

Owner/Complete Name	Property Address	Block	Lot	Mailing City/State/Zip Code	Mailing Street
NINO, ANTONIO & SILVA	50 SIMPSON AVE	37	10	ATLANTIC HIGHLANDS, NJ 07716	50 SIMPSON AVE
MCDONOUGH, JOHN S. & OVEBY, M	48 SIMPSON AVE	37	11	ATLANTIC HIGHLANDS, NJ 07716	48 SIMPSON AVE
HILTON, FRANCIS	34 EAST AVE	37	14	ATLANTIC HIGHLANDS, NJ 07716	34 EAST AVE
RUFFO-DEPASCA, LYNETTE	129 WESLEY AVE	37	15	ATLANTIC HIGHLANDS, NJ 07716	129 WESLEY AVE
EVERGREEN BUILDERS, LLC	WESLEY AVE	37	16	LEONARDO, NJ 07737	8 BENTON AVENUE
MCCARTAN, ELEANOR F & VERONICA A	142 WESLEY AVE	37	18	ATLANTIC HIGHLANDS, NJ 07716	142 WESLEY AVENUE
IRISH, RICHARD	38 EAST AVE	37	13	ATLANTIC HIGHLANDS, NJ 07716	38 EAST AVE
MURPHY, JOSHUA & MARCI	106 ASBURY AVE	37	1.10	PEAKS ISLAND, ME 04083262	225 BRACKETT AVENUE
BRUND, WILLIAM	44 KING JAMES LN	37	1.44	ATLANTIC HIGHLANDS, NJ 07716	44 KING JAMES LANE
TORRES, HELEN	45 KING JAMES LN	37	1.45	ATLANTIC HIGHLANDS, NJ 07716	45 KING JAMES LANE
ZITO, CAROL & SMITH, ROBERT	106 ASBURY AVE	37	1.40	ATLANTIC HIGHLANDS, NJ 07716	106 ASBURY AVENUE
MCCARTAN, ELEANOR F & VERONICA A	142 WESLEY AVE	37	18	ATLANTIC HIGHLANDS, NJ 07716	142 WESLEY AVENUE
SALTY MARSH MANAGEMENT PROPERTIES	28 EAST AVE	37	21	LOCUST, NJ 07760	16 MAXSON AVENUE
BROOKS, ROBERT O & CAROL A	26 EAST AVE	37	22	ATLANTIC HIGHLANDS, NJ 07716	26 EAST AVE
RAYMOND, JOSEPH PATRICK	24 EAST AVE	37	23	ATLANTIC HIGHLANDS, NJ 07716	24 EAST AVE
CURRY, WALTER & SUSAN	105 ASBURY AVE	37	24	ATLANTIC HIGHLANDS, NJ 07716	105 ASBURY AVE
O'DONNELL, THOMAS & MARY	107 ASBURY AVE	37	25	ATLANTIC HIGHLANDS, NJ 07716	107 ASBURY AVE
KING, MAURICE A & MELODY J	109 ASBURY AVE	37	26	ATLANTIC HIGHLANDS, NJ 07716	109 ASBURY AVENUE
FORMAN, PHILIP R & JULIE C	111 ASBURY AVE	37	27	ATLANTIC HIGHLANDS, NJ 07716	111 ASBURY AVENUE
COREY, VINCENT & JEANNE	119 ASBURY AVE	37	28	ATLANTIC HIGHLANDS, NJ 07716	119 ASBURY AVENUE
NAGINSKY, YANA	35 KING JAMES LN	37	1.35	ATLANTIC HIGHLANDS, NJ 07716	35 KING JAMES LANE
ROSA, SANDRA	36 KING JAMES LN	37	1.36	LOCUST, NJ 07760	150 HARTSHORNE ROAD
HOYTAL, DAVID & DERORAH	37 KING JAMES LN	37	1.37	ATLANTIC HIGHLANDS, NJ 07716	37 KING JAMES LANE
BARRADALE, MICHAEL	38 KING JAMES LN	37	1.38	ATLANTIC HIGHLANDS, NJ 07716	3 HARBOR VIEW DR
ROBERTSON, KAREN	39 KING JAMES LN	37	1.39	ATLANTIC HIGHLANDS, NJ 07716	39 KING JAMES LANE
DALTON, ROBERT K	40 KING JAMES LN	37	1.40	ATLANTIC HIGHLANDS, NJ 07716	40 KING JAMES LANE
MARIA, STACEY	41 KING JAMES LN	37	1.41	ATLANTIC HIGHLANDS, NJ 07716	41 KING JAMES LANE
KELLEHER, STEPHEN BARRY & DOBROSKY, J	42 KING JAMES LN	37	1.42	ATLANTIC HIGHLANDS, NJ 07716	42 KING JAMES LANE
ARNAO, DIANE	1 KING JAMES LN	37	1.01	ATLANTIC HIGHLANDS, NJ 07716	1 KING JAMES LANE
PRICE, DONALD E	2 KING JAMES LN	37	1.02	ATLANTIC HIGHLANDS, NJ 07716	2 KING JAMES LANE
KING JAMES LANE 3, LLC	4 KING JAMES LN	37	1.03	ATLANTIC HIGHLANDS, NJ 07716	4 KING JAMES LANE
SEBOLAO, JOSEPH WILLIAM	5 KING JAMES LN	37	1.04	ATLANTIC HIGHLANDS, NJ 07716	5 BELVEDERE ROAD
					4 KING JAMES LANE

CLAR, STEVEN W & LYNDA	5 KING JAMES LN	37	1.05	ANNANDALE, NJ 08801	70 LILAC DRIVE
BENDER, SCOTT M	6 KING JAMES LN	37	1.06	ATLANTIC HIGHLANDS, NJ 07716	6 KING JAMES LANE, BLDG A
JABLONSKI, ANDREW & HENDERSON, ANNE	7 KING JAMES LN	37	1.07	RED BANK, NJ 07701	35 ALEXANDER DRIVE
NIELSEN, VIRGINIA E	8 KING JAMES LN	37	1.08	RED BANK, NJ 07701	14 FRIENDSHIP COURT
FEENEY, KATHLEEN A	9 KING JAMES LN	37	1.09	ATLANTIC HIGHLANDS, NJ 07716	9 KING JAMES LANE
SIMINSKY, RICHARD J JR	46 KING JAMES LN	37	1.46	MIDDLETOWN, NJ 07748	24 PENNYBROOK LANE
EVANS, JULIE	30 EAST AVE	37	20	ATLANTIC HIGHLANDS, NJ 07716	30 EAST AVENUE
ANTHONY, MARY L	31 KING JAMES LN	37	1.31	ATLANTIC HIGHLANDS, NJ 07716	31 KINGS JAMES LANE
BOND, PETER A	32 KING JAMES LN	37	1.32	ATLANTIC HIGHLANDS, NJ 07716	32 KING JAMES LANE
SHAFER, CLARK H	33 KING JAMES LN	37	1.33	ATLANTIC HIGHLANDS, NJ 07716	33 KING JAMES LANE
MAZZARELLA, MARY ELLEN	34 KING JAMES LN	37	1.34	ATLANTIC HIGHLANDS, NJ 07716	34 KING JAMES LANE
SAKSEN, TIFFANY LYNN	47 KING JAMES LN	37	1.47	ATLANTIC HIGHLANDS, NJ 07716	47 KING JAMES LANE
HOFORD, JAMES, M & JULIE R	48 KING JAMES LN	37	1.48	ATLANTIC HIGHLANDS, NJ 07716	48 KING JAMES LANE
SORENSEN, ELIZABETH S	43 KING JAMES LN	37	1.43	RUMSON, NJ 07760	7 NORTH WARD AVE
ADOLF, JULIUS F	104 ASBURY AVE	34	5	ATLANTIC HIGHLANDS, NJ 07716	104 ASBURY AVENUE
HENNING, BASIL & SANDRA S	102 ASBURY AVE	34	6	ATLANTIC HIGHLANDS, NJ 07716	102 ASBURY AVENUE
LANGAN, PATRICK	108 ASBURY AVE	34	3.01	ATLANTIC HIGHLANDS, NJ 07716	108 ASBURY AVENUE
KING JAMES CONDO C/O REGENCY MGMT	KING JAMES CT	37	1	HOWELL, NJ 07731	605 CANDLEWOOD COMMONS

BLOCK 37, LOT 17

Owner/Complete Name	Property Address	Block	Lot	Mailing City/State/Zip Code	Mailing Street
ROSS, DAVID	116 SEARS AVE	727	2	ATLANTIC HIGHLANDS, NJ 07716	116 SEARS AVE
KEELEY, THOMAS & PATTI	110 SEARS AVE	727	3	ATLANTIC HIGHLANDS, NJ 07716	110 SEARS AVE
NINO, ANTONIO & SILVA	50 SIMPSON AVE	37	10	ATLANTIC HIGHLANDS, NJ 07716	50 SIMPSON AVE
RUFFO-DEPASCA, LYNETTE	129 WESLEY AVE	37	15	ATLANTIC HIGHLANDS, NJ 07716	129 WESLEY AVE
EVERGREEN BUILDERS, LLC	WESLEY AVE	37	17	LEONARDO, NJ 07737	8 BENTON AVENUE
MCCARTAN, ELEANOR F & VERONICA A	142 WESLEY AVE	37	18	ATLANTIC HIGHLANDS, NJ 07716	142 WESLEY AVENUE
BRUND, WILLIAM	44 KING JAMES LN	37	1.44	ATLANTIC HIGHLANDS, NJ 07716	44 KING JAMES LANE
TORRES, HELEN	45 KING JAMES LN	37	1.45	ATLANTIC HIGHLANDS, NJ 07716	45 KING JAMES LANE
ZITO, CAROL & SMITH, ROBERT	106 ASBURY AVE	34	4.01	ATLANTIC HIGHLANDS, NJ 07716	106 ASBURY AVENUE
MCCARTAN, ELEANOR F & VERONICA A	142 WESLEY AVE	37	18	ATLANTIC HIGHLANDS, NJ 07716	142 WESLEY AVENUE
SALTY MARSH MANAGEMENT PROPERTIES	28 EAST AVE	37	21	LOCUST, NJ 07760	16 MAXSON AVENUE
BROOKS, ROBERT O & CAROL A	26 EAST AVE	37	22	ATLANTIC HIGHLANDS, NJ 07716	26 EAST AVE
CURRY, WALTER & SUSAN	105 ASBURY AVE	37	24	ATLANTIC HIGHLANDS, NJ 07716	105 ASBURY AVE
O'DONNELL, THOMAS & MARY	107 ASBURY AVE	37	25	ATLANTIC HIGHLANDS, NJ 07716	107 ASBURY AVE
KING, MAURICE A & MELODY J	109 ASBURY AVE	37	26	ATLANTIC HIGHLANDS, NJ 07716	109 ASBURY AVENUE
FORMAN, PHILIP R & JULIE C	111 ASBURY AVE	37	27	ATLANTIC HIGHLANDS, NJ 07716	111 ASBURY AVENUE
COREY, VINCENT & JEANNE	119 ASBURY AVE	37	28	ATLANTIC HIGHLANDS, NJ 07716	119 ASBURY AVE
MAHON, WILLIAM D JR & MARY D	29 KING JAMES LN	37	1.29	ATLANTIC HIGHLANDS, NJ 07716	29 KING JAMES LANE
NAGINSKY, YANA	35 KING JAMES LN	37	1.35	ATLANTIC HIGHLANDS, NJ 07716	35 KING JAMES LANE
ROSA, SANDRA	36 KING JAMES LN	37	1.36	LOCUST, NJ 07760	150 HARTSHORNE ROAD
HOYTAL, DAVID & DERORAH	37 KING JAMES LN	37	1.37	ATLANTIC HIGHLANDS, NJ 07716	37 KING JAMES LANE
BARRADALE, MICHAEL	38 KING JAMES LN	37	1.38	ATLANTIC HIGHLANDS, NJ 07716	3 HARBOR VIEW DR
ROBERTSON, KAREN	39 KING JAMES LN	37	1.39	ATLANTIC HIGHLANDS, NJ 07716	39 KING JAMES LANE
DALTON, ROBERT K	40 KING JAMES LN	37	1.40	ATLANTIC HIGHLANDS, NJ 07716	40 KING JAMES LANE
MARIA, STACEY	41 KING JAMES LN	37	1.41	ATLANTIC HIGHLANDS, NJ 07716	41 KING JAMES LANE
KELLEHER, STEPHEN BARRY & DOBROSKY, J	42 KING JAMES LN	37	1.42	ATLANTIC HIGHLANDS, NJ 07716	42 KING JAMES LANE
ARNAO, DIANE	1 KING JAMES LN	37	1.01	ATLANTIC HIGHLANDS, NJ 07716	1 KING JAMES LANE
PRICE, DONALD E	2 KING JAMES LN	37	1.02	ATLANTIC HIGHLANDS, NJ 07716	2 KING JAMES LANE
KING JAMES LANE 3, LLC	4 KING JAMES LN	37	1.03	ATLANTIC HIGHLANDS, NJ 07716	4 KING JAMES LANE
SEBOLAO, JOSEPH WILLIAM	5 KING JAMES LN	37	1.04	ATLANTIC HIGHLANDS, NJ 07716	5 BELVEDERE ROAD
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JABLONSKI, ANDREW & HENDERSON, ANNE	7 KING JAMES LN	37	1.07	RED BANK, NJ 07701	35 ALEXANDER DRIVE
NIELSEN, VIRGINIA E	8 KING JAMES LN	37	1.08	RED BANK, NJ 07701	14 FRIENDSHIP COURT
FEENEY, KATHLEEN A	9 KING JAMES LN	37	1.09	ATLANTIC HIGHLANDS, NJ 07716	9 KING JAMES LANE
SIMINSKY, RICHARD J JR	46 KING JAMES LN	37	1.46	MIDDLETOWN, NJ 07748	24 PENNYBROOK LANE
EVANS, JULIE	30 EAST AVE	37	20	ATLANTIC HIGHLANDS, NJ 07716	30 EAST AVENUE
SCHOFFLER, JOS J SR & HAUSE, BJOS JR	30 KING JAMES LN	37	1.30	ATLANTIC HIGHLANDS, NJ 07716	30 KING JAMES LANE
ANTHONY, MARY L	31 KING JAMES LN	37	1.31	ATLANTIC HIGHLANDS, NJ 07716	31 KINGS JAMES LANE
BOND, PETER A	32 KING JAMES LN	37	1.32	ATLANTIC HIGHLANDS, NJ 07716	32 KING JAMES LANE
SHAFER, CLARK H	33 KING JAMES LN	37	1.33	ATLANTIC HIGHLANDS, NJ 07716	33 KING JAMES LANE
MAZZARELLA, MARY ELLEN	34 KING JAMES LN	37	1.34	ATLANTIC HIGHLANDS, NJ 07716	34 KING JAMES LANE
SAKSEN, TIFFANY LYNN	47 KING JAMES LN	37	1.47	ATLANTIC HIGHLANDS, NJ 07716	47 KING JAMES LANE
HOFORD, JAMES, M & JULIE R	48 KING JAMES LN	37	1.48	ATLANTIC HIGHLANDS, NJ 07716	48 KING JAMES LANE
SORENSEN, ELIZABETH S	43 KING JAMES LN	37	1.43	RUMSON, NJ 07760	7 NORTH WARD AVE
ADOLF, JULIUS F	104 ASBURY AVE	34	5	ATLANTIC HIGHLANDS, NJ 07716	104 ASBURY AVENUE
LANGAN, PATRICK	108 ASBURY AVE	34	3.01	ATLANTIC HIGHLANDS, NJ 07716	108 ASBURY AVENUE
MCCANN, CHRISTOPHER & ROBIN	ASBURY AVE	37	29	ATLANTIC HIGHLANDS, NJ 07716	126 SEARS AVENUE
KING JAMES CONDO C/O REGENCY MGMT	KING JAMES CT	37	1	HOWELL, NJ 07731	605 CANDLEWOOD COMMONS

BLOCK 37, LOT 16

200' PROPERTY OWNER LIST

GPU
1500 FLORENCE AVE UNION BEACH, NJ 07735

NEW JERSEY AMERICAN WATER COMPANY
ATTN: CONSTRUCTION DEPARTMENT 661 SHREWSBURY AVE
SHREWSBURY, NJ 07702

ATLANTIC HIGHLANDS WATER & SEWER DEPARTMENT
SUPERVISOR, WATER & SEWER DEPT 100 FIRST AVE
ATLANTIC HIGHLANDS, NJ 07716

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
RON BERTRAND, CONSTRUCTION FOREMAN 403 SOUTH ST
EATONTOWN, NJ 07724

VERIZON COMMUNICATIONS
540 BROAD ST.
ROOM 1705
NEWARK NJ 07101

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
ROBERT ECKERT, EXECUTIVE DIRECTOR PO BOX 205
BELFORD, NJ 07718

NEW JERSEY NATURAL GAS COMPANY
ATTN: JOAN PURCARO PO BOX 1464
WALL, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY
ATTN: EXECUTIVE DIRECTOR 200 HARBOR WAY
PO BOX 184
BELFORD, NJ 07718

DEVELOPMENT PLAN CHECKLIST NOTES:

B10. THERE ARE NO PROPOSED STRUCTURES.

C2. THERE ARE NO EXISTING OUTCROPS, HIGH POINTS, WATER COURSES, DEPRESSIONS, PONDS, MARSHES, TREES WITH A DIA. OF FOUR (4) INCHES OR MORE AS MEASURED THREE (3) FEET ABOVE THE BASE OF THE TRUNK, OR SIGNIFICANT EXISTING FEATURES INCLUDING PREVIOUS FLOOD ELEVATIONS OR WATER COURSES, PONDS AND MARSHES, AS SHOWN ON THE REFERENCED SURVEY.

E2. REFUSE AND GARBAGE TO BE PICKED UP BY THE MUNICIPALITY.

E3. ALL BUILDINGS ARE RESIDENTIAL.

E4. THERE ARE NO PROPOSED SIGNS.

E5. THERE ARE NO LOADING AREAS.

E8. THERE ARE NO HISTORICAL STRUCTURES.

E10. THERE ARE NO GARDEN APARTMENTS PROPOSED.

E11. THERE ARE NO APARTMENTS PROPOSED.

E12. THERE ARE NO BUILDINGS OVER 40' PROPOSED.

F (ALL). THIS IS NOT A SITE PLAN AND THEREFORE ALL ITEMS ARE NOT APPLICABLE.

G6. THERE ARE NO EXISTING OR PROPOSED EASEMENTS RELATED TO DRAINAGE, CONSERVATION AND FLOOD HAZARD AREAS.

G9. THERE ARE NO WATER COURSES OR DRAINAGE FACILITIES WITHIN 300' OF THE LIMIT OF DEVELOPMENT.

G11. THERE ARE NO STREAMS.

H1. THERE ARE NO PROPOSED SIGNS.

I (ALL). THERE IS NO PROPOSED BUFFER LANDSCAPING.

J1. THERE IS NO PROPOSED FIRE PROTECTION SYSTEMS.

DEVELOPMENT PLAN CHECKLIST WAIVERS:

D1. PRESENT AND PROPOSED GRADES BASED ON NJ GEODETIC CONTROL SURVEY DATUM. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.)

E1. LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES AND BUILDINGS AND ANY OTHER PHYSICAL ELEMENTS ON AND WITHIN 200' OF THE SITE TO REMAIN OR BE REMOVED. (ONLY ONSITE IMPROVEMENTS ARE SHOWN.)

E7. SOIL BORING INFORMATION.

G1. LOCATION AND DIMENSIONS OF ALL ITEMS, THIS CATEGORY ON THE SITE AND WITH 100 FT. (ONLY ONSITE IMPROVEMENTS ARE SHOWN.)

G2. CROSS SECTIONS AND PROFILES OF ALL EXISTING AND PROPOSED STREETS ABUTTING THE LOTS AND WITHIN 250 FT. (NO PROPOSED STREETS.)

G7. STORM DRAINAGE CALCULATIONS 100 YEAR STORM.

SUBDIVISION TO BE FILED BY DEED.

DESCRIPTION	DESCRIPTION	LOT 16 VACANT	LOT 17 VACANT	PROPOSED LOT 16.01	PROPOSED LOT 17.01
MIN. LOT AREA	7500 SF	5750 SF	8625 SF	7187.5 SF*	7187.5 SF*
INTERIOR LOTS	75 FT	50 FT	75 FT	62.5 FT*	62.5 FT*
FRONTAGE & WIDTH					
MIN. YARD REQUIREMENTS					
PRINCIPAL FRONT YARD	20 FT	NA	NA	20 FT	20 FT
SIDE YARD	10 FT	NA	NA	10 FT	10 FT
TOTAL SIDE YARD	20 FT	NA	NA	20 FT	20 FT
REAR YARD	20 FT	NA	NA	20 FT	20 FT
ACCESSORY BUILDING					
SIDE YARD	5 FT	NA	NA	5 FT	5 FT
REAR YARD	5 FT	NA	NA	5 FT	5 FT
LOT SHAPE MIN. DIA.	50 FT	NA	NA	50 FT	50 FT
INTERIOR					
MAX. BUILDING HEIGHT					
PRINCIPAL FEET	35 FT	NA	NA	35 FT	35 FT
STORIES	2 ½	NA	NA	2 ½	2 ½
ACCESSORY FEET	16 FT	NA	NA	16 FT	16 FT
STORIES	1	NA	NA	1	1
MAX. LOT COVERAGE					
IMPERVIOUS COVERAGE	50 PERCENT	NA	NA	50 PERCENT	50 PERCENT
BUILDING	25 PERCENT	NA	NA	25 PERCENT	25 PERCENT
MAX. USABLE BUILDING AREA	0.40	NA	NA	0.40	0.40
MIN. GROSS FLOOR AREA					
ONE STORY	1040 SF	NA	NA	1040 SF	1040 SF
MORE THAN ONE					
FIRST FLOOR	900 SF	NA	NA	900 SF	900 SF
TOTAL FLOOR	1500 SF	NA	NA	1500 SF	1500 SF

R-1 ZONING SCHEDULE

FINAL BUILDING PLANS WILL BE SUBMITTED AT TIME OF BUILDING PERMIT TO REFLECT ACTUAL CONSTRUCTION. PROPOSED DWELLINGS SHALL CONFORM TO ALL REQUIRED BUILDING SETBACK AND BULK REQUIREMENTS.

* = VARIANCE REQUIRED



FLOOD MAP

N.T.S.

USGS KEY MAP

1"=2000'

APPROVAL OF THIS MINOR SUBDIVISION PLAN WITH THE LAND USE BOARD OF THE ATLANTIC HIGHLANDS ON _____.

CHAIR _____ DATE _____

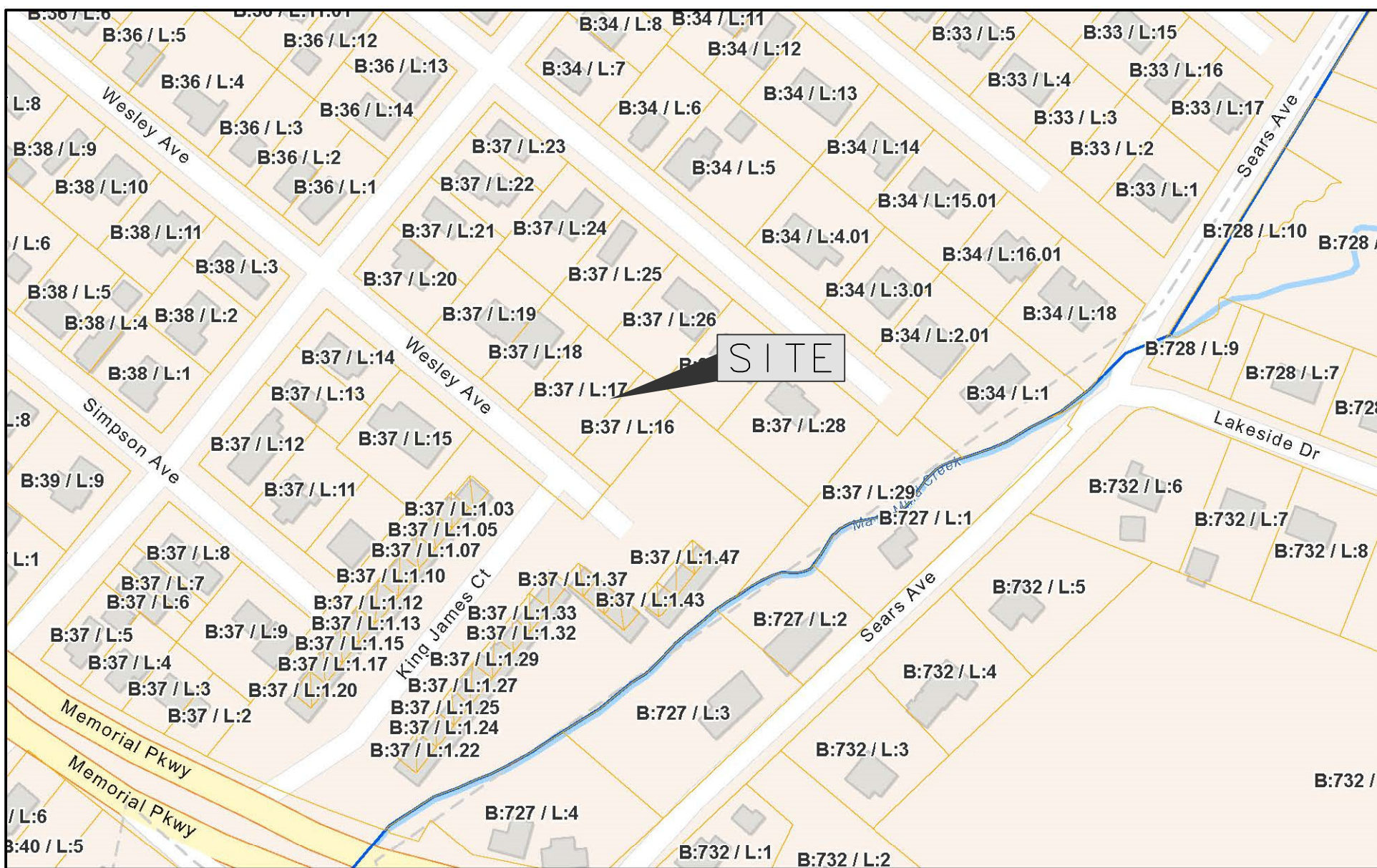
LAND USE BOARD ENGINEER _____ DATE _____

OWNER/APPLICANT:
EVERGREEN BUILDERS, LLC
8 BENTON AVENUE
LEONARDO, N.J. 07737
JOSEPH HOFFMAN
(732) 241-0568

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

OWNER _____ DATE _____

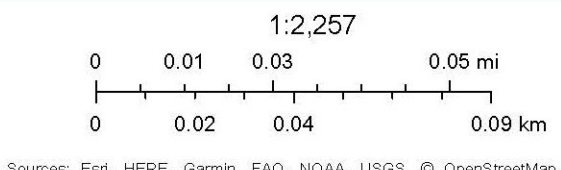
Monmouth County Property Viewer



3/11/2020, 9:51:20 AM

Monmouth County Parcels (Oct 2018)

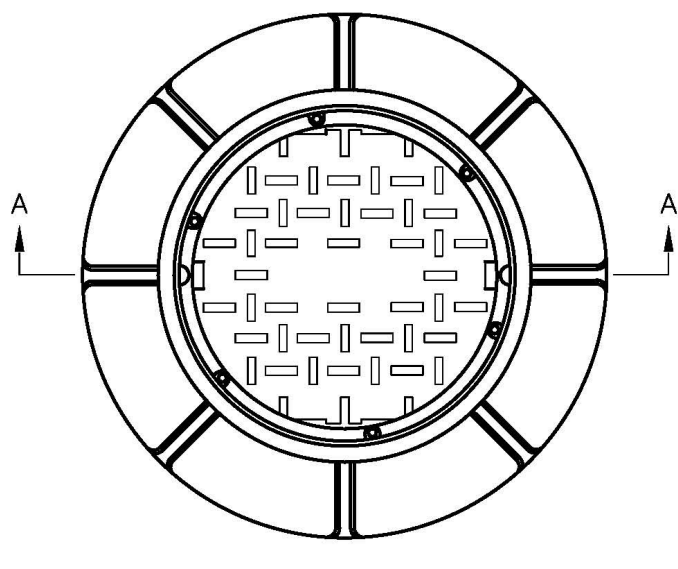
Municipal Boundaries



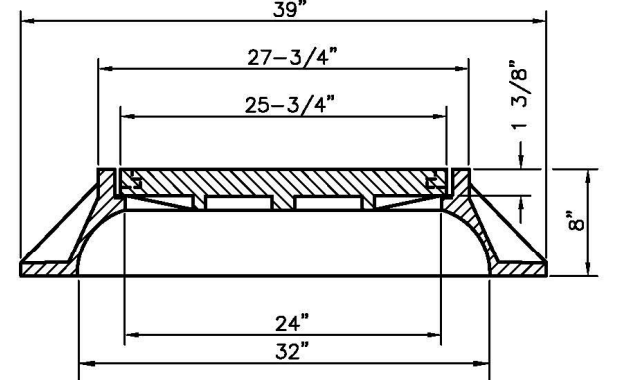
Monmouth County GIS, Monmouth County Division of Planning, NJDEP, Neapmap US All datasets are subject to their respective disclaimers.

200' RADIUS MAP

2	AS PER CME LETTER 2/21/2020	3/16/2020
1	GENERAL	1/23/2020
(No.)	Revisions	Date



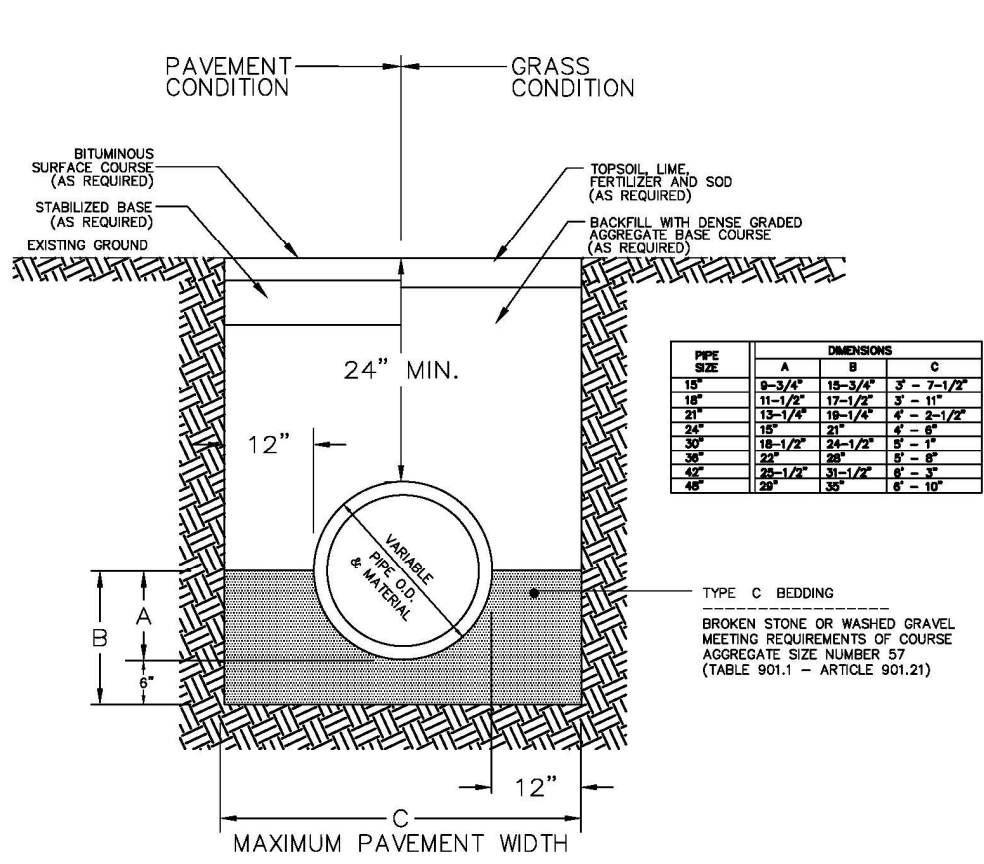
PLAN



SECTION A-A

CAMPBELL FOUNDRY NUMBER 1203

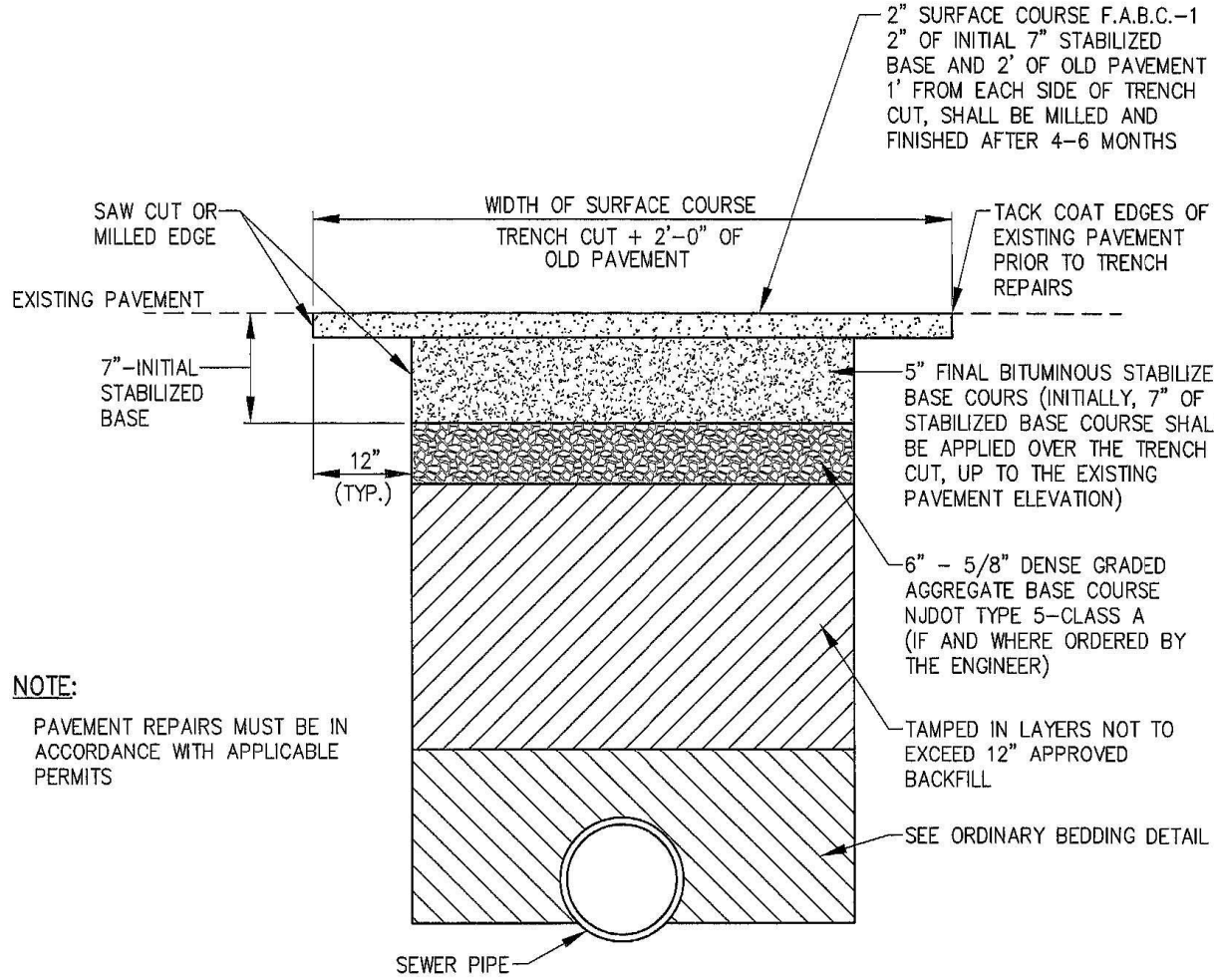
MANHOLE FRAME AND COVER



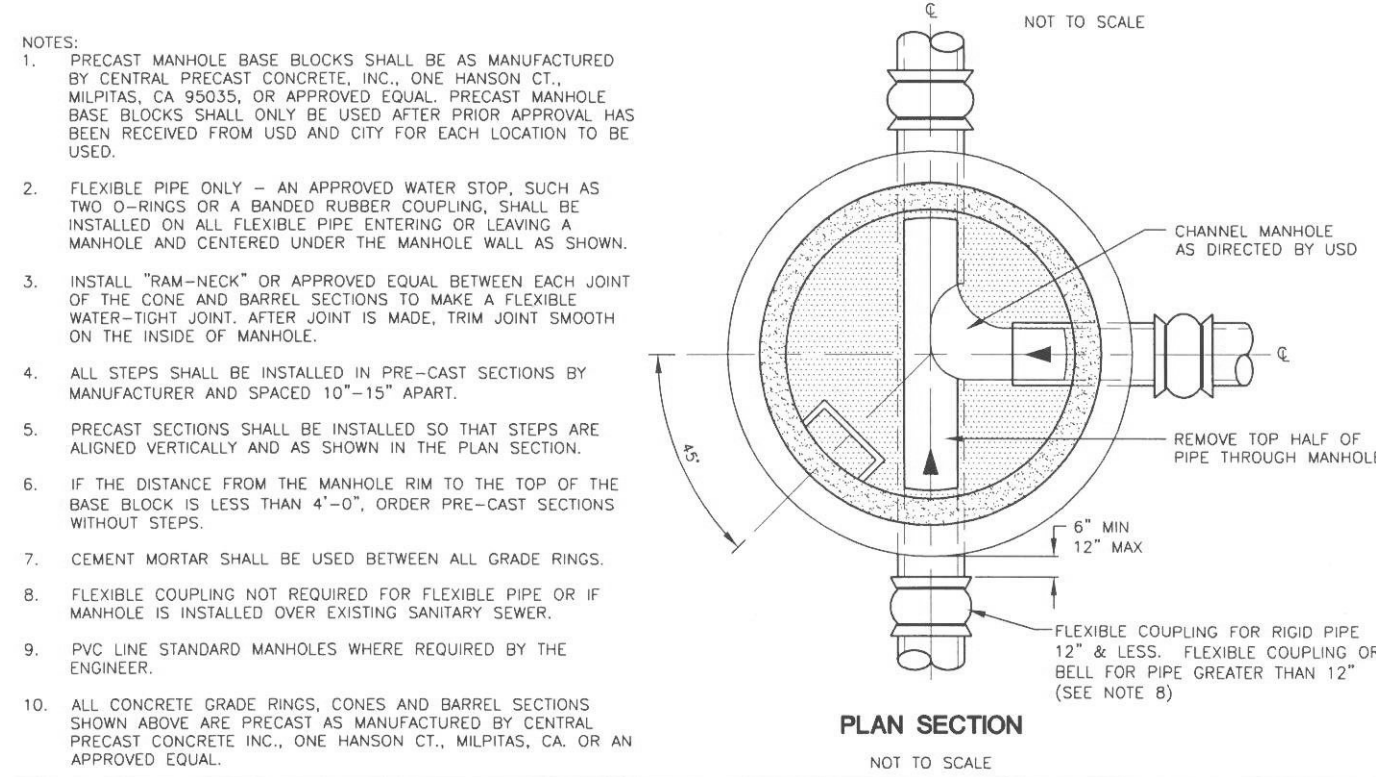
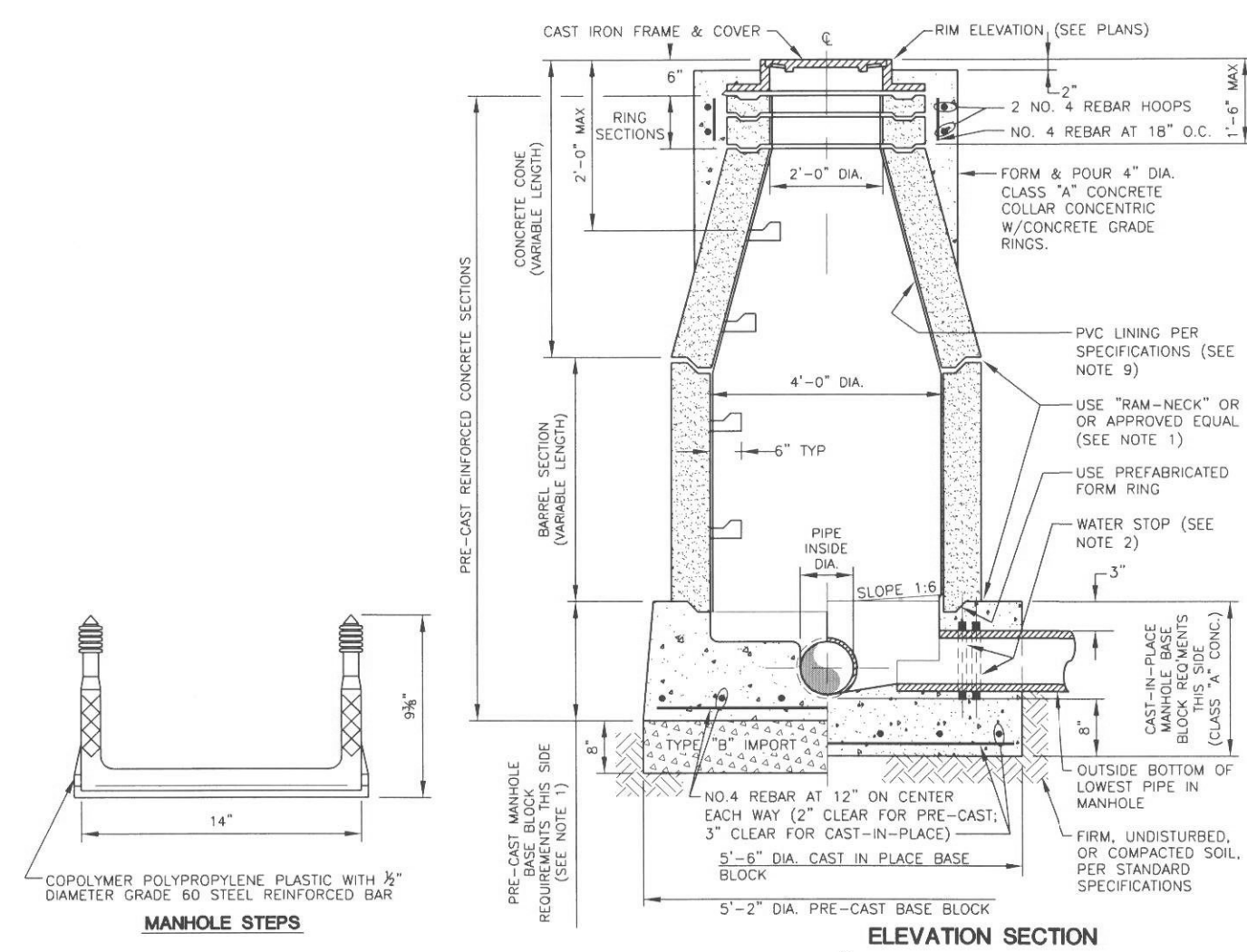
NOTE:

THIS DETAIL CAN BE USED FOR BOTH PAVEMENT AND NON-PAVEMENT BACKFILL SITUATIONS

STANDARD PIPE TRENCH AND BEDDING DETAIL



PAVEMENT REPLACE MUNICIPAL ROADS



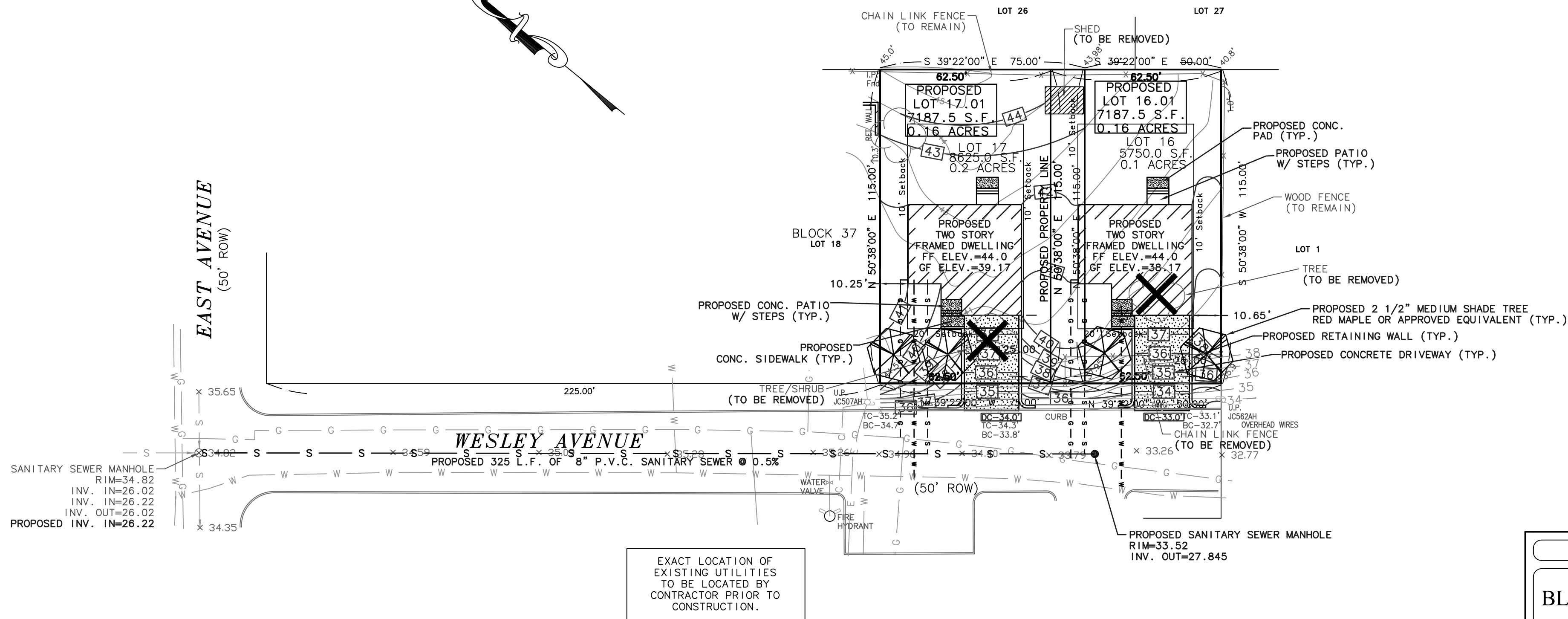
STANDARD MANHOLE

NOTES:

- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND ANY OTHER GOVERNING BODIES STANDARDS. ANY CHANGES OR MODIFICATIONS FROM THIS PLAN MUST BE APPROVED BY THE REVIEWING AGENCIES PRIOR TO CONSTRUCTION.
- THIS PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACK FILL IS IN PLACE ANY CROSSING LESS THEN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- PROPOSED WATER AND SEWER CONNECTIONS MUST COMPLY WITH MUNICIPAL DETAILS AND REQUIREMENTS INCLUDING PAYMENT OF METER AND CONNECTION FEES.
- SIZE, TYPE AND EXACT LOCATION OF ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REGULATIONS.
- CONSTRUCTION MATERIAL AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREON SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (THE LATEST EDITION AND AMENDMENTS)
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- THIS PLAN IS NOT TO BE USED AS A PLAN OF SURVEY, AND DOES NOT CONFORM WITH N.J.A.C. 13:40-5.1
- THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.
- PROPOSED BUILDING DIMENSIONS ARE TO BE TAKEN FROM THE ABOVE REFERENCED ARCHITECTURAL PLANS.
- PROPERTY IS LOCATED IN THE RESIDENCE R-1 ZONE, AND IS SUBJECT TO ALL MUNICIPAL ZONING REGULATIONS.
- TOPOGRAPHY SHOWN HEREON IS ON AN ASSUMED DATUM.
- ALL EXISTING UTILITY CONNECTIONS TO REMAIN WHERE POSSIBLE.
- ALL INFORMATION SHOWN HEREON IS TAKEN FROM THE ABOVE REFERENCED PLANS PREPARED BY JY LAND SURVEYING.
- PROPOSED RETAINING WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH ANCHOR RETAINING WALL STANDARDS OR AN APPROVED EQUIVALENT.
- PROPOSED A.C. UNITS (IF ANY) WILL BE PLACED BEHIND THE DWELLING TO BE SHIELDED FROM THE STREETS AND TO CONFORM WITH SETBACKS.
- PROPOSED SANITARY SEWER TO BE OWNED BY THE BOROUGH OF ATLANTIC HIGHLANDS.
- ALL TREES SHALL HAVE A CALIPER OF 2 1/2 INCHES AND THEY SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS. TREES SHALL BE PROPERLY PLANTED AND STAKED AND PROVISION MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. DEAD OR DYING TREES SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON.

RSIS NOTES:

- SECTION 5:21-4.14 EACH DWELLING IS TO CONTAIN A TWO (2) CAR GARAGE AND A DOUBLE (2) DRIVEWAY FOR A TOTAL OF FOUR (4) OFF STREET PARKING SPACES.



THIS PLAN WAS PREPARED USING THE FOLLOWING INFORMATION:

- A SURVEY OF PROPERTY FOR LOTS 16 & 17, BLOCK 37 SITUATED IN ATLANTIC HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY PREPARED BY JY LAND SURVEYING, INC. ON 4/25/2019.
- DEED BOOK OR-9376, PAGE 129.
- THE OFFICIAL TAX MAPS FOR THE BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N.J.
- FIELD WORK BY KEE ENGINEERING ENTERPRISES, INC. ON 3/17/2020.

0 30 60 90		
Scale 1"=30'		
2	AS PER CME LETTER 2/21/2020	3/16/2020
1	GENERAL	1/23/2020
No.	Revisions	Date

MINOR SUBDIVISION PLAT

FOR "144 & 146 WESLEY AVENUE"

BLOCK 37

BOROUGH OF ATLANTIC HIGHLANDS

MONMOUTH COUNTY

LOTS 16 & 17

NEW JERSEY

Robert T. Kee, Jr.

Engineers Surveyors Planners

Since 1977

51 Gerard Avenue, Matawan, New Jersey 07747

(732)290-9600

Certificate of Authorization No. 24CA28050100

Date

10/15/2019

File No.

K019-022

CAD File

019022SUB

Field Book

K-77

Designed By

RTK Jr.

Drawn By

RTK III

Ckd. By

RTK JR.

Sheet No.

2 of 2

ROBERT T. KEE, JR.

Professional Engineer & Land Surveyor

New Jersey License No. 23206

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