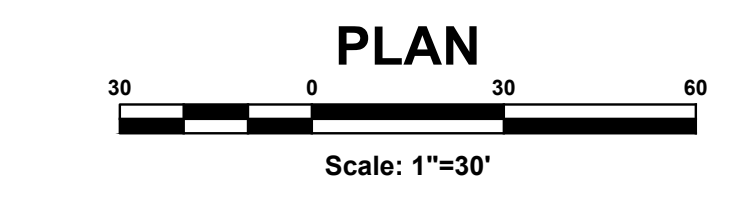
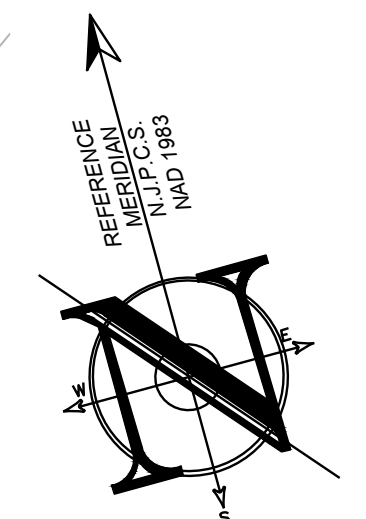
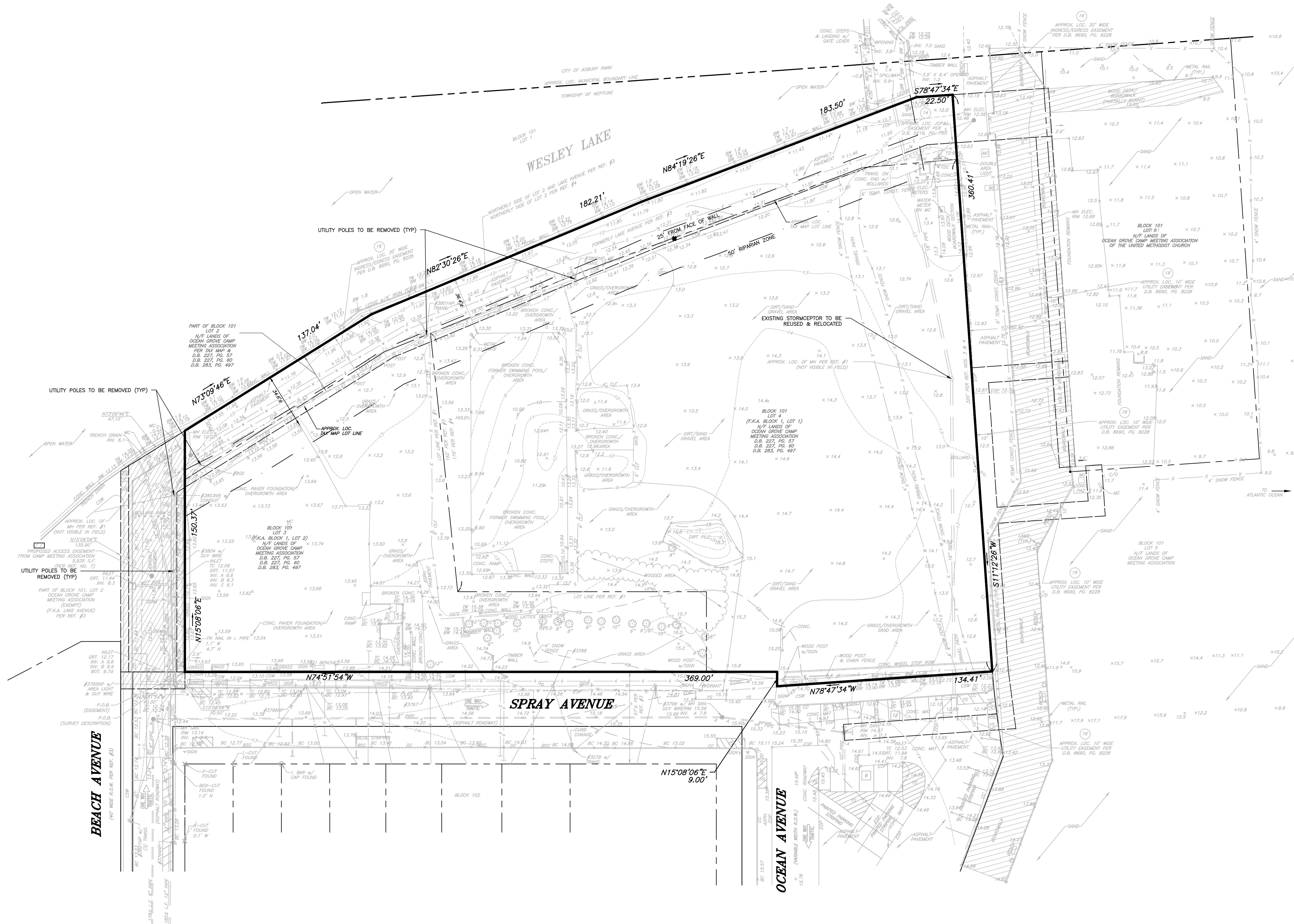


SITE PREPARATION NOTES

- 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 DEMOLISHED 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, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
2. 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 ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
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 IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
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.
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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, PIPES, STRUCTURES, FOUNDATIONS, WALLS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF SITE.
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14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORDINANCES, AND LAWS.



LEGEND table with columns for EXISTING and PROPOSED symbols for boundary lines, buildings, utilities, and other site features.

PROJECT INFORMATION

PROJECT NAME: NORTH END REDEVELOPMENT
PROJECT LOCATION: P10 BLOCK 101, LOT 2 LAKE AVE WALKWAY
OWNER: OCEAN GROVE CAMP MEETING ASSN
APPLICANT: OG NORTH END DEVELOPMENT, LLC

ARCHITECT: SHORE POINT ARCHITECTURE, PA
SURVEYOR: GALLAS SURVEYING GROUP
LANDSCAPE ARCHITECT: BIELLO & RAUBER ASSOCIATES

TRAFFIC ENGINEER: MASER CONSULTING, PA



INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24628083200
1955 ROUTE 34 SUITE 1A, WALL, NJ 07719

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RASPED SEAL OF THE PROFESSIONAL ENGINEER...

REVISIONS table with columns for No., Date, Description, and Initials.

Scale: 1"=30'
DATE: 3/27/19
JOB #: 18-1160-01

APPROVED BY: [Signature]
FOR CONSTRUCTION

PLAN INFORMATION

EXISTING CONDITIONS / SITE PREPARATION PLAN

SHEET TITLE: EXISTING CONDITIONS / SITE PREPARATION PLAN
SHEET NO.: C200

- SITE PREPARATION NOTES**
1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - 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.
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- CONSTRUCTION NOTES**
1. THERE WILL NOT BE A CONCRETE PLANT ONSITE DURING CONSTRUCTION.

SECURITY LIGHT & SECURITY CAMERA (TYP)
CONSTRUCTION FENCE (TYP)

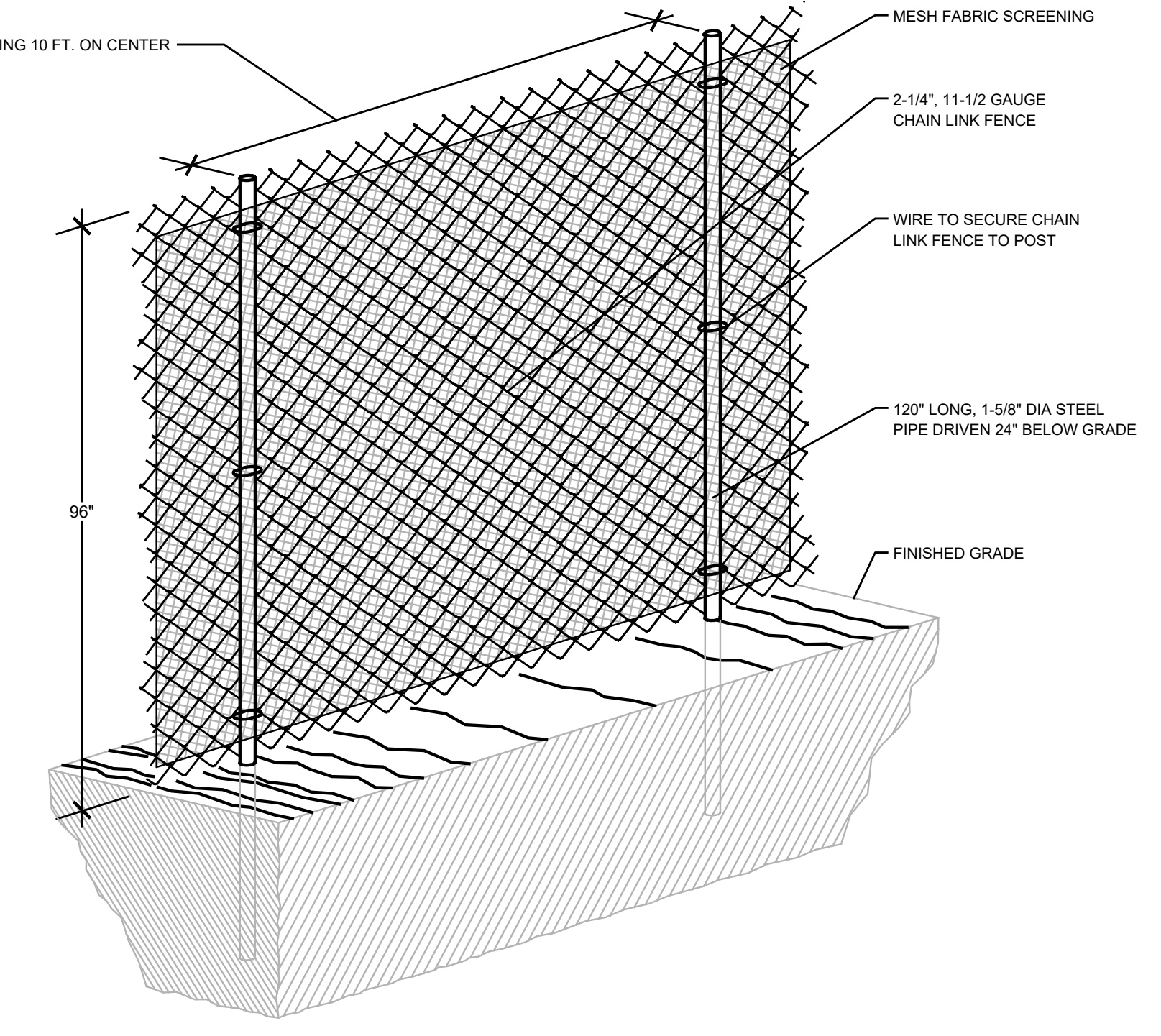
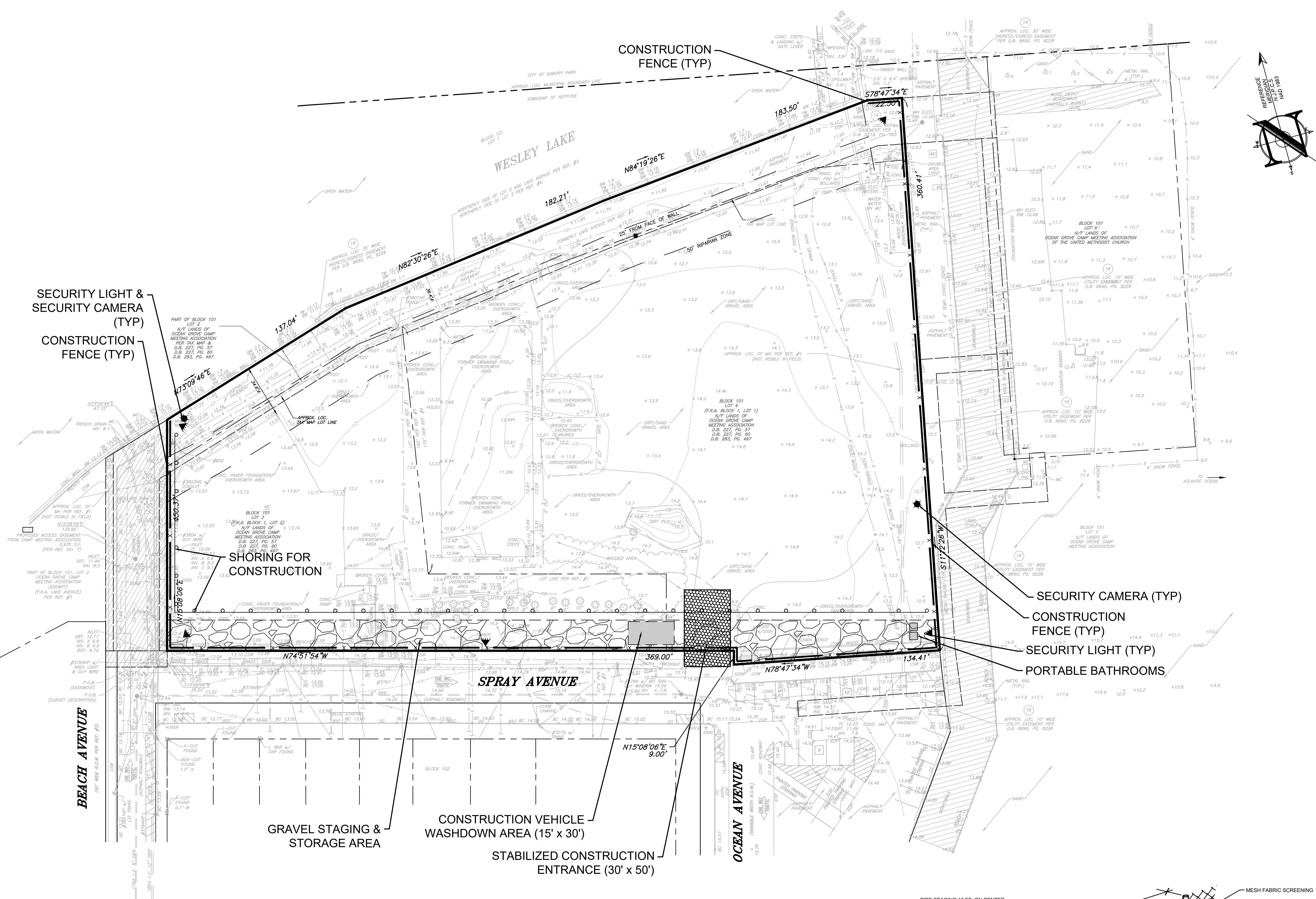
SHORING FOR CONSTRUCTION

SECURITY CAMERA (TYP)
CONSTRUCTION FENCE (TYP)
SECURITY LIGHT (TYP)
PORTABLE BATHROOMS



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

CONSTRUCTION LEGEND	
	NIGHT SECURITY LIGHTS - ILLUMINATING INTO SITE 6 PM - 8 AM
	SECURITY CAMERA W/ SECURE WEBSITE ACCESS
	CONSTRUCTION FENCE
	SHORING FOR CONSTRUCTION



PROJECT INFORMATION
PROJECT NAME:
NORTH END REDEVELOPMENT

CLIENT
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:
BRIELLE & BAUER ASSOCIATES
200 UNION AVENUE
BRIELLE, NJ 08730
TRAFFIC ENGINEER:
MASSER CONSULTING, PA
251 NEWMAN SPRINGS RD #203
RED BANK, NJ 07071



CALL BEFORE YOU DIG
NJ ONE CALL: 800-272-1900
ILLUMINATING COLOR: 246-28833200
1955 ROUTE 34 SUITE 1A WALL, NJ 07719
732-531-7100 (PH) 732-531-7244 (FAX)
inSite@inSiteEng.net www.inSiteEng.net

INSITE
Engineering + Surveying + Planning
LICENSED IN NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO & DISTRICT OF COLUMBIA

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JASON L. FICHTER, P.E., P.P., C.F.M., C.M.E.
N.J.P.E. #118 N.J.P.P. #728 P.A.P.E. #1968
D.C.P.E. #313 D.C.P.P. #2285 C.T.P.E. #2291
N.C.P.E. #3336 D.C.P.E. #000882 C.O.P.E. #6605

REVISIONS	
REV #	DATE
1	07/19/24
2	08/08/24
3	08/12/24
4	08/15/24
5	08/21/24
6	08/21/24
7	08/21/24
8	08/21/24

PLAN INFORMATION	
SCALE: 1"=30'	DESIGNED BY: SGM
DATE: 3/27/19	DRAWN BY: SGM
JOB #: 18-1160-01	CHECKED BY: JLF
CAD ID: 18-1160-018	
NOT FOR CONSTRUCTION	
APPROVED BY:	
FOR CONSTRUCTION	

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
SHEET TITLE:
CONSTRUCTION MITIGATION & SCREENING PLAN
SHEET NO.:
C201

File: N:\North End - 00 North End Development\18-1160-01 - 0201 Construction Mitigation & Screening Plan
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PROJECT INFORMATION

PROJECT NAME:

NORTH END REDEVELOPMENT

PROJECT LOCATION:

PO BOX 101, LOT 2
LAKE AVE WALKWAY
TOWNSHIP OF HEPTUNE (OCEAN GROVE)
MONMOUTH COUNTY, NJ
BLOCK 101, LOT 3
17 SPRAY AVE
TOWNSHIP OF HEPTUNE (OCEAN GROVE)
MONMOUTH COUNTY, NJ
BLOCK 101, LOT 4
BOARDWALK NORTH END
TOWNSHIP OF HEPTUNE (OCEAN GROVE)
MONMOUTH COUNTY, NJ

OWNER:

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

APPLICANT:

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

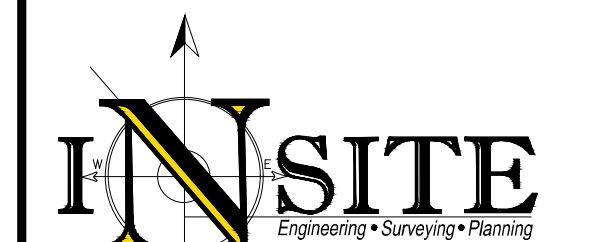
LANDSCAPE ARCHITECT:
WELLS & BAUER ASSOCIATES
200 LINCOLN AVENUE
BRIELLE, NJ 08730

TRAFFIC ENGINEER:
MASER CONSULTING, PA
371 NEWMAN SPRING RD #203
RED BANK, NJ 07701



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(NJ One Call is a service)

UTILITY	RED
WATER	YELLOW
SEWER	GREEN
TEMP. SENS. WALKWAY	ORANGE
RECORDED UTILITY	WHITE



INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24628083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-331-1100 (PH) 732-331-7244 (FAX)
info@insiteeng.net www.insiteeng.net

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

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Jason L. Fichter, PE, PP, CFM, CME
NJPE #1118 NJPP #728 PAPE #1968
DCPE 3813 WPE 90236 CPE 23291
NCE 33336 DCPE 900882 COPE 36603

REVISIONS

REV #	DATE	DESCRIPTION
1	07/19/24	REV SPRAY AVE LIGHT POLES
2	09/09/24	REV PER AMENDED PB SUBMISSION
3	10/21	PLANNING BOARD SUBMISSION
4	11/20	REV PER SURVEY & NADP COMMENTS
5	01/17/25	PLANNING BOARD SUBMISSION
6	01/17/25	REPLY TO BOARD SUBMISSION COMMENTS
7	03/17/25	REDEVELOPMENT COMMITTEE ATTY LETTER
8	03/17/25	CAUTION MTD AND REDEVELOPMENT COMMITTEE
9	03/27/25	INITIAL RELEASE

SCALE: 1"=30'
DATE: 3/27/19
JOB #: 18-1160-01
CAD ID: 18-1160-01/8

DESIGNED BY: SGM
DRAWN BY: SGM
CHECKED BY: JLF

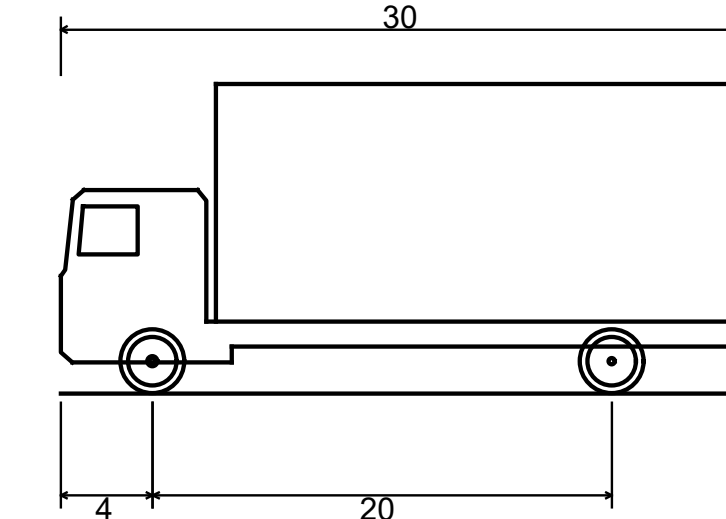
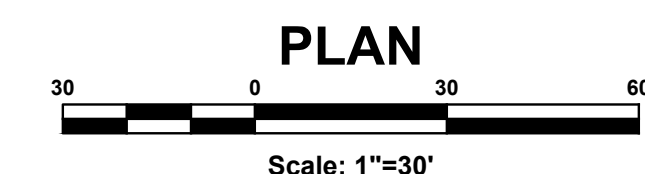
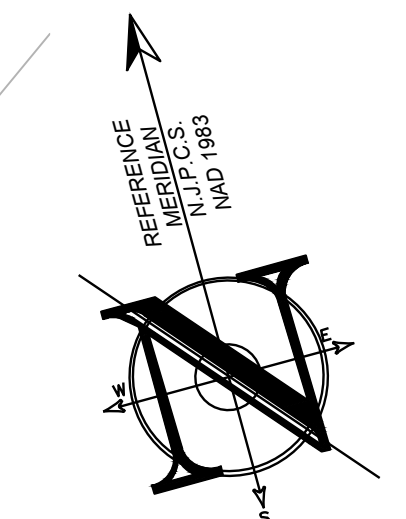
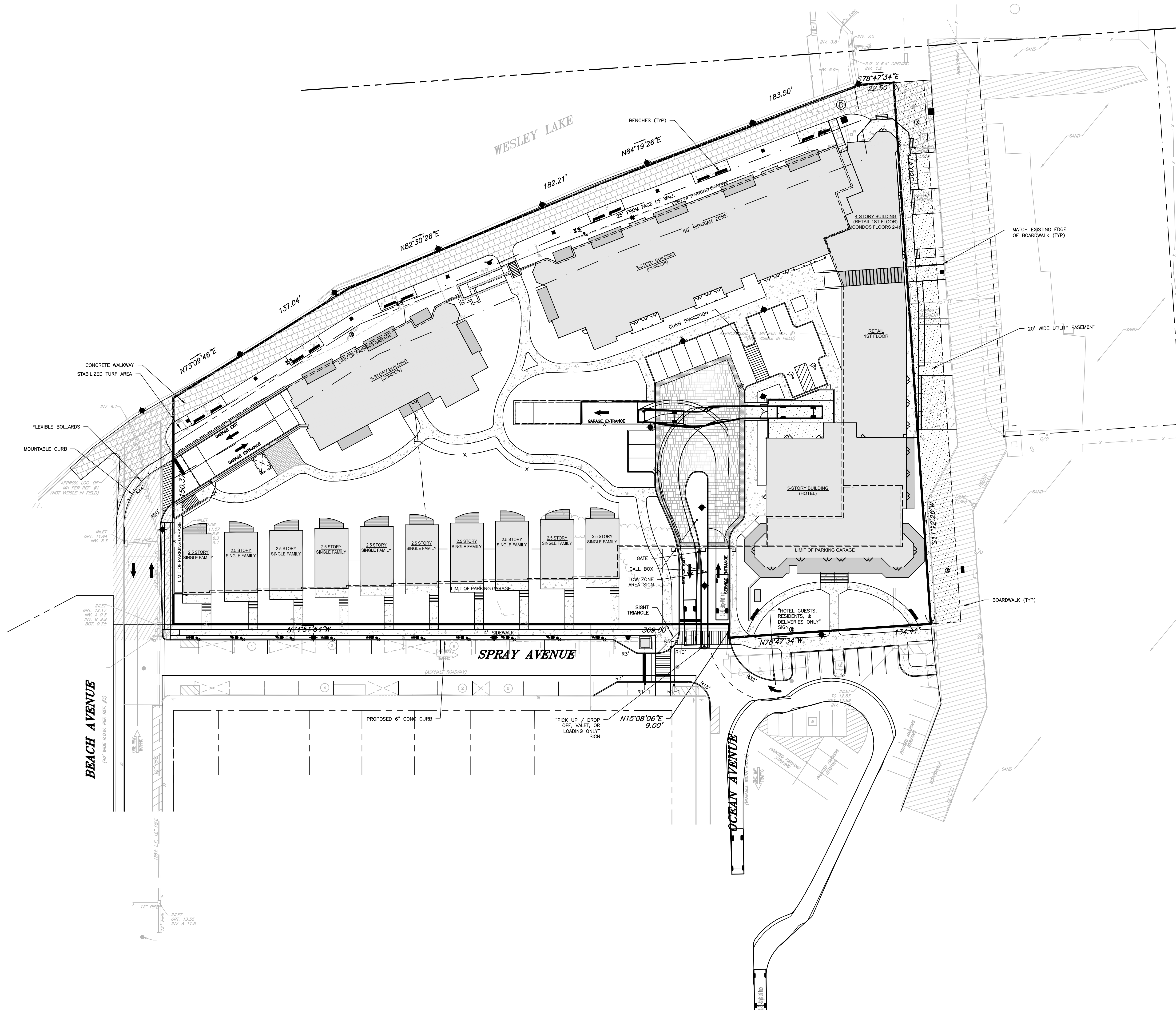
APPROVED BY:

PLAN INFORMATION

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
TRUCK TURNING PLAN

SHEET NO.:
C301



SU-30 - Single Unit Truck
Overall Length 30.00ft
Overall Width 8.00ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.367ft
Track Width 8.00ft
Lock-to-lock time 9.00s
Max Steering Angle (Virtual) 31.80°

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

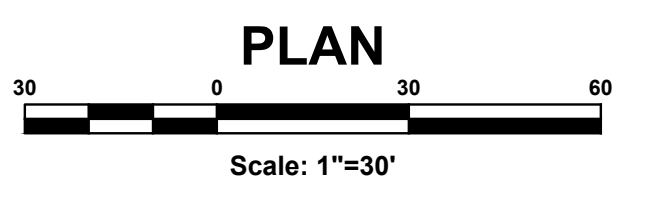
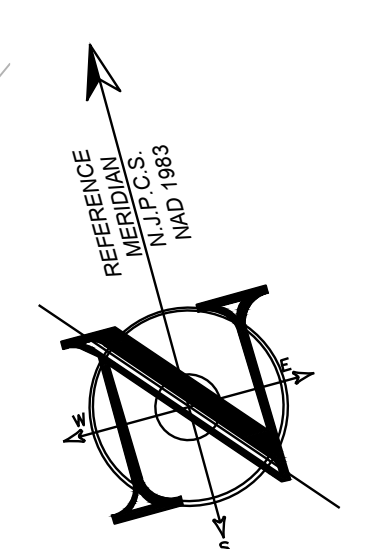
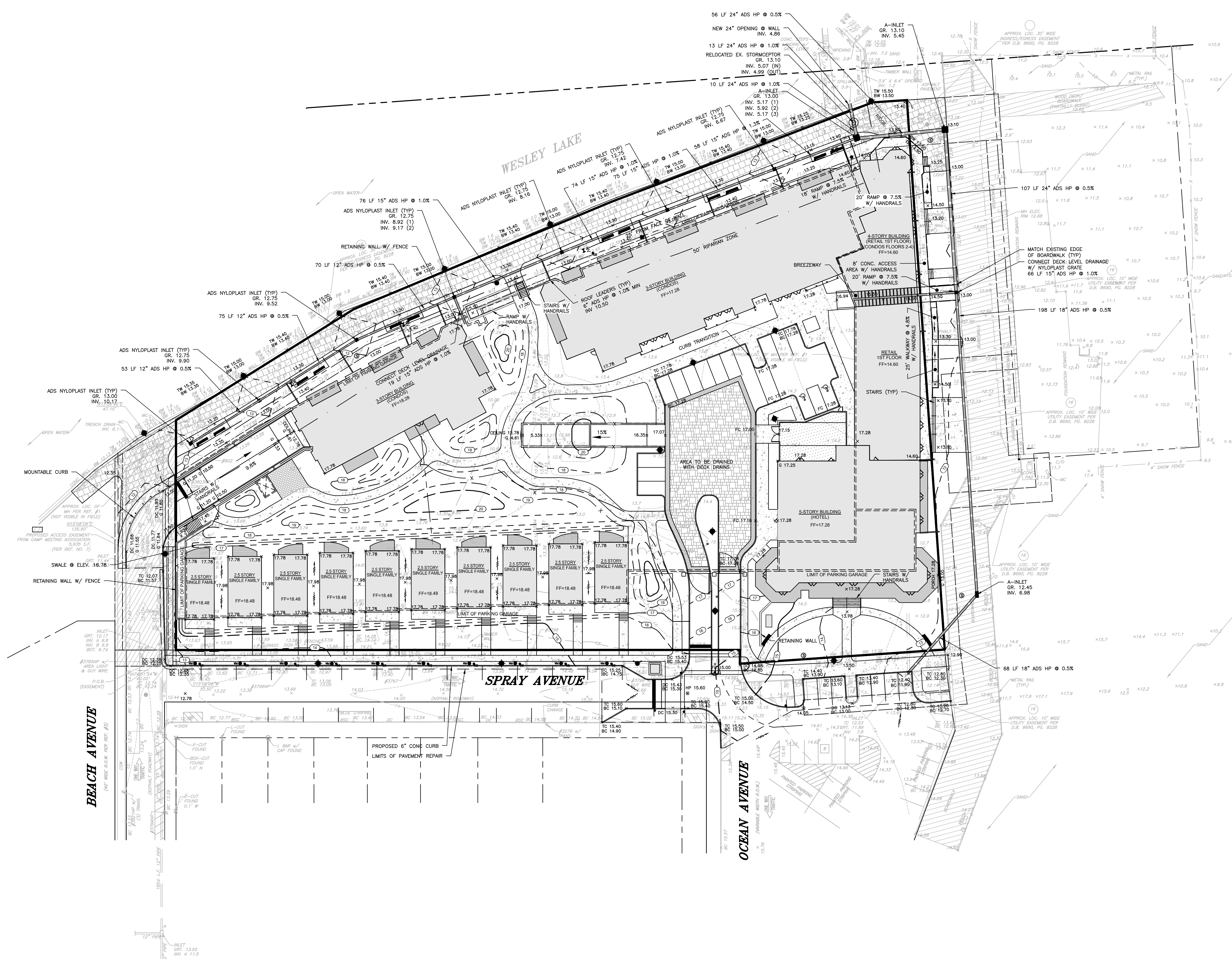
File: N:\Projects\18-1160-01\18-1160-01.dwg - Ocean Grove, NJ\18-1160-01.dwg - Ocean Grove, NJ\18-1160-01.dwg - Ocean Grove, NJ\18-1160-01.dwg - Ocean Grove, NJ\18-1160-01.dwg
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GRADING NOTES

- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL UNLESS OTHERWISE STATED.
- ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
- 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).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
 - ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
 - RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
 - ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
- ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
- POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 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.
- 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 ON-SITE.

DRAINAGE NOTES

- PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- 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:
 - RCP SHALL BE CLASS 3 WALL BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
 - STORM SEWER PIPES SHALL BE ADS HP WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
 - STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
- ALL STORM INLETS AND PIPES TO BE CLEANED AND TESTED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.



LEGEND	
EXISTING	PROPOSED

PROJECT INFORMATION

NORTH END REDEVELOPMENT

PROJECT LOCATION:
 POB BLOCK 101, LOT 2
 LAKE AVE WALKWAY
 TOWNSHIP OF HEPTUNE (OCEAN GROVE)
 MONMOUTH COUNTY, NJ

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

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

OWNER:
OCEAN GROVE CAMP MEETING ASSN
 34 PITMAN AVENUE POB 248
 OCEAN GROVE, NJ 07756

APPLICANT:
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:
MULLO & RAUER ASSOCIATES
 200 UNION AVENUE
 BRIDGEVILLE, NJ 08730

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



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 (New Jersey One Call)

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COMCAST	800-451-7243	www.comcast.com
TELEPHONE	800-451-7243	www.nj.gov
TELEPHONE	800-451-7243	www.nj.gov
TELEPHONE	800-451-7243	www.nj.gov

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INSITE Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24628083200
 1955 ROUTE 34 SUITE 1A, WALL, NJ 07719
 732-531-1100 (PH) 732-531-7244 (FAX)
 info@insiteeng.net www.insiteeng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
 DELAWARE, CONNECTICUT, NORTH CAROLINA,
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Jason L. Fichter, PE, P.E., CFM, CME
 NJPE #1118 NLP #728 PAPE #1968
 DEPE 2813 NYPE 80236 CTE 23291
 NCE 33336 DCPE 900882 COPE 36605

REVISIONS

REV #	DATE	DESCRIPTION
1	07/19/24	REV SPRAY AVE LIGHT POLES
2	09/08/24	REV PER AMENDED PB SUBMISSION
3	09/22/24	PLANNING BOARD SUBMISSION
4	09/20/24	REV PER SURVEY & NJDEP COMMENTS
5	09/19/24	PLANNING BOARD SUBMISSION
6	09/19/24	REV PER COMM ENGINEER COMMENTS
7	09/19/24	REDEVELOPMENT COMMITTEE ATTY LETTER
8	09/19/24	CAUTION MTD AND REDEVELOPMENT COMMITTEE
9	09/19/24	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: SGM
 DATE: 3/27/19 DRAWN BY: SGM
 JOB #: 18-1160-01 CHECKED BY: JLF
 CAD ID: 18-1160-018

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APPROVED BY:
PLAN INFORMATION

DRAWING TITLE:
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NO.:
C400

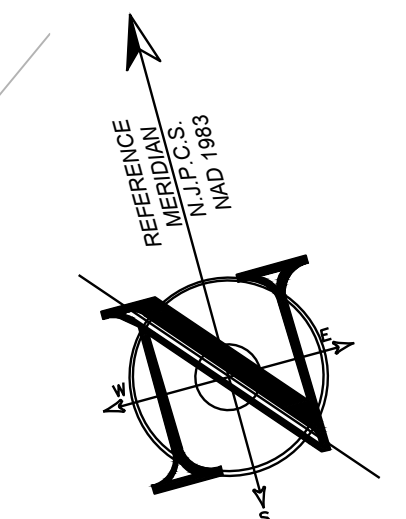
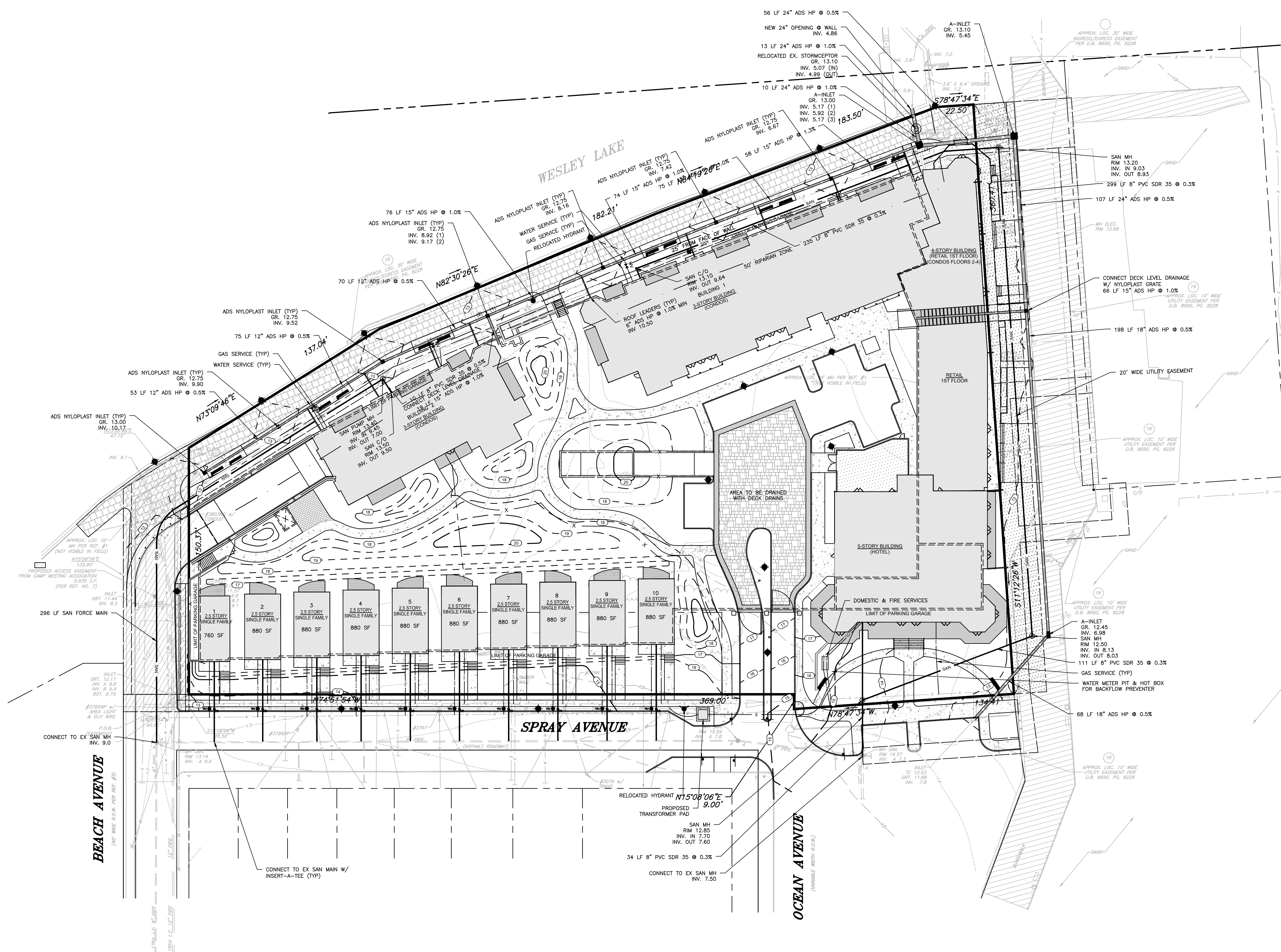
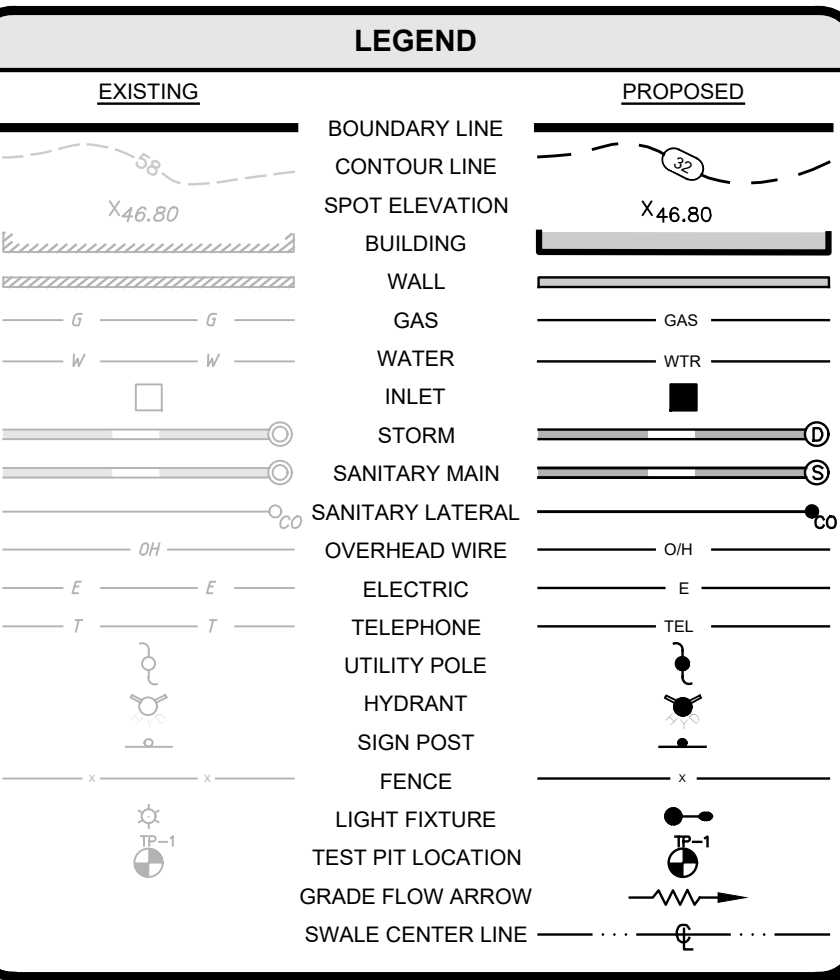
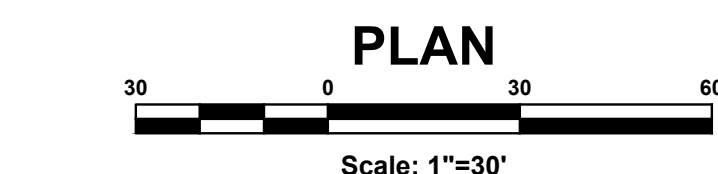
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SANITARY AND WATER NOTES

- 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. (T.V.D., PRESSURE RATED, AND MARKUP TESTED)
- 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.
- 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 TO THE AUTHORITY'S SATISFACTION.
- 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 TESTING REQUIREMENTS.
- ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NJ AMERICAN WATER COMPANY AND NJDEP REQUIREMENTS.
- 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 (N.J.A.C. 5:23-3.1).
- ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
- IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 6 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 NJDEP. 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.
- UNLESS OTHERWISE INDICATED:
 - DIP WATER MAIN SHALL BE CLASS 53 CEMENT LINED DUCTILE IRON PIPE. (POLYETHYLENE ENCASMENT)
 - SANITARY SEWER MAINS SHALL BE PVC SDR-35.
- 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.
- 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, SLEDGEMINNERS 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

- PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- 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.
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 - STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
- ALL STORM INLETS AND PIPES TO BE CLEANED AND TESTED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.



PROJECT INFORMATION

NORTH END REDEVELOPMENT

PROJECT NAME: NORTH END REDEVELOPMENT

PROJECT LOCATION: POB 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

OWNER: OCEAN GROVE CAMP MEETING ASSN 34 PIMM AVENUE POB 248 OCEAN GROVE, NJ 07758

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

ARCHITECT: SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07758

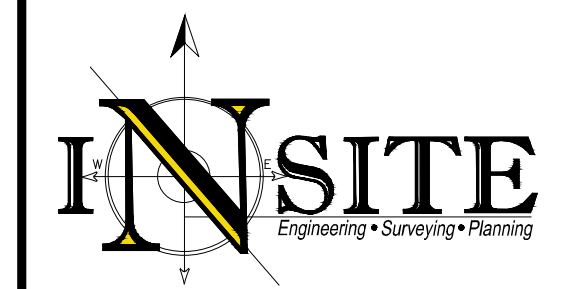
LANDSCAPE ARCHITECT: BIELLE & RAUER ASSOCIATES 200 UNION AVENUE BIELLE, NJ 08730

TRAFFIC ENGINEER: MASER CONSULTING, PA 517 NEWMAN SPRINGS RD #203 RED BANK, NJ 07701



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UTILITY	RED
WATER	YELLOW
SEWER	GREEN
TELEPHONE	WHITE



IN SITE Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24628083200
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 inSite@inSiteEng.net www.inSiteEng.net

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

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Jason L. Fichter, PE, PP, CFM, CME
 NJPE #1118 NAPP #728 PAPE #1968
 DCPE 2813 NYPE 90236 CTE 23291
 NCE 33336 DCPE 900882 COPE 36605

REVISIONS

REV #	DATE	DESCRIPTION
1	07/19/24	REV SPRAY AVE LIGHT POLES
2	05/08/24	REV PER AMENDED PB SUBMISSION
3	01/21	PLANNING BOARD SUBMISSION
4	01/20	REV PER SURVEY & NJDEP COMMENTS
5	01/19	PLANNING BOARD SUBMISSION
6	01/18	REV PER COMM ENGINEER COMMENTS
7	01/17	REDEVELOP. COMMITTEE ATTY LETTER
8	01/16	CAUTION MTD AND REDEVELOP. COMMITTEE
9	02/19/19	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: SGM
 DATE: 3/27/19 DRAWN BY: SGM
 JOB #: 18-1160-01 CHECKED BY: JLF
 CAD ID: 18-1160-018

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 APPROVED BY: [Signature]

PLAN INFORMATION

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: UTILITY PLAN

SHEET NO.: C500

PROJECT INFORMATION

PROJECT NAME

NORTH END REDEVELOPMENT

PROJECT LOCATION

PO BOX 101, LOT 2
LAKE AVE WALKWAY
TOWNSHIP OF HEPTUNE (OCEAN GROVE)
MONMOUTH COUNTY, NJ
BLOCK 101, LOT 3
17 SPRAY AVE
TOWNSHIP OF HEPTUNE (OCEAN GROVE)
MONMOUTH COUNTY, NJ
BLOCK 101, LOT 4
BOARDWALK NORTH END
TOWNSHIP OF HEPTUNE (OCEAN GROVE)
MONMOUTH COUNTY, NJ

OWNER

OCEAN GROVE CAMP MEETING ASSN
34 PITMAN AVENUE POB 248
OCEAN GROVE, NJ 07758

APPLICANT

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

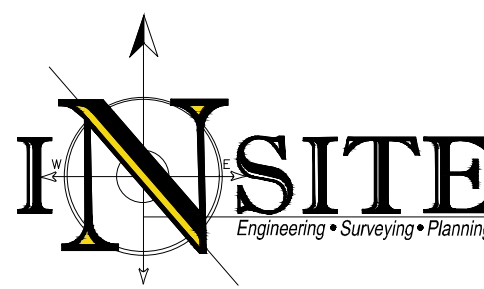
LANDSCAPE ARCHITECT: WELLS & RAUER ASSOCIATES
200 UNION AVENUE
BRIELLE, NJ 08730

TRAFFIC ENGINEER: MASER CONSULTING, PA
351 NEWMAN SPRINGS RD #203
RED BANK, NJ 07071



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Table with columns for utility types and call before you dig status.



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CERTIFICATE OF AUTHORIZATION: 24GAZ8083200
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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CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND/OR SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY NOT BE USED FOR ANY PURPOSE.

Signature: Jason L. Fichter, P.E., P.P., CFM, CME
NJPE #7118 NPPP #728 PAPE #1968
DCPE #813 NYPE #0235 CPE #2329
NJPE #3336 DCPE #00682 COPE #6605

REVISIONS

Table for tracking revisions with columns for date, description, and initials.

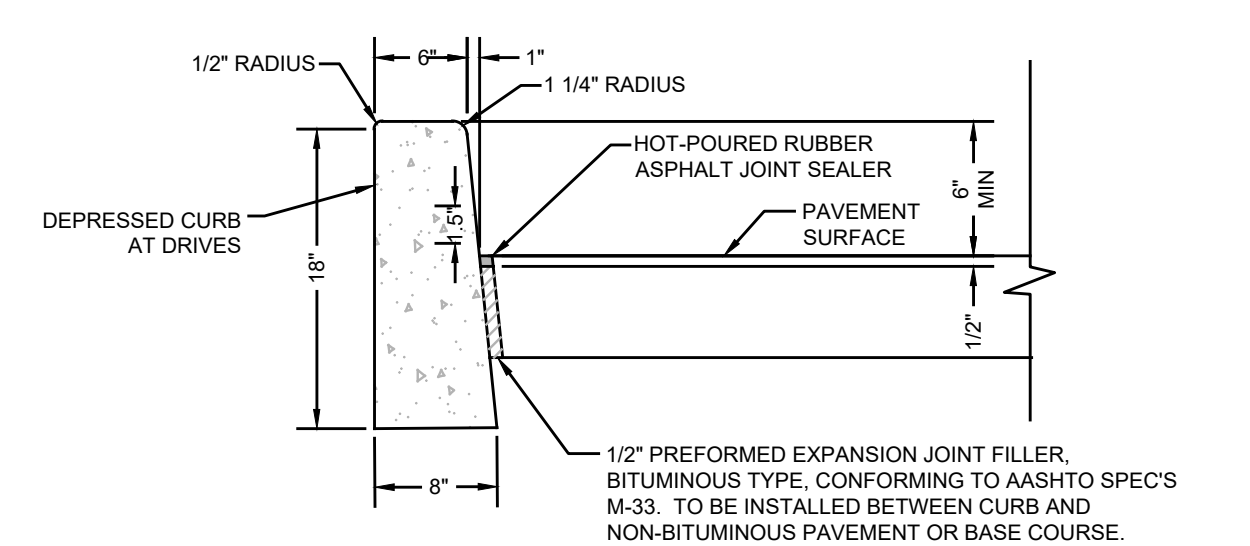
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DATE: 3/27/19
JOB #: 18-1160-01
CAD ID: 18-1160-01b

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APPROVED BY: JLF

FOR CONSTRUCTION
PLAN INFORMATION

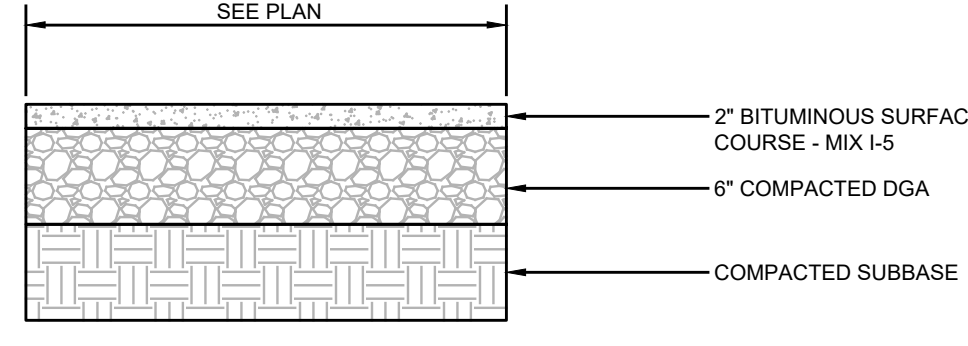
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

CONSTRUCTION DETAILS
C800

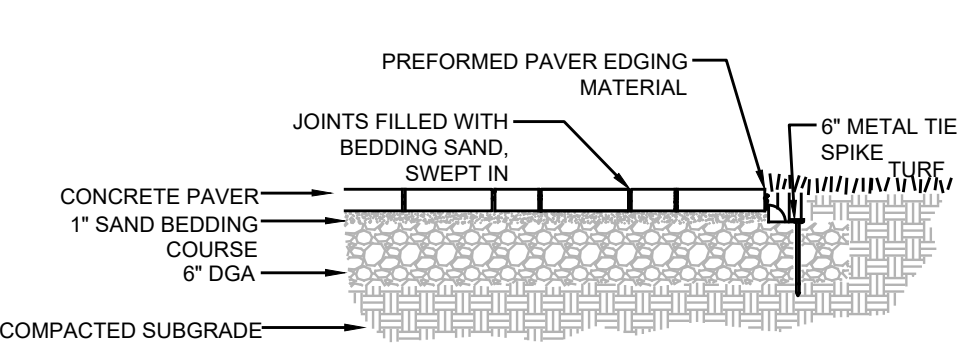


TRANSITION CONCRETE CURB NTS

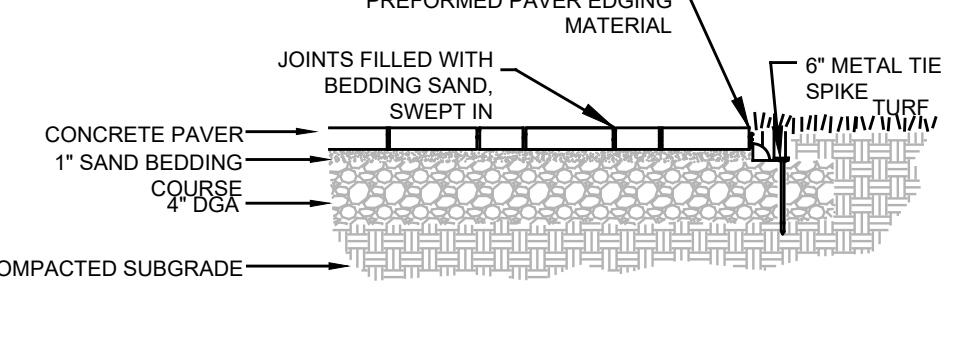
- NOTES: 1. CONCRETE TO BE NJDOT CLASS 'B' (AIR ENTRAINED)... 2. TRANSVERSE JOINTS 1/2" WIDE...



DRIVEWAY PAVEMENT NTS

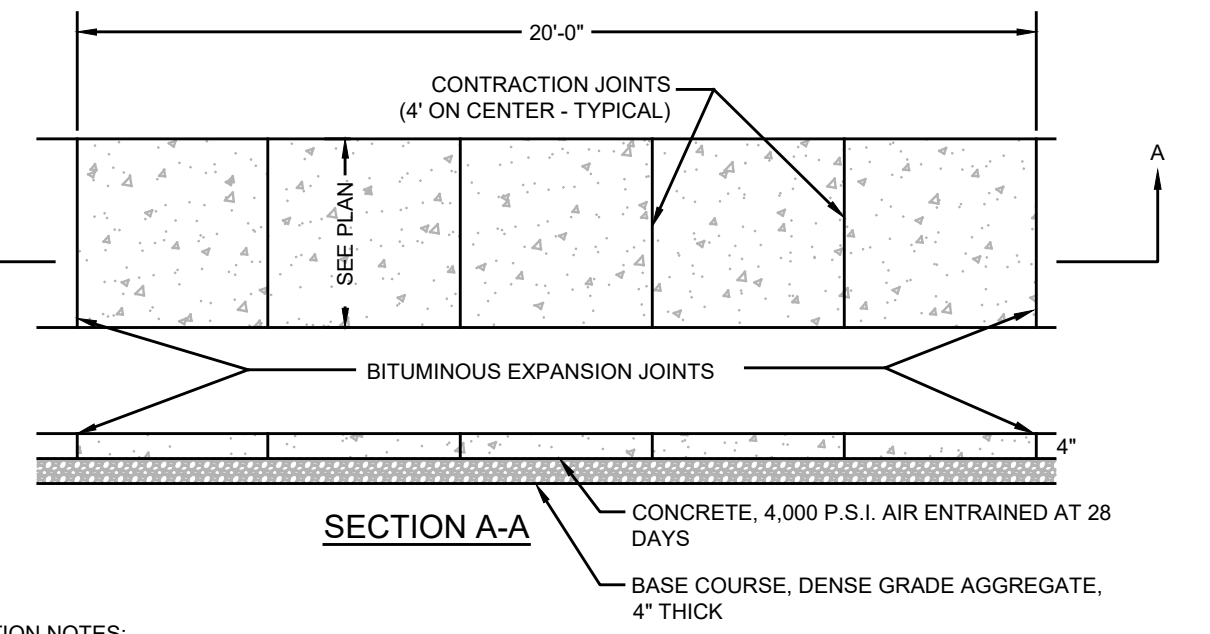


CONCRETE PAVER DRIVEWAY NTS

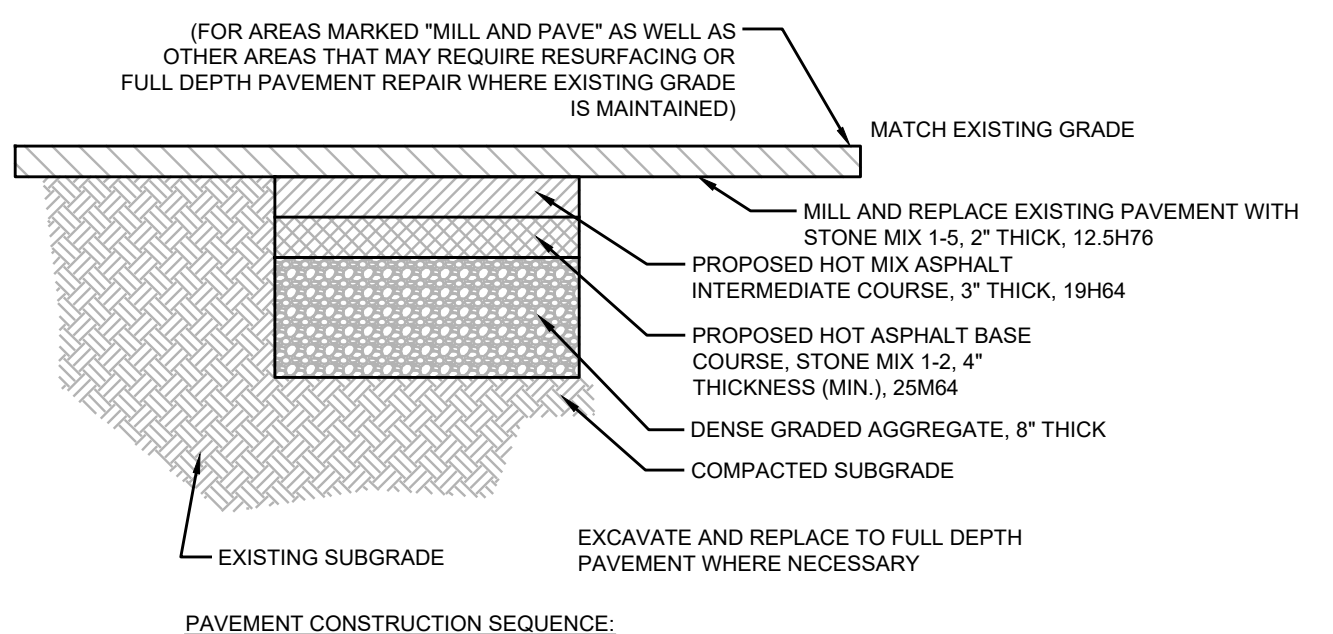


CONCRETE PAVER WALKWAY NTS

CONCRETE VERTICAL CURB NTS



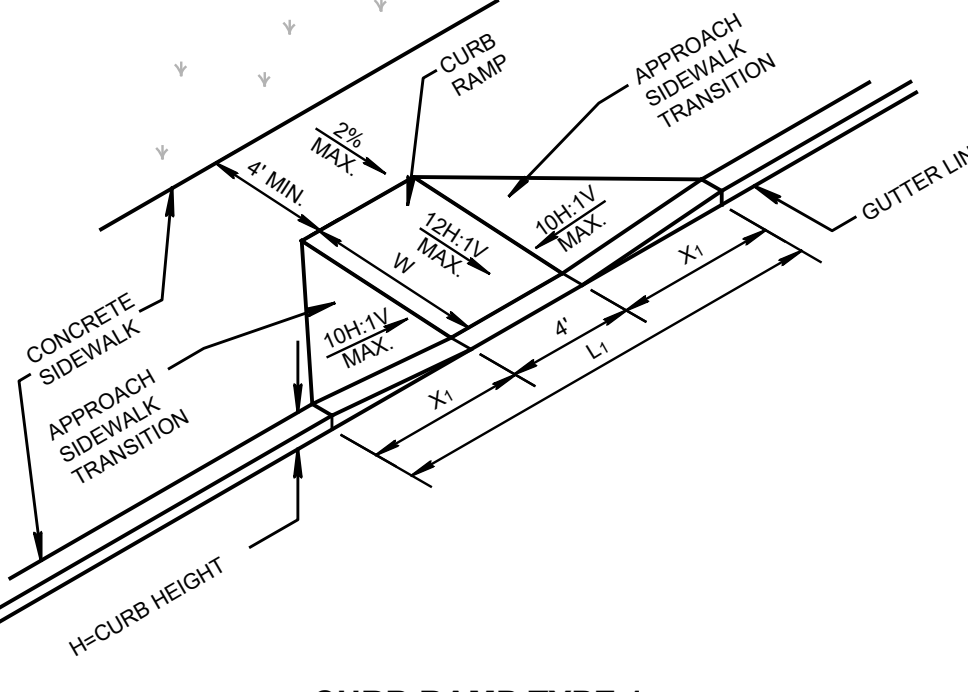
- CONSTRUCTION NOTES: 1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD...



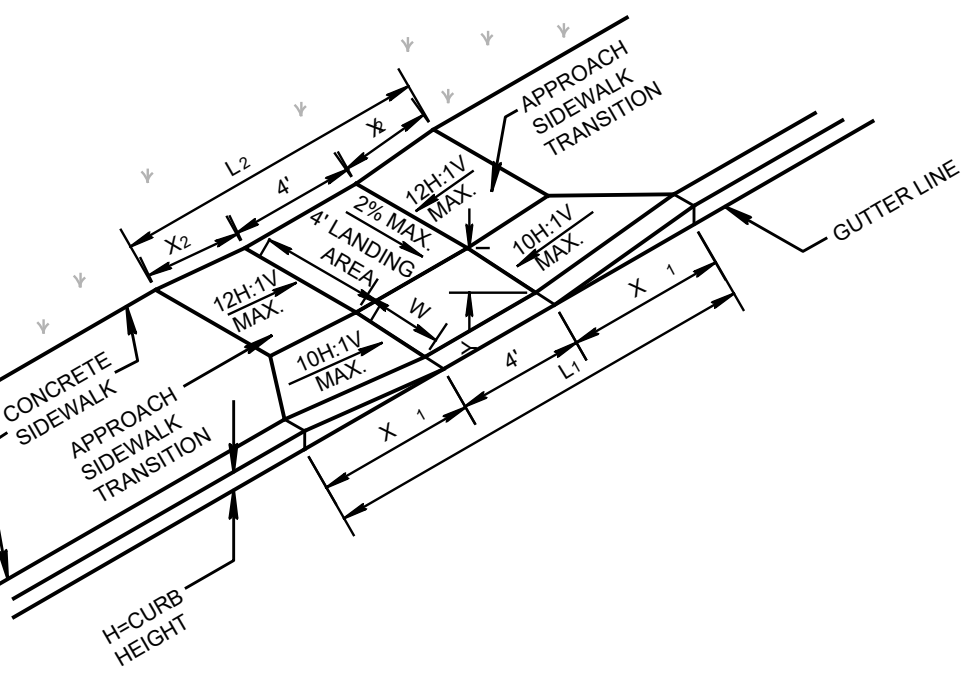
- PAVEMENT CONSTRUCTION SEQUENCE: 1. MILL AND EXCAVATE WHERE NOTED ON PLAN... 2. PREPARE BASE WHERE NECESSARY...

MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

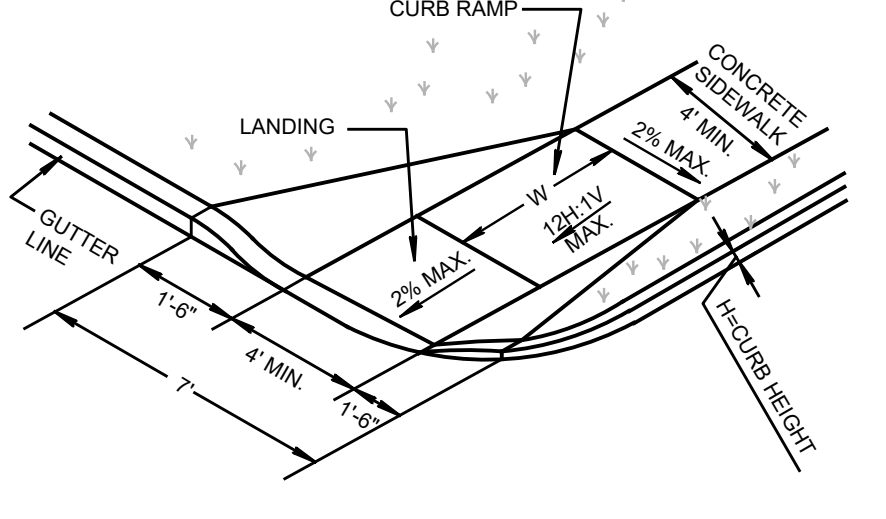
PAVEMENT REPAIR NTS



CURB RAMP TYPE 1 NTS

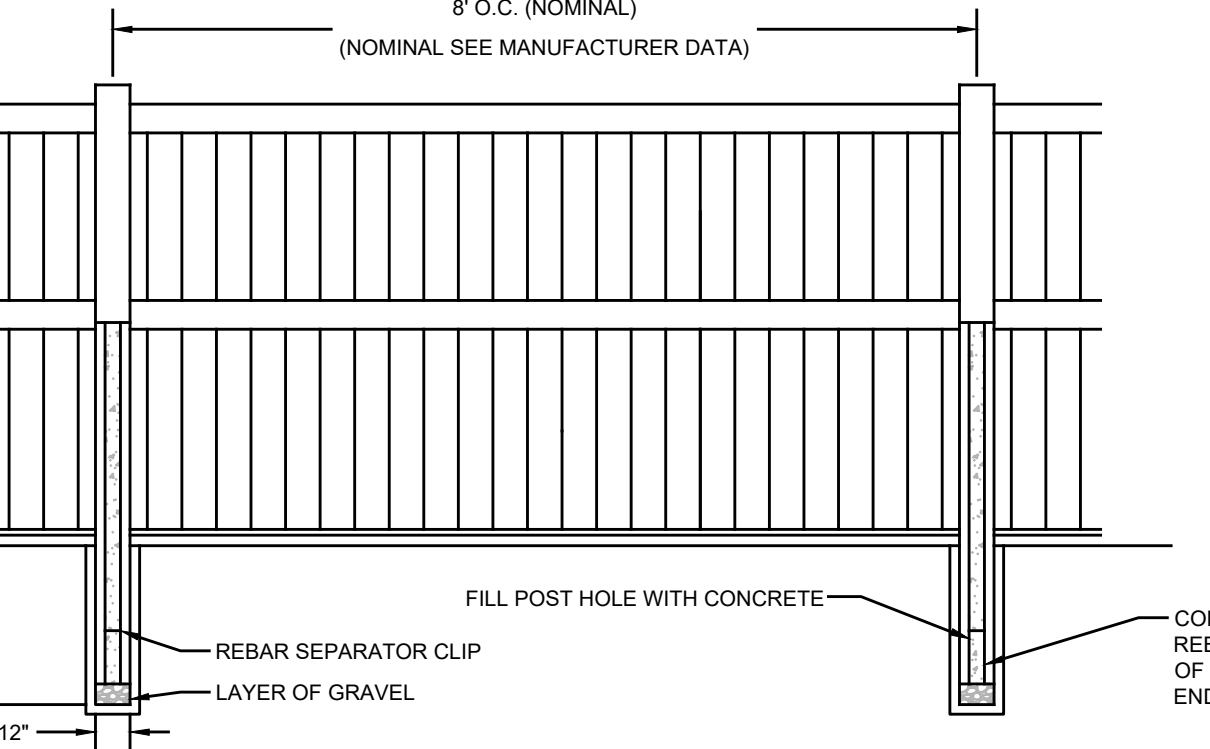


CURB RAMP TYPE 3 (LANDING AREA REQUIRED) NTS



CURB RAMP TYPE 5 NTS

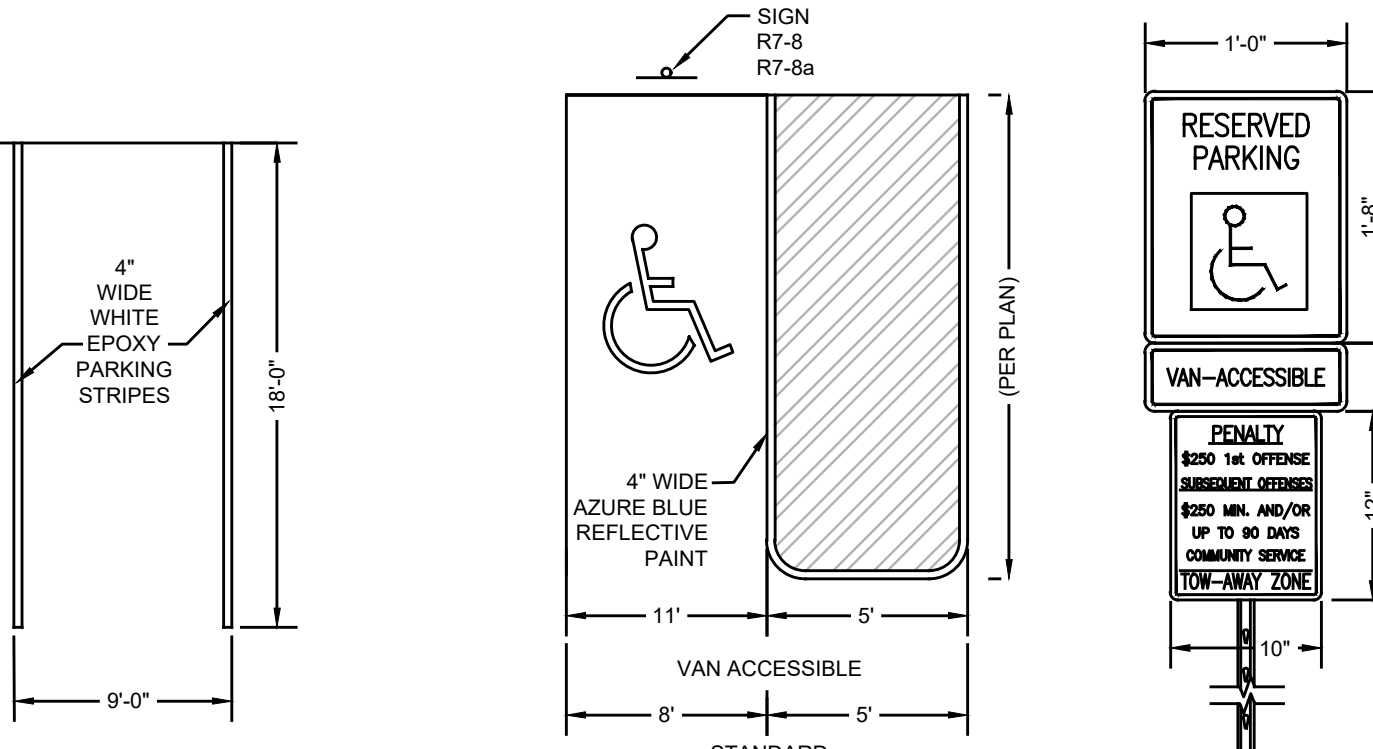
CONCRETE SIDEWALK NTS



- FILL LINE & END POST WITH CONCRETE TO APPROXIMATELY 1" BELOW MIDDLE RAIL. FILL GATE POSTS WITH CONCRETE TO COVER GATE HARDWARE FASTENERS.

- NOTES: 1. ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI AIR ENTRAINED... 2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.

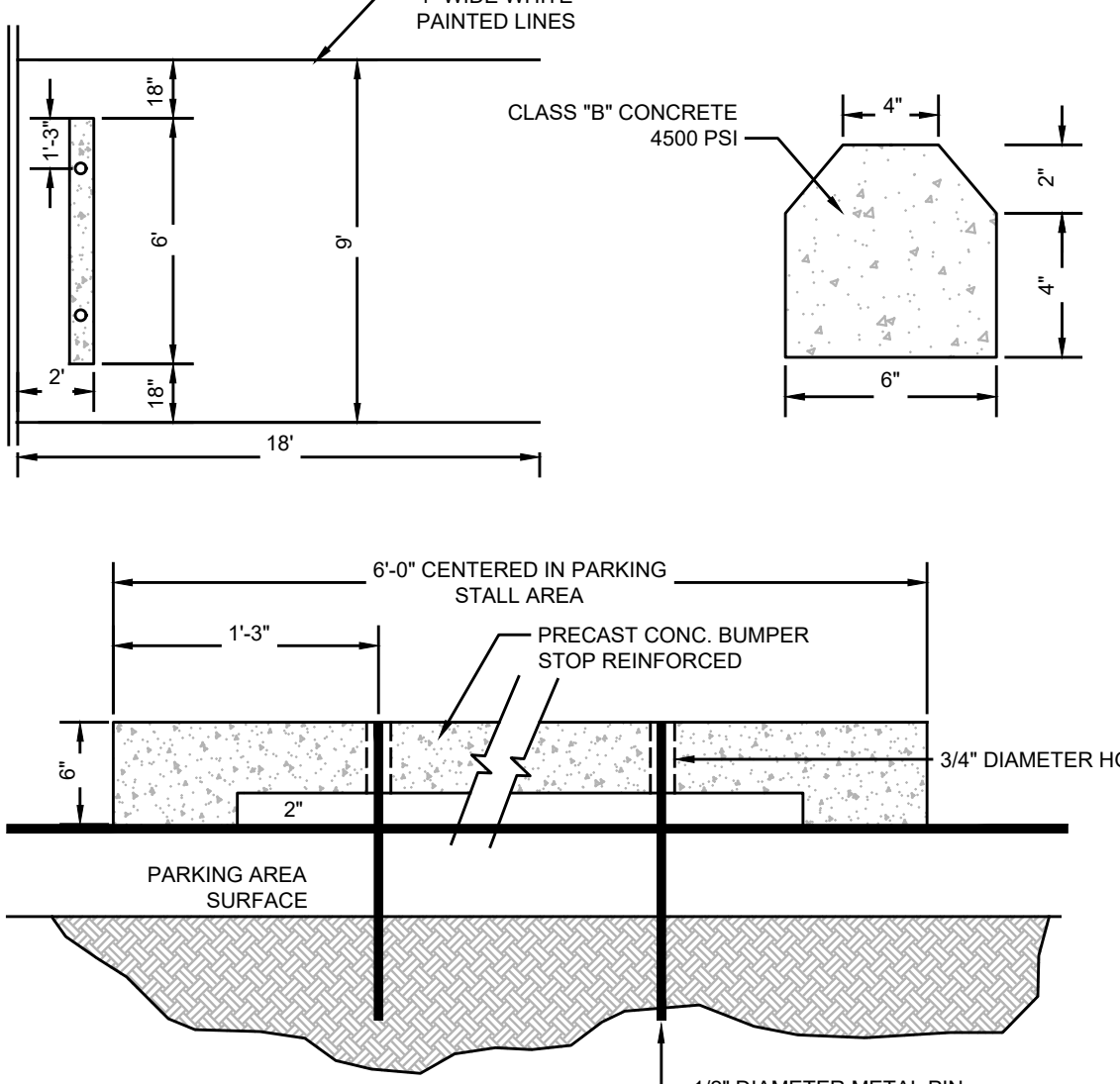
VINYL FENCE NTS



PARKING STRIP NTS

ACCESSIBLE PARKING STALL NTS

STOP BAR NTS



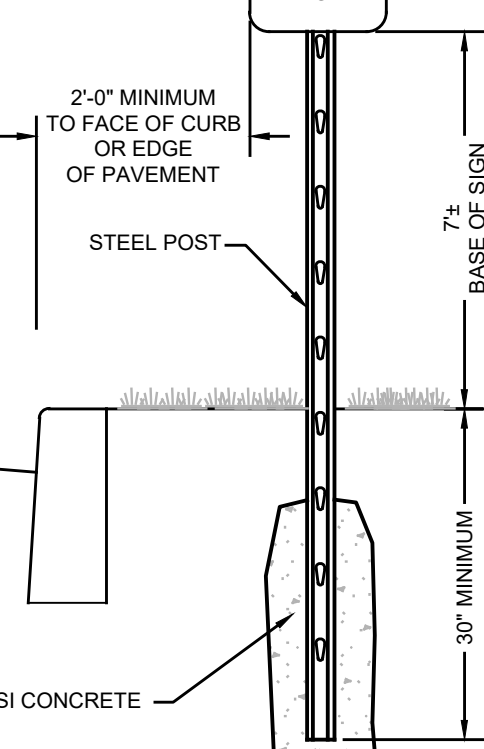
PRECAST CONCRETE WHEEL STOP NTS



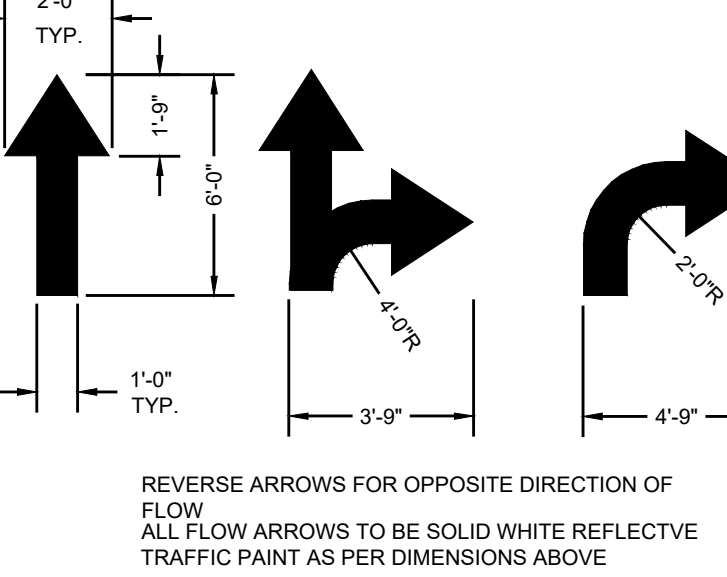
STOP SIGN (R1-1) N.T.S.



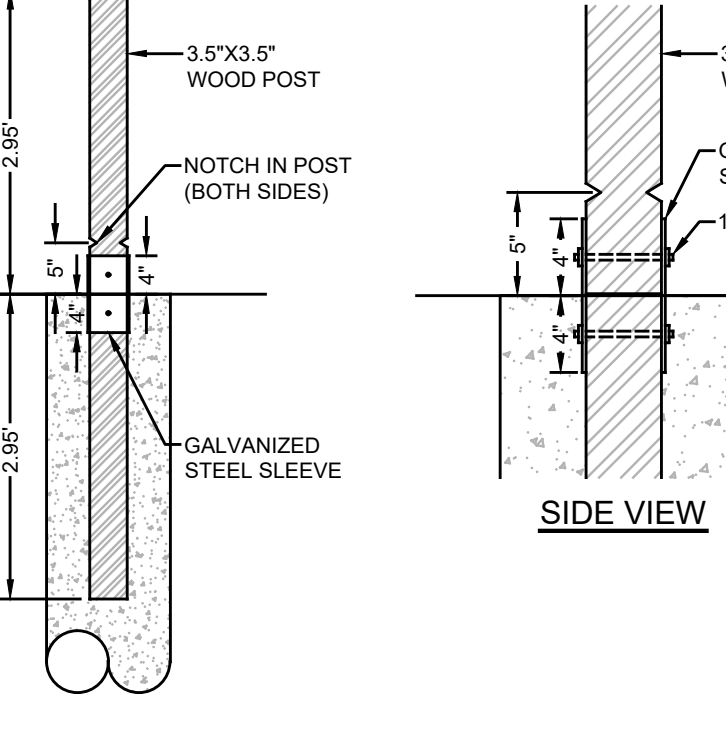
DO NOT ENTER SIGN (R5-1) NTS



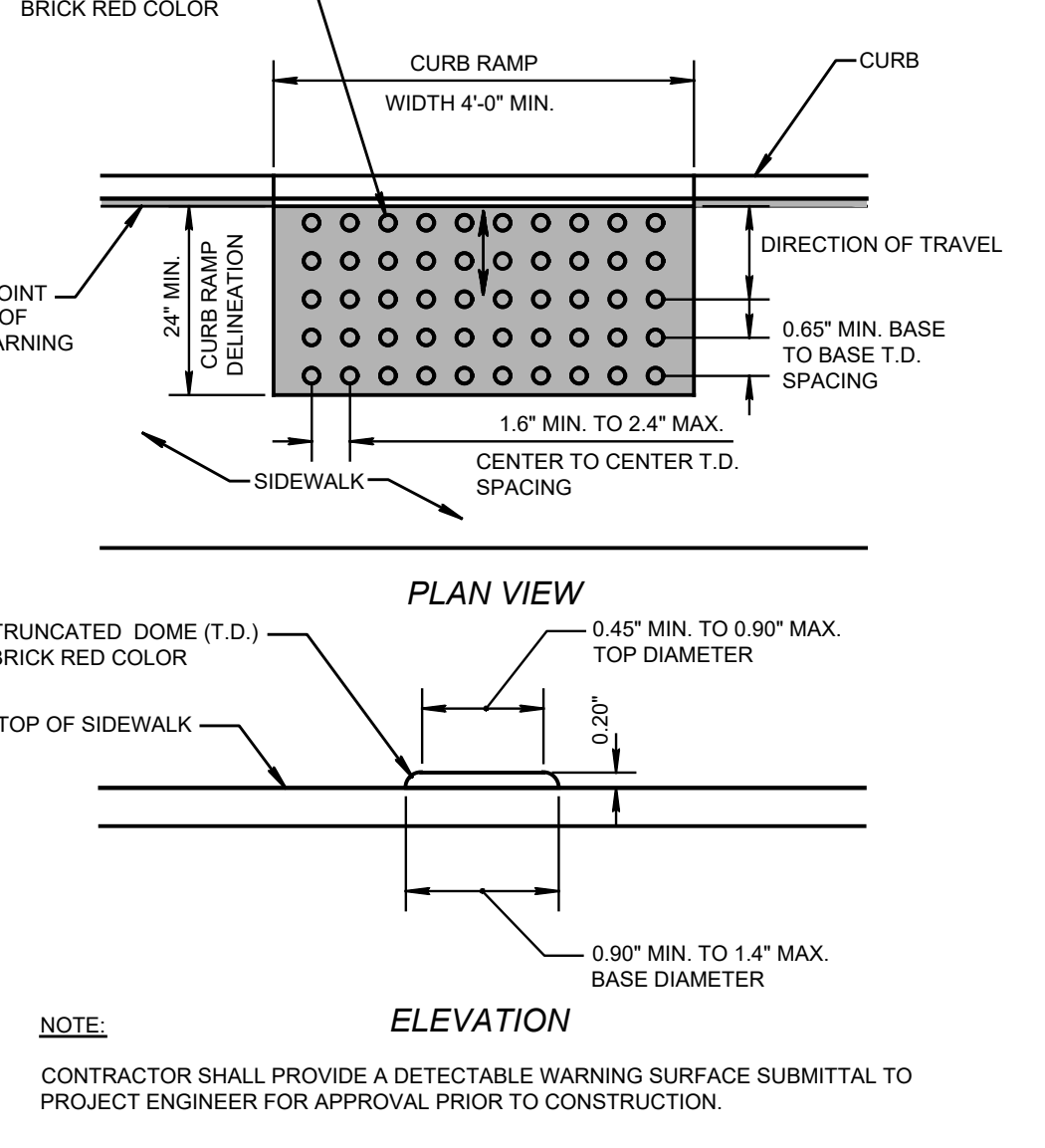
SIGN POST NTS



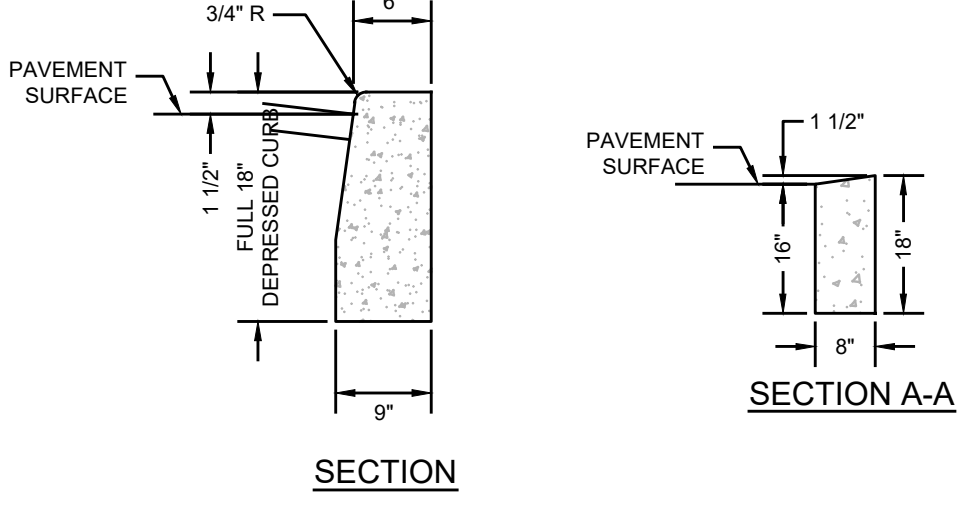
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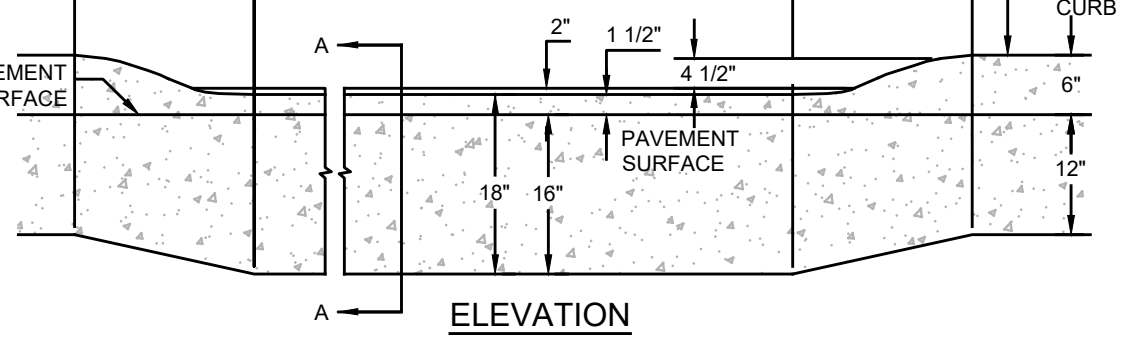
BREAKAWAY BOLLARD NTS



DETECTABLE WARNING SURFACE NOT TO SCALE



SECTION A-A



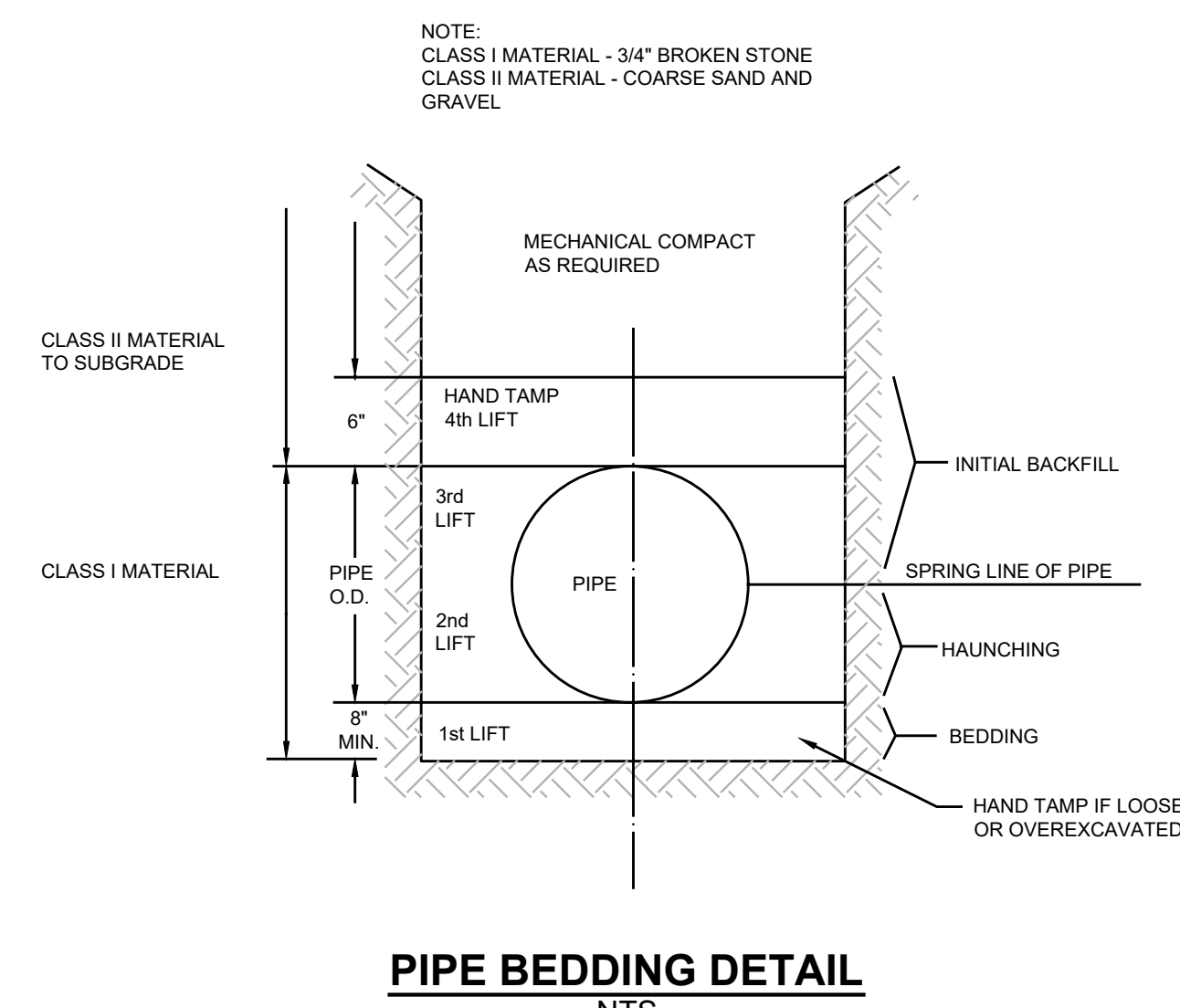
ELEVATION

- NOTES: 1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE NJDOT CLASS 'B'... 2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" (MAXIMUM) INTERVALS...

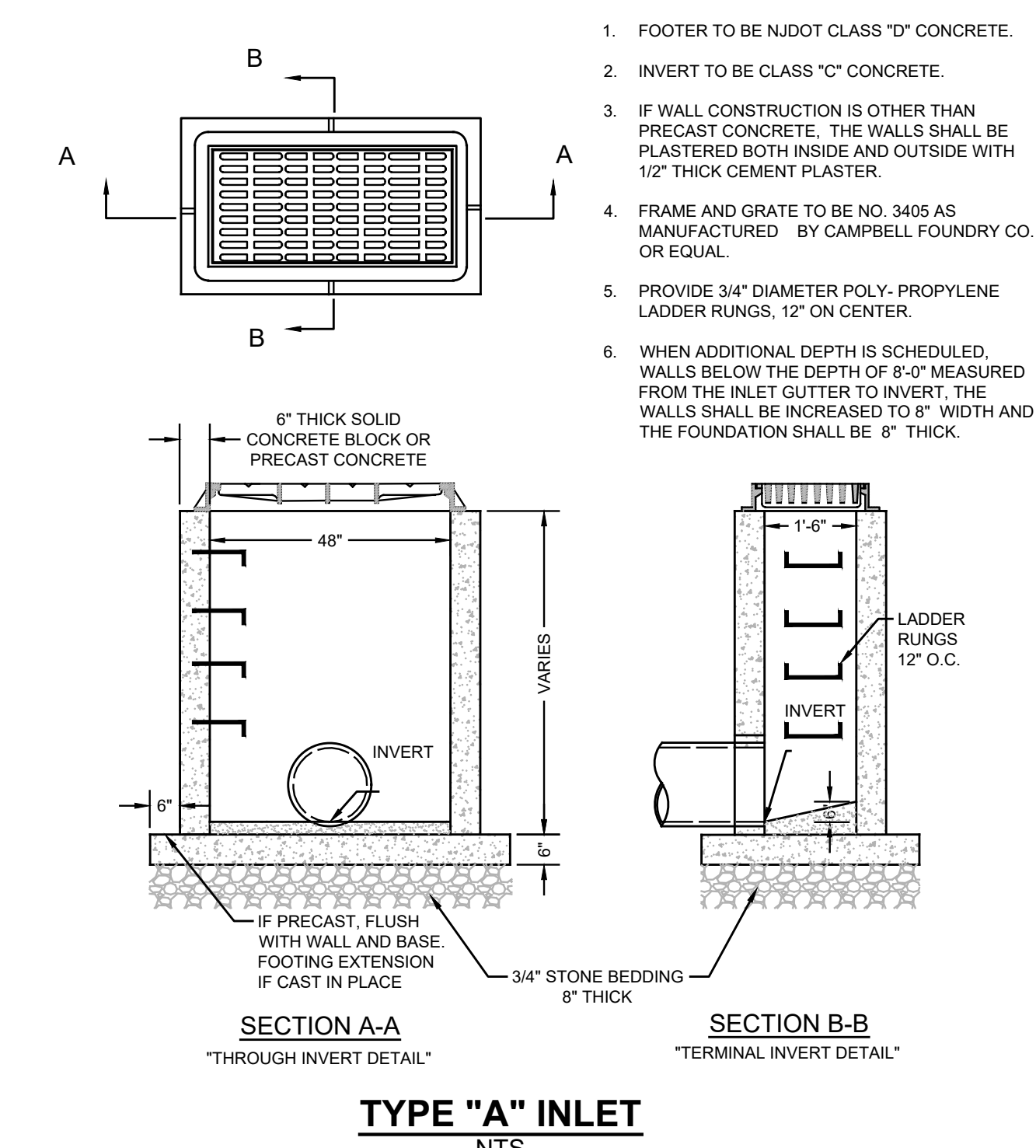
DEPRESSED CURB NTS

- GENERAL NOTES: 1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR... 2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS...

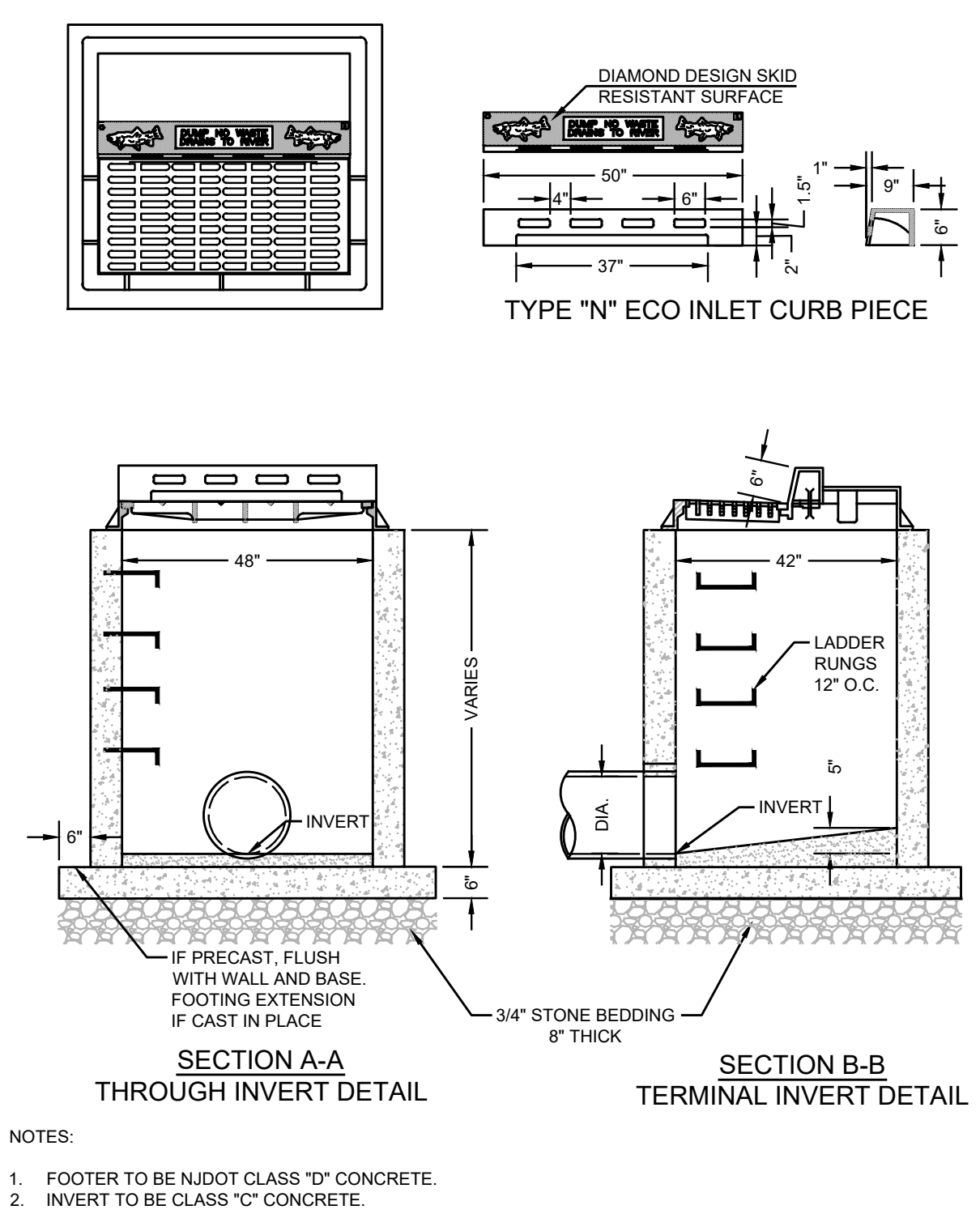
ADA ACCESSIBLE SIDEWALK AND CURB RAMPS NTS



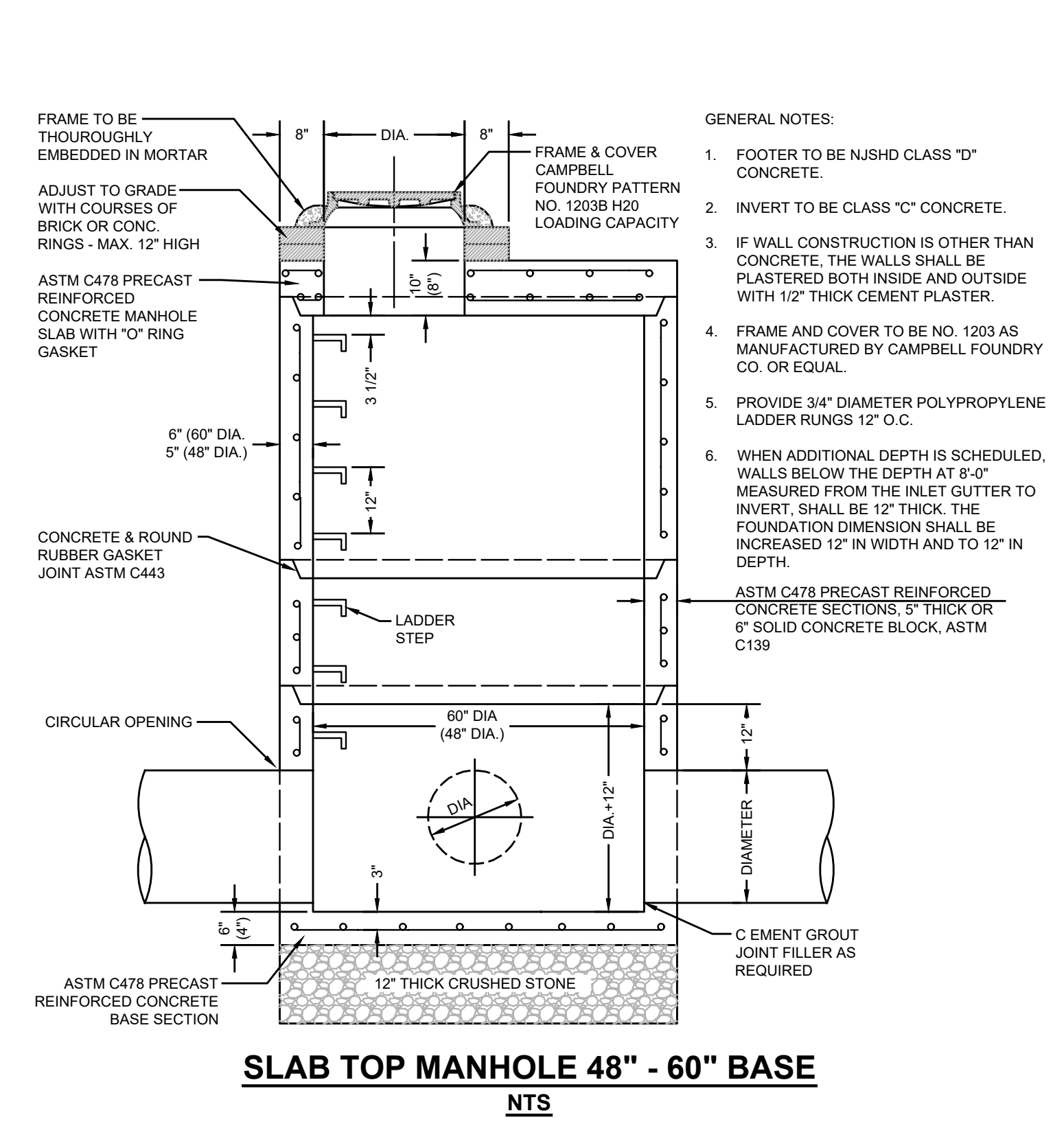
PIPE BEDDING DETAIL
NTS



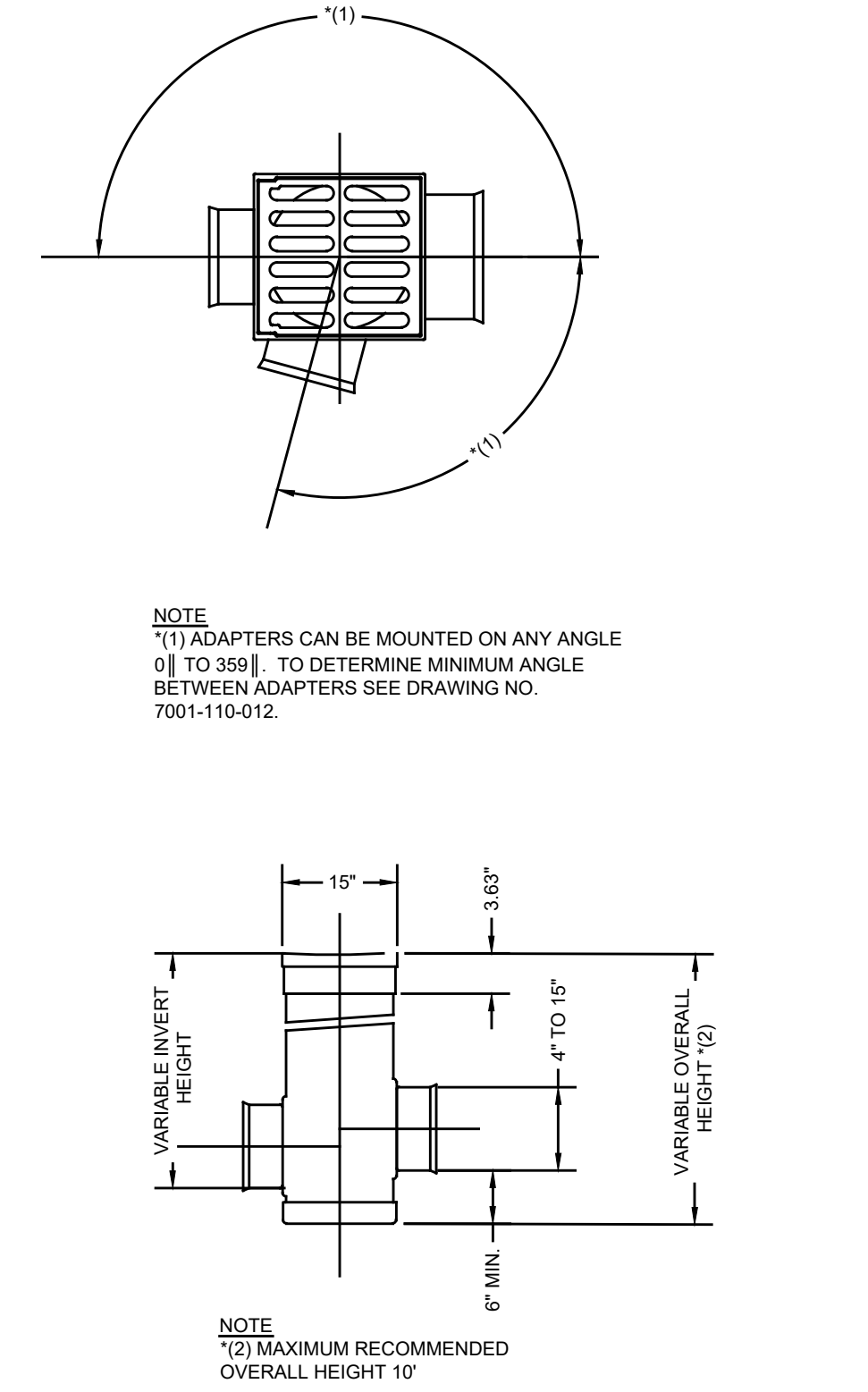
TYPE 'A' INLET
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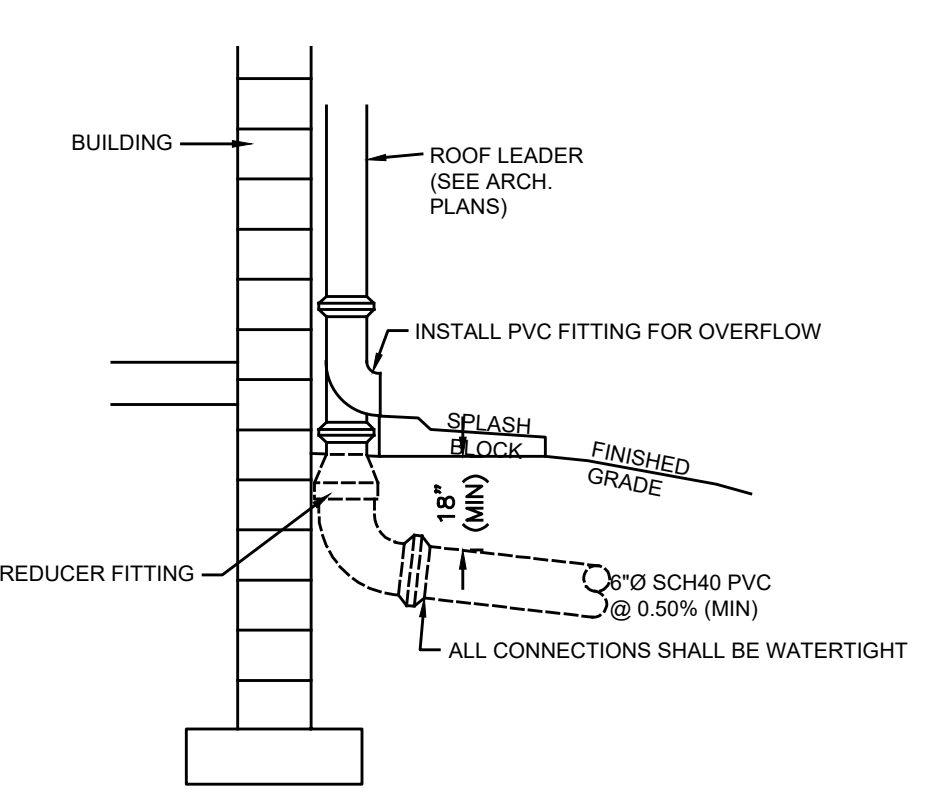
TYPE B INLET
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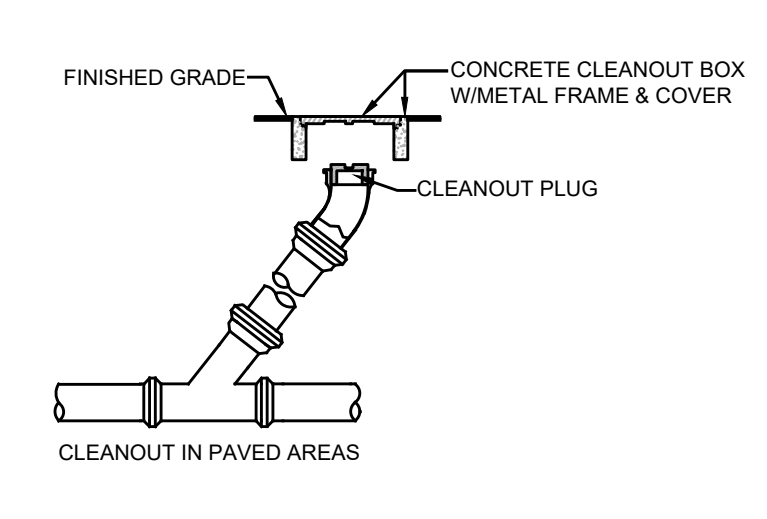
SLAB TOP MANHOLE 48\"/>



15\"/>



EXTERIOR DOWNSPOUT COLLECTOR
NTS



CLEANOUT
NTS

- GENERAL NOTES:
- FOOTER TO BE NIDOT CLASS 'D' CONCRETE.
 - INVERT TO BE CLASS 'C' CONCRETE.
 - IF WALL CONSTRUCTION IS OTHER THAN PRECAST CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
 - FRAME AND GRATE TO BE NO. 3405 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
 - PROVIDE 3/4" DIAMETER POLY-PROPYLENE LADDER RUNGS, 12" ON CENTER.
 - WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, THE WALLS SHALL BE INCREASED TO 8" WIDTH AND THE FOUNDATION SHALL BE 8" THICK.

- NOTES:
- FOOTER TO BE NIDOT CLASS 'D' CONCRETE.
 - INVERT TO BE CLASS 'C' CONCRETE.
 - IF WALL CONSTRUCTION IS OTHER THAN PRECAST CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
 - FRAME AND GRATE TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL. CURB PIECE SHALL BE TYPE 'N' - ECO CURB PIECE WITH 'DRAINS' CAST ON TOP AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
 - PROVIDE 3/4" DIAMETER POLY-PROPYLENE LADDER RUNGS, 12" ON CENTER.
 - WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, THE WALLS SHALL BE INCREASED TO 8" WIDTH AND THE FOUNDATION SHALL BE 8" THICK.

- GENERAL NOTES:
- FOOTER TO BE NIDOT CLASS 'D' CONCRETE.
 - INVERT TO BE CLASS 'C' CONCRETE.
 - IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
 - FRAME AND COVER TO BE NO. 1203 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
 - PROVIDE 3/4" DIAMETER POLYPROPYLENE LADDER RUNGS, 12" O.C.
 - WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.

NOTE: (1) ADAPTERS CAN BE MOUNTED ON ANY ANGLE (81 TO 360) TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

NOTE: (2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10'

VARIOUS TYPES OF OUTLETS WITH WATERTIGHT ADAPTERS FOR: ADS N-12 SDR-35 SEWER SCHEDULE 40 DWV CORRUGATED PVC RIBBED PVC

PROJECT INFORMATION	
PROJECT NAME:	NORTH END REDEVELOPMENT
PROJECT LOCATION:	PO BOX 101, LOT 2 LAKE AVE WALKWAY TOWNSHIP OF HEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 3 17 SPRAY AVE TOWNSHIP OF HEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ BLOCK 101, LOT 4 BOARDWALK NORTH END TOWNSHIP OF HEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ
OWNER:	OCEAN GROVE CAMP MEETING ASSN 54 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07756
APPLICANT:	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: MULLO & GAUER ASSOCIATES 200 UNION AVENUE BRIELLE, NJ 08730 TRAFFIC ENGINEER: MASER CONSULTING, PA 317 NEWMAN SPRINGS RD #203 RED BANK, NJ 07701
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CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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info@insiteeng.net www.insiteeng.net

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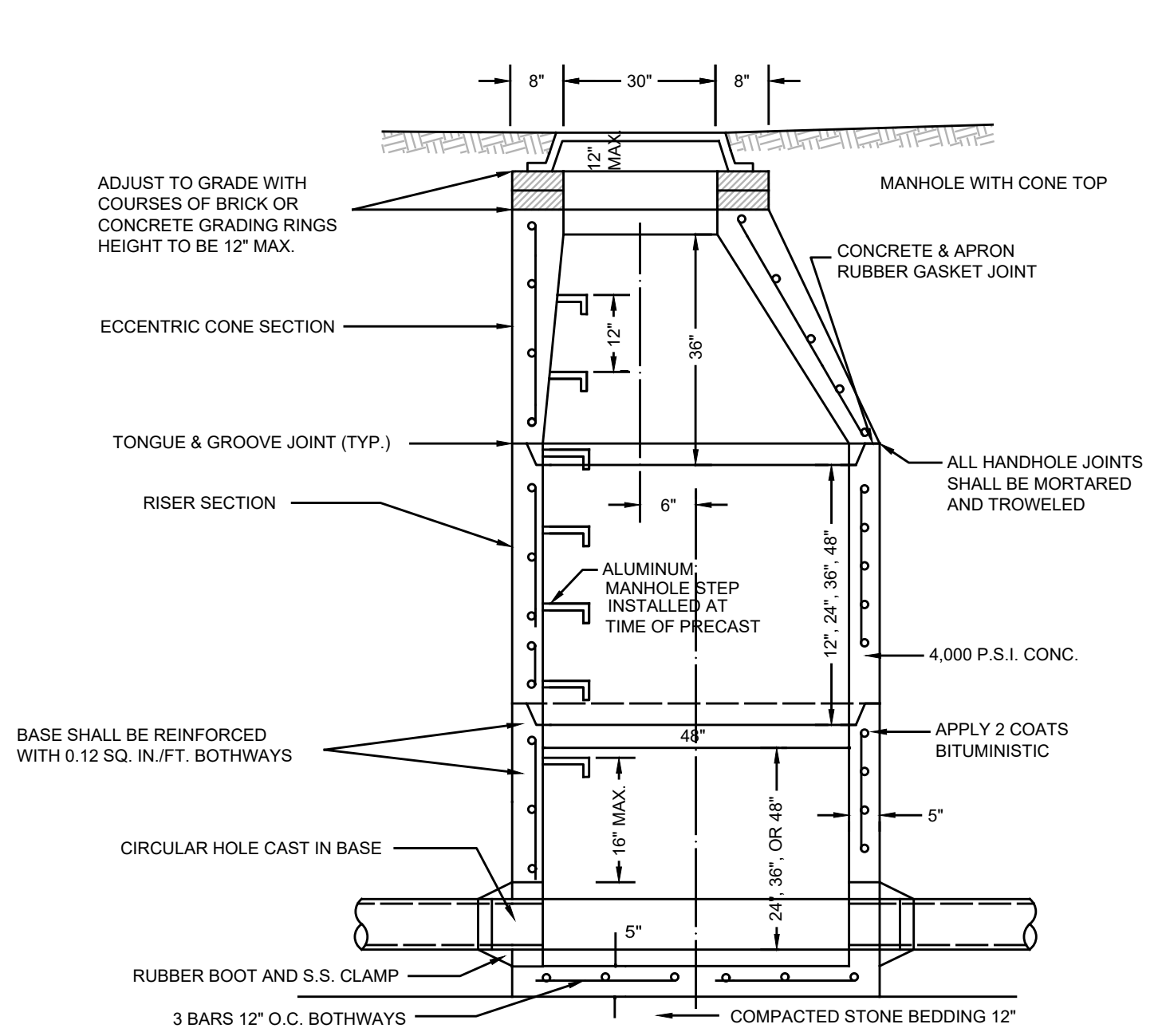
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Jason L. Fichter, PE, PP, CFM, CME
NJPE 21118 NJPPP 228 PAPE 81968
DCPE 3813 NYPE 80236 CTPE 23291
NCPE 33336 DCPE 900882 COPE 36605

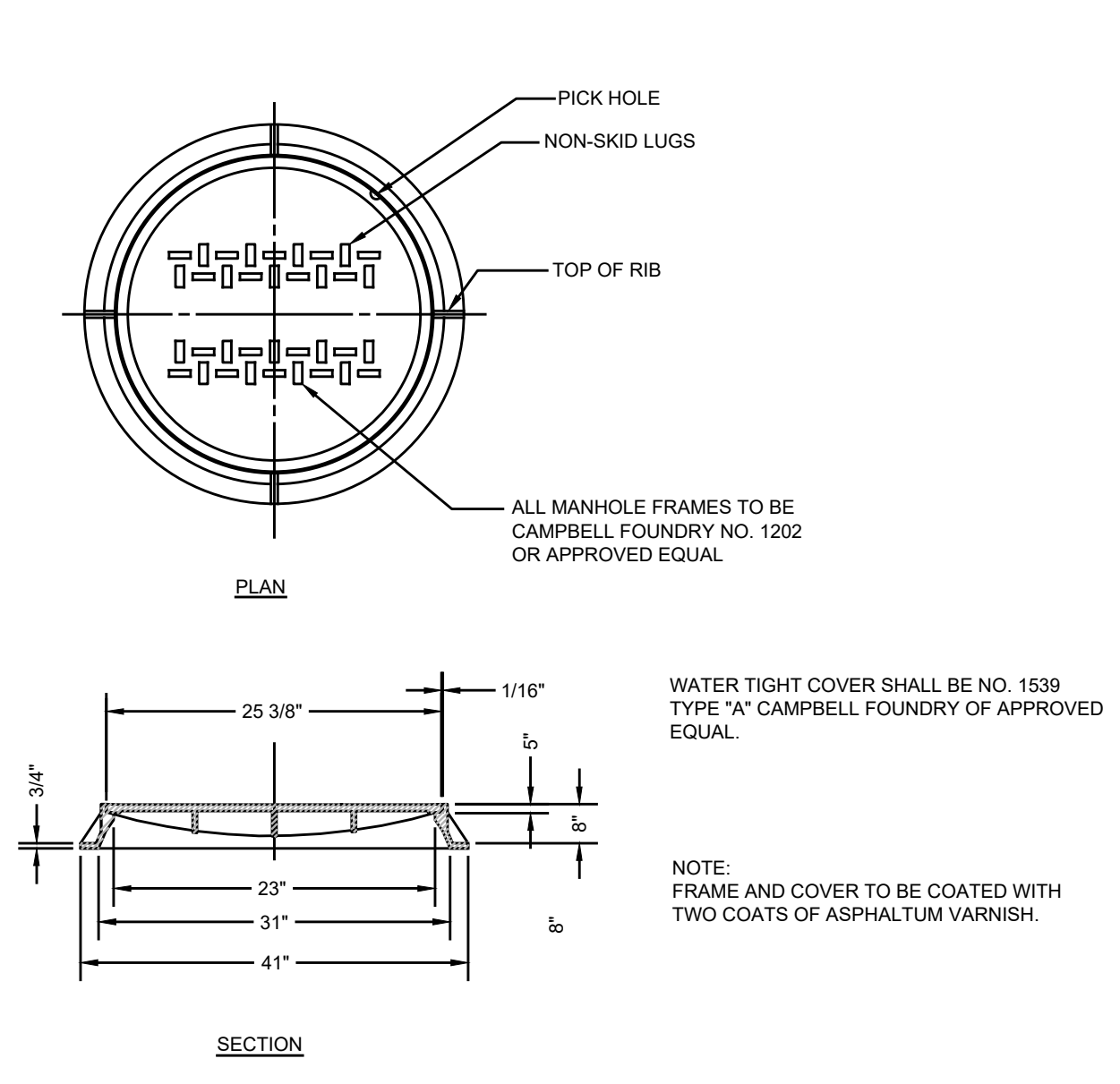
REVISIONS	
Rev #	Date / Description
1	07/19/24 REV SPRAY AVE LIGHT POLES
2	05/08/24 REV PER AMENDED PB SUBMISSION
3	3/1/23 PLANNING BOARD SUBMISSION
4	5/1/20 REV PER SURVEY & NIDEP COMMENTS
5	6/1/19 PLANNING BOARD SUBMISSION
6	6/1/19 REV PER COMM ENGINEER COMMENTS
7	5/8/19 REDEVELOPMENT COMMITTEE ATTY LETTER
8	5/8/19 DESIGN MTD. AND REDEVELOPMENT COMMITTEE
9	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: 18-1160-018
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 APPROVED BY:
FOR CONSTRUCTION
PLAN INFORMATION
DRAWING TITLE:
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
SHEET TITLE:
CONSTRUCTION DETAILS
SHEET NO.:
C801

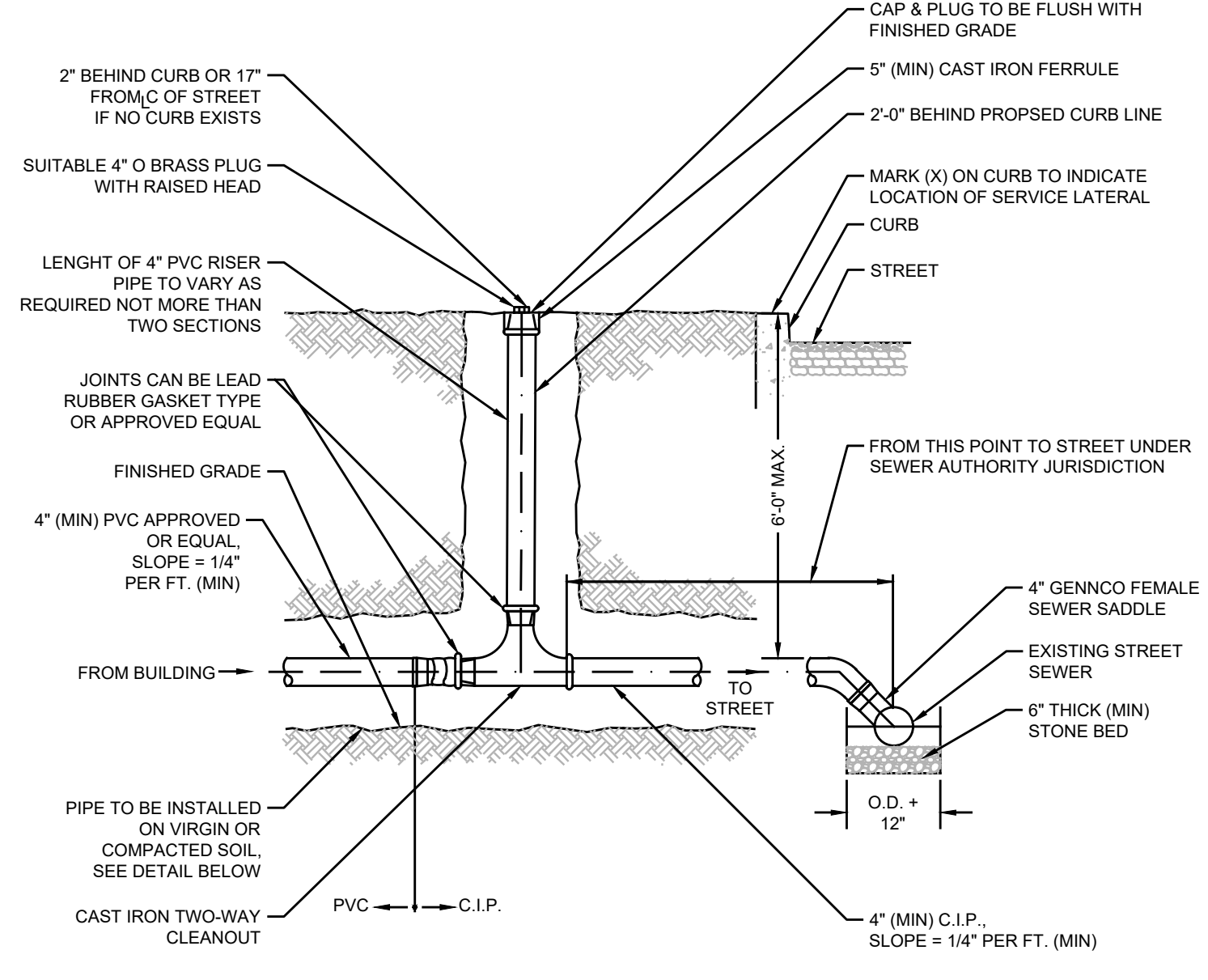
File: 24-1160-01-00-Major_Site_Development_18-1160-01 - Belmar, North End Ocean Grove, NJ (18-1160-01) - 0301 Construction Details
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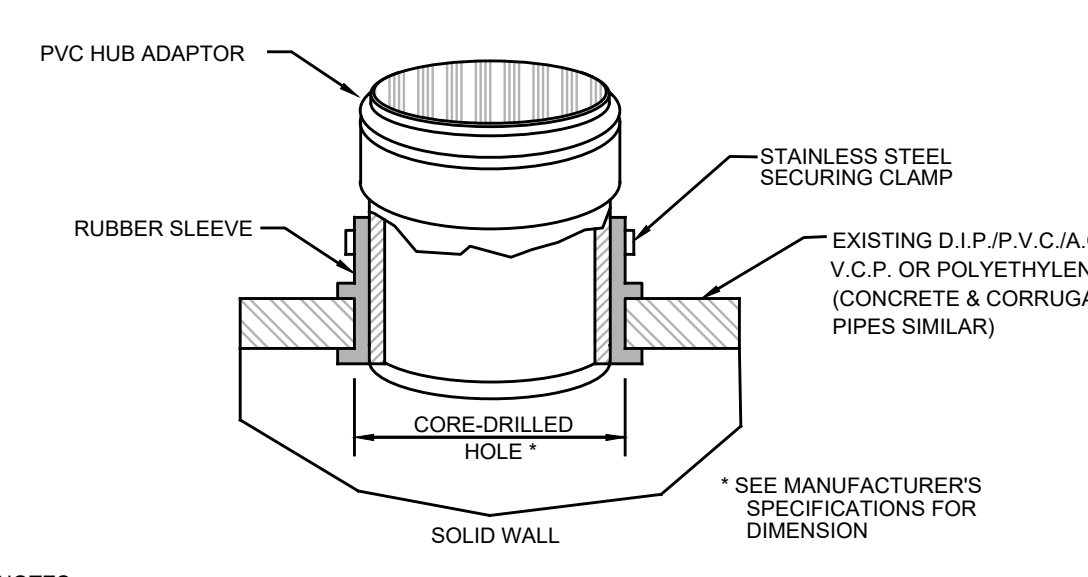
SANITARY PRECAST REINFORCED CONCRETE MANHOLE ASSEMBLY
NOT TO SCALE



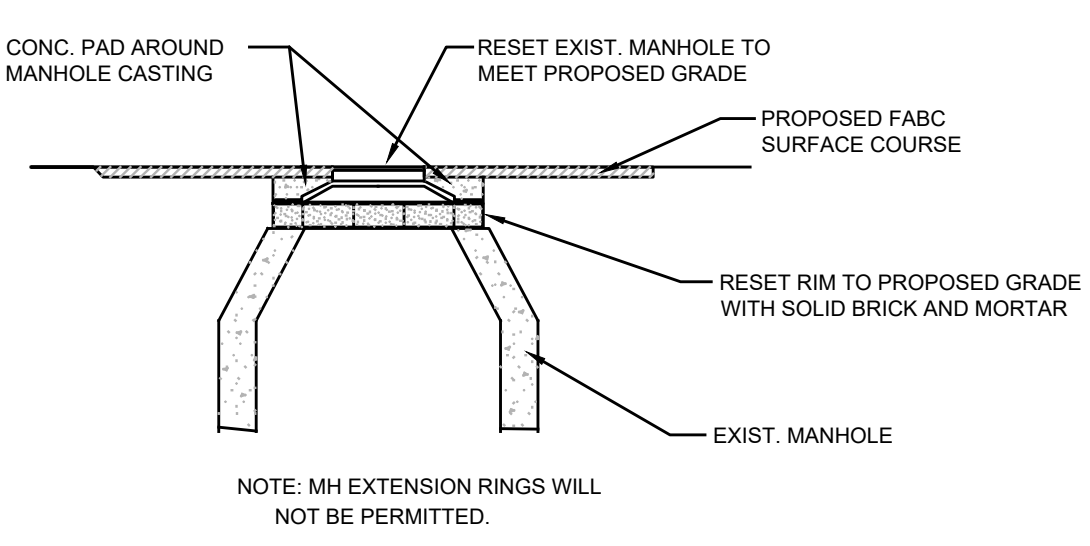
STANDARD MANHOLE FRAME AND COVER
N.T.S.



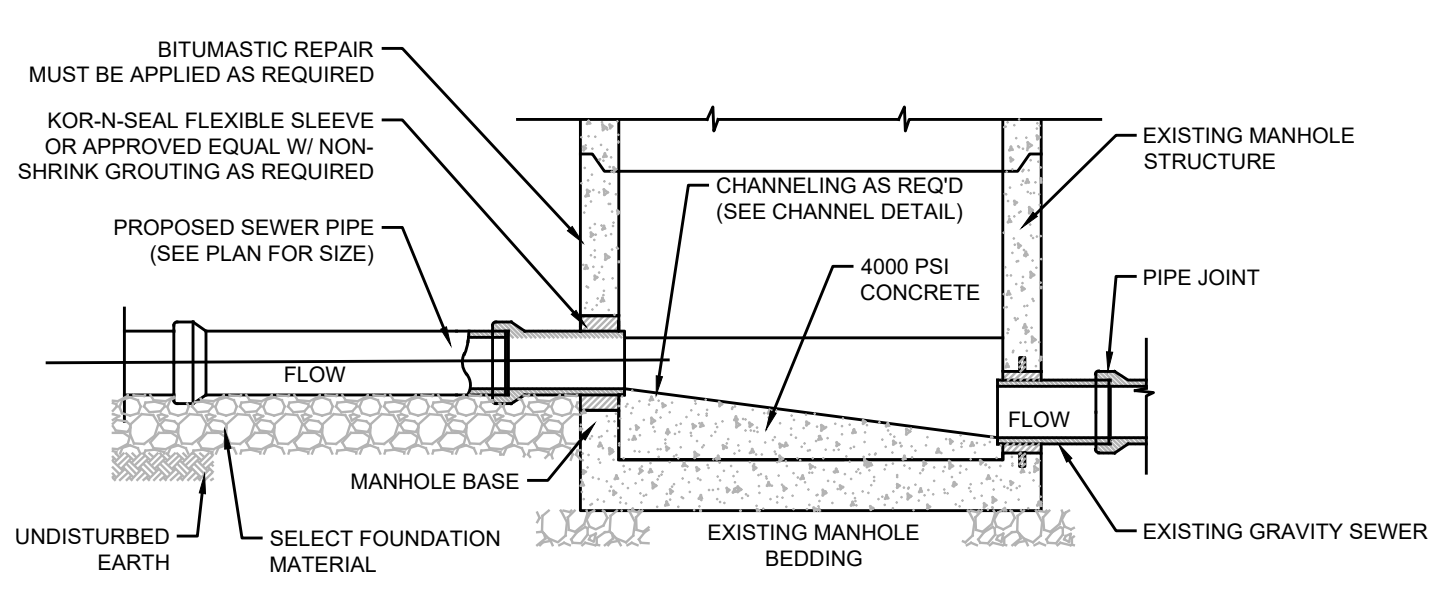
SANITARY SEWER LATERAL CONNECTION
N.T.S.



SANITARY SEWER INSERTA TEE CONNECTION
N.T.S.

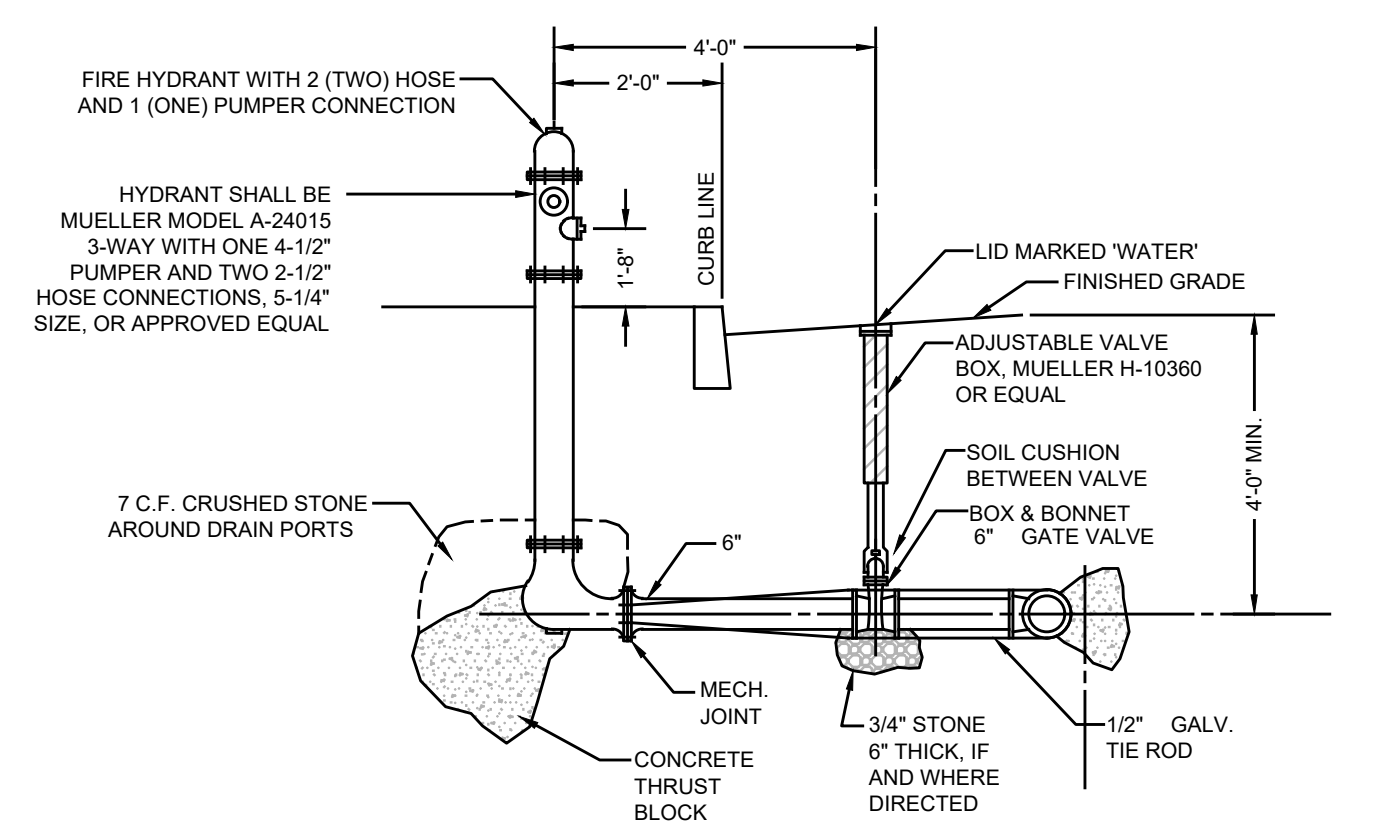


RESET EXISTING MANHOLE
N.T.S.

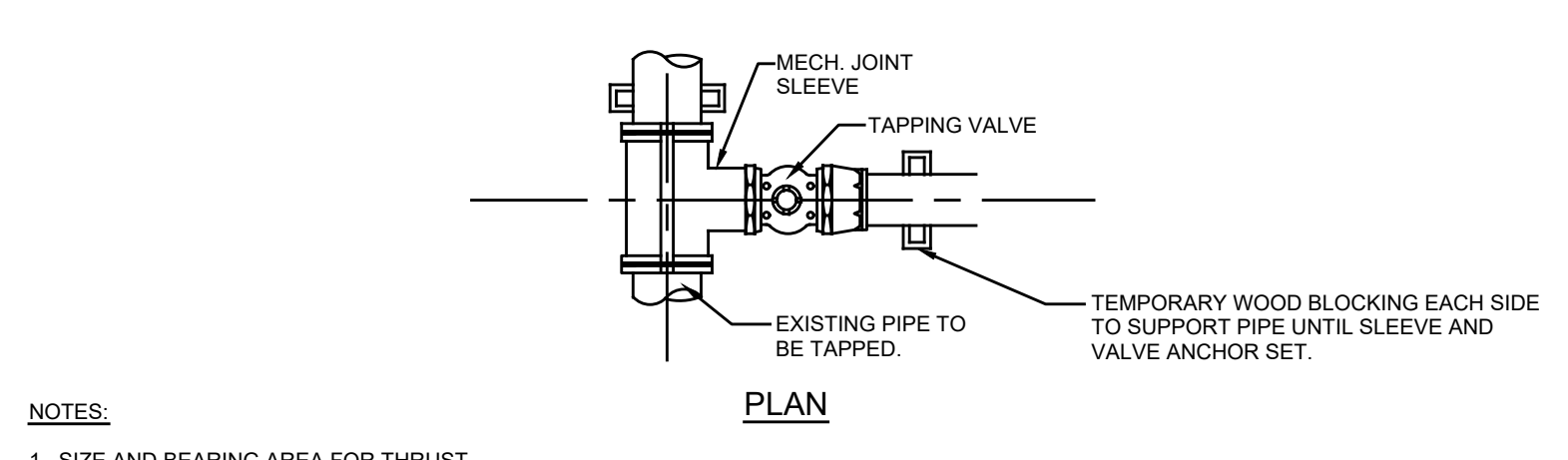


NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF THE EXISTING SEWERES CONNECTED TO THE EXISTING MANHOLE. AT NO TIME SHALL THE CONSTRUCTION OF THE NEW SEWER MAIN IMPERE THE OPERATION OF THE EXISTING SANITARY SEWERES.
2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL 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 FERROCE MANHOLE ADAPTERS OR EQUAL, AND NON-SHRINKING GROUT. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE A GOOD, SMOOTH 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 CLEARED 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
N.T.S.



FIRE HYDRANT DETAIL
N.T.S.



NOTES:
1. SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT STANDARDS OR SHALL BE DEDICATED ON THE PLANS.
2. CONCRETE FOR THRUST BLOCKS TO BE N.J.D.O.T. CLASS "C".
POURED CONCRETE THRUST BLOCK SIZE TO BE SPECIFIED (SEE DETAIL FOR SCHEDULE).
BEARING ON UNDISTURBED GROUND.

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

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

A = CONTACT BEARING AREA OF THRUST BLOCK WITH EARTH, SQUARE FEET

NOTES:
1. BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 PSI. 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.

TAPPING VALVE AND SLEEVE ASSEMBLY WET TAP ASSEMBLY
N.T.S.

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

PROJECT INFORMATION
PROJECT NAME: NORTH END REDEVELOPMENT

PROJECT LOCATION:
PO BOX 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 BOARDSWALK NORTH END TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NJ

OWNER:
OCEAN GROVE CAMP MEETING ASSN 34 PITMAN AVENUE POB 248 OCEAN GROVE, NJ 07758

APPLICANT:
OG NORTH END DEVELOPMENT, LLC 80 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: MULLO & BAUER ASSOCIATES 200 LINCOLN AVENUE BRIDGEVILLE, NJ 08730
TRAFFIC ENGINEER: MASER CONSULTING, PA 251 NEWMAN SPRINGS RD #203 RED BANK, NJ 07701

ENGINEERING:
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SINCE 2003

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Jason L. Fichter, PE, PP, CFM, CME
NJPE #7118 NJPP #728 PAPE #1968
DCPE #619 NYPE #0236 CTPE #2291
NCFE #3336 DCFE #00082 COPE #6605

REVISIONS

No.	Date	By	Description
1	07/19/24	REV SPRAY AVE LIGHT POLES	
2	05/08/24	REV PER AMENDED PS SUBMISSION	
3	3/1/23	PLANNING BOARD SUBMISSION	
4	5/1/20	REV PER SURVEY & NUTDP COMMENTS	
5	6/21/19	PLANNING BOARD SUBMISSION	
6	5/19/19	REVISION COMMENT SUBMISSION COMMENTS	
7	5/19/19	REDEVELOP. COMMITTEE ATTY LETTER	
8	3/27/19	OPENING INTO AND REDEVELOP. COMMITTEE INITIAL RELEASE	

SCALE: AS SHOWN DESIGNED BY: SGM
DATE: 3/27/19 DRAWN BY: SGM
JOB #: 18-1160-01 CHECKED BY: JLF
CAD ID: 18-1160-018

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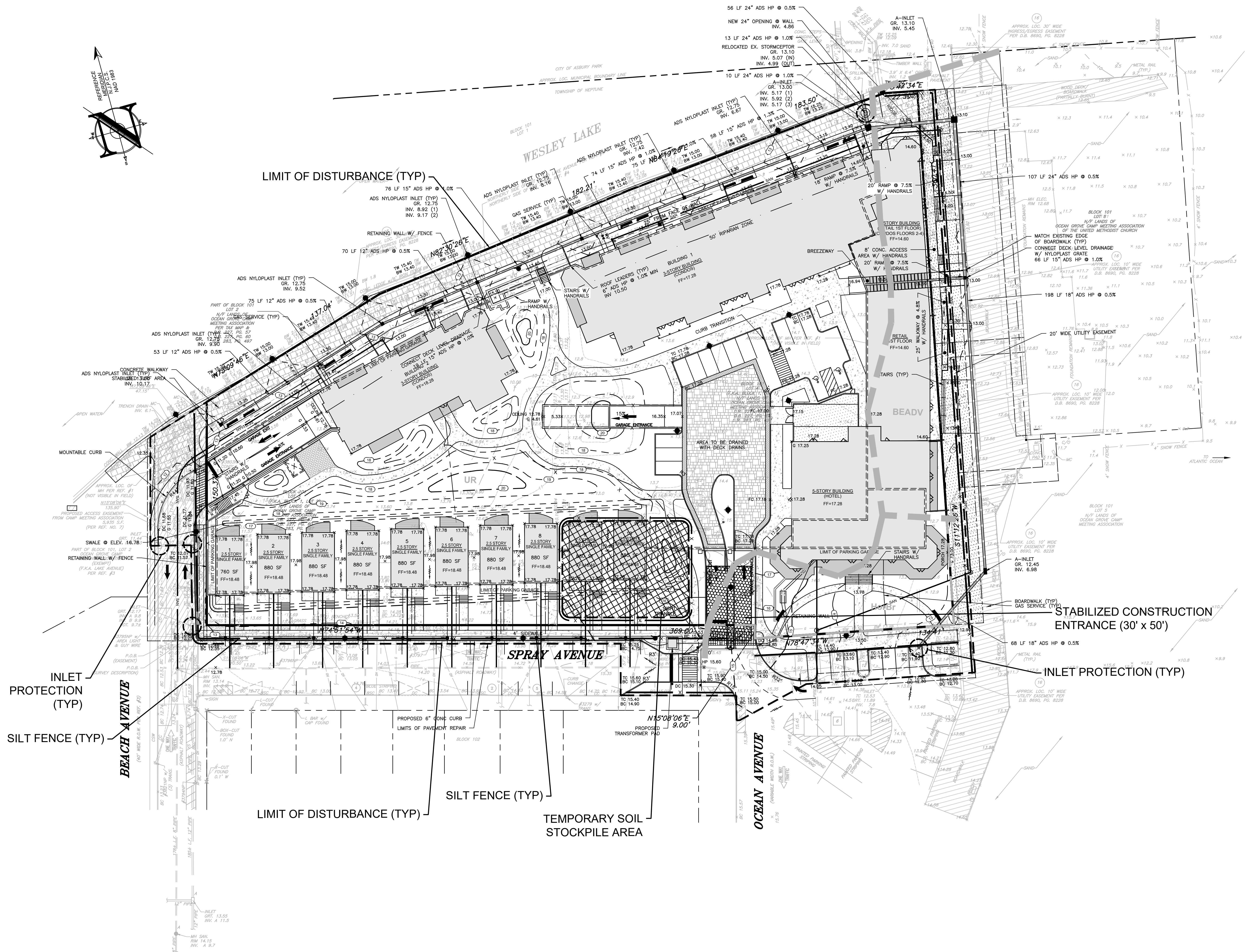
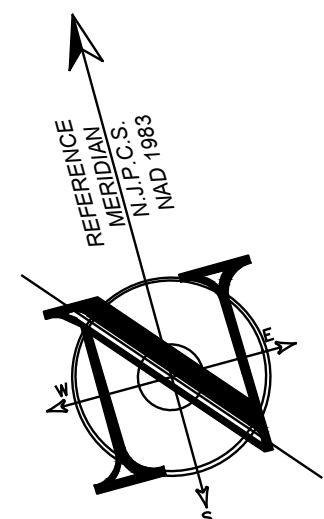
PLAN INFORMATION

AS SHOWN TITLE:
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.:
C802

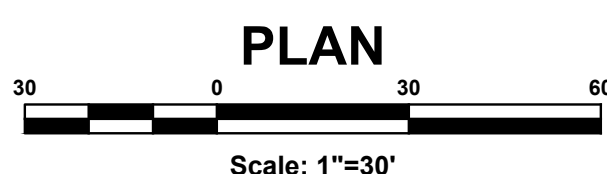
- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
 2. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
 3. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
 4. THIS PLAN 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. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
 5. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.



INLET PROTECTION (TYP)
SILT FENCE (TYP)

STABILIZED CONSTRUCTION ENTRANCE (30' x 50')
INLET PROTECTION (TYP)

LIMIT OF DISTURBANCE (TYP)
TEMPORARY SOIL STOCKPILE AREA



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	PROPOSED TREE PROTECTION

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 = 3.57 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.

PROJECT INFORMATION

NORTH END REDEVELOPMENT

PROJECT LOCATION:
PID 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

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

APPLICANT:
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:
WELLS & RAUER ASSOCIATES
200 LINCOLN AVENUE
BRIELLE, NJ 08730

TRAFFIC ENGINEER:
MASER CONSULTING, PA
517 NEWMAN SPRINGS RD #203
RED BANK, NJ 07711



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COMMUNICATIONS	TELECOM	YELLOW
CABLE	TELECOM	YELLOW
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TEMP. SERVICE	WATER	GREEN
WATER	WATER	BLUE
UNIDENTIFIED	UNIDENTIFIED	WHITE

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insite@insiteeng.net www.insiteeng.net

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NJPE #1118 NJPP #728 PAPE #1968
DCPE 3813 WJPE 80236 CTR 23291
NCPE 33336 DCPE 900882 COPE 36605

REVISIONS

REV. NO.	DATE	DESCRIPTION
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7	05/17/24	REV PER BOARD COMMENTS
8	05/17/24	REDEVELOPMENT COMMITTEE ATTY LETTER
9	05/17/24	CAUTION ATTY AND REDEVELOP. COMMITTEE
10	05/27/24	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: SGM
DATE: 3/27/19 DRAWN BY: SGM
JOB #: 18-1160-01 CHECKED BY: JLF
CAD ID: 18-1160-018

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APPROVED BY: _____

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NO.:
C900

