

NOTES:

SUMMARY OF HMH STAFF PARKING DURING CONSTRUCTION FOR PHASES 1 AND 2

PHASE 1A
IMPROVEMENTS TO THE NEPTUNE CITY LOT
THE CURRENT PARKING LOT HAS 84 PARKING STALLS. BASED ON PROPOSED MODIFICATION, AVAILABLE PARKING WILL BE 107 PARKING STALLS

DEMOLISH THE DAVIS AVENUE MEDICAL OFFICE BUILDING (MOB) 112 EXISTING SPACES THAT DO NOT NEED TO BE REPLACED DURING CONSTRUCTION SINCE STAFF TO BE RELOCATED OFFSITE (SEE NOTE 1 BELOW)

CONSTRUCT OXYGEN TANK AND ABOVEGROUND FUEL TANKS NORTH OF THE HARBOR GARAGE
LOSS OF PARKING SPACES - 6 SPACES

CONSTRUCT TEMPORARY LOADING DOCK
LOSS OF PARKING SPACES - 62 SPACES +/-

PHASE 1B
REMOVAL OF THE EXISTING OXYGEN TANK, UNDERGROUND STORAGE TANK AND DECOMMISSIONING OF EXISTING LOADING DOCK
LOSS OF 23 PARKING SPACES

PHASE 2
CONSTRUCTION OF THE PROPOSED GARAGE AND CENTRAL UTILITY PLANT (CUP)
NO LOST STAFF PARKING (SEE NOTE 1 BELOW)

EAST ADDITION
PARKING LOST ACCOUNTED FOR IN PHASE 1A AND 1B

PHASE 3 - PRELIMINARY SITE PLAN
WEST ADDITION SUBJECT TO FINAL SITE PLAN AND SEPARATE OUTSIDE AGENCY APPROVALS. THE PARKING GARAGE IS ANTICIPATED TO BE OPERATIONAL BEFORE THE WEST ADDITION CONSTRUCTION.

SUMMARY
TOTAL NUMBER OF SPACES LOST DURING PHASES 1 AND 2 ARE 91 (6+62+23). THE PROPOSED PARKING SUPPLY ON NEPTUNE CITY LOT IS 107 PARKING STALLS WITH MINOR IMPROVEMENTS.

NOTES:
1. THE GROSS SQUARE FOOTAGE OF DAVIS AVENUE "MOB" TO BE DEMOLISHED TO ACCOMMODATE THE PROPOSED GARAGE IS 54,072 SF. OPERATIONS AND STAFF CURRENTLY IN DAVIS AVE "MOB" TO BE MOVED TO "IT BUILDING" LOCATED IN NEPTUNE CITY. THE NEPTUNE TOWNSHIP ZONING ORDINANCE REQUIRES 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE, WHICH RESULTS IN A PARKING DEMAND OF 181 SPACES. THE EXISTING DAVIS AVENUE MOB PARKING LOT HAS 112 SPACES THAT WILL BE LOST DURING CONSTRUCTION. SINCE THE 181 PARKING DEMAND REQUIRED BY ZONING IS GREATER THAN THE NUMBER OF SPACES LOST, AND THE CURRENT OPERATION/STAFF WILL BE MOVED OFFSITE, THE 112 SPACES ARE NOT BEING REPLACED DURING CONSTRUCTION.

LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3

PROJECT CONSTRUCTION AND APPROVAL PHASING

PRELIMINARY AND FINAL SITE PLAN (LOTS 1 & 2 ONLY)

PHASE 1A - ENABLING PROJECTS - CONSTRUCT NEW FUEL TANKS NORTH OF HARBOR GARAGE, NEW OXYGEN TANKS, TEMPORARY LOADING DOCK AREA AND NEPTUNE CITY PARKING LOT RECONFIGURATION. DEMOLISH DAVIS AVENUE MOB.

PHASE 1B - ENABLING PROJECTS - DEMOLISH EXISTING LOADING DOCK, EXISTING OXYGEN TANKS, EXISTING UNDERGROUND TANK.

PHASE 2 - (BOTH PHASES 2A AND 2B TO OCCUR SIMULTANEOUSLY)
A - CONSTRUCTION OF THE PROPOSED GARAGE AND CENTRAL UTILITY PLANT, AND TRANSFORMERS
B - CONSTRUCTION OF EAST ADDITION

PRELIMINARY SITE PLAN
PHASE 3 - PRELIMINARY SITE PLAN WEST ADDITION

THE PURPOSE OF THE PROJECT CONSTRUCTION AND APPROVAL PHASES SHOWN ON THIS PLAN IS NOT ONLY TO DEMONSTRATE THE CONSTRUCTION PHASES BUT TO PERMIT THE COMPLIANCE PLAN REVIEW, BONDING AND KEY PERMIT APPLICATIONS TO OCCUR AT THE PHASE LEVEL TO ALLOW FOR THE COMMENCEMENT AND COMPLETION OF THE VARIOUS PHASES INDEPENDENTLY

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JERSEY SHORE UNIVERSITY MEDICAL CENTER

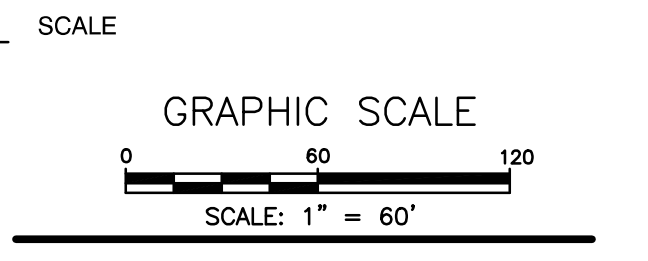
PRELIMINARY AND FINAL SITE PLAN (PER OPERATIVE EXPANSION (EAST ADDITION) AND PARKING GARAGE LOT CONSOLIDATION OF BLOCK 1201 LOTS 1 AND 2)
LOT SITE PLAN - NEW CRITICAL CARE TOWER (WEST ADDITION)

TAX MAP SHEET 12 TOWNSHIP OF NEPTUNE
BLOCK 1201, LOTS 1, 2, 4 & 5
TAX MAP SHEET 18 BOROUGH OF NEPTUNE CITY
BLOCK 115, LOT 2

1945 CORLIES AVENUE 81 DAVIS AVENUE &
2020 CORLIES AVENUE
TOWNSHIP OF NEPTUNE MONMOUTH COUNTY NEW JERSEY

SEAL

Mario Iannelli, P.E.
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No.	DATE	BY	Description
REVISIONS			
DRAWN BY CFS/FD			
APPROVED BY MIA			
CHECKED BY CFS/MI			
DATE 02/07/2025			
TITLE			

OVERALL PHASING PLAN

PROJECT NO. 50182713

C-003

SHEET NO.