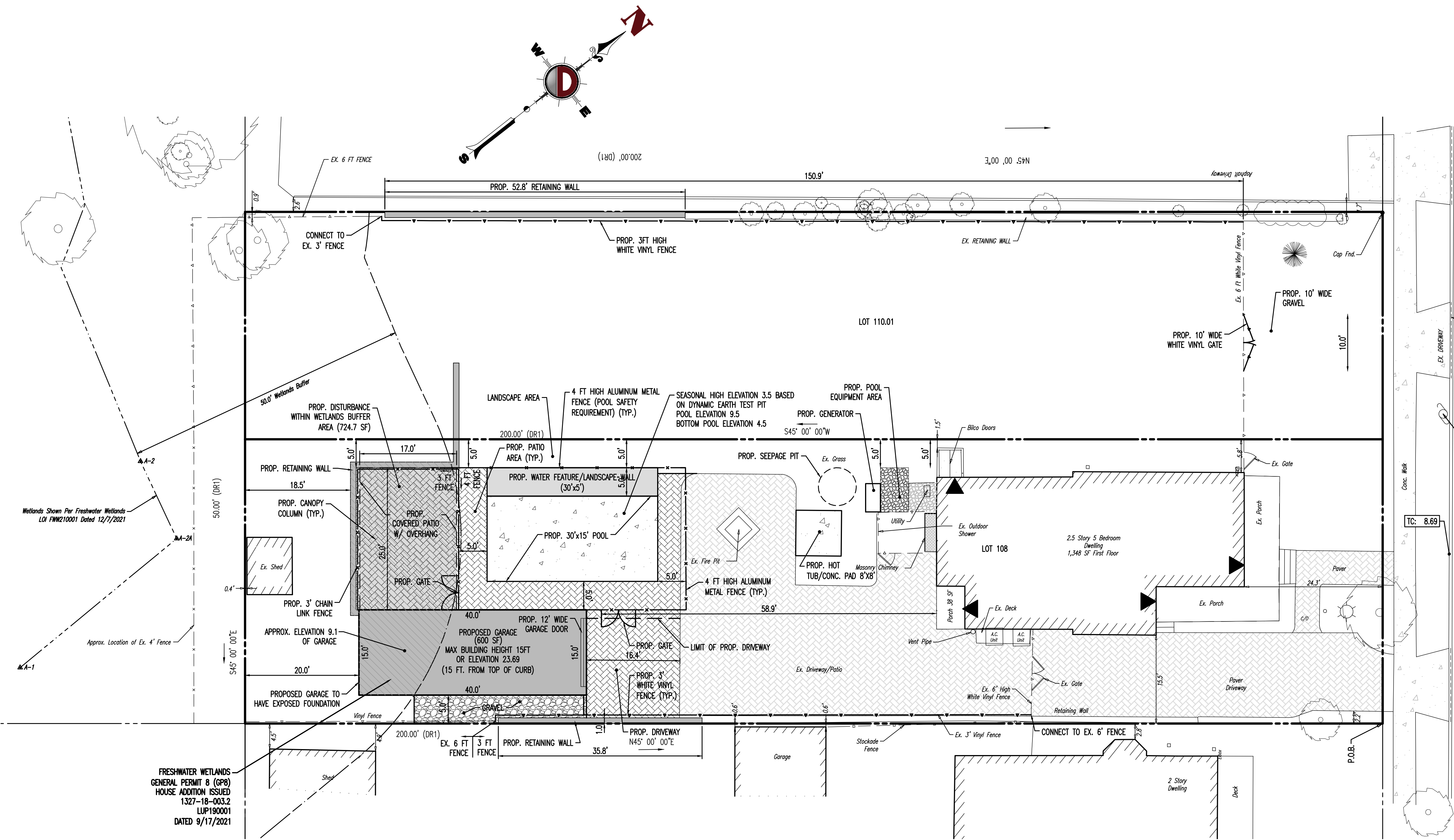


GENERAL NOTES

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: SURVEY OF PROPERTY DYNAMIC SURVEY, LLC 1904 MAIN ST, LAKE COMO MONMOUTH COUNTY, NEW JERSEY 07719 JOB #: 0320-99-014 SE DATE: 04/27/18 LAST REVISED: 06/25/19
2. OWNER & APPLICANT: JAMES E. HENRY & SARAH C. HENRY 85 MORRIS AVENUE MANASQUAN, NJ 08736
3. PARCEL DATA: BLOCK 71 LOT 108 85 MORRIS AVENUE BOROUGH OF MANASQUAN MORRIS COUNTY, NEW JERSEY R-2 (RESIDENTIAL ZONE) RESIDENTIAL USE - PERMITTED
ZONE: R-2 (RESIDENTIAL ZONE)
USE: RESIDENTIAL USE - PERMITTED
4. SCHEDULE OF ZONING REQUIREMENTS (R-2 ZONE):

Table with 4 columns: PRINCIPAL BUILDING, MINIMUM LOT AREA, MINIMUM LOT FRONTAGE, MINIMUM FRONT YARD, MINIMUM REAR YARD, MINIMUM SIDE YARD, MAXIMUM HEIGHT (FT), MAXIMUM HEIGHT (STORY), REQUIRED, EXISTING, PROPOSED.

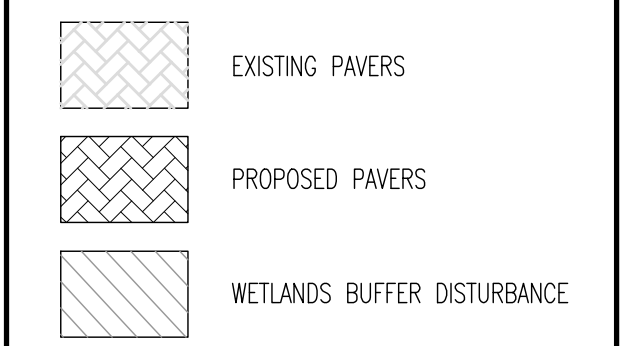
- \* NOTE LOT COVERAGE EXCLUDES PERMEABLE PAVEMENT
\*\* TOOL SHED SHALL NOT BE COUNTED TOWARDS BUILDING COVERAGE AS IT IS NOT CONSTRUCTED ON A PERMANENT FOUNDATION.
\*\*\* BUILDING INCLUDING COVERED PORCH (300.3 SF)
5. SCOPE OF WORK:
- NEW OUTDOOR POOL
- NEW GARAGE & COVERED PATIO W/ OVERHANG
- EXISTING RETAINING WALL
- EXISTING DRIVEWAY
- NEW FENCE
- NEW HOT TUB
- PROP. GENERATOR
6. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
9. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSULTANT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
10. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
11. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
12. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
14. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS INDICATE.
16. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AS A CONSTRUCTION PROJECT SITE. SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
17. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
18. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.



Wetlands Shown Per Freshwater Wetlands LDI FW210001 Dated 12/7/2021

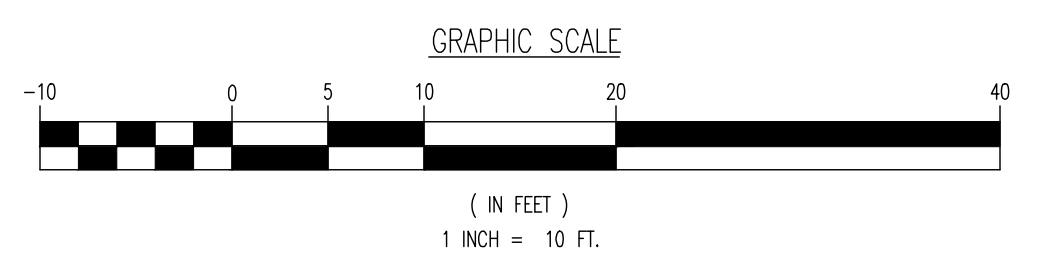
FRESHWATER WETLANDS GENERAL PERMIT 8 (P) HOUSE ADDITION ISSUED 1327-18-003.2 LUP190001 DATED 9/17/2021

LEGEND:



MORRIS AVENUE (60' ROW WIDTH PER TAX MAP)

TC: 8.69



GENERAL NOTES (CONTINUED)

- 19. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
20. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, HE SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREOF AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
22. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
23. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
24. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
25. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 52:3-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
PROJECT: JAMES E. HENRY & SARAH C. HENRY PROPOSED POOL & GARAGE
PLOT PLAN
JOB No: 0320-99-014 DATE: 11/19/2019
DRAWN BY: DJB SCALE: (H) 1"=10' (V)
DESIGNED BY: JCH SHEET No: 1
CHECKED BY: JAP
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
DEC Client Code: 0320 Rev. # 3

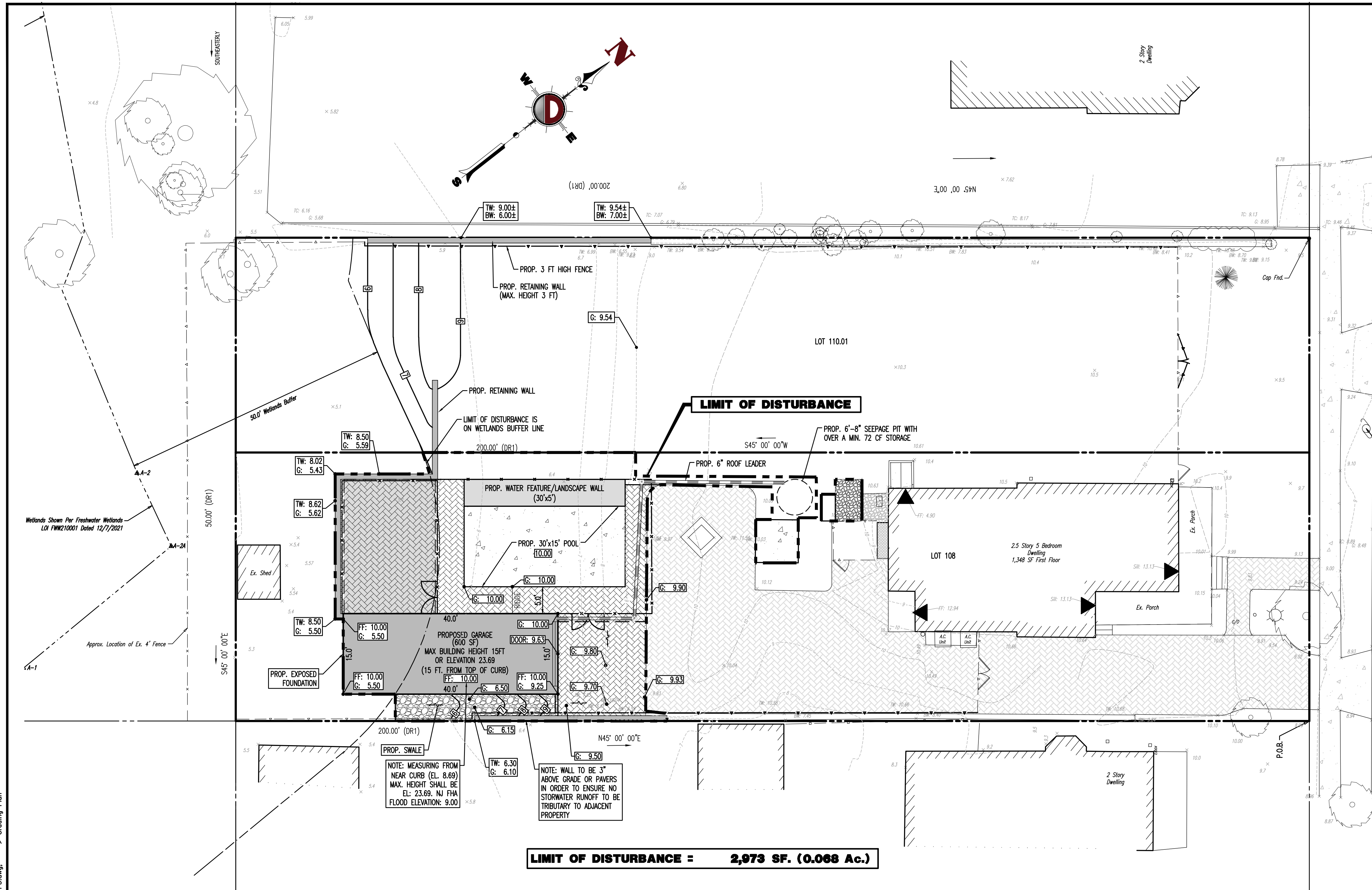
Product Ver: 24.1s (LMS Tech)
File: P:\VEPC PROJECTS\0320 Dynamic\99-014 Manasquan - J Henry\Draw\Plot Plan\032099014PP3.dwg, ---> Site Plan
Plotted: 06/27/22 - 9:08 AM, By: aboyd,
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

PROTECT YOURSELF
811
Know what's below
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



### GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, FILLING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPLETION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE. BEFORE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.5% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESSIBLE AREAS. CONTRACTOR TO ENSURE A MAXIMUM OF 2% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS, AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

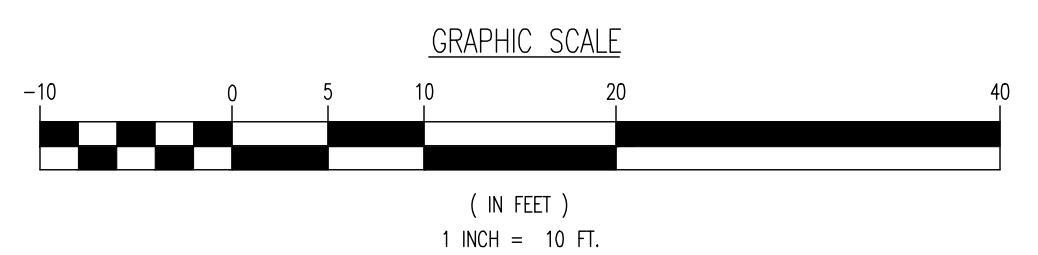


**LIMIT OF DISTURBANCE = 2,973 SF. (0.068 Ac.)**

**MORRIS AVENUE**  
(60' ROW WITH PER TAX MAP)

Sanitary Manhole  
Rise: 9.42

UP PROPOSED



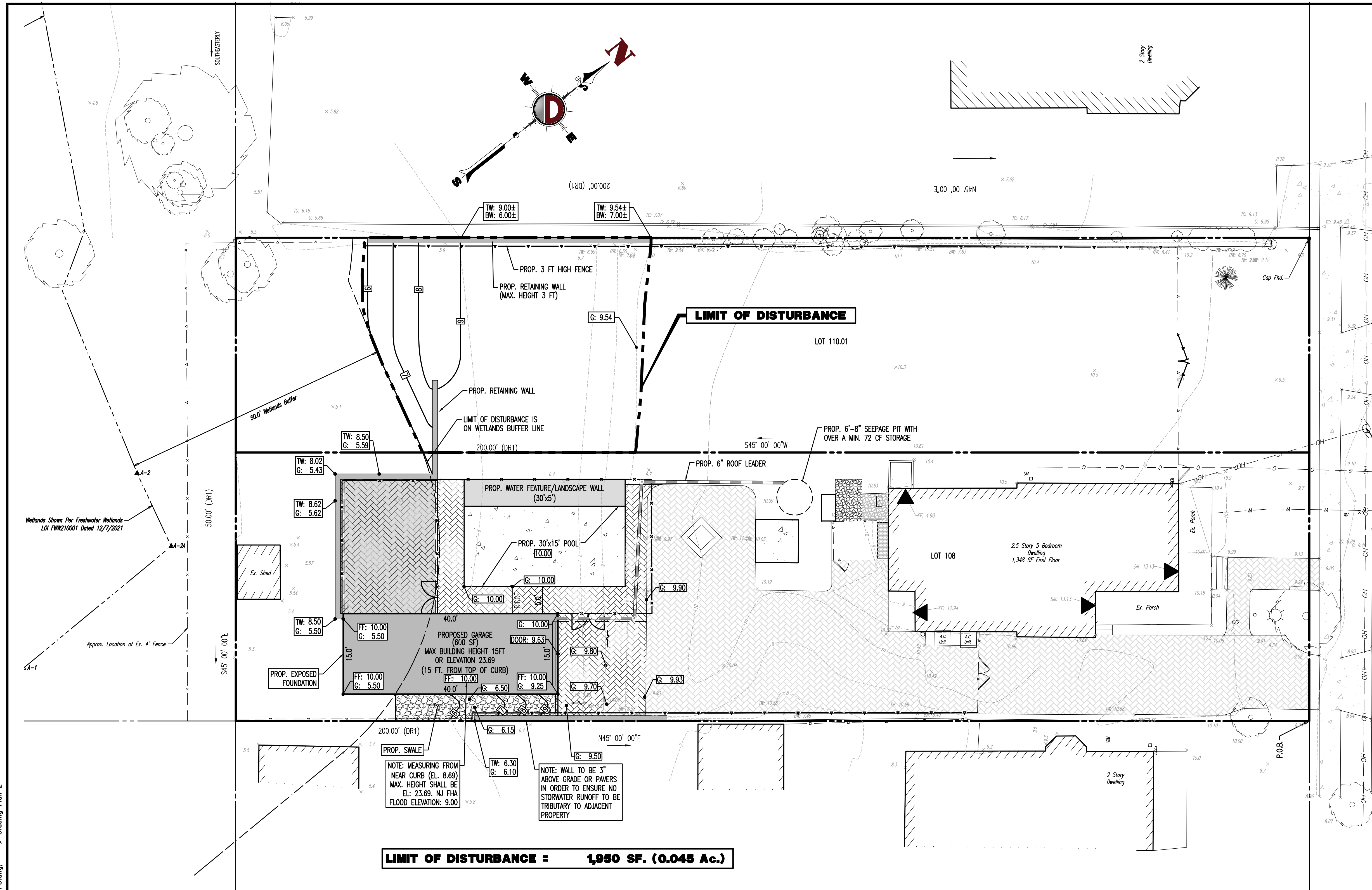
### GRADING/UTILITY GRAPHIC LEGEND

<ul style="list-style-type: none"> <li>EXIST. GUY WIRE</li> <li>EXIST. LIGHT POLE</li> <li>EXIST. BUILDING LIGHT</li> <li>EXIST. SHOE BOX LIGHT</li> <li>EXIST. CORNER LIGHT POLE</li> <li>EXIST. TRAFFIC SIGNAL POLE</li> <li>EXIST. MANHOLE</li> <li>EXIST. "A" INLET</li> <li>EXIST. "B" INLET</li> <li>EXIST. "C" INLET</li> <li>EXIST. "D" INLET</li> <li>EXIST. "E" INLET</li> <li>EXIST. "F" INLET</li> <li>EXIST. "G" INLET</li> <li>EXIST. "H" INLET</li> <li>EXIST. "I" INLET</li> <li>EXIST. "J" INLET</li> <li>EXIST. "K" INLET</li> <li>EXIST. "L" INLET</li> <li>EXIST. "M" INLET</li> <li>EXIST. "N" INLET</li> <li>EXIST. "O" INLET</li> <li>EXIST. "P" INLET</li> <li>EXIST. "Q" INLET</li> <li>EXIST. "R" INLET</li> <li>EXIST. "S" INLET</li> <li>EXIST. "T" INLET</li> <li>EXIST. "U" INLET</li> <li>EXIST. "V" INLET</li> <li>EXIST. "W" INLET</li> <li>EXIST. "X" INLET</li> <li>EXIST. "Y" INLET</li> <li>EXIST. "Z" INLET</li> <li>EXIST. "AA" INLET</li> <li>EXIST. "AB" INLET</li> <li>EXIST. "AC" INLET</li> <li>EXIST. "AD" INLET</li> <li>EXIST. "AE" INLET</li> <li>EXIST. "AF" INLET</li> <li>EXIST. "AG" INLET</li> <li>EXIST. "AH" INLET</li> <li>EXIST. "AI" INLET</li> <li>EXIST. "AJ" INLET</li> <li>EXIST. "AK" INLET</li> <li>EXIST. "AL" INLET</li> <li>EXIST. "AM" INLET</li> <li>EXIST. "AN" INLET</li> <li>EXIST. "AO" INLET</li> <li>EXIST. "AP" INLET</li> <li>EXIST. "AQ" INLET</li> <li>EXIST. "AR" INLET</li> <li>EXIST. "AS" INLET</li> <li>EXIST. "AT" INLET</li> <li>EXIST. "AU" INLET</li> <li>EXIST. "AV" INLET</li> <li>EXIST. "AW" INLET</li> <li>EXIST. "AX" INLET</li> <li>EXIST. "AY" INLET</li> <li>EXIST. "AZ" INLET</li> <li>EXIST. "BA" INLET</li> <li>EXIST. "BB" INLET</li> <li>EXIST. "BC" INLET</li> <li>EXIST. "BD" INLET</li> <li>EXIST. "BE" INLET</li> <li>EXIST. "BF" INLET</li> <li>EXIST. "BG" INLET</li> <li>EXIST. "BH" INLET</li> <li>EXIST. "BI" INLET</li> <li>EXIST. "BJ" INLET</li> <li>EXIST. "BK" INLET</li> <li>EXIST. "BL" INLET</li> <li>EXIST. "BM" INLET</li> <li>EXIST. "BN" INLET</li> <li>EXIST. "BO" INLET</li> <li>EXIST. "BP" INLET</li> <li>EXIST. "BQ" INLET</li> <li>EXIST. "BR" INLET</li> <li>EXIST. "BS" INLET</li> <li>EXIST. "BT" INLET</li> <li>EXIST. "BU" INLET</li> <li>EXIST. "BV" INLET</li> <li>EXIST. "BW" INLET</li> <li>EXIST. "BX" INLET</li> <li>EXIST. "BY" INLET</li> <li>EXIST. "BZ" INLET</li> <li>EXIST. "CA" INLET</li> <li>EXIST. "CB" INLET</li> <li>EXIST. "CC" INLET</li> <li>EXIST. "CD" INLET</li> <li>EXIST. "CE" INLET</li> <li>EXIST. "CF" INLET</li> <li>EXIST. "CG" INLET</li> <li>EXIST. "CH" INLET</li> <li>EXIST. "CI" INLET</li> <li>EXIST. "CJ" INLET</li> <li>EXIST. "CK" INLET</li> <li>EXIST. "CL" INLET</li> <li>EXIST. "CM" INLET</li> <li>EXIST. "CN" INLET</li> <li>EXIST. "CO" INLET</li> <li>EXIST. "CP" INLET</li> <li>EXIST. "CQ" INLET</li> <li>EXIST. "CR" INLET</li> <li>EXIST. "CS" INLET</li> <li>EXIST. "CT" INLET</li> <li>EXIST. "CU" INLET</li> <li>EXIST. "CV" INLET</li> <li>EXIST. "CW" INLET</li> <li>EXIST. "CX" INLET</li> <li>EXIST. "CY" INLET</li> <li>EXIST. "CZ" INLET</li> <li>EXIST. "DA" INLET</li> <li>EXIST. "DB" INLET</li> <li>EXIST. "DC" INLET</li> <li>EXIST. "DD" INLET</li> <li>EXIST. "DE" INLET</li> <li>EXIST. "DF" INLET</li> <li>EXIST. "DG" INLET</li> <li>EXIST. "DH" INLET</li> <li>EXIST. "DI" INLET</li> <li>EXIST. "DJ" INLET</li> <li>EXIST. "DK" INLET</li> <li>EXIST. "DL" INLET</li> <li>EXIST. "DM" INLET</li> <li>EXIST. "DN" INLET</li> <li>EXIST. "DO" INLET</li> <li>EXIST. "DP" INLET</li> <li>EXIST. "DQ" INLET</li> <li>EXIST. "DR" INLET</li> <li>EXIST. "DS" INLET</li> <li>EXIST. "DT" INLET</li> <li>EXIST. "DU" INLET</li> <li>EXIST. "DV" INLET</li> <li>EXIST. "DW" INLET</li> <li>EXIST. "DX" INLET</li> <li>EXIST. "DY" INLET</li> <li>EXIST. "DZ" INLET</li> <li>EXIST. "EA" INLET</li> <li>EXIST. "EB" INLET</li> <li>EXIST. "EC" INLET</li> <li>EXIST. "ED" INLET</li> <li>EXIST. "EE" INLET</li> <li>EXIST. "EF" INLET</li> <li>EXIST. "EG" INLET</li> <li>EXIST. "EH" INLET</li> <li>EXIST. "EI" INLET</li> <li>EXIST. "EJ" INLET</li> <li>EXIST. "EK" INLET</li> <li>EXIST. "EL" INLET</li> <li>EXIST. "EM" INLET</li> <li>EXIST. "EN" INLET</li> <li>EXIST. "EO" INLET</li> <li>EXIST. "EP" INLET</li> <li>EXIST. "EQ" INLET</li> <li>EXIST. "ER" INLET</li> <li>EXIST. "ES" INLET</li> <li>EXIST. "ET" INLET</li> <li>EXIST. "EU" INLET</li> <li>EXIST. "EV" INLET</li> <li>EXIST. "EW" INLET</li> <li>EXIST. "EX" INLET</li> <li>EXIST. "EY" INLET</li> <li>EXIST. "EZ" INLET</li> <li>EXIST. "FA" INLET</li> <li>EXIST. "FB" INLET</li> <li>EXIST. "FC" INLET</li> <li>EXIST. "FD" INLET</li> <li>EXIST. "FE" INLET</li> <li>EXIST. "FF" INLET</li> <li>EXIST. "FG" INLET</li> <li>EXIST. "FH" INLET</li> <li>EXIST. "FI" INLET</li> <li>EXIST. "FJ" INLET</li> <li>EXIST. "FK" INLET</li> <li>EXIST. "FL" INLET</li> <li>EXIST. "FM" INLET</li> <li>EXIST. "FN" INLET</li> <li>EXIST. "FO" INLET</li> <li>EXIST. "FP" INLET</li> <li>EXIST. "FQ" INLET</li> <li>EXIST. "FR" INLET</li> <li>EXIST. "FS" INLET</li> <li>EXIST. "FT" INLET</li> <li>EXIST. "FU" INLET</li> <li>EXIST. "FV" INLET</li> <li>EXIST. "FW" INLET</li> <li>EXIST. "FX" INLET</li> <li>EXIST. "FY" INLET</li> <li>EXIST. "FZ" INLET</li> <li>EXIST. "GA" INLET</li> <li>EXIST. "GB" INLET</li> <li>EXIST. "GC" INLET</li> <li>EXIST. "GD" INLET</li> <li>EXIST. "GE" INLET</li> <li>EXIST. "GF" INLET</li> <li>EXIST. "GH" INLET</li> <li>EXIST. "GI" INLET</li> <li>EXIST. "GJ" INLET</li> <li>EXIST. "GK" INLET</li> <li>EXIST. "GL" INLET</li> <li>EXIST. "GM" INLET</li> <li>EXIST. "GN" INLET</li> <li>EXIST. "GO" INLET</li> <li>EXIST. "GP" INLET</li> <li>EXIST. "GQ" INLET</li> <li>EXIST. "GR" INLET</li> <li>EXIST. "GS" INLET</li> <li>EXIST. "GT" INLET</li> <li>EXIST. "GU" INLET</li> <li>EXIST. "GV" INLET</li> <li>EXIST. "GW" INLET</li> <li>EXIST. "GX" INLET</li> <li>EXIST. "GY" INLET</li> <li>EXIST. "GZ" INLET</li> <li>EXIST. "HA" INLET</li> <li>EXIST. "HB" INLET</li> <li>EXIST. "HC" INLET</li> <li>EXIST. "HD" INLET</li> <li>EXIST. "HE" INLET</li> <li>EXIST. "HF" INLET</li> <li>EXIST. "HG" INLET</li> <li>EXIST. "HH" INLET</li> <li>EXIST. "HI" INLET</li> <li>EXIST. "HJ" INLET</li> <li>EXIST. "HK" INLET</li> <li>EXIST. "HL" INLET</li> <li>EXIST. "HM" INLET</li> <li>EXIST. "HN" INLET</li> <li>EXIST. "HO" INLET</li> <li>EXIST. "HP" INLET</li> <li>EXIST. "HQ" INLET</li> <li>EXIST. "HR" INLET</li> <li>EXIST. "HS" INLET</li> <li>EXIST. "HT" INLET</li> <li>EXIST. "HU" INLET</li> <li>EXIST. "HV" INLET</li> <li>EXIST. "HW" INLET</li> <li>EXIST. "HX" INLET</li> <li>EXIST. "HY" INLET</li> <li>EXIST. "HZ" INLET</li> <li>EXIST. "IA" INLET</li> <li>EXIST. "IB" INLET</li> <li>EXIST. "IC" INLET</li> <li>EXIST. "ID" INLET</li> <li>EXIST. "IE" INLET</li> <li>EXIST. "IF" INLET</li> <li>EXIST. "IG" INLET</li> <li>EXIST. "IH" INLET</li> <li>EXIST. "IJ" INLET</li> <li>EXIST. "IK" INLET</li> <li>EXIST. "IL" INLET</li> <li>EXIST. "IM" INLET</li> <li>EXIST. "IN" INLET</li> <li>EXIST. "IO" INLET</li> <li>EXIST. "IP" INLET</li> <li>EXIST. "IQ" INLET</li> <li>EXIST. "IR" INLET</li> <li>EXIST. "IS" INLET</li> <li>EXIST. "IT" INLET</li> <li>EXIST. "IU" INLET</li> <li>EXIST. "IV" INLET</li> <li>EXIST. "IW" INLET</li> <li>EXIST. "IX" INLET</li> <li>EXIST. "IY" INLET</li> <li>EXIST. "IZ" INLET</li> <li>EXIST. "JA" INLET</li> <li>EXIST. "JB" INLET</li> <li>EXIST. "JC" INLET</li> <li>EXIST. "JD" INLET</li> <li>EXIST. "JE" INLET</li> <li>EXIST. "JF" INLET</li> <li>EXIST. "JG" INLET</li> <li>EXIST. "JH" INLET</li> <li>EXIST. "JI" INLET</li> <li>EXIST. "JJ" INLET</li> <li>EXIST. "JK" INLET</li> <li>EXIST. "JL" INLET</li> <li>EXIST. "JM" INLET</li> <li>EXIST. "JN" INLET</li> <li>EXIST. "JO" INLET</li> <li>EXIST. "JP" INLET</li> <li>EXIST. "JQ" INLET</li> <li>EXIST. "JR" INLET</li> <li>EXIST. "JS" INLET</li> <li>EXIST. "JT" INLET</li> <li>EXIST. "JU" INLET</li> <li>EXIST. "JV" INLET</li> <li>EXIST. "JW" INLET</li> <li>EXIST. "JX" INLET</li> <li>EXIST. "JY" INLET</li> <li>EXIST. "JZ" INLET</li> <li>EXIST. "KA" INLET</li> <li>EXIST. "KB" INLET</li> <li>EXIST. "KC" INLET</li> <li>EXIST. "KD" INLET</li> <li>EXIST. "KE" INLET</li> <li>EXIST. "KF" INLET</li> <li>EXIST. "KG" INLET</li> <li>EXIST. "KH" INLET</li> <li>EXIST. "KI" INLET</li> <li>EXIST. "KJ" INLET</li> <li>EXIST. "KK" INLET</li> <li>EXIST. "KL" INLET</li> <li>EXIST. "KM" INLET</li> <li>EXIST. "KN" INLET</li> <li>EXIST. "KO" INLET</li> <li>EXIST. "KP" INLET</li> <li>EXIST. "KQ" INLET</li> <li>EXIST. "KR" INLET</li> <li>EXIST. "KS" INLET</li> <li>EXIST. "KT" INLET</li> <li>EXIST. "KU" INLET</li> <li>EXIST. "KV" INLET</li> <li>EXIST. "KW" INLET</li> <li>EXIST. "KX" INLET</li> <li>EXIST. "KY" INLET</li> <li>EXIST. "KZ" INLET</li> <li>EXIST. "LA" INLET</li> <li>EXIST. "LB" INLET</li> <li>EXIST. "LC" INLET</li> <li>EXIST. "LD" INLET</li> <li>EXIST. "LE" INLET</li> <li>EXIST. "LF" INLET</li> <li>EXIST. "LG" INLET</li> <li>EXIST. "LH" INLET</li> <li>EXIST. "LI" INLET</li> <li>EXIST. "LJ" INLET</li> <li>EXIST. "LK" INLET</li> <li>EXIST. "LL" INLET</li> <li>EXIST. "LM" INLET</li> <li>EXIST. "LN" INLET</li> <li>EXIST. "LO" INLET</li> <li>EXIST. "LP" INLET</li> <li>EXIST. "LQ" INLET</li> <li>EXIST. "LR" INLET</li> <li>EXIST. "LS" INLET</li> <li>EXIST. "LT" INLET</li> <li>EXIST. "LU" INLET</li> <li>EXIST. "LV" INLET</li> <li>EXIST. "LW" INLET</li> <li>EXIST. "LX" INLET</li> <li>EXIST. "LY" INLET</li> <li>EXIST. "LZ" INLET</li> <li>EXIST. "MA" INLET</li> <li>EXIST. "MB" INLET</li> <li>EXIST. "MC" INLET</li> <li>EXIST. "MD" INLET</li> <li>EXIST. "ME" INLET</li> <li>EXIST. "MF" INLET</li> <li>EXIST. "MG" INLET</li> <li>EXIST. "MH" INLET</li> <li>EXIST. "MI" INLET</li> <li>EXIST. "MJ" INLET</li> <li>EXIST. "MK" INLET</li> <li>EXIST. "ML" INLET</li> <li>EXIST. "MM" INLET</li> <li>EXIST. "MN" INLET</li> <li>EXIST. "MO" INLET</li> <li>EXIST. "MP" INLET</li> <li>EXIST. "MQ" INLET</li> <li>EXIST. "MR" INLET</li> <li>EXIST. "MS" INLET</li> <li>EXIST. "MT" INLET</li> <li>EXIST. "MU" INLET</li> <li>EXIST. "MV" INLET</li> <li>EXIST. "MW" INLET</li> <li>EXIST. "MX" INLET</li> <li>EXIST. "MY" INLET</li> <li>EXIST. "MZ" INLET</li> <li>EXIST. "NA" INLET</li> <li>EXIST. "NB" INLET</li> <li>EXIST. "NC" INLET</li> <li>EXIST. "ND" INLET</li> <li>EXIST. "NE" INLET</li> <li>EXIST. "NF" INLET</li> <li>EXIST. "NG" INLET</li> <li>EXIST. "NH" INLET</li> <li>EXIST. "NI" INLET</li> <li>EXIST. "NJ" INLET</li> <li>EXIST. "NK" INLET</li> <li>EXIST. "NL" INLET</li> <li>EXIST. "NM" INLET</li> <li>EXIST. "NN" INLET</li> <li>EXIST. "NO" INLET</li> <li>EXIST. "NP" INLET</li> <li>EXIST. "NQ" INLET</li> <li>EXIST. "NR" INLET</li> <li>EXIST. "NS" INLET</li> <li>EXIST. "NT" INLET</li> <li>EXIST. "NU" INLET</li> <li>EXIST. "NV" INLET</li> <li>EXIST. "NW" INLET</li> <li>EXIST. "NX" INLET</li> <li>EXIST. "NY" INLET</li> <li>EXIST. "NZ" INLET</li> <li>EXIST. "OA" INLET</li> <li>EXIST. "OB" INLET</li> <li>EXIST. "OC" INLET</li> <li>EXIST. "OD" INLET</li> <li>EXIST. "OE" INLET</li> <li>EXIST. "OF" INLET</li> <li>EXIST. "OG" INLET</li> <li>EXIST. "OH" INLET</li> <li>EXIST. "OI" INLET</li> <li>EXIST. "OJ" INLET</li> <li>EXIST. "OK" INLET</li> <li>EXIST. "OL" INLET</li> <li>EXIST. "OM" INLET</li> <li>EXIST. "ON" INLET</li> <li>EXIST. "OO" INLET</li> <li>EXIST. "OP" INLET</li> <li>EXIST. "OQ" INLET</li> <li>EXIST. "OR" INLET</li> <li>EXIST. "OS" INLET</li> <li>EXIST. "OT" INLET</li> <li>EXIST. "OU" INLET</li> <li>EXIST. "OV" INLET</li> <li>EXIST. "OW" INLET</li> <li>EXIST. "OX" INLET</li> <li>EXIST. "OY" INLET</li> <li>EXIST. "OZ" INLET</li> <li>EXIST. "PA" INLET</li> <li>EXIST. "PB" INLET</li> <li>EXIST. "PC" INLET</li> <li>EXIST. "PD" INLET</li> <li>EXIST. "PE" INLET</li> <li>EXIST. "PF" INLET</li> <li>EXIST. "PG" INLET</li> <li>EXIST. "PH" INLET</li> <li>EXIST. "PI" INLET</li> <li>EXIST. "PJ" INLET</li> <li>EXIST. "PK" INLET</li> <li>EXIST. "PL" INLET</li> <li>EXIST. "PM" INLET</li> <li>EXIST. "PN" INLET</li> <li>EXIST. "PO" INLET</li> <li>EXIST. "PP" INLET</li> <li>EXIST. "PQ" INLET</li> <li>EXIST. "PR" INLET</li> <li>EXIST. "PS" INLET</li> <li>EXIST. "PT" INLET</li> <li>EXIST. "PU" INLET</li> <li>EXIST. "PV" INLET</li> <li>EXIST. "PW" INLET</li> <li>EXIST. "PX" INLET</li> <li>EXIST. "PY" INLET</li> <li>EXIST. "PZ" INLET</li> <li>EXIST. "QA" INLET</li> <li>EXIST. "QB" INLET</li> <li>EXIST. "QC" INLET</li> <li>EXIST. "QD" INLET</li> <li>EXIST. "QE" INLET</li> <li>EXIST. "QF" INLET</li> <li>EXIST. "QG" INLET</li> <li>EXIST. "QH" INLET</li> <li>EXIST. "QI" INLET</li> <li>EXIST. "QJ" INLET</li> <li>EXIST. "QK" INLET</li> <li>EXIST. "QL" INLET</li> <li>EXIST. "QM" INLET</li> <li>EXIST. "QN" INLET</li> <li>EXIST. "QO" INLET</li> <li>EXIST. "QP" INLET</li> <li>EXIST. "QQ" INLET</li> <li>EXIST. "QR" INLET</li> <li>EXIST. "QS" INLET</li> <li>EXIST. "QT" INLET</li> <li>EXIST. "QU" INLET</li> <li>EXIST. "QV" INLET</li> <li>EXIST. "QW" INLET</li> <li>EXIST. "QX" INLET</li> <li>EXIST. "QY" INLET</li> <li>EXIST. "QZ" INLET</li> <li>EXIST. "RA" INLET</li> <li>EXIST. "RB" INLET</li> <li>EXIST. "RC" INLET</li> <li>EXIST. "RD" INLET</li> <li>EXIST. "RE" INLET</li> <li>EXIST. "RF" INLET</li> <li>EXIST. "RG" INLET</li> <li>EXIST. "RH" INLET</li> <li>EXIST. "RI" INLET</li> <li>EXIST. "RJ" INLET</li> <li>EXIST. "RK" INLET</li> <li>EXIST. "RL" INLET</li> <li>EXIST. "RM" INLET</li> <li>EXIST. "RN" INLET</li> <li>EXIST. "RO" INLET</li> <li>EXIST. "RP" INLET</li> <li>EXIST. "RQ" INLET</li> <li>EXIST. "RR" INLET</li> <li>EXIST. "RS" INLET</li> <li>EXIST. "RT" INLET</li> <li>EXIST. "RU" INLET</li> <li>EXIST. "RV" INLET</li> <li>EXIST. "RW" INLET</li> <li>EXIST. "RX" INLET</li> <li>EXIST. "RY" INLET</li> <li>EXIST. "RZ" INLET</li> <li>EXIST. "SA" INLET</li> <li>EXIST. "SB" INLET</li> <li>EXIST. "SC" INLET</li> <li>EXIST. "SD" INLET</li> <li>EXIST. "SE" INLET</li> <li>EXIST. "SF" INLET</li> <li>EXIST. "SG" INLET</li> <li>EXIST. "SH" INLET</li> <li>EXIST. "SI" INLET</li> <li>EXIST. "SJ" INLET</li> <li>EXIST. "SK" INLET</li> <li>EXIST. "SL" INLET</li> <li>EXIST. "SM" INLET</li> <li>EXIST. "SN" INLET</li> <li>EXIST. "SO" INLET</li> <li>EXIST. "SP" INLET</li> <li>EXIST. "SQ" INLET</li> <li>EXIST. "SR" INLET</li> <li>EXIST. "SS" INLET</li> <li>EXIST. "ST" INLET</li> <li>EXIST. "SU" INLET</li> <li>EXIST. "SV" INLET</li> <li>EXIST. "SW" INLET</li> <li>EXIST. "SX" INLET</li> <li>EXIST. "SY" INLET</li> <li>EXIST. "SZ" INLET</li> <li>EXIST. "TA" INLET</li> <li>EXIST. "TB" INLET</li> <li>EXIST. "TC" INLET</li> <li>EXIST. "TD" INLET</li> <li>EXIST. "TE" INLET</li> <li>EXIST. "TF" INLET</li> <li>EXIST. "TG" INLET</li> <li>EXIST. "TH" INLET</li> <li>EXIST. "TI" INLET</li> <li>EXIST. "TJ" INLET</li> <li>EXIST. "TK" INLET</li> <li>EXIST. "TL" INLET</li> <li>EXIST. "TM" INLET</li> <li>EXIST. "TN" INLET</li> <li>EXIST. "TO" INLET</li> <li>EXIST. "TP" INLET</li> <li>EXIST. "TQ" INLET</li> <li>EXIST. "TR" INLET</li> <li>EXIST. "TS" INLET</li> <li>EXIST. "TT" INLET</li> <li>EXIST. "TU" INLET</li> <li>EXIST. "TV" INLET</li> <li>EXIST. "TW" INLET</li> <li>EXIST. "TX" INLET</li> <li>EXIST. "TY" INLET</li> <li>EXIST. "TZ" INLET</li> <li>EXIST. "UA" INLET</li> <li>EXIST. "UB" INLET</li> <li>EXIST. 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"ZV" INLET</li> <li>EXIST. "ZW" INLET</li> <li>EXIST. "ZX" INLET</li> <li>EXIST. "ZY" INLET</li> <li>EXIST. "ZZ" INLET</li> </ul>	<ul style="list-style-type: none"> <li>EXIST. MONITORING WELL</li> <li>APPROX. TEST PIT LOCATION</li> <li>EXIST. FIRE HYDRANT</li> <li>EXIST. WATER VALVE</li> <li>EXIST. GAS VALVE</li> <li>EXIST. GAS METER</li> <li>EXIST. ELECTRIC METER</li> <li>EXIST. ELECTRIC BOX</li> <li>EXIST. CLEAN OUT</li> <li>EXIST. WELL</li> <li>EXIST. WATER SHUT OFF VALVE</li> <li>EXIST. TELEPHONE BOX</li> <li>EXIST. CABLE TV BOX</li> <li>PROP. HEADWALL</li> </ul>	<ul style="list-style-type: none"> <li>PROP. WATER VALVE</li> <li>PROP. GAS VALVE</li> <li>PROP. STORM CLEANOUT</li> <li>PROP. SANITARY CLEANOUT</li> <li>PROP. AREA LIGHT</li> <li>PROP. OUTLET CONTROL STRUCTURE</li> <li>PROP. DRAINAGE MANHOLE</li> <li>PROP. SANITARY SEWER MANHOLE</li> <li>PROP. "A" INLET</li> <li>PROP. "B" INLET</li> <li>PROP. "C" INLET</li> <li>PROP. "D" INLET</li> <li>PROP. "E" INLET</li> <li>PROP. 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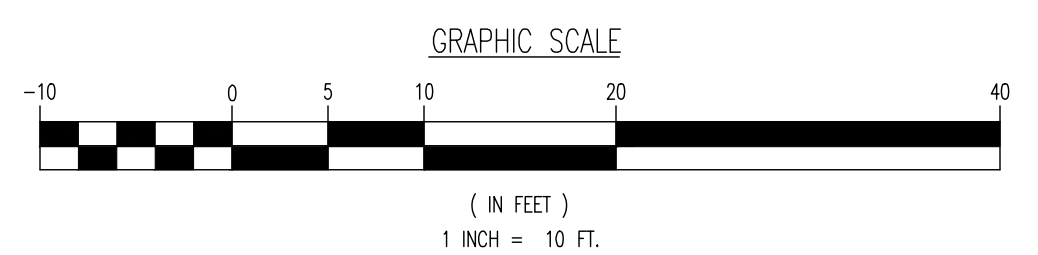
GRADING NOTES

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT... 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION... 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED... 4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS... 5. REFER TO SITE PLAN FOR ADDITIONAL NOTES... 6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES... 7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS... 8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESSIBLE... 9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY... 10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY... 11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS, METHODS, AND MATERIALS... 12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.



LIMIT OF DISTURBANCE = 1,950 SF. (0.045 Ac.)

MORRIS AVENUE (60' ROW WITH PER TAX MAP)



GRADING/UTILITY GRAPHIC LEGEND

EXIST. GUY WIRE	EXIST. MONITORING WELL	PROP. WATER VALVE	PROPERTY LINE (PARCEL IN QUESTION)	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. SPOT ELEVATIONS
EXIST. LIGHT POLE	APPROX. TEST PIT LOCATION	PROP. GAS VALVE	OFF-SITE PROPERTY LINES	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. OUTTER ELEV.
EXIST. BUILDING LIGHT	EXIST. FIRE HYDRANT	PROP. STORM CLEANOUT		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. TOP OF CURB ELEV.
EXIST. SHADE BOX LIGHT	EXIST. WATER VALVE	PROP. SANITARY CLEANOUT		EXIST. SANITARY SEWER LINE	EXIST. FINISH FLOOR ELEV.
EXIST. COBRA LIGHT POLE	EXIST. GAS VALVE	PROP. AREA LIGHT		PROP. SANITARY SEWER MANHOLE	EXIST. GARAGE FLOOR ELEV.
EXIST. TRAFFIC SIGNAL POLE	EXIST. GAS METER	PROP. OUTLET CONTROL STRUCTURE		PROP. SANITARY SEWER MANHOLE	PROP. GRADE SPOT ELEV.
EXIST. MANHOLE	EXIST. ELECTRIC METER	PROP. DRAINAGE MANHOLE		EXIST. STORM DRAIN LINE	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. "A" INLET	EXIST. ELECTRIC BOX	PROP. SANITARY SEWER MANHOLE		PROP. STORM DRAIN LINE	PROP. FINISHED FLOOR ELEV.
EXIST. "B" INLET	EXIST. CLEAN OUT	PROP. "A" INLET		EXIST. MINOR CONTOUR & ELEVATION	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
EXIST. "C" INLET	EXIST. WELL	PROP. "B" INLET		EXIST. MAJOR CONTOUR & ELEVATION	PROP. TOP OF EXTENDED CURB @ HIGH SIDE OF EXTENDED CURB & (G) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
EXIST. YARD INLET	EXIST. WATER SHUT OFF VALVE	PROP. "C" INLET		PROP. FINISH GRADE CONTOUR & ELEVATION	
EXIST. FLEARD END SECTION	EXIST. TELEPHONE BOX	PROP. YARD INLET		PROP. DIRECTION OF DRAINAGE FLOW ARROW	
EXIST. HEADWALL	EXIST. CABLE TV BOX	PROP. FLEARD END SECTION			
EXIST. UTILITY POLE	PROP. HEADWALL				

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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Allen, Texas 1-972.534.2100 | Austin, Texas 1-512.446.2446 | Houston, Texas 1-281.789.6400  
Delray Beach, Florida 1-561.923.6075

TITLE: **PLOT PLAN & GRADING PLAN**

PROJECT: **83 MORRIS AVE LLC PROPOSED FILL / RETAINING WALL / FENCE**

BLOCK 71, LOT 110.01  
85 MORRIS AVENUE  
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 0320-99-014  
DATE: 04/26/2022

DRAWN BY: DJB  
DESIGNED BY: JCH  
CHECKED BY: JAP

CONSTRUCTION CHECK DATE  
CONSTRUCTION CHECK DATE

DEC Client Code: 0320

Rev. # 0

**JAMES E. HENRY** PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 49266

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

Plotted: 10/03/22 - 8:26 AM, By: aboyd, Product Ver: 24.1s (LMS Tech) File: P:\BECPC PROJECTS\0320 Dynamic\99-014 Manasquan - J Henry\DWG\Plot Plan\032099014PP3.dwg, ---> Grading Plan 2

PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF TECHNICIANS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

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Know what's below  
Call before you dig.

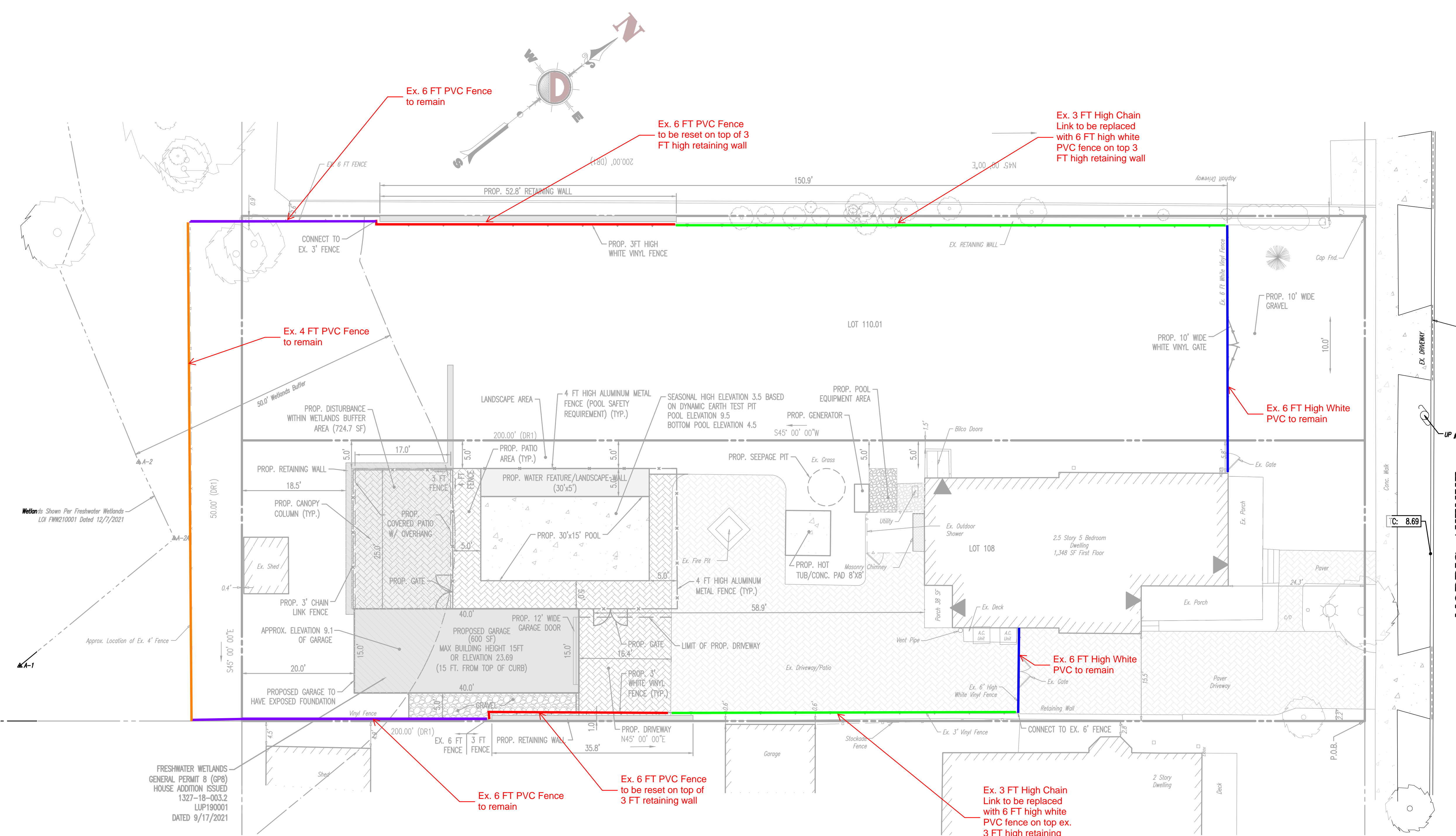
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



GENERAL NOTES

Table with 4 columns: PRINCIPAL BUILDING, ACCESSORY BUILDING, REQUIRED, EXISTING, PROPOSED. Includes zoning requirements and building coverage details.

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: SURVEY OF PROPERTY... 2. OWNER & APPLICANT: JAMES E. HENRY & SARAH C. HENRY... 3. PARCEL DATA: BLOCK 71 LOT 108... 4. SCHEDULE OF ZONING REQUIREMENTS (R-2 ZONE)...



MORRIS AVENUE (60' ROW WIDTH PER TAX MAP)

DYNAMIC LAND DEVELOPMENT CONSULTANTS logo and contact information. Includes 'Fence Sketch A' title, date (4/26/2023), scale (As Shown), and prepared by (James E. Henry, PE).

LEGEND: EXISTING PAVERS, PROPOSED PAVERS, WETLANDS BUFFER DISTURBANCE.

Fence Sketch A (references Plot Plan REV 3 dated 11/19/2019 last revised 6/27/2022)

GENERAL NOTES (CONTINUED)

19. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT... 20. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION... 21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS... 22. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL... 23. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS... 24. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS... 25. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN...

Plot Plan title block for James E. Henry & Sarah C. Henry. Includes project name, date (11/19/2019), scale (1/4" = 10'), and professional engineer signatures for James E. Henry and Joshua M. Sewald.

Product Ver: 24.1s (LMS Tech) - J Henry Dwg - Plot Plan D32098014PP3.dwg - Site Plan

811 logo and text: 'PROTECT YOURSELF! ALL STATES REQUIRE NOTIFICATION OF UTILITIES, SEWERAGE, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE. Know what's below. Call before you dig.' FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



**GENERAL NOTES**

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE BORO OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 14.
2. HORIZONTAL DATUM - BASED ON DEED BOOK 2344, PAGE 336.
3. VERTICAL DATUM - BASED ON NAVD 1988 VERTICAL DATUM.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON MARCH 30, APRIL 13, 25, 2018 AND MAY 9, 2019.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
7. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
8. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
9. THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY SURETY TITLE AGENCY COASTAL REGION, LLC, TITLE NUMBER: 7800SC-01, EFFECTIVE COMMITMENT DATE: MARCH 1, 2018.
10. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'AE' PER FLOOD INSURANCE RATE MAP NUMBER: 34025C0456F, COMMUNITY NAME: MANASQUAN, BOROUGH OF, EFFECTIVE DATE: 09/25/2009.
11. FHA ELEVATION IS 9.00 PER FEMA PRELIMINARY FLOOD MAP #34025C0456G AND DATED JANUARY 31, 2014.
12. TIDELANDS SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE 12675770/7800SC-01 FOUND SUBJECT PROPERTY TO BE 'UNCLAIMED' PER TIDELANDS MAP NUMBER 462-2166.
13. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
14. WETLANDS INFORMATION SHOWN HEREON WAS FIELD DELINEATED BY DUBOIS & ASSOCIATES ON MAY 25, 2021.

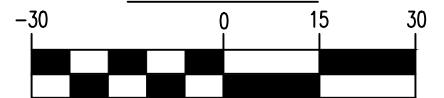
**MAP REFERENCES**

1. A PLAN ENTITLED 'PLAN OF SURVEY FOR BLOCK 23.0, LOTS 16 & 17, BOROUGH OF BRIELLE, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY MASER CONSULTING P.A., DATED 06/04/13.
2. A PLAN ENTITLED 'MAP OF SEA VIEW 158, THE N.W. MORRIS PROPERTY', PREPARED BY W.H. SHAFTO, DATED 1874 AND REVISED THROUGH 1876. FILED IN THE MONMOUTH COUNTY CLERKS OFFICE ON 03/30/1876 AS CASE #30-22.
3. A PLAN ENTITLED 'MAJOR SUBDIVISION RESUBDIVISION OF LOTS 112.02, 114.03 & 116.02, BLOCK 71 ON THE BOROUGH OF MANASQUAN TAX MAP, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY WILLIAM J. FIORE, INC., DATED 5/11/2011. FILED IN THE MONMOUTH COUNTY CLERKS OFFICE ON 06/17/2011 AS CASE #310-12.
4. A PLAN ENTITLED 'BOUNDARY SURVEY OF TAX MAP LOT 21, BLOCK 23, BOROUGH OF BRIELLE, TAX MAP LOT 2.02, BLOCK 71, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY KZ ASSOCIATES, DATED 6/15/98.
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6. A PLAN ENTITLED 'BOUNDARY SURVEY OF TAX MAP LOT 21, BLOCK 23, BOROUGH OF BRIELLE, TAX MAP LOT 2.02, BLOCK 71, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY KZ ASSOCIATES, DATED 8/28/01.

**DEED REFERENCES**

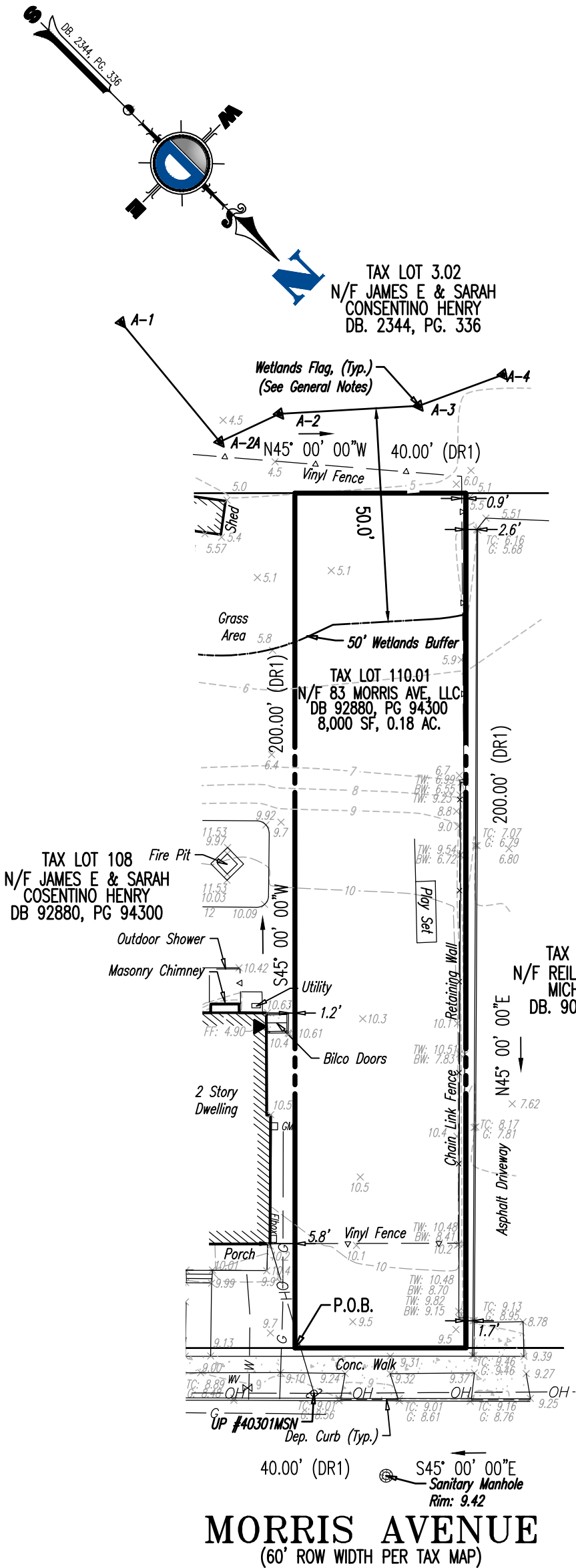
1. DEED BOOK 2344, PAGE 336 - LOTS 8, 110.01 & 3.02
2. DEED BOOK 8247, PAGE 4619 - LOT 2.01
3. DEED BOOK 4030, PAGE 279 - LOT 3.01
4. DEED BOOK 8645, PAGE 3223 - LOT 3.04
5. DEED BOOK 8006, PAGE 7967 - LOT 106
6. DEED BOOK 9075, PAGE 3955 - LOT 108

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 30 FT.

REV.	DATE	COMMENTS	BY
REV. 3	6/02/21	WETLAND FLAG LOCATIONS	JTB
REV. 2	6/25/19	UPDATED FIELD CONDITIONS	DCR
REV. 1	9/10/18	ADDED TOPOGRAPHY	DCR
REV.	DATE	COMMENTS	BY



**MORRIS AVENUE**  
(60' ROW WIDTH PER TAX MAP)



1904 Main Street  
Lake Como, NJ 07719  
T: 732.974.0198 - F: 732.974.3521  
New Jersey Certificate of Authorization No. 24GA2822800  
www.dynamic-surveyservices.com

*Additional offices conveniently located at:*  
245 Main Street, Suite 110, Chester, NJ 07930 T: 908.879.9229 F: 908.879.0222  
8 Robbins Street, Suite 102, Toms River, NJ 08753 T: 732.974.0198 F: 732.974.3521  
790 Newtown Yardley Road, Suite 425, Newtown, PA 18940 T: 267.685.0276 F: 267.685.0361  
1301 Central Expressway South, Suite 210, Allen, TX 75013 T: 972.534.2100  
14521 Old Katy Road, Suite 250, Houston, TX 77079 T: 281.789.6400  
901 Mopac Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX T: 512.646.2646

SCALE: (H) 1"=30' (V)	JOB No: 0320-99-014SE
SHEET No: <b>1</b>	FIELD BY: JTB/BFB
	DRAWN BY: DCR
	CHECKED BY: CB
OF 1	DATE: 06/08/18

TITLE: <b>SURVEY OF PROPERTY</b>
PROJECT: <b>EXISTING CONDITIONS</b> BLOCK 71, LOT 110.01 85 MORRIS AVENUE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY
Rev. # 3      DEC Client Code: 0320

*Only copies from the original of these certifications marked with an original of the land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.*

**CRAIG BLACK**  
*Craig Black*  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE No. 24GB04257400

Plotted: 06/02/21 - 8:52 AM, By: JThompson, Product Ver: 23.1s (LMS Tech) File: V:\SURVEY PROJECTS\0320 Dynamic Engineering\99-014SE Manasquan - Henry - 85 Morris Ave\_SV3\_110.01.dwg, ----> 11x17 Survey of Property



**GENERAL NOTES**

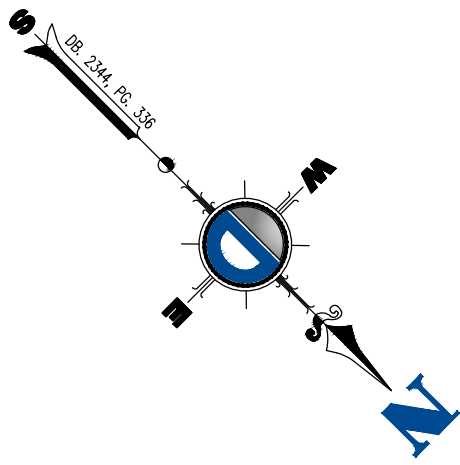
1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE BORO OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 14.
2. HORIZONTAL DATUM - BASED ON DEED BOOK 2344, PAGE 336.
3. VERTICAL DATUM - BASED ON NAVD 1988 VERTICAL DATUM.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON MARCH 30, APRIL 13, 25, 2018 AND MAY 9, 2019.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
7. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
8. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
9. THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY SURETY TITLE AGENCY COASTAL REGION, LLC, TITLE NUMBER: 7800SC-01, EFFECTIVE COMMITMENT DATE: MARCH 1, 2018.
10. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'AE' PER FLOOD INSURANCE RATE MAP NUMBER: 34025C0456F, COMMUNITY NAME: MANASQUAN, BOROUGH OF, EFFECTIVE DATE: 09/25/2009.
11. FHA ELEVATION IS 9.00 PER FEMA PRELIMINARY FLOOD MAP #34025C0456G AND DATED JANUARY 31, 2014.
13. TIDELANDS SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE 126757707800SC-01 FOUND SUBJECT PROPERTY TO BE 'UNCLAIMED' PER TIDELANDS MAP NUMBER 462-2166.
14. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
15. WETLANDS INFORMATION SHOWN HEREON WAS FIELD DELINEATED BY DUBOIS ENVIRONMENTAL CONSULTANTS, LLC ON MARCH 9, 2018.

**MAP REFERENCES**

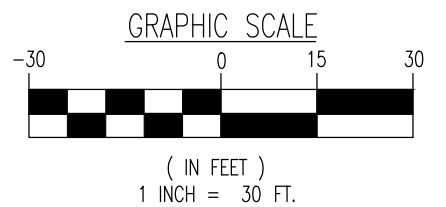
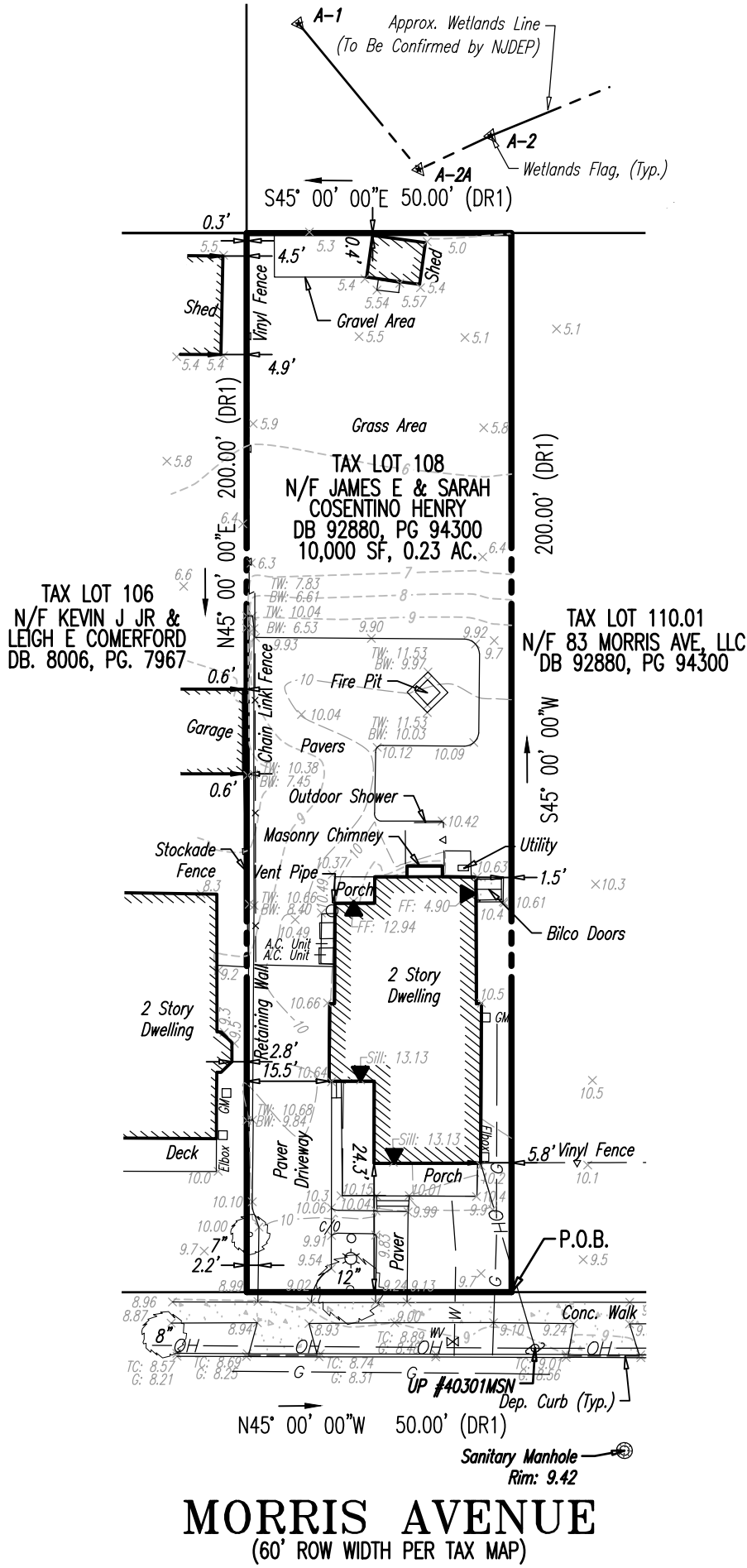
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**DEED REFERENCES**

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2. DEED BOOK 8247, PAGE 4619 - LOT 2.01
3. DEED BOOK 4030, PAGE 279 - LOT 3.01
4. DEED BOOK 8645, PAGE 3223 - LOT 3.04
5. DEED BOOK 8006, PAGE 7967 - LOT 106
6. DEED BOOK 9075, PAGE 3955 - LOT 108



TAX LOT 3.02  
N/F JAMES E & SARAH  
COSENTINO HENRY  
DB 92880, PG 94300  
10,000 SF, 0.23 AC.



REV.	DATE	COMMENTS	BY
REV. 3	3/17/20	ADDITIONAL WETLANDS FLAG	JTB
REV. 2	6/25/19	UPDATED FIELD CONDITIONS	DCR
REV. 1	9/10/18	ADDED TOPOGRAPHY	DCR
REV.			

Product Ver: 23.1s (LMS Tech) - 11:20 AM, By: jbrewley, Engineering\99-014SE Manasquan - Henry - 85 Morris Ave\_SV3\_108.dwg, ---> 11x17 WETLANDS LINE



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SHEET No:  1	FIELD BY: JTB/BFB
OF 1	DRAWN BY: DCR
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	DATE: 06/08/2018

TITLE: <b>SURVEY OF PROPERTY</b>
PROJECT: <b>EXISTING CONDITIONS</b> BLOCK 71, LOT 108 85 MORRIS AVENUE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY
Rev. # 3      DEC Client Code: 0320

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*Craig Black*  
PROFESSIONAL ENGINEER &  
LAND SURVEYOR  
NEW JERSEY LICENSE No. 24GB04257400



































Item 1.

