

PRELIMINARY & FINAL MAJOR SITE PLAN FOR PROPOSED MIXED-USE DEVELOPMENT BLOCK 101, LOT 4.01 TAX MAP SHEET #22 160 FIRST AVENUE ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NJ

PROJECT INFORMATION

PROJECT NAME:
160 FIRST AVENUE

PROJECT LOCATION:
BLOCK 101, LOT 4.01
160 FIRST AVENUE
BOROUGH OF ATLANTIC HIGHLANDS,
MONMOUTH COUNTY, NJ

OWNER:
F & H REALTY, LLC
132 LEWIS STREET UNIT A-2
SATONTOWN, NJ 07724

APPLICANT:
KALIAN MANAGEMENT LLC
2 HENNESSEY BOULEVARD, SUITE 1
ATLANTIC HIGHLANDS, NJ 07716

APPLICANT'S PROFESSIONALS:

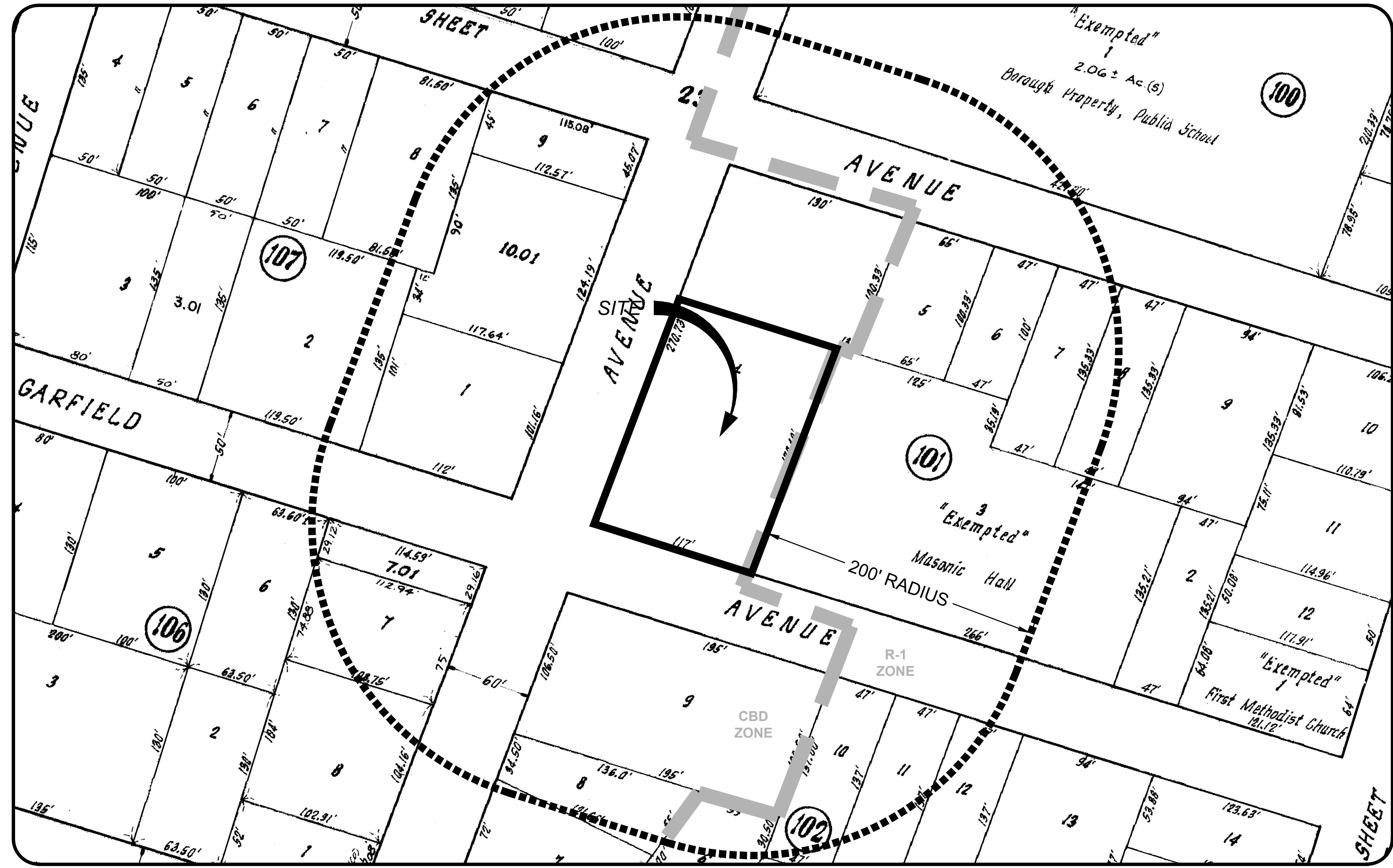
ATTORNEY:
RICK BRODSKY, ESQ.
ANSELL, GRIMM & AARON, PC
1500 LAWRENCE AVENUE
OCEAN, NJ 07712

ARCHITECT:
GRO ARCHITECTS PLLC
123 MAIDEN LANE, SUITE 506
NEW YORK, NY 10038

SURVEYOR:
INSITE SURVEYING, LLC
1255 ROUTE 34, SUITE 1A
WALL, NJ 07719

LANDSCAPE ARCHITECT:
BRIAN M. LEFF, LLA, PP
11 PERMILLE DR.
BARNEGAT, NJ 08005

TRAFFIC CONSULTANT:
DOLAN & DEAN CONSULTING
ENGINEERS, LLC
151 W. HIGH STREET
SOMERVILLE, NJ 08876



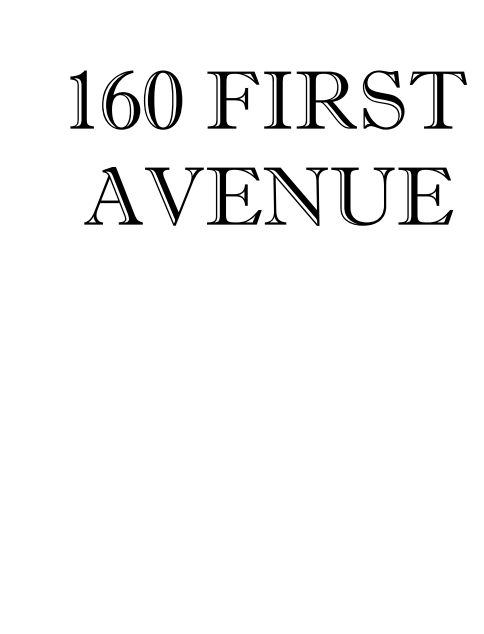
GENERAL NOTES

- SUBJECT PROPERTY:** TAX MAP #22 BLOCK 101, LOT 4.01, BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY.
- PURPOSE OF THIS PLAN SET:** THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY & FINAL SITE PLAN FOR A MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA:**
 - SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 101, LOT 4.01, 160 FIRST AVENUE", LAST REVISED 03/09/23.
 - SURVEY INFORMATION FOR LOTS 4.02 & 4.03 OF BLOCK 101 IS BASED ON AN AS-BUILT SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "FINAL AS-BUILT SURVEY OF BLOCK 101, LOTS 4.02 & 4.03, 160 FIRST AVENUE", LAST REVISED 11/21/22.
 - HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
- BASE FLOOD ELEVATION:** ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #34025C0066, DATED 02/26/09, THE SITE IS LOCATED IN ZONE X, WITH NO BASE FLOOD ELEVATION. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #34025C0066, DATED 01/01/21, THE SITE IS LOCATED IN ZONE X, WITH NO BASE FLOOD ELEVATION. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION:** ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY GRO ARCHITECTS, PLLC, ENTITLED "NEW CONSTRUCTION, MULTIFAMILY RESIDENTIAL, 160 FIRST AVENUE, ATLANTIC HIGHLANDS, NJ 07716, BEING DATED 01/27/23, LAST REVISED 11/07/23.
- GEOTECHNICAL INFORMATION:** GEOTECHNICAL INFORMATION CONTAINED HEREON IS BASED ON A REPORT PREPARED BY WHITESTONE ASSOCIATES, INC., ENTITLED "STORMWATER MANAGEMENT AREA EVALUATION", DATED 12/13/22.
- UNDERGROUND UTILITIES NOTIFICATION:** FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A "HOUR-24" REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES:** THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN SPECIFICATIONS.
- UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.**
- CONSTRUCTION REQUIREMENTS:**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SOLELY BE RESPONSIBLE FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRIERS, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
 - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS:** CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL, AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE BOROUGH OF ATLANTIC HIGHLANDS, COUNTY OF MONMOUTH, WATER COMPANY, SEWER COMPANY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADA COMPLIANCE:**
 - ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, TITLE III.
 - ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY DESIGN ADVISORY COMMITTEE GUIDELINES.
- STORMWATER POLLUTION PREVENTION PLAN:**
 - SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL. COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
 - CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.
- OVERALL CONSTRUCTION DOCUMENTS:** THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON THESE SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.



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KEY: AIRTEL, BELL, COMCAST, CONED, ENCLAW, FIBER, GTE, ILLINOIS, MICHIGAN, SBC, SPECTRUM, VERIZON, XCEL, XOS, XOS-2, XOS-3, XOS-4, XOS-5, XOS-6, XOS-7, XOS-8, XOS-9, XOS-10, XOS-11, XOS-12, XOS-13, XOS-14, XOS-15, XOS-16, XOS-17, XOS-18, XOS-19, XOS-20, XOS-21, XOS-22, XOS-23, XOS-24, XOS-25, XOS-26, XOS-27, XOS-28, XOS-29, XOS-30, XOS-31, XOS-32, XOS-33, XOS-34, XOS-35, XOS-36, XOS-37, XOS-38, XOS-39, XOS-40, XOS-41, XOS-42, XOS-43, XOS-44, XOS-45, XOS-46, XOS-47, XOS-48, XOS-49, XOS-50, XOS-51, XOS-52, XOS-53, XOS-54, XOS-55, XOS-56, XOS-57, XOS-58, XOS-59, XOS-60, XOS-61, XOS-62, XOS-63, XOS-64, XOS-65, XOS-66, XOS-67, XOS-68, XOS-69, XOS-70, XOS-71, XOS-72, XOS-73, XOS-74, XOS-75, XOS-76, XOS-77, XOS-78, XOS-79, XOS-80, XOS-81, XOS-82, XOS-83, XOS-84, XOS-85, XOS-86, XOS-87, XOS-88, XOS-89, XOS-90, XOS-91, XOS-92, XOS-93, XOS-94, XOS-95, XOS-96, XOS-97, XOS-98, XOS-99, XOS-100, XOS-101, XOS-102, XOS-103, XOS-104, XOS-105, XOS-106, XOS-107, XOS-108, XOS-109, XOS-110, XOS-111, 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PROJECT LOCATION: BLOCK 101, LOT 4.01, 160 FIRST AVENUE, BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NJ

OWNER: F & H REALTY, LLC, 132 LEWIS STREET UNIT A-2, EATONTOWN, NJ 07724

APPLICANT'S PROFESSIONALS: ATTORNEY: RICK BRODSKY, ESQ., ANSELL, GRIMM & ARON, PC, 1500 LAWRENCE AVENUE, OCEAN, NJ 07712

ARCHITECT: GRO ARCHITECTS PLLC, 125 MAIDEN LANE, SUITE 506, NEW YORK, NY 10038

SURVEYOR: INSITE SURVEYING, LLC, 1565 ROUTE 34, SUITE 1A, WALL, NJ 07719

LANDSCAPE ARCHITECT: BRIAN M. LEFF, L.L.A., PP, 11 PERKINWIL DR., BARNEGAT, NJ 08009

TRAFFIC CONSULTANT: DOLAN & DEAN CONSULTING ENGINEERS, LLC, 181 W. HIGH STREET, SOMERVILLE, NJ 08876



CERTIFICATE OF AUTHORIZATION: 24GA28083200, 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

PROFESSIONAL ENGINEER, PLANNER: PATRICK R. WARD, PE, PP, NJPE 24050597000, NJRP 23100526000

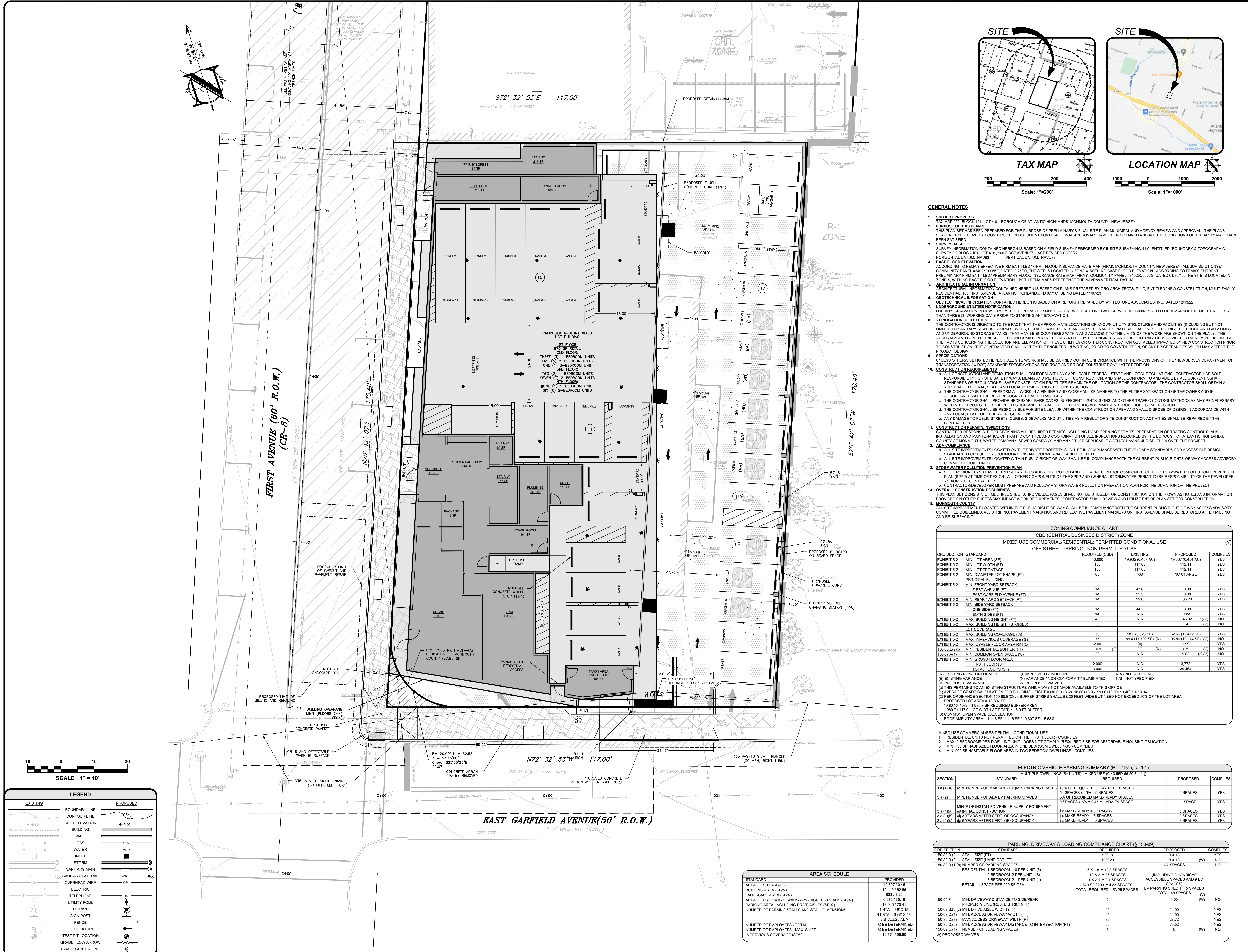
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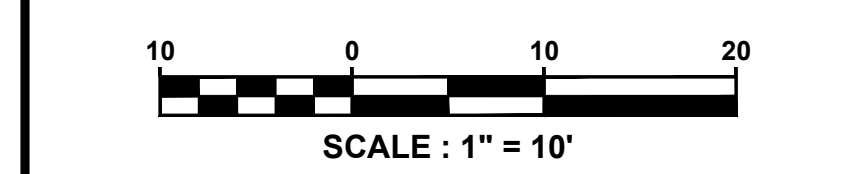
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PRELIMINARY & FINAL MAJOR SITE PLAN

SITE LAYOUT PLAN



LEGEND table listing existing and proposed features like boundary lines, buildings, walls, water, gas, and utility poles.



CR-6 AND DETECTABLE WARNING SURFACE, PROPOSED CONCRETE PAVEMENT, etc.

PROPOSED RIGHT-OF-WAY DEDICATION TO MONMOUTH COUNTY (97.85 SF), PARKING LOT PEDESTRIAN ACCESS, etc.

PROPOSED 4" THERMOPLASTIC STOP BAR, PROPOSED 4" THERMOPLASTIC STOP BAR, etc.

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Vertical text on the left side of the plan: FIRST AVENUE (60' R.O.W.), EAST GARFIELD AVENUE (50' R.O.W.), etc.

PROJECT INFORMATION

PROJECT NAME:
160 FIRST AVENUE

PROJECT LOCATION:
BLOCK 101, LOT 4.01
160 FIRST AVENUE
BOROUGH OF ATLANTIC HIGHLANDS,
MONMOUTH COUNTY, NJ

OWNER:
F & H REALTY, LLC
132 LEWIS STREET UNIT A-2
EATONTOWN, NJ 07724

APPLICANT:
KALIAN MANAGEMENT LLC
2 HENNESSEY BOULEVARD, SUITE 1
ATLANTIC HIGHLANDS, NJ 07716

APPLICANT'S PROFESSIONALS

ATTORNEY:
RICK BRODSKY, ESQ.
ANSELL, GRIMM & AARON, PC
1500 LAWRENCE AVENUE
OCEAN, NJ 07712

ARCHITECT:
GRO ARCHITECTS PLLC
125 MAIDEN LANE, SUITE 506
NEW YORK, NY 10038

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

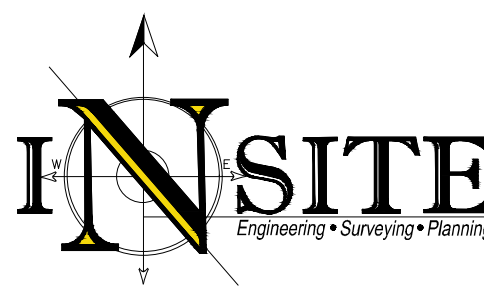
LANDSCAPE ARCHITECT:
BRIAN M. LEFF, LLA, PP
11 PERHWINKLE DR.
BARNEGAT, NJ 08005

TRAFFIC CONSULTANT:
DOLAN & DEAN CONSULTING ENGINEERS, LLC
181 W. HIGH STREET
SCHEMVELLE, NJ 08876



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UTILITY LOCATIONS:
GAS, WATER, SANITARY, ELEC., TELEPHONE, CABLE, TV, FIBER, SLOPE, TEMP. SENSORS, WIRELESS, REINFORCED CONCRETE



INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-1100 (PH) 732-531-7244 (FAX)
inSite@inSiteEng.net www.inSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA,
COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RASD SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL.
Patrick R. Ward, PE, PP
PROFESSIONAL ENGINEER, PLANNER
N.J.P.E. 24G050979000 N.J.P.P. 23L00628600

REVISIONS

Rev. #	Date	Description
1	08/25/23	REVISED PARKING LAYOUT
2	08/25/23	REVISED ARCHITECTURAL
3	07/26/23	REVISED ARCHITECTURAL
4	04/26/23	REVISED P&U COMPLETENESS REVIEW
5	03/29/23	REVISED SANITARY
6	02/22/23	REVISED SEWER

SCALE: 1"=10'
DESIGNED BY: BRK
DATE: 01/24/23
DRAWN BY: BRK
JOB #: 22-756-10
CHECKED BY: PRW
CAD ID: 22-756-10/0

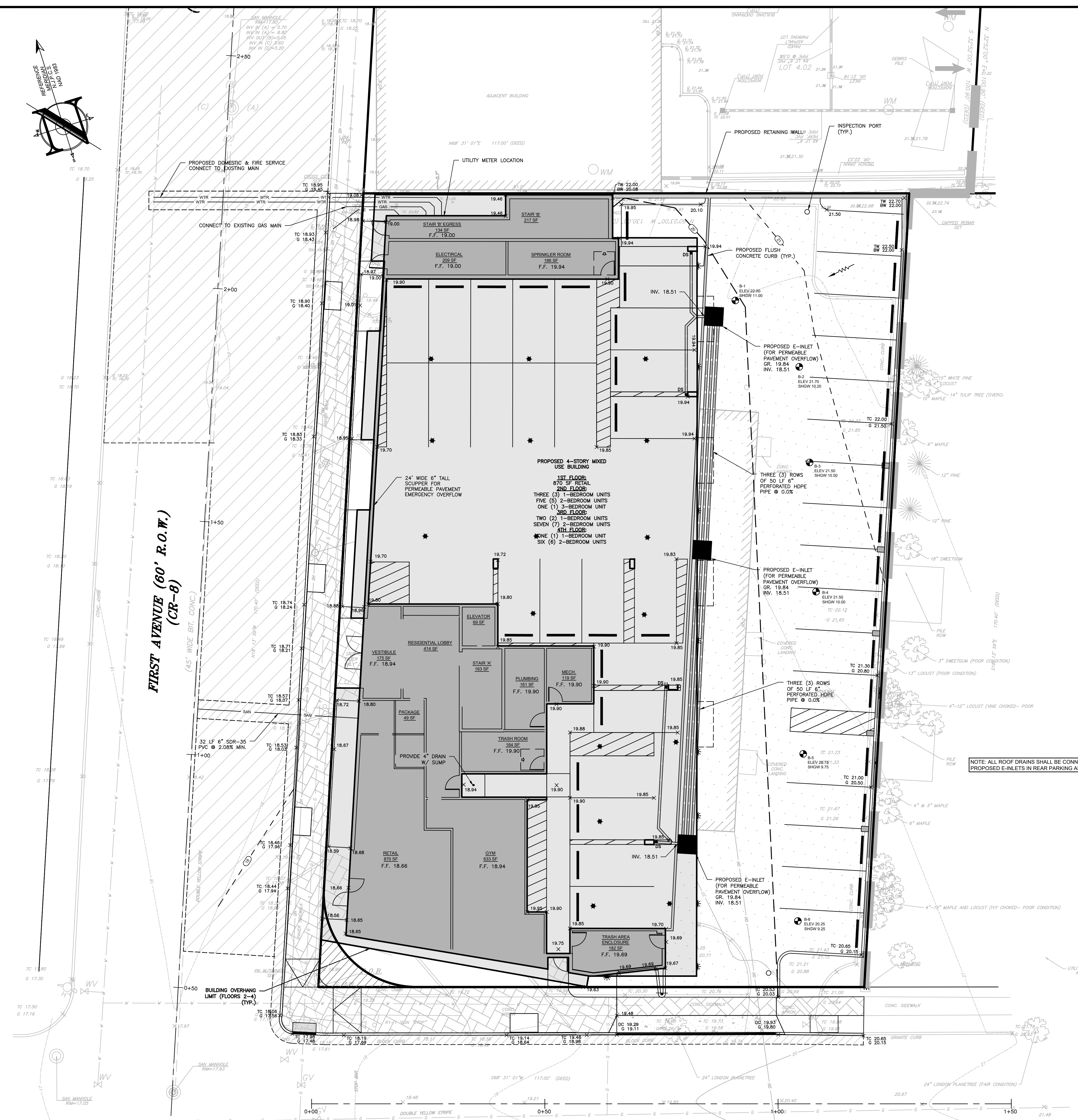
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PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING & UTILITIES PLAN

SHEET NO.:
C400



LEGEND

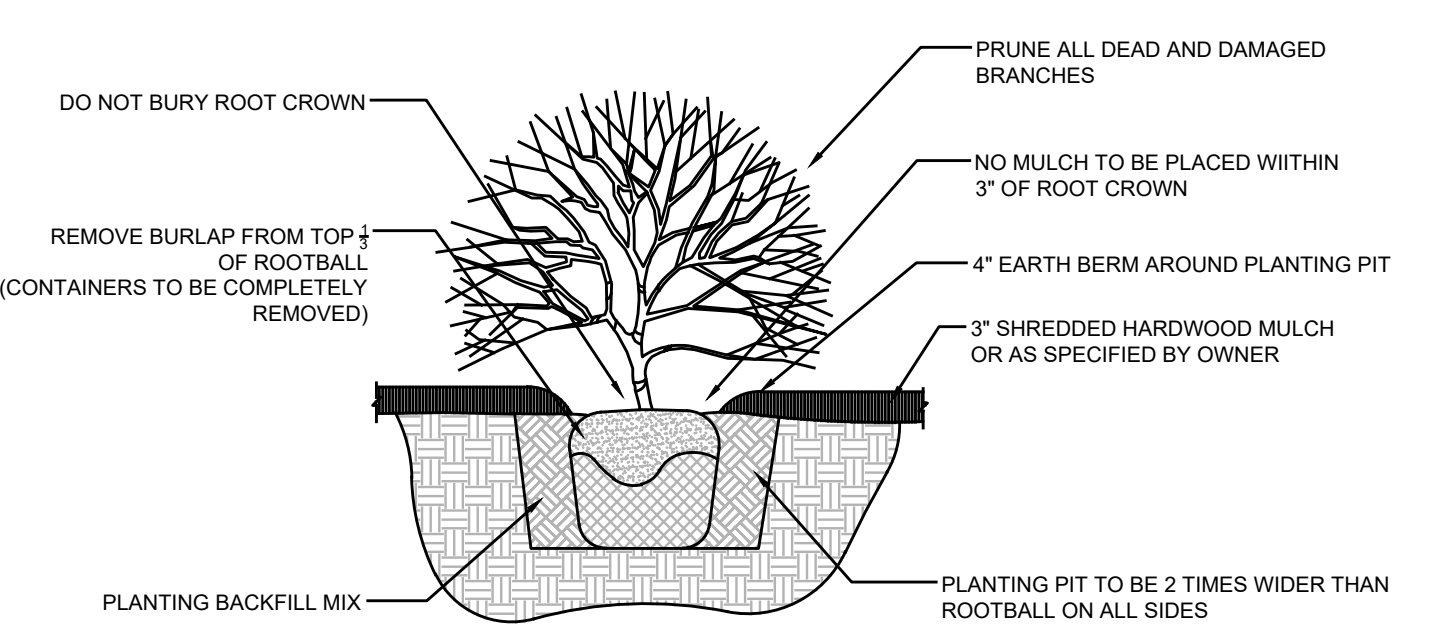
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CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

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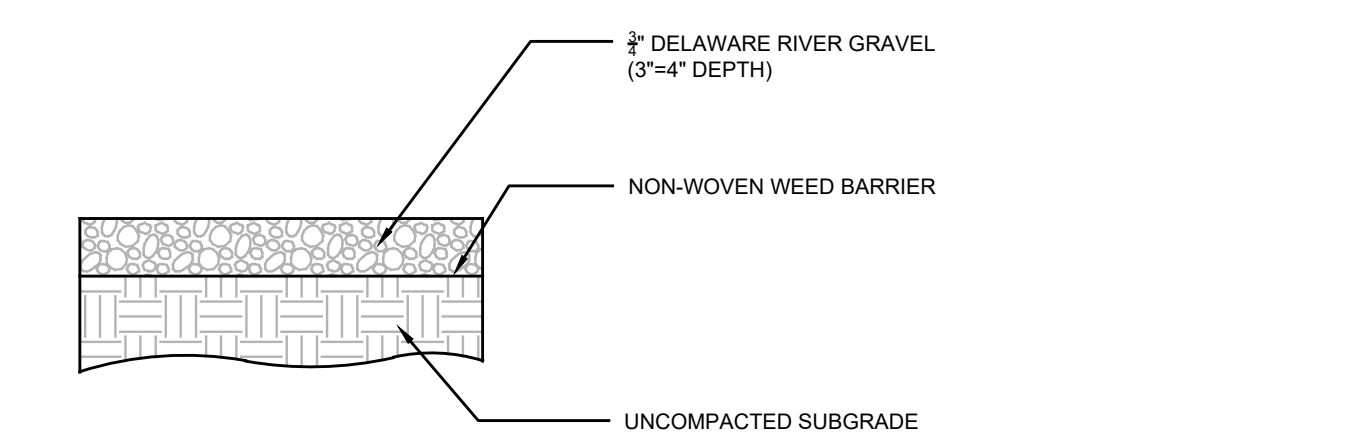


LANDSCAPE NOTES

- GENERAL
 - THE LANDSCAPE PLAN WAS PREPARED FOR LANDSCAPING PURPOSES ONLY. THIS PLAN SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 - IN THE EVENT THAT DISCREPANCIES ARE DISCOVERED BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN CONDITIONS SHALL GOVERN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING.
 - SUBSTITUTIONS IN PLANT TYPE OR SIZE SHALL ONLY BE MADE WITH THE PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
 - WHEREVER MULCH IS PLACED, IT SHALL BE TREATED WITH A PRE-EMERGENT WEED CONTROL IN ACCORDANCE WITH THE PRODUCT APPLICATION INSTRUCTIONS.
- MATERIALS
 - TOPSOIL SHALL MEET THE STANDARDS OUTLINED IN SECTION 917.01 OF THE NJDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - ALL PLANTS SHALL BE PROVIDED IN THE SIZE, SPECIES, GENUS, AND VARIETY AS SPECIFIED ON THE PLANTING PLAN.
 - ALL PLANTS SHALL CONFORM TO THE STANDARDS CONTAINED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - ALL PLANTS SHALL BE FREE OF DISEASE, INSECTS, KNOTS, AND OTHER DEFORMITIES.
 - TREE CROWNS SHALL BE WELL BALANCED, SYMMETRICAL, AND TYPICAL FOR THE GENUS, SPECIES, AND CULTIVAR.
 - UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, CENTRAL LEADER AND TAPERED TRUNKS.
 - PLANTS SHALL BE DELIVERED TO THE SITE NO MORE THAN 48 HOURS PRIOR TO PLANTING. WHEN PLANTS WILL NOT BE INSTALLED IMMEDIATELY UPON DELIVERY, THEY SHALL BE STORED IN A SHADED AREA, PROTECTED FROM DIRECT SUNLIGHT, AND THE ROOT BALLS WATERED REGULARLY TO PREVENT DRYING.
 - ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE TIME OF OWNER ACCEPTANCE.
- PLANTING
 - ALL PLANTS SHALL BE HANDLED AND TRANSPORTED TO PREVENT INJURIES DURING TRANSIT. DO NOT DROP OR DUMP PLANTS WHILE LOADING OR UNLOADING.
 - ALWAYS HANDLE PLANTS BY THE ROOTBALL. NEVER LIFT A PLANT BY THE TRUNK OR BRANCHES.
 - ALL SHRUB MASSES ARE TO BE PLANTED IN A CONTINUOUS PLANTING BED.
 - ALL PLANTING BEDS SHALL BE TILED TO A DEPTH OF 4" PRIOR TO INSTALLING PLANTS.
 - PRIOR TO PLANTING, ALL PLANTS SHALL BE PRUNED IN ACCORDANCE WITH ANS 300 TO PRESERVE THE NATURAL CHARACTER OF EACH PLANT. NEVER PRUNE OR REMOVE THE CENTRAL LEADER OF ANY TREE.
 - ALL PLANTS SHALL BE SET PLUMBS IN THE PLANTING PITS AT THE SAME DEPTH AT WHICH THEY WERE GROWN IN THE NURSERY. THE ROOT FLARE OF ALL TREES SHALL BE VISIBLE.
 - AFTER PLACING BALLED AND BURLAPPED PLANTS INTO THE PLANTING PIT, BURLAP SHALL BE REMOVED FROM THE TOP 1/3 OF THE ROOTBALL PRIOR TO, OR WHILE, BACKFILLING THE PLANTING PIT. THE TOP RING OF ANY WIRE BASKETS SHALL BE CUT AND REMOVED.
 - UNLESS SPECIFIED ELSEWHERE, ALL PLANTING PITS SHALL BE BACKFILLED WITH A MIXTURE OF 70% NATIVE SOIL AND 30% TOPSOIL.
 - BACKFILL SHALL BE PLACED IN 6" LIFTS. EACH LIFT SHALL BE WATERED IN AND LET SETTLE PRIOR TO PLACING THE NEXT LIFT.
 - TREES SHALL BE GUYED AND STAKED IN AREAS WITH HIGH WINDS, SATURATED SOILS, STEEP SLOPES, OR OTHER CONDITIONS WHICH WARRANT SUPPORT.
 - UNLESS SPECIFIED ELSEWHERE, ALL PLANTING PITS SHALL BE BACKFILLED WITH A MIXTURE OF 70% NATIVE SOIL AND 30% TOPSOIL.
 - ALL TREES SHALL BE MULCHED TO A DEPTH OF 2" TO THE LIMIT OF THE PLANTING PIT. MULCH CIRCLE SHALL RESEMBLE A SAUCER. NO MULCH SHALL BE PLACED WITHIN 3" OF THE TREE TRUNK.



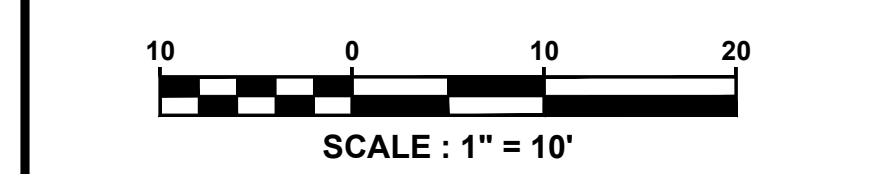
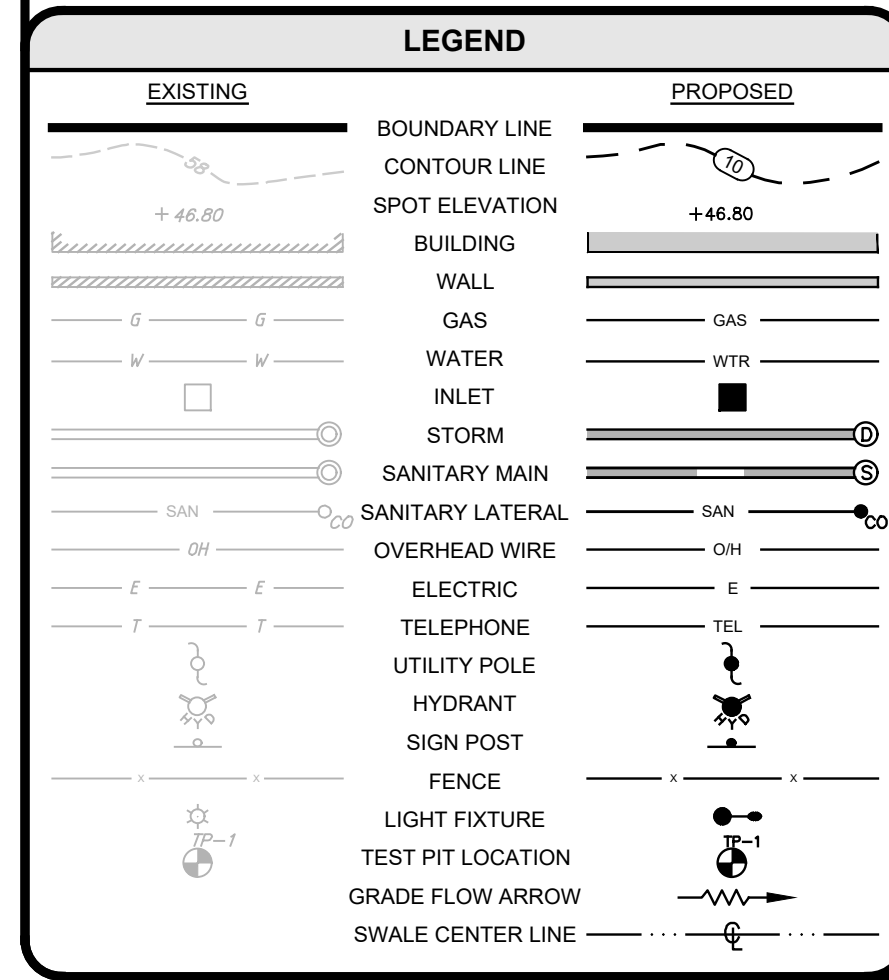
SHRUB PLANTING
N.T.S.



- DECORATIVE GRAVEL SHALL BE INSTALLED WHERE INDICATED ON THE PLAN.
- GRAVEL SHALL BE INSTALLED TO A DEPTH OF 3"-4"
- GRAVEL TO BE INSTALLED OVER A NON-WOVEN, PERMEABLE WEED BARRIER. PVC AND RUBBER LINERS SHALL NOT BE USED.
- DO NOT COMPACT THE SOIL WITHIN THE PLANTING AREAS.
- GRAVEL SHALL BE 3" DELAWARE RIVER GRAVEL, OR AS SELECTED BY THE OWNER.

DECORATIVE GRAVEL CROSS-SECTION
N.T.S.

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
AT	3	Acer saccatum 'Flame'	Flame Amur Maple	B&B	3"	Branch at 7'
PB	1	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	B&B	3"	Branch at 7'
SI	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	3"	Branch at 7' min.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT CONT.	SIZE	
AE	5	Aster x Edward Goucher'	Edward Goucher' Aster	Cont.	18" x 24" HT.	
HN	8	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	Cont.	2'-2.5' HT.	
IC	4	Ilex crenata 'Compacta'	Dwarf Japanese Holly	Cont.	2'-2.5' HT.	
JS	67	Juniperus virginiana 'Skyrocket'	Skyrocket Eastern Redcedar	Cont.	4'-5' HT.	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT CONT.	SIZE	
MG	18	Manisuris capillaris 'Gulf Coast'	Gulf Coast Pink Muhly Grass	Cont.	1 GAL.	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT CONT.	SIZE	
HO	15	Hemerocallis x Stella de Oro'	Stella de Oro Daylily	Cont.	1 GAL.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
LV	273	Litopse muscari 'Varegata'	Varegated Lilyturf	2 qt.	12" o.c.	



PROJECT INFORMATION

160 FIRST AVENUE

PROJECT LOCATION: BLOCK 101, LOT 4.01
160 FIRST AVENUE
BOROUGH OF ATLANTIC HIGHLANDS,
MONMOUTH COUNTY, NJ

OWNER: **F & H REALTY, LLC**
132 LEWIS STREET UNIT A-2
EATONTOWN, NJ 07724

APPLICANT: **KALIAN MANAGEMENT LLC**
2 HENNESSEY BOULEVARD, SUITE 1
ATLANTIC HIGHLANDS, NJ 07716

APPLICANT'S PROFESSIONALS

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OCEAN, NJ 07712

ARCHITECT: **GRD ARCHITECTS PLLC**
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NEW YORK, NY 10038

SURVEYOR: **INSITE SURVEYING, LLC**
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

LANDSCAPE ARCHITECT: **BRIAN M. LEFF, LLA, PP**
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BARNEGAT, NJ 08005

TRAFFIC CONSULTANT: **DOLAN & DEAN CONSULTING ENGINEERS, LLC**
181 HIGH STREET
SCHEMIVILLE, NJ 08876

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UTILITY LOCATIONS:
GAS: YELLOW
ELECTRIC: RED
TELEPHONE: BLACK
CABLE TV: BLUE
SANITARY: GREEN
WATER: PURPLE
TEMP. SENS. WIRELESS: MAGENTA
RECORDED UTILITY: WHITE

INSITE
Engineering • Surveying • Planning

INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-1100 (PH) 732-531-7244 (FAX)
info@inSiteEng.net www.inSiteEng.net

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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24050079000 NJPP 33100528000

REVISIONS

Rev #	Date	Description
1	08/29/23	REVISED PARKING LAYOUT
2	09/05/23	REVISED ARCHITECTURAL
3	04/06/23	REVISED ARCHITECTURAL
4	03/24/23	REVISED SITE COMPLETENESS REVIEW
5	03/24/23	REVISED GRADING
6	03/24/23	REVISED GRADING

SCALE: 1"=10' DESIGNED BY: BRK
DATE: 01/24/23 DRAWN BY: BRK
JOB #: 22-756-10 CHECKED BY: PRW
CAD: 22-756-10/0

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APPROVED BY: [Signature]

PRELIMINARY & FINAL
MAJOR SITE PLAN

LANDSCAPE PLAN

C600



BRIAN M. LEFF, LLA, PP
NJ LICENSED LANDSCAPE ARCHITECT AS00079900



WDGE1 LED Architectural Wall Sconce

Model	
Type	

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight (without options):	9 lbs

Introduction

The WDGE1 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard (lm, °C)	Cold (lm, -20°)	Series	P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—
WDGE2 LED	15W	15W	Standard / w/ light	1,200	2,000	1,000	4,500	6,000	—
WDGE3 LED	15W	15W	Standard / w/ light	7,000	8,500	10,000	12,000	—	—
WDGE4 LED	—	—	Standard / w/ light	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DBXK

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting	Shipped included
WDGE1 LED	P1	27K	70CR	DCR	120V	AW	SM
	P2	27K	70CR	DCR	120V	AW	SM
	P3	27K	70CR	DCR	120V	AW	SM
	P4	27K	70CR	DCR	120V	AW	SM
	P5	27K	70CR	DCR	120V	AW	SM
	P6	27K	70CR	DCR	120V	AW	SM

Option	Finish
EWB1	Emergency battery backup, Certified in CA Title 20 MADES (4W, 15W, 30W)
RF	Recessed, Recess Type
DS	Dual switching (comes with 2 wires and 2 light options; see page 3 for details)
DNC	0-10V dimming (works with DALI dimmer for use with an external control, ordered separately)
ICE	Ice condensation-free for back box (P1-P6), Total of every series.
BAA	Buy America's Act Compliant
DBXD	Dark bronze
DBRD	Dark bronze
DBWD	Dark bronze
DBXD	Dark bronze
DBRD	Dark bronze
DBWD	Dark bronze
DBXD	Dark bronze
DBRD	Dark bronze
DBWD	Dark bronze

NOTES: 1. 50K not available in P1-P6. 2. 200V not available with EWB1, DS or RF. 3. EWB1 not available with PE or DS. 4. PE not available with DS. 5. Not qualified for ESC. Not available with EWB1.

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TYPE B LIGHT DETAIL

VCPG LED Parking Garage

Model	
Type	

Specifications

Depth (D1):	19"
Depth (D2):	3.75"
Height:	18 lbs
Weight (with no options):	—

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pollution and delivers the required minimum, vertical and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing T5W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAX

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting	Shipped included
VCPG LED	P1	27K	70CR	DCR	120V	AW	SM
	P2	27K	70CR	DCR	120V	AW	SM
	P3	27K	70CR	DCR	120V	AW	SM
	P4	27K	70CR	DCR	120V	AW	SM
	P5	27K	70CR	DCR	120V	AW	SM
	P6	27K	70CR	DCR	120V	AW	SM

Option	Finish
EWB1	Emergency battery backup, Certified in CA Title 20 MADES (4W, 15W, 30W)
RF	Recessed, Recess Type
DS	Dual switching (comes with 2 wires and 2 light options; see page 3 for details)
DNC	0-10V dimming (works with DALI dimmer for use with an external control, ordered separately)
ICE	Ice condensation-free for back box (P1-P6), Total of every series.
BAA	Buy America's Act Compliant
DBXD	Dark bronze
DBRD	Dark bronze
DBWD	Dark bronze
DBXD	Dark bronze
DBRD	Dark bronze
DBWD	Dark bronze

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TYPE A LIGHT DETAIL

WDGE2 LED Architectural Wall Sconce Visual Comfort Optic

Model	
Type	

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	11.5"
Weight (without options):	13.5 lbs

Introduction

The WDGE2 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution.

When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DBXK

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting	Shipped included
WDGE2 LED	P1	27K	70CR	DCR	120V	AW	SM
	P2	27K	70CR	DCR	120V	AW	SM
	P3	27K	70CR	DCR	120V	AW	SM
	P4	27K	70CR	DCR	120V	AW	SM
	P5	27K	70CR	DCR	120V	AW	SM
	P6	27K	70CR	DCR	120V	AW	SM

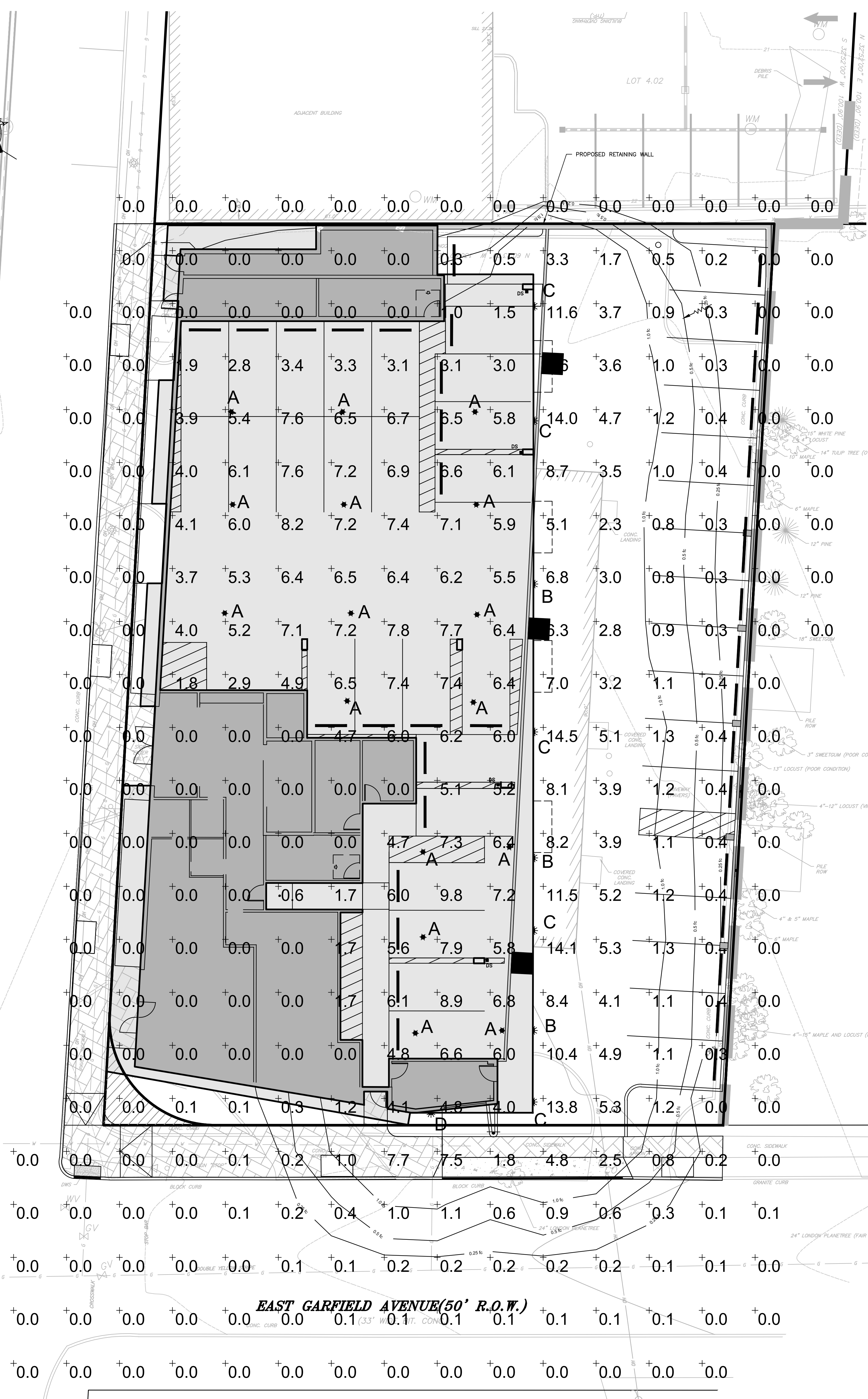
Option	Finish
EWB1	Emergency battery backup, Certified in CA Title 20 MADES (4W, 15W, 30W)
RF	Recessed, Recess Type
DS	Dual switching (comes with 2 wires and 2 light options; see page 3 for details)
DNC	0-10V dimming (works with DALI dimmer for use with an external control, ordered separately)
ICE	Ice condensation-free for back box (P1-P6), Total of every series.
BAA	Buy America's Act Compliant
DBXD	Dark bronze
DBRD	Dark bronze
DBWD	Dark bronze
DBXD	Dark bronze
DBRD	Dark bronze
DBWD	Dark bronze

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TYPE C&D LIGHT DETAIL



EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE



LABEL	QTY	DESCRIPTION	WATTAGE	LAYOUT	MOUNT HEIGHT	TYPE	DIRECTION OF ILLUMINATION
A	16	VCPG LED P1 30K T5R MVOLT	27 WATT	SINGLE	10'	CANOPY	DOWN
B	3	WDGE1 LED P1 30K 80CRI VF	10 WATT	SINGLE	11'	WALL	DOWN
C	3	WDGE2 LED P3 30K 80CRI VF	23 WATT	SINGLE	11'	WALL	DOWN
D	1	WDGE2 LED P3 30K 80CRI VF	23 WATT	SINGLE	7'	WALL	DOWN

NOTE: 1. LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0, 0.50 AND 0.25 FOOTCANDLES
2. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.

PROJECT INFORMATION

PROJECT NAME: 160 FIRST AVENUE
PROJECT LOCATION: LOT 101, LOT 4.01, 160 FIRST AVENUE, BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NJ
OWNER: F & H REALTY, LLC, 132 LEWIS STREET UNIT A-2, EATONTOWN, NJ 07724
ARCHITECT: KALIAN MANAGEMENT LLC, 2 HENNESSEY BOULEVARD, SUITE 1 ATLANTIC HIGHLANDS, NJ 07716
APPLICANT'S PROFESSIONALS: ATTORNEY: RICK BROOKS, ESQ., ANSEL, GRIMM & AARON, PC, 1500 LAWRENCE AVENUE, OCEAN, NJ 07712; ARCHITECT: GPO ARCHITECTS PLLC, 125 MAIDEN LANE, SUITE 506 NEW YORK, NY 10038; SURVEYOR: INSITE SURVEYING, LLC, 1565 ROUTE 34, SUITE 1A WALL, NJ 07719; LANDSCAPE ARCHITECT: BRIAN M. LEFF, LLA, PP, 11 PERKINWILE DR, BARNEGAT, NJ 08009; TRAFFIC CONSULTANT: DOLAN & DEAN CONSULTING ENGINEERS, LLC, 181 W HIGH STREET, SCHMERSVILLE, NJ 08876

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GAS: BLDG
WATER: BLDG
SEWER: BLDG
TELEPHONE: BLDG
CABLE: BLDG
SIGNAL: BLDG
SLOPE: BLDG
WHITE

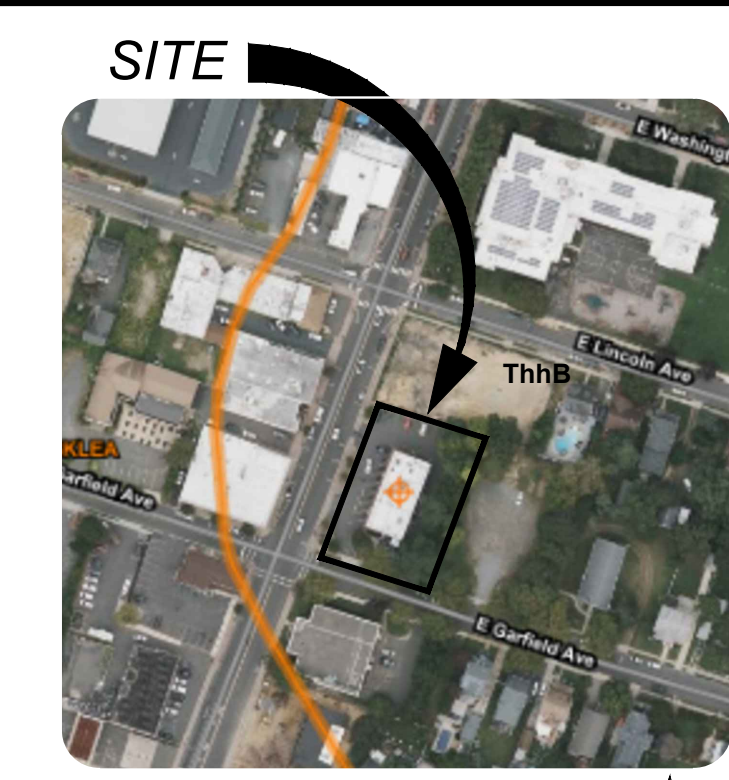
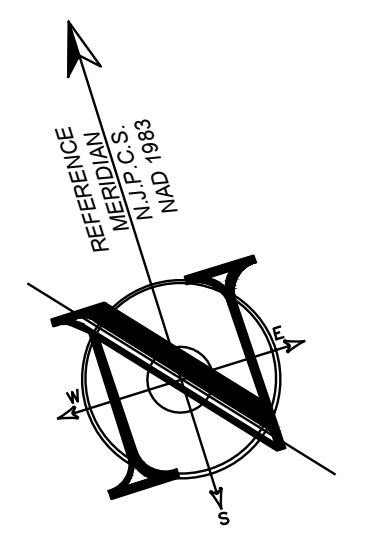
INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
N.J.P.E. 2405097900 N.J.P.P. 3310052600

REVISIONS
Rev # Date Description

PRELIMINARY & FINAL MAJOR SITE PLAN
LITHONIA LIGHTING

DATE: 01/24/23 DRAWN BY: BRK
JOB #: 22-756-10 CHECKED BY: PRW
CAD ID: 22-756-10D
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APPROVED BY:

PLAN INFORMATION
DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN
SHEET TITLE: LIGHTING PLAN
SHEET NO.: C601



PROJECT INFORMATION

160 FIRST AVENUE
 BLOCK 101, LOT 4.01
 160 FIRST AVENUE
 BOROUGH OF ATLANTIC HIGHLANDS,
 MONMOUTH COUNTY, NJ

F & H REALTY, LLC
 132 LEWIS STREET UNIT A-2
 EATONTOWN, NJ 07724

KALIAN MANAGEMENT LLC
 2 HENESSEY BOULEVARD, SUITE 1
 ATLANTIC HIGHLANDS, NJ 07716

APPLICANT'S PROFESSIONALS

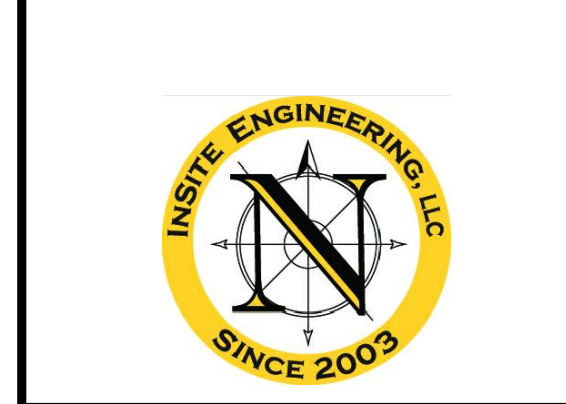
ATTORNEY:
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 ANSELL, GRIMM & AARON, PC
 1500 LAWRENCE AVENUE
 OCEAN, NJ 07712

ARCHITECT:
 GND ARCHITECTS PLLC
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SURVEYOR:
 INSITE SURVEYING, LLC
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719

LANDSCAPE ARCHITECT:
 BRIAN M. LEFF, LLA, PP
 11 PERKINS LANE
 BARNEGAT, NJ 08005

TRAFFIC CONSULTANT:
 DOLAN & DEAN CONSULTING
 ENGINEERS, LLC
 181 W HIGH STREET
 SCHERERVILLE, NJ 08876



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IN SITE
 Engineering - Surveying - Planning

InSite Engineering, LLC
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Patrick B. Ward, PE, PP
 PROFESSIONAL ENGINEER, PLANNER
 NJPE 246505979000 NJPP 231.00628600

REVISIONS

Rev #	Date	Description
1	08/25/23	REVISED PARKING LAYOUT
2	08/25/23	REVISED ARCHITECTURAL
3	07/26/23	REVISED ARCHITECTURAL
4	04/26/23	REVISED P&S COMPLETENESS REVIEW
5	03/24/23	REVISED SITE PLAN
6	02/22/23	INITIAL RELEASE

SCALE: 1"=10'
 DESIGNED BY: BRK
 DATE: 01/24/23
 DRAWN BY: BRK
 JOB #: 22-756-10
 CHECKED BY: PRW
 CAD ID: 22-756-10/0

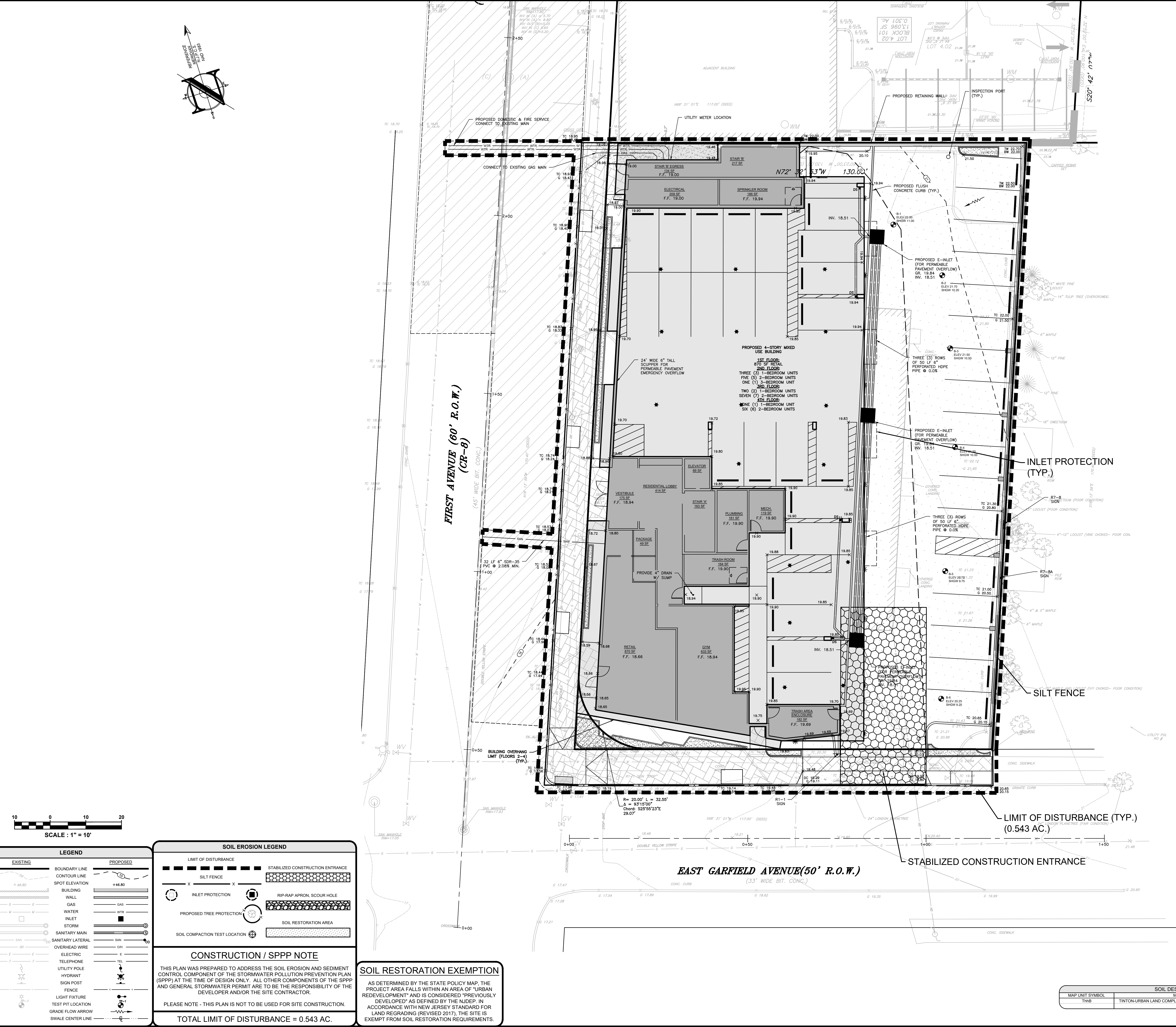
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PLAN INFORMATION

**PRELIMINARY & FINAL
 MAJOR SITE PLAN**

**SOIL EROSION &
 SEDIMENT CONTROL
 PLAN**

SHEET NO: C900



SCALE: 1" = 10'

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

SOIL EROSION LEGEND

LIMIT OF DISTURBANCE	STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE	RIP-RAP APRON, SCOUR HOLE
INLET PROTECTION	SOIL RESTORATION AREA
PROPOSED TREE PROTECTION	SOIL COMPACTION TEST LOCATION

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.543 AC.

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017). THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

SOIL DESIGNATION LEGEND

MAP UNIT SYMBOL	SOIL UNIT NAME	RATING
THB	TINTON-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	A

File: N:\Projects\2022-2023\160-First-Avenue-Atlantic-Highlands, NJ\22756-10\001.dwg, 160-First-Avenue-Atlantic-Highlands, NJ\22756-10\001.dwg, 160-First-Avenue-Atlantic-Highlands, NJ\22756-10\001.dwg
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