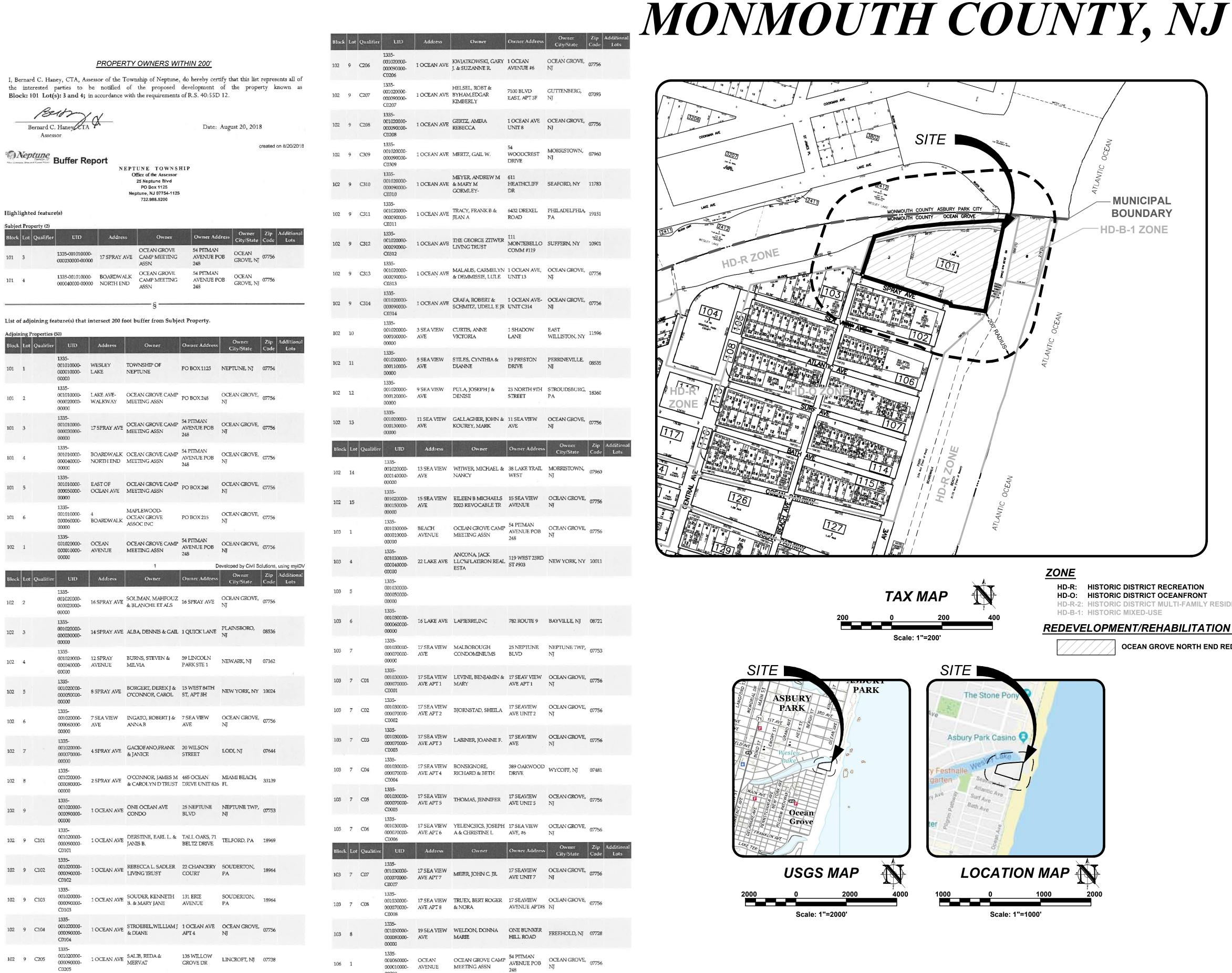
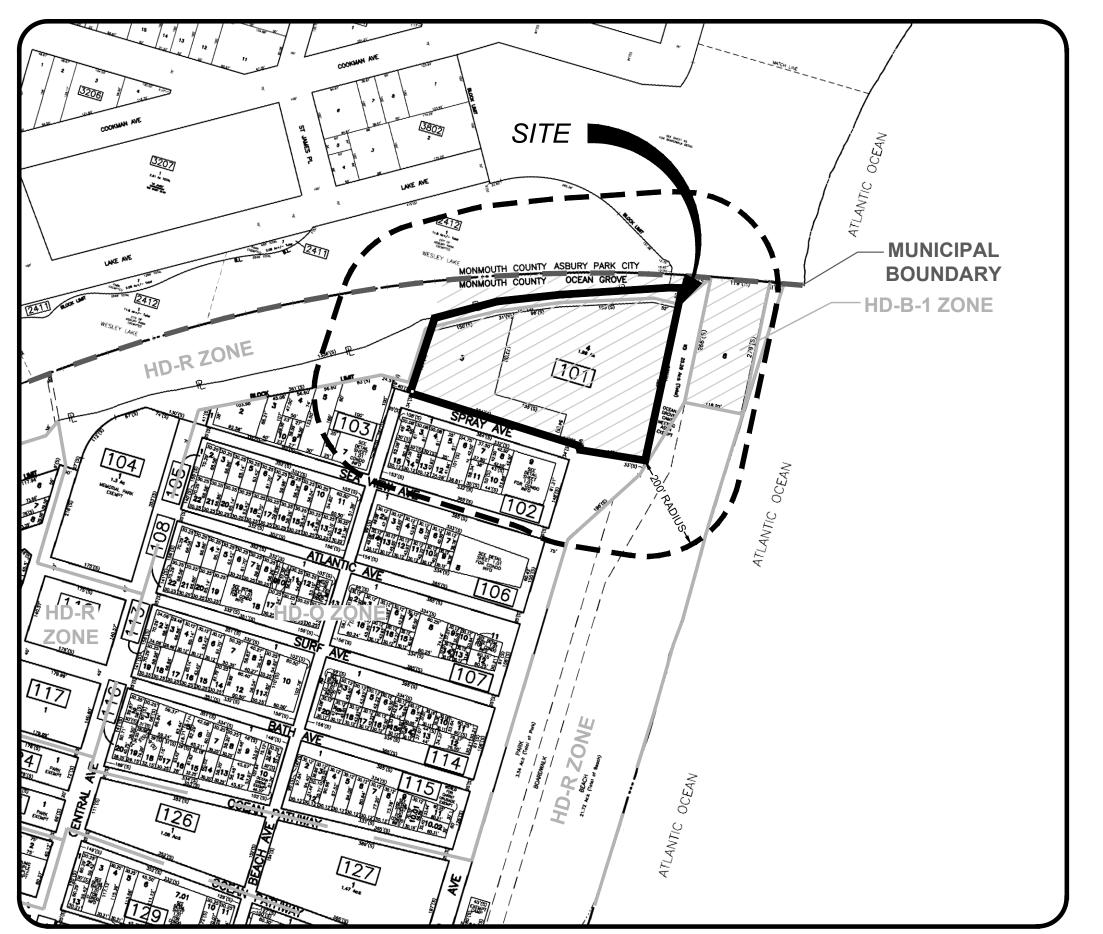
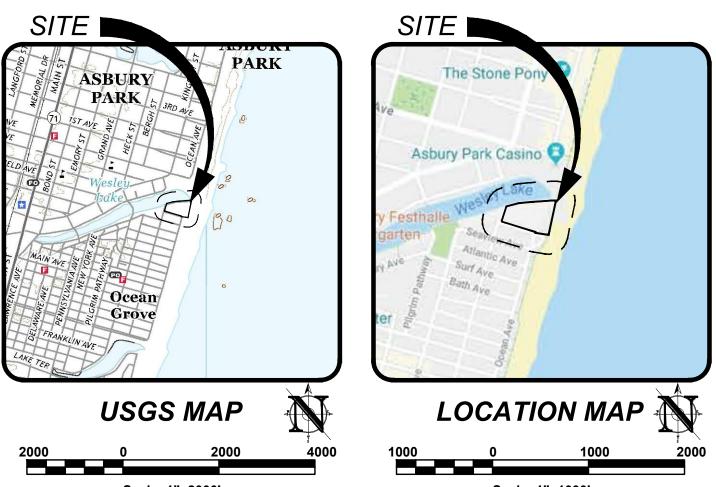
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN FOR NORTH END REDEVELOPMENT

BLOCK 101, P/O LOT 2 AND LOTS 3 & 4 TAX MAP SHEET #1 TOWNSHIP OF NEPTUNE





HD-R: HISTORIC DISTRICT RECREATION **HD-O: HISTORIC DISTRICT OCEANFRONT** HD-R-2: HISTORIC DISTRICT MULTI-FAMILY RESIDENTIAL HD-B-1: HISTORIC MIXED-USE Scale: 1"=200'



Please be advised that pursuant to Chapter 245, P.L. 1991, As of August 7th 1991, any Applicant seeking a Major Sub-division or Site Plan Approval, is required to provide a Notice of Public Hearing to all Public Utilities and CATV companies that own land or Possess any easement that is within two hundred feet (200') of the proposed development.

New Jersey- American Water Company, Inc. Attn: Donna Short GIS Supervisor 1025 Laurel Oak Road Voorhees, N.J. 08043

> Legal Department 17th Floor 540 Broad Street Newark, N.J. 07102

Below is the list of Public Utilities which provide this service to the Neptune area:

New Jersey Natural Gas Company Attn: Right of Way Department 1415 Wyckoff Road

Wall Twp, N.J. 07719

Jersey Central Power & Light Company Attn: Land Use Matters

300 Madison Avenue Morristown, N.J. 07960 Monmouth Cablevision

1501 18th Avenue Wall Twp, N.J. 07719 In accordance with the Land Use Law N.J.S.A. 40:55d-12 [d-g], Notice of Property within two hundred feet [200'] of a County road or other County properties shall be given to: Monmouth County Planning Board

Attn: Land Use Matters

Hall of Records Annex

P.O. Box 1255 Freehold, N.J. 07728-1125

In accordance with the same Land Use Law, Notice of property adjacent to a State Highway shall be given to:

> Department of Transportation C/o Commissioner of Transportation P.O. Box 600 Trenton, N.J. 08625

Notice including maps or documents of an application which involves more than 150 acres Or 500 dwelling units shall be given to the State Planning Commission.

On all applications where property is located in Ocean Grove, notice must be sent to:

Ocean Grove Camp Meeting Association Attn: Finance Department 54 Pitman Avenue P.O. Box 248 Ocean Grove, N.J. 07756

REDEVELOPMENT/REHABILITATION AREAS

OCEAN GROVE NORTH END REDEVELOPMENT AREA

TAX MAP #1: BLOCK 101, P/O LOT 2 AND LOTS 3 & 4, TOWNSHIP OF NEPTUNE (OCEAN GROVE), MONMOUTH COUNTY, NEW JERSEY CENTER SITE COORDINATES: 504,120 N 631,180 E.

PURPOSE OF THIS PLAN SET
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/FINAL SITE PLAN 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.

4 AND PART OF LOT 2. BLOCK 101. SPRAY AVENUE & OCEAN AVENUE BOARDWALK, OCEAN GROVE, TOWNSHIP OF NEPTUNE. MONMOUTH COUNTY, NEW JERSEY, DATED 06/19/15, LAST REVISED 10/03/19", AS PREPARED BY GALLAS SURVEYING GROUP. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 B. TOPOGRAPHIC, LOT AND BOUNDARY INFORMATION BASED UPON SURVEY ENTITLED "TOPOGRAPHIC SURVEY, LOTS 3, 4 AND PART OF LOT 2, BLOCK 101, SPRAY AVENUE & OCEAN AVENUE BOARDWALK, OCEAN GROVE, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, DATED 10/03/19, LAST REVISED 07/13/20", AS PREPARED BY GALLAS SURVEYING GROUP. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88

4. ARCHITECTURAL INFORMATION . CONTAINED HEREON IS BASED ON PLANS PREPARED BY SHORE POINT ARCHITECTURE, P ENTITLED "NORTH END REDEVELOPMENT, OCEAN GROVE, NJ", BEING DATED 3/7/2015, LAST REVISED 04/18/24.

LANDSCAPE INFORMATION
LANDSCAPE INFORMATION CONTAINED HERON IS BASED ON PLANS PREPARED BY MELILLO & BAUER ASSOCIATES, ENTITLED "NORTH END REDEVELOPMENT, OCEAN GROVE, NEW JERSEY, LANDSCAPE ARCHITECTURE PLANS", BEING DATED 07/08/19.

CCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," MAP NUMBER 34025C0334F, DATED 9/25/09, A PORTION OF THE SITE IS LOCATED WITHIN THE ZONE AE FLOOD ZONE WITH A FLOOD HAZARD ELEVATION OF 9 FROM WESLEY LAKE AND ELEVATION 13 FROM THE ATLANTIC OCEAN. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED, "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #34025C0334G, DATED 01/31/14, THE SITE IS NOT WITHIN A FLOOD HAZARD AREA AND IS LOCATED IN ZONE X, AREAS OUTSIDE THE 0.2% CHANCE FLOOD. THE PRELIMINARY FIRM SHOWS THE EDGE OF THE WESLEY LAKE WALL TO BE WITHIN ZONE AE AND HAVE A FLOOD HAZARD ELEVATION OF 10 AND 11 ALONG THE WALL. THE FEMA MAP AND THE RECORD SURVEY

THIS APPLICATION HAS RECEIVED NJDEP APPROVAL FOR PERMIT 1334-04-0007.2; LUP200001, DATED 3/18/21, AMENDED ON 5/28/21, FOR A CAFRA INDIVIDUAL PERMIT AND FHA VERIFICATION (METHOD 6).

RIPARIAN ZONE
THIS PROJECT LIES WITHIN A RIPARIAN ZONE AS SET FORTH BY NJAC 7:13-4.1. 50' RIPARIAN ZONE SHOWN FROM FACE OF WALL AND PERPENDICULAR WITH THE OUTLET PIPE FROM WESLEY LAKE. PER NJAC 7:13-10.2(C) MAXIMUM ALLOWABLE DISTURBANCE APPLIES TO THE DISTURBANCE OF VEGETATION WITHIN THE RIPARIAN ZONE. SINCE THE SITE HAS BEEN PREVIOUSLY DEVELOPED, THERE WILL BE NO DISTURBED VEGETATION WITHIN THE RIPARIAN ZONE DUE TO DEVELOPMENT WITHIN THE

RESHWATER/COASTAL WETLANDS AND STREAMS ARE NOT PRESENT ON THIS SITE.

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 MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

. <u>VERIFICATION OF UTILITIES</u>
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 CATV 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",

SHALL BE REPAIRED BY THE CONTRACTOR.

a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY 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. b. 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 BARRICADES, 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 d. 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. e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES

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 TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY AMERICAN WATER, OCEAN GROVE SEWERAGE AUTHORITY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.

a. 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. b. ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.

13. STORMWATER POLLUTION PREVENTION PLAN

a. 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 NO. NJ6008823 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. b. CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION

14. 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 OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW

AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION. 15. THE BUILDING LOCATED ON BLOCK 101, LOT 6, KNOWN AS THE PAVILION BUILDING, IS CURRENTLY DEMOLISHED. DESTROYED IN A

PLANNING BOARD A	APPROVAL
APPROVED BY THE TOWNSHIP OF NEPT	TUNE PLANNING BOARD
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

_			
	INDEX OF SHEETS:		
SHEET #:	SHEET TITLE:	INITIAL RELEASE:	REV. DATE
C100	TITLE SHEET	3/27/19	07/10/24
C200	EXISTING CONDITIONS & SITE PREPARATION PLAN	3/27/19	07/10/24
C201	CONSTRUCTION MITIGATION & SCREENING PLAN	3/27/19	07/10/24
C300	SITE LAYOUT PLAN	3/27/19	07/10/24
C301	TRUCK TURNING PLAN	3/27/19	07/10/24
C400	GRADING AND DRAINAGE PLAN	3/27/19	07/10/24
C500	UTILITY PLAN	3/27/19	07/10/24
C800	CONSTRUCTION DETAILS	3/27/19	07/10/24
C801	CONSTRUCTION DETAILS	3/27/19	07/10/24
C802	CONSTRUCTION DETAILS	3/27/19	07/10/24
C900	SOIL EROSION AND SEDIMENT CONTROL PLAN	3/27/19	07/10/24
C901	SOIL EROSION AND SEDIMENT CONTROL DETAILS	3/27/19	07/10/24

NORTH END REDEVELOPMEN

PROJECT INFORMATION

LAKE AVE WALKWAY

17 SPRAY AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

> MONMOUTH COUNTY, NJ OCEAN GROVE CAMP MEETING ASSN

BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE)

TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

OCEAN GROVE, NJ 07756

54 PITMAN AVENUE POB 248

OG NORTH END DEVELOPMENT, LLC

APPLICANT'S PROFESSIONALS ARCHITECT: SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET

SURVEYOR:
GALLAS SURVEYING GROUP

OCEAN GROVE, NJ 07756

171 CHURCH LANE NORTH BRUNSWICK, NJ 08902 LANDSCAPE ARCHITECT: MELILLO & BAUER ASSOCIATES

BRIELLE, NJ 08730 TRAFFIC ENGINEER: 331 NEWMAN SPRINGS RD #203.

200 UNION AVENUE

RED BANK, NJ 07701



CALL BEFORE YOU DIG! NJ ONE CALL....800-272-1000

InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax)

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA

InSite@InSiteEng.net www.InSiteEng.net

DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA AND MAY HAVE BEEN ALTERED

DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

07/10/24 REV SPRAY AVE LIGHT POLES
05/08/24 REV PER AMENDED PB SUBMISSION
3/1/23 PLANNING BOARD SUBMISSION
5/1/20 REV PER SURVEY & NJDEP COMMENTS
6/21/19 PLANNING BOARD SUBMISSION
5/13/19 PEDEV COMMENTS

SCALE: AS SHOWN DESIGNED BY: SGM DATE: 3/27/19 DRAWN BY: SGM JOB #: 18-1160-01 CHECKED BY: JLF

CAD ID: 18-1160-01r8 NOT FOR CONSTRUCTION FOR CONSTRUCTION PLAN INFORMATION

AMENDED PRELIMINARY FINAL MAJOR SITE PLAN

SHEET TITLE: TITLE SHEET

102 9 C205

SITE PREPARATION NOTES 1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO: a. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW. b. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE. c. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES. d. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES. e. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS. f. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. g. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. h. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISIONS. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY. i. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER. PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN

3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN 4. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND

5. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

6. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

8. ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE DURING CONSTRUCTION.

RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

9. THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT.

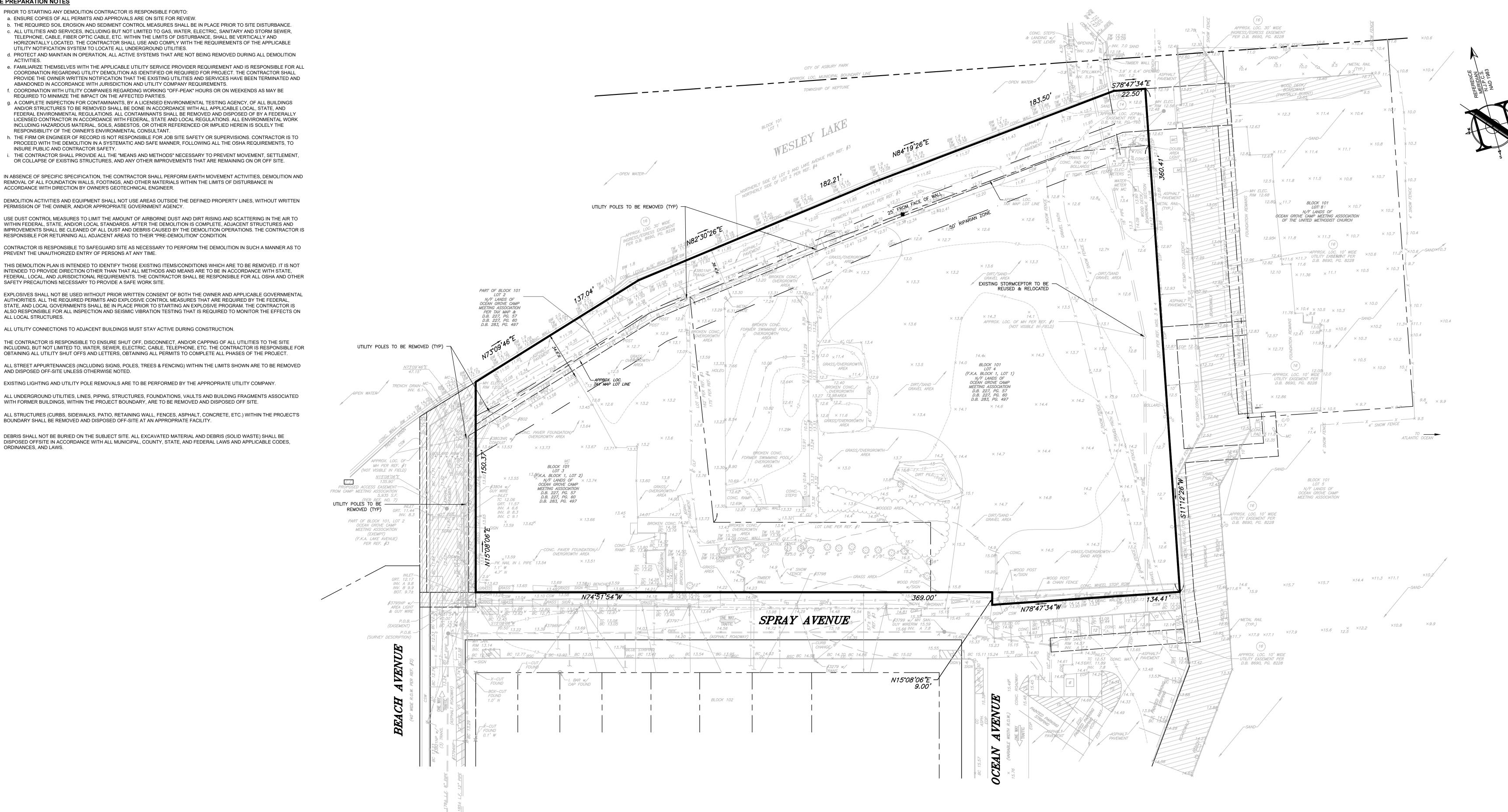
10. ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.

11. EXISTING LIGHTING AND UTILITY POLE REMOVALS ARE TO BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.

12. ALL UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF SITE.

13. ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.

14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OFFSITE IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORDINANCES, AND LAWS.



PROJECT INFORMATION

NORTH END

P/O BLOCK 101, LOT 2

LAKE AVE WALKWAY

TOWNSHIP OF NEPTUNE (OCEAN GROVE)

MONMOUTH COUNTY, NJ

BLOCK 101, LOT 3

17 SPRAÝ AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE)

MONMOUTH COUNTY, NJ

BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE)

MONMOUTH COUNTY, NJ

801 E. MAIN STREET

BELMAR, NJ 07719

CALL BEFORE YOU DIG! NJ ONE CALL.....800-272-1000

REVISIONS

DESIGNED BY: SGM

DRAWN BY: SGM

C200

PROJECT LOCATION:

Scale: 1"=30'

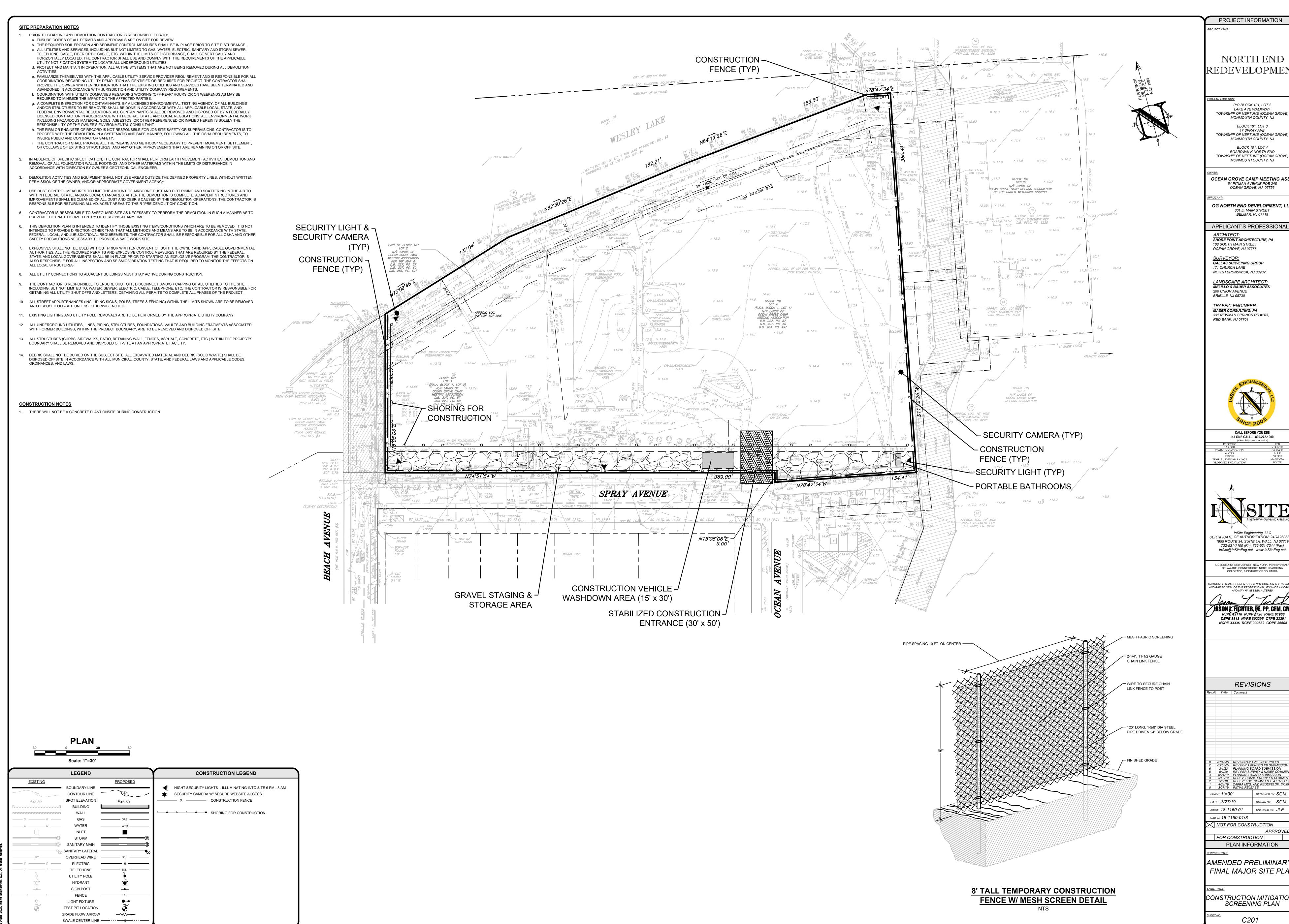
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GRADE FLOW ARROW

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SWALE CENTER LINE ------

OCEAN GROVE CAMP MEETING ASSN 54 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07756 OG NORTH END DEVELOPMENT, LLC APPLICANT'S PROFESSIONALS ARCHITECT: SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756 SURVEYOR:
GALLAS SURVEYING GROUP 171 CHURCH LANE NORTH BRUNSWICK, NJ 08902 LANDSCAPE ARCHITECT: MELILLO & BAUER ASSOCIATES 200 UNION AVENUE BRIELLE, NJ 08730 TRAFFIC ENGINEER: MASER CONSULTING, PA 331 NEWMAN SPRINGS RD #203, RED BANK, NJ 07701 InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINA AND MAY HAVE BEEN ALTERED JASON L. FICHTER, PÉ, PP, CFM, CME DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605 07/10/24 REV SPRAY AVE LIGHT POLES
05/08/24 REV PER AMENDED PB SUBMISSION
3/1/23 PLANNING BOARD SUBMISSION
5/1/20 REV PER SURVEY & NJDEP COMMENTS
6/21/19 PLANNING BOARD SUBMISSION
5/13/19 REDEV. COMM. ENGINEER COMMENTS
5/3/19 REDEVELOP. COMMITTEE ATTNY LETTER DATE: 3/27/19 CAD ID: 18-1160-01r8 NOT FOR CONSTRUCTION FOR CONSTRUCTION PLAN INFORMATION AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN EXISTING CONDITIONS / SITE PREPARATION PLAN



PROJECT INFORMATION

NORTH END REDEVELOPMENT

> P/O BLOCK 101, LOT 2 LAKE AVE WALKWAY TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 3 17 SPRAY AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

OCEAN GROVE CAMP MEETING ASSN 54 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07756

OG NORTH END DEVELOPMENT, LLC 801 E. MAIN STREET BELMAR, NJ 07719

APPLICANT'S PROFESSIONALS

ARCHITECT: SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756 SURVEYOR:
GALLAS SURVEYING GROUP

171 CHURCH LANE NORTH BRUNSWICK, NJ 08902 LANDSCAPE ARCHITECT: MELILLO & BAUER ASSOCIATES

TRAFFIC ENGINEER: MASER CONSULTING, PA 331 NEWMAN SPRINGS RD #203,



CALL BEFORE YOU DIG! NJ ONE CALL.....800-272-1000

InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

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

AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINA AND MAY HAVE BEEN ALTERED JASON Ł. FICATER, PÉ, PP, CFM, CME

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5/13/19 REDEV. COMM. ENGINEER COMMENTS
5/3/19 REDEVELOP. COMMITTEE ATTNY LETTER DESIGNED BY: SGM

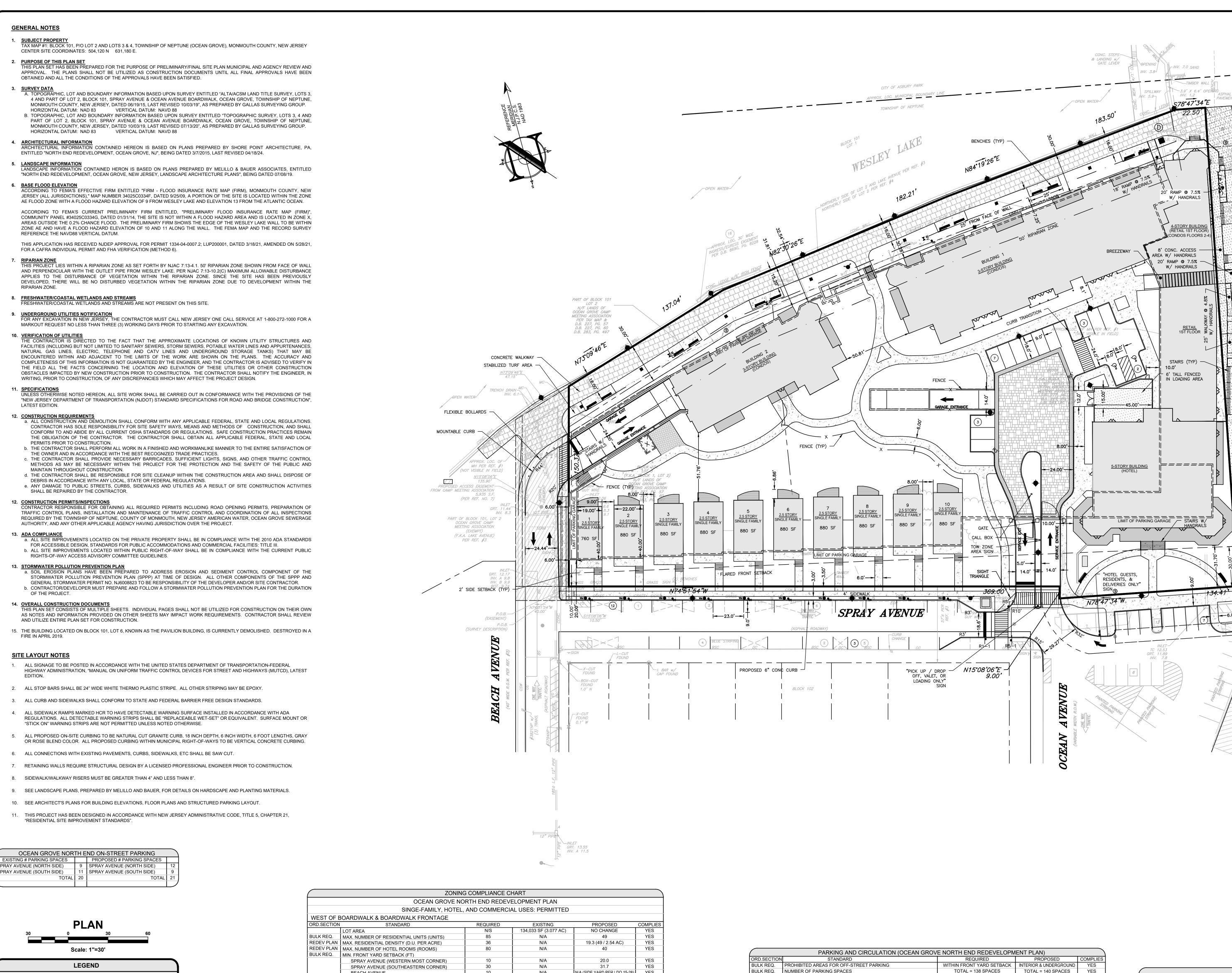
DRAWN BY: SGM JOB#: **18-1160-01** CHECKED BY: **JLF** CAD ID: 18-1160-01r8

NOT FOR CONSTRUCTION FOR CONSTRUCTION PLAN INFORMATION

AMENDED PRELIMINARY FINAL MAJOR SITE PLAN

CONSTRUCTION MITIGATION

SCREENING PLAN C201



30	PLAN	60
	Scale: 1"=30'	
	LEGEND	
<u>EXISTING</u>	BOUNDARY LINE	<u>PROPOSED</u>
58	CONTOUR LINE	
×46.80	SPOT ELEVATION	X _{46.80}
Kummunummun	BUILDING	10.00
	WALL ==	
—— G ——— G —	— GAS —	GAS
W W	WATER —	WTR
	INLET	
	STORM =	
	SANITARY MAIN =	
	oco Sanitary Lateral —	co
——— ОН ———	OVERHEAD WIRE —	O/H ———
—— E —— E —	ELECTRIC —	Е ——
	TELEPHONE —	TEL ———
9	UTILITY POLE	•
	HYDRANT	\
<u> </u>	SIGN POST	
××	FENCE —	x
ф Б -1	LIGHT FIXTURE	严-1
	TEST PIT LOCATION	
	GRADE FLOW ARROW	→ ∨∨∨ -

		COMPLIANCE C			
	OCEAN GROVE NO				
	SINGE-FAMILY, HOTEL,	AND COMMERC	AL USES: PERMITTED		
	BOARDWALK & BOARDWALK FRONTAGE				
ORD.SECTION	- 11 11 11 11 11 11 11 11 11 11 11 11 11	REQUIRED	EXISTING	PROPOSED	COMPLIES
	LOT AREA	N/S	134,033 SF (3.077 AC)	NO CHANGE	YES
BULK REQ.	MAX. NUMBER OF RESIDENTIAL UNITS (UNITS)	85	N/A	49	YES
REDEV PLAN	MAX. RESIDENTIAL DENSITY (D.U. PER ACRE)	36	N/A	19.3 (49 / 2.54 AC)	YES
EDEV PLAN	MAX. NUMBER OF HOTEL ROOMS (ROOMS)	80	N/A	40	YES
ULK REQ.	MIN. FRONT YARD SETBACK (FT)		1	1	\/=0
	SPRAY AVENUE (WESTERN MOST CORNER)	10	N/A	20.0	YES
	SPRAY AVENUE (SOUTHEASTERN CORNER)	30	N/A	31.7	YES
	BEACH AVENUE	10	N/A	N/A (SIDE YARD PER LDO 15-28)	YES
	BOARDWALK	0	N/A	0.0	YES
LII K DEO	WESLEY LAKE SIDE (MEASURED FROM BULKHEAD)	30 30 (1	N/A	30.0	YES YES
ULK REQ.	MIN. DISTANCE BETWEEN PRINCIPAL BUILDINGS (FT)	30 (1 CAFRA REG'S 90%	/ <u> </u>	50.8 86.2	YES
ULK REQ. ULK REQ.	MAX. IMPERVIOUS SURFACE	CAFRA REG 5 90%	85.2	86.2	YES
ULN REQ.	BUILDING HEIGHT (FT)	25 (UD O)	l N/A	TO COMPLY	YES
	SINGLE-FAMILY RESIDENTIAL DWELLINGS	35 (HD-O) 48 (2		TO COMPLY TO COMPLY	YES
	MULTI-FAMILY RESIDENTIAL BUILDINGS	65 (2		TO COMPLY	YES
	HOTEL BUILDINGS TURRETS, CLOCK TOWERS, CUPOLAS	(3)	N/A	TO COMPLY	YES
ULK REQ.	MIN. OPEN SPACE (%)	10	N/A	44% (EXCLUDING PROMENADE)	YES
OLIVINEQ.	HD-O (HISTORICAL DIS			14470 (EXCEODING FROMENADE)	120
			(§407.02)		
	_	JSE: PERMITTED			
SINGLE-FAI					
RD.SECTION	2 11 11 12 11 12	REQUIRED	EXISTING	PROPOSED	COMPLIES
ULK 1.c. & d.		FLARED PER REDEV	N/A	20.0	YES
CHEDULE B	MIN. REAR YARD SETBACK (FT)	0	N/A	N/A	YES
CHEDULE B	MIN. SIDE YARD SETBACK				\/=0
	ONE SIDE (FT)	2	N/A	6.0	YES
OLIEDIJI E D	BOTH SIDES (FT)	4	N/A	>4	YES
	MAX. BUILDING HEIGHT (FT)	35	N/A	TO COMPLY	YES
	MAX. BUILDING HEIGHT (STORIES)	2.5	N/A NOT APPLICAT	2.5	YES
N) EXISTING I E) EXISTING \	NON-CONFORMITY (I) IMPROVED CONDITION VARIANCE (X) VARIANCE / NON-CONF		N/A - NOT APPLICAE N/S - NOT SPECIFIEI		
/) PROPOSEI	` '	ONWITT ELIVINATED	N/3 - NOT SPECIFIE	5	
a) THIS PERT	AINS TO AN EXISTING STRUCTÙRE WHICH WAS NOT MAD		S OFFICE		
	IDARDS (1)(E) - EXCEPT FOR SINGLE-FAMILY DWELLINGS		-		
2) MEASURED	FROM ABOVE FINISHED GRADE				
	IDARDS (1)(G)(iv) - TURRETS, CLOCK TOWERS, CUPOLAS,				
	THE PERMITTED HEIGHT, EXCEPT THAT THE TOTAL AGGI				IT OF THE
KOOF AREA O	F THE BUILDING OF WHICH THEY ARE A PART. SUCH STF	KUCTURES SHALL NO	OF CONTAIN HABITABLE FLO	OR SPACE.	

ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
BULK REQ.	PROHIBITED AREAS FOR OFF-STREET PARKING	WITHIN FRONT YARD SETBACK	INTERIOR & UNDERGROUND	YES
BULK REQ.	NUMBER OF PARKING SPACES	TOTAL = 138 SPACES	TOTAL = 140 SPACES	YES
	SINGLE FAMILY RESIDENTIAL (RSIS): 3-BR = 2.0 SPACES	10 x 2.0 = 20 SPACES	20 SPACES	
	APARTMENT (RSIS): 2-BR = 2.0 SPACES	36 x 2.0 = 72 SPACES	72 SPACES	
	APARTMENT (RSIS): 3-BR = 2.1 SPACES	3 x 2.1 = 6 SPACES	6 SPACES	
	HOTEL: 1 PER HOTEL UNIT	40 UNITS x 1.0 = 40 SPACES	40 SPACES	
	HOTEL BANQUET, CONFERENCE OR RESTAURANT: 1 PER 300 SF	N/A	N/A	
	COMMERCIAL: N/S	N/S (2)	N/S	
BULK REQ.	MAX. SURFACE PARKING	20	15	YES
BULK REQ.	PARKING STRUCTURE LOCATION	UNDER RESIDENTIAL BUILDINGS, HOTEL AND COURTYARD	UNDERGROUND	YES
BULK REQ.	MAX. PARKING STRUCTURE PROJECTION (FT)	3.5 ABOVE STREET LEVEL (1)	12.78 + 3.5 = 16.28	YES
412.17(B)	STALL SIZE (FT)	9 X 18	9 X 18	YES
514(B)(8)(h)	PARALLEL STALL SIZE (FT)	9 X 23	9 X 23	YES
514(B)(3)	BUILDING SETBACK FROM DRIVEWAY/PARKING SPACES (FT)	10 (FOR NONRESIDENTIAL)	10.0	YES
514(B)(2)	PARKING LOT LOCATION	REAR/INTERIOR OF SITE	INTERIOR & UNDERGROUND	YES
412.06(A)	MIN. DRIVEWAY DISTANCE TO OTHER PROPERTY LINE (FT)	5	>5	YES
514(B)(9)	PARKING AISLE WIDTHS (ONE-WAY) (FT)			
	0 DEGREE PARKING (PARALLEL)	12	18 (SPRAY AVE)	YES
	90 DEGREE PARKING (PERPENDICULAR)	22	N/A	YES
514(B)(9)	PARKING AISLE WIDTHS (TWO-WAY) (FT)			
	0 DEGREE PARKING (PARALLEL)	18	N/A	YES
	90 DEGREE PARKING (PERPENDICULAR)	24	24	YES
412.12	NUMBER OF LOADING BERTHS	0 (3)	1	YES
	LOADING SPACE DIMENSIONS (FT)	15' W x 45' L x 15' H	15' W x 45' L x 15' H	YES

	HISTORIC DISTRICT SIGNAGE COMPLIANT	CE CHART (8410.00)		
ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
416.08(D)(1)	PERMITTED SIGN: PROFESSIONAL NAMEPLATES (SF)	1	TO COMPLY	YES
416.08(D)(2)	PERMITTED SIGNS: BULLETIN BOARDS (SF)	20	TO COMPLY	YES
	SIGNS FOR GROUND FLOOR BUSINESSES (OTHER THAN HISTORIC HOTELS)			
416.08(D)(3)(a)	WALL MOUNTED SIGNS			
` / ` / ` /	MAX. AMOUNT	(1)	TO COMPLY	YES
	MAX. AREA (SF)	(1)	TO COMPLY	YES
	MAX. HEIGHT (FT)	(1)	TO COMPLY	YES
416.08(D)(3)(b)	PROJECTING SIGNS	, ,		
()()()	MAX. AMOUNT (PERPENDICULAR TO BUILDING FACE)	1	TO COMPLY	YES
Ī	MAX. AREA (SF)	5	TO COMPLY	YES
Ī	MAX. HEIGHT (FT) (MEASURED FROM GROUND LEVEL)	8	TO COMPLY	YES
116.08(D)(3)(c)	AWNINGS SIGNS			i i
	MAX. AMOUNT	2	TO COMPLY	YES
Ī	MAX. IMAGE HEIGHT (IN)	10	TO COMPLY	YES
Ī	MAX. IMAGE WIDTH (FT)	1	TO COMPLY	YES
Ī	MAX. HORIZONTAL DIMENSION (FT) (%)	15 0R 60% OF LENGTH	TO COMPLY	YES
Ī	MIN. HEIGHT FROM GROUND LEVEL (FT)	8	TO COMPLY	YES
Ī	MAX. HORIZONTAL PROJECTION DIMENSION (FT)	5	TO COMPLY	YES
116.08(D)(3)(d)	PERMANENT WINDOW SIGNS			
()(-)()	MAX. AMOUNT PER BUSINESS	2	TO COMPLY	YES
Ī	MAX. SIGN AREA (% OF TOTAL WINDOW AREA)(SF)	30% OR 12 SF	TO COMPLY	YES
(N) EXISTING I	NON-CONFORMITY (I) IMPROVED CONDITION	N/A - NOT APPLICABLE		
(E) EXISTING \		N/S - NOT SPECIFIED		
(V) PROPOSED		,		
(a) THIS PERT	AINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS (OFFICE		
	A) - WALL MOUNTED SIGNS ONE (1) WALL-MOUNTED SIGN HAVING A MAXIMUM A		N (15) SQUARE FEET A	ND ONE (1)

— MATCH EXISTING EDGE OF BOARDWALK (TYP)

BOARDWALK (TYP)

METAL RAIL (TYP.)

— UTILITY EASEMENT PER
D.B. 8690, PG. 8228

- 20' WIDE UTILITY EASEMENT

HISTORIC DISTRICT SIGNAGE COMPLIANCE CHART (§416.08) SCALE: 1"=30' DATE: 3/27/19 JOB#: **18-1160-01** CAD ID: 18-1160-01r8 1) 416.08(D)(A) - WALL MOUNTED SIGNS. ONE (1) WALL-MOUNTED SIGN HAVING A MAXIMUM AREA NOT TO EXCEED FIFTEEN (15) SQUARE FEET AND ONE (1) WALL-MOUNTED SIGN HAVING A MAXIMUM AREA NOT TO EXCEED SIX (6) SQUARE FEET. WHERE THE BUSINESS IS LOCATED AT A CORNER LOT, FOUR (4) SIGNS ARE PERMITTED: TWO (2) ON EACH ROAD FRONTAGE MEETING THE ABOVE SPECIFIED AREA REQUIREMENTS. THE MAXIMUM HEIGHT OF SUCH SIGNS SHALL BE FIFTEEN (15') FEET OR THE SILL LEVEL OF THE SECOND (2ND) STORY, WHICHEVER IS LESS. THE SIGNS SHALL BE APPLIED FLAT AGAINST THE WALL AND SHALL CONFORM TO ALL OTHER APPLICABLE REQUIREMENTS CONTAINED HEREIN.

PROJECT INFORMATION NORTH END REDEVELOPMENT PROJECT LOCATION: P/O BLOCK 101, LOT 2 LAKE AVE WALKWAY TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

BLOCK 101, LOT 3

17 SPRAÝ AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE)

MONMOUTH COUNTY, NJ BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

OCEAN GROVE CAMP MEETING ASSN

54 PITMAN AVENUE POB 248

OCEAN GROVE, NJ 07756

OG NORTH END DEVELOPMENT, LLC 801 E. MAIN STREET

BELMAR, NJ 07719 APPLICANT'S PROFESSIONALS ARCHITECT: SHORE POINT ARCHITECTURE, PA

108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756 SURVEYOR:
GALLAS SURVEYING GROUP 171 CHURCH LANE NORTH BRUNSWICK, NJ 08902

LANDSCAPE ARCHITECT: MELILLO & BAUER ASSOCIATES 200 UNION AVENUE BRIELLE, NJ 08730

TRAFFIC ENGINEER: MASER CONSULTING, PA 331 NEWMAN SPRINGS RD #203, RED BANK, NJ 07701



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InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200

InSite@InSiteEng.net www.InSiteEng.net LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax)

DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINA AND MAY HAVE BEEN ALTERED JAŠON L. FICATER, PÉ, PP, CFM, CME NJPE 43118 NJPP 6726 PAPE 61968

DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

07/10/24 REV SPRAY AVE LIGHT POLES
05/08/24 REV PER AMENDED PB SUBMISSION
3/1/23 PLANNING BOARD SUBMISSION
5/1/20 REV PER SURVEY & NJDEP COMMENTS
6/21/19 PLANNING BOARD SUBMISSION
5/13/19 REDEV. COMM. ENGINEER COMMENTS

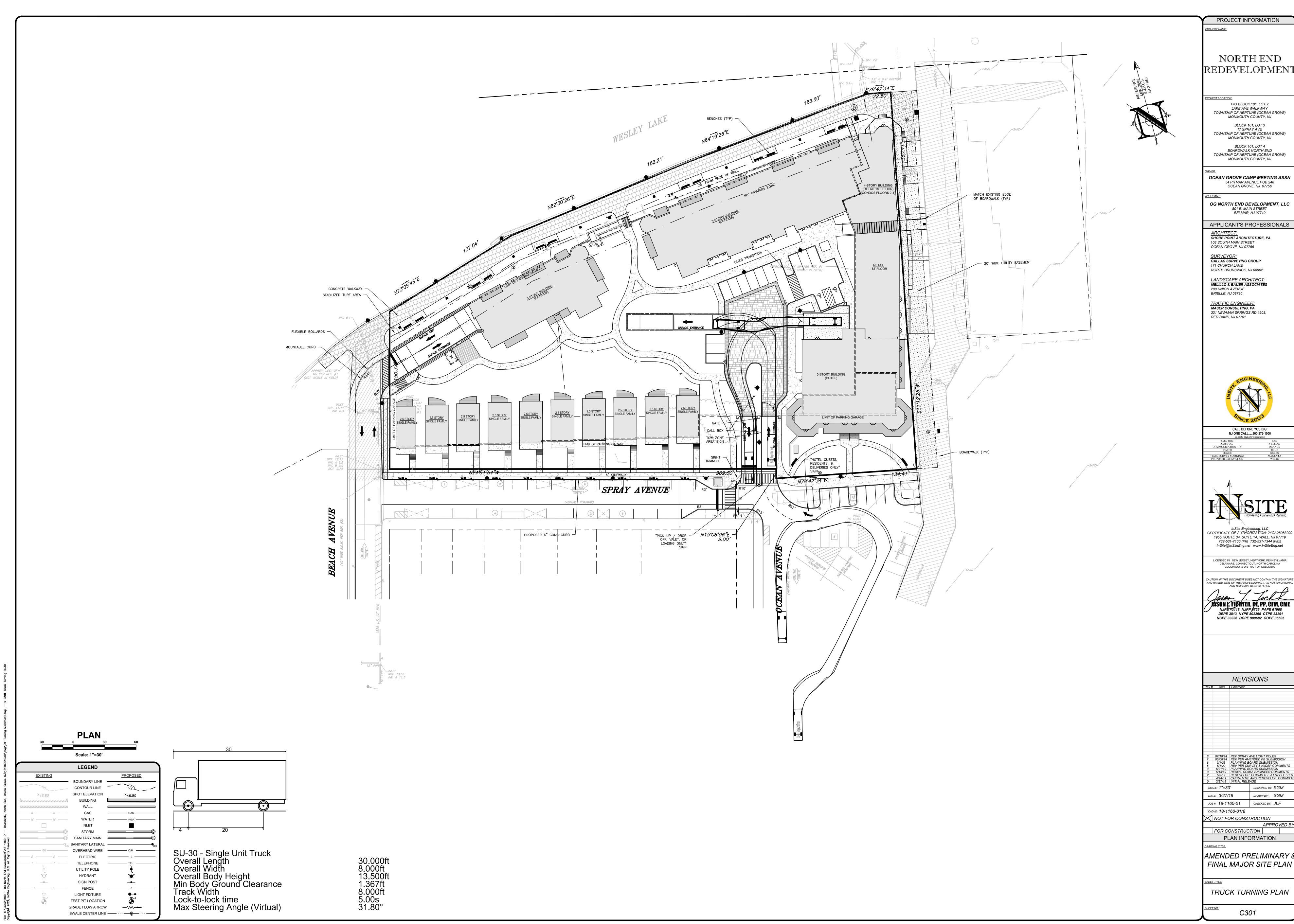
DESIGNED BY: SGM DRAWN BY: SGM CHECKED BY: **JLF** NOT FOR CONSTRUCTION

FOR CONSTRUCTION PLAN INFORMATION

AMENDED PRELIMINARY FINAL MAJOR SITE PLAN

SITE LAYOUT PLAN

REDEV PLAN					
	PLAN MAX. RESIDENTIAL DENSITY (D.U. PER ACRE) 36 N/A 19.3 (49 / 2.54 AC)				YES
REDEV PLAN	MAX. NUMBER OF HOTEL ROOMS (ROOMS)	80	N/A	40	YES
BULK REQ.	MIN. FRONT YARD SETBACK (FT)				
	SPRAY AVENUE (WESTERN MOST CORNER)	10	N/A	20.0	YES
	SPRAY AVENUE (SOUTHEASTERN CORNER)	30	N/A	31.7	YES
	BEACH AVENUE	10	N/A	N/A (SIDE YARD PER LDO 15-28)	YES
	BOARDWALK		N/A	0.0	YES
	WESLEY LAKE SIDE (MEASURED FROM BULKHEAD)		N/A	30.0	YES
BULK REQ.	MIN. DISTANCE BETWEEN PRINCIPAL BUILDINGS (FT)	30 30 (1)	N/A	50.8	YES
BULK REQ.	MAX. IMPERVIOUS SURFACE	CAFRA REG'S 90%	85.2	86.2	YES
BULK REQ.	BUILDING HEIGHT (FT)				
	SINGLE-FAMILY RESIDENTIAL DWELLINGS	35 (HD-O)	N/A	TO COMPLY	YES
	MULTI-FAMILY RESIDENTIAL BUILDINGS	48 (2)	N/A	TO COMPLY	YES
	HOTEL BUILDINGS	65 (2)		TO COMPLY	YES
	TURRETS, CLOCK TOWERS, CUPOLAS	(3)	N/A	TO COMPLY	YES
BULK REQ.	MIN. OPEN SPACE (%)	10	N/A	44% (EXCLUDING PROMENADE)	YES
	U	JSE: PERMITTED			
SINGLEEAN	All V				
		REQUIRED	EXISTING	PROPOSED	COMPLIE
ORD.SECTION	STANDARD	REQUIRED	EXISTING N/A	PROPOSED	
ORD.SECTION BULK 1.c. & d.	STANDARD MIN. FRONT YARD SETBACK (FT)	FLARED PER REDEV	N/A	20.0	YES
ORD.SECTION BULK 1.c. & d. SCHEDULE B	STANDARD MIN. FRONT YARD SETBACK (FT) MIN. REAR YARD SETBACK (FT)				
ORD.SECTION BULK 1.c. & d. SCHEDULE B	STANDARD MIN. FRONT YARD SETBACK (FT) MIN. REAR YARD SETBACK (FT) MIN. SIDE YARD SETBACK	FLARED PER REDEV 0	N/A N/A	20.0 N/A	YES YES
ORD.SECTION BULK 1.c. & d. SCHEDULE B	STANDARD MIN. FRONT YARD SETBACK (FT) MIN. REAR YARD SETBACK (FT) MIN. SIDE YARD SETBACK ONE SIDE (FT)	FLARED PER REDEV	N/A N/A	20.0	YES YES
ORD.SECTION BULK 1.c. & d. SCHEDULE B SCHEDULE B	STANDARD MIN. FRONT YARD SETBACK (FT) MIN. REAR YARD SETBACK (FT) MIN. SIDE YARD SETBACK ONE SIDE (FT) BOTH SIDES (FT)	FLARED PER REDEV 0 2 4	N/A N/A N/A N/A	20.0 N/A 6.0 >4	YES YES YES YES
SCHEDULE B SCHEDULE B SCHEDULE B	STANDARD MIN. FRONT YARD SETBACK (FT) MIN. REAR YARD SETBACK (FT) MIN. SIDE YARD SETBACK ONE SIDE (FT)	FLARED PER REDEV 0	N/A N/A	20.0 N/A 6.0	YES



GRADING NOTES 1. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED. 2. ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN 3. ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS. 4. FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG). a. ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%). b. ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS. c. RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%). d. ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%). e. ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%). 6. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING

- 5. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
- 8. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN
- 9. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
- 10. ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL IN ACCORDANCE WITH THE NJDEP "ALTERNATIVE AND CLEAN FILL GUIDANCE FOR SRP SITES". LATEST EDITION. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER PRIOR TO PLACEMENT

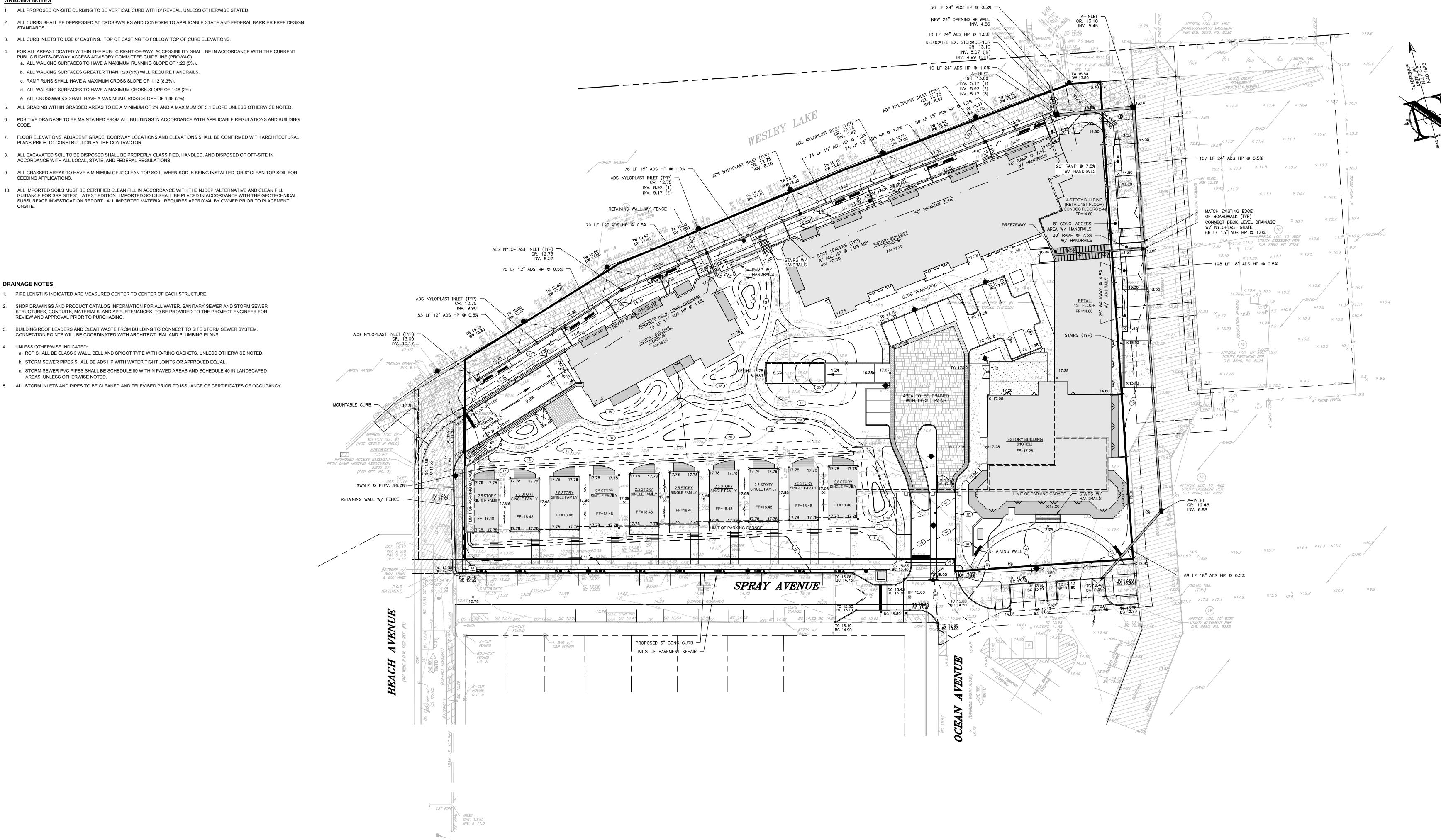
DRAINAGE NOTES

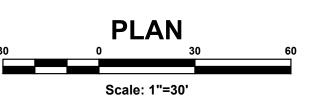
1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.

PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.

ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

- 2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
- UNLESS OTHERWISE INDICATED: a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
- b. STORM SEWER PIPES SHALL BE ADS HP WITH WATER TIGHT JOINTS OR APPROVED EQUAL. c. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
- 5. ALL STORM INLETS AND PIPES TO BE CLEANED AND TELEVISED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.





	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINE	~
08/	CONTOUR LINE SPOT ELEVATION	
X46.80	BUILDING	X _{46.80}
<u> </u>		
XIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	WALL	
<i>u u</i>	GAS	———— GAS ————
—— W ——— W ——	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
occ	SANITARY LATERAL	
——————————————————————————————————————	OVERHEAD WIRE	O/H
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	HYDRANT	
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x x	FENCE	x
\$	LIGHT FIXTURE	•
	TEST PIT LOCATION	₽ ⁻¹
		•

GRADE FLOW ARROW SWALE CENTER LINE ------ PROJECT INFORMATION

NORTH END REDEVELOPMENT

PROJECT LOCATION: P/O BLOCK 101, LOT 2 LAKE AVE WALKWAY TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 3 17 SPRAÝ AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

OCEAN GROVE CAMP MEETING ASSN 54 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07756

OG NORTH END DEVELOPMENT, LLC 801 E. MAIN STREET

BELMAR, NJ 07719

APPLICANT'S PROFESSIONALS ARCHITECT: SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756

SURVEYOR:
GALLAS SURVEYING GROUP 171 CHURCH LANE NORTH BRUNSWICK, NJ 08902

LANDSCAPE ARCHITECT: MELILLO & BAUER ASSOCIATES 200 UNION AVENUE BRIELLE, NJ 08730 TRAFFIC ENGINEER: MASER CONSULTING, PA

331 NEWMAN SPRINGS RD #203,

RED BANK, NJ 07701



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

732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED JASON Ł. FICHTER, PÉ, PP, CFM, CME NJPE 43118 NJPP 6726 PAPE 61968

DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

07/10/24 REV SPRAY AVE LIGHT POLES
05/08/24 REV PER AMENDED PB SUBMISSION
3/1/23 PLANNING BOARD SUBMISSION
5/1/20 REV PER SURVEY & NJDEP COMMENTS
6/21/19 PLANNING BOARD SUBMISSION
5/13/19 REDEV. COMM. ENGINEER COMMENTS
5/3/19 REDEVELOP. COMMITTE ATTINY LETTER
4/24/19 CAEPA MICE AND REDEVELOP. COMMITTE

DESIGNED BY: SGM DATE: 3/27/19 DRAWN BY: SGM CAD ID: **18-1160-01r8**

NOT FOR CONSTRUCTION FOR CONSTRUCTION PLAN INFORMATION

AMENDED PRELIMINARY 8 FINAL MAJOR SITE PLAN

GRADING AND DRAINAGE PLAN

SANITARY AND WATER NOTES CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.

PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING POTABLE WATER FROM THE NJ AMERICAN WATER COMPANY AND SANITARY SEWER FROM THE TOWNSHIP OF NEPTUNE SEWERAGE AUTHORITY.

- ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TOWNSHIP OF NEPTUNE SEWERAGE AUTHORITY AND NJDEP REQUIREMENTS. (TV'D, PRESSURE RATED, AND MARKUP
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES,
- CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL ANY DAMAGE CAUSED TO THE SEWERAGE AUTHORITY'S SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES

(TO BE DETERMINED BY THE AUTHORITY) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND

- PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
- PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH NEPTUNE SEWERAGE AUTHORITY RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
- REFER TO TECHNICAL SPECIFICATIONS FOR WATER AND SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND
- 10. ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NJ AMERICAN WATER COMPANY AND NJDEP REQUIREMENTS.
- 11. ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM
- CONSTRUCTION CODE ACT (NJAC 5:23-3.15).

12. ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.

- 13. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NIDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
- 14. UNLESS OTHERWISE INDICATED:

TESTING REQUIREMENTS.

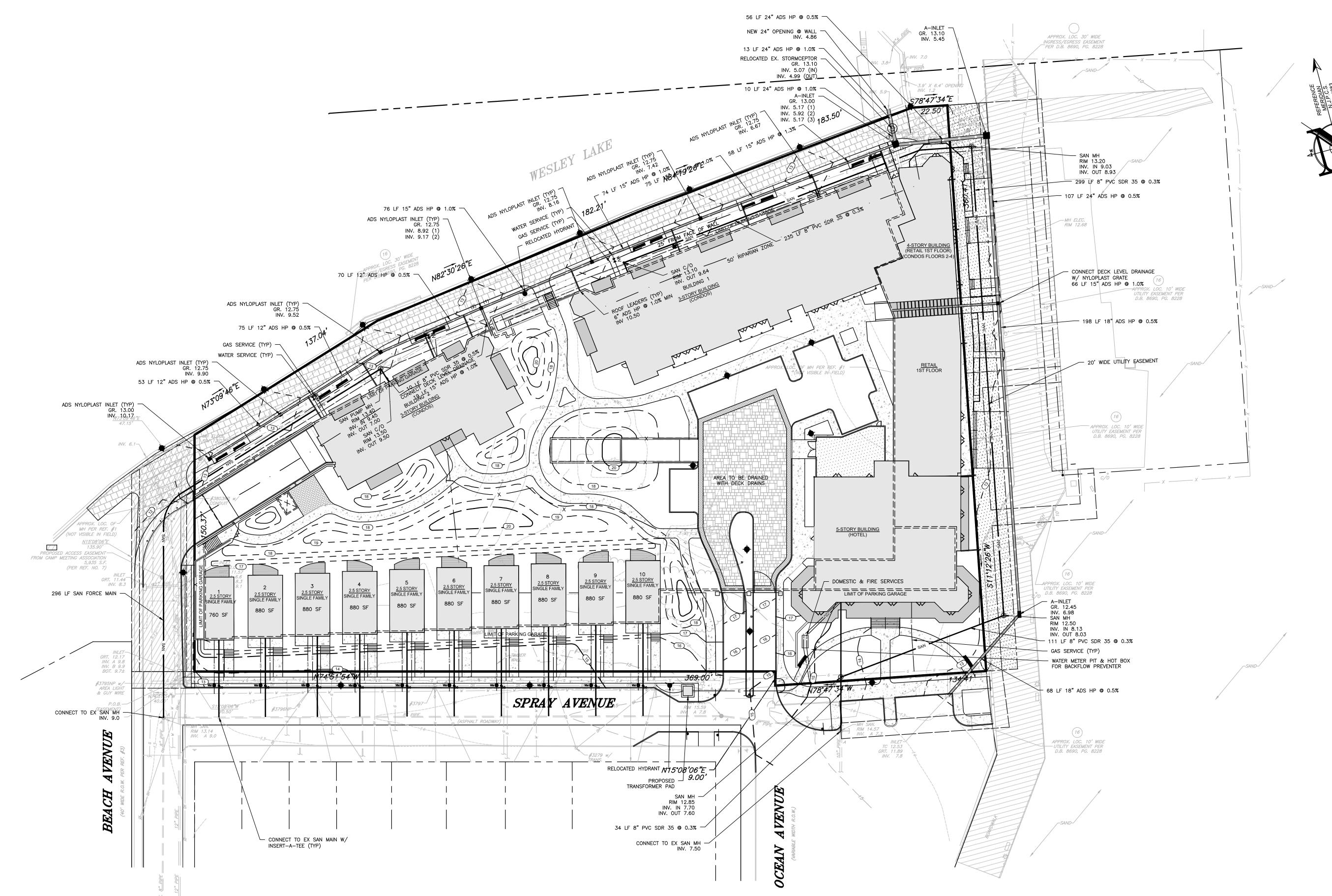
- a. DIP WATER MAIN SHALL BE CLASS 53 CEMENT LINED DUCTILE IRON PIPE. (POLYETHYLENE ENCASEMENT) b. SANITARY SEWER MAINS SHALL BE PVC SDR-35
- 15. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
- 16. GREASE TRAPS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE AND THE NEPTUNE TOWNSHIP BUILDING DEPT.
- CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS. JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.

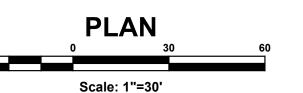
DRAINAGE NOTES

1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.

AREAS, UNLESS OTHERWISE NOTED.

- 2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
- a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED. b. STORM SEWER PIPES SHALL BE ADS HP WITH WATER TIGHT JOINTS OR APPROVED EQUAL. c. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED
- 5. ALL STORM INLETS AND PIPES TO BE CLEANED AND TELEVISED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.





BOUNDARY LINE CONTOUR LINE X46.80 BUILDING WALL GAS WATER INLET STORM SANITARY MAIN SANITARY LATERAL OVERHEAD WIRE OVERHEAD WIRE UTILITY POLE HYDRANT SIGN POST FENCE LIGHT FIXTURE TEST PIT LOCATION GRADE FLOW ARROW BOUNDARY LINE X46.80 X46.80		LEGEND	
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SWALE CENTER LINE ------

PROJECT INFORMATION

NORTH END

REDEVELOPMEN

P/O BLOCK 101, LOT 2 LAKE AVE WALKWAY TOWNSHIP OF NEPTUNE (OCEAN GROVE)

MONMOUTH COUNTY, NJ

BLOCK 101, LOT 3 17 SPRAÝ AVE

TOWNSHIP OF NEPTUNE (OCEAN GROVE)

PROJECT LOCATION:

MONMOUTH COUNTY, NJ BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ OCEAN GROVE CAMP MEETING ASSN 54 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07756 OG NORTH END DEVELOPMENT, LLC 801 E. MAIN STREET BELMAR, NJ 07719 APPLICANT'S PROFESSIONALS ARCHITECT: SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756 SURVEYOR:
GALLAS SURVEYING GROUP 171 CHURCH LANE NORTH BRUNSWICK, NJ 08902 LANDSCAPE ARCHITECT: MELILLO & BAUER ASSOCIATES 200 UNION AVENUE BRIELLE, NJ 08730 TRAFFIC ENGINEER: MASER CONSULTING, PA 331 NEWMAN SPRINGS RD #203, RED BANK, NJ 07701 CALL BEFORE YOU DIG! NJ ONE CALL.....800-272-1000 InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED MASON K. FICHTER, PÉ, PP, CFM, CME NJPE 43118 NJPP 6726 PAPE 61968 DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605 REVISIONS 07/10/24 REV SPRAY AVE LIGHT POLES
05/08/24 REV PER AMENDED PB SUBMISSION
3/1/23 PLANNING BOARD SUBMISSION
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6/21/19 PLANNING BOARD SUBMISSION
5/13/19 REDEV. COMM. ENGINEER COMMENTS
5/3/19 REDEVELOP. COMMITTE ATTINY LETTER
4/24/19 CAEPA MICE AND REDEVELOP. COMMITTE

DESIGNED BY: SGM

DRAWN BY: SGM

DATE: 3/27/19

CAD ID: 18-1160-01r8

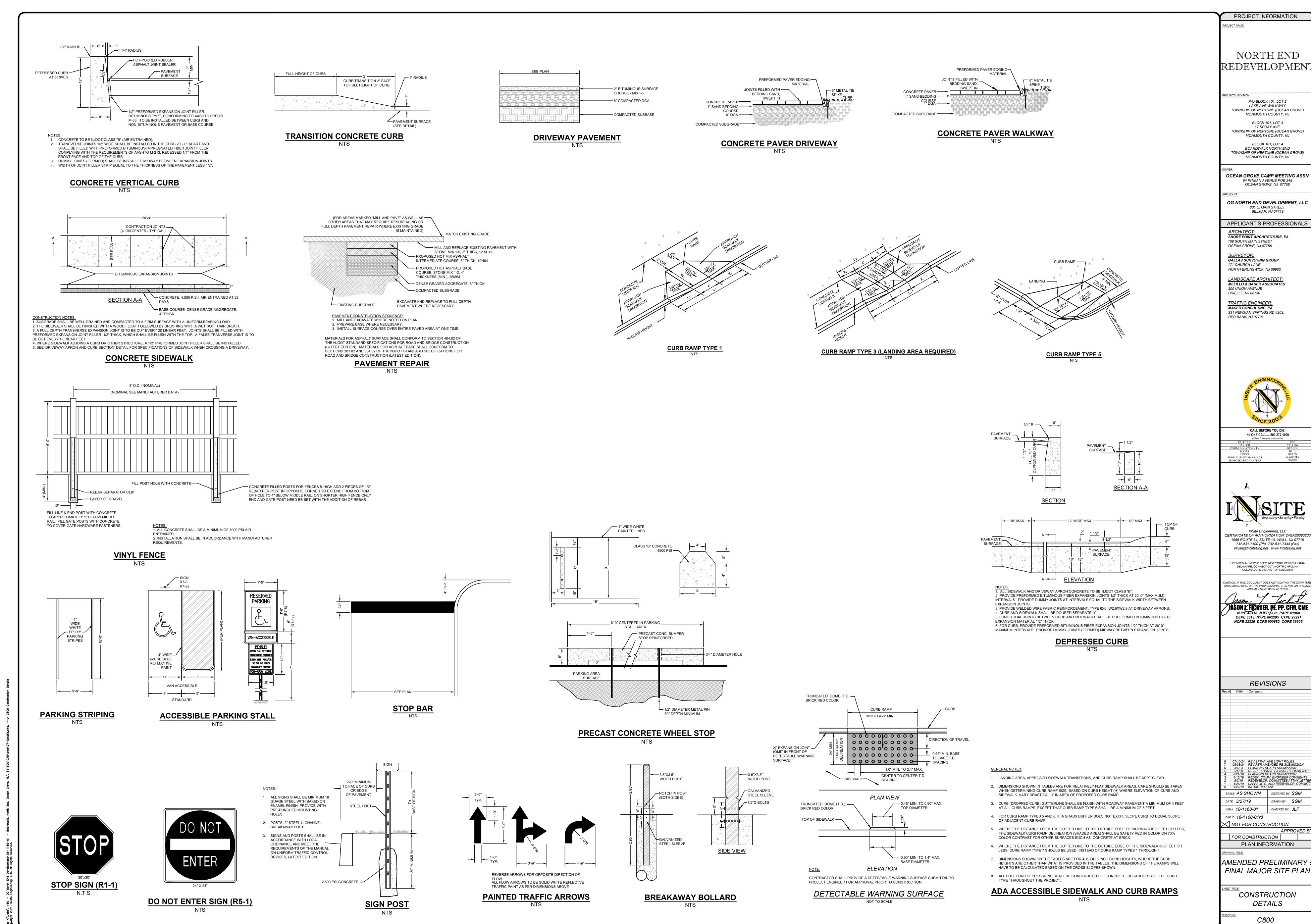
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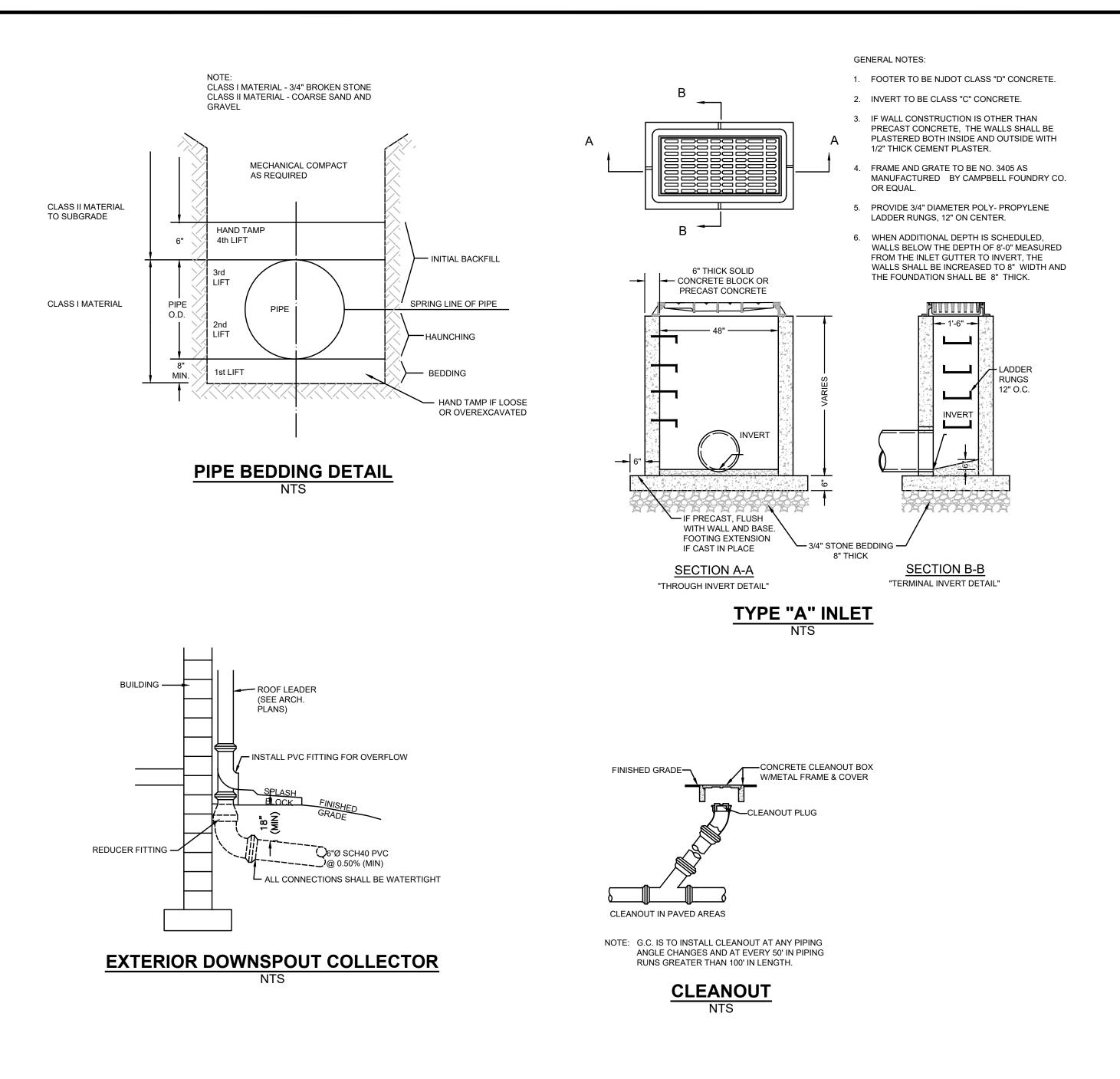
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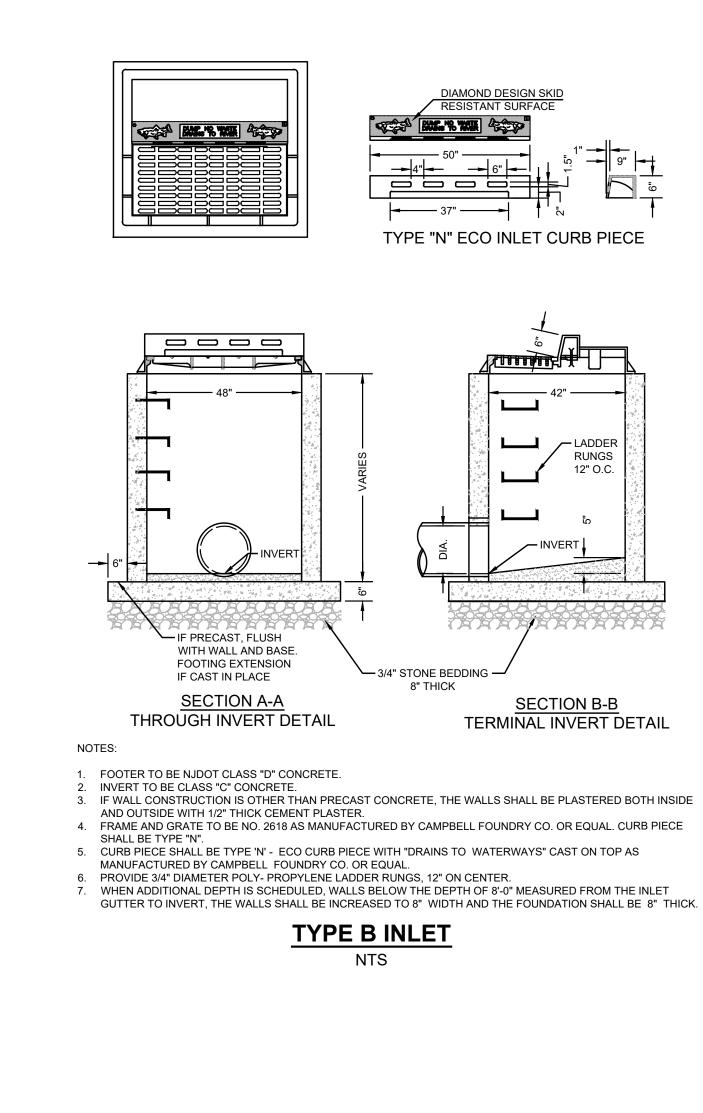
PLAN INFORMATION

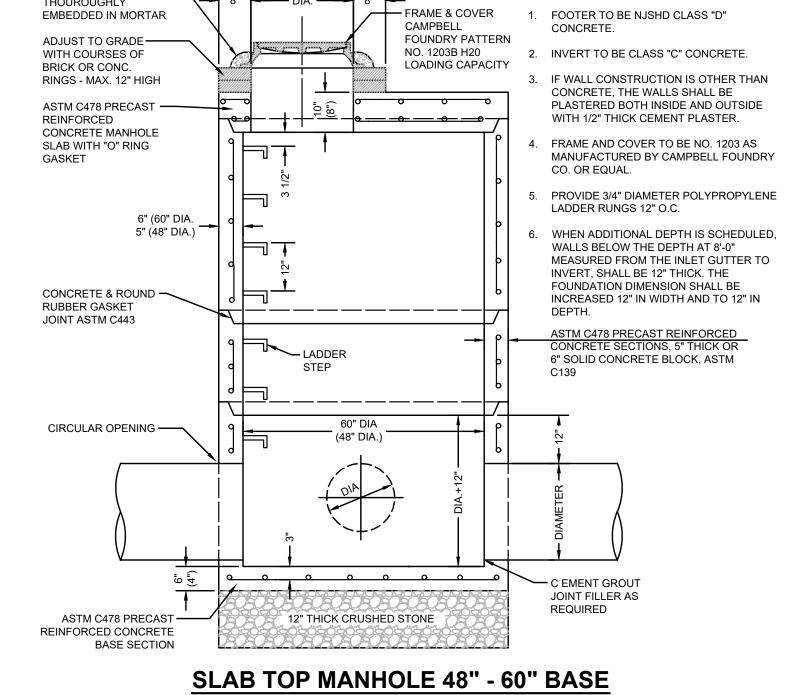
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

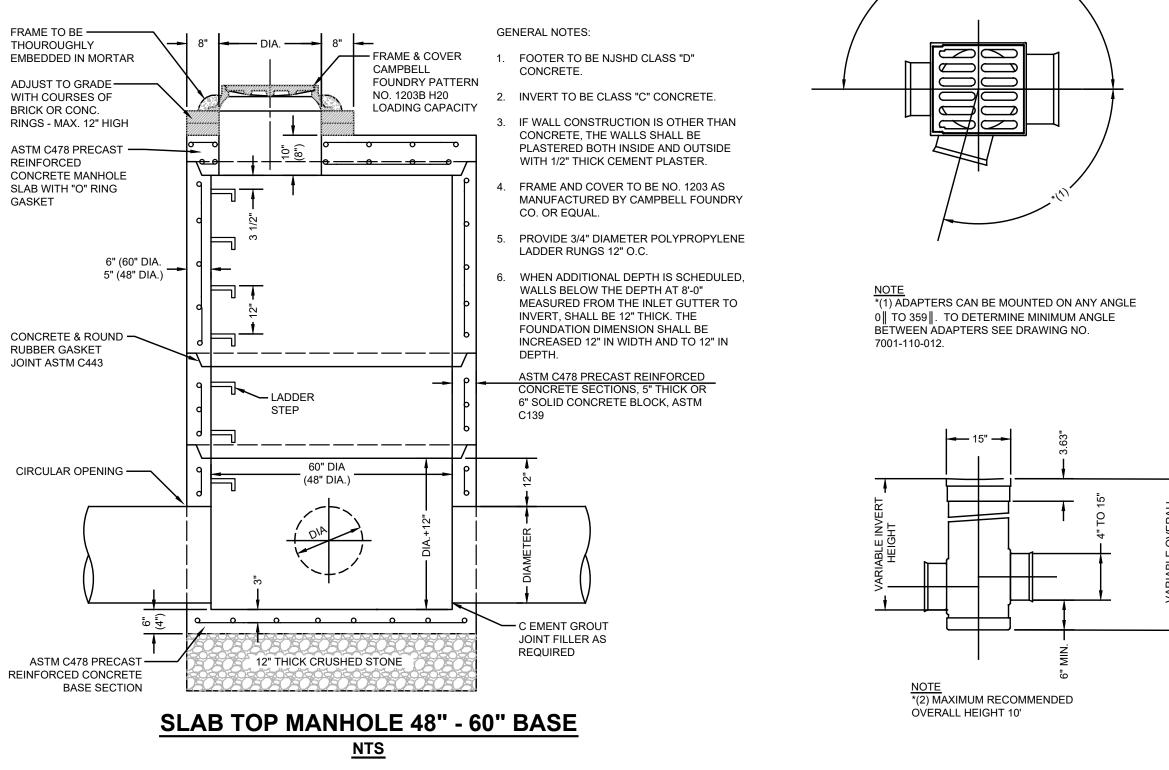
UTILITY PLAN

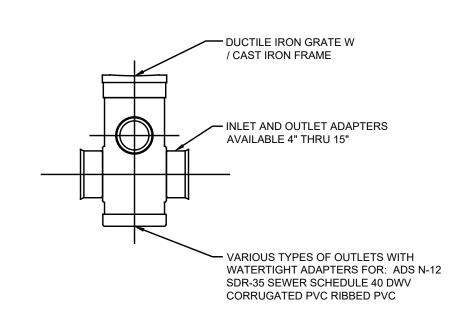












15" DRAIN BASIN BY NYLOPLAST

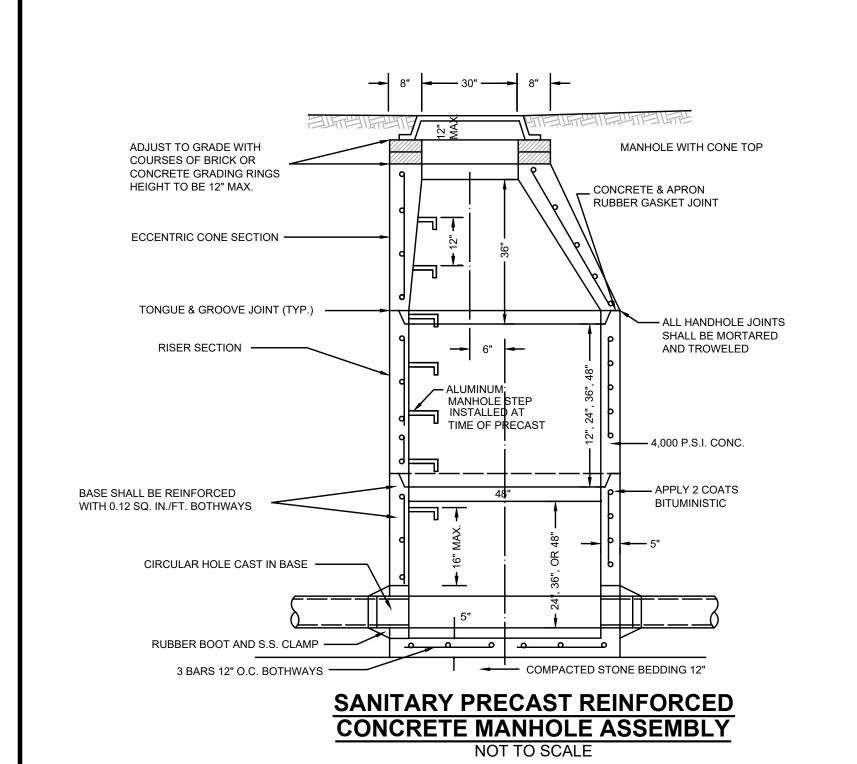
PROJECT INFORMATION ROJECT NAME: NORTH END REDEVELOPMENT PROJECT LOCATION: P/O BLOCK 101, LOT 2 LAKE AVE WALKWAY TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 3 17 SPRAÝ AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ OCEAN GROVE CAMP MEETING ASSN 54 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07756 OG NORTH END DEVELOPMENT, LLC 801 E. MAIN STREET BELMAR, NJ 07719 APPLICANT'S PROFESSIONALS ARCHITECT: SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756 SURVEYOR:
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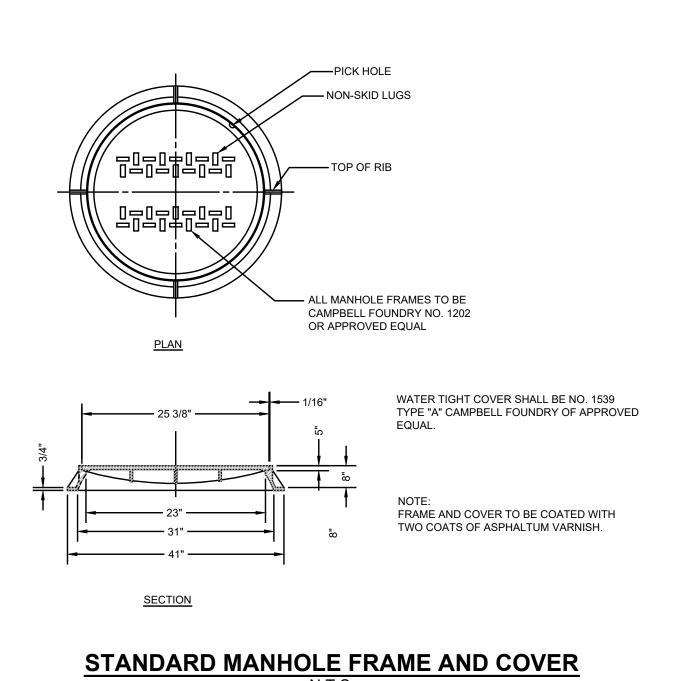
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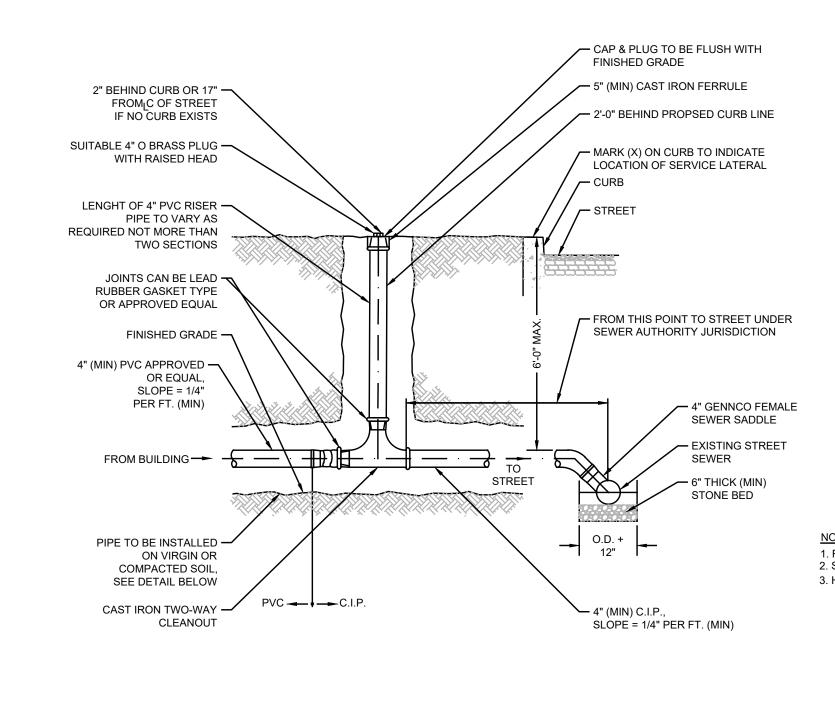
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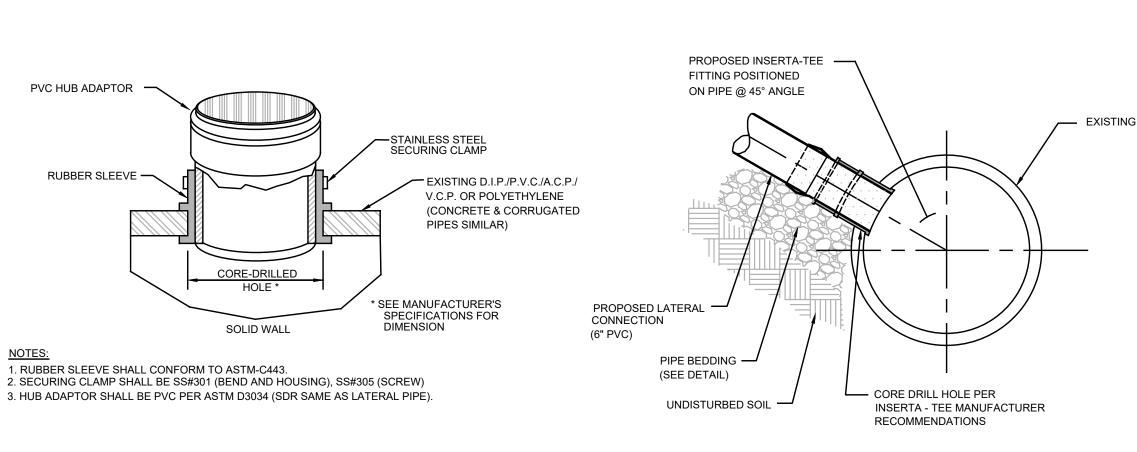
FINAL MAJOR SITE PLAN

CONSTRUCTION DETAILS

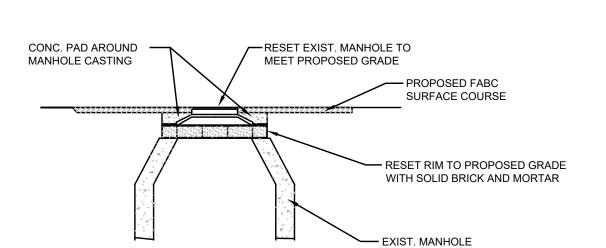








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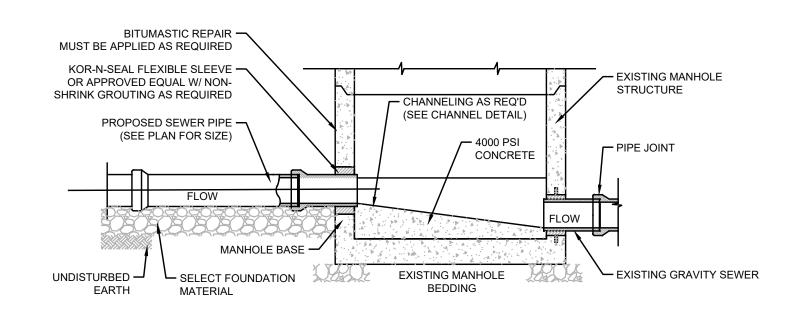


RESET EXISTING MANHOLE

NOT BE PERMITTED.

NOTE: MH EXTENSION RINGS WILL

SANITARY SEWER LATERAL CONNECTION



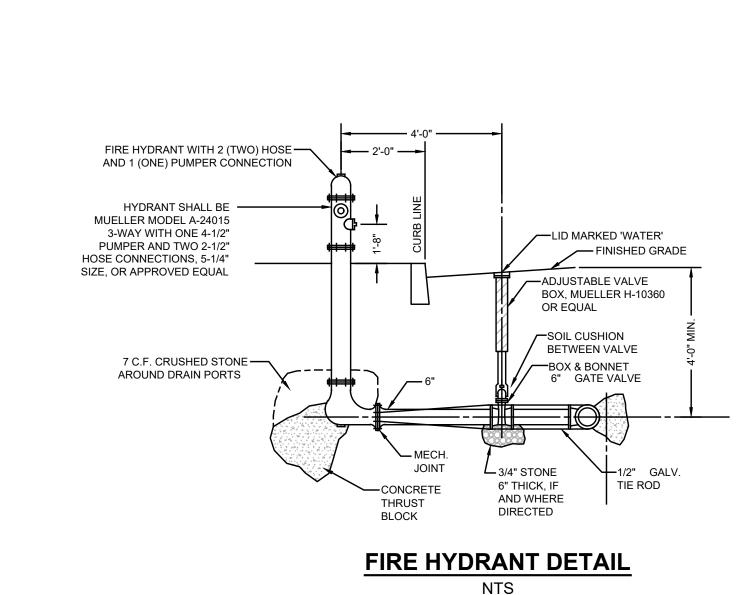
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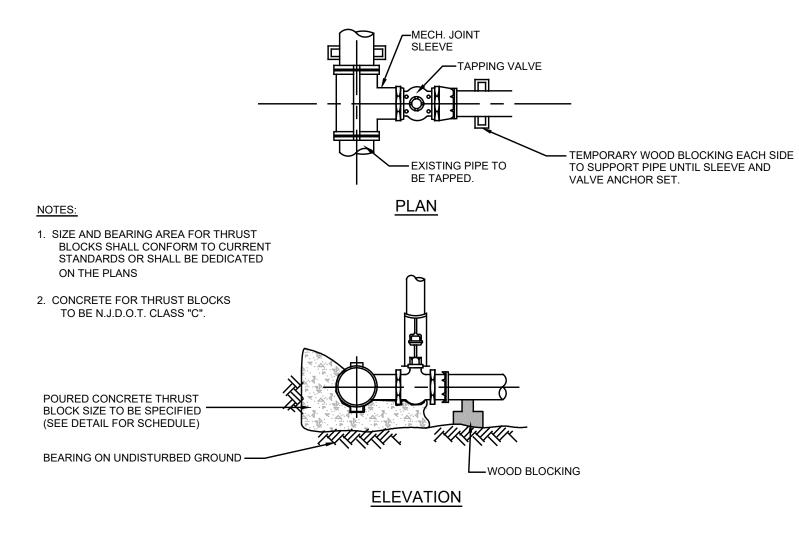
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF THE EXISTING SEWERES CONNECTED TO THE EXISTING MANHOLE. AT NO TIME SHALL THE CONSTRUCTION OF TEH NEW SEWE MAIN IMPEDE THE OPERATION OF THE EXISTING SANITARY SEWERS.

2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DREILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER. PIPE SHALL BE SEALED USING FERNCO MANHOLE ADAPTERS OR EQUAL, AND NON- SHRINK GROUT. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE A GOOD, SHOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH. ALL LOOSE CONCRETE, RUST OF REINFORCING RODS, AND OTHER FOREIGN MATERIALS SHALL BE REMOVED AND THE CAVITY CLEANED WITH WATER OR AIR UNDER PRESSURE, AS NECESSARY. APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 P.S.I.

3. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.

SEWER CONNECTION TO EXISTING MANHOLE





TAPPING VALVE AND SLEEVE ASSEMBLY
WET TAP ASSEMBLY
NTS

NOTE: THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES WITH COMPATABLE TAPPING VALVES.

	22-1/2° ELBOW	45° ELBOW	90° ELBOW	TEE CONNECTION	PLUG
AMETER OF PIPE (d)	A	- JA	- A	——————————————————————————————————————	A
	Α	А		А	Α
6"	1.1	2.1		4.0	2.9
8"	2.0	3.7		7.1	5.0
10"	3.1	5.8		11.1	7.9
12"	4.4	8.4		16.0	11.3

NOTES:

1. BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 psf. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.

2. ALL CONCRETE THRUST BLOCKS SHALL BE 2000 psi @ 28 DAY CONCRETE.

3. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.

TABLE OF THRUST BLOCKS FOR PRESSURE UP
TO 200 P.S.I.

PROJECT INFORMATION NORTH END REDEVELOPMEN PROJECT LOCATION: LAKE AVE WALKWAY TOWNSHIP OF NEPTUNE (OCEAN GROVE)
MONMOUTH COUNTY, NJ EXISTING 8" PVC BLOCK 101, LOT 3 17 SPRAÝ AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ OCEAN GROVE CAMP MEETING ASSN 54 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07756 OG NORTH END DEVELOPMENT, LLC 801 E. MAIN STREET BELMAR, NJ 07719

APPLICANT'S PROFESSIONALS

ARCHITECT:
SHORE POINT ARCHITECTURE, PA
108 SOUTH MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
GALLAS SURVEYING GROUP

ALLAS SURVEYING GROUP

171 CHURCH LANE

NORTH BRUNSWICK, NJ 08902

LANDSCAPE ARCHITECT:

MELILLO & BAUER ASSOCIATES

200 UNION AVENUE

BRIELLE, NJ 08730

TRAFFIC ENGINEER:

MASER CONSULTING, PA

331 NEWMAN SPRINGS RD #203,
RED BANK, NJ 07701



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732-531-7100 (Ph) 732-531-7344 (Fax)

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

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PASON L. FICATER, PE, PP, CFM, CME

NJPE 43118 NJPP 6726 PAPE 61968

DEPE 3813 NYPE 802295 CTPE 23291

NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

Rev.# Date Comment

8 07/10/24 REV SPRAY AVE LIGHT POLES
7 05/08/24 REV PER AMENDED PB SUBMISSION
6 3/1/23 PLANNING BOARD SUBMISSION
5 5/1/20 REV PER SURVEY & NJDEP COMMENTS
4 6/21/19 PLANNING BOARD SUBMISSION
3 5/13/19 REDEV. COMM. ENGINEER COMMENTS
2 5/3/19 REDEV. COMM. ENGINEER COMMENTS
1 4/24/19 CAFRA MTG. AND REDEVELOP. COMMITTE
1 4/24/19 CAFRA MTG. AND REDEVELOP. COMMITT.
0 3/27/19 INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: SGM

DATE: 3/27/19 DRAWN BY: SGM

JOB #: 18-1160-01 CHECKED BY: JLF

CAD ID: 18-1160-01r8

NOT FOR CONSTRUCTION

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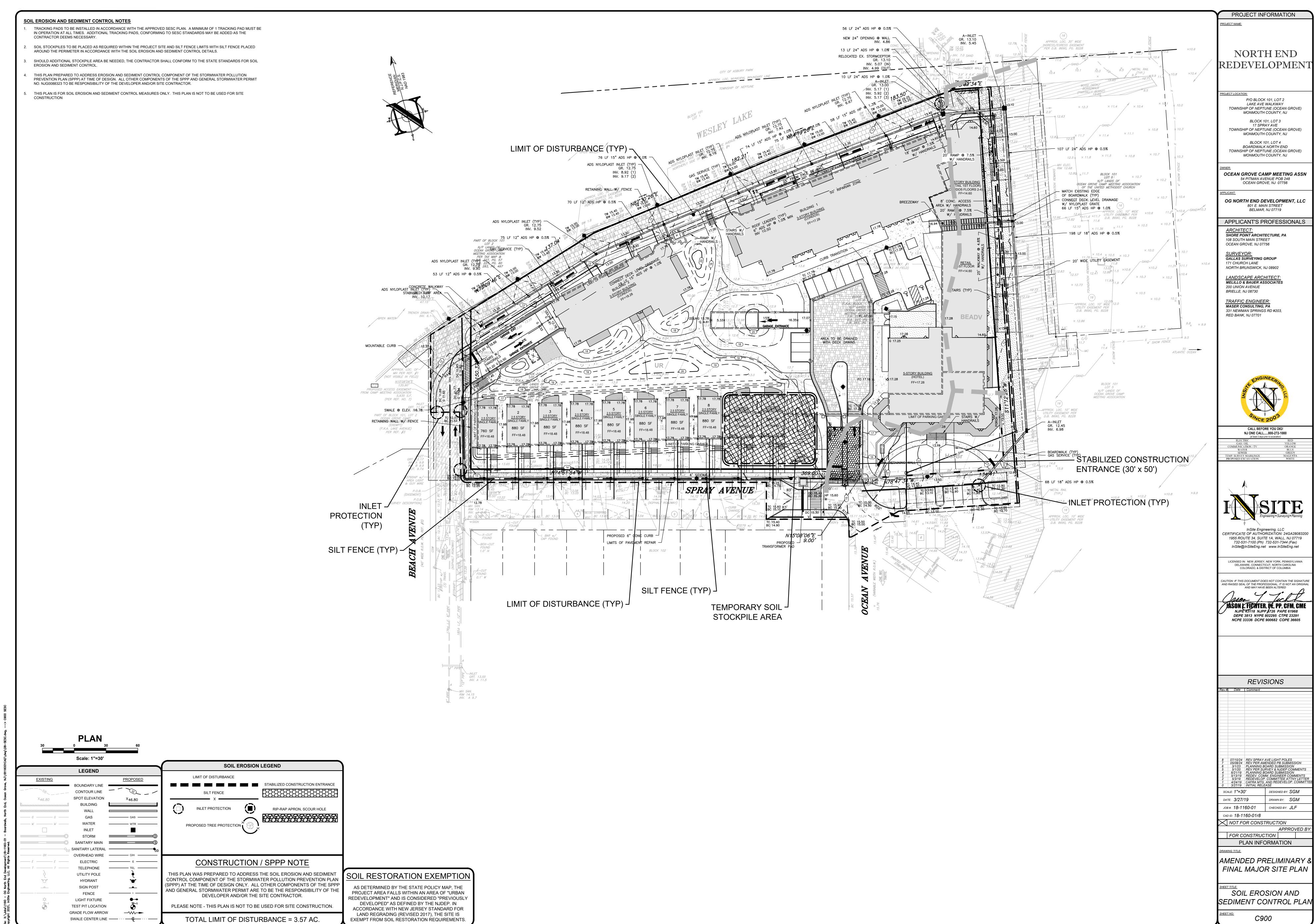
DETAILS

PLAN INFORMATION

AMENDED PRELIMINARY

FINAL MAJOR SITE PLAN

HEET NO: C802



- 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 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.
- 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. 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 STATE STANDARD FOR STABILIZATION WITH MULCH ONLY IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (LE. 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. 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 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 ENTRANCE 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. 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.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING 14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO
- 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. 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 FROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL FROSION AND SEDIMENT CONTROL PLAN. MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5 000 SQUARE FEET IS DISTURBED. 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

MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

1. SITE PREPARATION

- A GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
- B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

- A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND
- B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT, THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED
- C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING

A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF

- SOILS, PG. 1-1.
- 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3. *SEEDING DATES: 2/15-5/1 AND 8/15-10/15
- B CONVENTIONAL SEEDING APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER, EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL. TO A DEPTH OF 1/4 TO 1/2 INCH. BY RAKING OR DRAGGING, DEPTH OF SEED PLACEMENT. MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
- C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK. WITH AN AGITATION SYSTEM AND HYDRAUI IC PUMP FOR MIXING SEED. WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THI PREPARED SEEDBED, MUI CH SHALL NOT BE INCLUDED IN THE TANK WITH SEED, SHORT FIBERED MUI CH MAY BE APPLIED. WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED

FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

- D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT
- A STRAW OR HAY LINNROTTED SMALL GRAIN STRAW HAY FREE OF SEEDS APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET). EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF
- APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE
- FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
- 1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY
- STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE

- NETTING IN AREAS TO BE MOWED. 3. CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY
- DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR WHICH MUST OPERATE ON THE CONTOUR OF SLOPES, STRAW MULCH RATE MUST BE 3 TONS PER ACRE, NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
- 4. LIQUID MULCH-BINDERS. MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
- a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE b. USE ONE OF THE FOLLOWING:
- (1) ORGANIC AND VEGETABLE BASED BINDERS NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE
- (2) SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
- B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD. PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALI
- C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT. WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT, PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1.000 SQUARE. FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.
- APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES,

- CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. 2. <u>SEEDBED PREPARATION</u> A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED. ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE
- FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED. APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON

AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).

THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED. C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED

HARD FESCUE AND/OR STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS KENTUCKY BLUEGRASS

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14** *OPTIMAL SEEDING DATES: 8/15-10/30 SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

- 1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION, UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED
- 2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES GENERALLY 850 F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS. 3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 850F. MANY GRASSES BECOME ACTIVE AT 650F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO
- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

- C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED. WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT
- A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST <u>NOT G</u>RIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- APPLICATION SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES,
- ALL DIRECTIONS STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN

- 2. MULCH NETTINGS STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
- 3. CRIMPER (MULCH ANCHORING COULTER TOOL) A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER
- 4. LIQUID MULCH-BINDERS MAY BE USED TO ANCHOR SALT HAY. HAY OR STRAW MULCH.

ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

- a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE. b. USE ONE OF THE FOLLOWING:
- (1) ORGANIC AND VEGETABLE BASED BINDERS NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC FEFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
- (2) SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
- B. WOOD-FIBER OR PAPER-FIBER MULCH SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. <u>MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED</u>. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- C.PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1.000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5.IRRIGATION (WHERE FEASIBLE)

OTHERWISE MISMANAGED.

- IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES. 6.TOP DRESSING
- SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE TOP DRESS WITH 10-10-10 OR FOUNVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED. 7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
- THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS. MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A <u>REPORT OF COMPLIANCE</u>IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN <u>APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING</u> AREPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE FALL OF 2019 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED

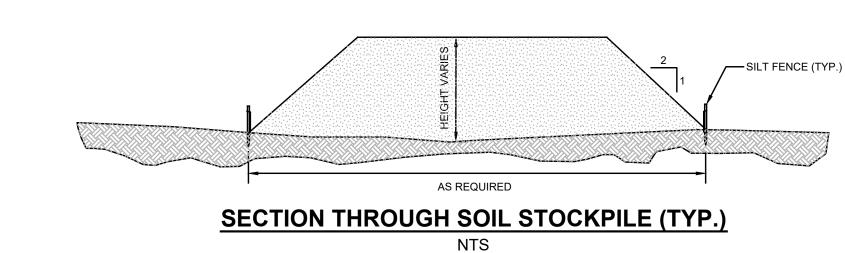
APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE

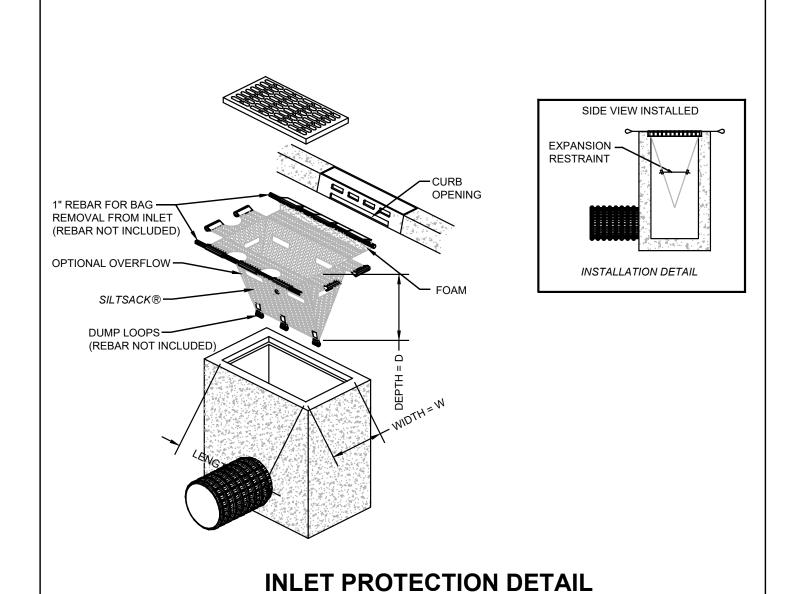
PH	ASE	DURATION	
1.	INSTALL TEMPORARY SOIL EROSION FACILITIES (CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, INSTALL SILT FENCE, INSTALL TREE PROTECTION FENCING)	IMMEDIATELY	
2.	SITE DEMOLITION	1 WEEK	
3.	ROUGH CLEARING AND GRADING	2 WEEKS	
4.	TEMPORARY SEEDING	IMMEDIATELY	
5.	UTILITY INSTALLATION	2 WEEKS	
6.	INSTALL INLET PROTECTION	IMMEDIATELY	
7.	FINAL EXCAVATION	1 WEEK	
8.	CURB AND SIDEWALK CONSTRUCTION	1 WEEK	
9.	PAVEMENT SUB-BASE	1 WEEK	
10.	CONSTRUCTION OF BUILDING(S)	9 MONTHS	
11.	MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY	
12.	PRELIMINARY INSTALLATION OF LANDSCAPING	1 WEEK	
13.	FINAL PAVEMENT COURSE	1 WEEK	
14.	FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK	

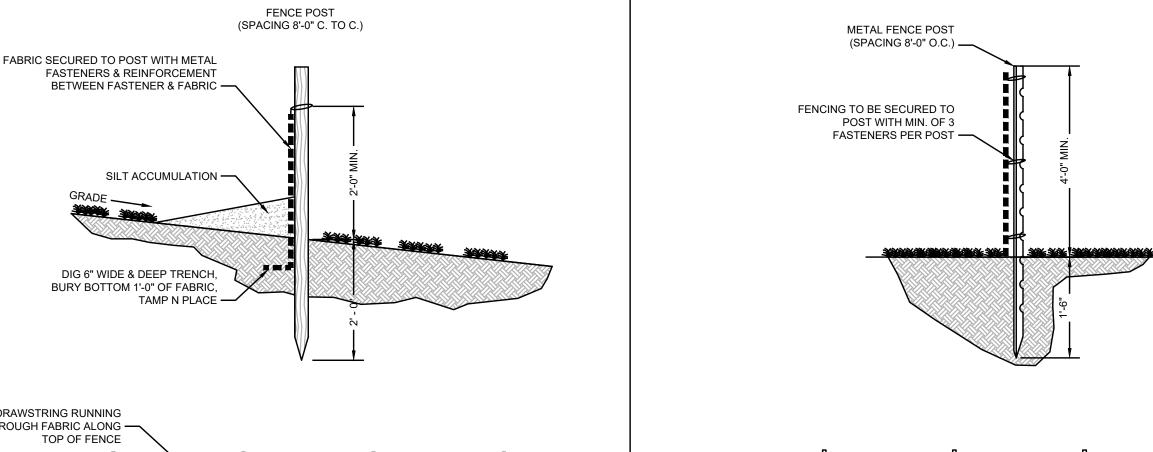
*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

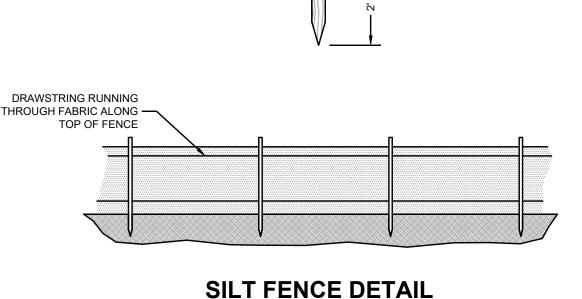
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE

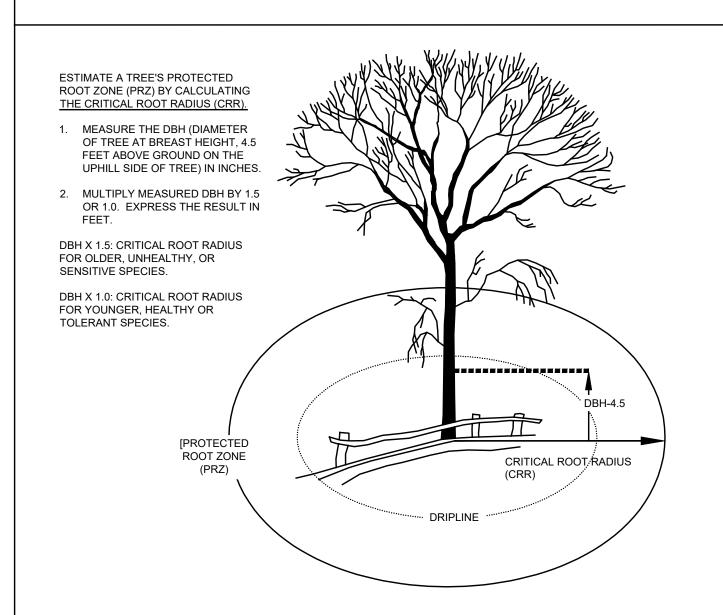
THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY. DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE. STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.) ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.



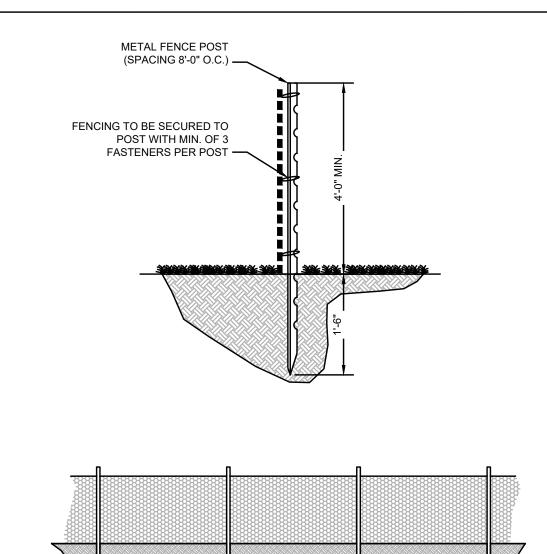


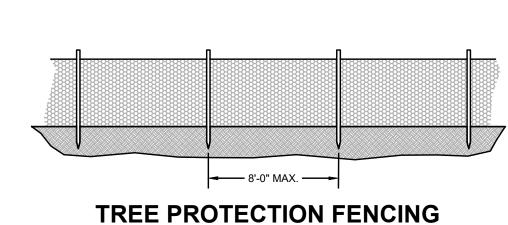






TREE ROOT PROTECTION



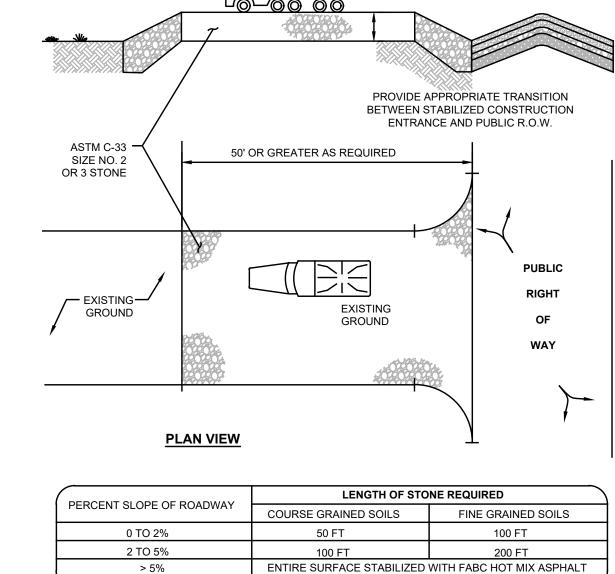


TREE PROTECTION - TILE AND GRAVEL WILL ALLOW

TREE PROTECTION

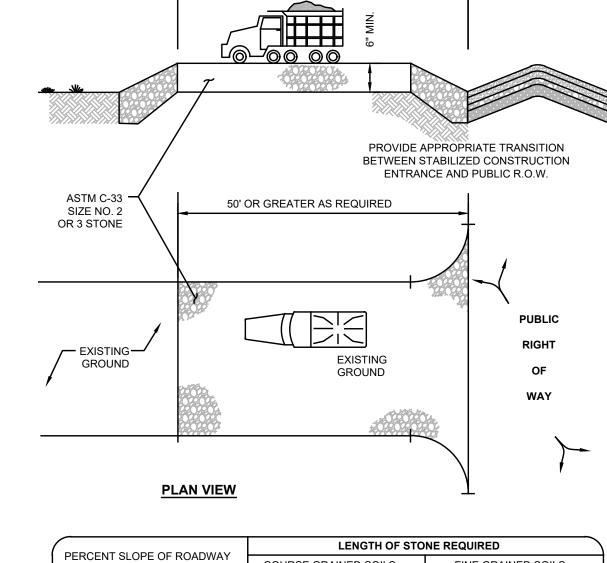
(FILL AREAS)

AIR CIRCULATION TO ROOT ZONE UNDER A FILL.



STABILIZED CONSTRUCTION ENTRANCE

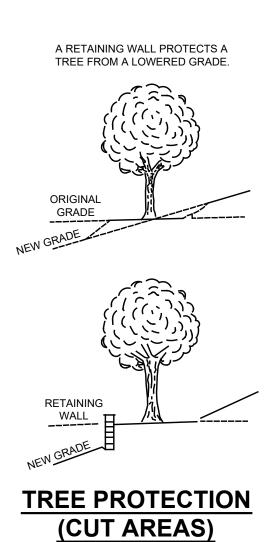
NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.



50' OR GREATER AS REQUIRED

PUBLIC R.O.W.

	LENGTH OF STONE REQUIRED		
PERCENT SLOPE OF ROADWAY	COURSE GRAINED SOILS	FINE GRAINED SOILS	
0 TO 2%	50 FT	100 FT	
2 TO 5%	100 FT	200 FT	
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHAI BASE COURSE, MIX 1-2 ¹		



ROJECT LOCATION: LAKE AVE WALKWAY TOWNSHIP OF NEPTUNE (OCEAN GROVE)

MONMOUTH COUNTY, NJ BLOCK 101, LOT 3 17 SPRAY AVE TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 4

BOARDWALK NORTH FND

TOWNSHIP OF NEPTUNE (OCEAN GROVE)

MONMOUTH COUNTY, NJ

PROJECT INFORMATION

OCEAN GROVE CAMP MEETING ASSN *54 PITMAN AVENUE POB 248* OCEAN GROVE, NJ 07756

OG NORTH END DEVELOPMENT, LLC BELMAR, NJ 07719

APPLICANT'S PROFESSIONALS SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756

GALLAS SURVEYING GROUP 171 CHURCH LANE NORTH BRUNSWICK, NJ 08902

200 UNION AVENUE

BRIELLE, NJ 08730 MASER CONSULTING, P. 331 NEWMAN SPRINGS RD #203, RED BANK, NJ 07701



NJ ONE CALL....800-272-1000

ERTIFICATE OF AUTHORIZATION: 24GA2808320 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA

DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

AUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATUR AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINA AND MAY HAVE BEEN ALTERED

DEPE 3813 NYPE 802295 CTPE 23291

NCPE 33336 DCPE 900682 COPE 36605

REVISIONS 07/10/24 REV SPRAY AVE LIGHT POLES
05/08/24 REV PER AMENDED PB SUBMISSION
3/1/23 PLANNING BOARD SUBMISSION
5/1/20 REV PER SURVEY & NJDEP COMMENTS SCALE: AS SHOWN DESIGNED BY: SGM

DATE: 3/27/19 DRAWN BY: SGM JOB#: **18-1160-01** CHECKED BY: JLF CAD ID: 18-1160-01r8 NOT FOR CONSTRUCTION

PLAN INFORMATION AMENDED PRELIMINARY

FINAL MAJOR SITE PLAN

FOR CONSTRUCTION

SOIL EROSION & SEDIMENT CONTROL **DETAILS**