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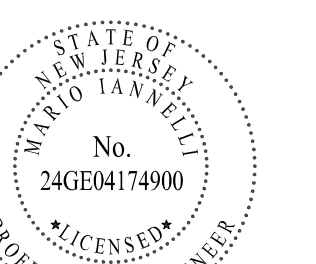
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
973.739.9400 Phone
973.739.9710 Fax

Certificate of Authorization #24GA28047600

JERSEY SHORE UNIVERSITY MEDICAL CENTER
SITE PLAN

2020 Corlies Avenue
Borough of Neptune City
Monmouth County, New Jersey

REAL

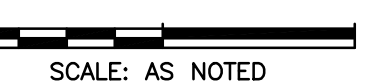


Mario Iannelli

Mario Iannelli, P.E.
New Jersey Professional Engineer License No. GE41749

SCALE

GRAPHIC SCALE



SCALE: AS NOTED

No.	DATE	BY	Description

DRAWN BY CFS/FD

APPROVED BY MIA

CHECKED BY CFS/MI
DATE 02/07/2025

TITLE _____

COVER SHEET

PROJECT NO. 50182713

G-001

SHEET NO.

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30-501-8271.5 Data Neptune City, NJ 07715; C-002 ZONING data 2025-01-15 1:03PM

Zoning Information

BLOCK 115, LOT 2

HC: HIGHWAY COMMERCIAL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	59,450 SF	NO CHANGE
MINIMUM LOT WIDTH	50 FT	290 FT	NO CHANGE
MINIMUM LOT FRONTAGE	75 FT	580 FT	NO CHANGE
MINIMUM LOT DEPTH	75 FT	N/A	N/A
MINIMUM FRONT YARD SETBACK	THE SAME AS ESTABLISHED BY THE STRUCTURE ADJACENT TO THE SUBJECT LOT WHICH IS SET BACK FURTHEST BUT IN NO CASE MORE THAN 40 FEET OR LESS THAN 20 FEET	>40 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK	AGGREGATE OF 20 FEET; NO LESS THAN EIGHT FEET PER SIDE	>20 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	20 FT	N/A	N/A
MAXIMUM LOT COVERAGE	70%	61.3%	57.0%
MAXIMUM HEIGHT	35 FT	0 FT	NO CHANGE
MINIMUM USABLE FLOOR AREA OF PRINCIPAL BUILDING	1,600 SF	0 SF*	NO CHANGE
FRONT YARD PROHIBITION	NO ACCESSORY USE SHALL BE PERMITTED IN ANY FRONT YARD IN ANY ZONE	EXISTING PARKING*	NO CHANGE

* PRE EXISTING NON CONFORMING

** VARIANCE

PROPERTY OWNERS LIST WITHIN 200 FEET (NEPTUNE TOWNSHIP)

OWNER & ADDRESS REPORT							02/06/25 Page 1 of 1
NEPTUNE TWP		200 FOOT LIST FOR B 115 L 2 IN THE BOROUGH OF NEPTUNE CITY					
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Adj'l Lots	
1201	1		15F	MERIDIAN HOSPITALS CORP/WH HOSP 1945 CORLIES AVE 251 THORNALL ST REAR DEPT EDISON, NJ 08857	1945 CORLIES AVE	5 & 7	
1201	1	X	4A	MERIDIAN HOSPITALS CORP/WH HOSP 1945 CORLIES AVE 251 THORNALL ST REAR DEPT EDISON, NJ 08857	1945 CORLIES AVE		
1204	1		15F	JERSEY SHORE MEDICAL ARTS BLD CO 1944 CORLIES AVE 25 NEPTUNE BLVD NEPTUNE, NJ 07753	1944 CORLIES AVE		
1204	1	C100	4A	KLEIN INVESTMENT PROPERTIES LLC 1944 CORLIES AVE UNIT 100 5308 MEDILL ROAD FAIRHURST, NJ 07727	1944 CORLIES AVE UNIT 100		
1204	1	C101	4A	JAMM PROPERTIES, LLC % TOSIN, MATT 1944 CORLIES AVE UNIT 101 78 INLET TERRACE BELMAR, NJ 07719	1944 CORLIES AVE UNIT 101		
1204	1	C102	15F	MODERN HEALTH REALTY CORP 1944 CORLIES AVE UNIT 102 2020 SIXTH AVENUE NEPTUNE CITY, NJ 07753	1944 CORLIES AVE UNIT 102		
1204	1	C103	4A	KLEIN, ALAN C MD 1944 CORLIES AVE UNIT 103 5308 MEDILL ROAD FAIRHURST, NJ 07727	1944 CORLIES AVE UNIT 103		
1204	1	C104	15F	MERIDIAN HEALTH REALTY CORP 1944 CORLIES AVE UNIT 1010B 2020 SIXTH AVENUE NEPTUNE CITY, NJ 07753	1944 CORLIES AVE UNIT 1010B		
1204	1	C201	4A	MID ATLANTIC PROF. PROPERTIES, L 1944 CORLIES AVE UNIT 201 1944 CORLIES AVE UNIT 201 NEPTUNE, NJ 07753	1944 CORLIES AVE UNIT 201		
1204	1	C202	4A	MERIDIAN HEALTH REALTY CORP 1944 CORLIES AVE UNIT 202 2020 SIXTH AVENUE NEPTUNE CITY, NJ 07753	1944 CORLIES AVE UNIT 202		
1204	1	C203	15F	MODERN HEALTH REALTY CORP 1944 CORLIES AVE UNIT 203 2020 SIXTH AVENUE NEPTUNE CITY, NJ 07753	1944 CORLIES AVE UNIT 203		
1204	1	C204	15F	MERIDIAN HEALTH REALTY CORP 1944 CORLIES AVE UNIT 204 2020 SIXTH AVENUE NEPTUNE CITY, NJ 07753	1944 CORLIES AVE UNIT 204		
1204	1	C205	4A	ROS ROSS, LLC 1944 CORLIES AVE UNIT 205 NEPTUNE, NJ 07753	1944 CORLIES AVE UNIT 205		
1204	1	C206	4A	MONMOUTH OCEAN REAL ESTATE NORTH 1944 CORLIES AVE UNIT 206 1944 CORLIES AVE STE 206 NEPTUNE, NJ 07753	1944 CORLIES AVE UNIT 206	C207	
Count: 12	Land: 20649400	Improvement: 94331900	Total: 117083400				

LIST OF PUBLIC UTILITIES

Supplement to 200 Foot List Requests

Please be advised that pursuant to Chapter 245, P.L. 1991, as of August 7th, 1991, any Applicant seeking a major subdivision or site plan approval, is required to provide a **Notice of Public Hearing to all Public Utilities and CATY** companies that own land or possess any easement that is within 200 feet of the proposed development.

Below is a list of Public Utilities which provide this service to the Neptune Area:		
New Jersey- American Water Company, Inc. Attn: Donna Short GIS Supervisor 1025 Laurel Oak Road Voorhees, NJ 08043	Verizon Legal Department, 17 th Floor C/O Land Use Matters 540 Broad Street Newark, NJ 07102	Monmouth Cablevision Attn: Land Use Matters 1501 18 th Avenue Wall Twp., NJ 07719
New Jersey Natural Gas Company Attn: Right of Way Department 1415 Wyckoff Road Wall Twp., NJ 07719	Jersey Central Power & Light Company Attn: Land Use Matters 300 Madison Avenue Morristown, NJ 07960	

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
Hall of Records Annex
PO Box 1255
Freehold, NJ 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
PO Box 600
Trenton, NJ 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

Phone address mail to: New Jersey Business Action Center Office of Planning Advocacy Department of State P.O. Box 800 Trenton, New Jersey 08625-0820	Tel: 1-609-292-7156 Fax: 1-609-292-3292 Email: feedback@dnss.nj.gov
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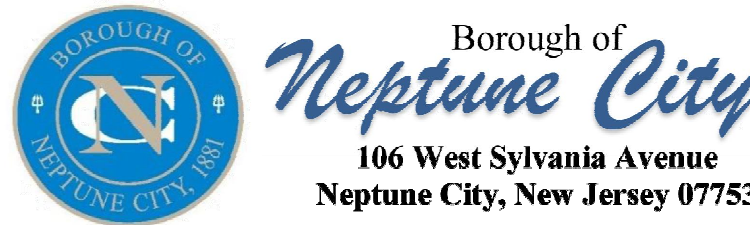
On all applications where property is located in Ocean Grove, notice must be sent to:

Ocean Grove Camp Meeting Association Attn: Finance Department 34 Pitman Avenue P.O. Box 248 Ocean Grove, NJ 07756	Department of the Interior, National Trust for Historic Preservation 1849 C. Street Washington, DC 20240	Historical Society of Ocean Grove 50 Pitman Avenue PO Box 446 Ocean Grove, NJ 07756
Neptune Township Historical Society C/O Neptune Township 25 Neptune Boulevard Neptune, NJ 07753 NJ Historical Commission P.O. Box 905 Trenton, New Jersey 08625	NJDEP - Historic Preservation Office Mail Code 501-0485 Post Office Box 420 Trenton, New Jersey 08625-0420	New Jersey Historic Trust Department of Community Affairs Post Office Box 457 Trenton, New Jersey 08625-0212

PROPERTY OWNERS LIST WITHIN 200 FEET (BOROUGH OF NEPTUNE CITY)

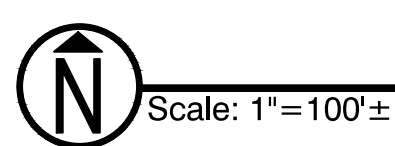
OWNER & ADDRESS REPORT								02/04/25 Page 1 of 1
NEPTUNE CITY								
200 FT SEARCH 115/2								
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Adj'l Lots		
106	15		4A	HACKENSACK MERIDIAN HEALTH REALTY C 2020 SIXTH AVE EDISON, NJ 08857	2020 SIXTH AVE			
106	15		4A	CORAL HARBOR PROPERTY LLOZEDAR BRD 2050 SIXTH AVE 1605 17 th ST STE 201 BRICK, NJ 08724	2050 SIXTH AVE			
115	1		4A	JUMPING BROOK ENTERPRISES INC. 58 DOBE PLAZA SHREWSBURY, NJ 07702	2040 CORLIES AVE			

LIST OF PUBLIC UTILITIES

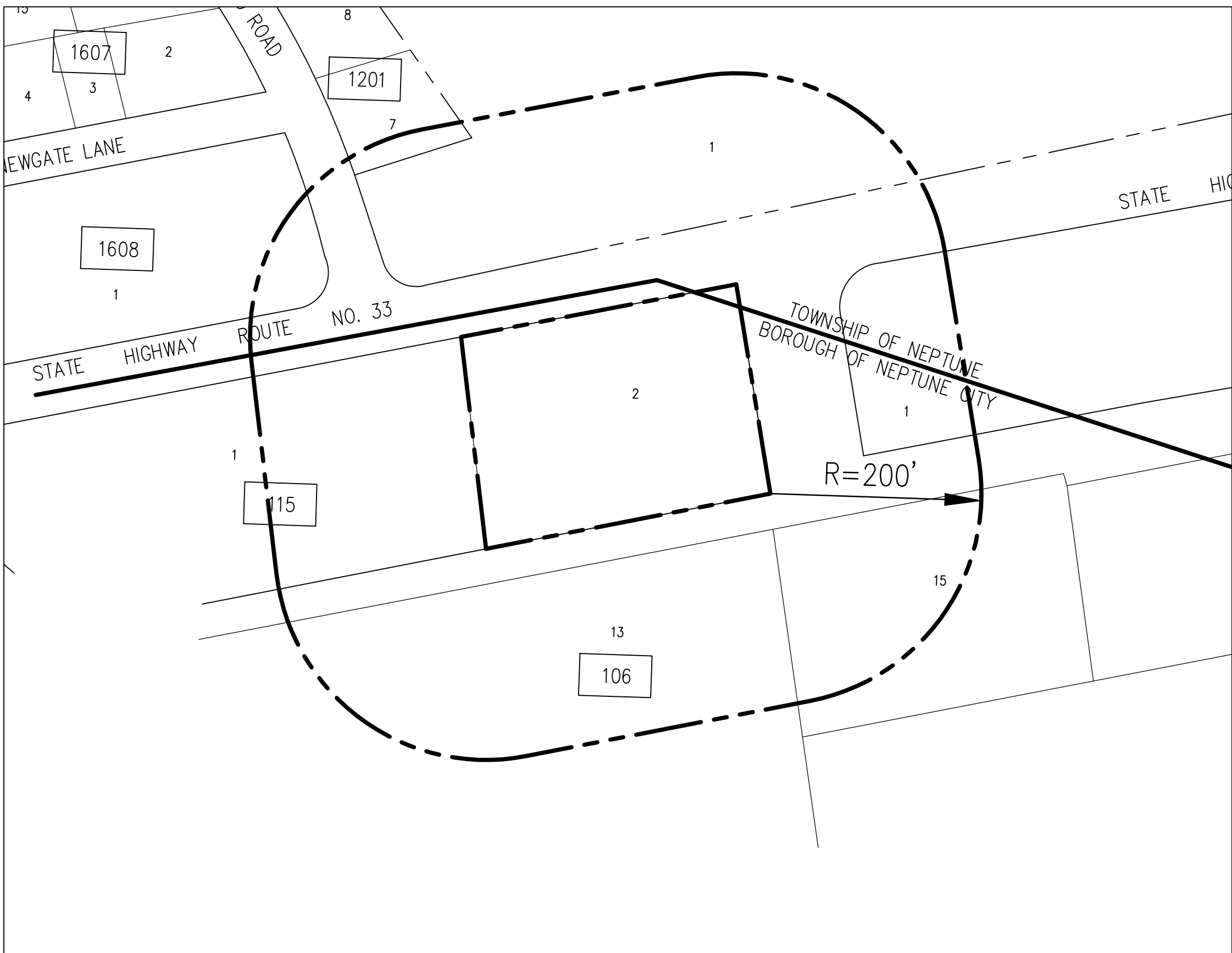


Below is a list of Public Utilities and other interested entities which provide service to the Borough of Neptune City:

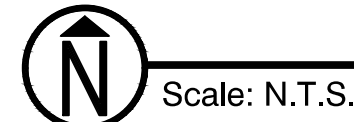
New Jersey American Water Company Inc. Attn: Land Use Matters 661 Shrewsbury Ave Shrewsbury Ave NJ 07701	Borough of Neptune City Attn: Borough Clerk 106 W. Sylvania Avenue Neptune City, NJ 07753
Verizon Legal Department 17 th Floor C/O Land Use Matters 540 Broad Street Newark, NJ 07102	Monmouth County Planning Board Hall of Records 2 nd Floor 1 East Main Street Freehold, NJ 07728
New Jersey Natural Gas Company Attn: Right of Way Department 1415 Wyckoff Road Wall Township, NJ 07759	New Jersey Department of Transportation 1035 Parkway Boulevard Trenton, NJ 08625
Monmouth Cablevision Attn: Land Use Matters 1501 18 th Avenue Wall Township., NJ 07719	
Jersey Central Power & Light Company Attn: Land Use Matters 300 Madison Avenue Morristown, NJ 07960	
Neptune Township Sewerage Authority Attn: Land Use Matters 634 Old Corlies Ave. Neptune Township, NJ 07753	



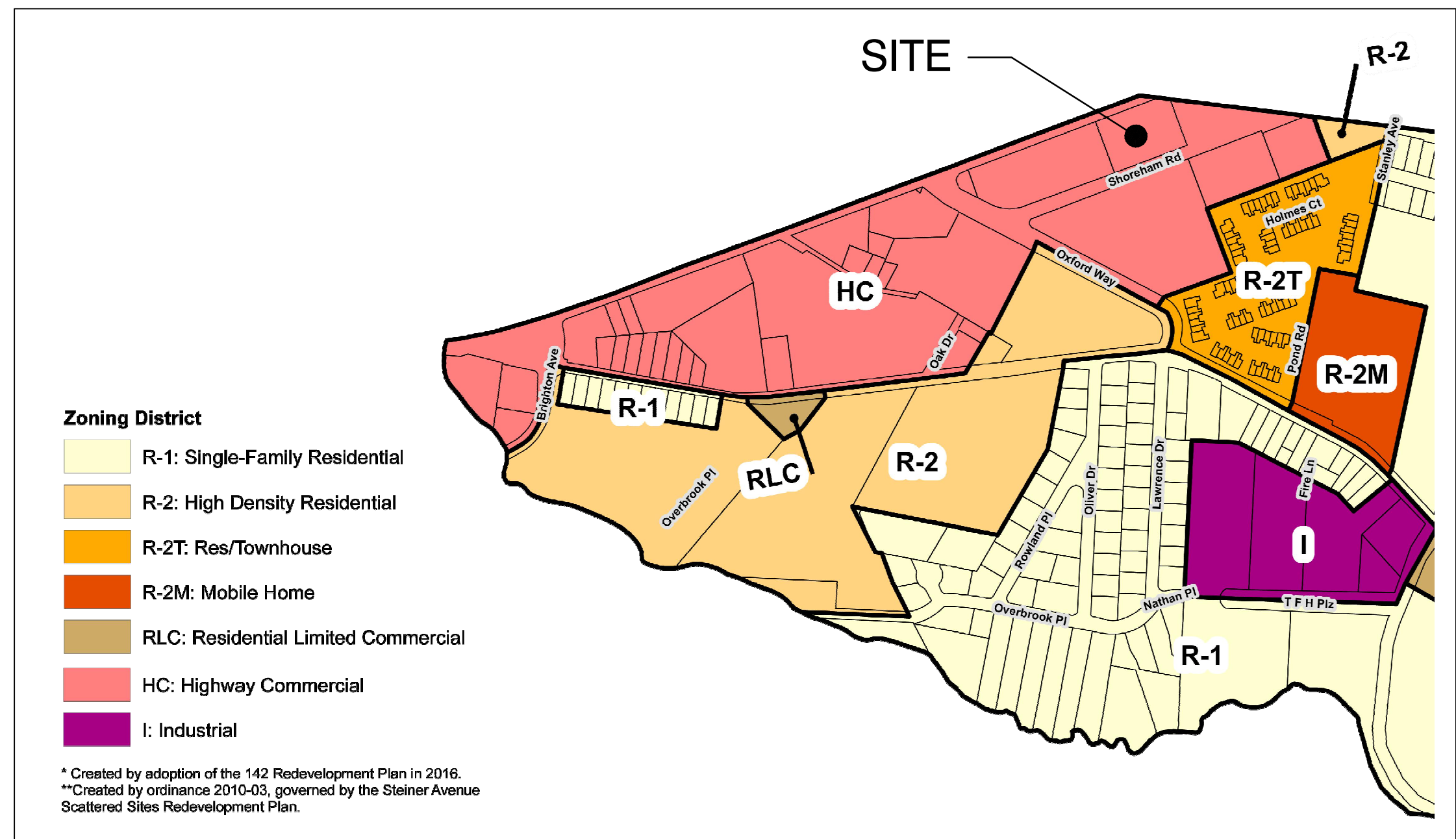
200' Radius Map



SOURCE:
TAX MAP SHEETS 12 & 13 FROM TOWNSHIP OF NEPTUNE LAST REVISED NOVEMBER 2020
TAX MAP SHEET 18 FROM BOROUGH OF NEPTUNE CITY LAST REVISED OCTOBER 2022



Zoning Map



SOURCE: PLAN ENTITLED "ZONING MAP BOROUGH OF NEPTUNE CITY" LAST REVISED 3-26-18

GENERAL NOTES AND REFERENCES

- THE PROJECT SITE AREA IS 1.36± ACRES AND IS COMPRISED OF BLOCK 115, TAX LOT 2, SITUATED AT 2020 CORLIES AVENUE, AS SHOWN ON THE TAX MAP SHEET 18 WITHIN BOROUGH OF NEPTUNE CITY, MONMOUTH COUNTY, NEW JERSEY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A PLAN ENTITLED:
 - BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY BLOCK 115, LOT 2 (NEPTUNE CITY) PREPARED BY DEWBERRY, DATED 11/11/2024, PREPARED BY WILLIAM HAGGERTY (LS 240503584100).
- THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS APPROXIMATE AND IS BASED ON AVAILABLE DATA. SUBSURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. THE CONTRACTOR SHALL ASSESS AVAILABLE DATA AND SHALL INSPECT ALL FIELD CONDITIONS AND COORDINATE WITH ALL UTILITY COMPANIES AND THE OWNER PRIOR TO ANY EXCAVATION. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA UTILITY COMPANY MARK-OUTS AND TEST PITS IF NEEDED. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AND NJ ONE CALL (1-800-272-1000) FOR FIELD MARK-OUTS.
- CONTRACTOR TO VERIFY EXISTING GRADES OF KEY TIE-IN POINTS WITH THE PROPOSED IMPROVEMENTS. THESE KEY LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, DOOR SILLS, INLET AND MANHOLE RIMS, POINTS OF CONNECTION AT EXISTING UTILITIES, ETC. CONTRACTOR RESPONSIBLE TO HAVE STAKEOUT COORDINATED WITH THE SURVEY OF RECORD.
- CONSTRUCTION STANDARDS: ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, FEDERAL, AND MANUFACTURER STANDARDS.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED UNDERGROUND, UNLESS OTHERWISE DENOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR OR CAUSE TO BE REPAIRED ANY DAMAGE TO EXISTING UTILITIES AS A RESULT OF HIS ACTIVITY. ALL WORK MUST BE COORDINATED WITH THE UTILITY COMPANIES AS ALL UTILITIES MUST BE MAINTAINED DURING CONSTRUCTION.
- ANY EXISTING ELEMENTS THAT MAY BE DISTURBED DURING CONSTRUCTION (I.E. BENCHES, SHRUBS, FENCES, TRASH RECEPTACLES, ETC.), NOT OTHERWISE COVERED IN THE CONTRACT DOCUMENTS, MUST BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER.
- ANY PROPERTY CORNERS OR MONUMENTS REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A NJ LICENSED LAND SURVEYOR.
- ALL OPEN EXCAVATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED AT THE END OF EACH WORK DAY. COMPACTED OF ALL FILL MATERIALS SHALL BE AS NOTED BY THE GEOTECHNICAL ENGINEER. REFER TO GEOTECHNICAL REPORT. ALL FULL-DEPTH CONSTRUCTION AREAS SHALL BE SAWCUT NEATLY FOR A CLEAN EDGE AND THE SUB-BASE TO BE COMPACTED & PROOF-ROLLED UNDER THE OWNER'S SUPERVISION.
- REMOVED BITUMINOUS AND CONCRETE PAVEMENTS SHALL BE TRANSPORTED TO AN APPROVED RECYCLING CENTER.
- THE CONTRACTOR SHALL MAINTAIN THE WORK AREA IN A CLEAN AND SAFE CONDITION AT ALL TIMES. THE WORK AREAS SHALL BE SWEEP CLEAN AND WATERED DOWN AT THE END OF EACH WORK DAY. DUST SHALL BE SUPPRESSED TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RESET EXISTING SANITARY AND STORM SEWER CLEAN-OUTS, MANHOLES, INLETS, AND UTILITY SERVICE VALVE BOXES, ETC. THE COST THEREOF SHALL BE INCLUDED IN THE VARIOUS ITEMS OF THE PROPOSAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAPERING PROPOSED WORK TO MEET EXISTING CONDITIONS. THE EXACT LIMITS OF CONSTRUCTION MAY BE ADJUSTED BY THE ENGINEER IN THE FIELD.
- CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PERIMETER 6 FOOT-HIGH CHAIN LINK CONSTRUCTION FENCING AND ACCESS GATES TO MAINTAIN SITE SECURITY AND LIMIT ACCESS TO AUTHORIZED PERSONNEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE CONSTRUCTION AREA WITH CONSTRUCTION FENCING, GATES, AND ANY OTHER MEASURE DEEMED NECESSARY TO MAINTAIN A SECURE PROJECT SITE.
- THESE PLANS HAVE BEEN PREPARED FOR PRELIMINARY AND FINAL SITE PLAN APPROVALS FROM THE TOWNSHIP, COUNTY, AND SCD, AND SHALL NOT BE CONSIDERED CONSTRUCTION DOCUMENTS WITHOUT THE CONSENT OF THE UNDERSIGNED. ADDITIONALLY, ALL ENTITIES THAT REVIEWED AND APPROVED THIS PROJECT MUST BE NOTIFIED PRIOR TO CONSTRUCTION. ROADWAYS MUST BE CLEAR OF ALL OBSTRUCTION PRIOR TO AND DURING CONSTRUCTION.
- THE SUBJECT PROPERTY IS SITUATED WITHIN ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.) AS DEPICTED ON FEMA FIRM MAP NUMBER 3402503336 DATED JUNE 15, 2022.

MAINTENANCE & PROTECTION OF TRAFFIC NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DURATION OF CONSTRUCTION. TRAFFIC CONTROL SHALL BE INCLUDED FOR PROTECTING TRAFFIC AND MAINTAINING ACCESS AT ALL TIMES.
2. THE CONTRACTOR SHALL PROVIDE MEANS OF ACCESS AT ALL TIMES FOR PEDESTRIANS AND VEHICULAR TRAFFIC FOR AFFECTED BY THE WORK OF THIS CONTRACT.
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FENCED AREA FOR STORAGE OF EQUIPMENT AND MATERIALS. THE STORAGE AREA LOCATION MUST BE APPROVED



Dewberry Engineers Inc.
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Certificate of Authorization #SAG28047600



SITE PLAN
JERSEY SHORE UNIVERSITY MEDICAL CENTER

TAX MAP SHEET 18 BLOCK 115, LOT 2
2020 Corlies Avenue
Borough of Neptune City
Monmouth County, New Jersey

SEAL



Mario Iannelli, P.E.
New Jersey Professional Engineer License No. GE41749

SCALE

GRAPHIC SCALE



No.	DATE	BY	Description

REVISIONS

DRAWN BY CFS/FD

APPROVED BY MIA

CHECKED BY CFS/MI

DATE 02/07/2025

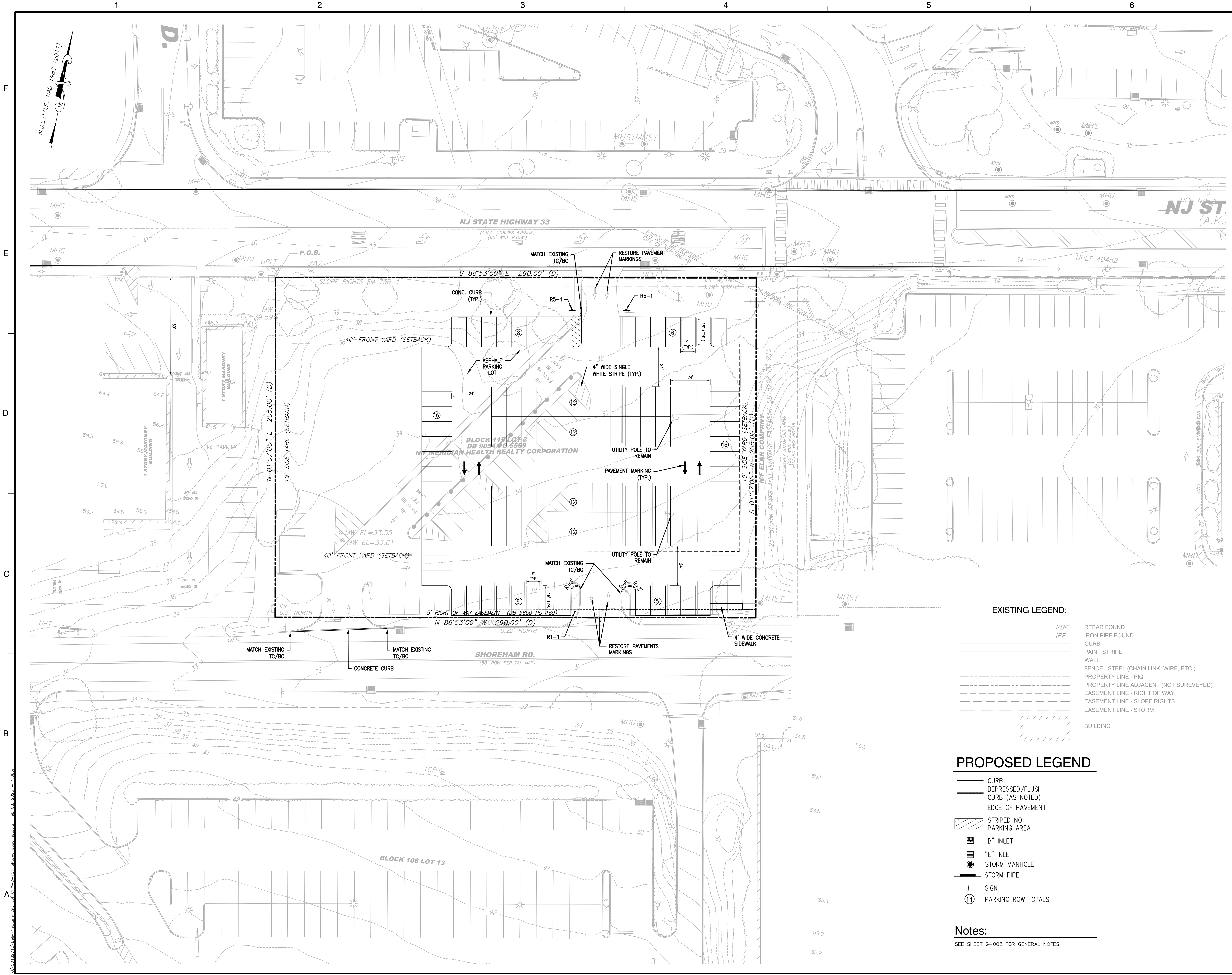
TITLE

GENERAL
INFORMATION
AND
ZONING DATA

PROJECT NO. 50182713

G-002

SHEET NO.



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N.J.S.P.C.S. MAD 1983 (2011)

- EXISTING LEGEND:**
- RBF REBAR FOUND
 - IPF IRON PIPE FOUND
 - CURB
 - PAINT STRIPE
 - WALL
 - FENCE - STEEL (CHAIN LINK, WIRE, ETC.)
 - PROPERTY LINE - PIQ
 - PROPERTY LINE ADJACENT (NOT SUREVEYED)
 - EASEMENT LINE - RIGHT OF WAY
 - EASEMENT LINE - SLOPE RIGHTS
 - EASEMENT LINE - STORM
 - BUILDING

- PROPOSED LEGEND**
- CURB
 - DEPRESSED/FLUSH CURB (AS NOTED)
 - EDGE OF PAVEMENT
 - STRIPED NO PARKING AREA
 - "B" INLET
 - "E" INLET
 - STORM MANHOLE
 - STORM PIPE
 - SIGN
 - PARKING ROW TOTALS

Notes:
SEE SHEET G-002 FOR GENERAL NOTES

Dewberry

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Certificate of Authorization #24GA28047600

Hackensack Meridian Health
Jersey Shore University Medical Center

SITE PLAN
JERSEY SHORE UNIVERSITY MEDICAL CENTER

TAX MAP SHEET 18 BLOCK 115 LOT 2
2020 Corlies Avenue
Borough of Neptune City
Monmouth County New Jersey

SEAL

Mario Iannelli, P.E.
No. 24GE04174900
Professional Engineer

Mario Iannelli, P.E.
New Jersey Professional Engineer License No. GE41749

SCALE

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20'

No.	DATE	BY	Description
REVISIONS			

DRAWN BY CFS/FD
APPROVED BY MIA
CHECKED BY CFS/MI
DATE 02/07/2025

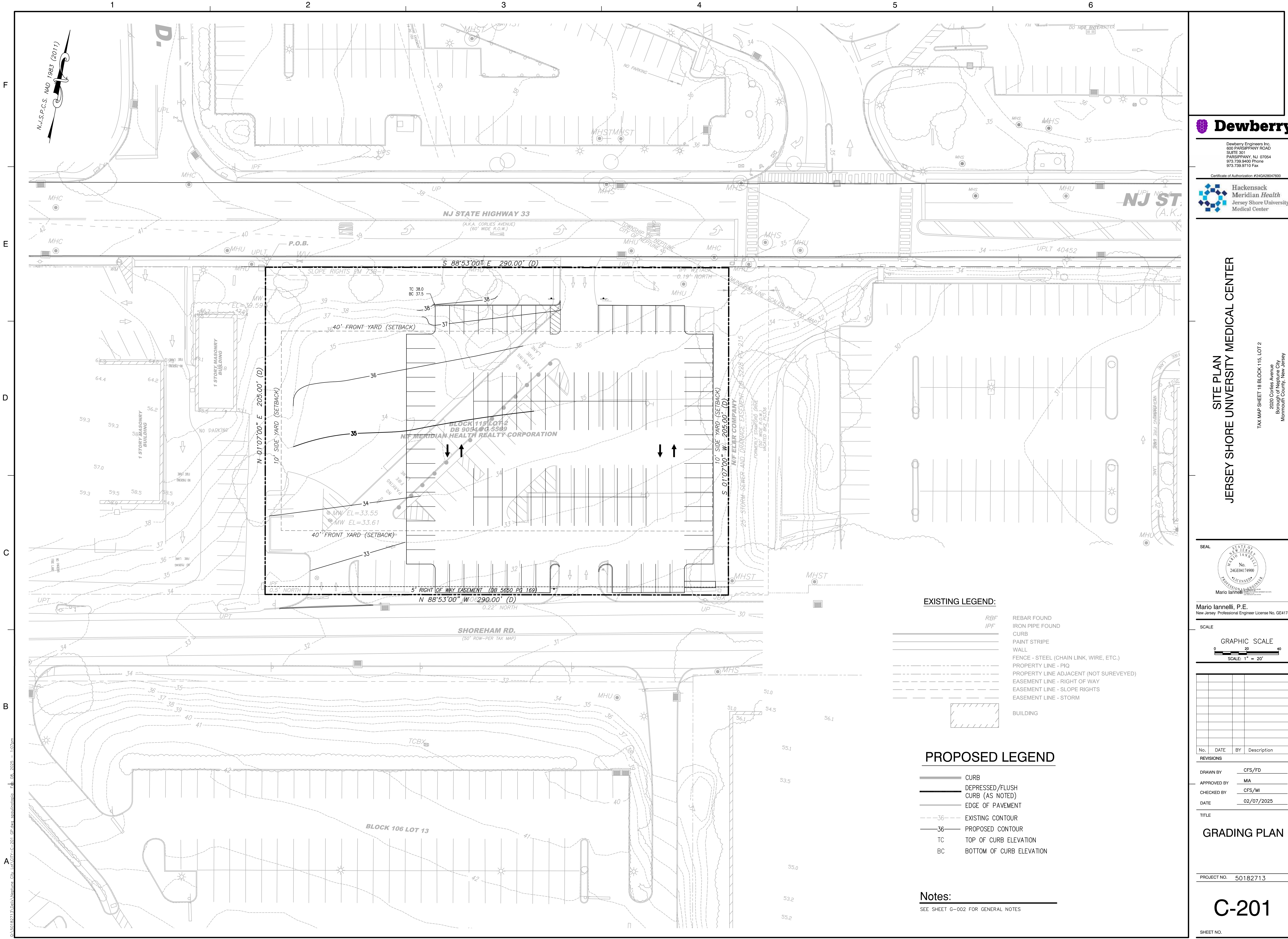
TITLE

LAYOUT AND DIMENSION CONTROL PLAN

PROJECT NO. 50182713

C-101

SHEET NO.



03/30/2025 11:51 Data: MapInfo, City, State: NJ, County: Monmouth, Project: Jersey Shore University Medical Center, Date: 02/07/2025, Scale: 1" = 20', Author: Mario Iannelli, P.E.



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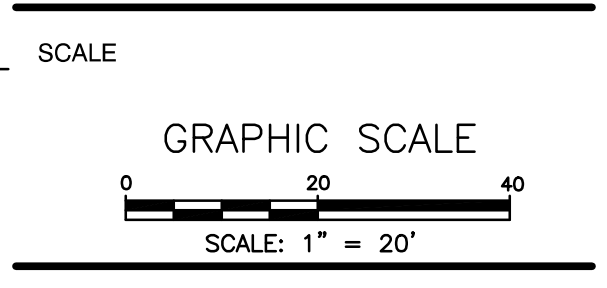


SITE PLAN
JERSEY SHORE UNIVERSITY MEDICAL CENTER

TAX MAP SHEET 18 BLOCK 115 LOT 2
2020 Corlies Avenue
Borough of Neptune City
Monmouth County, New Jersey



Mario Iannelli, P.E.
New Jersey Professional Engineer License No. GE41749



No.	DATE	BY	Description
REVISIONS			

DRAWN BY CFS/FD
APPROVED BY MIA
CHECKED BY CFS/MI
DATE 02/07/2025

TITLE

GRADING PLAN

PROJECT NO. 50182713

C-201
SHEET NO.

EXISTING LEGEND:

- RBF REBAR FOUND
- IPF IRON PIPE FOUND
- CURB CURB
- PAINT STRIPE PAINT STRIPE
- WALL WALL
- FENCE - STEEL (CHAIN LINK, WIRE, ETC.) FENCE - STEEL (CHAIN LINK, WIRE, ETC.)
- PROPERTY LINE - PIQ PROPERTY LINE - PIQ
- PROPERTY LINE ADJACENT (NOT SUREVEYED) PROPERTY LINE ADJACENT (NOT SUREVEYED)
- EASEMENT LINE - RIGHT OF WAY EASEMENT LINE - RIGHT OF WAY
- EASEMENT LINE - SLOPE RIGHTS EASEMENT LINE - SLOPE RIGHTS
- EASEMENT LINE - STORM EASEMENT LINE - STORM
- BUILDING BUILDING

PROPOSED LEGEND

- CURB CURB
- DEPRESSED/FLUSH CURB (AS NOTED) DEPRESSED/FLUSH CURB (AS NOTED)
- EDGE OF PAVEMENT EDGE OF PAVEMENT
- EXISTING CONTOUR EXISTING CONTOUR
- PROPOSED CONTOUR PROPOSED CONTOUR
- TOP OF CURB ELEVATION TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION BOTTOM OF CURB ELEVATION

Notes:

SEE SHEET G-002 FOR GENERAL NOTES

0.50 0.25 1.00 2.00 4.00 8.00 16.00 32.00 64.00 128.00 256.00 512.00 1024.00 2048.00 4096.00 8192.00 16384.00 32768.00 65536.00 131072.00 262144.00 524288.00 1048576.00 2097152.00 4194304.00 8388608.00 16777216.00 33554432.00 67108864.00 134217728.00 268435456.00 536870912.00 1073741824.00 2147483648.00 4294967296.00 8589934592.00 17179869184.00 34359738368.00 68719476736.00 137438953472.00 274877906944.00 549755813888.00 1099511627776.00 2199023255552.00 4398046511104.00 8796093022208.00 17592186044416.00 35184372088832.00 70368744177664.00 140737488355328.00 281474976710656.00 562949953421312.00 1125899906842624.00 2251799813685248.00 4503599627370496.00 9007199254740992.00 18014398509481984.00 36028797018963968.00 72057594037927936.00 144115188075855872.00 288230376151711744.00 576460752303423488.00 1152921504606846976.00 2305843009213693952.00 4611686018427387904.00 9223372036854775808.00 18446744073709551616.00 36893488147419103232.00 73786976294838206464.00 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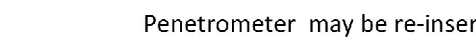


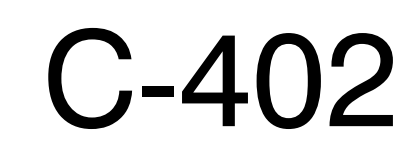
C-402.4 **TREE PROTECTION**
N.T.S.



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gage.
- 
- Penetrometer may be re-inserted if/when an obstruction (rock, root, debris) is encountered.
- 6.0" min. visible mark on shaft at depth



FREEHOLD SOIL CONSERVATION DISTRICT

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 ACTIVITY.
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.
3. 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.
5. 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 THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL 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.
7. 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.
8. 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 ACCESS 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.
10. PERMANENT VEGETATION IS TO BE SEEDDED 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.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
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.
16. 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 EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. 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 OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

Standard for Dust Control

DEFINITION:

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE:

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACED, REDUCE ON- AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

WHERE APPLICABLE:

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON- AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT:

SEDIMENTS DEPOSITED AND "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA:

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES- SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY (p.5-1)

VEGETATIVE COVER- SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER (p.7-1), PERMANENT VEGETATIVE COVER (p. 4-1) AND PERMANENT

STABILIZATION WITH SOD (p. 6-1)

SPRAY-ON ADHESIVES- ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS

DUST CONTROL MATERIALS:

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLON/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) -SPRAY ON POLYACRYLAMIDE (PAM) -DRY SPREAD		APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARDS (p. 26-1)	
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

TILLAGE--TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING-- SITE IS SPRINKLED UNTIL SURFACE IS WET.

BARRIERS-- SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, GRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE-- SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OF PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE-- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

Permanent Seeding and Stabilization Specifications

TEMPORARY AND PERMANENT SEED SPECIFICATIONS BELOW ARE BASED ON THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY FOR COMMERCIAL APPLICATIONS FOR SOIL TEXTURES OF A LOAMY SAND OR SAND SITUATED WITHIN THE PLANT HARDNESS ZONE 2A.

A. TEMPORARY SEEDING AND MULCHING:

LIME -- AS REQUIRED ACCORDING TO SOIL TEST RECOMMENDATIONS;

FERTILIZER -- 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT
WITH 50% WATER INSOLUBLE NITROGEN. WORK INTO SOIL A MINIMUM OF 4".

SEED -- WARM SEASON GRASSES:

PEARL MILLET- 0.50 LBS/1,000 SF OR OTHER APPROVED SEEDS
OPTIMAL & ACCEPTABLE PLANTING BETWEEN MAY 1 AND SEPTEMBER 1.

SEED -- COOL SEASON GRASSES:

PERENNIAL RYEGRASS- 1.0 LBS/1,000 SF OR OTHER APPROVED SEEDS
OPTIMAL & ACCEPTABLE PLANTING BETWEEN FEBRUARY 15 AND MAY 1
OPTIMAL & ACCEPTABLE PLANTING BETWEEN AUGUST 15 AND OCTOBER 15.

MULCH -- HAY FREE OF SEEDS OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF. TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, CRUMPER, OR LIQUID MULCH BINDER).

B. PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION:

LIME -- AS REQUIRED ACCORDING TO SOIL TEST RECOMMENDATIONS;
TOPSOIL --APPLY TO A DEPTH OF 5 INCHES (UNSETTLED)

FERTILIZER -- 11 LBS/1,000 SF; 10-10-10 OR EQUIVALENT
WITH 50% WATER INSOLUBLE NITROGEN. WORK INTO SOIL A MINIMUM OF 4".

SEED -- HARD FESCUE- 3 LBS/1,000 SF; CHEWINGS FESCUE: 1 LB/1,000 SF; STRONG CREEPING RED FESCUE: 1 LB/1,000 SF
PERENNIAL RYEGRASS- 0.25 LBS/1,000 SF
OPTIMAL PLANTING BETWEEN FEBRUARY 1 AND AUGUST 14.

MULCH -- HAY FREE OF SEEDS OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF. TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, CRUMPER, OR LIQUID MULCH BINDING).

ESTABLISHMENT OF ALL TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL COMPLY WITH CURRENT STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ.

C. STABILIZATION WITH MULCH DURING NON-GROWING SEASON

1. PROTECTIVE MATERIALS

A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRES IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN.

B. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRES (OR ACCORDING TO MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.

C. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

2. MULCH ANCHORING

A. 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 SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

B. MULCH NETTINGS-- STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

C. CRUMPER MULCH ANCHORING COULTER TOOL-- A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

Construction Sequence

- | | |
|---------|---|
| 1 WEEK | 1. INSTALL PERIMETER SOIL EROSION MEASURES FOR PROJECT AREA, & INLET PROTECTION. |
| 1 WEEK | 2. DISCONNECT AND RELOCATE AFFECTED EXISTING UTILITIES & COORDINATE WITH LOCAL UTILITY COMPANIES FOR PREPARATION IN DEMOLITION. |
| 2 WEEKS | 3. REMOVE & DISPOSE ALL EXISTING FEATURES IN PREPARATION IN ROUGH GRADING. |
| 2 WEEKS | 4. ROUGH GRADING. |
| 2 WEEKS | 5. CURBING & ASPHALT SUBBASE/BASE COURSES INSTALLED. |
| 1 WEEK | 6. INSTALL SIDEWALKS. |
| 1 WEEK | 7. SCARIFICATION/TILLAGE OF SUBSOIL, 6" MINIMUM DEPTH. |
| 1 WEEK | 8. INSTALL TOPSOIL & LANDSCAPE FEATURES & MEASURES. |
| 1 WEEK | 9. INSTALL FINAL SURFACE COURSE PAVEMENT FOR PARKING LOT AND INSTALL ALL ASSOCIATED STRIPING & SIGNAGE. |
| 1 WEEK | 10. REMOVE TEMPORARY SOIL EROSION MEASURES UPON SITEWORK COMPLETION. |

NOTE: CONSTRUCTION SEQUENCE CAN OVERLAP EACH ITEM AND BE WORKED ON SIMULTANEOUSLY. THIS CONSTRUCTION SEQUENCE AND SCHEDULE IS PRELIMINARY AND APPROXIMATE. THIS IS SUBJECT TO FIELD AND WEATHER CONDITIONS.



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Certificate of Authorization #SAG28047600



SITE PLAN
JERSEY SHORE UNIVERSITY MEDICAL CENTER

TAX MAP SHEET 18 BLOCK 115, LOT 2

2020 Corlies Avenue
Borough of Neptune City
Monmouth County, New Jersey

SEAL



Mario Iannelli, P.E.

New Jersey Professional Engineer License No. GE41749

SCALE

GRAPHIC SCALE



No.	DATE	BY	Description
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REVISIONS

DRAWN BY CFS/FD

APPROVED BY MIA

CHECKED BY CFS/MI

DATE 02/07/2025

TITLE

SOIL EROSION
AND SEDIMENT
CONTROL NOTES
AND DETAILS

PROJECT NO. 50182713

C-403

SHEET NO.

