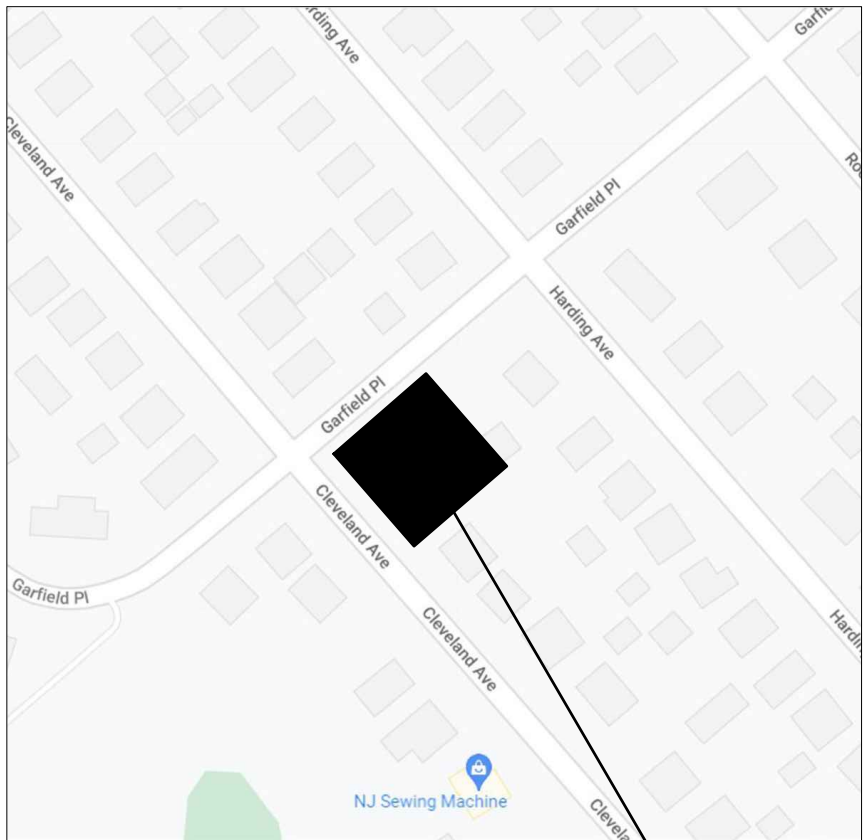


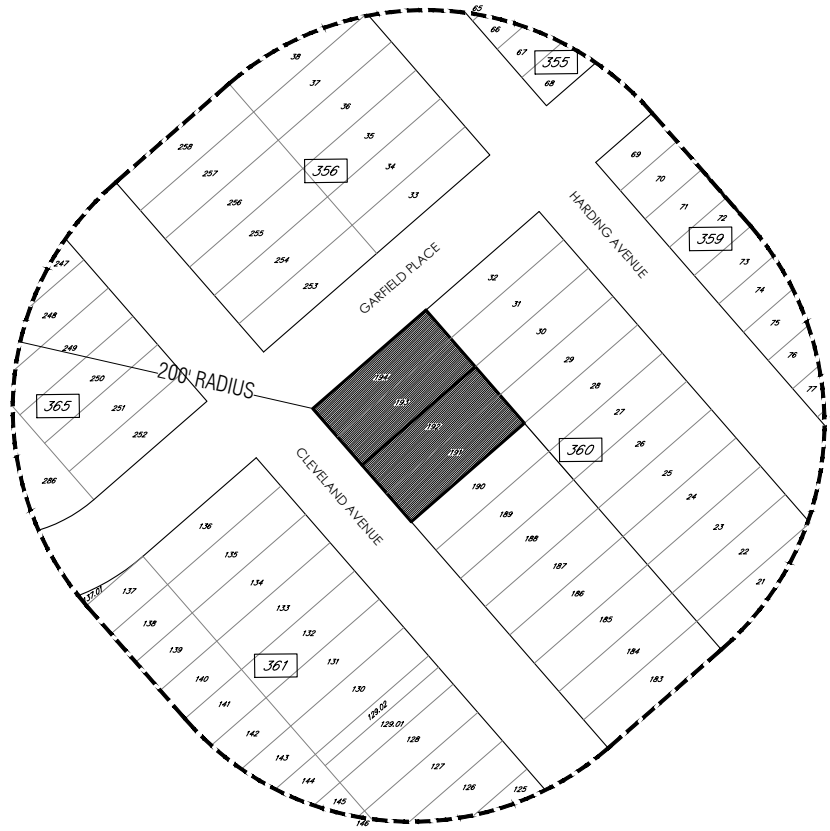
MINOR SUBDIVISION

00&60 CLEVELAND AVENUE, SAYREVILLE, NJ 08859

BLOCK: 360 | LOTS 191,192,193&194



LOCATION PLAN
SCALE: N.T.S.



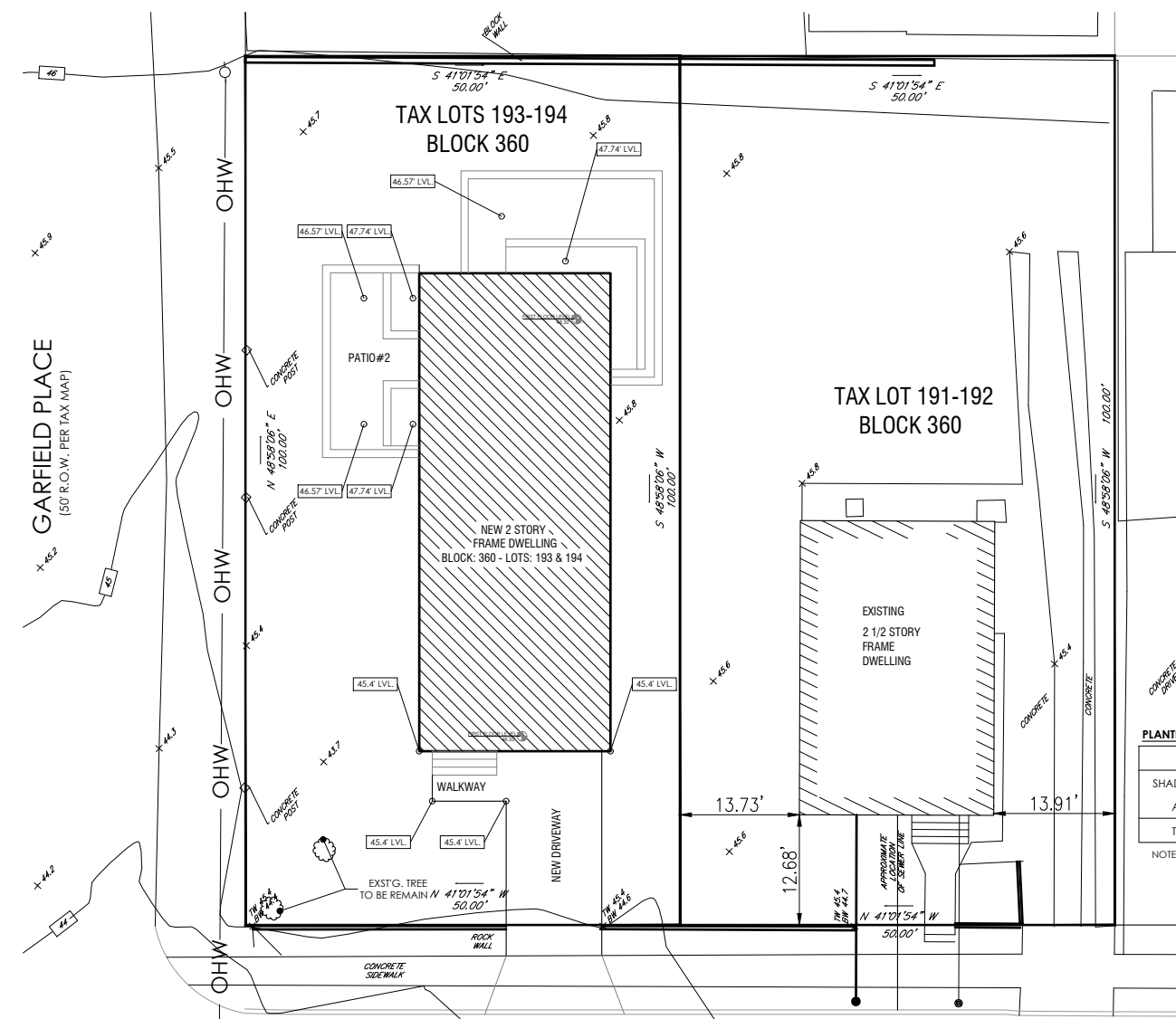
200' TAX MAP
SCALE: 1/64" = 1'-0"

LAND USE REGULATIONS	PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA: MIN.	5,000 SQ. FT.	5,000 SQ. FT.	5,000 SQ. FT.	NO
LOT WIDTH: MIN.	30 FT.	30 FT.	30 FT.	NO
LOT DEPTH: MIN.	100 FT.	100 FT.	100 FT.	NO
FRONT YARD: MIN.	20 FT.	N/A	20 FT.	NO
SIDE YARD: MIN.	5.00 FT.	N/A	5.00 FT.	NO
REAR YARD: MIN.	25 FT.	N/A	25 FT.	NO
MAX. BUILDING HEIGHT	35 FT.	N/A	28.7 FT.	NO
BUILDING COVERAGE: MAX.	20.00%	N/A	20.00%	NO
LOT COVERAGE: MAX.	45.00%	N/A	38.90%	NO

* LOT AREA & LOT WIDTH (WAIVER OR VARIANCE REQUIRED)

LAND USE REGULATIONS	PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA: MIN.	5,000 SQ. FT.	5,000 SQ. FT.	5,000 SQ. FT.	NO
LOT WIDTH: MIN.	30 FT.	30 FT.	30 FT.	NO
LOT DEPTH: MIN.	100 FT.	100 FT.	100 FT.	NO
FRONT YARD: MIN.	20 FT.	N/A	20 FT.	NO
SIDE YARD: MIN.	5.00 FT.	N/A	5.00 FT.	NO
REAR YARD: MIN.	25 FT.	N/A	25 FT.	NO
MAX. BUILDING HEIGHT	35 FT.	N/A	28.7 FT.	NO
BUILDING COVERAGE: MAX.	20.00%	N/A	20.00%	NO
LOT COVERAGE: MAX.	45.00%	N/A	38.90%	NO

* FRONT YARD (WAIVER OR VARIANCE REQUIRED)



PROPOSED GRADING PLAN
SCALE: 1" = 20'-0"

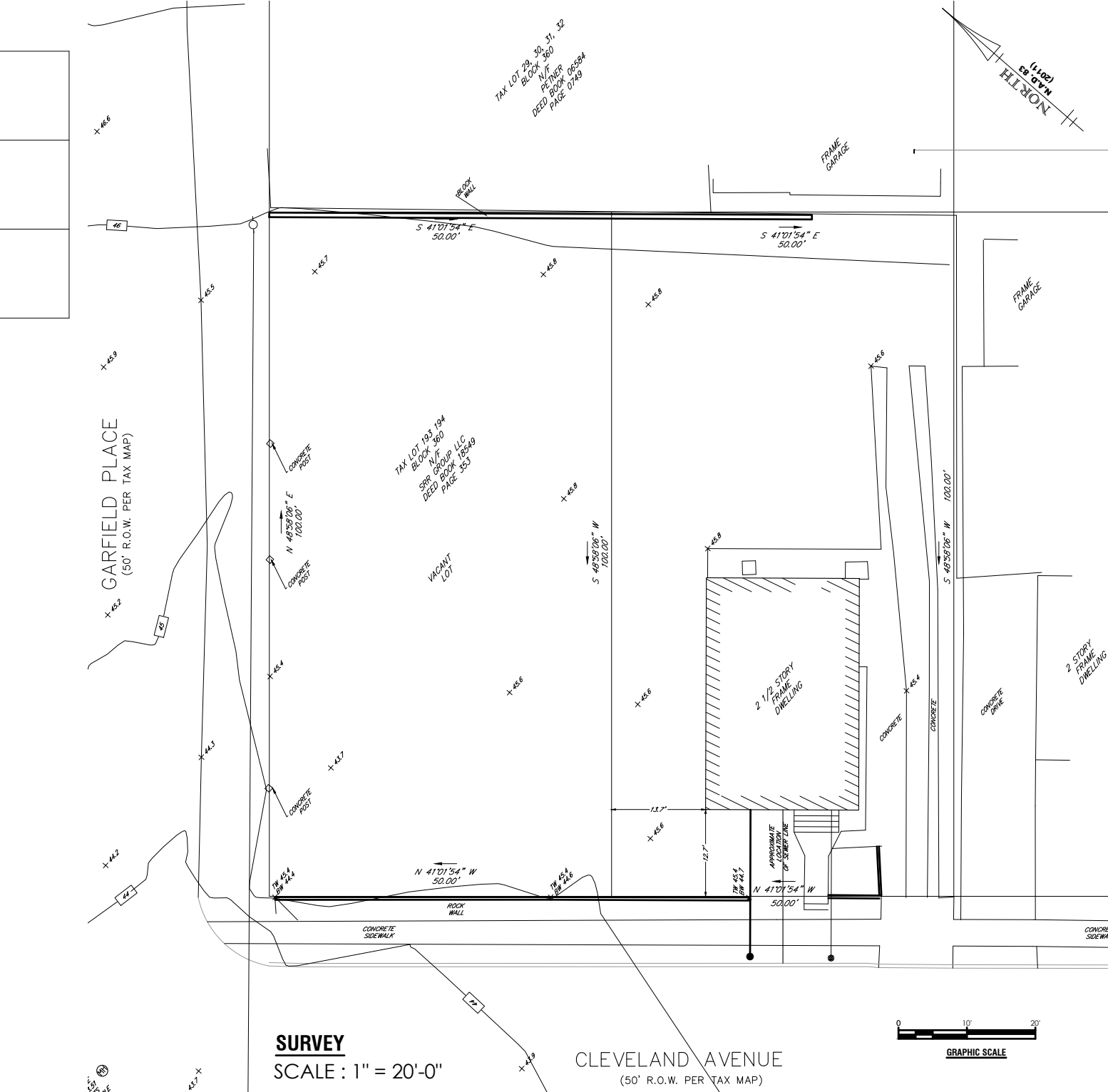
SHEET NO.	SHEET NAME
T-1	EXISTING SURVEY, PROPOSED GRADING/SITE PLAN, PROPOSED FLOOR PLANS & PROPOSED ELEVATIONS
SP-1	SOIL EROSION & SEDIMENT CONTROL

THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY:

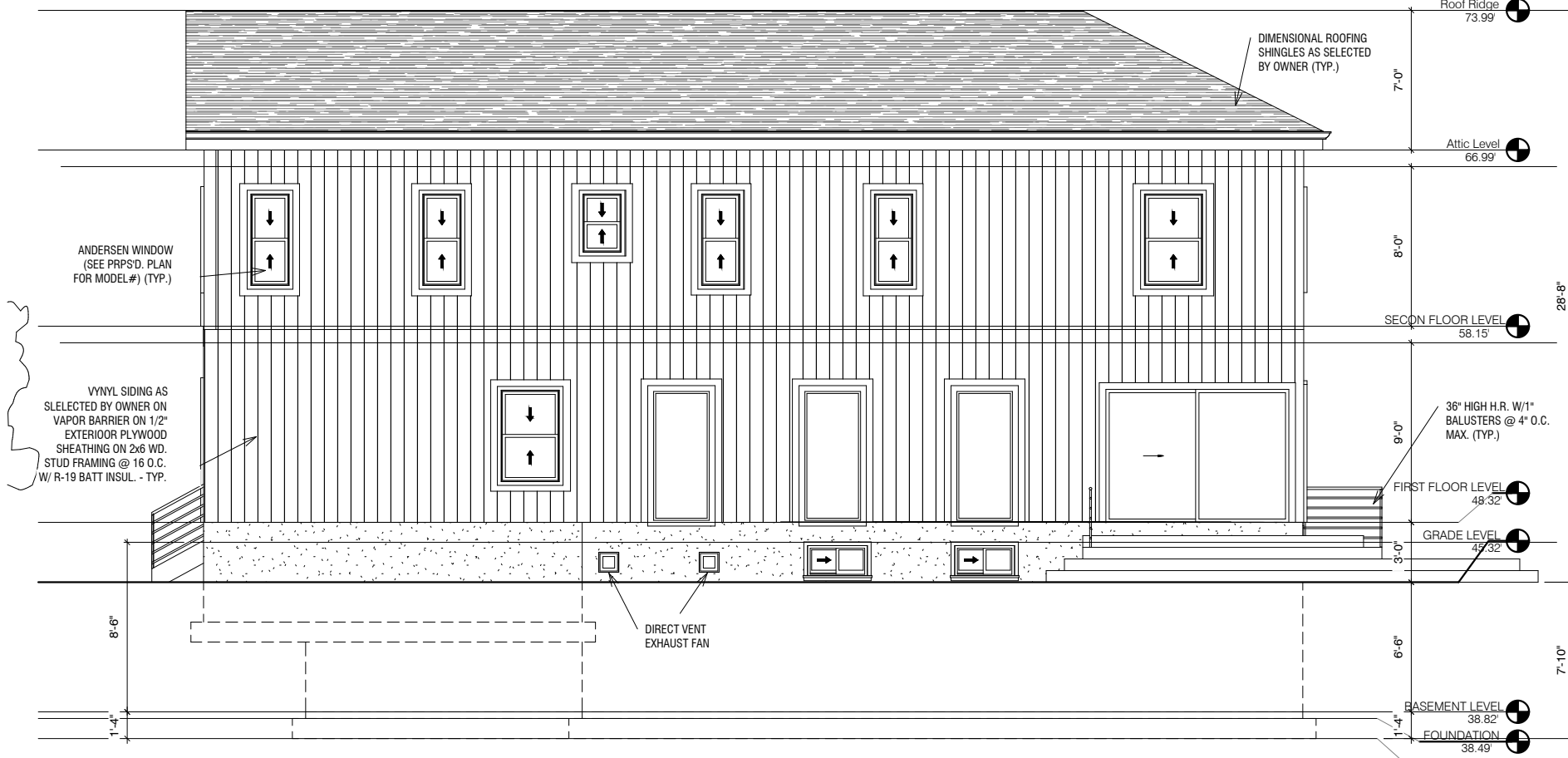
BREVARD SURVEYING & MAPPING, LLC:
BELTON BREVARD IV # 43099
PROFESSIONAL LAND SURVEYOR
337 HEYWOOD AVENUE, ORANGE, NJ 07050
PHONE# (973) 865-2624
DATE: 07-27-2022

KEY	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUB TREES	2		ACER RUBRA 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	EXTD.	
TOTAL	2					

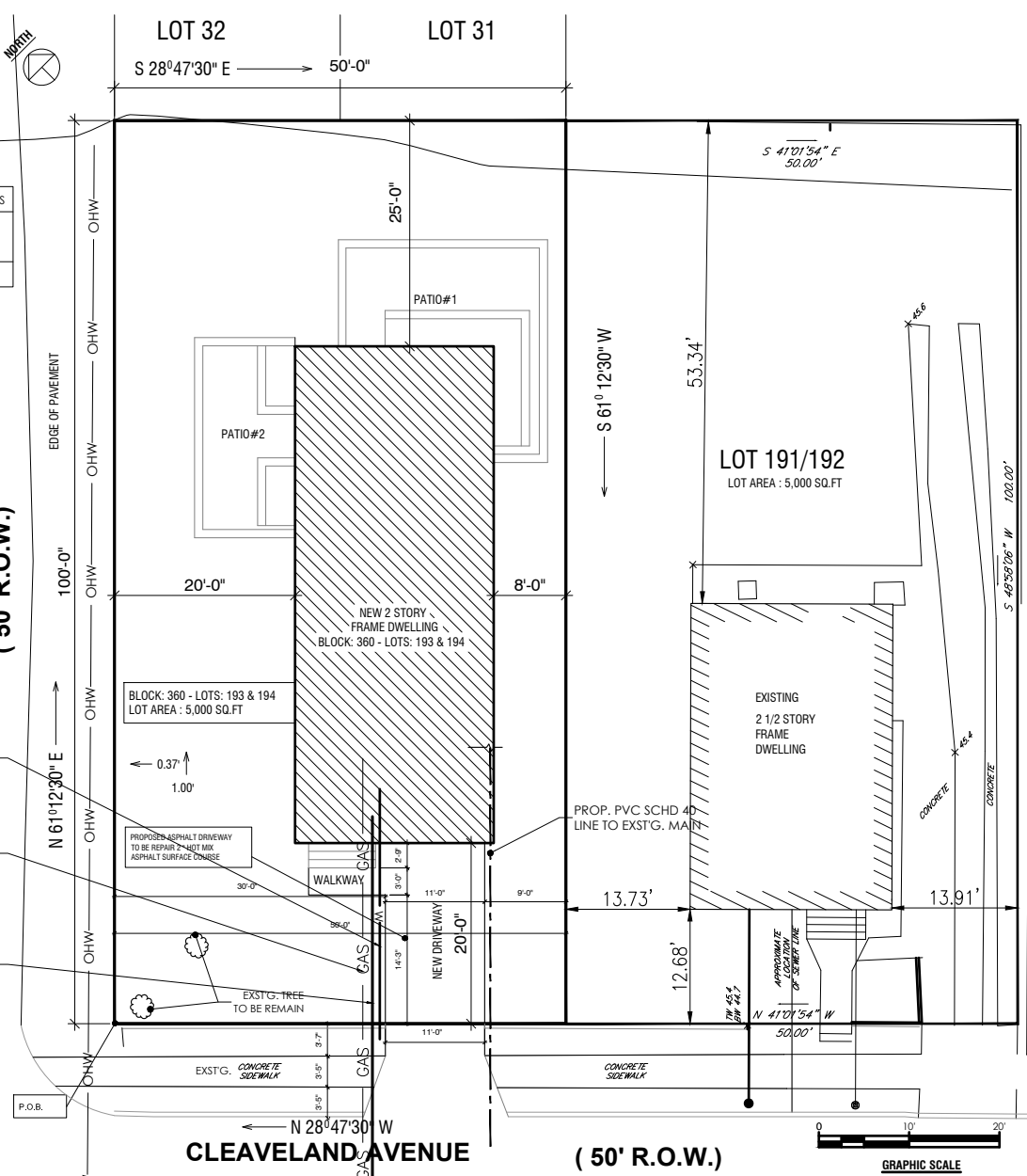
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLANT LIST SHALL PREVAIL.



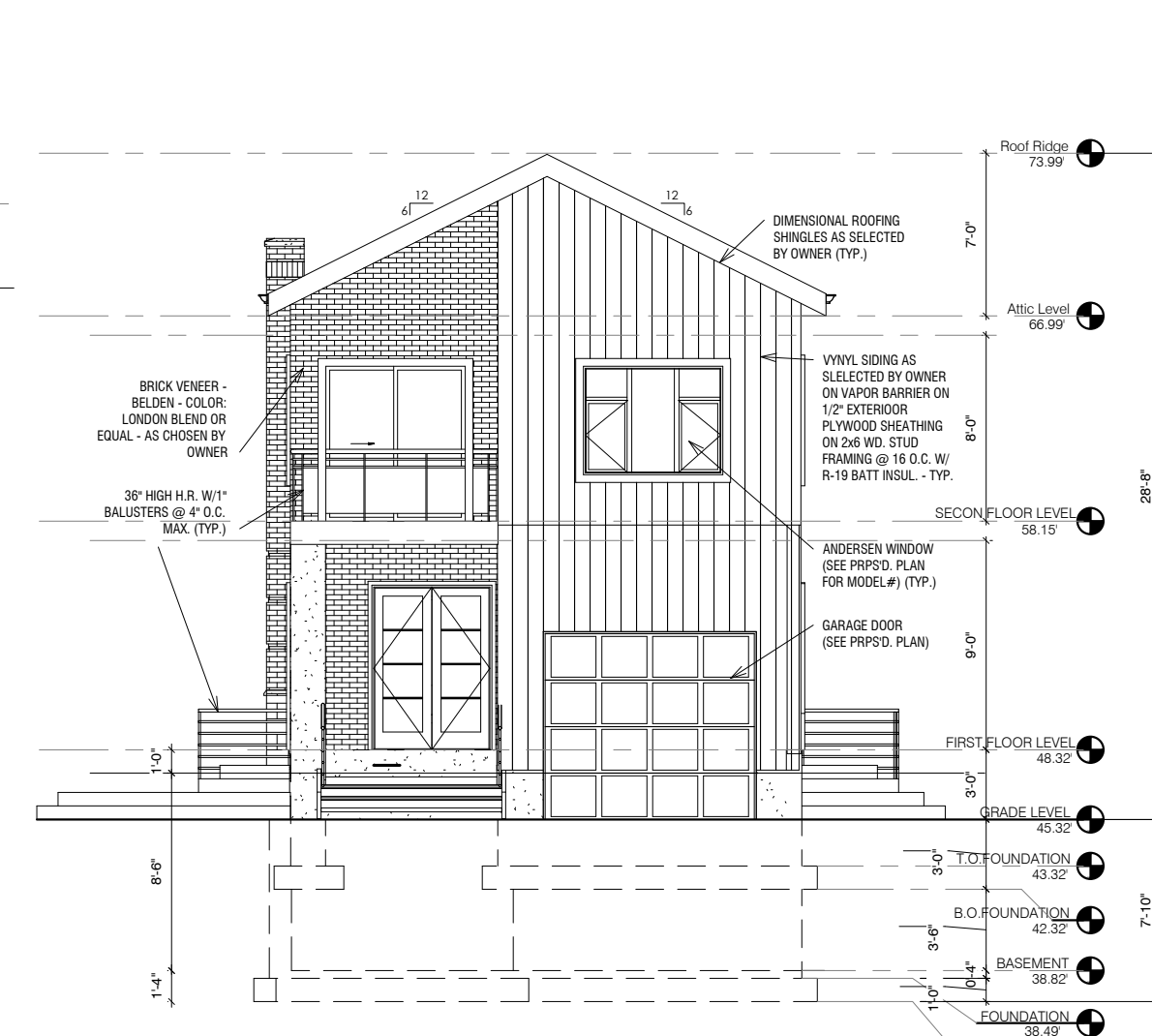
SURVEY
SCALE: 1" = 20'-0"



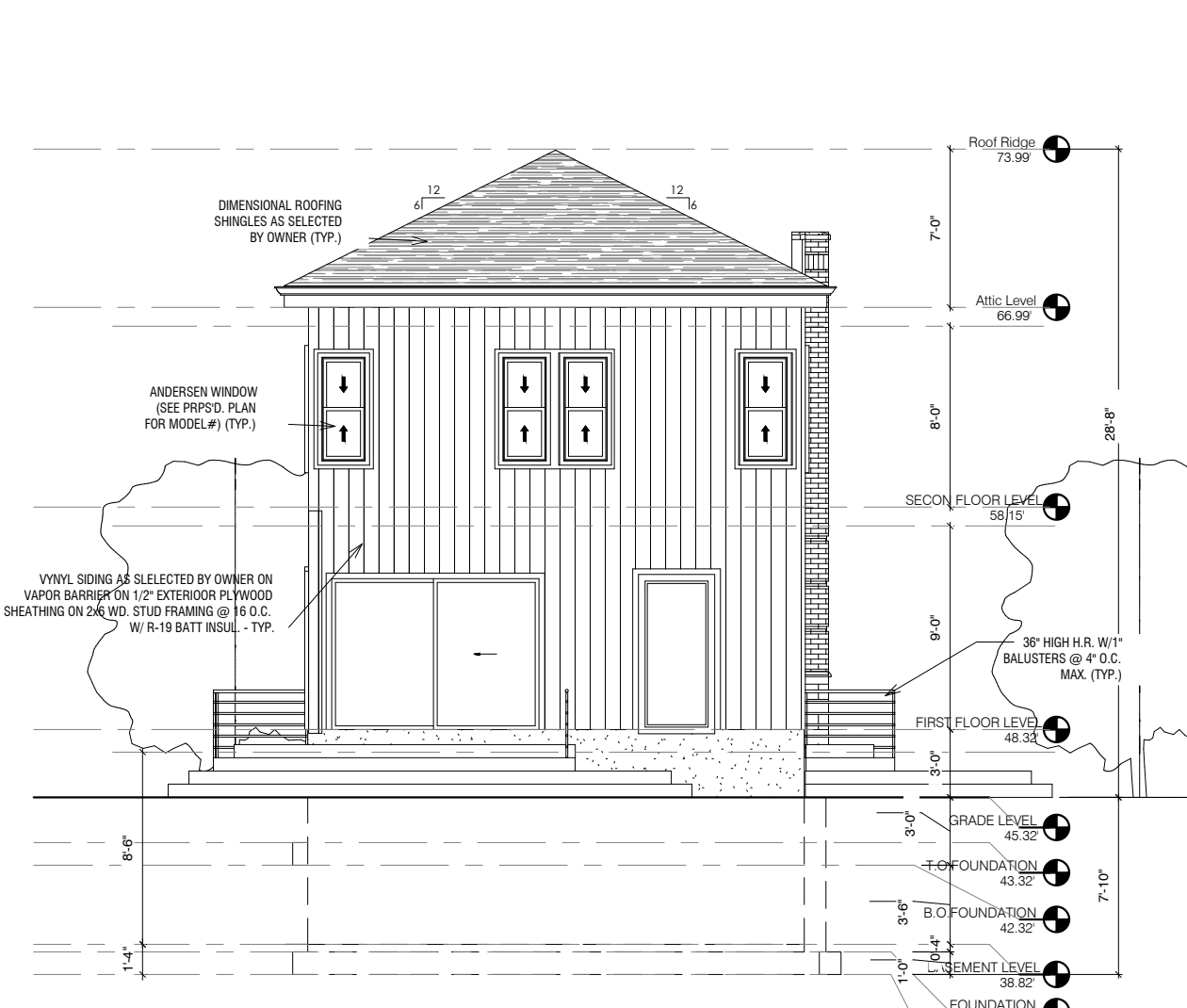
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



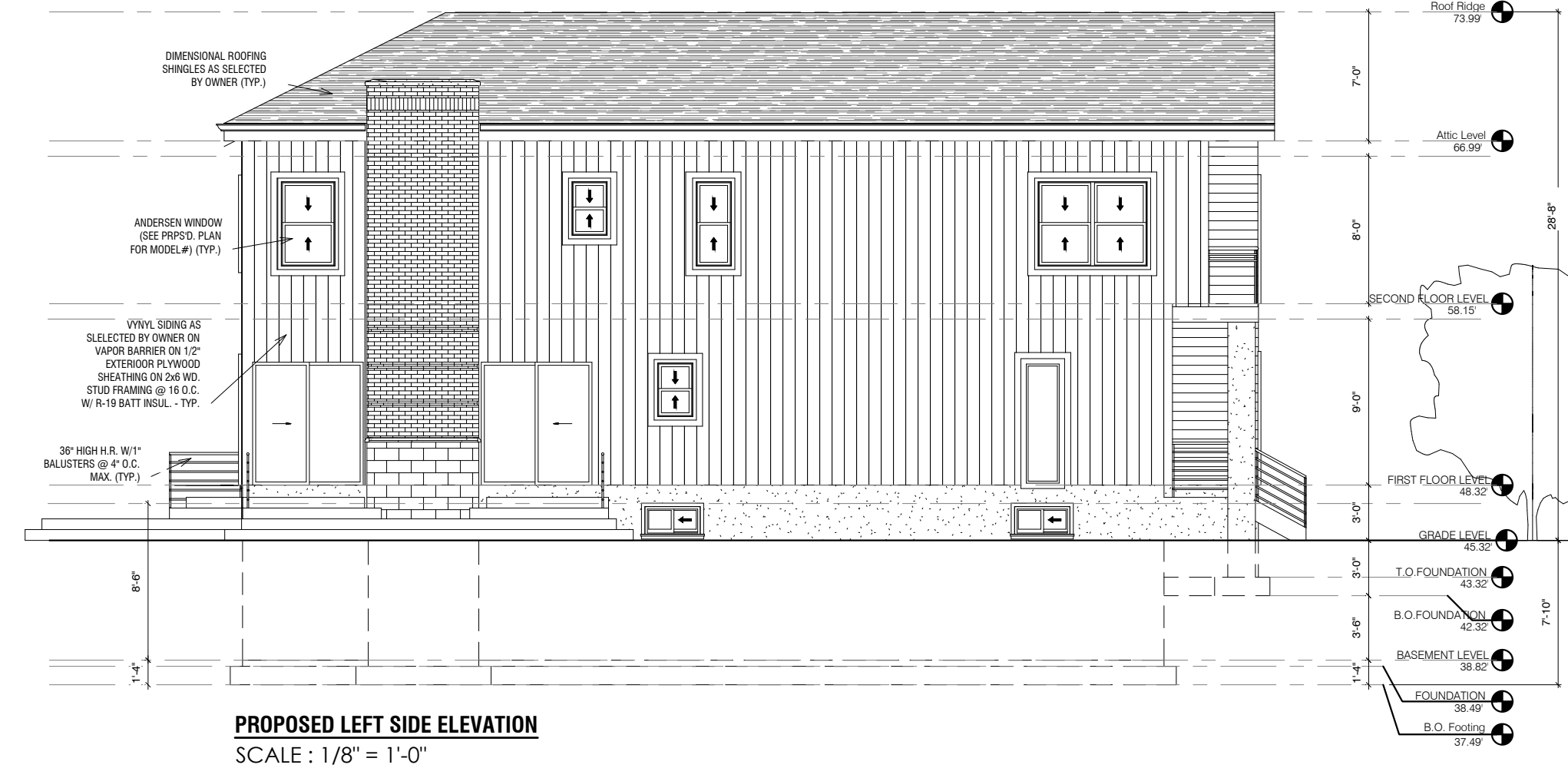
PROPOSED SITE & UTILITY PLAN
SCALE: 1" = 20'-0"



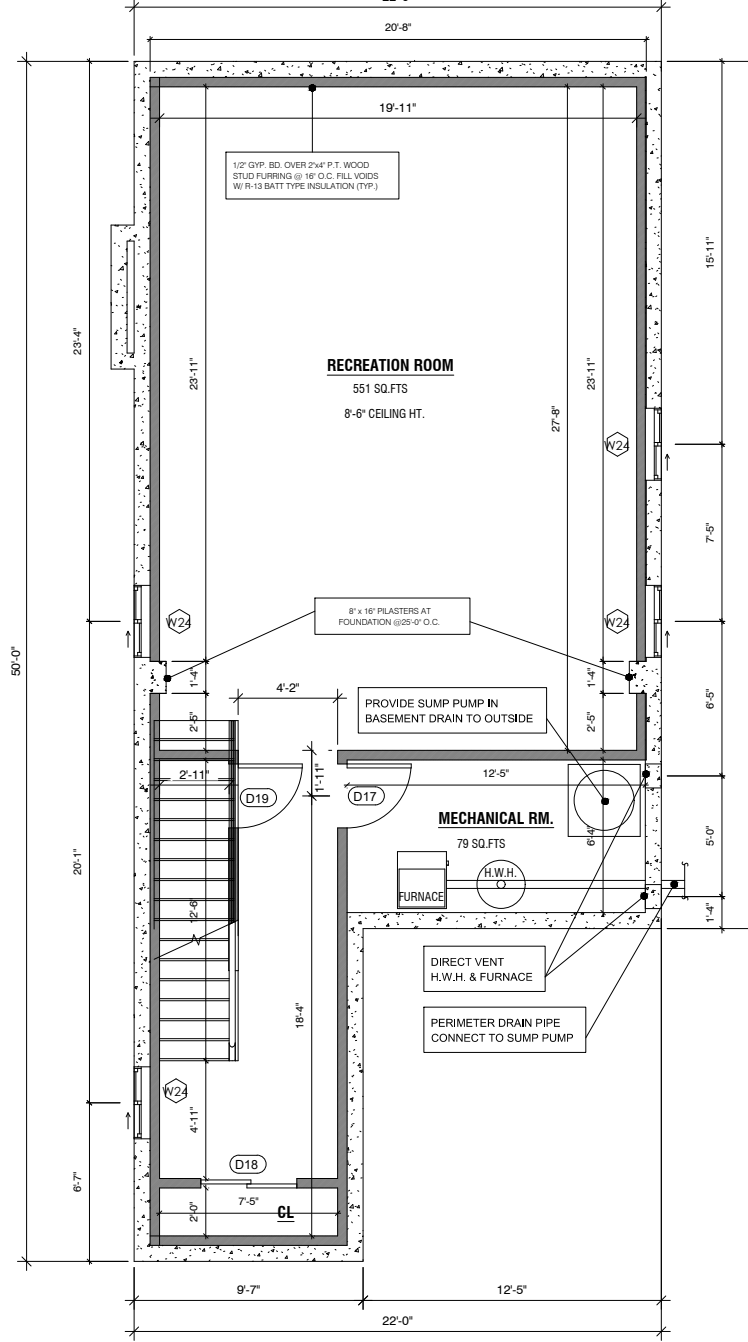
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



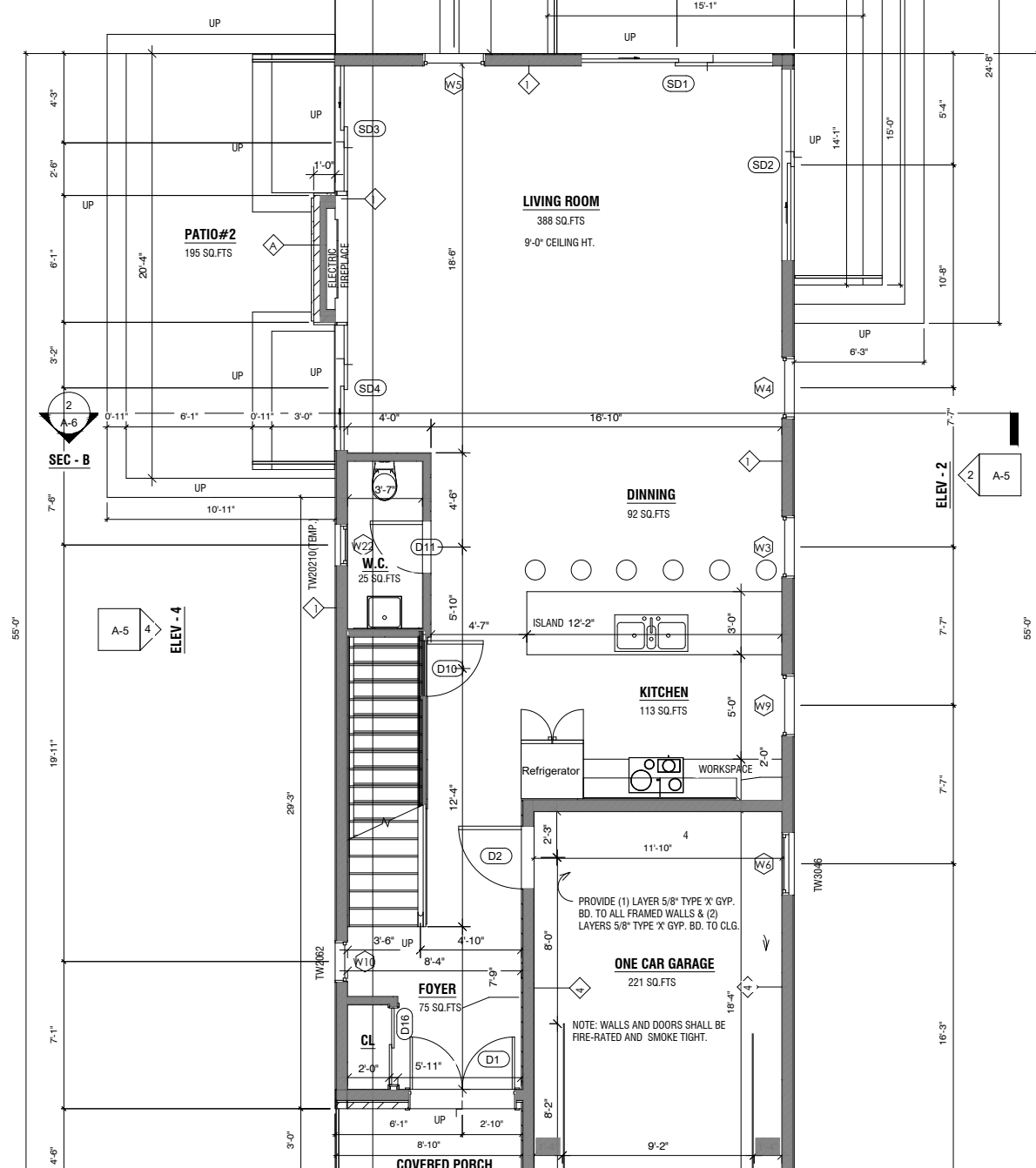
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



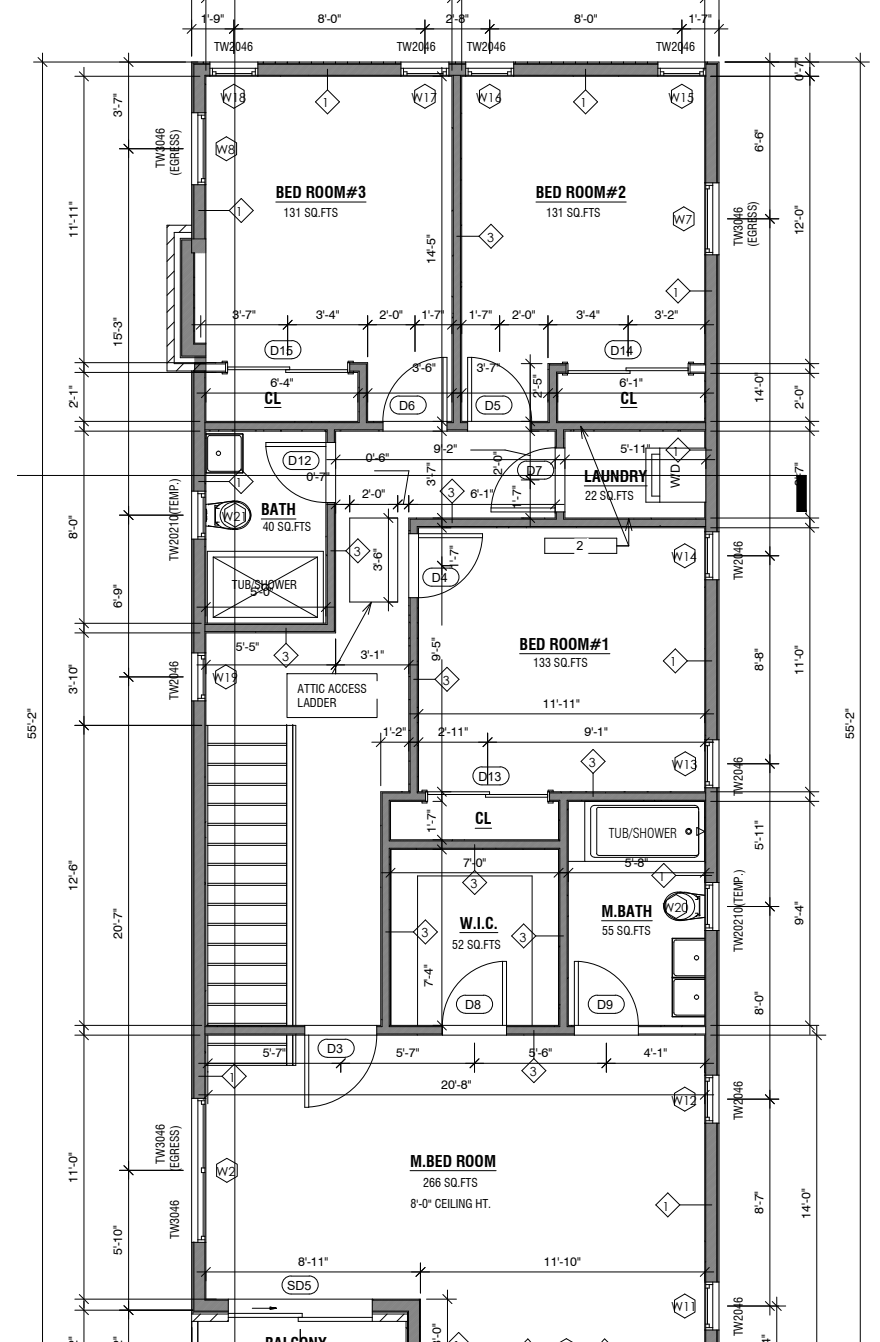
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

APPROVED BY THE BOARD OF ADJUSTMENT
DATE: _____
(CHAIRMAN) _____ (DATE)
(ADMINISTRATIVE OFFICER) _____ (DATE)
(BOROUGH ENGINEER) _____ (DATE)

Co- Applicants

- Chial, LLC- 104 Market Street, Newark, NJ 07102
- Freddie Jimenez and Lucia Perez- 60 Cleveland Avenue, Sayreville, NJ 08859

Owners

1- Chial, LLC-
00 Cleveland Avenue, Sayreville, NJ 08859
Block 360, Lots 193/194
Telephone: 732-890-4860

2- Freddie Jimenez and Lucia Perez-
60 Cleveland Avenue, Sayreville, NJ 08859
Block 360, Lots 191/192
Telephone:

THE ARCHITECT:-

STEVEN CONSIDINE

ARCHITECT

NJ LICENSE NO. A11454

63 PROSPECT ST, BERNARDSVILLE, NJ 07924

THE DESIGNER:-

VISION
DESIGN FOR LIFE

VISION DESIGN & DEVELOPMENT

399 Ridge Rd Suite 6, Dayton, NJ 08810

T : 848.262.8080

E : ibrahimvision79@gmail.com

www.vision-cons.com

CONSULTANTS

USE AND INTERPRETATION OF THIS DRAWING:

DRAWING IS INCOMPLETE UNLESS USED WITH ALL OTHER CONTRACT DRAWINGS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT.

ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF ANY WORK.

SEAL & SIGNATURE:

Steven Considerine

STEVEN CONSIDINE
REG. ARCHITECT NJ LIC # 11454

REVISIONS/ISSUES:

03/03/25 ZONING REVIEW

DATE NO DESCRIPTION:

PROJECT: 2021-31

BLOCK: 360
LOT'S 191,192,193&194
MINOR SUBDIVISION
00&60 CLEVELAND AVENUE,
SAYREVILLE, NJ 08859

DRAWING TITLE:

FLOOR PLANS
TAX MAP
ELEVATIONS
GRADING PLAN
SITE PLAN

DATE 08/18/25

DWG. BY M. H.

CHK. BY S.C.

SCALE AS INDICATED

DRAWING 1 OF 2

DWG. NO.

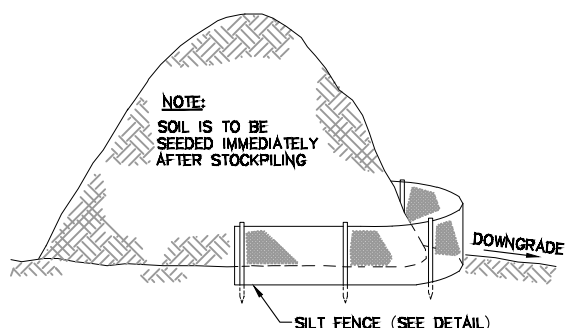
T-1

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
2. All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
3. Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
4. N.J.S.A 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and site work.
5. Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 ½ tons per acre, according to the Standard for Stabilization with Mulch Only.
6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a mulch anchor, in accordance with State Standards.
7. A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
8. The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1"– 2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
9. All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
10. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
11. At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
12. In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1,000 sq ft of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
13. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
14. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.
15. Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
16. Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
17. All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
18. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.

SEQUENCE OF CONSTRUCTION BLG. :

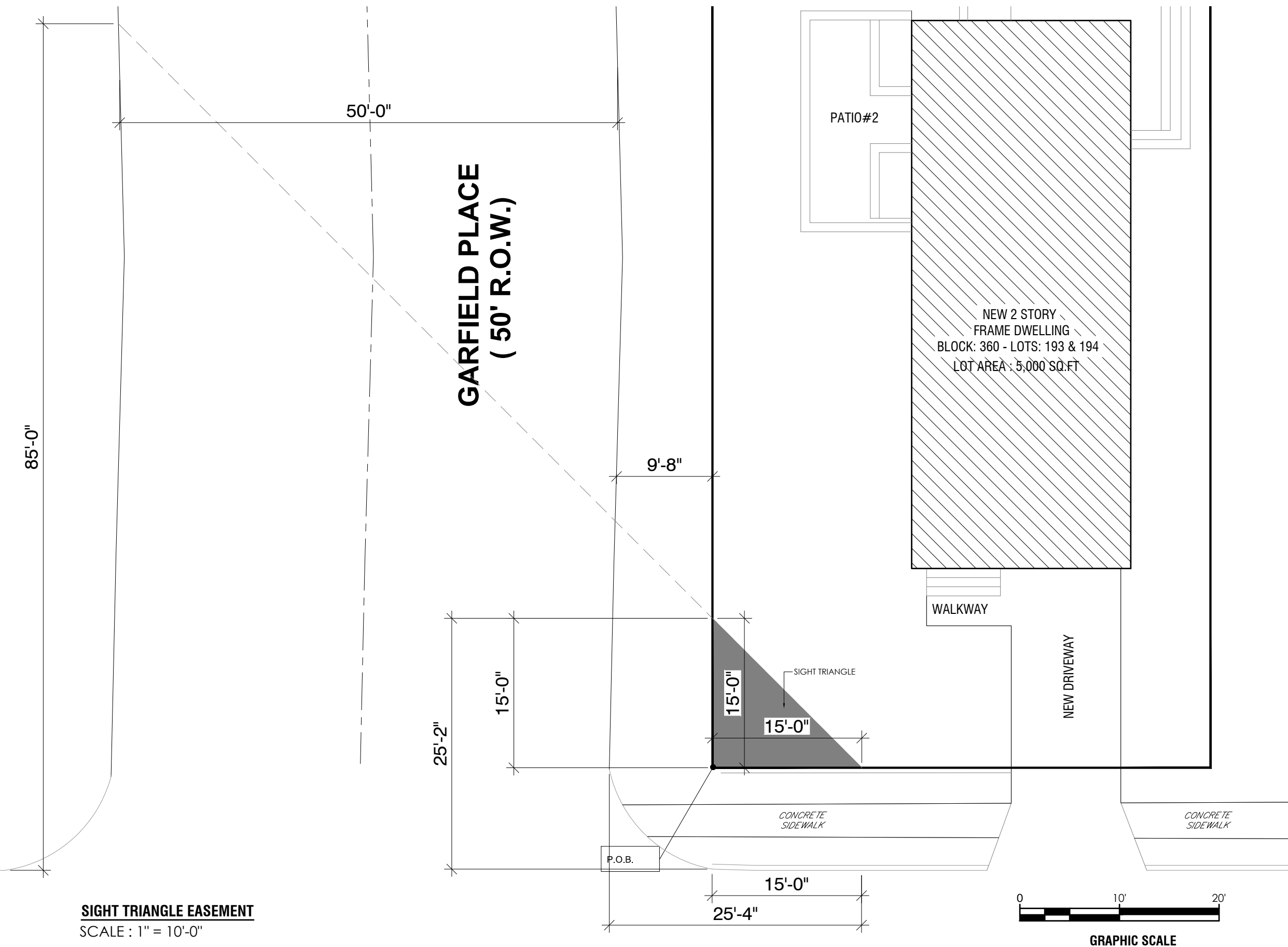
PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES AND SILT FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATE FOR BUILDING FOUNDATION.
PHASE 4: COMPLETE BUILDING CONSTRUCTION.
PHASE 5: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
PHASE 6: FINAL GRADING ON SITE, APPLICATION OF 5 INCHES OF TOPSOIL.
PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.



TOPSOIL STOCKPILING DETAIL

NOT TO SCALE

Freehold Soil Conservation District
4000 Kozloski Road, Freehold, NJ 07728-5033, (732) 683-8500, fax (732) 683-9140, Email: info@freeholdscd.org.

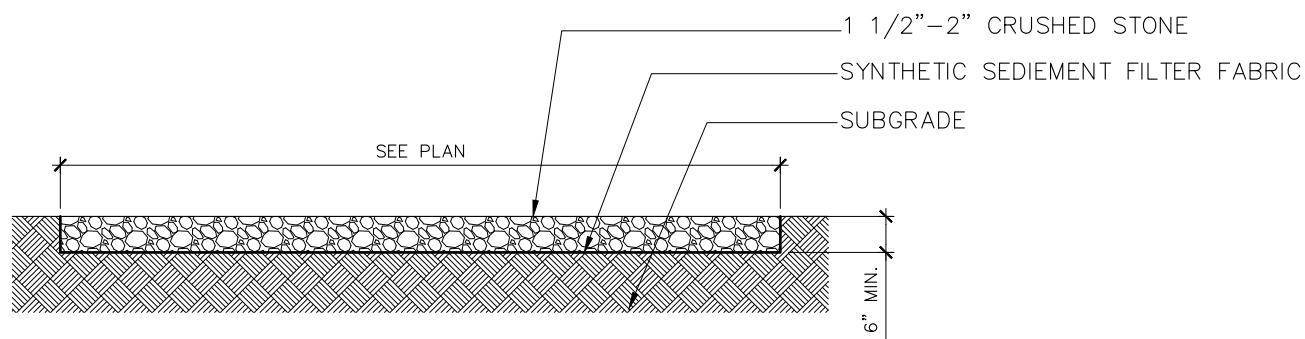


CLEVELAND AVENUE

(50' R.O.W. PER TAX MAP)

3 SOIL EROSION - GRADING & UTILITY SITE PLAN

SCALE: 1/32" = 1'-0"



4 CONSTRUCTION ACCESS DETAIL

SCALE: N.T.S.

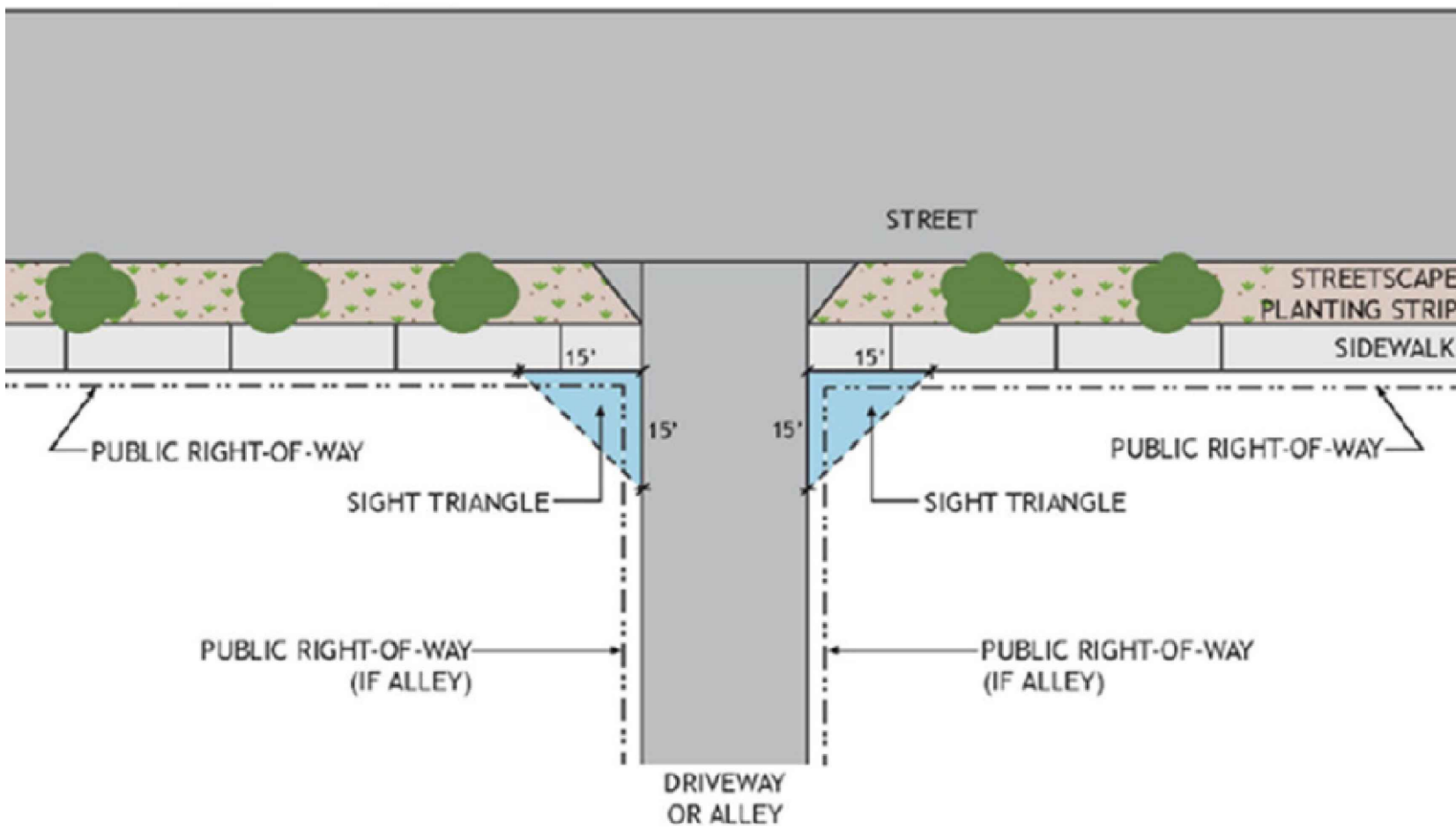
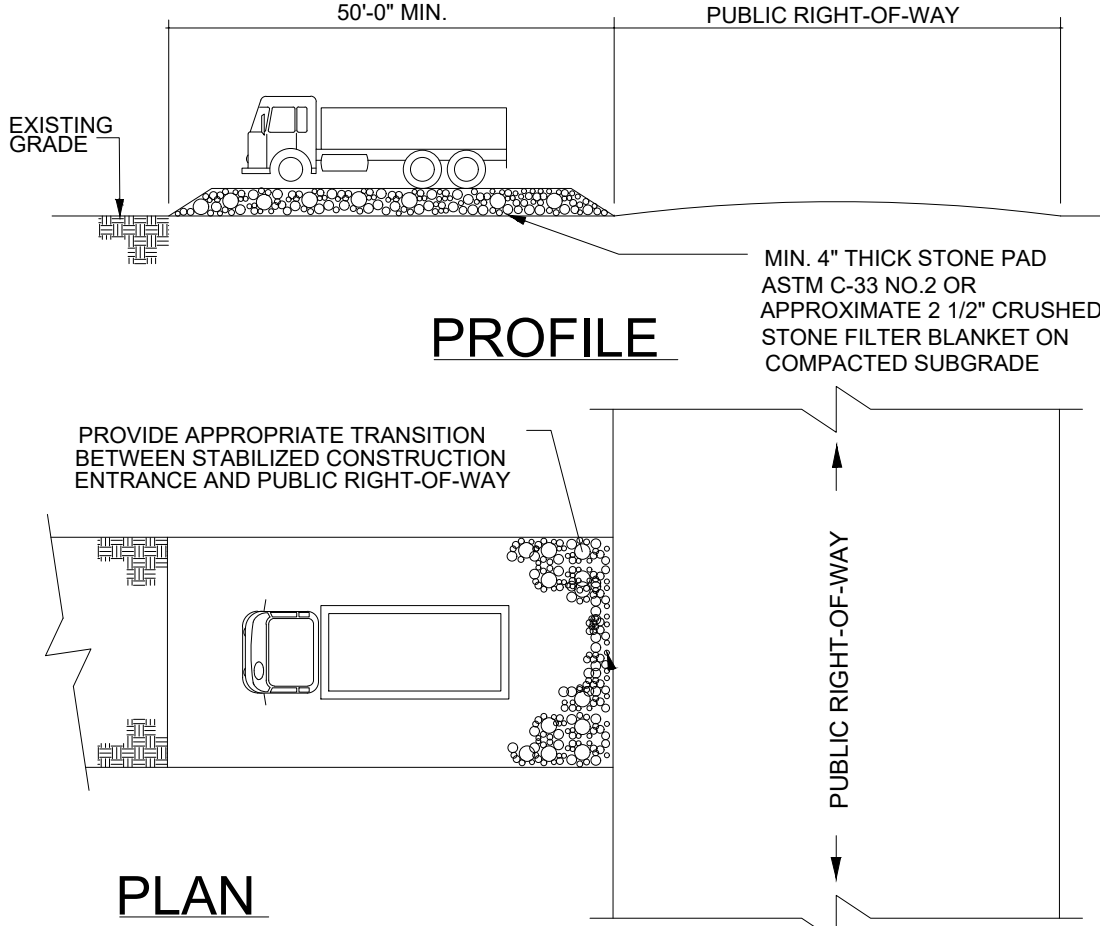


Figure 9-7a: Sight Triangle Area at the Intersection of a Driveway or Alley and a Street with a sidewalk.

SOIL MANAGEMENT NOTE:

ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1.110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.



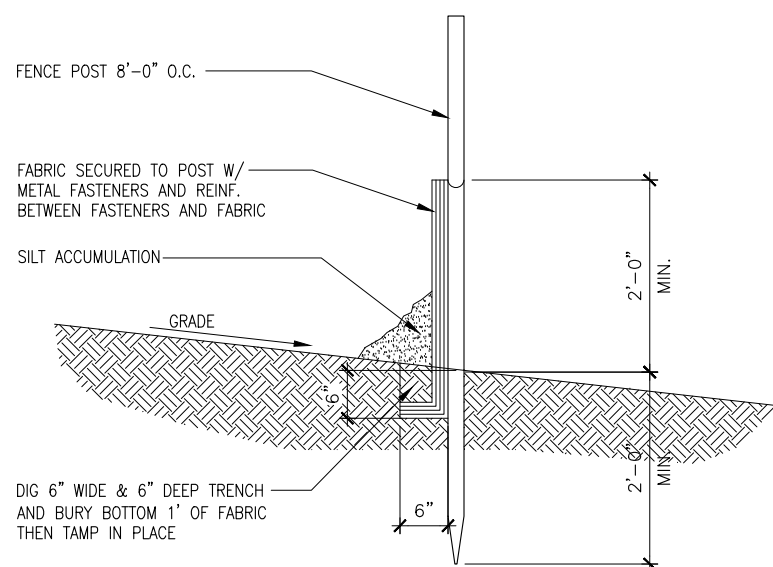
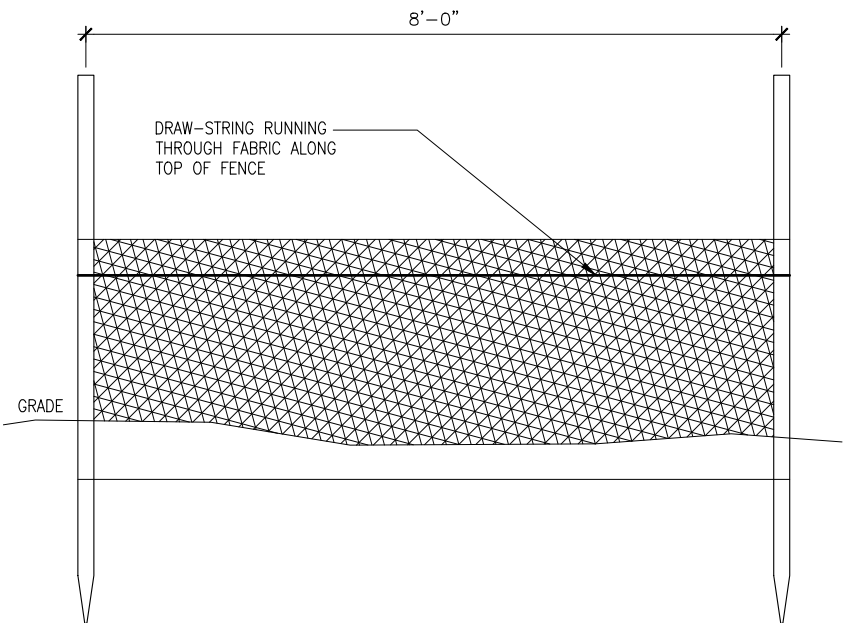
PLAN

NOTE: STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. MAINTENANCE MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND

6

STABILIZED CONSTRUCTION ACCESS

SCALE: N.T.S.



9 SILT FENCE DETAIL

SCALE: N.T.S.

Figure 9-4: Tree Protection in Fill Areas

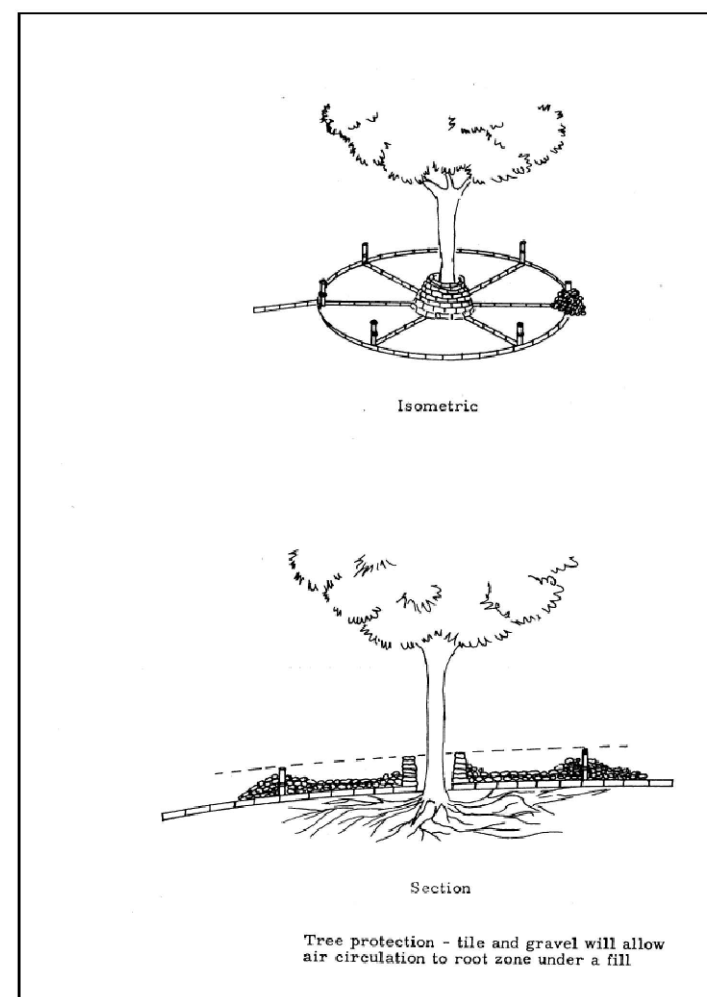
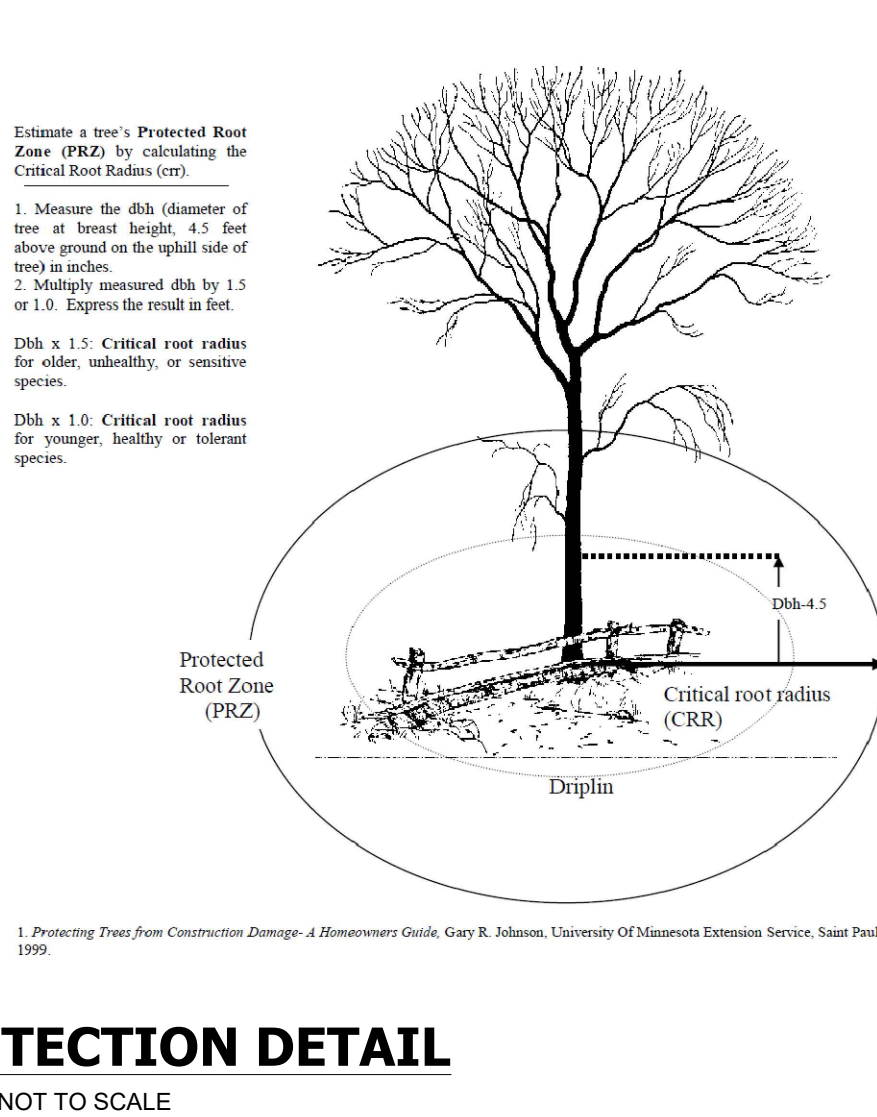


Figure 9-3: Root Protection During Construction Guide



TREE PROTECTION DETAIL

NOT TO SCALE

THE ARCHITECT:-

STEVEN CONSIDINE

ARCHITECT

NJ LICENSE NO. A11454

63 PROSPECT ST, BERNARDSVILLE, NJ 07924

THE DESIGNER:-

VISION
DESIGN FOR LIFE

VISION DESIGN & DEVELOPMENT

399 Ridge Rd Suite 6, Dayton, NJ 08810

T : 848.262.8080

E : ibrahimvision79@gmail.com

www.vision-cons.com

CONSULTANTS

USE AND INTERPRETATION OF THIS DRAWINGS:

DRAWING IS INCOMPLETE UNLESS USED WITH ALL OTHER CONTRACT DRAWINGS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT.

ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO COMMENCEMENT OF ANY WORK.

SEAL & SIGNATURE:

Steven Considine

STEVEN CONSIDINE

REG. ARCHITECT NJ LIC # 11454

REVISIONS/ISSUES:

03/03/25 ZONING REVIEW

DATE NO DESCRIPTION:

PROJECT: 2021-31

BLOCK: 360
LOT'S 191,192,193&194
MINOR SUBDIVISION
00&60 CLEVELAND AVENUE,
SAYREVILLE, NJ 08859

DRAWING TITLE:

SOIL EROSION & SEDIMENT CONTROL

DATE 08/18/25

DWG. BY M. H.

CHK. BY S.C.

SCALE AS INDICATED

DRAWING 2 OF 2

DWG. NO. SP-1.00