

MINOR SITE PLAN

PREPARED FOR:

CHRISTIAN BROTHERS ACADEMY

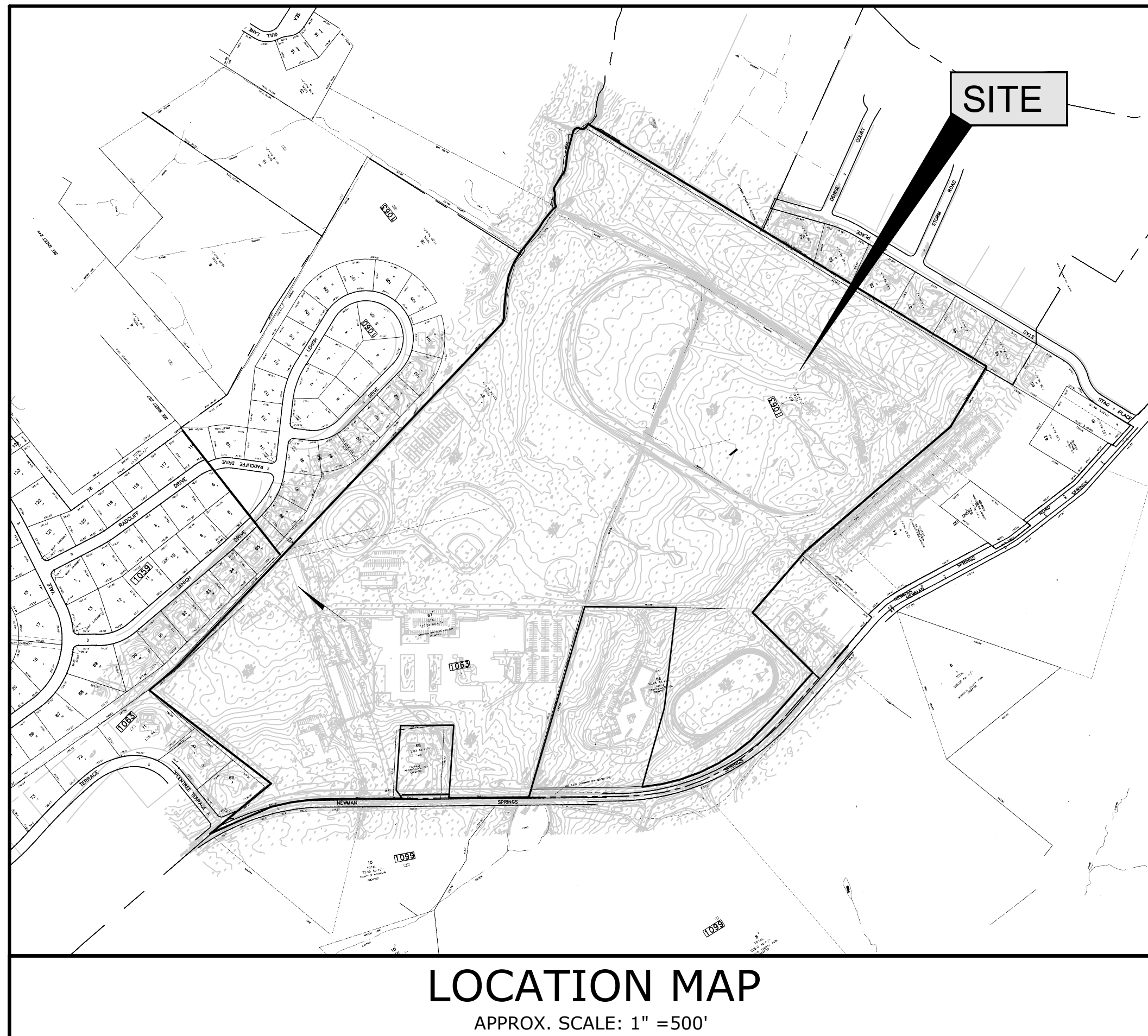
CBA VARSITY GYM AIR CONDITIONING

LOT 67.01 - BLOCK 1063, TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NEW JERSEY

TAX MAP SHEET #267
(TAX MAP, DATED DECEMBER 17, 1992)

BLOCK	LOT	OWNER & ADDRESS	BLOCK	LOT	OWNER & ADDRESS
1332	1063-38	JUMPING BROOK PROPERTY LLC 140 MIDDLETOWN LINCROFT LINCROFT NJ 07738	1332	1063-95	MAPLES JARED & MARY 71 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-39.01	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN NJ 07748	1332	1063-96	CONNOLLY STEPHEN & DOMINIQUE 73 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-78	UNIVERSITY HEIGHTS AT LINCROFT LEHIGH DR LINCROFT NJ 07738	1332	1063-97	ALVAREZ MANUEL & JUDY O GORMAN A 75 LEHIGH DR LINCROFT NJ 07738
1332	1063-64	LINCROFT BIBLE CHURCH OF MIDL INC. 790 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-98	RUGGIERI LEONARD V & ADELE 77 LEHIGH DR LINCROFT NJ 07738
1332	1063-66.01	DE LA SALLE HALL INC 810 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-99	BERGRUD MARIA ELENA & JUSTIN 108 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-67.01	LASALLE LINCROFT INC. 850 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-100	FINNEGAN MARK & KELLY 108 LEHIGH DRIVE LINCROFT NJ 07738
1332	1069-10	COUNTY OF MONMOUTH - BD OF RC 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-101	MILADOMENS LEONARD J & AMANDA S 104 LEHIGH DR LINCROFT NJ 07738
1332	1069-8	COUNTY OF MONMOUTH-BD OF REC 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-102	MAURO MICHAEL & MARY 102 LEHIGH DR LINCROFT NJ 07738
1332	1063-69	SIMONE DOMINIC & EVELYN 22 GREENTREE TERR LINCROFT NJ 07738	1332	1063-103	HEANEY TIMOTHY & ANGELINA F 100 LEHIGH DR LINCROFT NJ 07738
1332	1061-8	BAKER JOHN 850 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-58	ERN GARY R & ADRIENNE 12 STAG PL LINCROFT NJ 07738
1332	1061-9	PANTALERE ALEKEY & KHOROSH VERA 850 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-69	TROIA THOMAS & TERESA 18 STAG PL LINCROFT NJ 07738
1332	1063-57	GALLINA GIANNI & LAURA 6 STAG PLACE LINCROFT NJ 07738	1332	1063-60	MIDDLETON ROBERT & LAURA K 24 STAG PL LINCROFT NJ 07738
1332	1063-10	KHOVNANIAN AT MIDDLETOWN IV LLC 110 FIELDCREST AVE 5 TH FL EDISON NJ 08837	1332	1063-53	LADAGGA VINCENT TAWINGERTER ERIKA A 24 DENISE COURT LINCROFT NJ 07738
1332	1063-70	TOTI PETER & CHRISTINA 26 GREENTREE TERRACE LINCROFT NJ 07738	1332	1063-54	YESERSKI DAVID & ELIZABETH 102 STAG PL LINCROFT NJ 07738
1332	1063-71	SCOLAVITIS JOSEPH F 30 GREENTREE TERR LINCROFT NJ 07738	1332	1063-65	RAINER STEVEN B & CLADINE SHANNON 104 STAG PL LINCROFT NJ 07738
1332	1063-65	FSC DENAREAL ESTATE TRUST 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-56	SHULER RONALD B & MARIE 2 STAG PL LINCROFT NJ 07738
1332	1063-104	PICA ANDREW J & SCAUTO JACLN 98 LEHIGH DRIVE LINCROFT NJ 07738	1332	1063-10C0703	HENRY JOHN M & ALISON 65 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-68	LASALLE LINCROFT INC. 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-10C0704	MIRULA KARIN R TRUSTEE 67 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-88	WINTERS ROBERT C III & BARBARA C 222 YALE DR LINCROFT NJ 07738	1332	1063-10C0705	FRIEDMAN GARY S & SUSAN R 66 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-89	CASALE CHARLES & MARISA 59 LEHIGH DRIVE LINCROFT NJ 07738	1332	1063-10C0601	RIZOV YADIM 71 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-90	PREFER JOSEPH W & LAUREN A 61 LEHIGH DR LINCROFT NJ 07738			
1332	1063-91	LIOTTA ERMINIO J & DENISE R 63 LEHIGH DR LINCROFT NJ 07738			
1332	1063-92	SHAHABUDIN MEAH A & ZESMIN FAOZA 85 LEHIGH DR LINCROFT NJ 07738			
1332	1063-53	ZYSKOWSKI BERNARD R & BARBARA J 67 LEHIGH DR LINCROFT NJ 07738			
1332	1063-64	KELLY ANTHONY & JENNIFER 69 LEHIGH DR LINCROFT NJ 07738			

200' PROPERTY OWNERS



LOCATION MAP

APPROX. SCALE: 1" = 500'

PROJECT ATTORNEY:
JOHN GIUNCO, ESQ.
125 HALF MILE ROAD
P.O. BOX 190
MIDDLETOWN, N.J. 07748

PROJECT SURVEYOR:
JOHN T. LUTS, PLS
YORKANIS & WHITE, INC.
23 VILLAGE COURT
HAZLET, NJ 07730

PROJECT ARCHITECT:
KELLENYI JOHNSON WAGNER ARCHITECTS
ERIC WAGNER, R.A.
21 PETERS PLACE
RED BANK, N.J. 07701

GENERAL NOTES:

- PROPERTY BEING KNOWN AS LOT 67.01 IN BLOCK 1063 AS SHOWN ON SHEET NO. 267, DATED DECEMBER 17, 1992 OF THE CURRENT OFFICIAL TAX MAP OF THE TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY.
- MINOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR PLACEMENT OF ACCESSORY MECHANICAL EQUIPMENT IN EXCESS OF 100 SF FOR THE CBA VARSITY GYM.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE R-220 ZONE. THE EXISTING SCHOOL IS A CONDITIONAL USE WITHIN THE ZONE. ALL REQUIREMENTS FOR THE CONDITIONAL USE OF A SECONDARY SCHOOL ARE MET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL MAP OF PROPERTY KNOWN AS LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY), TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY", CONSISTING OF NINE (9) SHEETS DATED JULY 20, 2017, LAST REVISED MAY 10, 2019, AND PREPARED BY YORKANIS & WHITE, INC.

ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY OUTBOUND SURVEY MAP FOR PROPERTY KNOWN AS LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY), TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY", DATED DECEMBER 8, 2025 AND SIGNED ON DECEMBER 9, 2025 AND PREPARED BY YORKANIS & WHITE, INC.

- THE SUBJECT PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) AND B (AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 340313 0014 B DATED FEBRUARY 15, 1984, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- APPLICANT / PROPERTY OWNER:
La Salle LINCROFT, INC.
820 NEWMAN SPRINGS ROAD
LINCROFT, NJ 07738
- UTILITIES:
WATER SERVICE: NJ AMERICAN WATER CO.
SEWER SERVICE: MIDDLETOWN SEWER AUTHORITY
TELEPHONE SERVICE: VERIZON
ELECTRIC SERVICE: JERSEY CENTRAL POWER & LIGHT COMPANY
CABLE TELEVISION: COMCAST CABLEVISION OF MONMOUTH COUNTY
GAS SERVICE: NEW JERSEY NATURAL GAS COMPANY

ZONING INFORMATION: ZONE R-220 PRIVATE SCHOOL			
DESCRIPTION	REQUIRED	APPROVED/ CONSTRUCTED	PROPOSED
GROSS LOT AREA (MIN.)	41 Acres (c)**	143.814 Acres	143.814 Acres
BUILDABLE LOT AREA (MIN.)	N/A	± 105 Acres	± 105 Acres
LOT FRONTAGE (NEWMAN SPRINGS ROAD)	325 FT	2,523.9 FT	2,523.9 FT
BUILDING SETBACKS (MIN.)			
FRONT SETBACK	115 FT	157.4 FT	157.4 FT
SIDE SETBACK	75 FT	64.0 FT ³	64.0 FT ³
REAR SETBACK	125 FT	± 10 FT ¹ 25 FT ²	± 10 FT ¹ 25 FT ²
LOT COVERAGE (MAX.)		90.0 FT ³	90.0 FT ³
A. BUILDINGS	6 %	4.55 %	4.55 %
APPROVED/CONSTRUCTED BLDG AREA = 284,837 SF			
B. TOTAL IMPERVIOUS	30 % (c)	14.5 %	14.5 %
APPROVED/CONSTRUCTED IMP. AREA = 908,814 SF			
PROPOSED IMP. AREA = 909,446 SF			
MAX. FLOOR AREA RATIO	N/A		
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-STORY	2-STORY
PRINCIPAL BUILDING	35 FT	<35 FT	<35 FT
ACCESSORY BUILDING	18 FT 25 FT (BARN)	20.0 FT ⁴	
FENCE HEIGHT	8 FT		8 FT

CERTIFICATION:

APPROVED AS AN MINOR SITE PLAN,
BY THE TOWNSHIP OF MIDDLETOWN ON _____

CHAIRPERSON _____

ATTEST: _____ DATE _____

PLANNING BOARD ENGINEER _____

BOARD SECRETARY _____ DATE _____

- VARIANCE
- VARIANCE APPROVED
- (c) CONDITIONAL USE REQUIREMENTS
- (c)** SECONDARY SCHOOLS: MINIMUM LOT AREA OF 5 ACRES PLUS ONE ACRE FOR EACH 25 STUDENTS BASED UPON THE MAXIMUM FUNCTIONAL CAPACITY OF THE SCHOOL. THEREFORE: 5 ACRES + 900 STUDENTS*(1 ACRE/25 STUDENTS) = 41 ACRES.
- ⁰SIDE SETBACK FOR ADDITION TO LACROSSE MAINTENANCE SHED (APPROVED)
- ¹EXISTING/PROPOSED SIDE/REAR SETBACK FOR MAINTENANCE SHED (APPROVED)
- ²EXISTING/PROPOSED SIDE/REAR SETBACK FOR THE "ROUND BARN" (APPROVED)
- ³PROPOSED SIDE/REAR SETBACK FOR THE TENNIS PAVILION (APPROVED)
- ⁴PROPOSED BUILDING HEIGHT OF BASEBALL FIELD PRESSBOX (APPROVED)

OWNER'S CERTIFICATION:

I/WE ARE THE OWNER (S) OF THE SUBJECT PROPERTY
AND HEREBY GIVE CONSENT TO THE DEVELOPMENT AS
DEPICTED ON THESE PLANS.

AUTHORIZATION GIVEN ON DEVELOPMENT APPLICATION

DATE

PARKING SUMMARY		
AS PER TOWNSHIP ORDINANCE		
HIGH SCHOOL		
15 SPACE FOR EACH THREE STUDENTS BASED ON DESIGN CAPACITY		
900 CHILDREN = 375 SPACES-300 SPACES		
TOTAL PARKING REQUIRED: 300 SPACES (8 ADA SPACES REQUIRED)		
EXISTING PARKING	EXISTING	APPROVED/CONSTRUCTED
AREA		
MAINTENANCE BUILDING	18	18
BROTHER'S RESIDENCE	23	23 (INCL. 1 ADA SPACE)
MAIN BUILDING		
MAIN ENTRANCE	18	18 (INCL. 2 ADA SPACES)
FACULTY LOT	89	89 (INCL. 4 ADA SPACES)
THEATRE LOT	174	174 (INCL. 7 ADA SPACES)
BENILDE HALL	9	15 (INCL. 1 ADA SPACE)
MCKENNA HALL	76	91 (INCL. 4 ADA SPACES)
TENNIS COURTS	0	10 (INCL. 1 ADA SPACE)
TRACK & FIELD	0	25 (INCL. 2 ADA SPACES)
LACROSSE FIELD	0	30 (INCL. 2 ADA SPACES)
SOCCER FIELDS (GRAVEL LOT) APPROX.	100	100
	507	593 (INCL. 24 ADA SPACES - TOTAL)

INDEX OF SHEETS

	FILE	NO.	PLAN DATE
TITLE SHEET	TS-1	1 OF 4	12/23/25
CRITICAL AREAS MAP	CAM-1	2 OF 4	12/23/25
OVERALL SITE PLAN	OSP-1	3 OF 4	12/23/25
AIR CONDITIONING LAYOUT PLAN	LP-1	4 OF 4	12/23/25



Kennedy Consulting Engineers, LLC
211 Maple Avenue
Red Bank, New Jersey 07701
732.212.9393 TEL • 732.212.9399 FAX

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

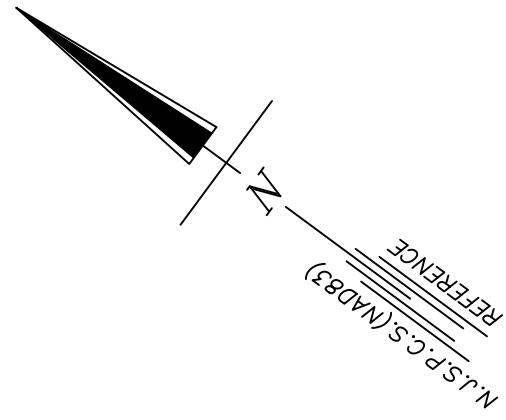
TITLE SHEET

1 of 4

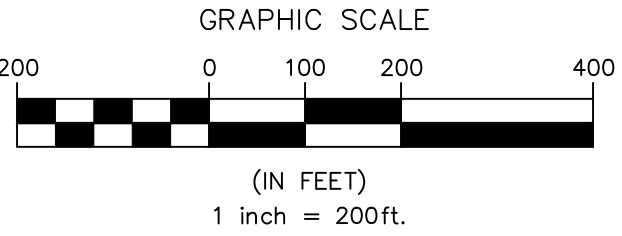
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- LEGEND:
- CLASS I CRITICAL AREA
- SLOPES >25%
- FRESHWATER WETLANDS AREAS
- CLASS II CRITICAL AREA
- WETLANDS TRANSITION AREAS
- SLOPES 15% - 25%
- NOTES:
- CLASS I CRITICAL AREA: INCLUDES SLOPES > 25%, WETLANDS
- CLASS II CRITICAL AREA: INCLUDES 15% TO 25% SLOPES, WETLANDS TRANSITION AREAS



CRITICAL AREA SUMMARY	
CRITERIA	CRITICAL AREA I
WETLANDS	1,206,257 SF (27.69 ACRES)
SLOPES >25%	12,980 SF (0.30 ACRES)
TOTAL	1,219,237 SF (27.99 ACRES)
	CRITICAL AREA II
WETLANDS TRANSITION AREAS	567,031 SF (13.02 ACRES)
SLOPES 15% - 25%	19,729 SF (0.45 ACRES)
TOTAL	586,760 SF (13.47 ACRES)

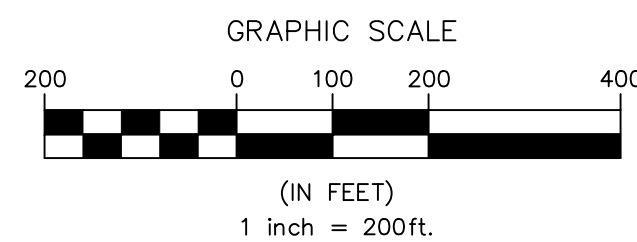
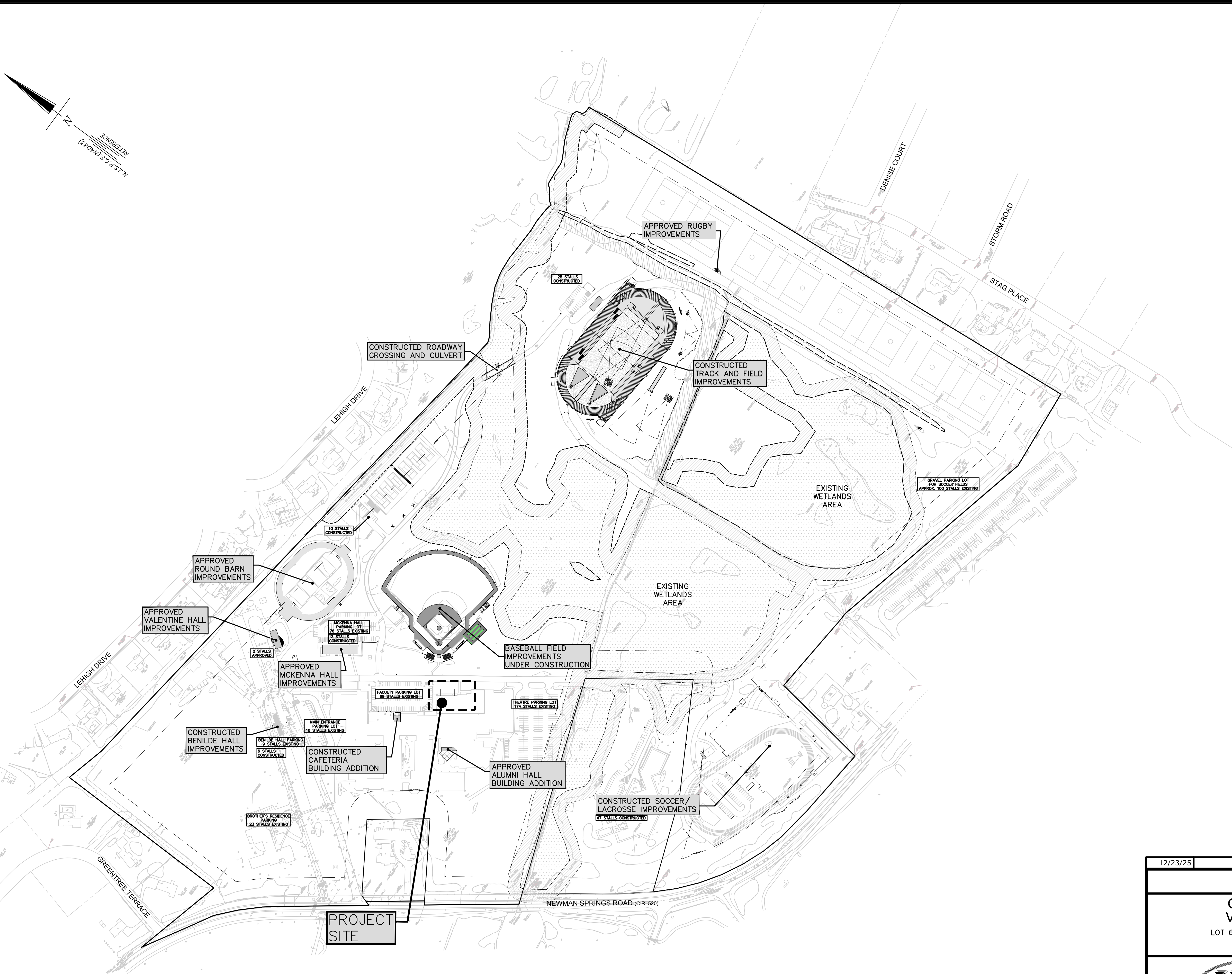
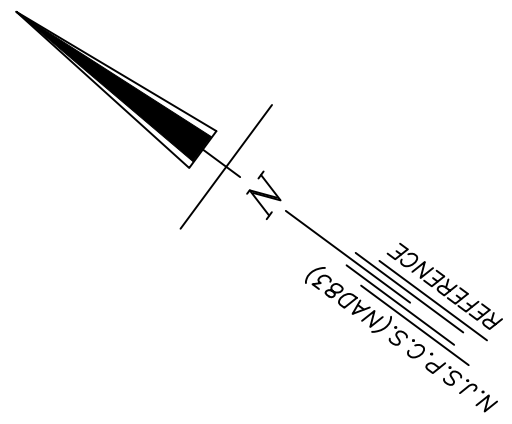
CONTIGUOUS DEVELOPABLE AREA	
CRITERIA	TOTAL PROPOSED LOT 67.01
≥ 2.5 ACRES	*4,605,245 SF (105.72 ACRES)

NOTES: *AREA ALSO INCLUDES 25% OF CLASS II CRITICAL AREAS.

- General Construction Notes**
- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
MONMOUTH COUNTY DESIGN STANDARDS
MUNICIPAL DESIGN STANDARDS
CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
 - ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTER 7: BARRIER FREE SUBCODE.
 - CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
 - THE CONTRACTOR IS DESIGNATED AS THE RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
 - ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
 - ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS.
 - THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000
 - ALL UTILITY CONNECTIONS AND RELOCATIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH EACH UTILITY COMPANY AND ARCHITECT TO PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND/OR RELOCATIONS.
 - EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
 - ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL WATER AND SEWER MAINS SHALL BE INSTALLED WITH A HORIZONTAL SEPARATION OF 10' OR A VERTICAL SEPARATION OF 18", OR BE ENCASED IN CONCRETE, 6" THICK, 10' ON EITHER SIDE OF CROSSINGS.
 - ALL WATER MAINS SHALL BE INSTALLED AT A DEPTH TO OBTAIN A MINIMUM OF FOUR (4) FEET OF COVER TO THE TOP OF THE PIPE.
 - ALL PROPOSED WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON, CLASS 52, AT THE SIZE INDICATED ON PLAN.
 - ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART VI.
 - CONTRACTOR TO MATCH EXISTING PAVEMENT SPECIFICATIONS FOR ALL PAVEMENT REPAIR TO EXISTING ROADWAYS.
 - CONCRETE SHALL BE NJDOT CLASS "B" UNLESS OTHERWISE STATED HEREON OR WITHIN THE CONSTRUCTION DETAILS.
 - ALL IMPROVEMENTS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN A MANNER NOT CONTRARY TO LOCAL OR STATE ORDINANCES.
 - CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
 - THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL AND AGENCY APPROVALS. THIS PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED "FOR CONSTRUCTION".
 - "BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS LOT 66.01, 67.01 & 68 IN BLOCK 1063, TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY - NEW JERSEY," PREPARED YORKANIS & WHITE, INC., SIGNED BY JOHN T. LUTS, PLS. DATED, JULY 20, 2017, LAST REVISED MAY 28, 2019.
ADDITIONAL SANITARY SEWER INFORMATION SURVEYED BY YORKANIS & WHITE, INC., NOVEMBER 1, 2021.
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 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ALL GRAVITY PVC SEWER PIPES SHALL BE SDR 35, WITH BELL AND SPIGOT ENDS, AND O-RING GASKETED JOINTS. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D3034.
 - WETLANDS LIMITS AS VERIFIED BY NJDEP LETTER OF INTERPRETATION, FILE NO. 1331-03-0040.2
 - CONTRACTOR TO LOCATE EXISTING DRAINAGE PIPE AND STRUCTURES WITHIN LIMIT OF DISTURBANCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

12/23/25	REVISED FOR MUNICIPAL REVIEW	DS
MINOR SITE PLAN		
CHRISTIAN BROTHERS ACADEMY VARSITY GYM AIR CONDITIONING		
LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92 TOWNSHIP OF MIDDLETOWN MONMOUTH COUNTY - NEW JERSEY		
 COA 24GA28049700 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX		CRITICAL AREAS MAP 2 of 4
JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 41275		FILENAME: CAM-1 DRAWN BY: DS DATE: 09/08/25
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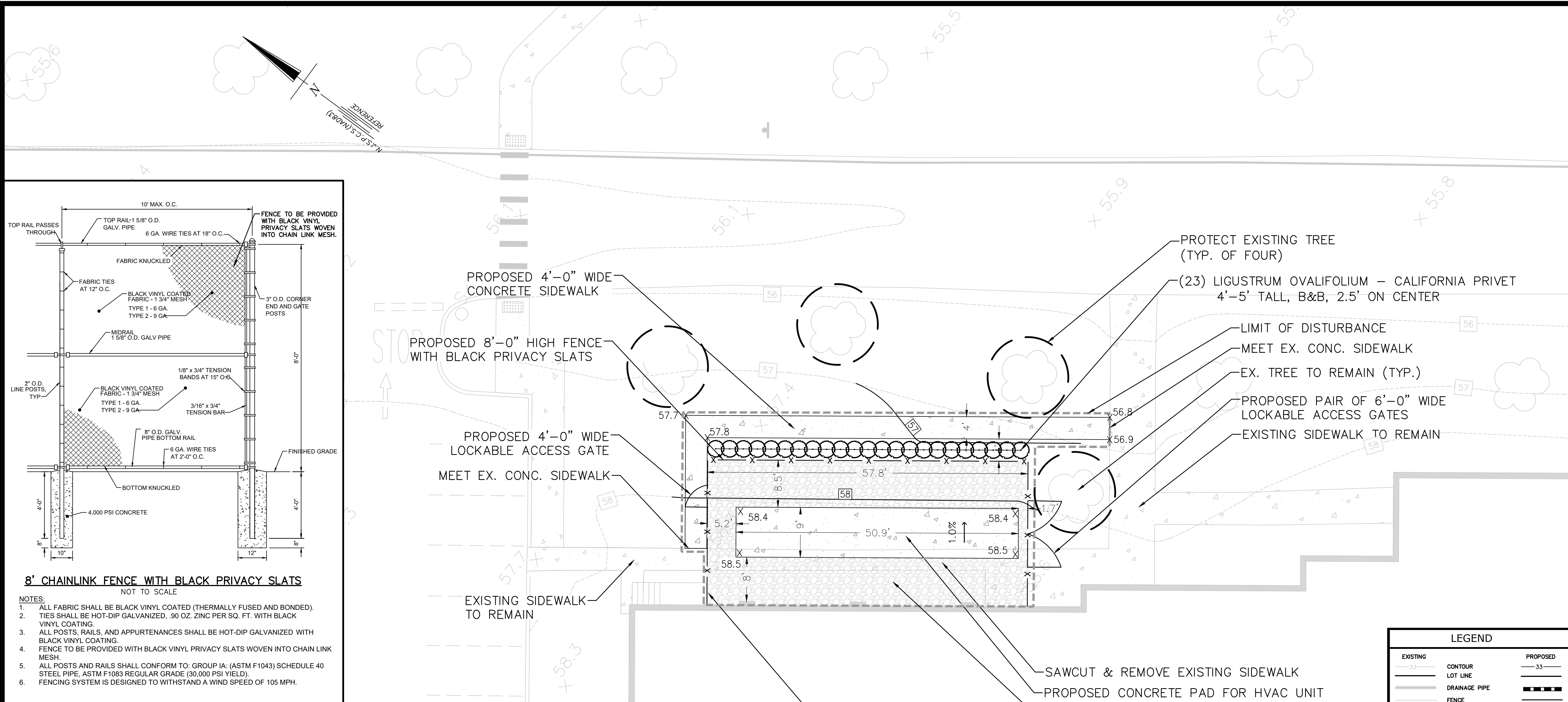
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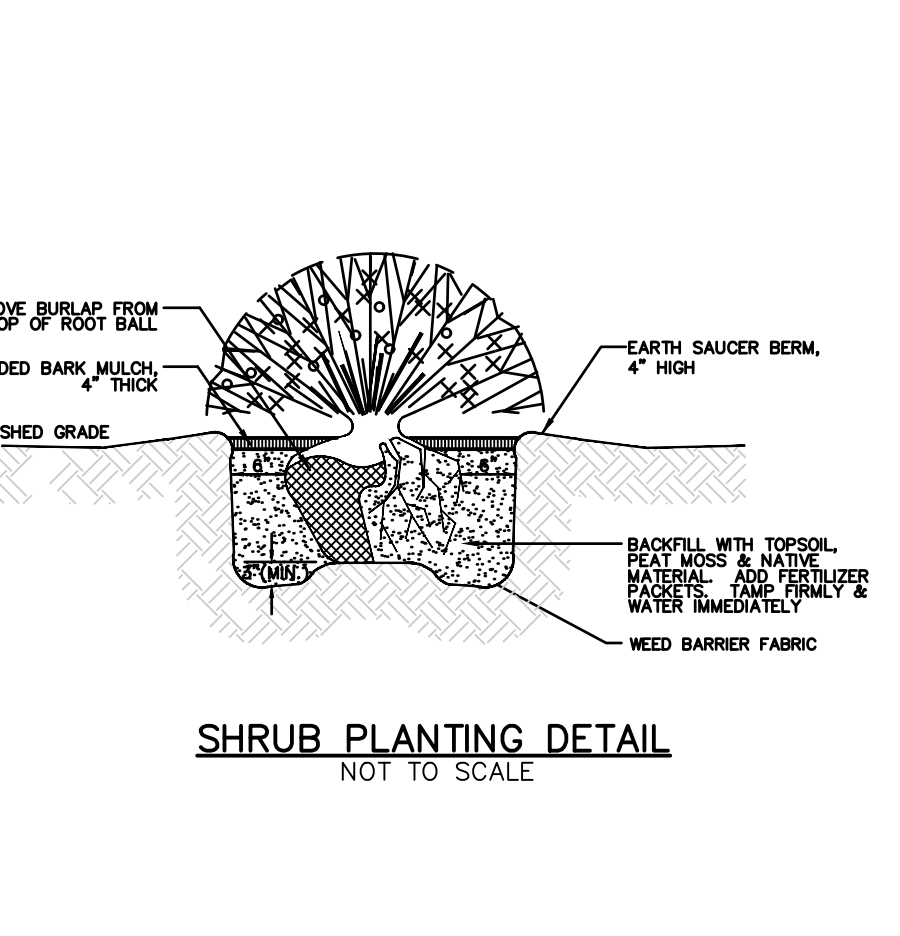
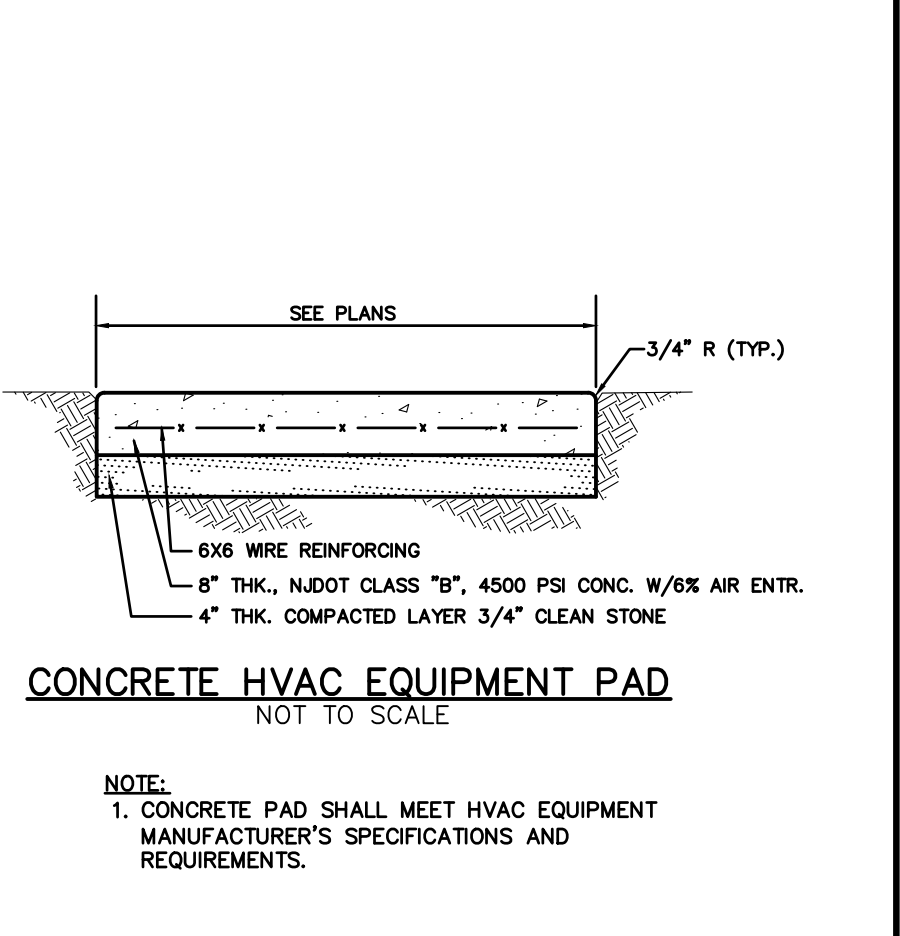
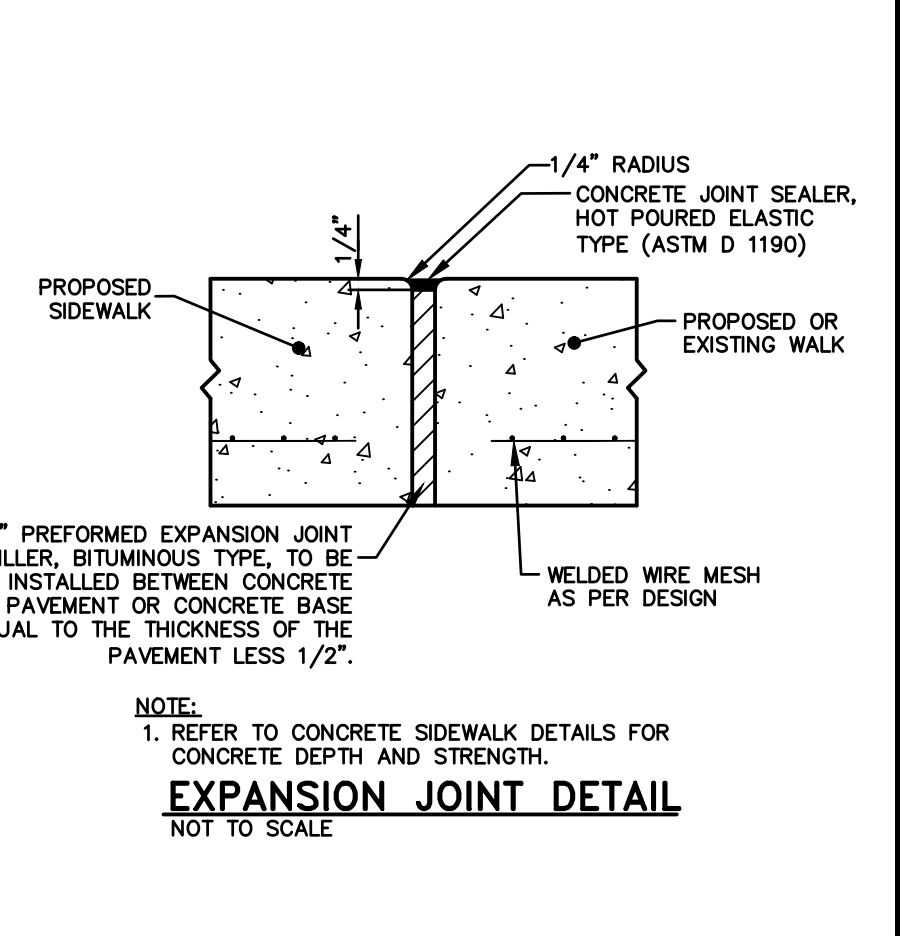
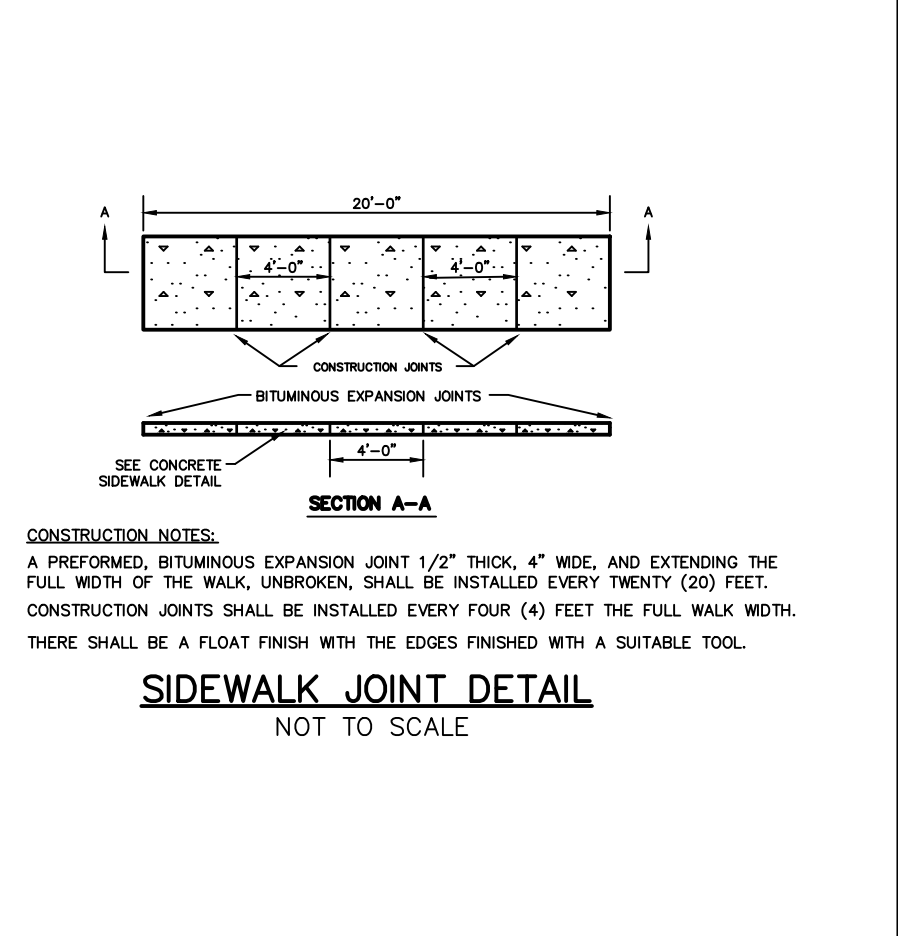
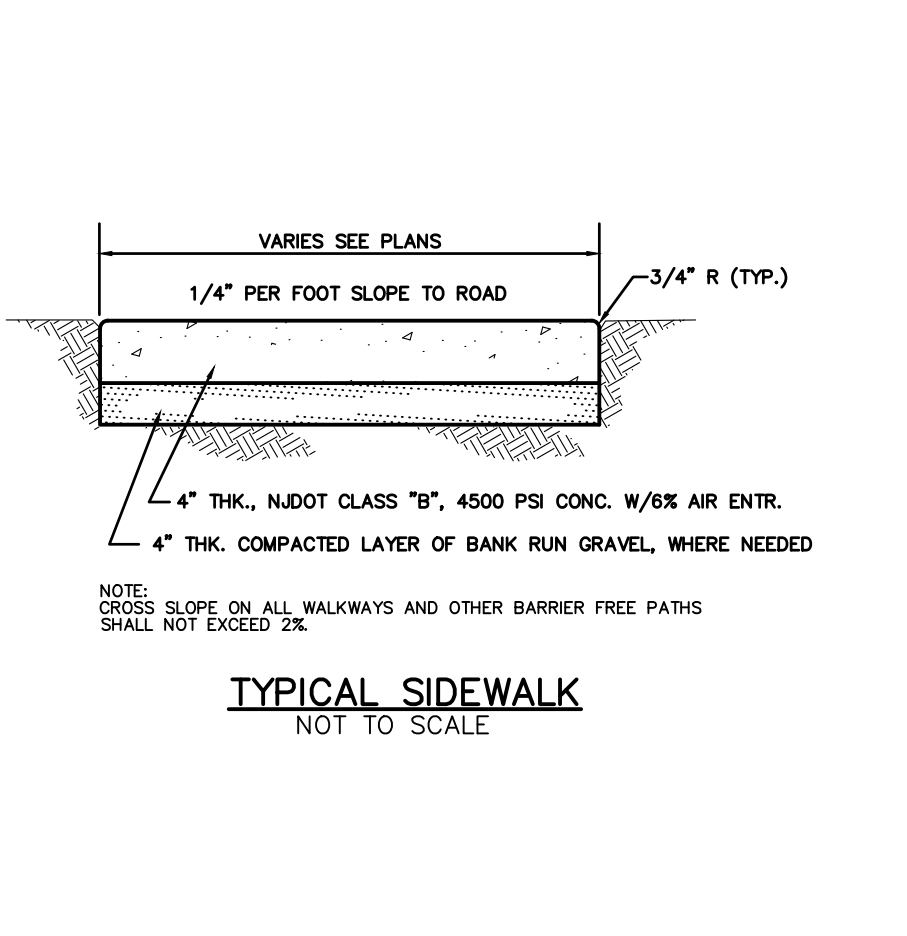
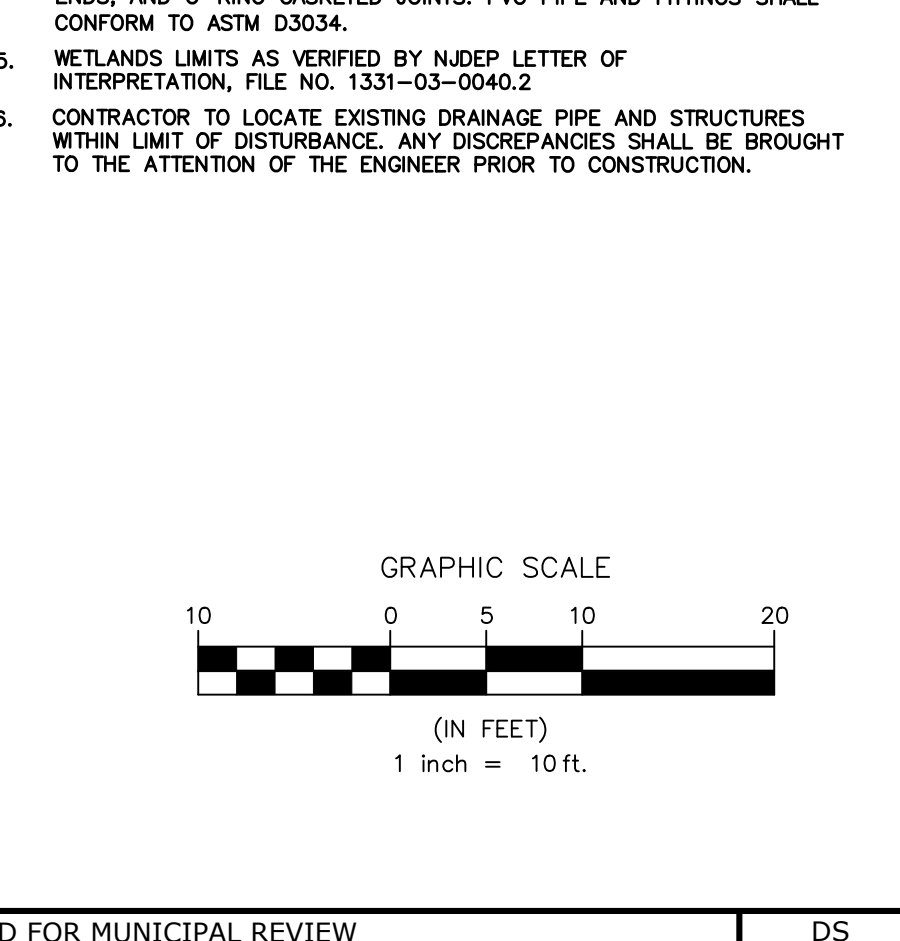
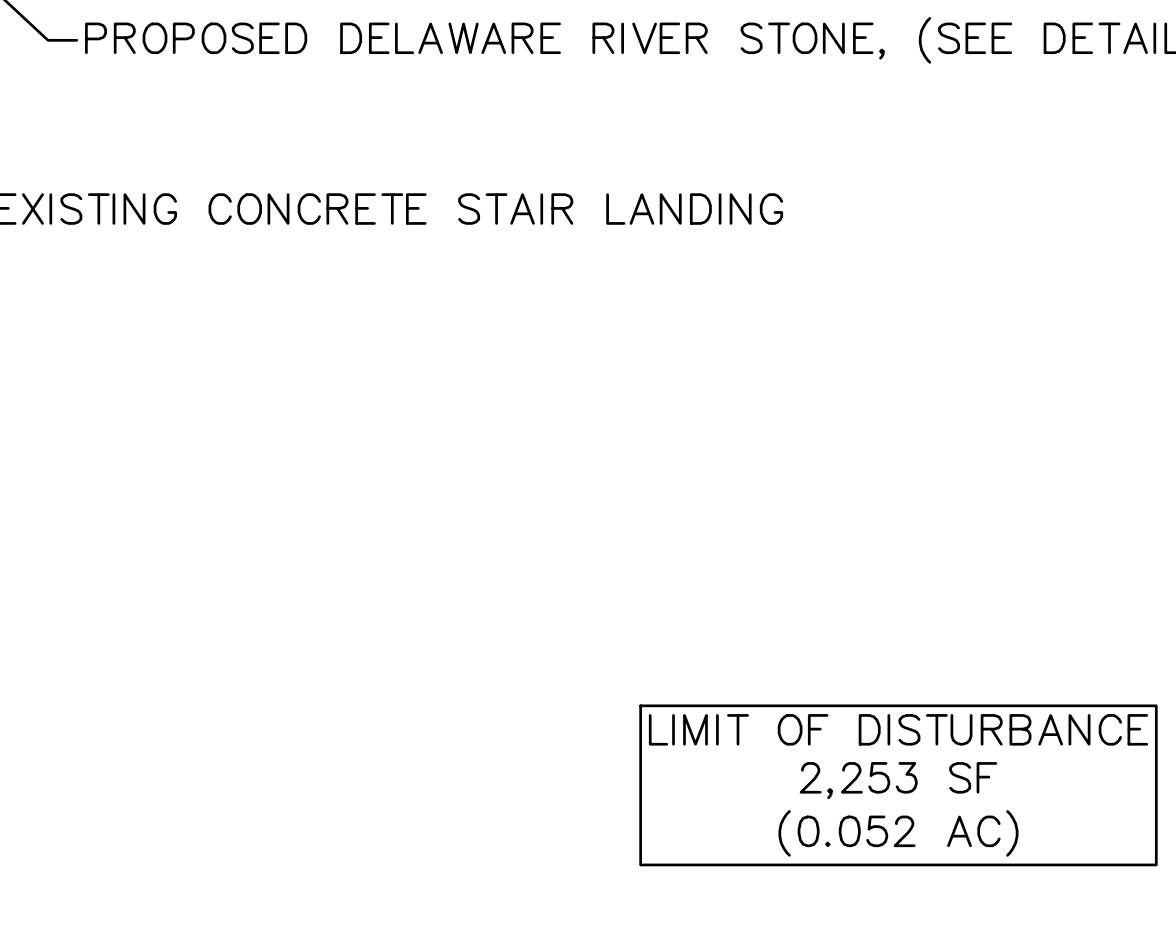
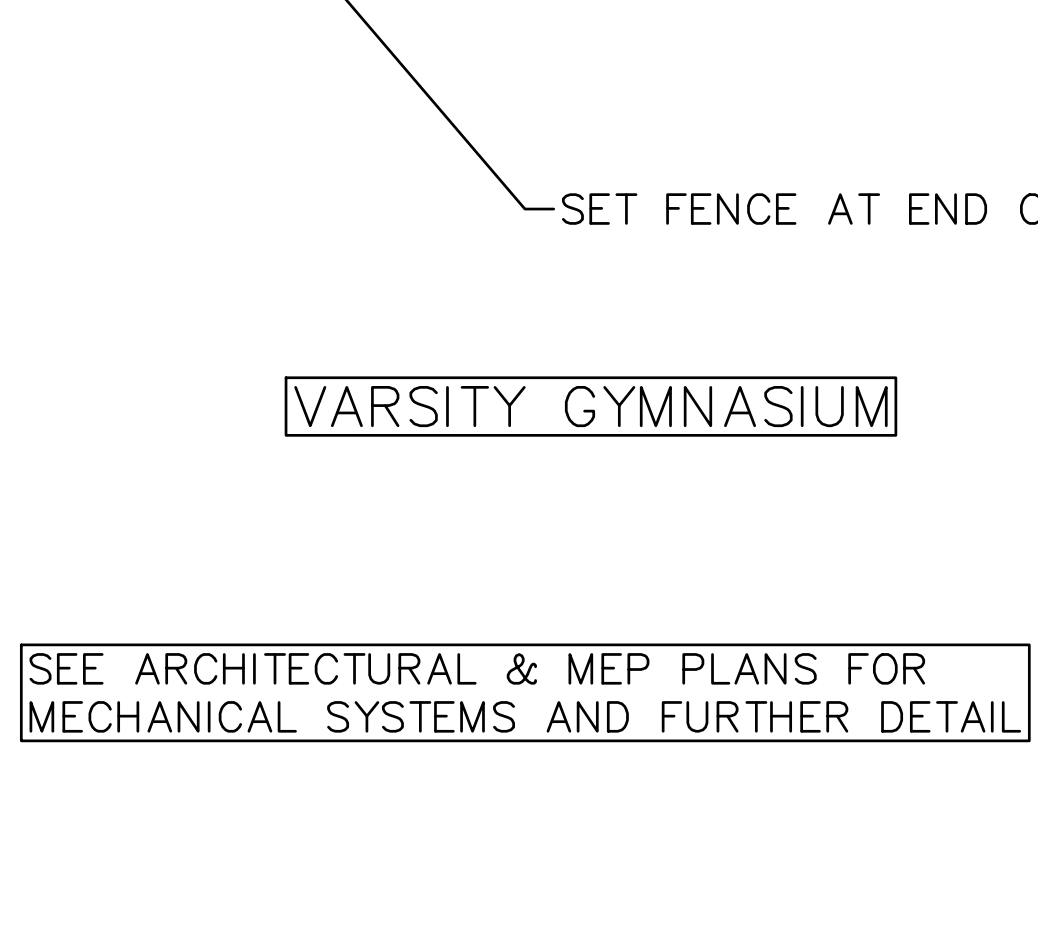
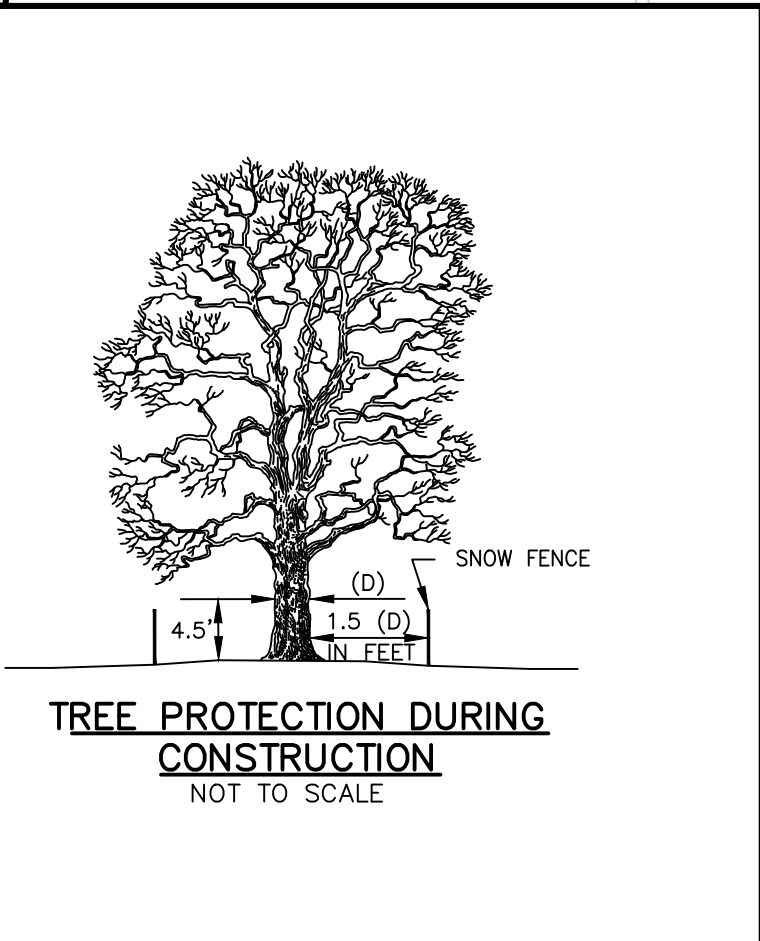
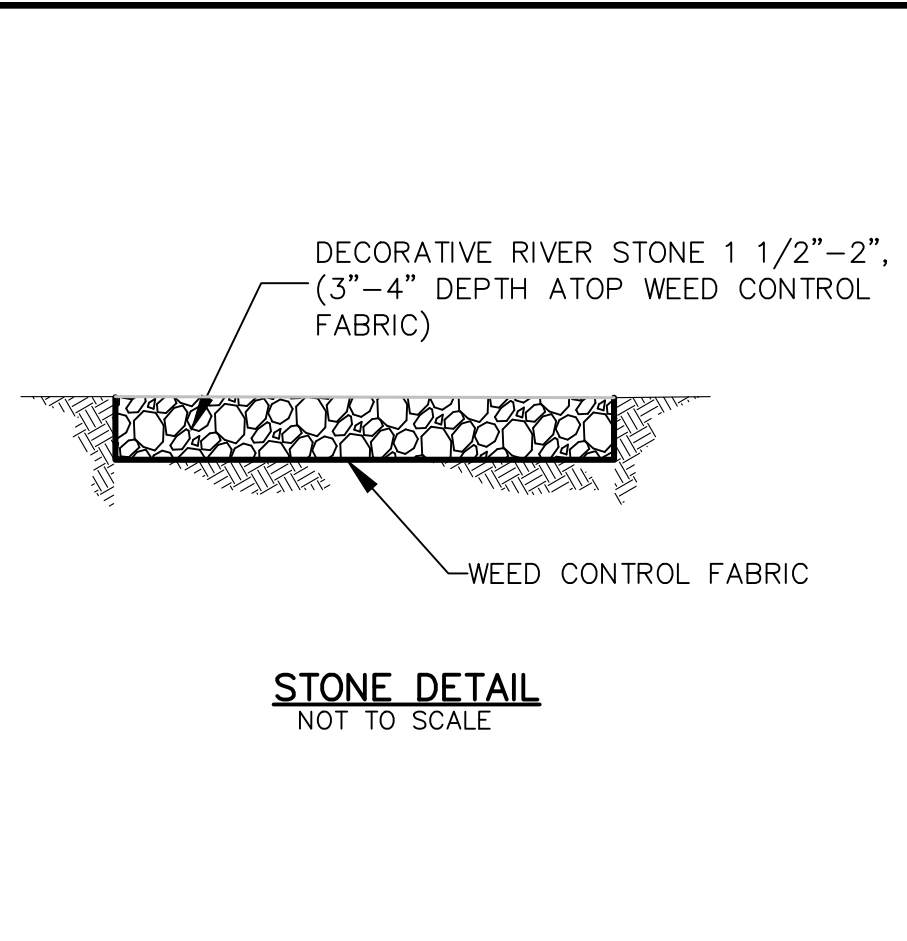
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7. ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS.
8. THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000
9. ALL UTILITY CONNECTIONS AND RELOCATIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH EACH UTILITY COMPANY AND ARCHITECT TO PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND/OR RELOCATIONS.
10. EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
11. ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. ALL WATER AND SEWER MAINS SHALL BE INSTALLED WITH A HORIZONTAL SEPARATION OF 10' OR A VERTICAL SEPARATION OF 18", OR BE ENCASED IN CONCRETE, 6" THICK, 10' ON EITHER SIDE OF CROSSINGS.
13. ALL WATER MAINS SHALL BE INSTALLED AT A DEPTH TO OBTAIN A MINIMUM OF FOUR (4) FEET OF COVER TO THE TOP OF THE PIPE.
14. ALL PROPOSED WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON, CLASS 52, AT THE SIZE INDICATED ON PLAN.
15. ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
16. DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART VI.
17. CONTRACTOR TO MATCH EXISTING PAVEMENT SPECIFICATIONS FOR ALL PAVEMENT REPAIR TO EXISTING ROADWAYS.
18. CONCRETE SHALL BE NJDOT CLASS "B" UNLESS OTHERWISE STATED HEREON OR WITHIN THE CONSTRUCTION DETAILS.
19. ALL IMPROVEMENTS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN A MANNER NOT CONTRARY TO LOCAL OR STATE ORDINANCES.
20. CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
21. THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL AND AGENCY APPROVALS. THIS PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED "FOR CONSTRUCTION".
22. "BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS LOT 66.01, 67.01 & 68 IN BLOCK 1063, TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY - NEW JERSEY," PREPARED YORKANIS & WHITE, INC., SIGNED BY JOHN T. LUTS, PLS. DATED, JULY 20, 2017, LAST REVISED MAY 28, 2019.
ADDITIONAL SANITARY SEWER INFORMATION SURVEYED BY YORKANIS & WHITE, INC., NOVEMBER 1, 2021.
ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY OUTBOUND SURVEY MAP FOR PROPERTY KNOWN AS LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY), TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY," DATED DECEMBER 8, 2025 AND SIGNED ON DECEMBER 9, 2025 AND PREPARED BY YORKANIS & WHITE, INC.
23. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
24. ALL GRAVITY PVC SEWER PIPES SHALL BE SDR 35, WITH BELL AND SPIGOT ENDS, AND O-RING GASKETED JOINTS. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D3034.
25. WETLANDS LIMITS AS VERIFIED BY NJDEP LETTER OF INTERPRETATION, FILE NO. 1331-03-0040.2
26. CONTRACTOR TO LOCATE EXISTING DRAINAGE PIPE AND STRUCTURES WITHIN LIMIT OF DISTURBANCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

12/23/25	REVISED FOR MUNICIPAL REVIEW	DS
MINOR SITE PLAN		
CHRISTIAN BROTHERS ACADEMY VARSITY GYM AIR CONDITIONING		
LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92 TOWNSHIP OF MIDDLETOWN MONMOUTH COUNTY - NEW JERSEY		
 COA 24GA28049700 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX		OVERALL SITE PLAN
		3 of 4
JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 41275		FILENAME: OSP-1 DRAWN BY: DS DATE: 09/08/25
		DIGITAL SIGNATURE VALID FOR PDF ONLY



- General Construction Notes**
- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
MONMOUTH COUNTY DESIGN STANDARDS
MUNICIPAL DESIGN STANDARDS
CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
 - ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTER 7: BARRIER FREE SUBCODE.
 - CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
 - THE CONTRACTOR IS DESIGNATED AS THE RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
 - ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
 - ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS.
 - THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000
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 - CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
 - THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL AND AGENCY APPROVALS. THIS PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED "FOR CONSTRUCTION".
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12/23/25 REVISED FOR MUNICIPAL REVIEW DS

MINOR SITE PLAN

**CHRISTIAN BROTHERS ACADEMY
VARSITY GYM AIR CONDITIONING**

LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY - NEW JERSEY

KCE
Kennedy Consulting Engineers, LLC
211 Maple Avenue
Red Bank, New Jersey 07701
732.212.9393 TEL • 732.212.9399 FAX

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

**AIR CONDITIONING
LAYOUT & GRADING PLAN**

4 of 4

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