

PRELIMINARY AND FINAL SITE PLAN

FOR SURFSIDE CROSSING PROPOSED MULTI-FAMILY DWELLINGS

BLOCK 405, LOTS 5, 6 & 7; TAX MAP SHEET #4 - LATEST REV. DATED 04-08-14
1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE

TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY

ZONE REQUIREMENT	FORM A			FORM B		
	REQUIREMENT	EXISTING LOT 6	PROPOSED	REQUIREMENT	EXISTING LOT 5 & 7	PROPOSED
MINIMUM LOT AREA	5,000 SF (0.12 AC)	36,855 SF (0.85 AC)	36,855 SF (0.85 AC)	5,000 SF (0.12 AC)	42,197 SF (0.97 AC)	42,197 SF (0.97 AC)
MINIMUM LOT WIDTH	50 FT	300.0 FT	300.0 FT	50 FT	126.4 FT	126.4 FT
MINIMUM LOT FRONTAGE	50 FT	533.8 FT	533.8 FT	50 FT	276.4 FT	276.4 FT
FRONT YARD SETBACK (MEMORIAL DRIVE)						
-BUILDING	0 FT MIN/ 15 FT MAX	N/A	0.0 FT	10 FT MIN/ 20 FT MAX	N/A	N/A
-ACCESSORY STRUCTURE	24 FT MIN	N/A	N/A	24 FT MIN	N/A	N/A
FRONT YARD SETBACK (8TH AVE)						
-BUILDING	0 FT MIN/ 15 FT MAX	N/A	0.0 FT	10 FT MIN/ 20 FT MAX	13.5 FT	11.4 FT
-ACCESSORY STRUCTURE	24 FT MIN	N/A	N/A	20 FT MIN	N/A	125.1
FRONT YARD SETBACK (9TH AVE)						
-BUILDING	0 FT MIN/ 15 FT MAX	N/A	0.0 FT	10 FT MIN/ 20 FT MAX	N/A	10.1 FT
-ACCESSORY STRUCTURE	24 FT MIN	N/A	N/A	6 FT MIN	N/A	125.1 FT
SIDE YARD SETBACK						
-BUILDING	0 FT MIN/ 15 FT MAX	N/A	N/A	5 FT MIN/ NO MAX	14.2 FT	91.9 FT
-ACCESSORY STRUCTURE	0 FT MIN	N/A	N/A	6 FT	N/A	36.4 FT
REAR YARD SETBACK						
-BUILDING	0 FT MIN	N/A	0.0 FT	5 FT MIN	9.9 FT	91.9 FT
-ACCESSORY STRUCTURE	3 FT MIN	N/A	N/A	6 FT MIN	N/A	N/A
MAXIMUM RESIDENTIAL DENSITY	20 UNITS/ AC	N/A	57.6 (49 UNITS) (V)	15 UNITS/ AC	2.06 UNITS/ ACRE	4.1 (4 UNITS)
MAXIMUM BUILDING HEIGHT	4 STORES/ 48 FT	N/A	4 STORES/ 48 FT	3 STORES/ 36 FT	15 FT	3 STORES/ 36 FT
MINIMUM BUILDING HEIGHT	2 STORES	N/A	4 STORES	2 STORES	2 STORES	3 STORES

FORM A		FORM B						
REQUIREMENT	EXISTING LOT 6	REQUIREMENT	EXISTING LOT 5 & 7					
MAXIMUM IMPERVIOUS COVERAGE	80%	0%	79.7% (29,391 SF)	70%	0%	22.9% (5,327 SF)	69.5% (29,327 SF)	74.3% (58,718 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE

PARKING REQUIREMENTS

A. RESIDENTIAL PARKING STALLS SHALL MEASURE 9 FT BY 18 FT (\$§14.8.8.(1)) (COMPLIES)
B. RETAIL PARKING STALLS SHALL MEASURE 9 FT BY 18 FT (\$§14.8.8.(6)) (COMPLIES)
C. PARKING LOT ASSE WIDTH SHALL BE 24 FT FOR PERPENDICULAR PARKING STALLS (\$§14.9) (COMPLIES)
D. PARKING CALCULATION:

MULTI-FAMILY DWELLING:

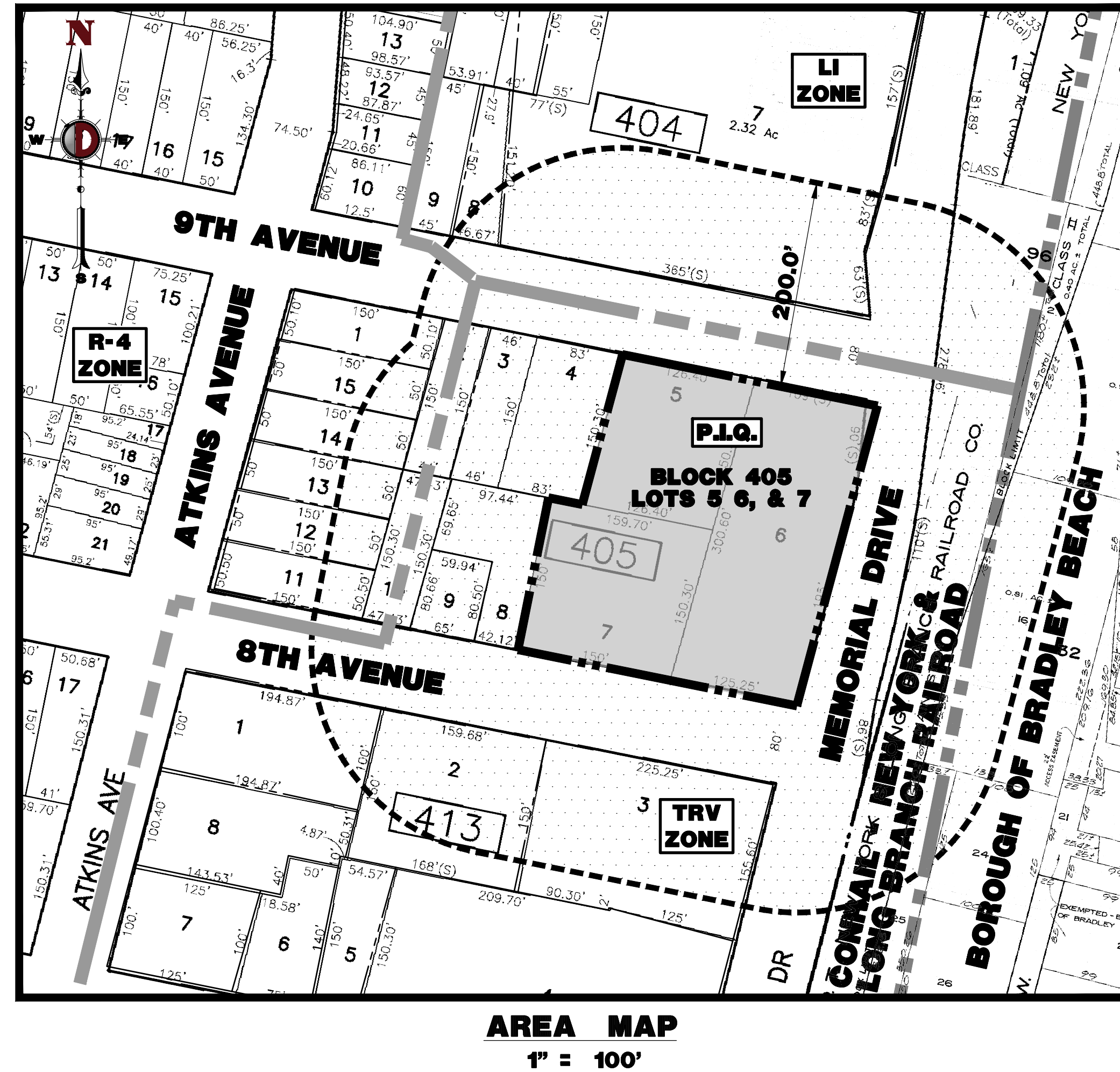
1-BEDROOM = (13 UNITS, 225'x1.8 PARKING SPACES/UNIT) = 23.4 SPACES USE 23	PARKING PROVIDED:
2-BEDROOM = (40 UNITS, 252'x2.0 PARKING SPACES/UNIT) = 80 SPACES	SURFACE STALLS = 119 (INCLUDES 20 (15% OF TOTAL PARKING REQUIREMENT AS EV STALLS))
= 103 SPACES REQUIRED	13 (10% OF TOTAL PARKING REQUIRED) CAN BE EV STALLS COUNTED AS 2 = 33 PROVIDED WITHIN EV COUNT
103 SPACES PROVIDED	

RETAIL: (7,181 SF)(1 PARKING SPACE/250 GFA) = 28.7 SPACES (USE 29)
= 132 SPACES REQUIRED (COMPLIES)
132 SPACES PROVIDED (COMPLIES)

TOTAL PARKING PROVIDED = 119 SURFACE + 13 EV = 132

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
CONWAY, AN-LONG BEACH 25 NEPTUNE BLVD NEPTUNE TWP, 07753	309	1	JCR EXCHANGE, LLC % DAVID J HARBER 1161 BROAD STREET STE 112 SHREWSBURY, NJ 07702	413	3
AMSDELL STORAGE VENTURES IV LLC 20445 EVEROLD HWY SW #400 CLEVELAND, OHIO 44135	404	7	ALSO TO BE NOTIFIED:		
BALDWIN, MAMIE PHILPART 301 NEPTUNE BLVD NEPTUNE, NJ 07753	404	8	NEW JERSEY AMERICAN WATER COMPANY, INC. ATT: DONNA SHORT GIS SUPERVISOR 1025 LAUREL OAK ROAD VOORHEES, NJ 08043		
MEUCHALL, NJ & CLAUDIA 400 ATKINS AVENUE NEPTUNE, NJ 07753	405	1	MONMOUTH COUNTY PLANNING BOARD 801 MAIN STREET BRADLEY BEACH, NJ 07720		
BURTON, JILLER J & COURTNEY K 1114 8TH AVE NEPTUNE, NJ 07753	405	2	VERIZON LEGAL DEPARTMENT, 17TH FLOOR C/O LAND USE MATTERS 540 BROAD STREET NEWARK, NJ 07102		
RUIZ, CAROLINA 1172 NINTH AVENUE NEPTUNE, NJ 07753	405	3	JERSEY CENTRAL POWER & LIGHT COMPANY ATTN: LAND USE MATTERS 300 MADISON AVENUE MORRISTOWN, NJ 07960		
PARRISH, MAMIE L 301 NEPTUNE BLVD NEPTUNE, NJ 07753	405	4	MONMOUTH COUNTY PLANNING BOARD HALL OF RECORDS ANNEX P.O. BOX 1255 FREEHOLD, NJ 07728		
J.P.P. & DAVID J HARBER, ESQ 1161 BROAD STREET STE 112 SHREWSBURY, NJ 07702	405	5	DEPARTMENT OF TRANSPORTATION C/O COMMISSIONER OF TRANSPORTATION P.O. BOX 800 TRENTON, NJ 08625		
J.P.P. & DAVID J HARBER, ESQ 1161 BROAD STREET STE 112 SHREWSBURY, NJ 07702	405	6	RAILROAD PROPERTY C/O NJ TRANSIT PENN STATION NEWARK, NJ 07101		
JCR ENTERPRISES % JOSEPH ROSELL 525 OCEAN BLVD 4TH FLOOR LONG BRANCH, NJ 07740	405	7	BERGEY BRADLEY BEACH LLC C/O PROGRE 2 SILVAN WAY - SUITE #304 PARLIPPAN, NJ 07054		
CAMPBELL, LEEBERT M 1111 8TH AVENUE NEPTUNE, NJ 07753	405	8	D ANGELO MICHEL 812 MAIN ST BRADLEY BEACH, NJ 07720		
1111 8TH LLC 700 EMORY STREET ASBURY PARK, NJ 07712	405	9	UIVA ON MAIN LLC ETAL 300-808 MAIN STREET BRADLEY BEACH, NJ 07720		
MADRAZZO, ANTHONY JR 208 WALKLEY AVENUE NEPTUNE, NJ 07753	405	10	SAGAR BHAKTI 810 MAIN ST BRADLEY BEACH, NJ 07720		
WEST, HOWARD L & WILHELMINA L 410 AVONC AVENUE NEPTUNE, NJ 07753	405	11	JERRAL C/O FE SERVICE TAX DEPT PO BOX 4747 OKMROCK, IL 60522		
JOHNSON, RICHARD PO BOX 181 NEPTUNE, NJ 07753	405	12	HESS RETAIL STORES, LLC C/O TAX DEPT 539 SOUTH MAIN STREET FINLAY, OH 45840		
ACCIANI, BRYAN 406 ATKINS AVENUE NEPTUNE, NJ 07753	405	13	NEW JERSEY AMERICAN WATER CO. ATTN: DONNA SHORT GIS SUPERVISOR 1025 LAUREL OAK ROAD VOORHEES, NJ 08043		
LAVARIN, WILLE 404 ATKINS AVENUE NEPTUNE, NJ 07753	405	14	MONMOUTH COUNTY PLANNING BOARD HALL OF RECORD ANNEX P.O. BOX 1255 FREEHOLD, NJ 07728		
RAMOS-VAZQUEZ, T & SANCHEZ, A & HERRERA, E 40 ATKINS AVE NEPTUNE, NJ 07753	405	15	DEPARTMENT OF TRANSPORTATION C/O COMMISSIONER OF TRANSPORTATION TRENTON, NJ 08625		
JCR EXCHANGE, LLC % DAVID J HARBER 1161 BROAD STREET STE 112 SHREWSBURY, NJ 07702	413	1			
JCR EXCHANGE, LLC % DAVID J HARBER 1161 BROAD STREET STE 112 SHREWSBURY, NJ 07702	413	2			



LIST OF VARIANCES

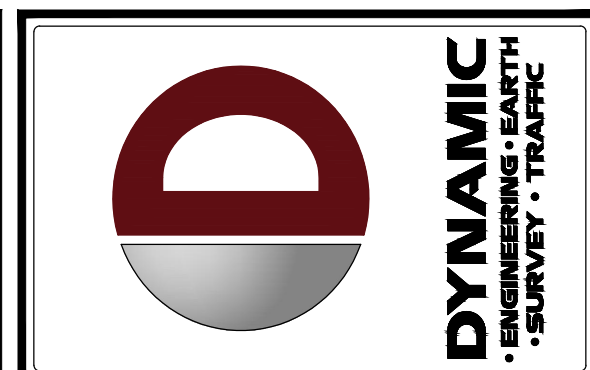
FORM A (\$423.6):

- VARIANCE FROM A RESIDENTIAL DENSITY OF 57.6 UNITS/ACRE WHERE A MAXIMUM OF 20 UNITS/ACRE IS REQUIRED.

LIST OF WAIVERS

- WAVYER FROM (\$605.B.4) - A PROPOSED DRIVEWAY WIDTH OF 24 FT WHERE A MAXIMUM DRIVEWAY WIDTH OF 22 FT IS REQUIRED.
- WAVYER FROM (\$616.C.6) - A PROPOSED RESIDENTIAL BUILDING SETBACK FROM A PARKING LOT OF 0 FT WHERE A MINIMUM OF 15 FT IS REQUIRED.
- WAVYER FROM (\$616.C.6) - A PROPOSED RESIDENTIAL BUILDING SETBACK FROM A PROPOSED DRIVEWAY OF 0 FT WHERE A MINIMUM OF 25 FT IS REQUIRED.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
826 NEWTOWN YARDLEY ROAD - SUITE 201
NEWTOWN, PA 18940
WWW.DYNAMICCEC.COM



NO.	DATE	REVISIONS	BY
1	11/22/22	REV. PER TOWNSHIP COMMENTS	
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.	DESIGNED BY: SRC
	CHECKED BY: SRC
	REVISION BY: SRC
	DATE: 06/13/22

PROJECT: SURFSIDE CROSSING PROPOSED MULTI-FAMILY DWELLINGS BLOCK 405, LOTS 5, 6, & 7 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY EXCAVATION OR SURFACE WORK IN ANY STATE.
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:
New York, NY • 212.211.1122
Chicago, IL • 773.479.9229
Newark, NJ • 973.732.7200
San Jose, CA • 415.487.0000
Phoenix, AZ • 602.481.2929
Houston, TX • 281.389.4400
Dallas, TX • 972.344.2849
Del Rio, TX • 347.912.8570
www.dynamiccec.com

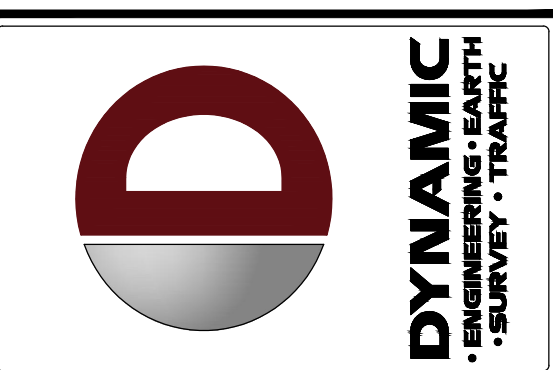
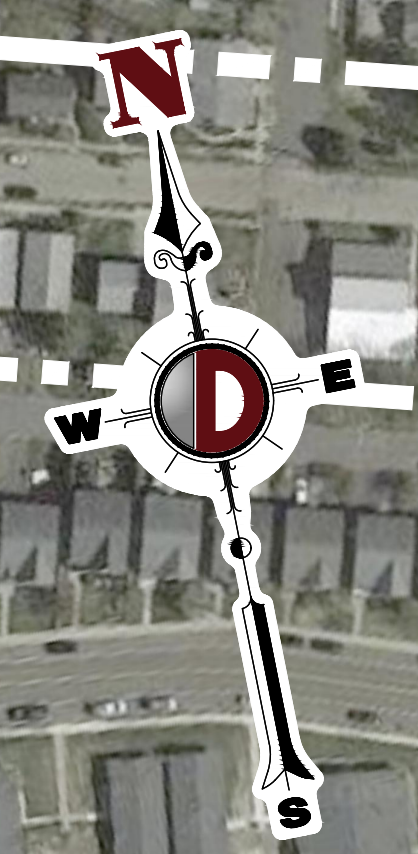
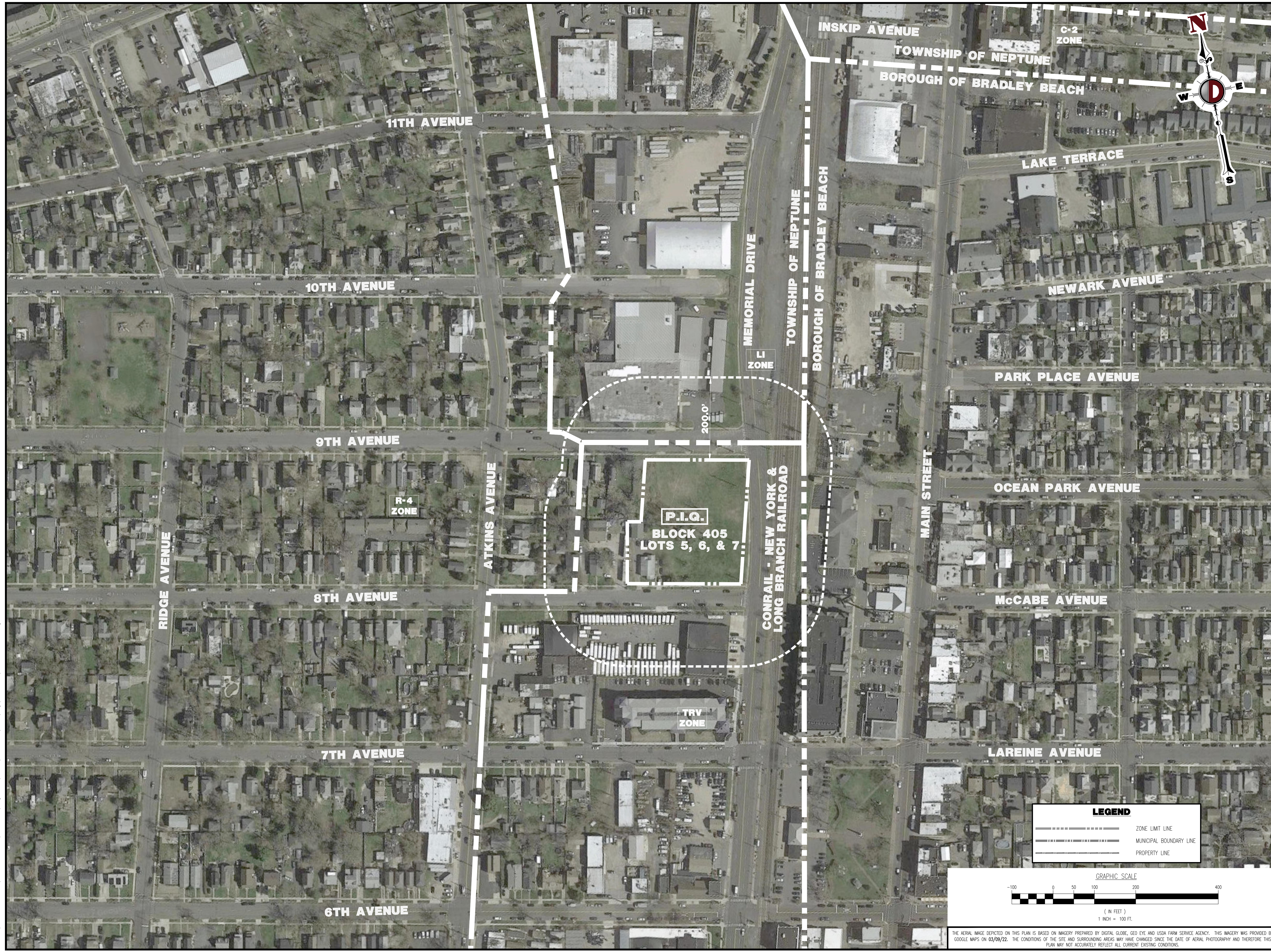
JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40014

TITLE:	COVER SHEET
SCALE: (H) AS SHOWN	DATE: 06/13/22
PROJECT NO: 2241-99-002	REV. #:
SHEET NO: 1	OF 26

Plotted: 04/06/23 1:40 PM, By: newtown
File: P:\CEC PROJECTS\2241_Ster_Developers LLC Springhill Properties\99-002_Neptune\DWg_Site Plans\2241-99002SK2.dwg, --> 01 COVER SHEET

Plotted: 04/06/23 - 1:14 PM, By: newtown
 File: P:\CEPC PROJECTS\2241_Site_Developers LLC_Springhill_Properties\99-002_Neptune\DWG_Site_Plans\022119002524.dwg, ----- 02_AERIAL_MAP



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:
 Lancaster, PA • 717.333.1111
 Chester, PA • 610.679.9229
 Reading, PA • 610.372.7200
 York, PA • 717.487.0000
 Northampton, MA • 413.261.0000
 Philadelphia, PA • 215.253.4888
 Bethlehem, PA • 610.328.4400
 Allentown, PA • 610.438.0000
 Houston, TX • 281.769.4400
 Austin, TX • 512.344.2044
 Dallas, TX • 972.344.2044

www.dynamiccec.com

JUSTIN A. GEONNOTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

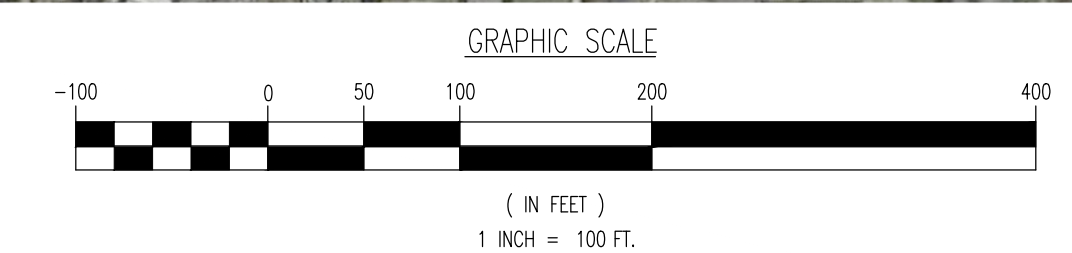
TITLE:
AERIAL MAP

SCALE: (H) 1" = 100'
 (V) DATE: 06/13/22
 PROJECT No: 2241-99-002

SHEET No: **2** Rev. #: 2
 OF 26

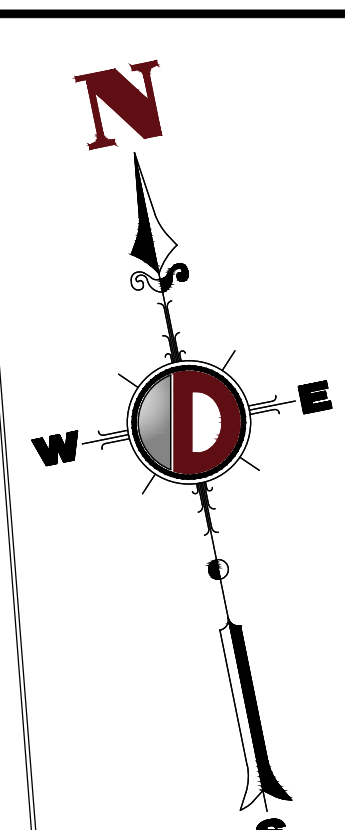
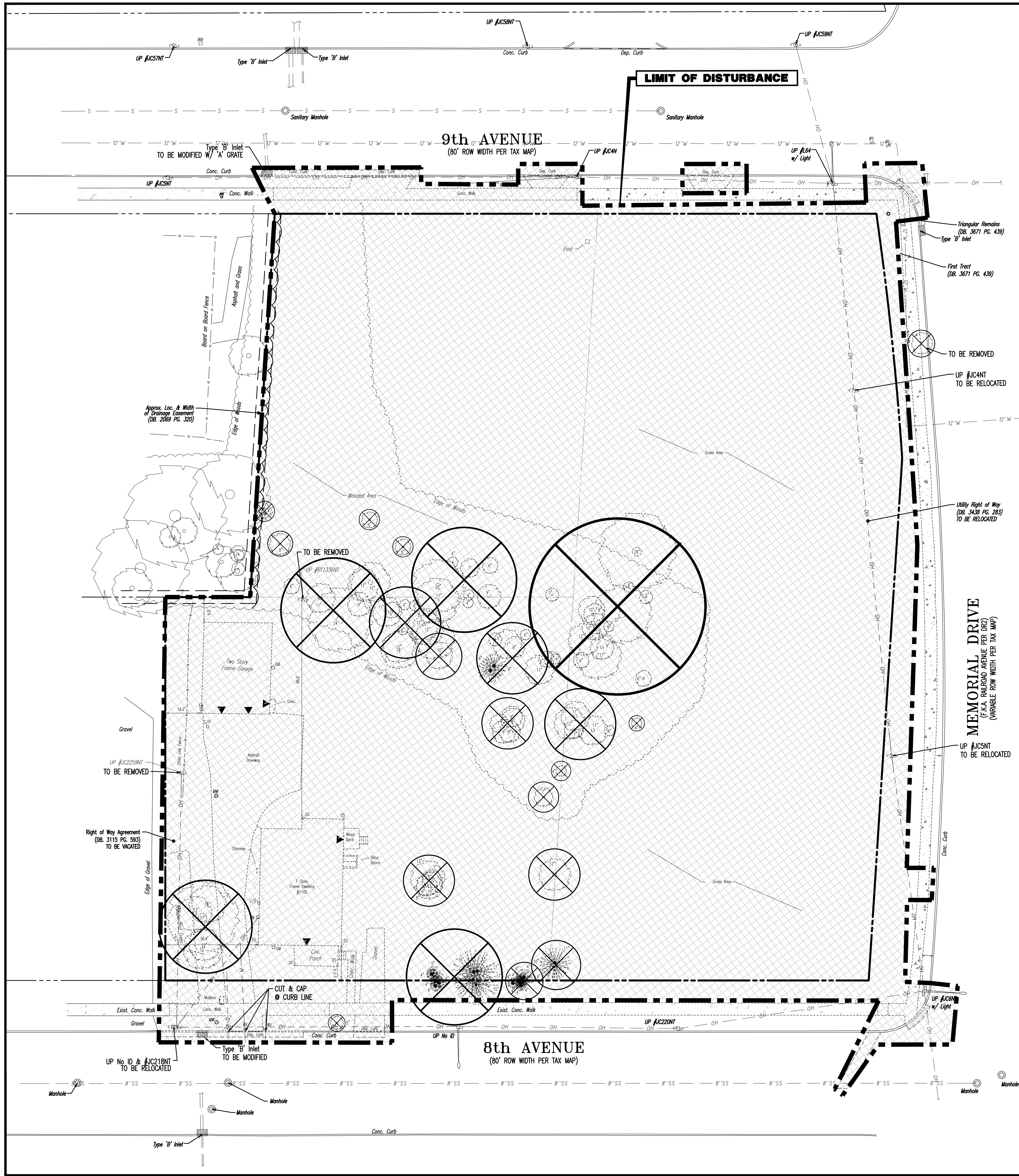
LEGEND

--- ZONE LIMIT LINE
 - - - MUNICIPAL BOUNDARY LINE
 = = = PROPERTY LINE



THE AERIAL MAPS DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 03/09/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

Plotted: 04/06/23 - 1:14 PM. By: newtown
 File: P:\JECPC PROJECTS\2241_Ster_Developers LLC Springhill Properties\99-002_Neptune\DWG_Site Plans\2241-190002SR2.dwg. ---> 03 DEMOLITION PLAN



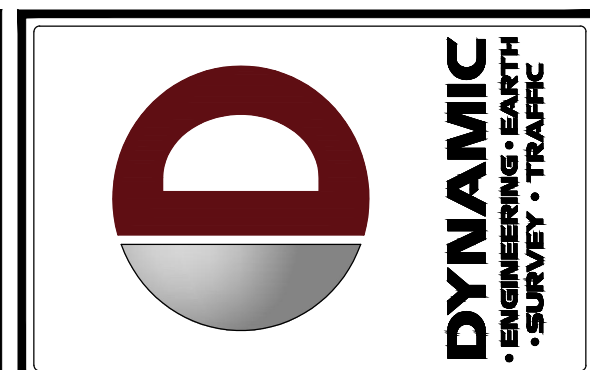
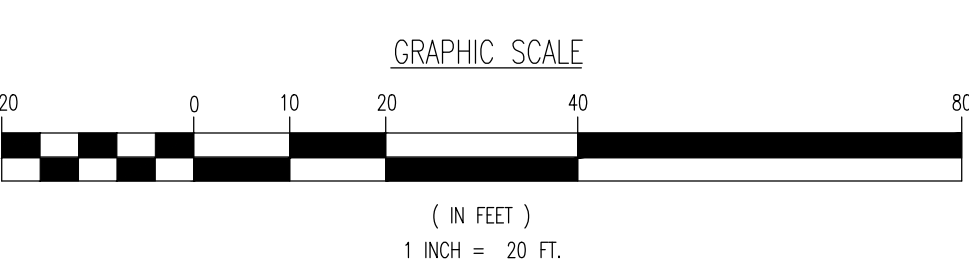
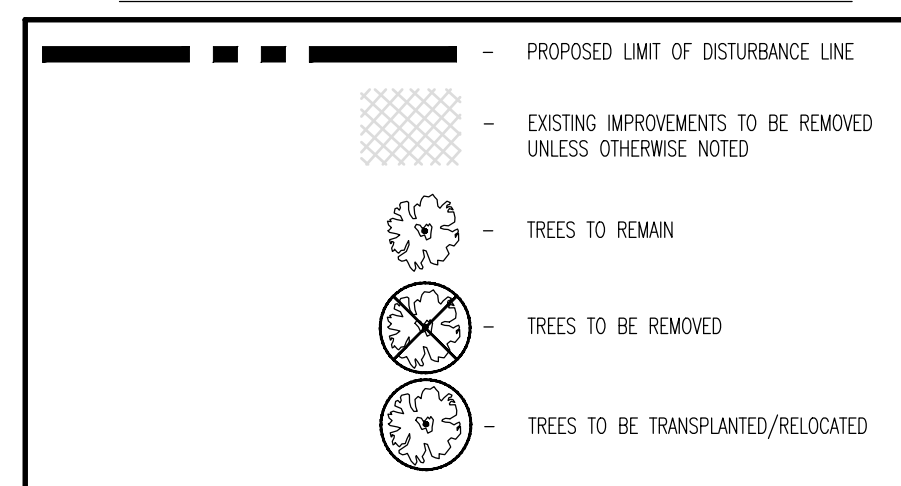
DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:
 Allentown, PA • 610.261.1111
 Chester, PA • 610.379.9222
 Harrisburg, PA • 717.531.2300
 York, PA • 717.497.0000
 Mechanicsville, VA • 703.861.8800
 Philadelphia, PA • 215.253.4888
 Bethlehem, PA • 610.298.4400
 Allentown, PA • 610.261.1111
 Houston, TX • 281.789.4400
 Dallas, TX • 972.444.2944
 Del Rio, TX • 361.921.8370

www.dynamiccec.com

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE: **DEMOLITION PLAN**

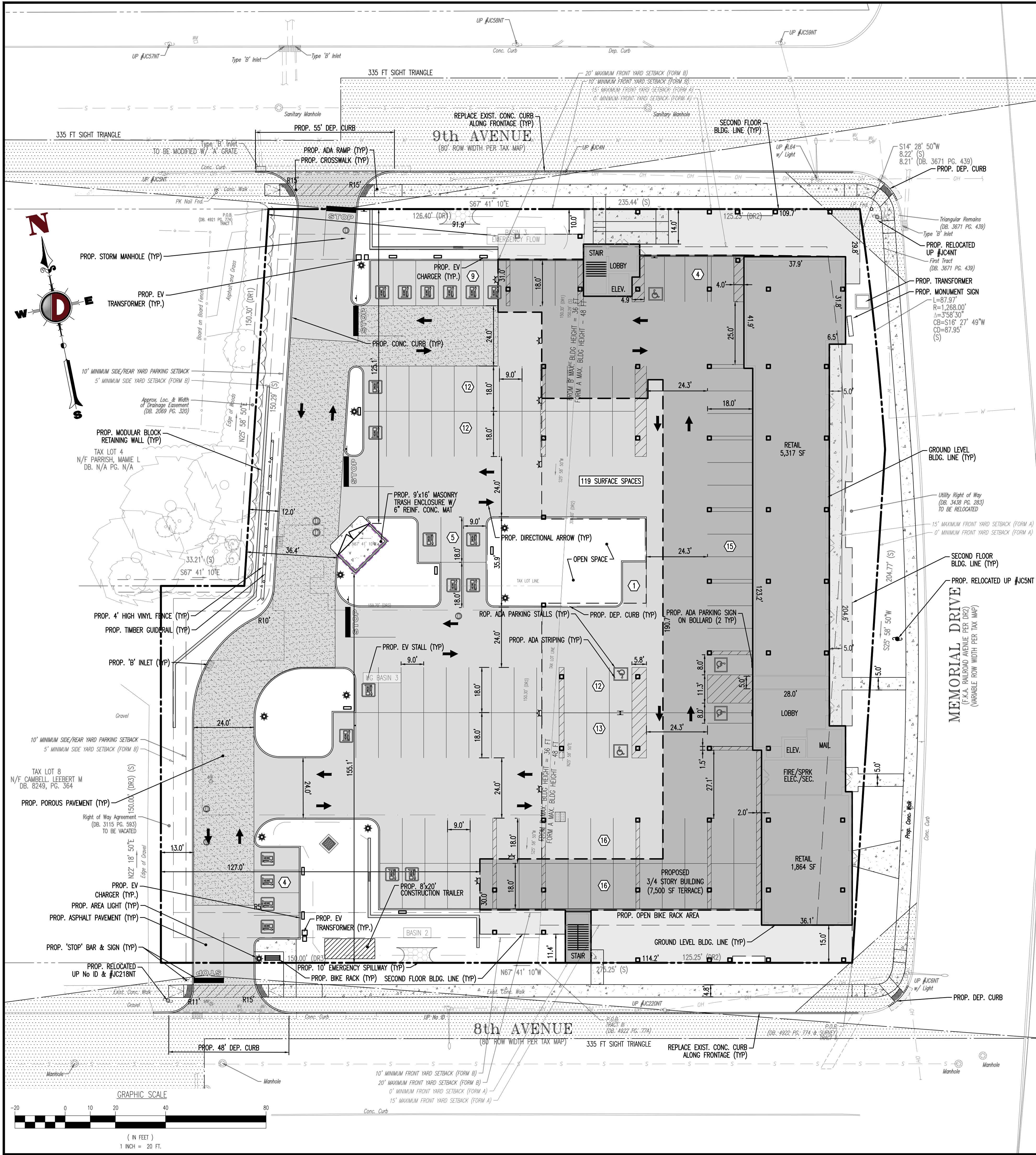
SCALE: (H) 1" = 20'
 (V) 1" = 20'

DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: **3** OF 26

Rev. #: 2



GENERAL NOTES

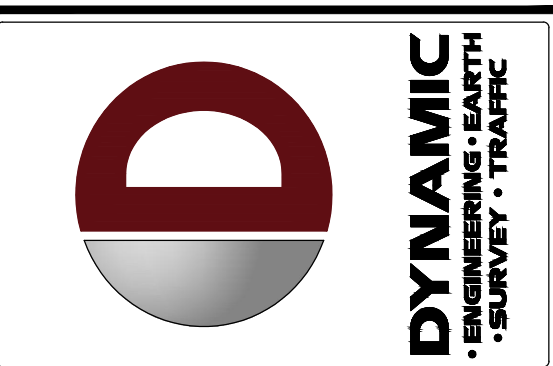
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY & TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
1904 MAIN STREET,
LAKE COMO, NJ 07719
SUBJECT FILE NO:
03/30/2022
- APPLICANT:
STER DEVELOPERS LLC
811 AMBOY AVE, SECOND FLOOR
EDISON, NJ 08837
- OWNER:
JFFP CO AND JCR ENTERPRISE INC
621 SHREWSBURY AVE
SHREWSBURY, NJ
- PARCEL DATA:
BLOCK 405, LOTS 5, 6, & 7 (OLD BLOCK 162, LOTS 67, 70, & 74)
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ
- ZONE:
TRANSIT VILLAGE (TRV ZONE)
- EXISTING USE:
SINGLE-FAMILY RESIDENTIAL/OPEN SPACE (EXISTING NON-CONFORMANCE) (§423.B & §423.C)
- PROPOSED USE:
MULTI-FAMILY DWELLINGS (PERMITTED USE) (§423.B & §423.C)
- SCHEDULE OF ZONING REQUIREMENTS (§423.B & §423.C)

ZONE REQUIREMENT	REQUIREMENT	EXISTING LOT 6	PROPOSED	REQUIREMENT	EXISTING LOT 5 & 7	PROPOSED
MINIMUM LOT AREA	5,000 SF (0.12 AC)	36,855 SF (0.85 AC)	36,855 SF (0.85 AC)	5,000 SF (0.12 AC)	42,197 SF (0.97 AC)	42,197 SF (0.97 AC)
MINIMUM LOT WIDTH	50 FT	300.0 FT	300.0 FT	50 FT	126.4 FT	126.4 FT
MINIMUM LOT FRONTAGE	50 FT	533.8 FT	533.8 FT	50 FT	276.4 FT	276.4 FT
FRONT YARD SETBACK (MEMORIAL DRIVE)	0 FT MIN/ 15 FT MAX	N/A	0.0 FT	10 FT MIN/ 20 FT MAX	N/A	N/A
-BUILDING	24 FT MIN	N/A	N/A	24 FT MIN	N/A	N/A
-ACCESSORY STRUCTURE	0 FT MIN/ 15 FT MAX	N/A	0.0 FT	10 FT MIN/ 20 FT MAX	13.5 FT	11.4 FT
FRONT YARD SETBACK (9TH AVE)	0 FT MIN/ 15 FT MAX	N/A	0.0 FT	10 FT MIN/ 20 FT MAX	N/A	12.5 FT
-BUILDING	24 FT MIN	N/A	N/A	6 FT MIN	N/A	10.1 FT
-ACCESSORY STRUCTURE	0 FT MIN/ 15 FT MAX	N/A	0.0 FT	5 FT MIN/NO MAX	14.2 FT	9.1 FT
REAR YARD SETBACK	0 FT MIN	N/A	0.0 FT	5 FT MIN	9.9 FT	9.1 FT
-BUILDING	0 FT MIN	N/A	0.0 FT	3 FT MIN	N/A	N/A
-ACCESSORY STRUCTURE	0 FT MIN	N/A	0.0 FT	6 FT MIN	N/A	N/A
MAXIMUM RESIDENTIAL DENSITY	20 UNITS/AC	N/A	57.6 (49 UNITS) (V)	15 UNITS/AC	2.06 UNITS/ACRE	4.1 (4 UNITS)
MAXIMUM BUILDING HEIGHT	4 STOREYS/ 48 FT	N/A	4 STOREYS/ 48 FT	3 STOREYS/ 36 FT	15 FT	3 STOREYS/ 36 FT
MINIMUM BUILDING HEIGHT	2 STOREYS	N/A	4 STOREYS	2 STOREYS	2 STOREYS	3 STOREYS

REQUIREMENT	EXISTING LOT 6	PROPOSED LOT 6	REQUIREMENT	EXISTING LOT 5	EXISTING LOT 7	PROPOSED LOT 5 & 7	PROPOSED LOT COMBINED
MAXIMUM IMPERVIOUS COVERAGE	80%	0%	79.7% (29,391 SF)	70%	0%	22.9% (5,327 SF)	69.5% (29,327 SF)
N/S: NO STANDARD	N/A: NOT APPLICABLE	(E): EXISTING NON-CONFORMANCE	(V): VARIANCE				

- PARKING REQUIREMENTS**
- A. RESIDENTIAL PARKING STALLS SHALL MEASURE 9 FT BY 18 FT (§514.B.8.(a)) (COMPLIES)
 - B. RETAIL PARKING STALLS SHALL MEASURE 9 FT BY 18 FT (§514.B.8.(a)) (COMPLIES)
 - C. PARKING LOT AISLE WIDTH SHALL BE 24 FT FOR PERPENDICULAR PARKING STALLS (§514.9) (COMPLIES)
 - D. PARKING CALCULATION:
- MULTI-FAMILY DWELLINGS:
- 1-BEDROOM = (13 UNITS, 25%) (1.8 PARKING SPACES/UNIT) = 23.4 SPACES USE 23
 - 2-BEDROOM = (40 UNITS, 75%) (2.0 PARKING SPACES/UNIT) = 80 SPACES
- RETAIL:
- (7,181 SF) (1 PARKING SPACE/250 GFA) = 28.7 SPACES (USE 29)
 - 132 SPACES REQUIRED
 - 132 SPACES PROVIDED (COMPLIES)
- PARKING PROVIDED:
- SURFACE STALLS = 119 (INCLUDES 20 (15% OF TOTAL PARKING REQUIREMENT AS EV STALLS)
 - 13 (10% OF TOTAL PARKING REQUIRED) CAN BE EV STALLS COUNTED AS 2 = 33 PROVIDED WITHIN EV COUNT
- TOTAL PARKING PROVIDED = 119 SURFACE + 13 EV = 132**

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, WALES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSATURABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND IT PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON REMOVAL OF EACH PROJECT DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FROM SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
- CONTRACTOR TO BE ADVISED THAT ENGINEER HAS NOT PROVIDED ANY DRAWINGS WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NAC 523-7.7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
PROPOSED MULTI-FAMILY DWELLINGS
BLOCK 405, LOTS 5, 6, & 7
1102 9TH AVENUE, 105 8TH AVENUE & MEMORIAL DRIVE
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO BEGIN THE EARLY SURFACE WORK IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:

www.dynamiccc.com

JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40014

TITLE: **SITE PLAN**

SCALE: (H) 1" = 20'
(V) 1" = 20'

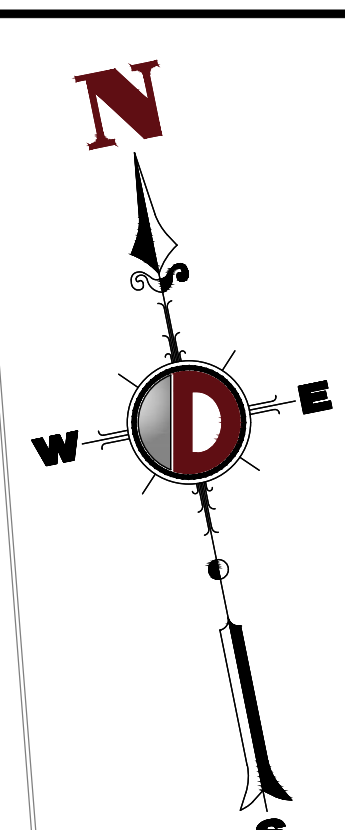
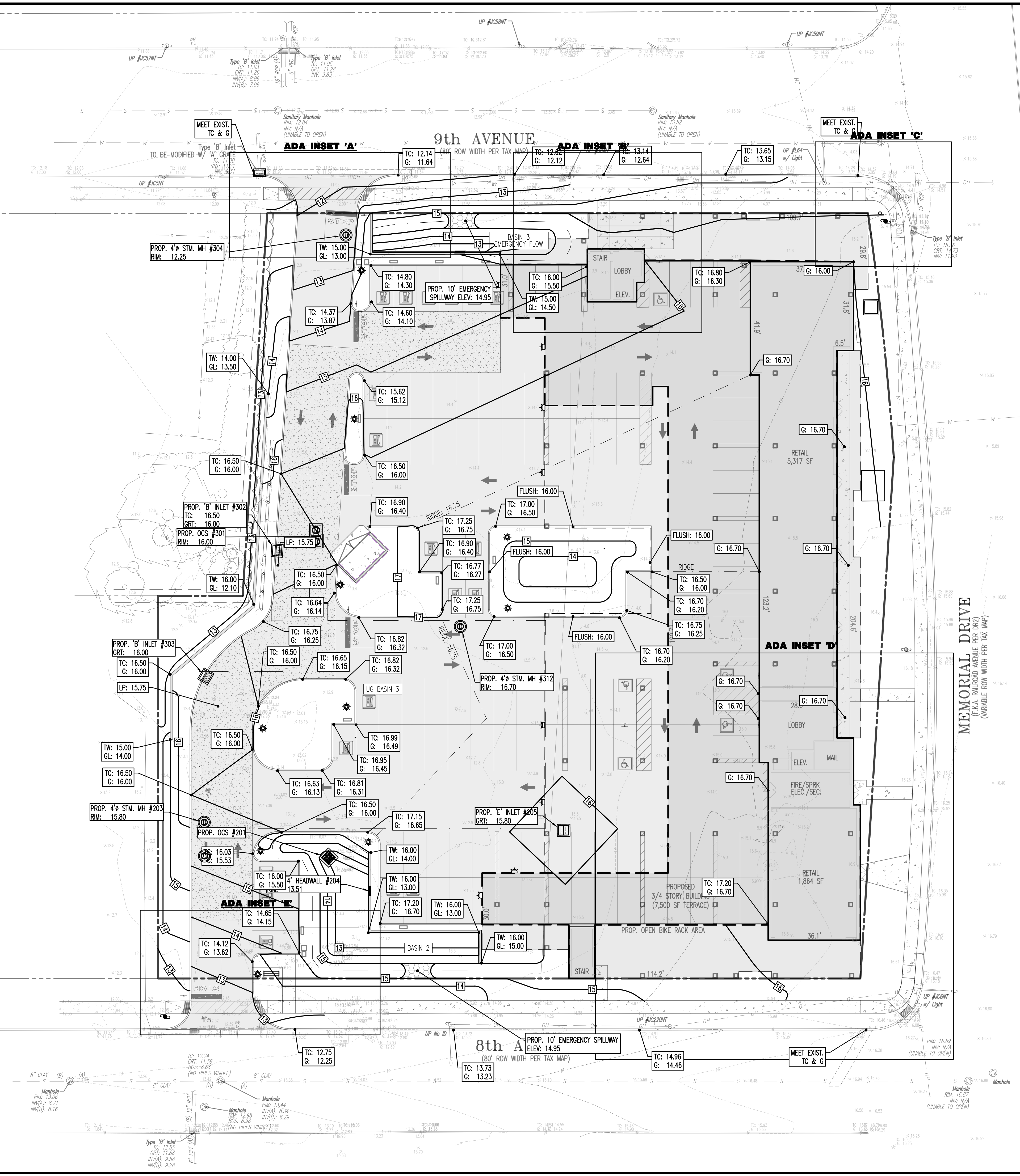
DATE: 06/13/22

PROJECT NO: 2241-99-002

SHEET NO: **4** OF 26

Plotted: 04/06/23 - 1:14 PM. By: newtown
File: P:\JECRC PROJECTS\2241_Ster_Developers LLC Springhill Properties\99-002_Neptune\DWG\Site Plans\2241-99-002\252.dwg. --- 04 SITE PLAN

Plotted: 04/06/23 - 1:14 PM. By: newtown
 File: P:\VEPC PROJECTS\2241_Ster_Developers LLC Springhill Properties\99-002_Neptune\DWg\Site Plans\0224199002502.dwg. -----> 05 GRADING PLAN



GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, WEEDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CURBS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% OUTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURBS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS ASLES. CONTRACTOR TO ENSURE A MAXIMUM OF 1% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.
- STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER.
- RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNERS OF THE PROPERTY. MAINTENANCE SHALL FOLLOW THE OPERATIONS MAINTENANCE MANUAL APPROVED BY THE NEPTUNE TOWNSHIP PLANNING AND ZONING BOARD.
- IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL EFFECT SUCH MAINTENANCE OR REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWNSHIP ENGINEER.

GRADING/UTILITY GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE		PROP. CABLE LINE
	EXIST. ELECTRIC LINE		PROP. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE		PROP. FIBER OPTIC LINE
	EXIST. GAS LINE		PROP. GAS LINE
	EXIST. OVERHEAD WIRES		PROP. OVERHEAD WIRES
	EXIST. TELEPHONE LINE		PROP. TELEPHONE LINE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
	EXIST. WATER LINE		PROP. WATER LINE
	EXIST. SANITARY SEWER LINE		PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE		PROP. STORM DRAIN LINE
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. MAJOR CONTOUR & ELEVATION
	EXIST. MONITORING WELL		APPROX. TEST PIT LOCATION
	EXIST. SPOT ELEVATIONS		EXIST. GUTTER ELEV.
	EXIST. TOP OF CURB ELEV.		EXIST. FINISH FLOOR ELEV.
	EXIST. GARAGE FLOOR ELEV.		EXIST. FIRE HYDRANT
	EXIST. WATER VALVE		EXIST. GAS VALVE
	EXIST. GAS METER		EXIST. ELECTRIC METER
	EXIST. CLEAN OUT		EXIST. WELL
	EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX
	EXIST. CABLE TV BOX		EXIST. UTILITY POLE
	EXIST. GUY WIRE		EXIST. LIGHT POLE
	EXIST. BUILDING LIGHT		EXIST. SHOE BOX LIGHT
	EXIST. COBRA LIGHT POLE		EXIST. TRAFFIC SIGNAL POLE
	EXIST. MANHOLE		EXIST. 'A' INLET
	EXIST. 'B' INLET		EXIST. 'E' INLET
	EXIST. 'Y' INLET		EXIST. FLARED END SECTION
	EXIST. HEADWALL		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	PROP. WATER VALVE		PROP. GAS VALVE
	PROP. STORM CLEANOUT		PROP. SANITARY CLEANOUT
	PROP. AREA LIGHT		PROP. OUTLET CONTROL STRUCTURE
	PROP. DRAINAGE MANHOLE		PROP. SANITARY SEWER MANHOLE
	PROP. 'A' INLET		PROP. 'B' INLET
	PROP. 'E' INLET		PROP. FLARED END SECTION
	PROP. HEADWALL		

GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80
 (IN FEET)
 1 INCH = 20 FT.

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:
 Chester New Jersey • T: 856.679.9229
 Newark New Jersey • T: 973.532.7200
 South Plain New Jersey • T: 732.487.0000
 North Philadelphia • T: 215.482.2200
 Philadelphia Pennsylvania • T: 215.523.4888
 Bethlehem Pennsylvania • T: 610.398.4400
 Allentown Pennsylvania • T: 610.398.4400
 Harrisburg Pennsylvania • T: 717.654.2200
 Delsky Beach, Florida • T: 351.921.8270

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DESIGN THE PUBLIC SURFACE ANCHORS IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

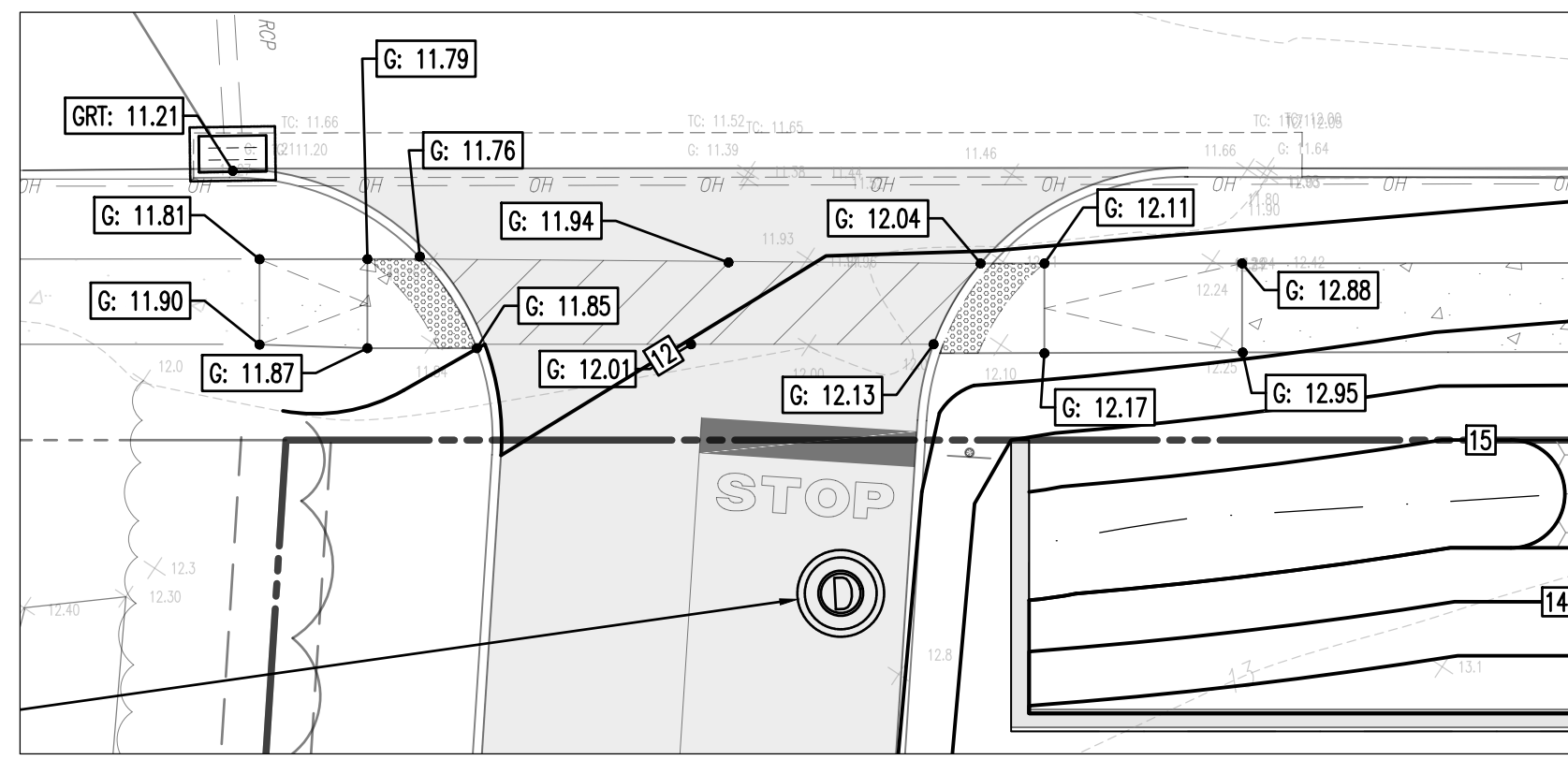
826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

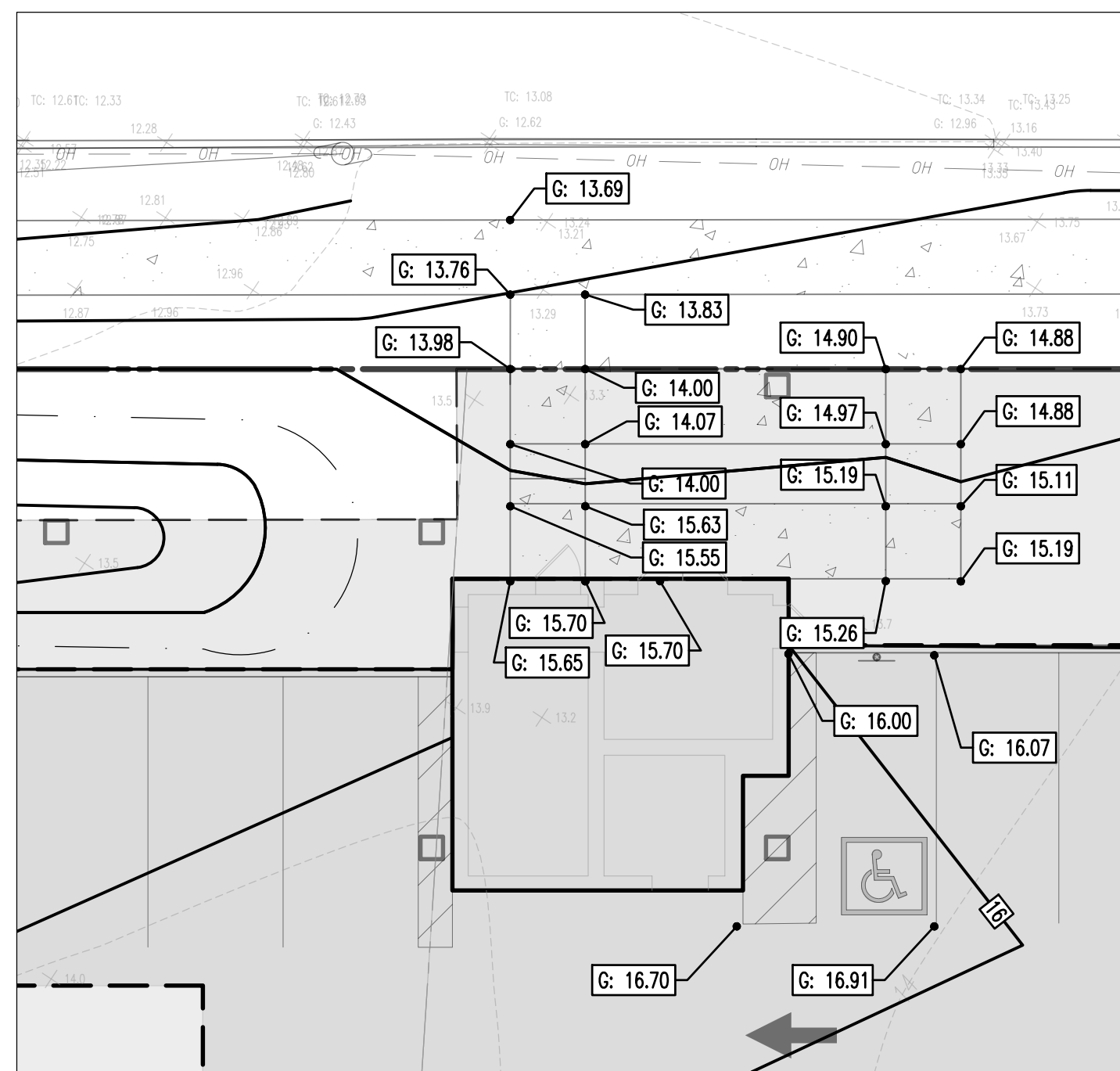
STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE:
GRADING PLAN

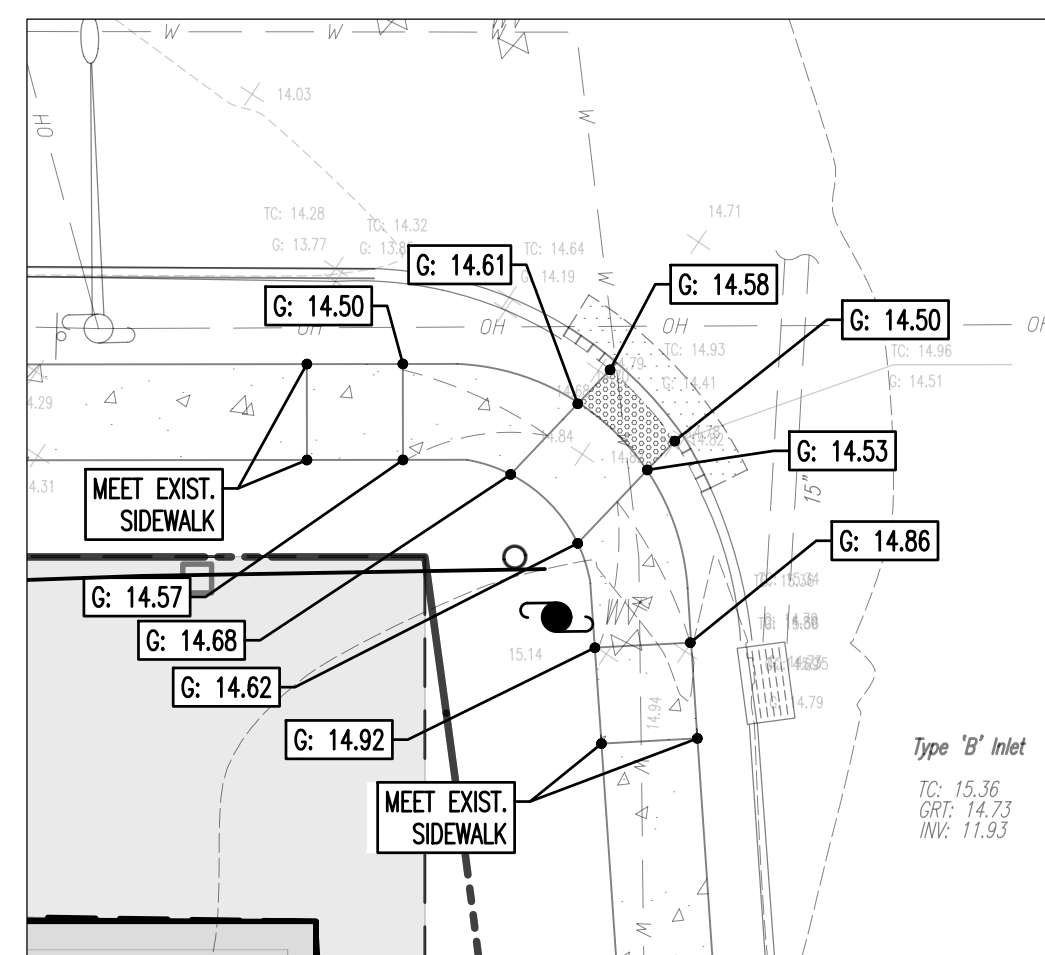
SCALE: (H) 1" = 20'
 (V) 1" = 10'
 PROJECT No:
 2241-99-002
 SHEET No:
5
 DATE:
 06/13/22
 REV. #:
 2



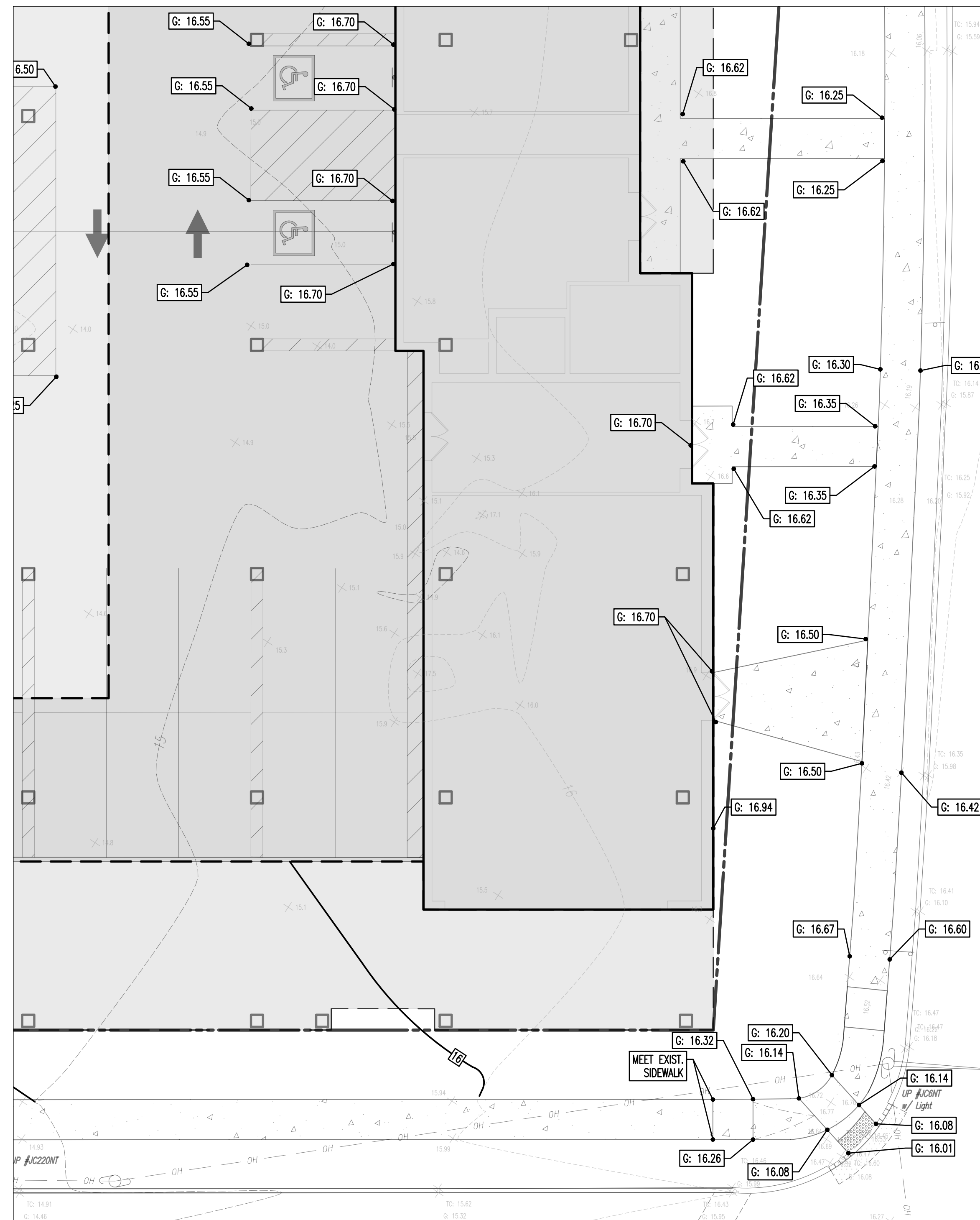
ADA INSET 'A'



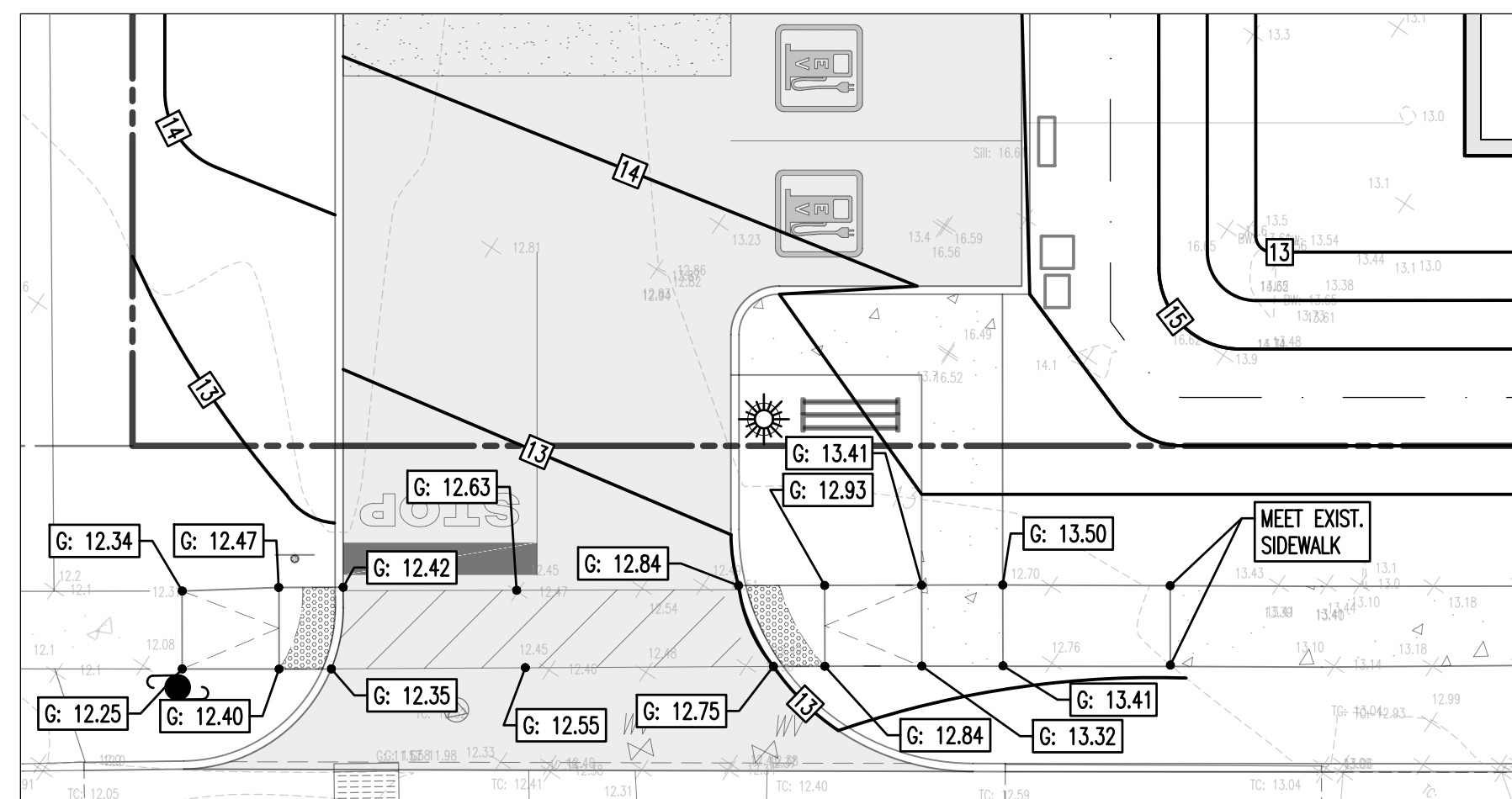
ADA INSET 'B'



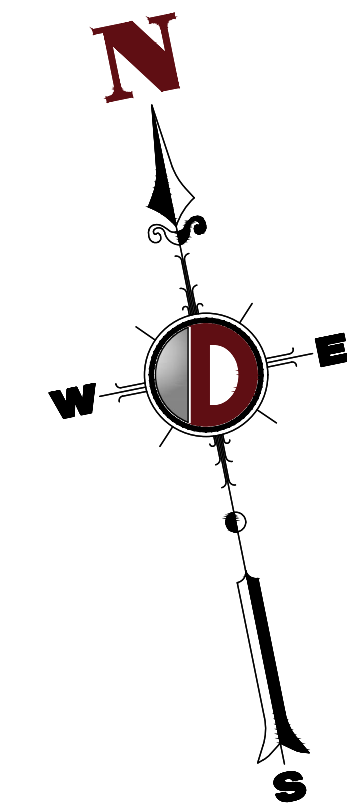
ADA INSET 'C'



ADA INSET 'D'



ADA INSET 'F'

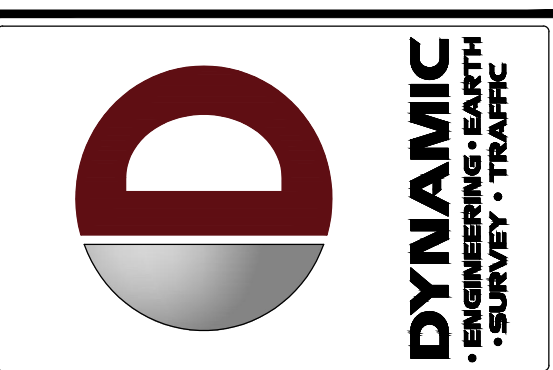
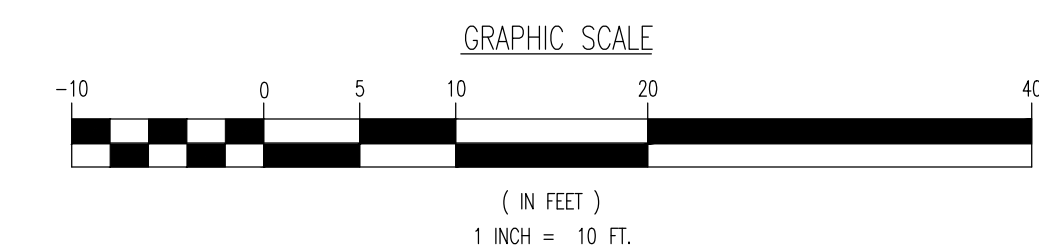


ADA GENERAL NOTES:

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NJAC 5:23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

- SIDEWALKS/ ACCESSIBLE ROUTES**
 - RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- CURB RAMP**
 - SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDS CROSS RAMP)
 - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
- ACCESSIBILITY PARKING STALLS**
 - SPACE AND ACCESS ASLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CROSSWALKS**
 - RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- RAMPS**
 - SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - EXISTING RAMPS: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
 - MAX. RISE: 30"
 - MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

ADA GENERAL NOTES:



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT
		BY: [Signature]

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:
 Allentown, PA • 610.261.1111
 Chester, PA • 610.339.1111
 Harrisburg, PA • 717.633.1111
 Lehigh Valley, PA • 610.261.1111
 Philadelphia, PA • 215.253.4888
 Pittsburgh, PA • 412.328.4400
 Princeton, NJ • 609.984.0000
 Trenton, NJ • 609.390.0000
 York, PA • 717.854.0000
 Dulles, VA • 703.241.8000

www.dynamiccec.com

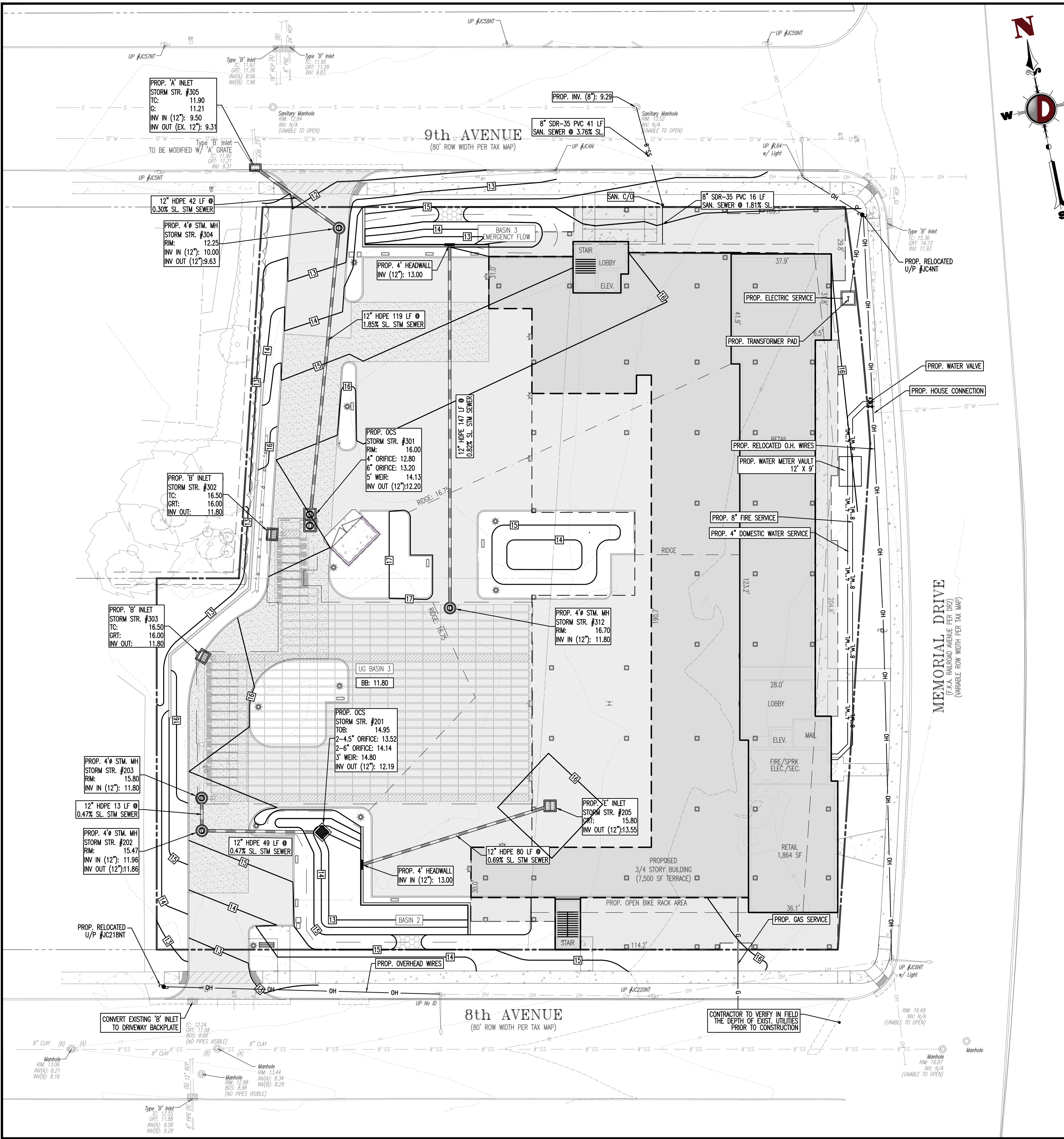
JUSTIN A. GEONNOTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE: **ADA GRADING PLAN**

SCALE: (H) 1" = 10'
 (V) [Symbol]
 DATE: 06/13/22
 PROJECT No: 2241-99-002

SHEET No: **6** Rev. #: [Blank]
 OF 26 2



EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE, CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

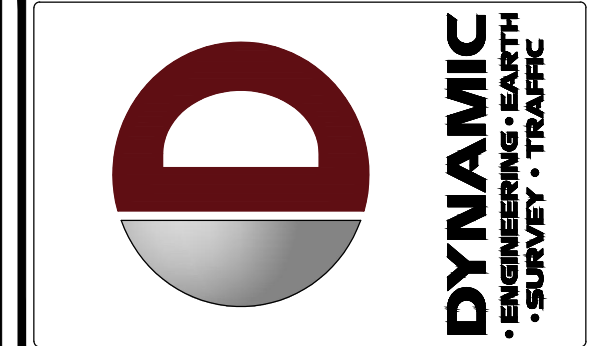
UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONSTRUCTION.
10. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
11. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
14. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND WORKING OR PREFORMED FLEXIBLE JOINT SEAMANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
15. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D312. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F472. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D312 AND ASTM F472. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
17. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.
18. STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER.
19. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNERS OF THE PROPERTY. MAINTENANCE SHALL FOLLOW THE OPERATIONS MAINTENANCE MANUAL APPROVED BY THE NEPTUNE TOWNSHIP PLANNING OR ZONING BOARD.
20. IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL EFFECT SUCH MAINTENANCE OR REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWNSHIP ENGINEER.

GRADING/UTILITY GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		EXIST. SPOT ELEVATIONS
	OFF-SITE PROPERTY LINES		EXIST. TOP OF CURB ELEV.
	EXIST. CABLE LINE		EXIST. FINISHED FLOOR ELEV.
	EXIST. ELECTRIC LINE		EXIST. GARAGE FLOOR ELEV.
	EXIST. FIBER OPTIC LINE		EXIST. FIRE HYDRANT
	EXIST. GAS LINE		EXIST. WATER VALVE
	EXIST. OVERHEAD WIRES		EXIST. GAS VALVE
	EXIST. TELEPHONE LINE		EXIST. GAS METER
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. ELECTRIC METER
	EXIST. WATER LINE		EXIST. ELECTRIC BOX
	EXIST. SANITARY SEWER LINE		EXIST. CLEAN OUT
	EXIST. STORM DRAIN LINE		EXIST. WELL
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. WATER SHUT OFF VALVE
	EXIST. MAJOR CONTOUR & ELEVATION		PROP. STORM CLEANOUT
	EXIST. MONITORING WELL		PROP. SANITARY CLEANOUT
	APPROX. TEST PIT LOCATION		PROP. AREA LIGHT
	EXIST. SPOT ELEVATIONS		PROP. OUTLET CONTROL STRUCTURE
	EXIST. TOP OF CURB ELEV.		PROP. DRAINAGE MANHOLE
	EXIST. FINISHED FLOOR ELEV.		PROP. SANITARY SEWER MANHOLE
	EXIST. GARAGE FLOOR ELEV.		PROP. 'A' INLET
	EXIST. FIRE HYDRANT		PROP. 'B' INLET
	EXIST. WATER VALVE		PROP. 'E' INLET
	EXIST. GAS VALVE		PROP. YARD INLET
	EXIST. GAS METER		PROP. FLARED END SECTION
	EXIST. ELECTRIC METER		PROP. HEADWALL
	EXIST. ELECTRIC BOX		
	EXIST. CLEAN OUT		
	EXIST. WELL		
	EXIST. WATER SHUT OFF VALVE		
	PROP. STORM CLEANOUT		
	PROP. SANITARY CLEANOUT		
	PROP. AREA LIGHT		
	PROP. OUTLET CONTROL STRUCTURE		
	PROP. DRAINAGE MANHOLE		
	PROP. SANITARY SEWER MANHOLE		
	PROP. 'A' INLET		
	PROP. 'B' INLET		
	PROP. 'E' INLET		
	PROP. YARD INLET		
	PROP. FLARED END SECTION		
	PROP. HEADWALL		

GRAPHIC SCALE
1 INCH = 20 FT.



NO.	DATE	REV.	TOWNSHIP COMMENTS
1	11/22/22	1	
2	4/9/23	2	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: SURFSIDE CROSSING
BLOCK 405, LOTS 5, 6, & 7
1102 9TH AVENUE, & MEMORIAL DRIVE
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:
Lancaster, PA • 717.333.1122
Cherry Hill, NJ • 856.679.0229
Basking Ridge, NJ • 973.762.7200
Somers Hill, NJ • 732.487.0000
Newark, NJ • 973.487.0000
Philadelphia, PA • 215.252.4888
Bethlehem, PA • 610.339.4400
Hillsdale, NJ • 973.949.0000
Haddon, NJ • 856.844.2949
Delco Beach, PA • 1.561.921.8270

JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40014

TITLE: **DRAINAGE & UTILITY PLAN**

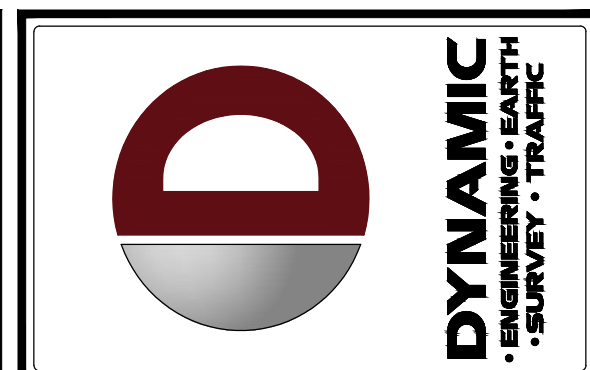
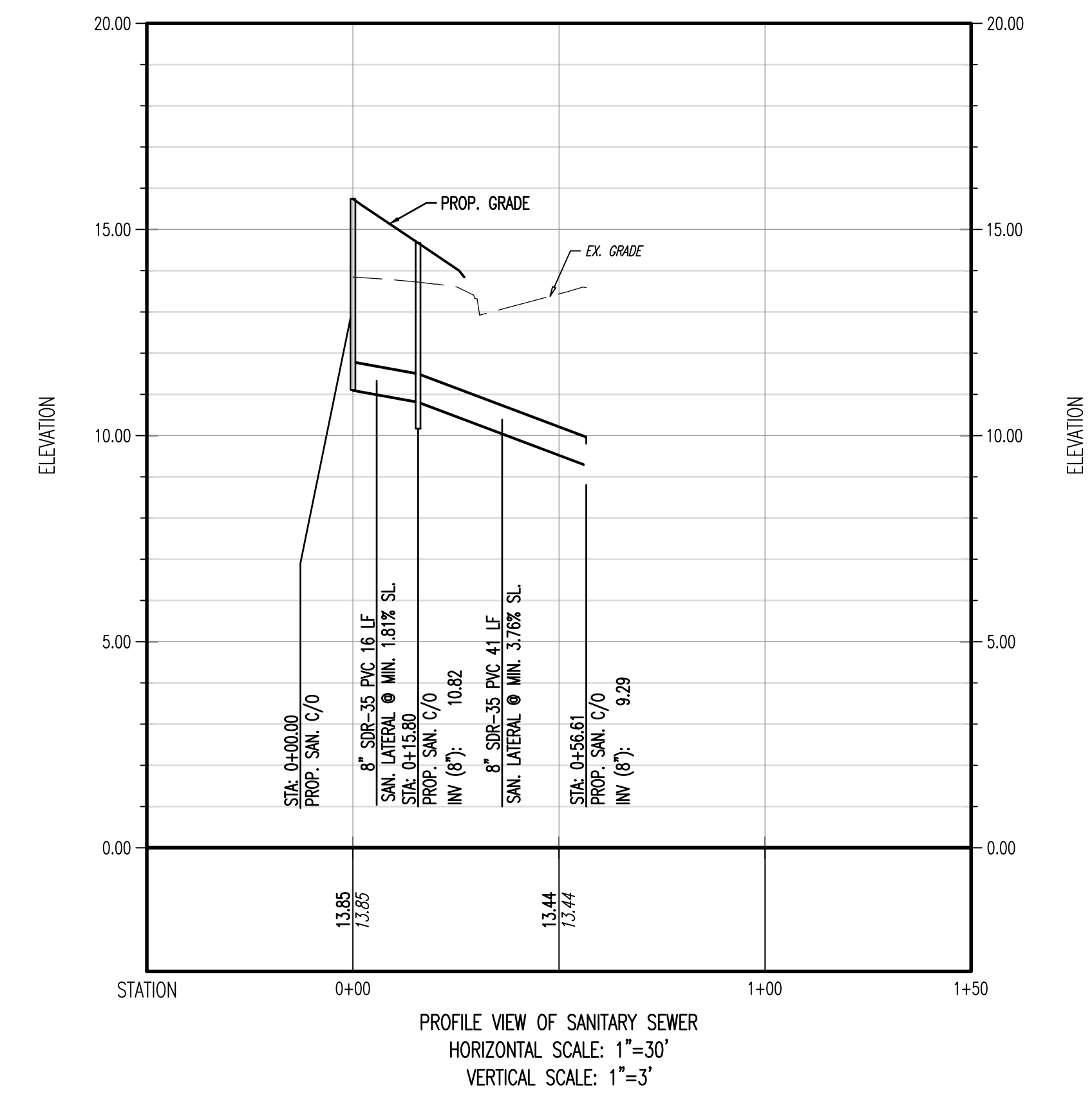
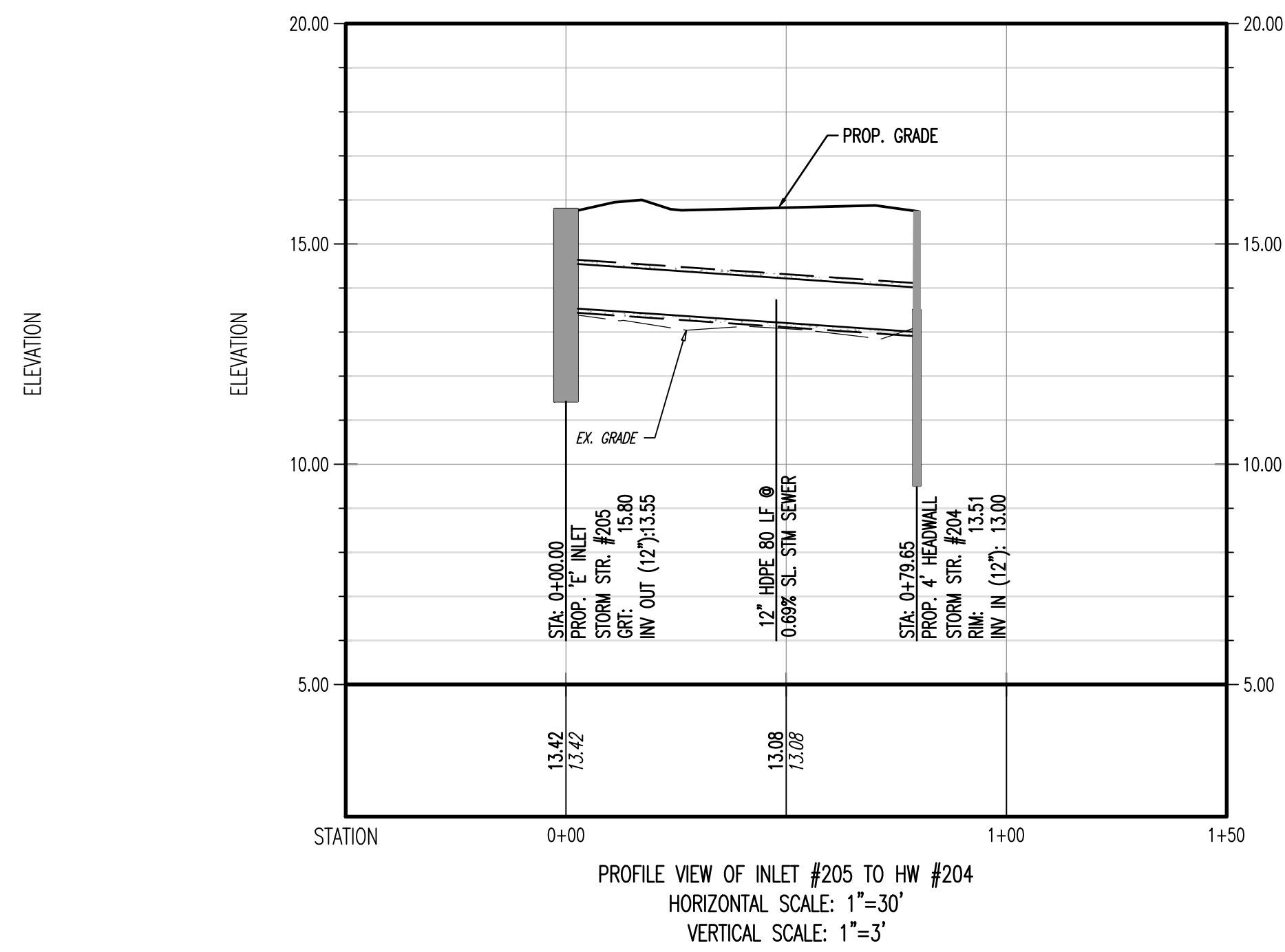
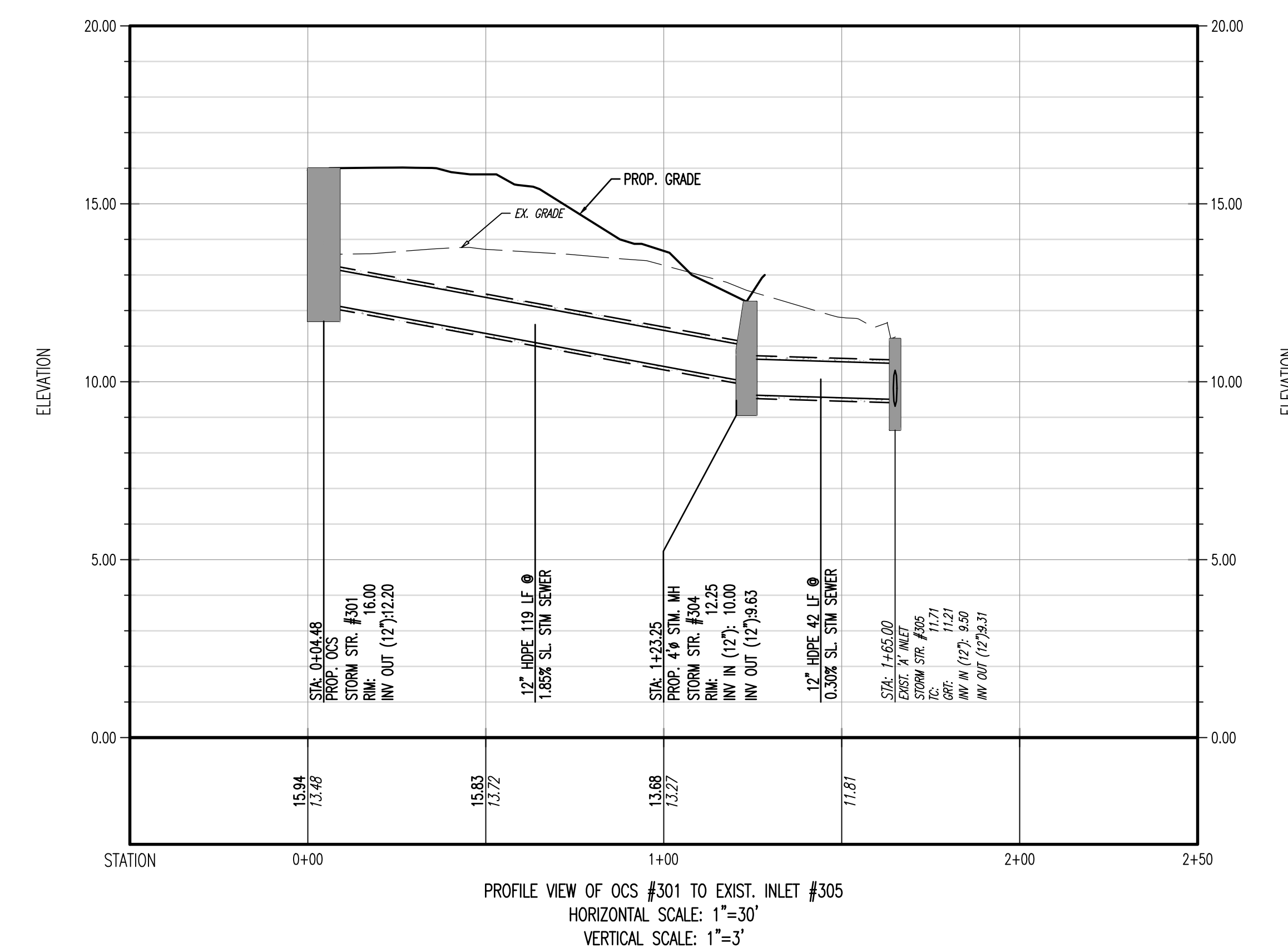
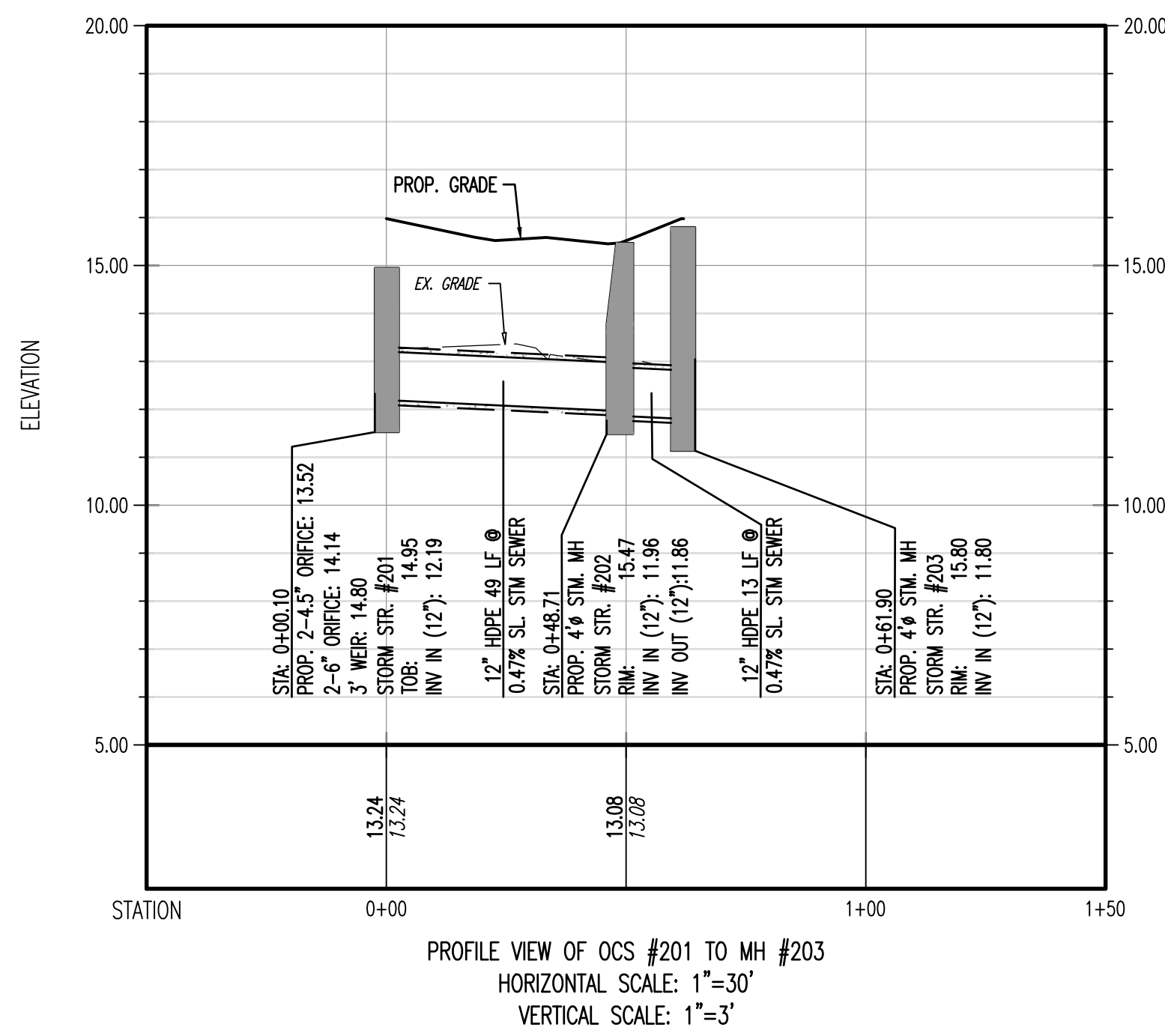
SCALE: (H) 1" = 20'
(V) 1" = 20'

DATE: 06/13/22

PROJECT No.: 2241-99-002

SHEET No.: **7**

Rev. #:
OF 26 2



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105.2 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PERFORMING TO UNCOVER THE EXISTING SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 TRAFFIC • SURVEY • PLANNING & ZONING
 826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:

MARLA A. ROLLER
 LICENSED LANDSCAPE ARCHITECT
 NEW JERSEY LICENSE No. 21A500053700

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE: **DRAINAGE & SANITARY SEWER PROFILES**

SCALE: (H) 1"=20'
 (V) 1"=3'

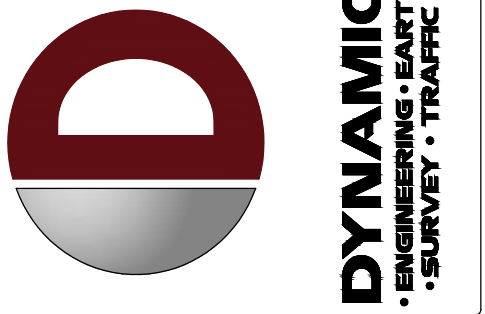
DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: **8** Rev. #: 2

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SEE SHEET 9 OF 26 FOR LIGHTING PLAN DETAILS



NO.	DATE	REVISIONS	BY
1	11/22/22	REV. PER TOWNSHIP COMMENTS	
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT	

GENERAL NOTES

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDELINE POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
- THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.

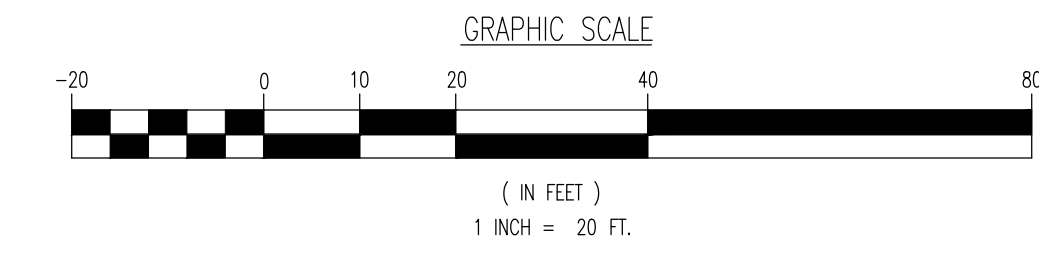
LIGHTING REQUIREMENTS

- LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN FOURTEEN (14) FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTERLINE OF THE LIGHT SOURCE. (§412.11)
- MAXIMUM LIGHTING CONTROLS: THE RATIO OF AVERAGE ILLUMINATION, MEASURED IN FOOTCANDLES, TO MINIMUM ILLUMINATION, AS REQUIRED IN TABLE 5.3 (MINIMUM ILLUMINATION FOR SURFACE PARKING) SHALL NOT EXCEED 4 TO 1. THE MAXIMUM ILLUMINATION PROVIDED ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1. (§511.6.2)

LIGHTING LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION
	8	OW1303	38	12.5	SINGLE	1.000	AVATAR	OW1301-LS5KLM
	10	A850-SS-12	289	12	SINGLE	1.000	STERNBERG LIGHTING	OLD TOWN SERIES DECORATIVE LIGHT, TYPE 5, SYMMETRIC DISTRIBUTION

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 1.0 FC.
 (FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY					
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
DRIVE ANGLE	1.53	3.6	0.5	3.06	7.20



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: SURFSIDE CROSSING PROPOSED MULTI-FAMILY DWELLINGS BLOCK 405, LOTS 5, 6, & 7 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

DESIGNED BY: SRC
 CHECKED BY: SRC
 DRAWN BY: AJM/REB
 REVISION BY: SMM
 DATE: 11/22/22

811 PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIGRESS THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:

Lehigh Valley: 717.241.1111
 Chester New Jersey: 1.800.879.9229
 Newark New Jersey: 1.973.752.7333
 South Plainfield New Jersey: 1.732.487.0002
 Newburgh New York: 1.516.461.4800
 Philadelphia Pennsylvania: 1.215.253.4888
 Bethlehem Pennsylvania: 1.610.298.4400
 Allentown: 1.610.264.2000
 Houston Texas: 1.281.769.4400
 Austin Texas: 1.512.844.2000
 Deltona Beach, Florida: 1.561.921.8200

www.dynamiccec.com

JUSTIN A. GEONNOTTI

PROFESSIONAL ENGINEER

STEVEN R. CATTANI

PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE:
LIGHTING PLAN

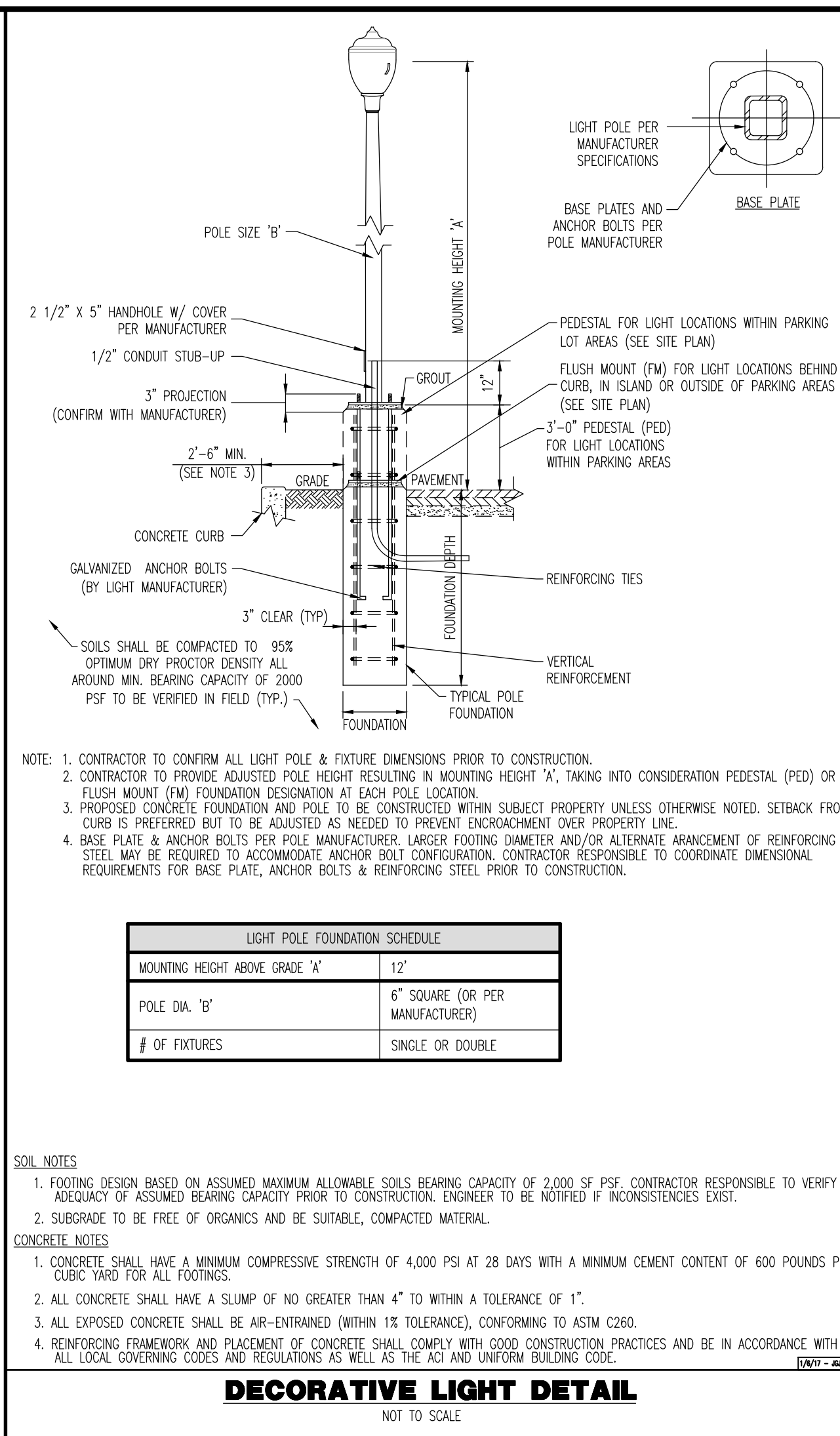
SCALE: (H) 1" = 20'
 (V) DATE: 06/13/22

PROJECT No:
 2241-99-002

SHEET No: **9** Rev. #:

OF 26 2

Plotted: 04/06/23 - 1:15 PM, By: newtown
 File: P:\CEPC PROJECTS\2241_Ster_Developers LLC_Springhill_Properties\99-002_Neptune\DWG_Site_Plans\2241-99-002-09_LIGHTING_PLAN



A850-VCOB OLD TOWN SERIES LED

Mounting Configuration
(Click here to link to mounting configuration specification page)

- IW -2A -3A90 -1AM
- PT -2A90 -3APT -2AM
- IA -2APT -4A -450PB
- IAPT -3A -4APT

W - Wall Mount PT - Post Top A - Arm Mount AM - Arm Mid-Mount PB - Post Base

Fixture
A850 A850SR

Filter

- SP -991 -995 -OL3
- F3 -992 -B04 -OL4
- 74 -993 -B05 -S88
- 990 -994 -B07 -C2097*

LED
VCOB-4L

CCT - Color Temperature (K)
• 27(00) • 30(00) • 35(00) • 40(00) • 50(00)

Type
• TS (Symmetric) • TA (Asymmetric)

Driver

- MDL02 (120V-277V, 250mA)
- MDL03 (120V-277V, 350mA)
- MDL05 (120V-277V, 500mA)
- MDH02 (347V-480V, 250mA)
- MDH03 (347V-480V, 350mA)
- MDH05 (347V-480V, 500mA)

Lens

- A (Textured Acrylic)
- P (Textured Poly)
- WA (White Textured Acrylic)
- WP (White Textured Poly)

Options (Click here to view accessories sheet)

- R* 3-Pin control receptacle only
- RS* 5-Pin control receptacle only
- RP* 7-Pin control receptacle only

Specifications

Fixture
The fixture shall be 16" in diameter and 38-1/2" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured is also available. The fixture is available in a solid roof (A850SR) for added distinction. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The optional perforated brass decorative ring (PBDR) is available in polished brass or painted finish. The 2-1/4" wide brass filigree allowing light transfer through decorative openings. The optional CDR is a heavy cast aluminum ring with four cast medallions finished in accent gold. Also available are custom medallions that can be specified with a name, initial or logo. The Luminaire shall be UL listed in US and Canada.

Filter - Standard
The filter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the filter shall be welded to the pole top or tenon for safety and to ensure the fixture will be plumb, secure and level over the life of the installation. The filter shall have a one-piece ring gasket to resist insect penetration into lamp assembly.

900 Series Utility Filter Option
The filter shall be heavy wall cast aluminum, 360 die cast alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less entry door that provides open access to all of the components. The 900 series shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted driver mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 finger latches. The filter shall have a one-piece ring gasket to resist insect penetration into lamp assembly.

AREA LIGHT SH850-3A-12 DETAIL
NOT TO SCALE

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

A850-VCOB OLD TOWN SERIES LED

Mounting Configuration
(Click here to link to mounting configuration specification page)

- IW -2A -3A90 -1AM
- PT -2A90 -3APT -2AM
- IA -2APT -4A -450PB
- IAPT -3A -4APT

W - Wall Mount PT - Post Top A - Arm Mount AM - Arm Mid-Mount PB - Post Base

Fixture
A850 A850SR

Filter

- SP -991 -995 -OL3
- F3 -992 -B04 -OL4
- 74 -993 -B05 -S88
- 990 -994 -B07 -C2097*

LED
VCOB-4L

CCT - Color Temperature (K)
• 27(00) • 30(00) • 35(00) • 40(00) • 50(00)

Type
• TS (Symmetric) • TA (Asymmetric)

Driver

- MDL02 (120V-277V, 250mA)
- MDL03 (120V-277V, 350mA)
- MDL05 (120V-277V, 500mA)
- MDH02 (347V-480V, 250mA)
- MDH03 (347V-480V, 350mA)
- MDH05 (347V-480V, 500mA)

Lens

- A (Textured Acrylic)
- P (Textured Poly)
- WA (White Textured Acrylic)
- WP (White Textured Poly)

Options (Click here to view accessories sheet)

- R* 3-Pin control receptacle only
- RS* 5-Pin control receptacle only
- RP* 7-Pin control receptacle only

Specifications

Fixture
The fixture shall be 16" in diameter and 38-1/2" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured is also available. The fixture is available in a solid roof (A850SR) for added distinction. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The optional perforated brass decorative ring (PBDR) is available in polished brass or painted finish. The 2-1/4" wide brass filigree allowing light transfer through decorative openings. The optional CDR is a heavy cast aluminum ring with four cast medallions finished in accent gold. Also available are custom medallions that can be specified with a name, initial or logo. The Luminaire shall be UL listed in US and Canada.

Filter - Standard
The filter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the filter shall be welded to the pole top or tenon for safety and to ensure the fixture will be plumb, secure and level over the life of the installation. The filter shall have a one-piece ring gasket to resist insect penetration into lamp assembly.

900 Series Utility Filter Option
The filter shall be heavy wall cast aluminum, 360 die cast alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less entry door that provides open access to all of the components. The 900 series shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted driver mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 finger latches. The filter shall have a one-piece ring gasket to resist insect penetration into lamp assembly.

AREA LIGHT A850-5S-12 DETAIL
NOT TO SCALE

Straight Poles

MODEL/HEIGHT/SHAFT

34	12	FP4
----	----	-----

POST CAP CENTER

BCC / FH / BK

Part Number Selections

MODEL	HEIGHT	SHAFT
• 34	• 08'	• T4: 4"-3" Tapered Smooth*
	• 10'	• T5: 5"-3" Tapered Smooth
	• 11'	• P4: 4" Straight Smooth
	• 12'	• P5: 5" Straight Smooth
	• 13'	• FP4: 4" Straight Fluted*
	• 14'	• FP5: 5" Straight Fluted
	• 15'	• TFP5: 5"-3" Tapered Fluted
	• 16'	*Maximum recommended height 14'

OPTIONS AVAILABLE

- GFI
- GFB
- FH
- SBA
- DBA
- DB Direct Burial
- SBAR
- DSPA
- DHPA
- PA478
- PCD
- SH
- SB
- WHK
- HB Helix Burial

OPTIONS AVAILABLE

See Accessories Section for more options and information

- GFI - Ground Fault Interrupter mounts in the pole
- GFB - Ground Fault Breaker *inside* base
- FH - Flag Pole Holder mounts on the pole
- SBA - Single Banner Arm mounts on the pole
- DBA - Double Banner Arms mount on same side of the pole
- SBAR - Single Banner Arm and Ring
- DSPA - Double Stepped Planter Arms mount on either side
- DHPA - Double Hooked Planter Arms mount on either side
- PA478 - Decorative Planter Arms with planter rings
- PCD - Photo Control mounts on door on pole
- SH - Speaker Hub for mounting speaker, floodlight or signal
- SB - Sign Bracket mounts on pole to hold signs
- WHK - Wreath Hook mounts on pole to hold decorations

POST CENTER CAPS (If Required)

- BCC - Ball Center Cap
- FCC - Finial Center Cap
- SCC - Spiked Center Cap
- TFCC - Tall Finial Center Cap
- SSCC - Side Spiked Center Cap

LIGHT POLE DETAIL
NOT TO SCALE

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING • ZONING

826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:
Cherry Hill, NJ • 856.879.9229
Lansdale, PA • 610.351.7330
York, PA • 717.487.0000
Newtown, PA • 717.487.0000
Harrisburg, PA • 717.533.4888
Baltimore, MD • 410.398.1400
Arling Heights, IL • 815.398.0000
Houston, TX • 281.760.4800
Arling Heights, IL • 815.398.0000
Del Rio, TX • 512.921.8200

www.dynamicce.com

JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

TITLE: **LIGHTING DETAILS**

SCALE: (H) AS SHOWN DATE: 06/13/22

PROJECT No: 2241-99-002

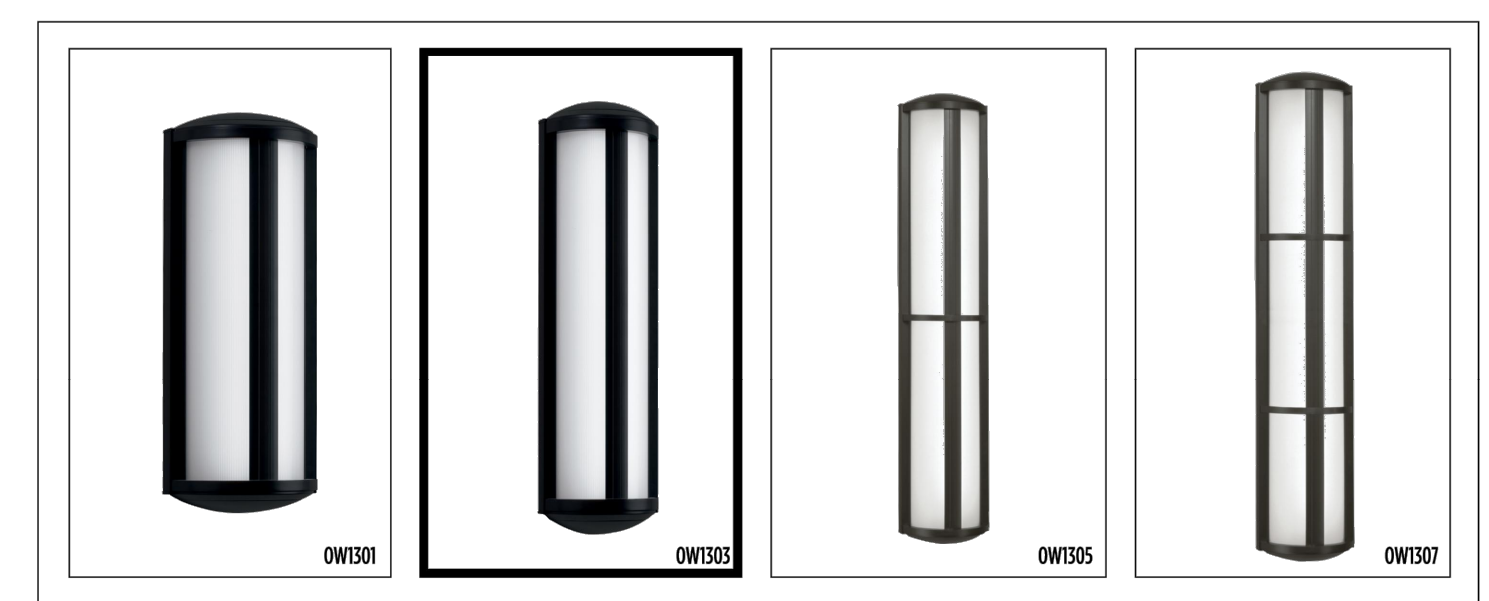
SHEET No: **10** OF 26

Plotted: 04/06/23 - 1:15 PM, By: newtown
 File: P:\VEPC PROJECTS\2241_Ster_Developers LLC_Springhill_Properties\99-002_Neptune\DWG_Site_Plans\2241-99-002_LIGHTING_DETAILS

Rev. 2022/09/23
AVATAR™ OUTDOOR – SINGLE ACCENT BAR
 OW1301/OW1303/OW1305/OW1307

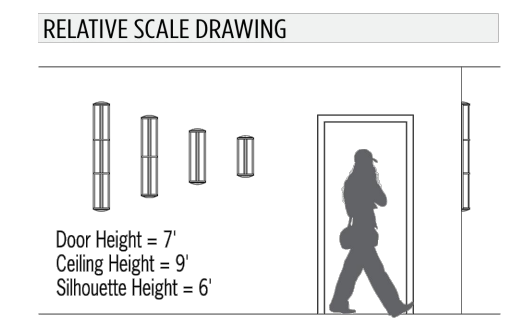
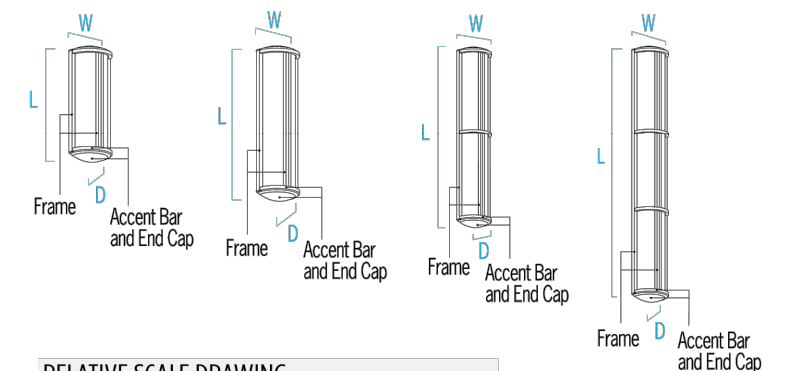


Type: _____ Project: _____ Location: _____

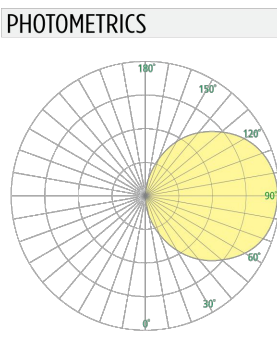


DIMENSIONS¹
 Depth is measured from wall to front of fixture
 L = Length D = Depth W = Width

	OW1301	OW1303	OW1305	OW1307
L	19-3/4" (502 mm)	25-1/8" (638 mm)	36-1/8" (918 mm)	47-1/4" (1200 mm)
D	4" (102 mm)			
W	7-1/4" (184 mm)			



- FEATURES**
- Modular design for replacement of LED source and integral driver
 - Vertical mounting standard (horizontal mounting optional)
 - Mounts to standard electrical junction box (by others) and wall with provided hardware
 - Removable cam-action hinged frame for ease of maintenance
 - Extruded aluminum backplate and center accent, die-cast end caps. Solid metal or die-cast accent
 - Sealed and gasketed construction
 - High impact white acrylic diffuser
 - F1 rated, UV stable
 - UL-94 HB Flame Class rated
 - No VOC powder coat paint or stainless steel finish
 - ETL listed for wet location mounting 4' above grade



Rev. 2022/09/23
AVATAR OUTDOOR – SINGLE ACCENT BAR (cont.)
 OW1301/OW1303/OW1305/OW1307



Fill in shaded boxes using information listed below

MODEL ¹	SOURCE ¹	VOLTAGE	FRAME FINISH	ACCENT BAR AND END CAP FINISH	OPTIONS ¹
OW1301 OW1303 OW1307	• L30K(H) • L30K(L) • L35K(H) • L35K(L) • L40K(H) • L40K(L)	MVOLT MVOLT	See last page for finish order codes	See last page for finish order codes	HM XPS See page 1

SOURCE¹ (Select one)
 Dimmable 0-10V to 1%, Minimum 80CRI, within 3-step MacAdam

Source	CCT	OW1301		OW1303		OW1305		OW1307	
		Delivered Lumens	Power/Watts	Delivered Lumens	Power/Watts	Delivered Lumens	Power/Watts	Delivered Lumens	Power/Watts
• L30K(H)	3000K	1200	15	1600	19	2400	29	3300	38
• L30K(L)	3000K	800	9	1100	13	1600	19	2200	25
• L35K(H)	3500K	1200	15	1600	19	2400	29	3300	38
• L35K(L)	3500K	800	9	1100	13	1600	19	2200	25
• L40K(H)	4000K	1200	15	1700	19	2500	29	3400	38
• L40K(L)	4000K	800	9	1100	13	1700	19	2200	25

VOLTAGE

MVOLT	120-277V, 50/60 Hz
-------	--------------------

OPTIONS¹

▲ Option availability may be interdependent with Other Options

HM	Horizontal mount (vertical is standard)
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

Rev. 2022/09/23
AVATAR OUTDOOR – SINGLE ACCENT BAR (cont.)
 OW1301/OW1303/OW1305/OW1307



AVATAR PRODUCT FAMILY

	Single Bar	Dual Bars	Perforated
Outdoor	• OW1301, OW1303, OW1305, OW1307	• OW1311, OW1313, OW1315, OW1317	• OW1331, OW1333, OW1335, OW1337
Indoor	• CV2009, CV2011, CV2013, CV2015	• CV2025, CV2027, CV2029, CV2031	

- SUGGESTED VARIATIONS**
- Increase length
 - Add/remove bar stock

FINISHES
 Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request. For more information about our finishes visit visalighting.com/finishes

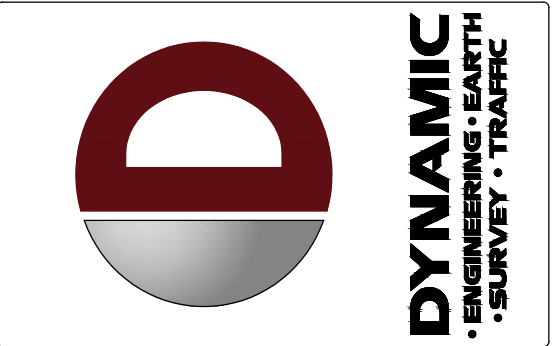
Powder Coat Paint Finishes (Standard)

AGGY Agate Grey	ALGN Alpine Green	BJBG Baja Beige	BMAT Bronze Matte	BRNZ Bronze	BSIL Blade Silver	CVBL Cove Blue
DEOR Deoro Gold	GLWT Glacier White	GSIL Graphite Silver	HRGR Harbor Grey	JTBK Jet Black	OCBL Ocean Blue	SHGR Shoreline Grey
SBGN Sagebrush Green	SLGR Slate Grey	SSTP Sierra Taupe	TRCN Terracotta Canyon	TRWT Traffic White	VBLK Velvet Black	VNRD Vineyard Red

Metal Finishes (Premium) – Premium metals for Accent Bar and End Caps only

BSS Brushed Stainless Steel	PSS Polished Stainless Steel
-----------------------------	------------------------------

WALL LIGHT DETAIL
 NOT TO SCALE



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 & 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

OWNER: _____
 DESIGNER: _____
 PERMITS: _____
 CONTRACTOR: _____

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:

- Lehigh Valley, PA • 610.213.1111
- Cherry Hill, NJ • 856.679.9229
- Levittown, PA • 610.261.2200
- Spring House, PA • 717.487.0000
- York, PA • 717.487.0000
- Phoenixville, PA • 610.261.2200
- Lebanon, PA • 610.261.2200
- Reading, PA • 610.261.2200
- Scranton, PA • 717.487.0000
- Delco Beach, PA • 610.261.2200

www.dynamiccec.com

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE: **LIGHTING DETAILS**

SCALE: (H) 1" = 20"
 (V)
 DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: **11** OF 26 Rev. #: 2

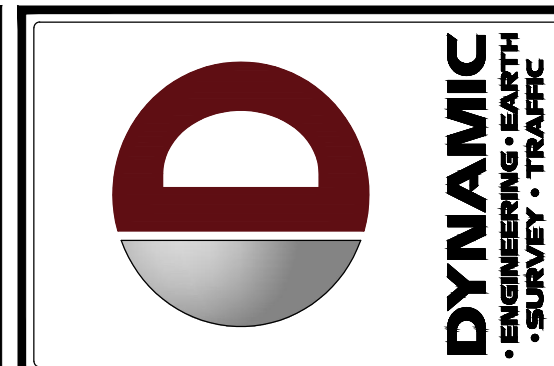
THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SEE SHEET 12 OF 26 FOR LANDSCAPE PLAN NOTES

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
CBF	6	CARPINUS BETULUS 'ASTIGATA'	PYRAMIDAL EUROPEAN HORNBEAM	3-3 1/2" CAL.	B+B
GTS	14	QLEDITSIA TRACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3-3 1/2" CAL.	B+B
ORNAMENTAL TREE(S)					
AGRH	7	AMELANCHER X GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	8-10'	B+B
EVERGREEN TREE(S)					
IKJK	1	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	6-8'	B+B
IOS	3	ILEX OPACA 'SATYR HILL'	SATYR HILL HOLLY	6-8'	B+B
PSF	7	PINUS STROBUS 'ASTIGATA'	PYRAMIDAL WHITE PINE	6-7'	B+B
EVERGREEN SHRUB(S)					
AGW	38	AZALEA X 'GRARD'S PLEASANT WHITE'	GRARD'S PLEASANT WHITE AZALEA	30-36"	#5 CAN
AXGR	19	ABELIA X GRANDIFLORA 'RADANCE'	RADANCE ABELIA	30-36"	#5 CAN
IGS	95	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKSBERRY HOLLY	30-36"	#5 CAN
JSS	2	JUNIPERUS SCOPULORUM 'SHROCKET'	SHROCKET JUNIPER	6-8'	B+B
JSWB	9	JUNIPERUS SCOPULORUM 'NICHITA BLUE'	ROCKY MOUNTAIN JUNIPER	6-8'	B+B
PLOL	29	FRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRYLAUREL	30-36"	#5 CAN
TOS	28	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
DECIDUOUS SHRUB(S)					
HOM	10	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	30-36"	#5 CAN
SBT	34	SPIREA BETULIFOLIA 'TOR'	TOR SPIREA	30-36"	#5 CAN
VDS	9	VERBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE ARROWWOOD VERBURNUM	3-4'	B+B
GROUND COVER					
JHH	11	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	24-30" SPRD	#3 CAN
ORNAMENTAL GRASS(S)					
CAKF	63	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
PAH	44	PENNISETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
TOTAL					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: SURFSIDE CROSSING
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811
 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG BEFORE THE EXACT SURFACE ANYWHERE IN ANY STATE

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 F: 267.685.0361

Offices conveniently located at:
 Allentown, PA • 610.261.1111
 Chester, PA • 610.338.1111
 Harrisburg, PA • 717.633.1111
 Hershey, PA • 717.533.1111
 Philadelphia, PA • 215.253.4888
 Pottsville, PA • 610.238.4400
 Reading, PA • 610.234.2200
 Scranton, PA • 717.334.2200
 York, PA • 717.334.2200
 Dallas, TX • 972.344.2200
 Del Rio, TX • 361.921.8370

www.dynamiccec.com

MARLA A. ROLLER
 LICENSED LANDSCAPE ARCHITECT
 NEW JERSEY LICENSE No. 21AS00053700

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

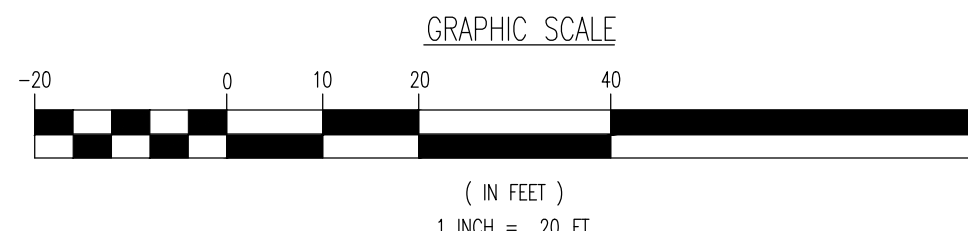
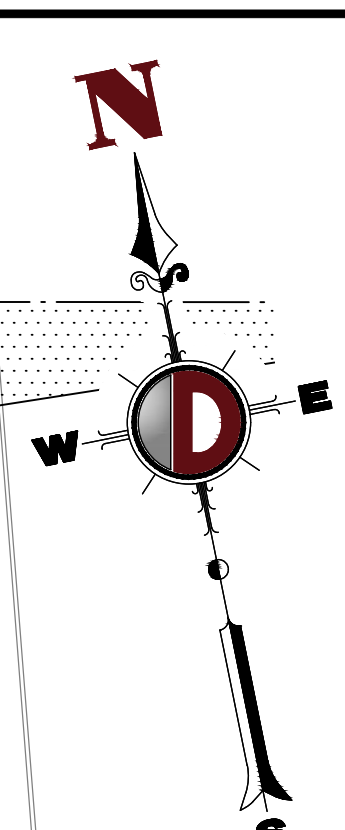
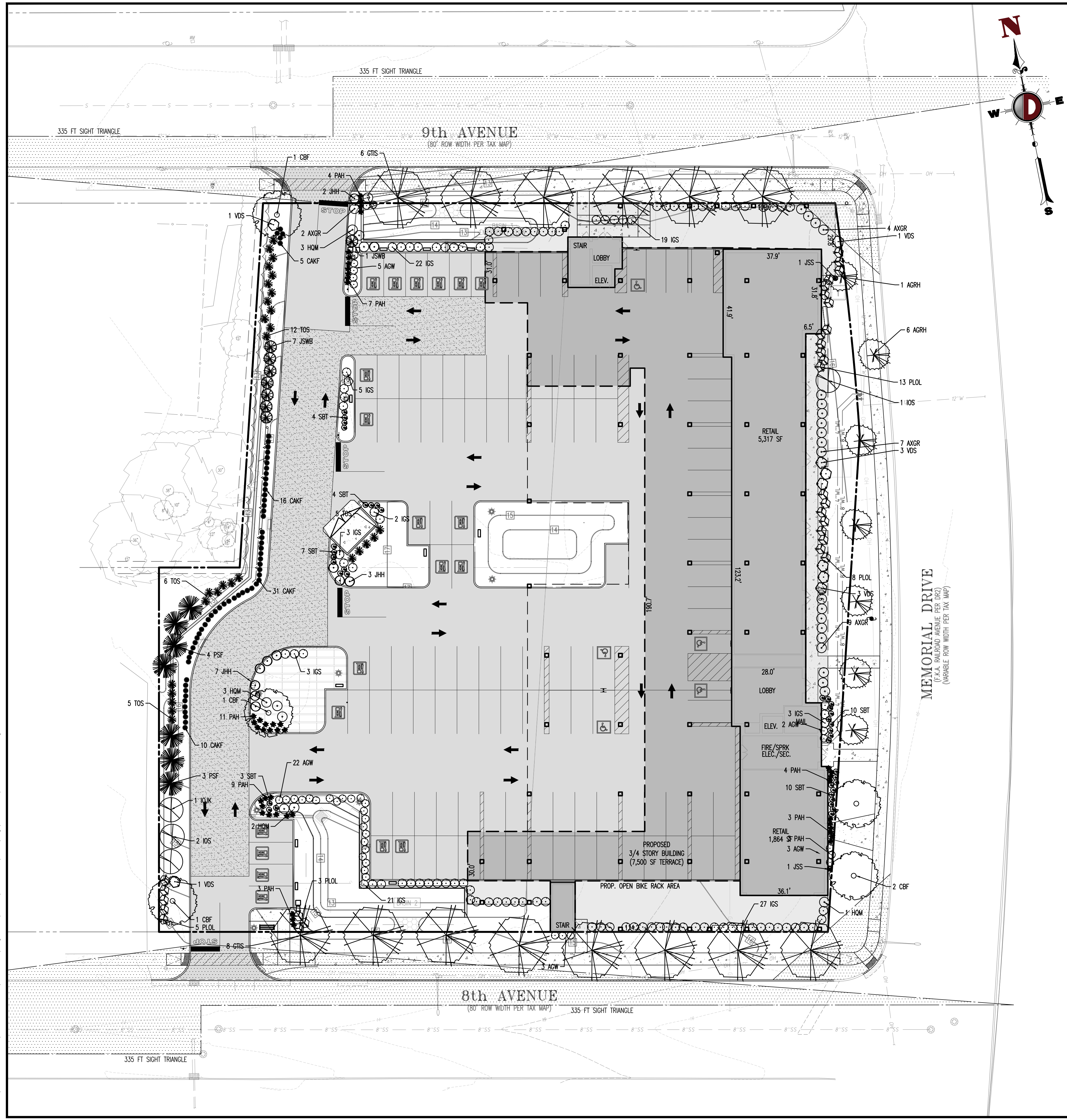
TITLE: LANDSCAPE PLAN

SCALE: (H) 1" = 20'
 (V) 1" = 20'

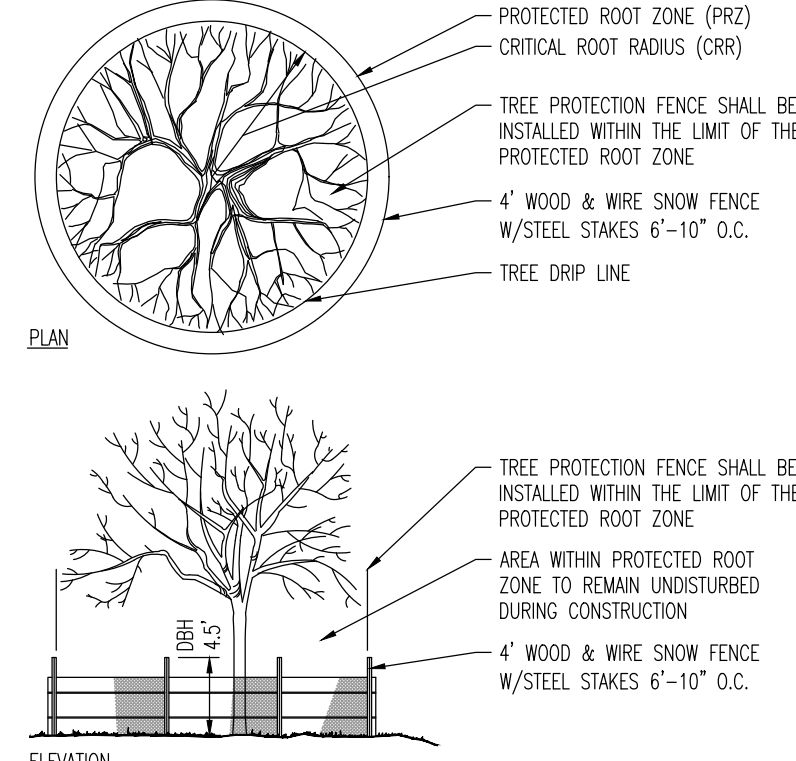
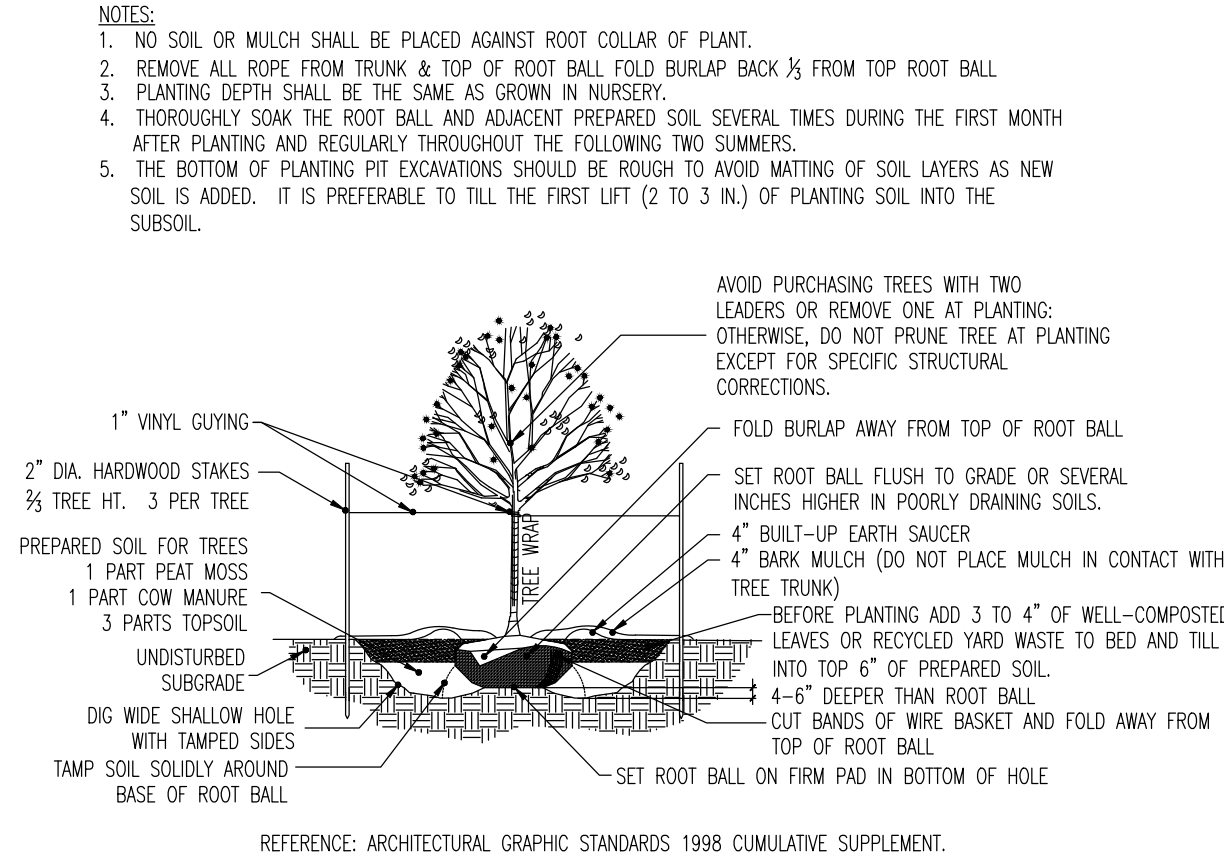
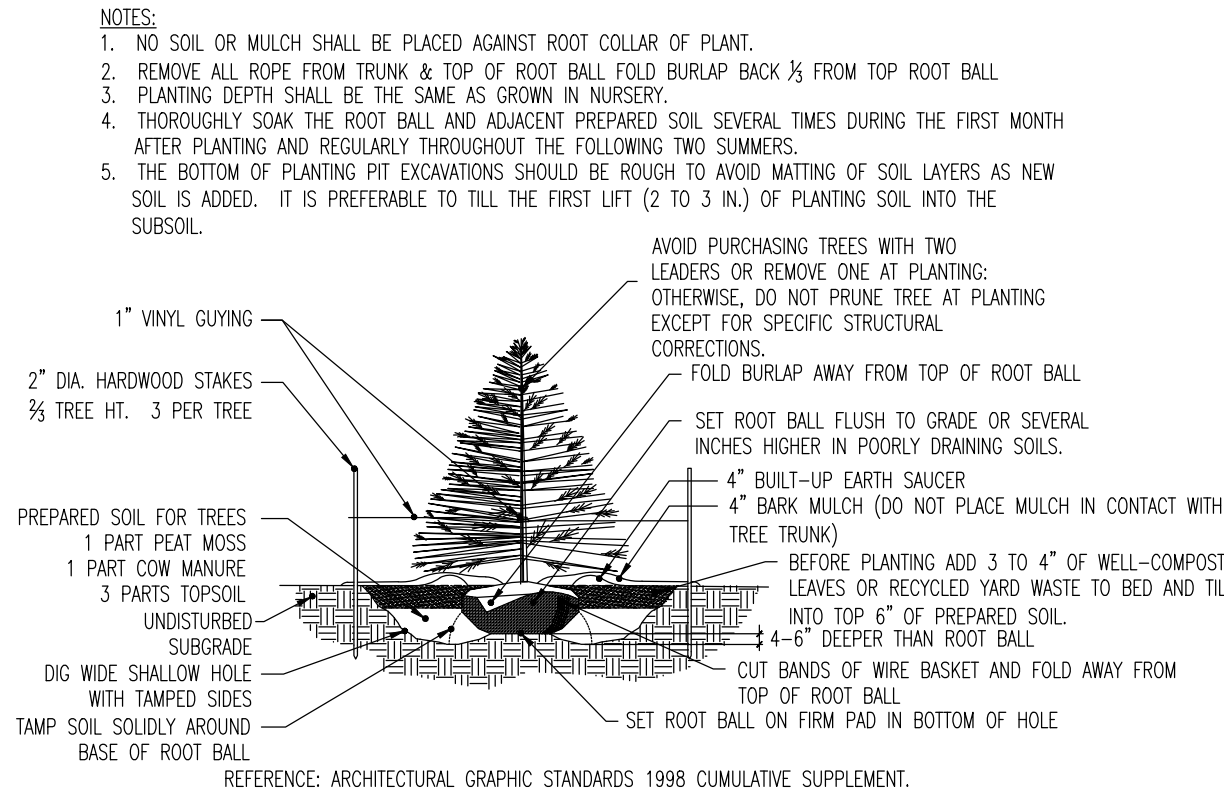
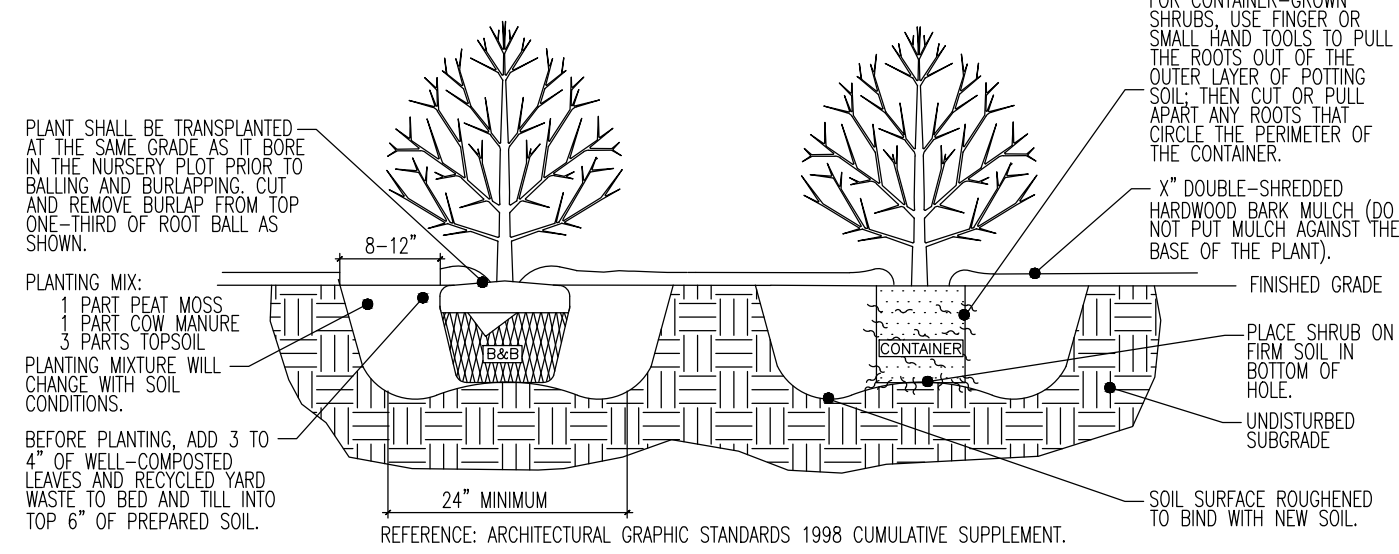
DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: 12 OF 26



Plotted: 04/06/23 - 1:16 PM, By: newtown
 File: P:\DECPC PROJECTS\2241_Ster_Developers LLC_Springhill_Properties\99-002_Neptune\DWG_Site_Plans\0224199002512.dwg, -----> 12 LANDSCAPE PLAN



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING SPECIFICATIONS

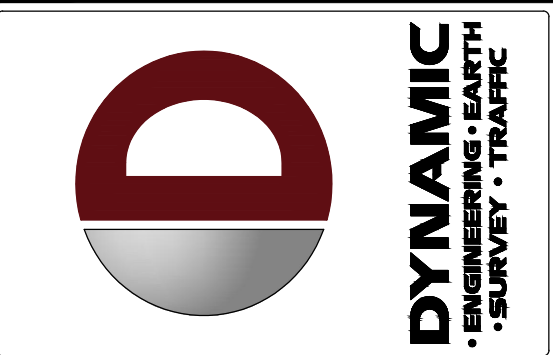
- SCOPE OF WORK: A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS: A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (DOT) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION OR APPROVED EQUAL).
- TOPSOIL - LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, PH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- MULCH - FOUR (4) INCHES VOLUME SHREDED HARDWOOD BARK MULCH.
- FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS: A. ORGANIC FERTILIZER - SHALL BE APPLIED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROGENUMS". B. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE "GRO-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHATE 3%, POTASSIUM 1%, SOIL HUMUS AND 15% HUMIC ACID.
- GENERAL WORK PROCEDURES: A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY'S WORK.
- WEEDING: A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- TOPSOILING: A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNDISTURBED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE SOIL CONDITIONING.
- PLANTING: A. ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND OULINATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.: 20 POUNDS "GRO-POWER" 100 POUNDS "GRO-POWER" 20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP SOIL MODIFIERS. B. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH DIMENSIONABLE LEAF OR TWIG LONGER THAN 1/4". C. MOODY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR OPSUM. COARSE SAND MAY BE USED TO IMPROVE SOILS TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES. D. MOODY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DR, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- FINISH GRADING: A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE. B. SPACING AND VARIETY OF GRASS SEED SHALL BE AS SHOWN ON DRAWINGS. C. IMMEDIATELY AFTER PLANTING, GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER. D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
- GUARANTEE: A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMPLETION OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
- CLEANUP: A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MAINTENANCE: A. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, REPLACE DAMAGED WRAPPINGS, SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. B. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF PROCD OR BARE AREAS.
- MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, QUADRANT ROOT SYSTEMS AND BE FREE FROM DISEASES AND INJURIES.
 - CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETERMINAL TO THE GROWTH OF PLANT MATERIAL.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
 - INSURE AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
 - QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - ALL PLANTS SHALL BE PLANTED IN UNDEVELOPED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
 - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "MILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
 - NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
 - SET ALL PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
 - ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 THE GROWTH OF LARGE TREES (1" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADERS OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
 - EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DROP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
 - ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.
 - NEW PLANTING AREAS AND SOO SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, WOODS OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:
- | TYPE | DATES |
|--------|---------------|
| PLANTS | 3/15 to 12/15 |
| LAWN | 5/15 to 6/15 |
| | 9/15 to 12/1 |
- FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON:
- | | |
|------------------------|------------------------|
| ACER RUBRUM | POPULUS VARIETES |
| BETULA VARIETES | PRUNUS VARIETES |
| CARPINUS VARIETES | QUERCUS VARIETES |
| CORYLUS VARIETES | SALIX WEEPING VARIETES |
| KOELREUTERIA | TELA TOMENTOSA |
| LIQUIDAMBAR STRACALFIA | ULMUS VARIETES |
| LIRIODENDRON | |
| PLATANUS ACERIFOLIA | |
- ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT. PRIOR TO PLANTING, FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
- ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOO STABILIZATION METHOD.

LANDSCAPING REQUIREMENTS

- THE PERIMETER OF ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET. (§509.1.1.(g))
- SIDE AND REAR YARDS SHALL BE LANDSCAPED WITH A COMBINATION OF EVERGREEN SHRUBS AND DECIDUOUS TREES TO FORM A SCREEN A MINIMUM OF SIX (6) FEET TALL AT THE TIME OF PLANTING. BUFFER TREE SPACING FOR FOLIAGE SIMILAR TO THE WHITE PINE SHALL BE FIVE FEET (5') ON CENTER AND SIMILAR TO THE ARBORVITAE SHALL BE THREE FEET (3') ON CENTER. (§509.1.1.(g))
- FRONT YARDS SHALL BE LANDSCAPED WITH A COMBINATION OF AN ALTERNATING EVERGREEN AND DECIDUOUS HEDGE A MINIMUM OF THREE (3) FEET TALL AT THE TIME OF PLANTING. WITH DECIDUOUS SHADE TREES LOCATED A SPACING OF THIRTY (30) FEET ON-CENTER, SHD SPACING TO SUPPLEMENT AND ALTERNATE WITH REQUIRED STREET TREES. (§ 509.1.1.(g))
- STREET TREES SHALL BE PLANTED AT A MINIMUM INTERVAL OF THIRTY-FIVE (35) FEET ALONG ALL STREETS. (§523.8) (WWW)



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: SRC
 CHECKED BY: SRC
 DRAWN BY: MAR
 REVISION BY: SHAM

PROJECT: SURFSIDE CROSSING
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811
 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:

Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126
 Cherry Hill, NJ • 856.711.1126

www.dynamiccc.com

MARLA A. ROLLER

LICENSED LANDSCAPE ARCHITECT
 NEW JERSEY LICENSE No. 21A500053700

STEVEN R. GATTANI

PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

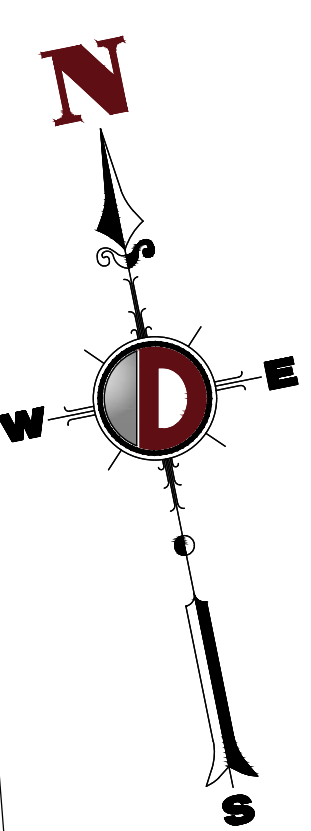
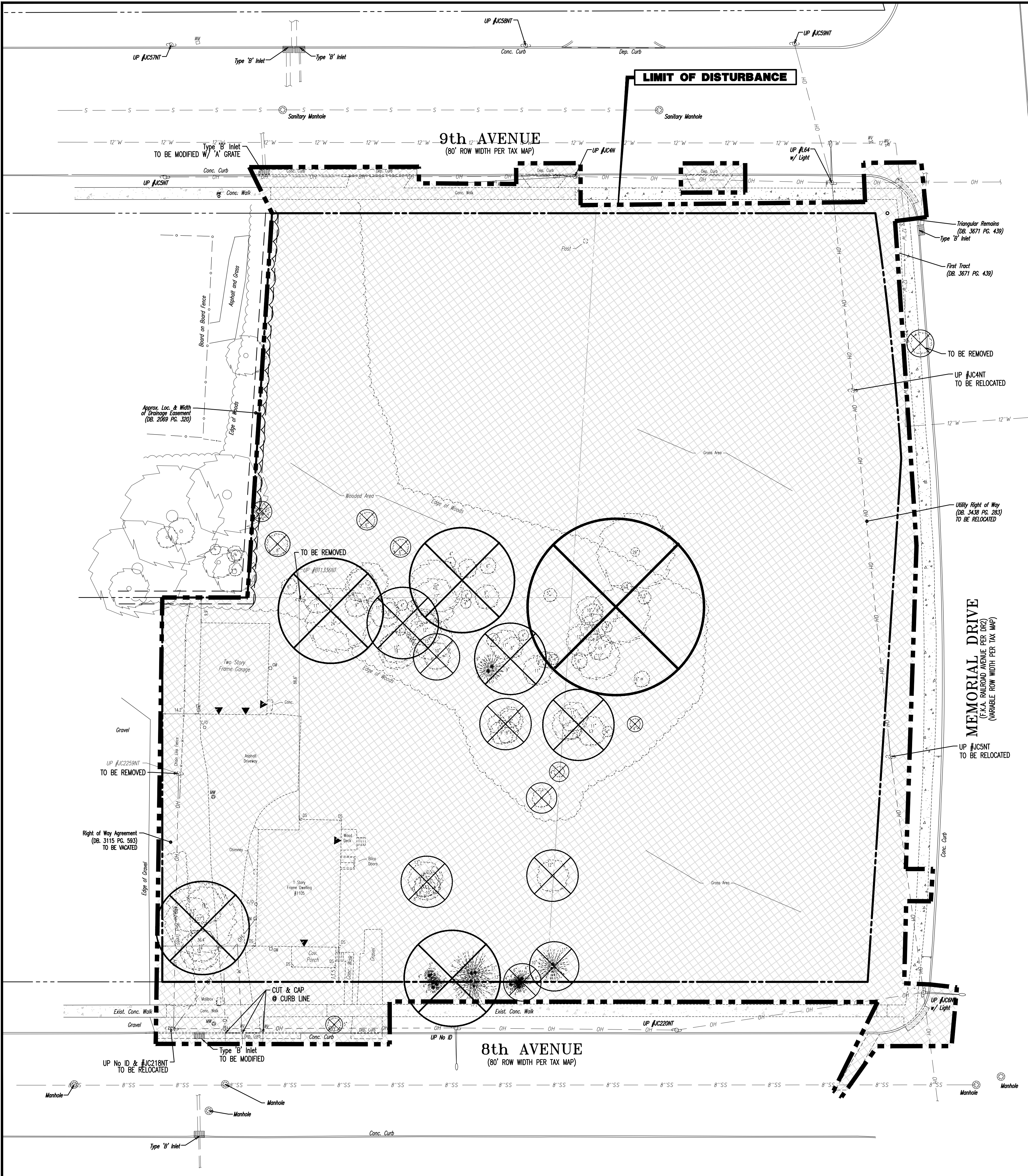
TITLE: **LANDSCAPE NOTES & DETAILS**

SCALE: (H) AS SHOWN DATE: 06/13/22

PROJECT No: 2241-99-002

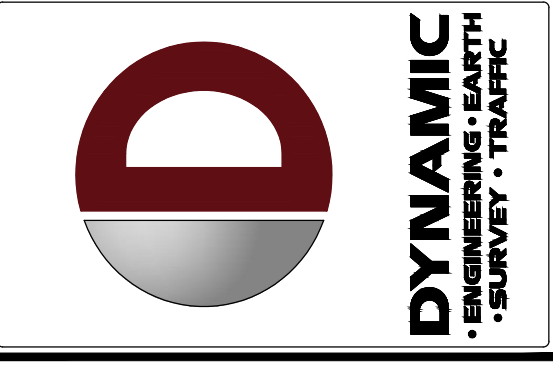
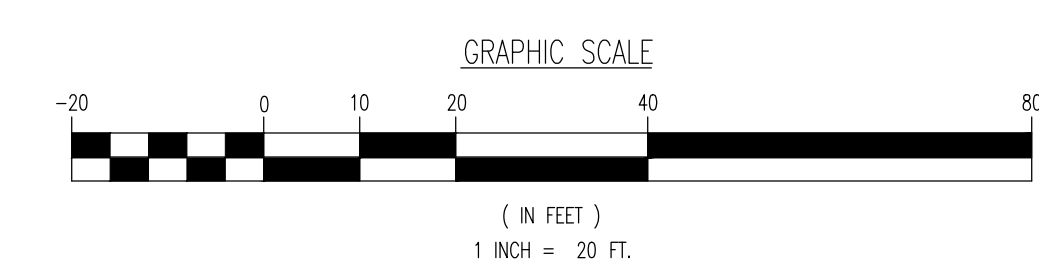
SHEET No: **13** Rev. #: 2

Plotted: 04/06/23 - 1:16 PM. By: newtown
File: P:\DCEPC PROJECTS\2241_Ster_Developers LLC_Springhill_Properties_99-002_Neptune\DWG_Site_Plans\224119002SR2.dwg. --- 14 TREE REPLACEMENT PLAN



OVERALL TOTAL PROJECT						
TREE SIZE (IN)	SURVEYED TREES WITHIN THE SITE AREA	TOTAL TREES ONSITE BETWEEN TREE RANGES *	50% REDUCTION**	REQUIRED REPLACEMENT TREES AT 2"-2 1/2" CALIPER	REQUIRED REPLACEMENT TREES AT 3" CALIPER	PROVIDED ONSITE***
4	6					
5	4					
6	7					
7	5					
8	5					
9	5					
10	1	18		9	0	5
11	3					
12	1					
13	1					
14	1					
15	1	4	2	6	0	6
16	0					
17	2					
18	0					
19	0					
20	1					
21	0					
22	1	2	1	0	6	0
23	0					
24	0					
25	0					
26	0					
27	1					
28	0	2	1	0	8	1
29	1					
30	0					
31	0					
TOTAL	32			15	14	12

* NOT INCLUDING TREES PER §25.0.5.B.4; 20% REDUCTION FOR DEAD & DYING TREES
 ** PER §525.0.5(b)
 *** DOES NOT INCLUDE REQUIRED STREET TREES



REV.	DATE	COMMENTS
1		
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT
3	11/22/22	REV. PER TOWNSHIP COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG BEFORE THE EXACT SURFACE ANCHORS IN ANY STATE.
 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

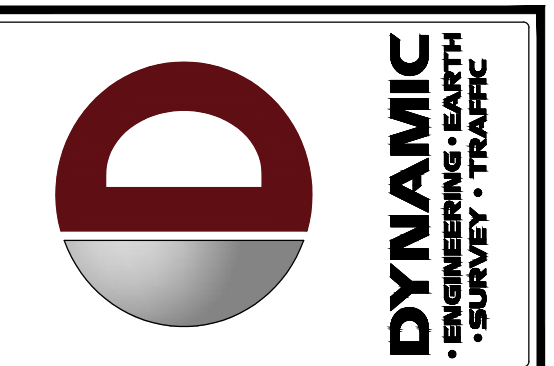
TITLE: **TREE REPLACEMENT PLAN**

SCALE: (H) 1" = 20'
 (V) DATE: 06/13/22
 PROJECT No: 2241-99-002

SHEET No: **14** OF 26
 Rev. #: 2

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

SEE SHEET 16 OF 26 FOR SOIL EROSION NOTES & DETAILS



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE YOU DIG
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:
 Allentown, PA • 610.261.1111
 Chester, PA • 610.679.9229
 Haverhill, MA • 978.352.7300
 Sparks, MD • 410.487.0000
 Philadelphia, PA • 215.252.4888
 Bethlehem, PA • 610.328.4400
 Allentown, PA • 610.261.1111
 Dallas, TX • 214.399.4400
 Dallas, TX • 214.399.4400
 Del Rio, TX • 361.921.8370

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

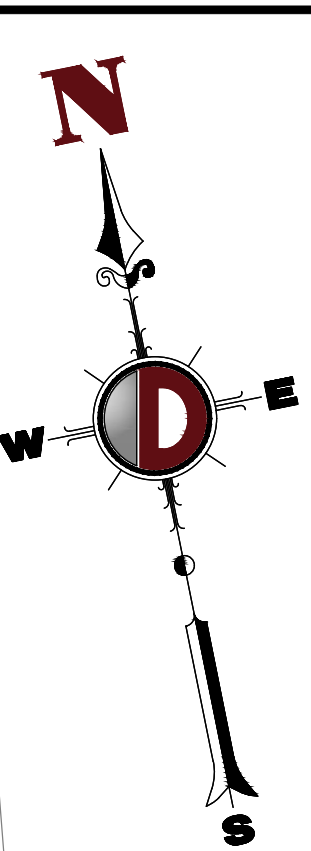
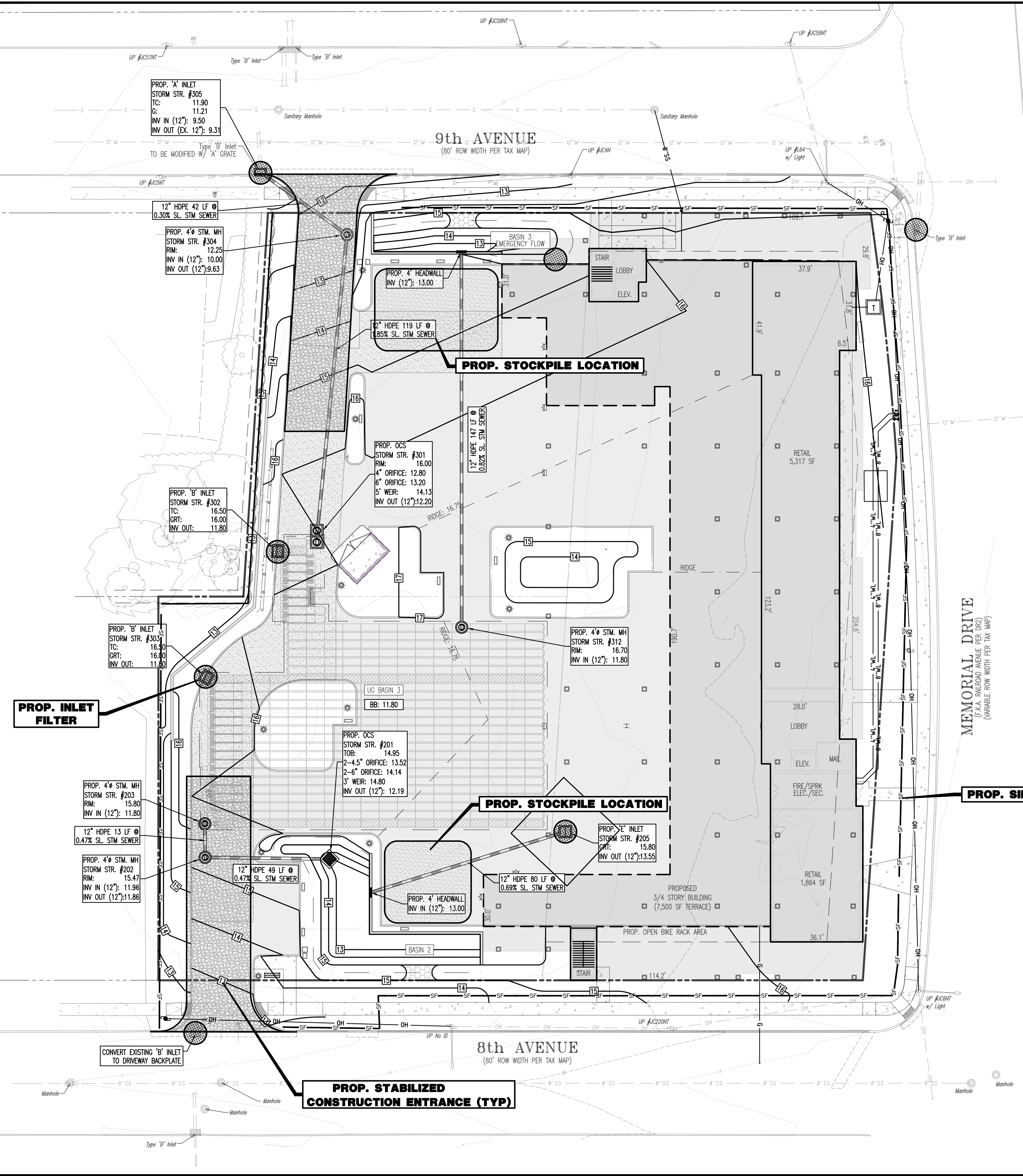
TITLE: **SOIL EROSION AND SEDIMENT CONTROL PLAN**

SCALE: (H) 1"=20'
 (V) 1"=20'

DATE: 06/13/22

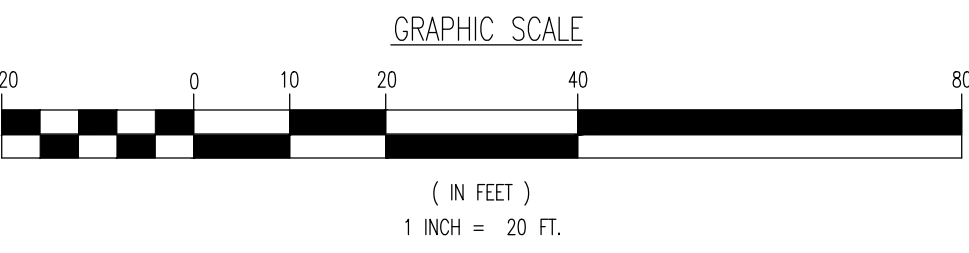
PROJECT No: 2241-99-002

SHEET No: **15** OF 26



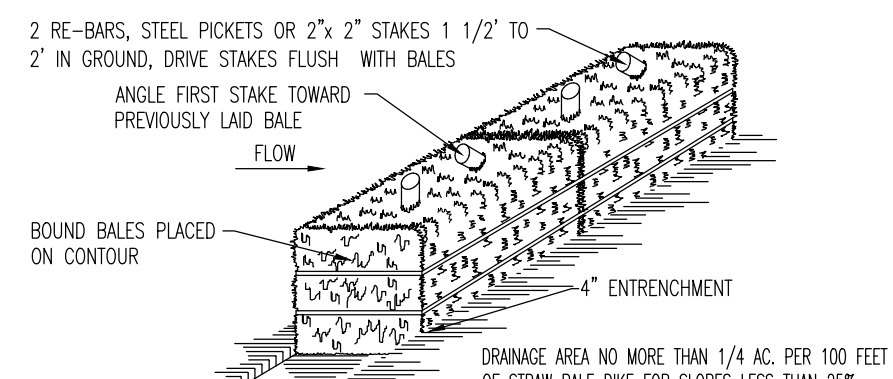
EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- - - - PROP. SILT FENCE LINE
- PROP. INLET FILTER



Plotted: 04/06/23 - 1:17 PM, By: newtown
File: P:\DCEPC PROJECTS\2241_Sur_Developers LLC_Springhill_Properties\99-002_Neptune\Draw_Site_Plans\2241-99-002-SE2.dwg, ----- 15 SOIL EROSION AND SEDIMENT CONTROL PLAN
COPYRIGHT © 2023 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



NOTES:
 1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE PLACED SO THE ENDINGS ARE HORIZONTAL.
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY OTHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN THROUGH THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR/REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE

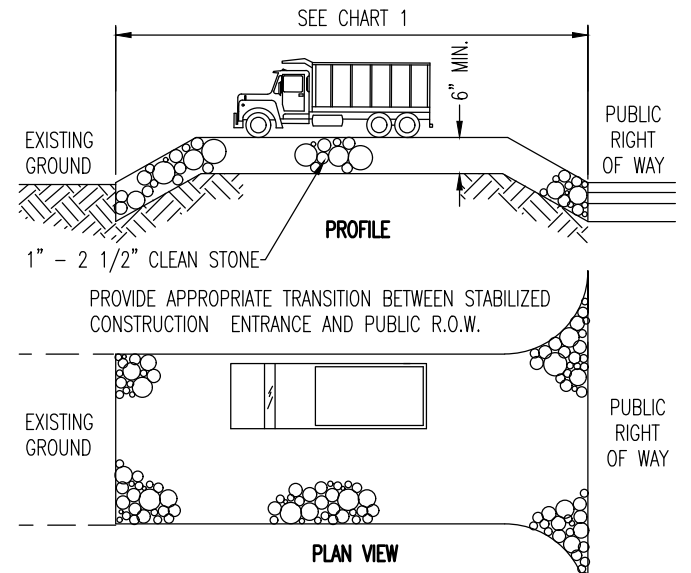


CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	50 FT
2% TO 5%	100 FT
5% TO 8%	150 FT
8% TO 12%	200 FT

ENTIRE ENTRANCE STABILIZED WITH FABRIC BASE COURSE (1)
 (1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

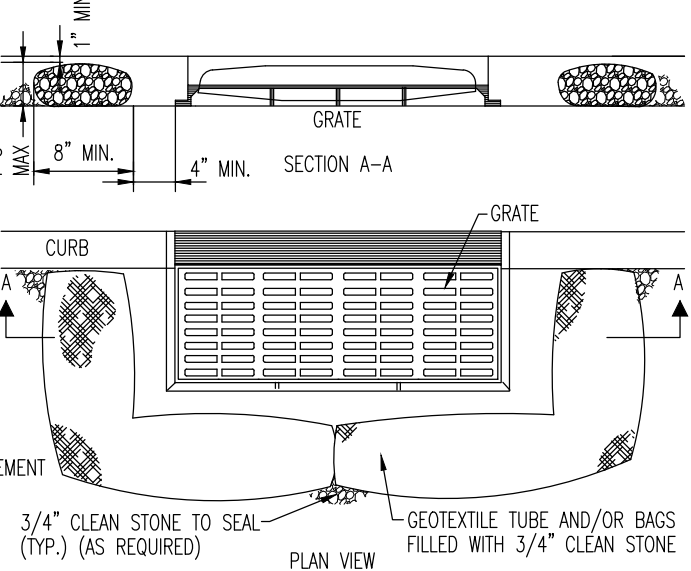
NOT TO SCALE

FREEHOLD SOIL CONSERVATION DISTRICT 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. 42:4-39 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 1/2 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 SEEDED OR SOODED 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.

SEQUENCE OF CONSTRUCTION:

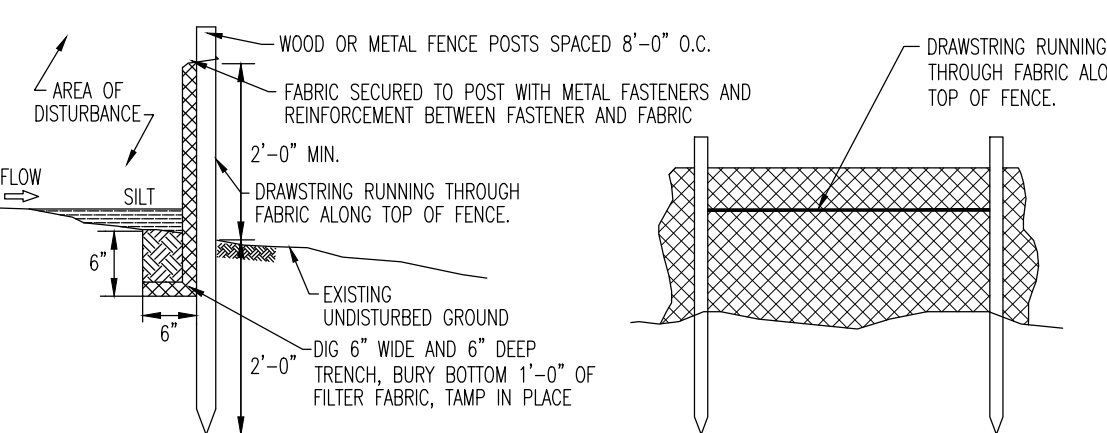
- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER SILT FENCING.
- PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
- PHASE 3: EXCAVATION, CONSTRUCTION AND STABILIZATION OF DETENTION BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
- PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
- PHASE 5: COMPLETE BUILDING CONSTRUCTION.
- PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
- PHASE 7: FINAL GRADING ON SITE.
- PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.
- PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER SILT FENCINGS.



- NOTES:**
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC. OR TERRETEC SC, BY WEBTEC INC. OR APPROVED EQUAL.
 2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
 3. WHEN NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCLOSE THE DRAIN INLET.
 4. INLET DRAIN OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
 5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SILENTLY CONVEY HIGHER FLOWING DIRECTLY INTO THE STORM SEWER SYSTEM.
 6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
 7. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER DETAIL

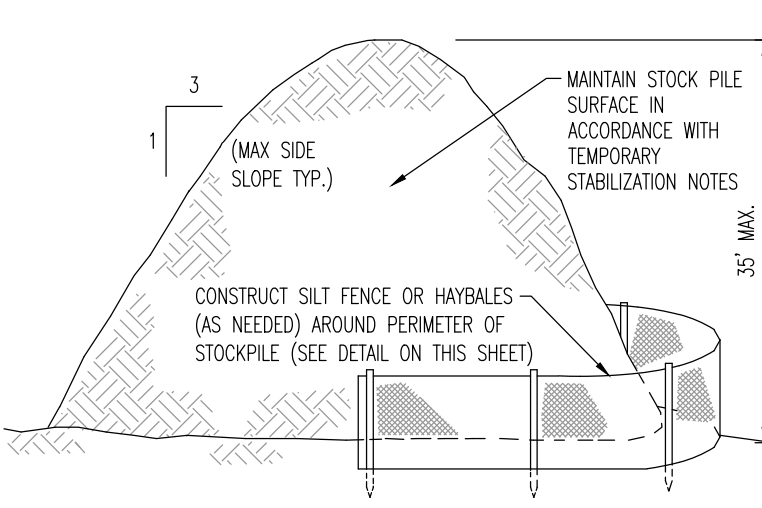
NOT TO SCALE



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 7 FEET HIGH MAY BE UTILIZED FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GRIMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

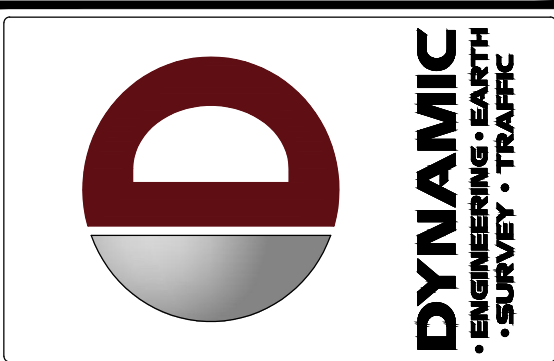
SILT FENCE DETAIL

NOT TO SCALE



TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



REV.	DATE	REV. PER TOWNSHIP COMMENTS	BY
1	11/22/22		
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT	SRC

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: SRC
 CHECKED BY: SRC
 DRAWN BY: PTB
 REVISION BY: SHM
 CHECKED BY: SRC

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:
 Lehigh Valley: 717.251.1111
 Chester New Jersey: 1.800.879.9229
 Newark New Jersey: 1.973.751.7333
 York PA New Jersey: 1.717.487.0002
 New York Pennsylvania: 1.516.485.2525
 Philadelphia Pennsylvania: 1.215.252.4888
 Bethlehem Pennsylvania: 1.610.298.1420
 Allentown PA: 1.610.298.1420
 Doylestown PA: 1.215.244.2949
 Doylestown PA: 1.541.921.8270

www.dynamiccec.com

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

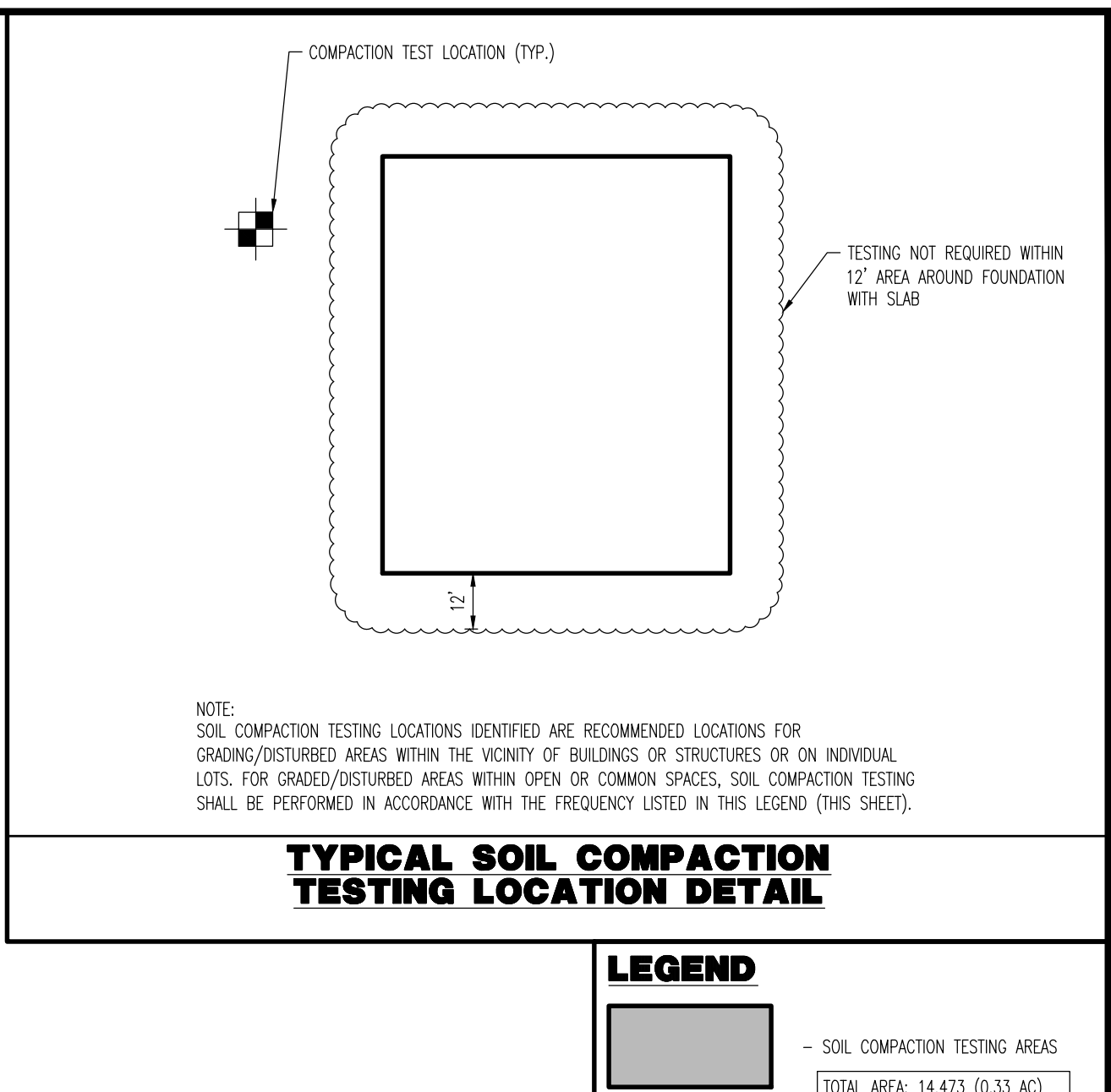
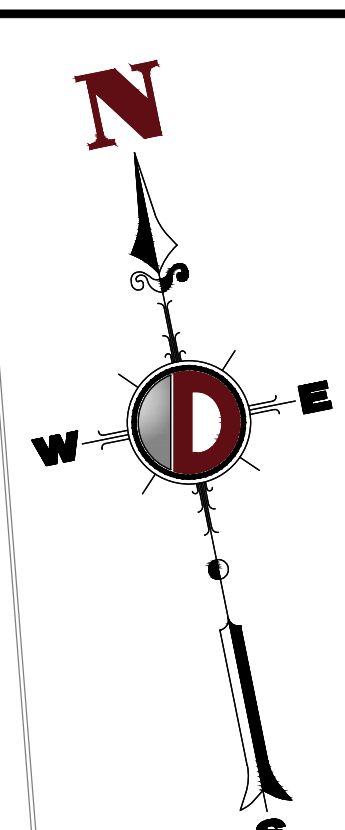
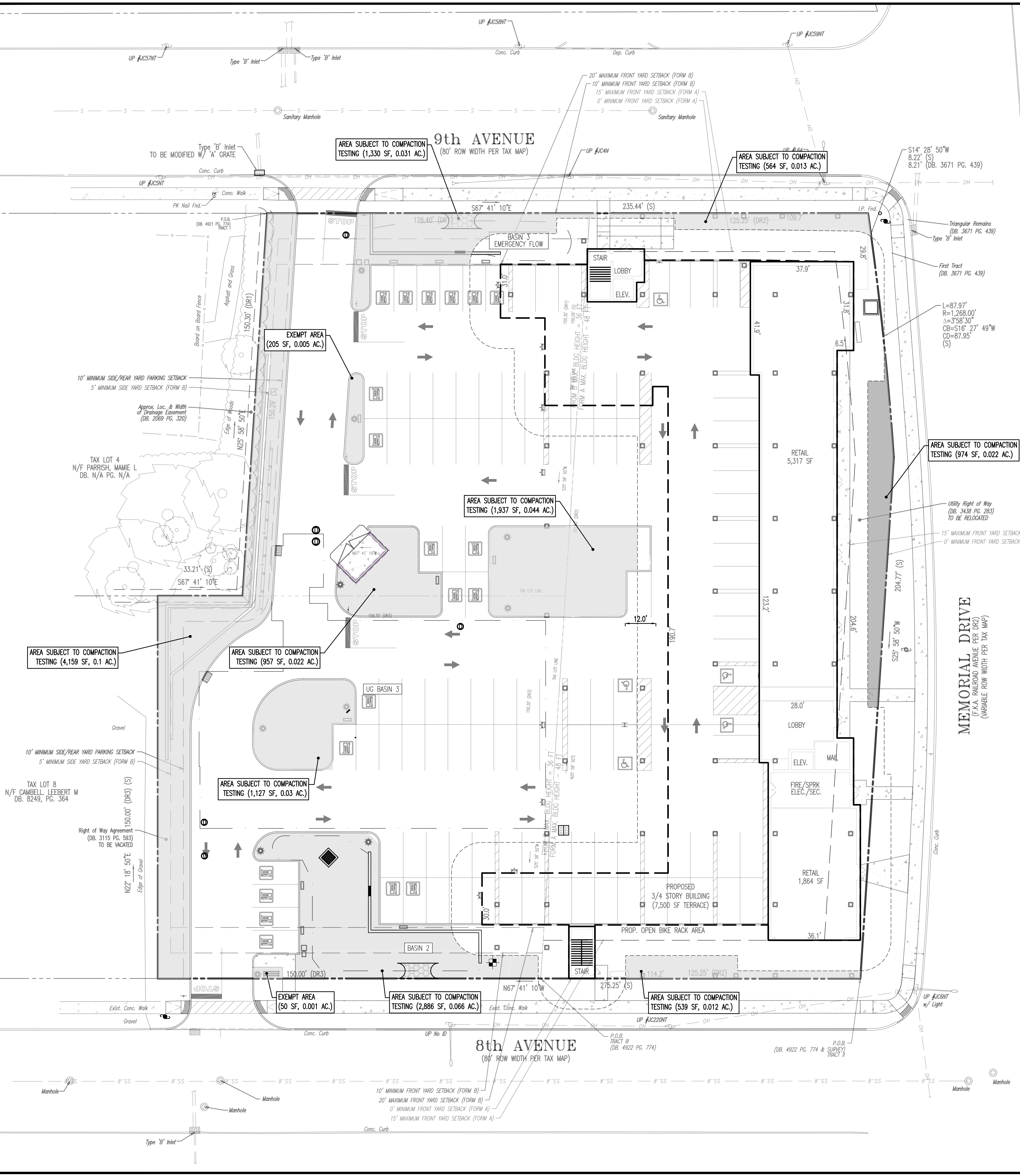
TITLE: SOIL EROSION NOTES & DETAILS

SCALE: (H) AS SHOWN DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: **16** OF 26 Rev. #: 2

Plotted: 04/06/23 - 1:17 PM. By: newtown
 File: P:\VEPC PROJECTS\2241_Ster_Developers LLC Springhill Properties\99-002_Neptune\DWG\Site Plans\02241990232M2.dwg. --- 17 SOIL RESTORATION PLAN



LEGEND

	SOIL COMPACTION TESTING AREAS
	RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 / 5 ACRE)

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

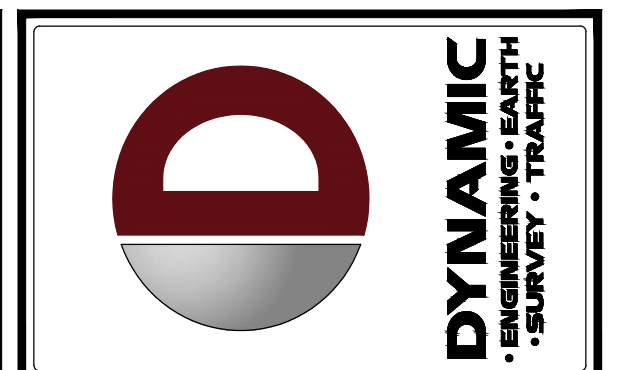
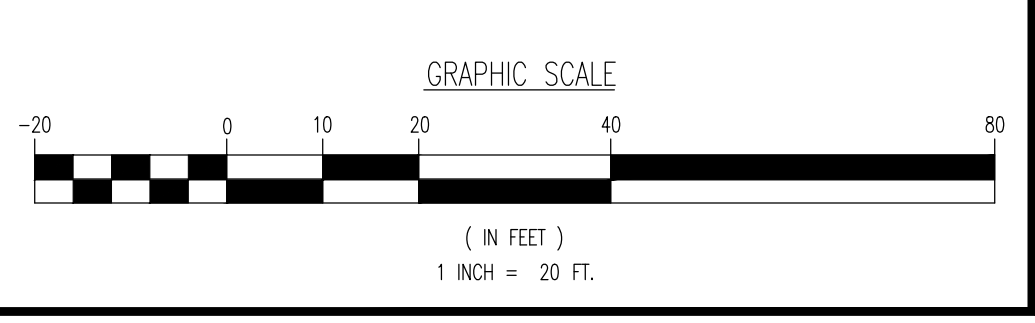
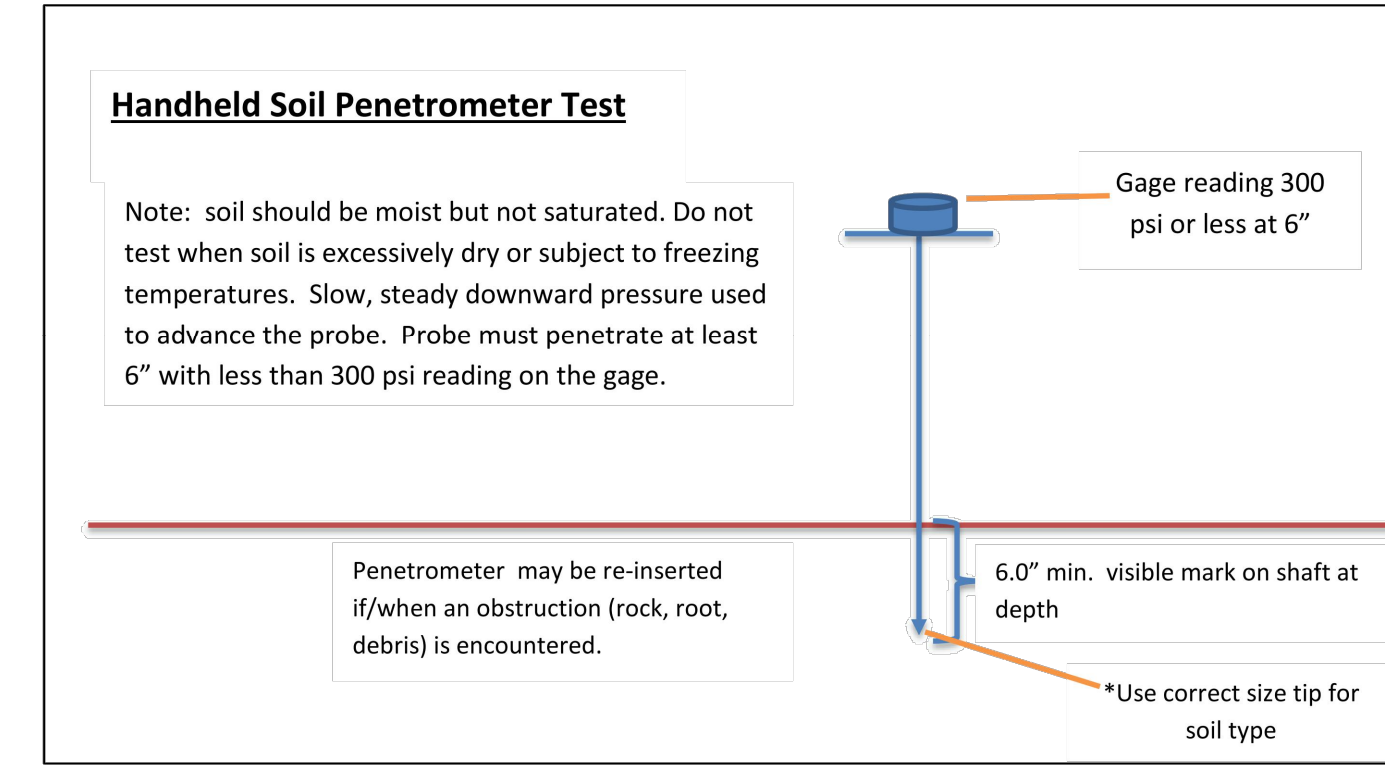
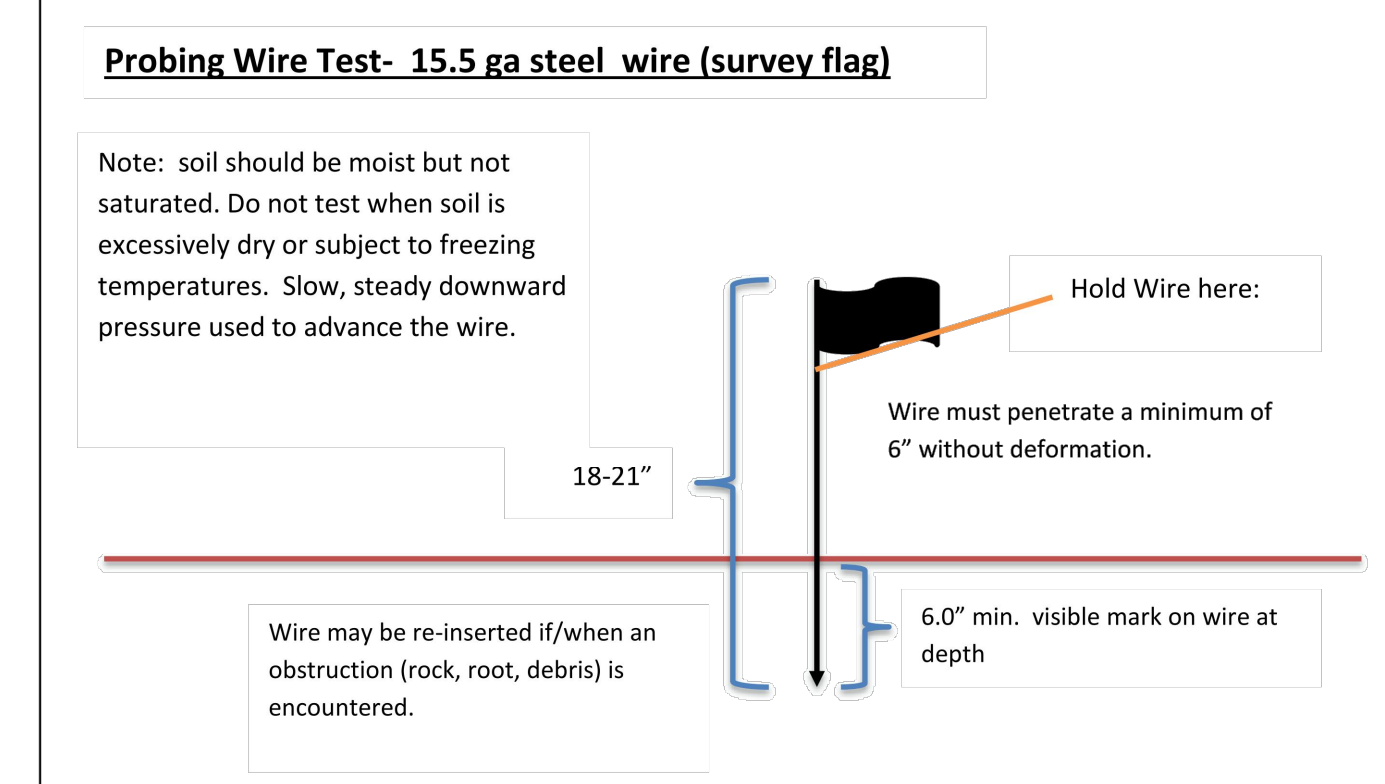
- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



REV.	DATE	REV. PER TOWNSHIP COMMENTS	BY
1	11/22/22		
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANWHERE IN ANY STATE.
 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:

Allentown, PA • 610.261.1121
 Chester, PA • 610.339.9229
 Harrisburg, PA • 717.533.7333
 York, PA • 717.487.0000
 Mechanicsville, VA • 703.861.0000
 Philadelphia, PA • 215.253.4888
 Bethlehem, PA • 610.398.4400
 Allentown, PA • 610.261.1121
 Harrisburg, PA • 717.533.7333
 York, PA • 717.487.0000
 Mechanicsville, VA • 703.861.0000

www.dynamiccec.com

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE: **SOIL RESTORATION PLAN**

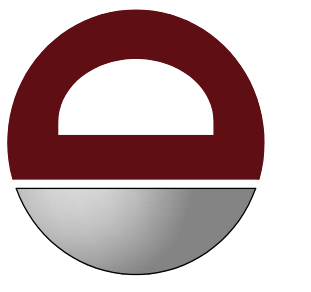
SCALE: (H) 1" = 20'
 (V) 1" = 20'

DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: **17** of 26

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



DYNAMIC
ENGINEERING
TRAFFIC SURVEY

REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT
SRC		
MUS		
BY		

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
PROPOSED MULTI-FAMILY DWELLINGS
BLOCK 405, LOTS 5, 6, & 7
1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 F: 267.685.0361
Offices conveniently located at:
Lehigh Valley • 717.211.1111
Cherry Hill, NJ • 856.679.9229
Bensalem, PA • 484.881.7333
Spring House, PA • 717.487.0000
Northampton, MA • 413.261.4500
Harrisburg, PA • 717.633.4888
Baltimore, MD • 410.284.4400
Arling Heights, IL • 630.244.2000
Houston, TX • 281.390.4400
Aurora, IL • 630.844.2000
Del Rio, TX • 512.341.8370

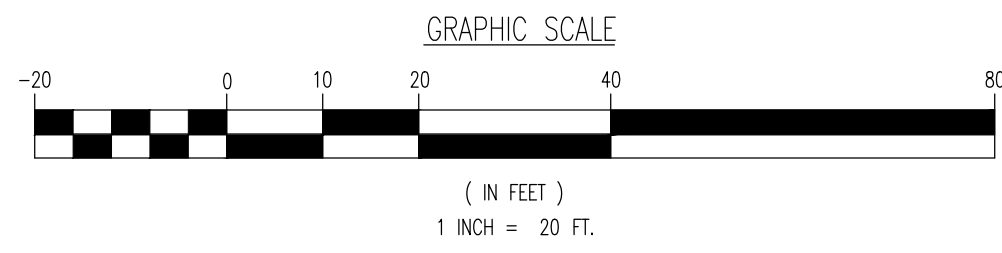
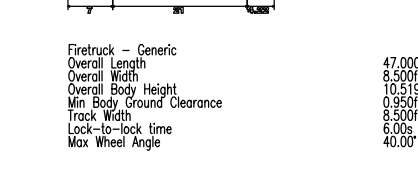
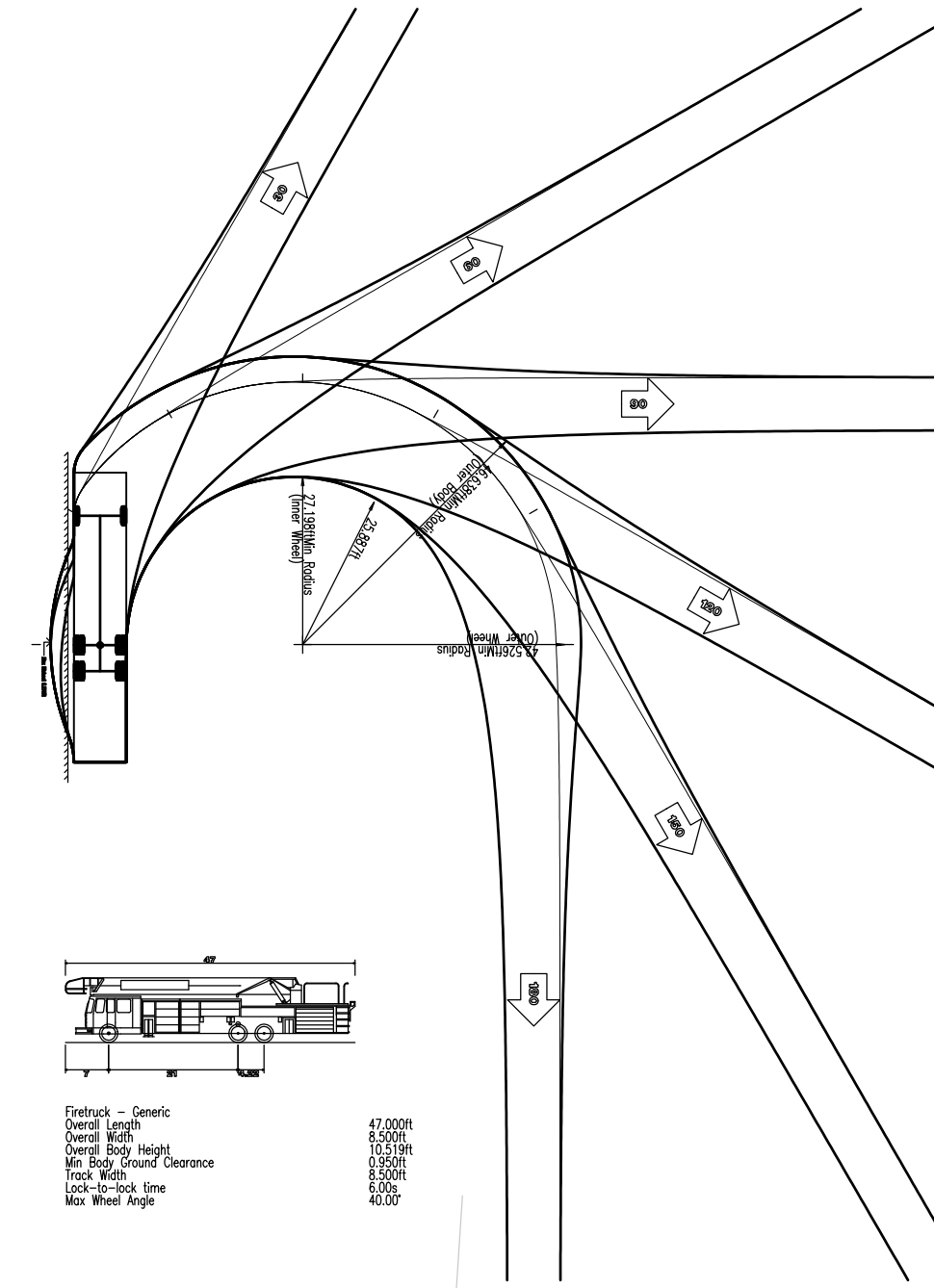
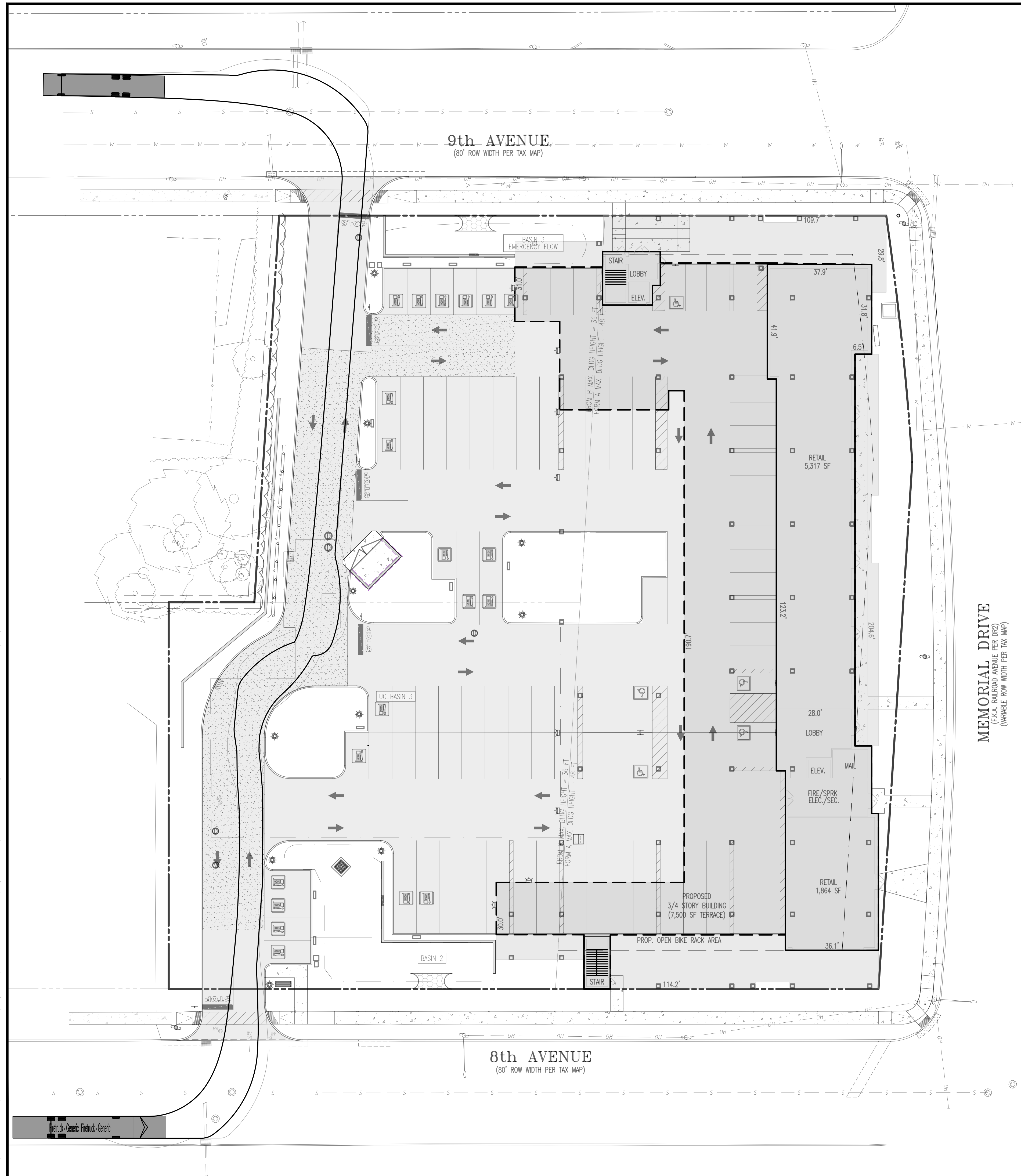
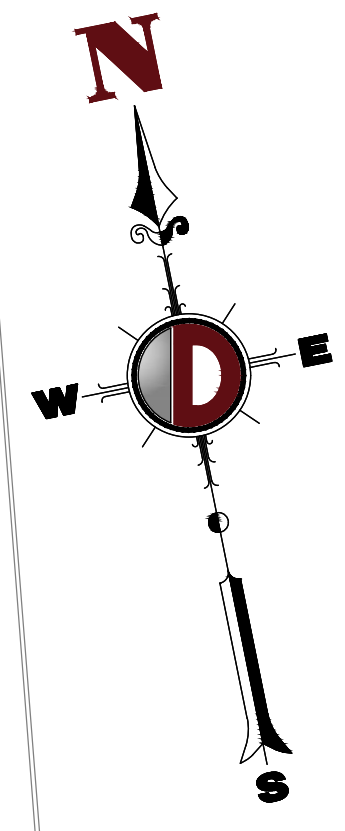
JUSTIN A. GEONNOTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

TITLE: **VEHICLE CIRCULATION PLAN (FIRE)**

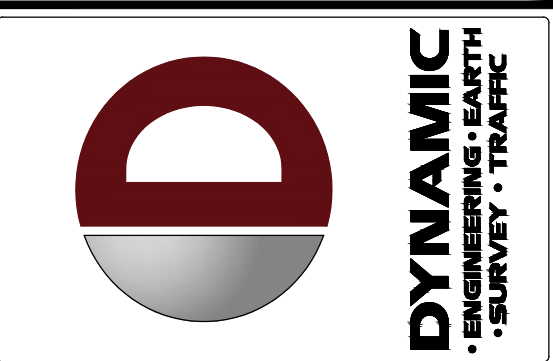
SCALE: (H) 1" = 20'
(V) DATE: 06/13/22
PROJECT No: 2241-99-002

SHEET No: **18** Rev. #: 2
OF 26



Plotted: 04/06/23 - 1:17 PM, By: newtown
File: P:\DCEPC PROJECTS\2241_Ster_Developers LLC_Springhill_Properties\99-002_Neptune\DWG_Site_Plans\2241-99-002-23-18_VEHICLE_CIRCULATION_PLAN (FIRE)

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



REV.	DATE	REV. PER TOWNSHIP COMMENTS	BY
1	11/22/22		
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT	SRC

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105, 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIG OR BORE THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 F: 267.685.0361

Offices conveniently located at:
 Allentown, PA • 610.261.1111
 Chester, PA • 610.339.9229
 Harrisburg, PA • 717.533.7333
 York, PA • 717.487.0000
 New York, NY • 212.693.8888
 Philadelphia, PA • 215.253.4888
 Bethlehem, PA • 610.398.4400
 Allentown, PA • 610.261.1111
 Houston, TX • 281.399.4400
 Fort Worth, TX • 817.344.2400
 Dallas, TX • 972.344.2400

www.dynamiccec.com

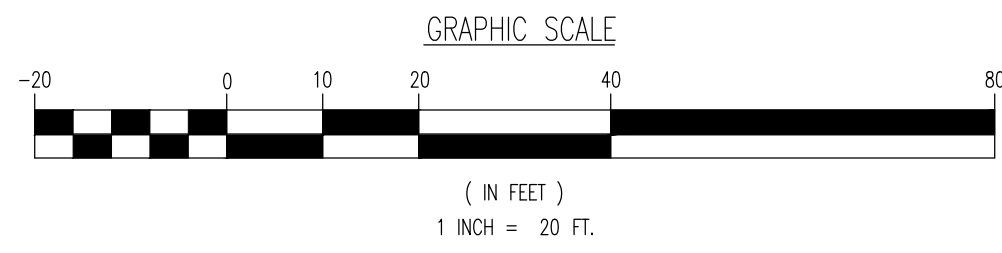
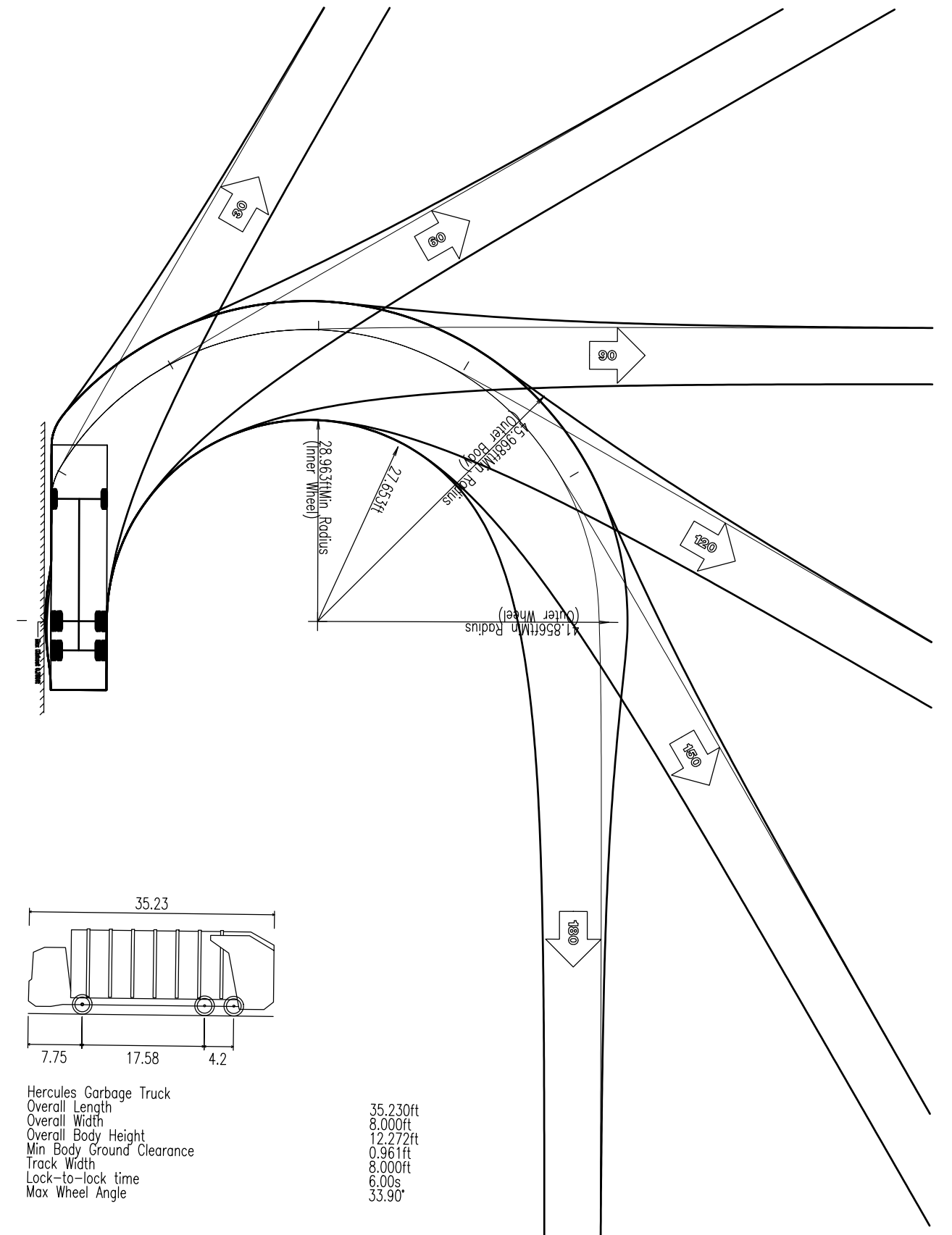
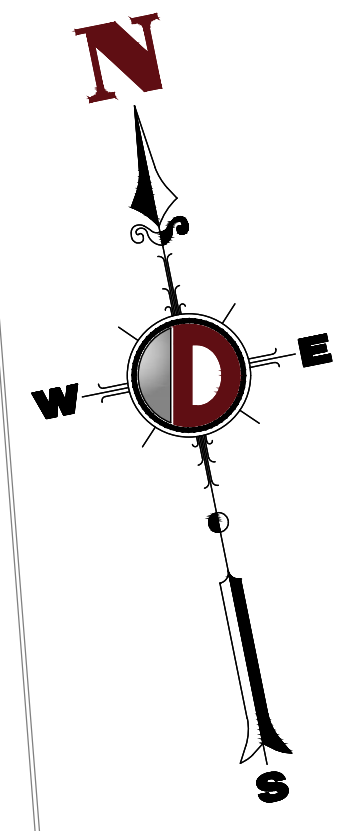
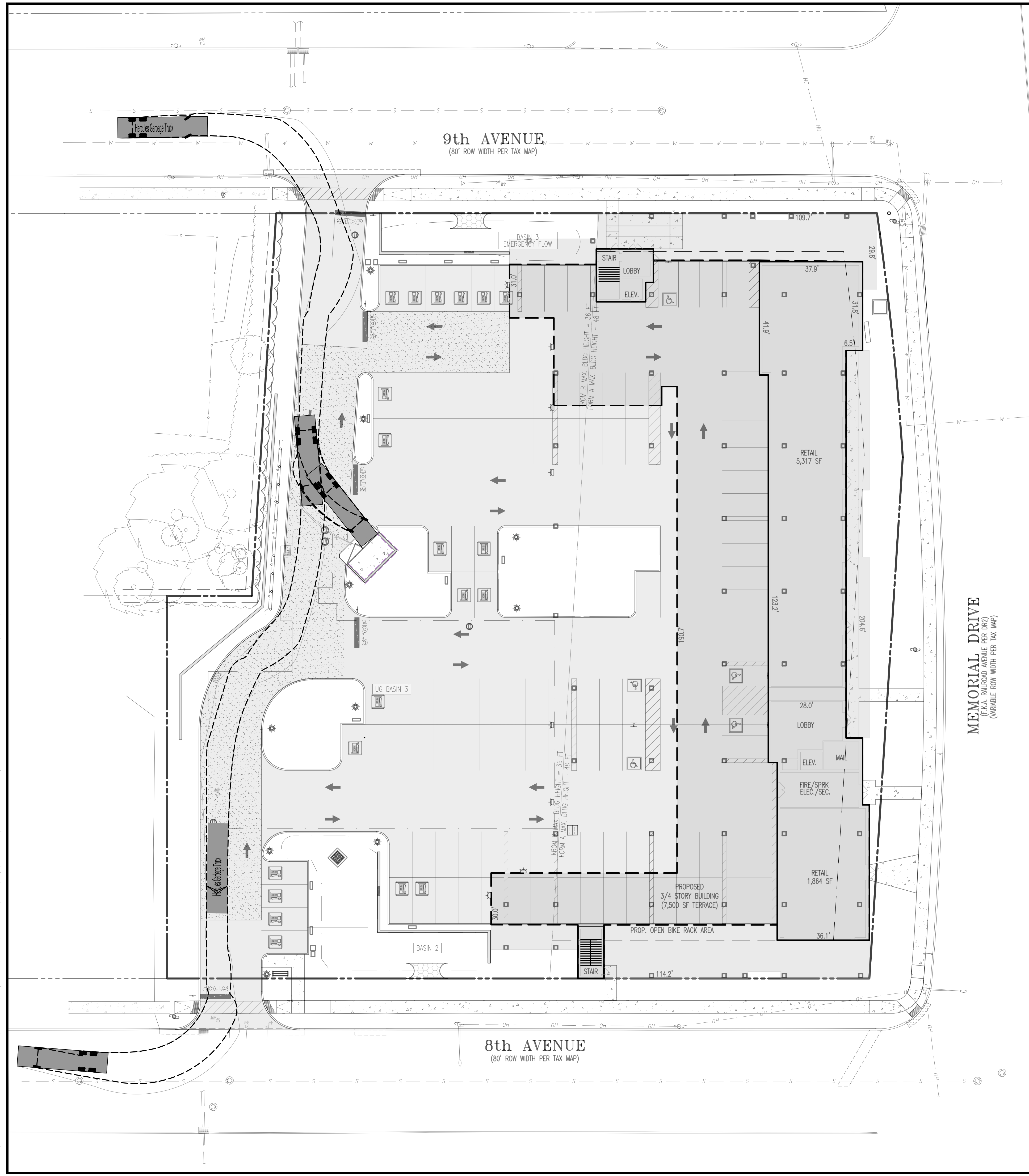
JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

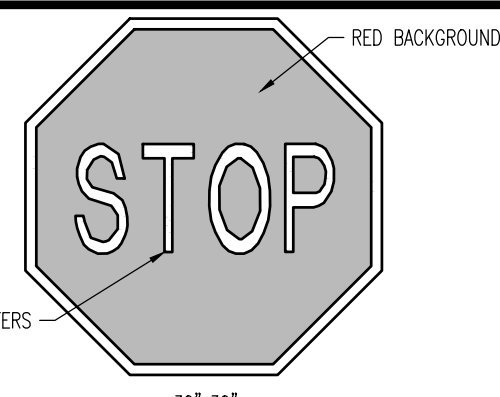
TITLE: **VEHICLE CIRCULATION PLAN (REFUSE)**

SCALE: (H) 1" = 20'
 (V) 1" = 20'
 PROJECT No: 2241-99-002
 DATE: 06/13/22

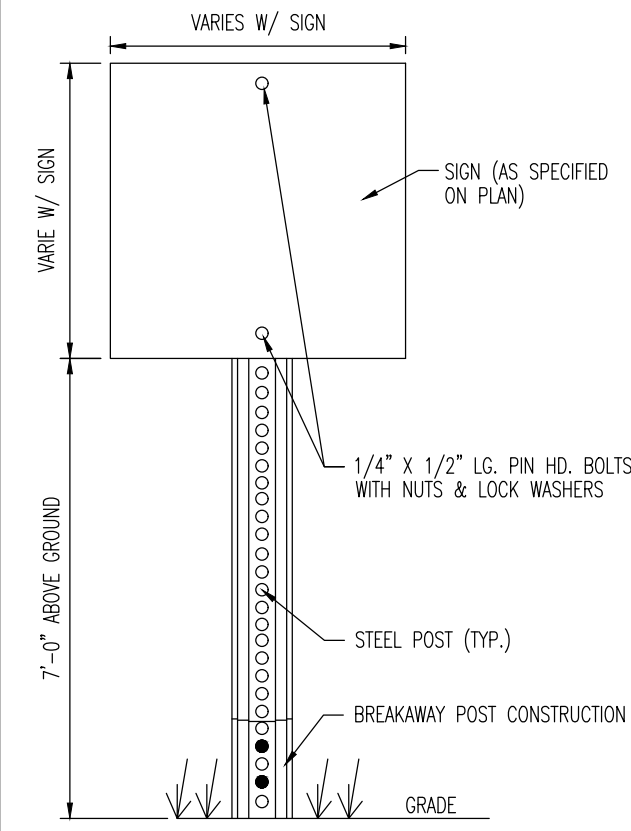
SHEET No: **19** OF 26
 Rev. #: 2



Plotted: 04/06/23 - 1:17 PM, By: newtown
 File: P:\DCEPC PROJECTS\2241_Ster_Developers LLC_Springhill_Properties\99-002_Neptune\DWG_Site_Plans\2241-99-002-19_VEHICLE_CIRCULATION_PLAN (REFUSE).dwg

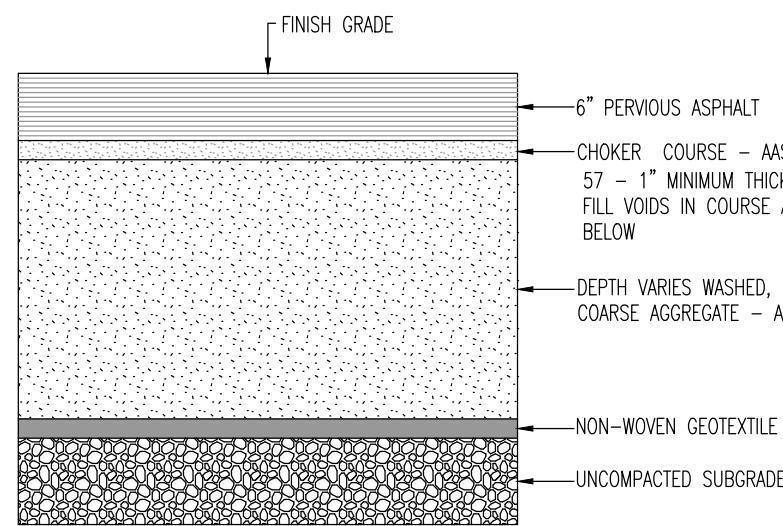


R1-1 SIGN DETAIL
NOT TO SCALE



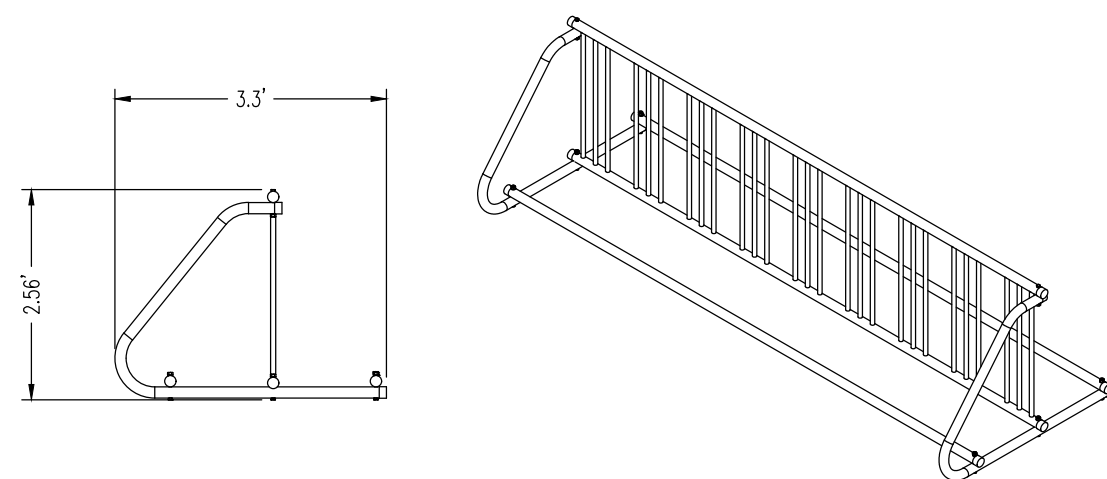
SIGN POST DETAIL
NOT TO SCALE

PARKING STALL STRIPING DETAIL
NOT TO SCALE

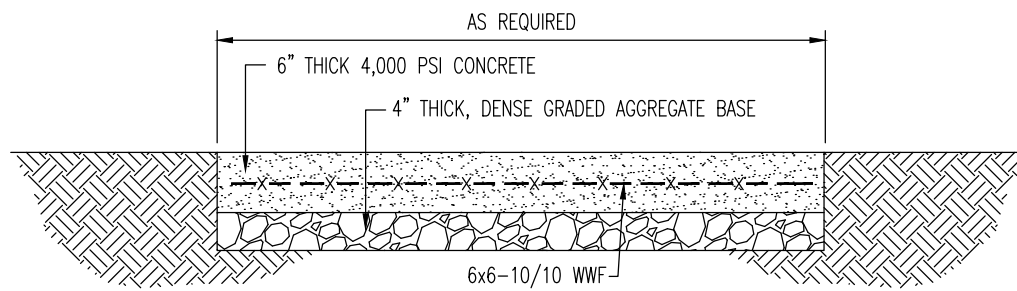


- NOTES:**
1. POROUS PAVEMENT AREAS SHALL BE COMPACTED IF CONSTRUCTED IN-SITU SOILS OR DEEP FILLED IF CONSTRUCTED ON FILL SOILS, WHICH SHOULD BE A STRUCTURAL SAND BASED FILL.
 2. POROUS PAVEMENT AREAS SHALL BE PROTECTED FROM RUNOFF UNTIL THE CONTRIBUTORY AREAS HAVE BEEN STABILIZED.
 3. FILTER FABRIC SHOULD BE A NON-WOVEN GEOTEXTILE.
 4. POROUS PAVEMENT SHOULD CONSIST OF COURSE AGGREGATE MIX WITH 100% PASSING 1/2\"/>

POROUS PAVEMENT DETAIL
NOT TO SCALE

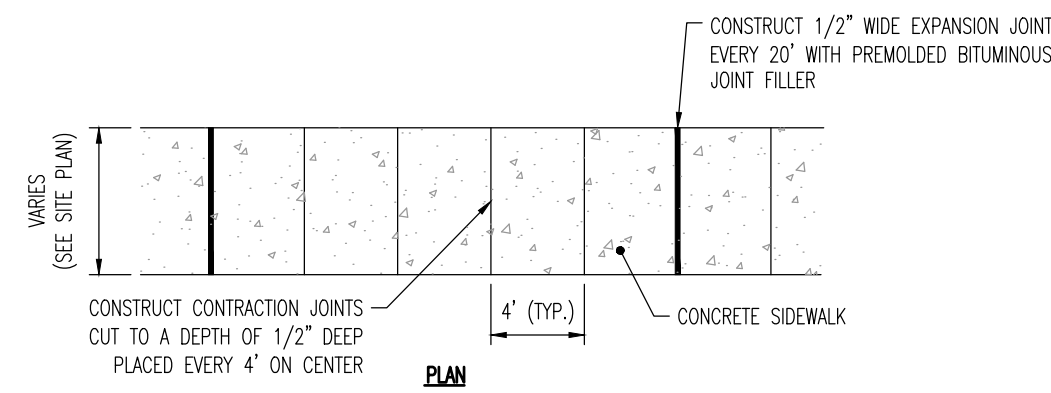


BIKE GRID RACK DETAIL
NOT TO SCALE



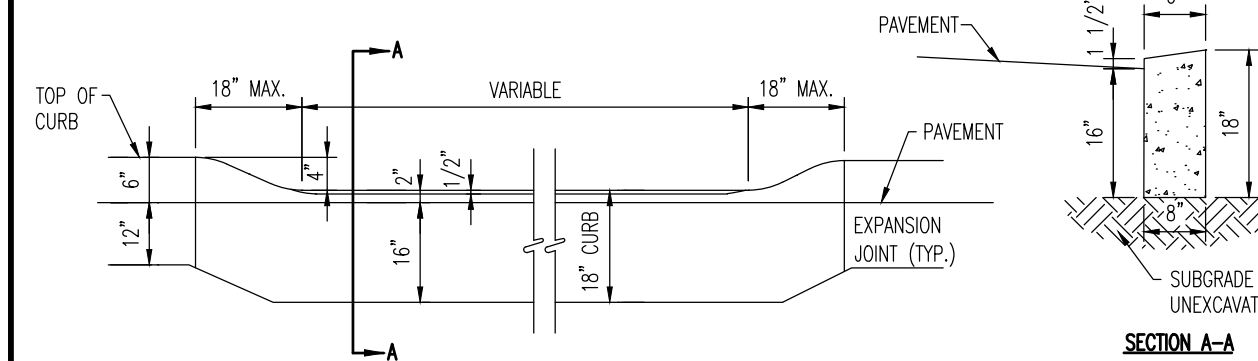
- NOTES:**
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
 2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4\"/>

CONCRETE PAD DETAIL
NOT TO SCALE



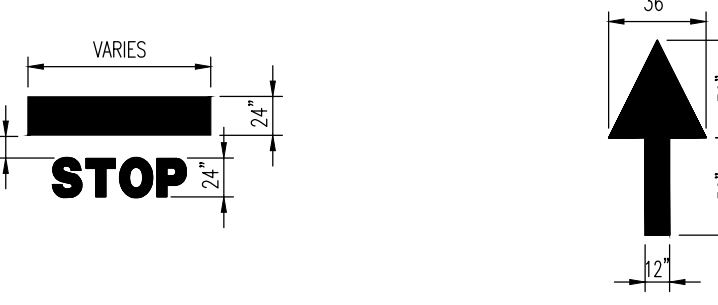
- NOTES:**
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4\"/>

CONCRETE CURB DETAIL
NOT TO SCALE

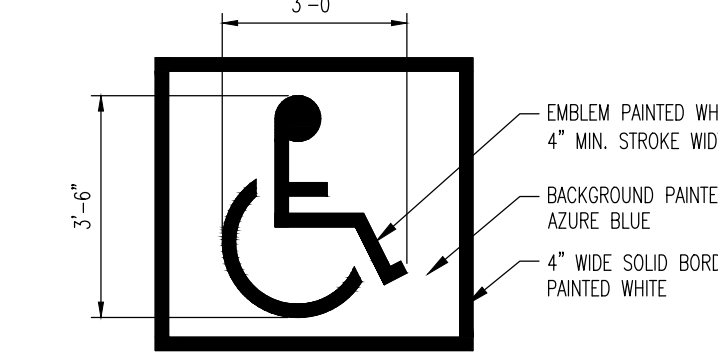


- NOTES:**
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4\"/>

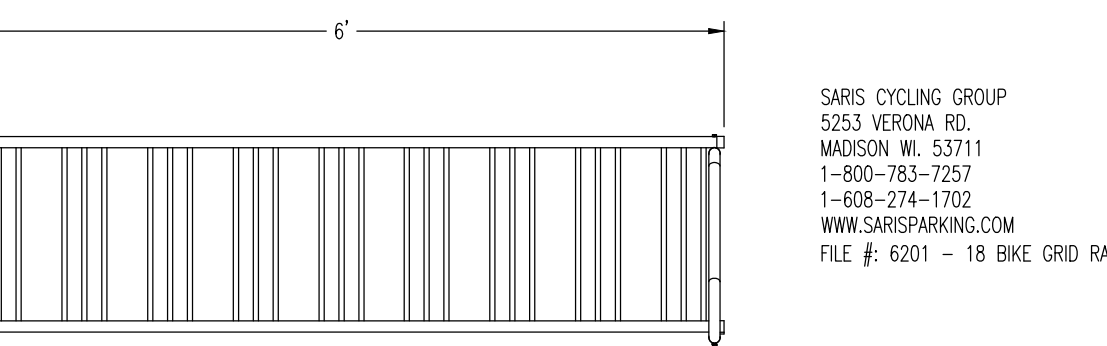
DEPRESSED CURB AT DRIVEWAY & ONSITE DETAIL
NOT TO SCALE



PAINTED MARKING DETAILS
NOT TO SCALE

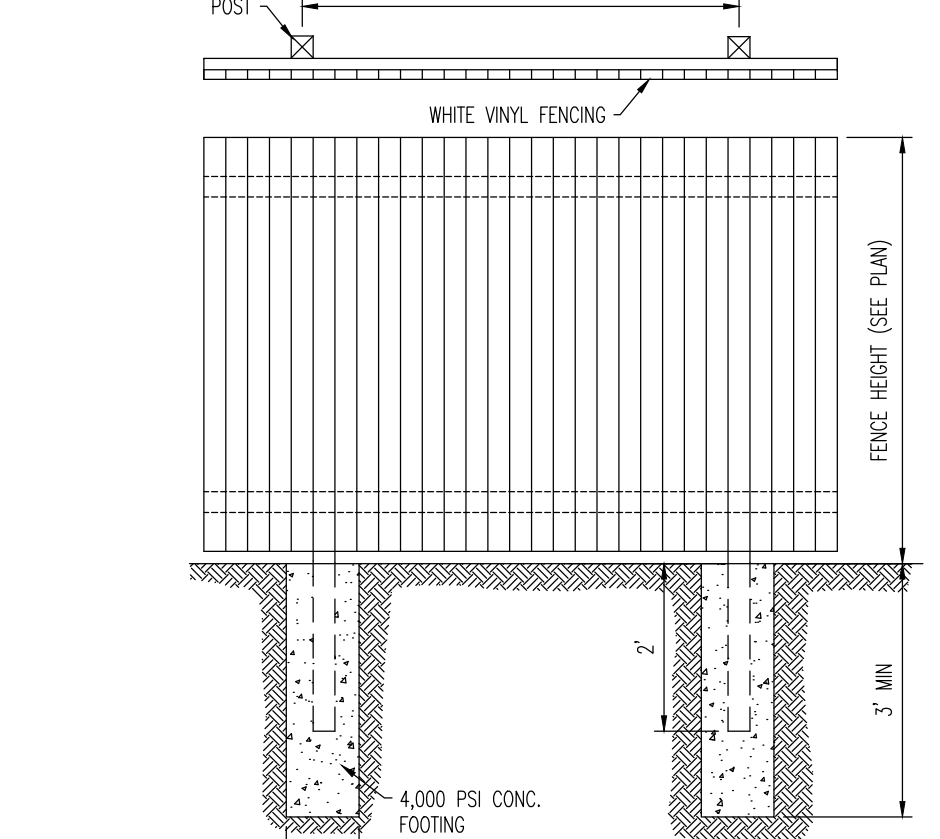


PAINTED A.D.A. PARKING SYMBOL DETAIL
NOT TO SCALE

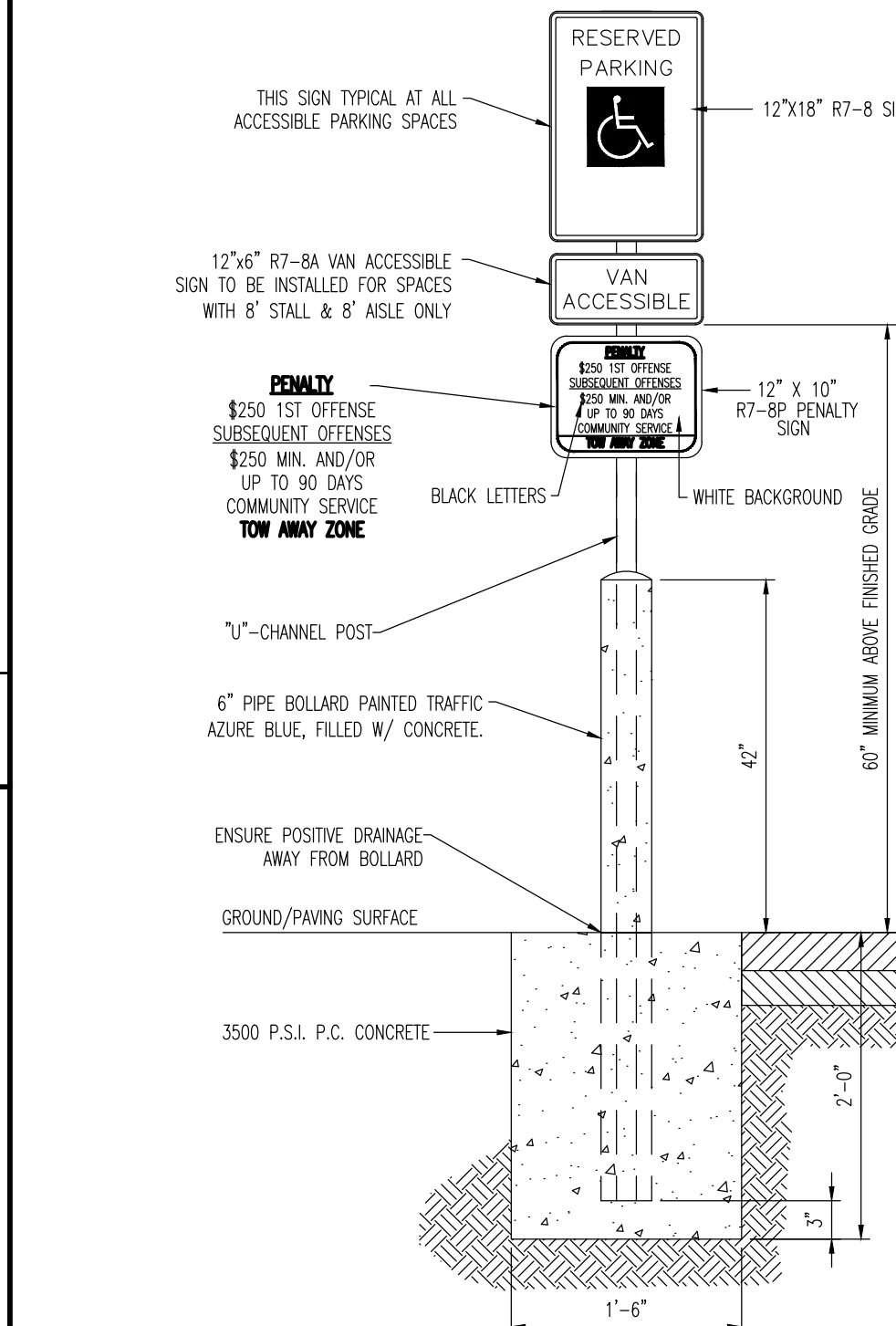


VINYL POST AND RAIL FENCE DETAIL
NOT TO SCALE

SIDEWALK DETAIL
NOT TO SCALE

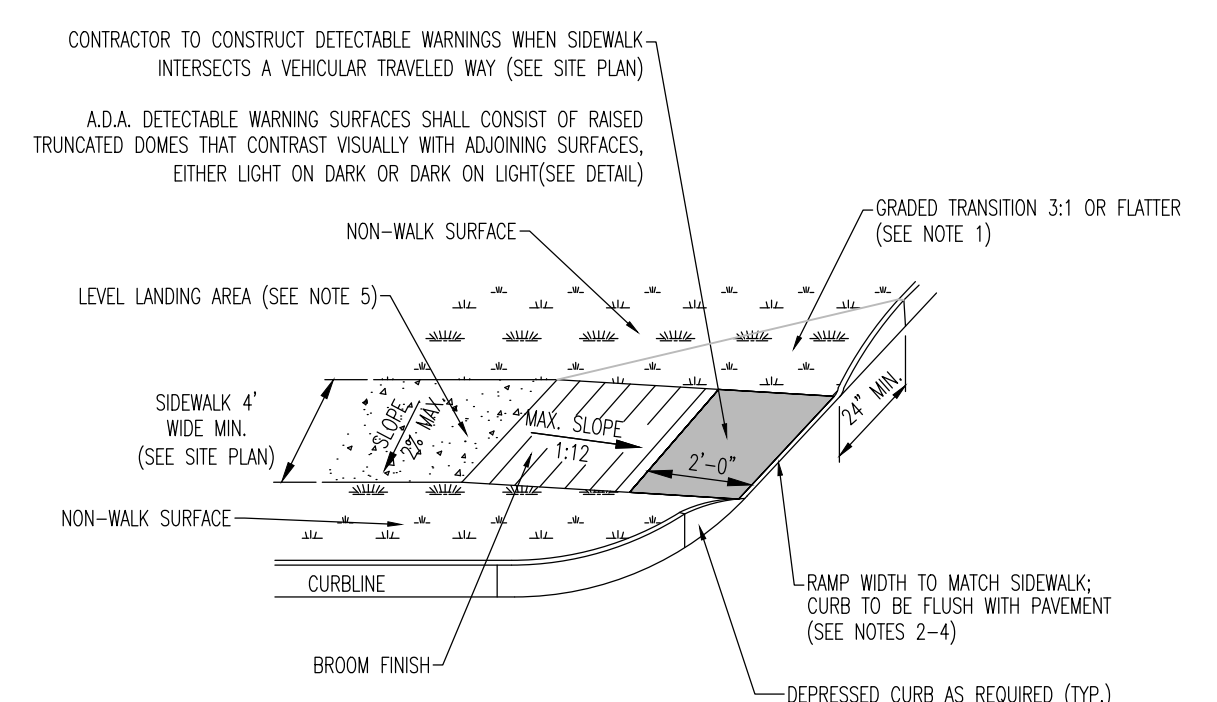


VINYL FENCE DETAIL
NOT TO SCALE



- NOTES:**
- 1.) IF AT THE TIME OF CONSTRUCTION THE STATE OF NEW JERSEY HAS APPROVED FINES/PENALTIES DIFFERENT THAN THOSE INDICATED ON THIS DETAIL, CONTRACTOR IS TO PROVIDE SIGNAGE INDICATING THE CURRENT FINES/PENALTIES AS APPROVED BY THE STATE OF NEW JERSEY.
 - 2.) VAN ACCESSIBLE SIGN SHALL BE 60\"/>

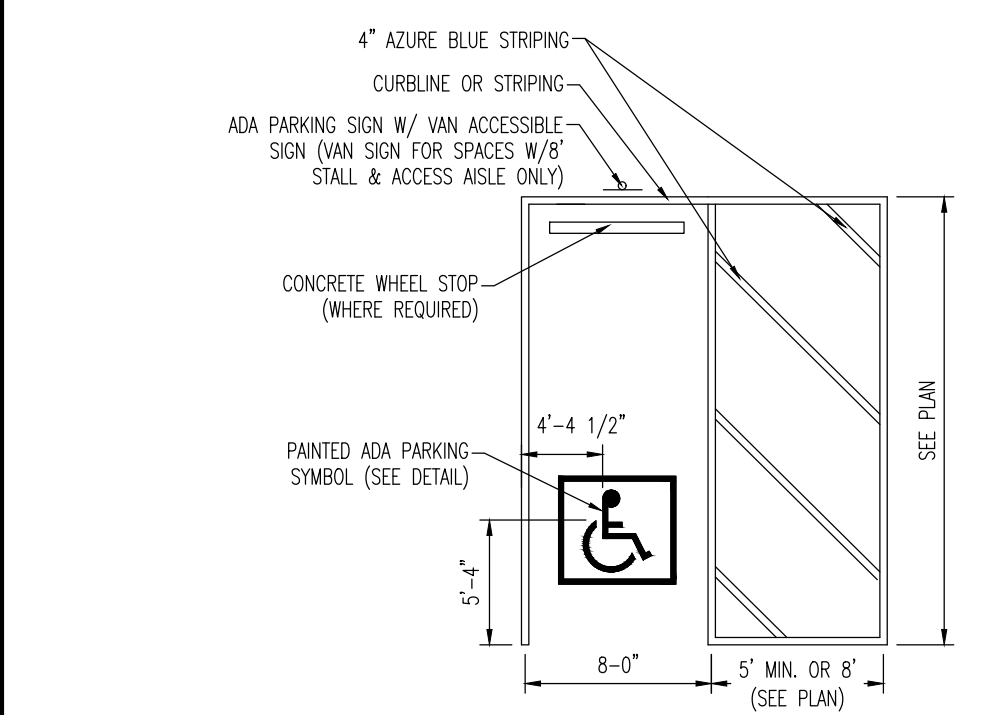
A.D.A. PARKING SIGN ON BOLLARD DETAIL
NOT TO SCALE



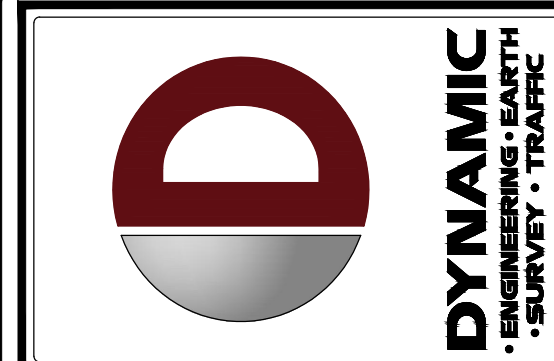
- NOTES:**
- 1.) WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARE SIDES SHALL BE PROVIDED AT A SLOPE NO STEEPER THEN 1:10.
 - 2.) CONSTRUCT DEPRESSED CURB FOR CURB RAMP FLUSH TO ADJACENT PAVEMENT. GRADE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
 - 3.) CURB RAMP MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.
 - 4.) COUNTER SLOPES OF ADJOINING CUTTERS AND PAVEMENT SHALL BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.
 - 5.) A LEVEL LANDING AREA (MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36\"/>

A.D.A. PERPENDICULAR RADIAL CURB RAMP & SIDEWALK DETAIL (W/OUT FLARE SIDES)
NOT TO SCALE

A.D.A. STALL MARKINGS DETAIL
NOT TO SCALE



- NOTES:**
1. PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
 2. WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
 3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
PROPOSED MULTI-FAMILY DWELLINGS
BLOCK 405, LOTS 5, 6, & 7
1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
NEPUNEE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:
Lancaster, Pennsylvania • 717.313.1111
Cherry Hill, New Jersey • 856.679.9229
Bensalem, Pennsylvania • 484.879.7330
York, Pennsylvania • 717.487.0000
Harrisburg, Pennsylvania • 717.633.8888
Pottsville, Pennsylvania • 610.523.4888
Bethlehem, Pennsylvania • 610.328.4400
Allentown, Pennsylvania • 610.261.0000
Houston, Texas • 281.399.4400
Austin, Texas • 512.344.2949
Delray Beach, Florida • 1.561.921.8370

www.dynamicce.com

JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

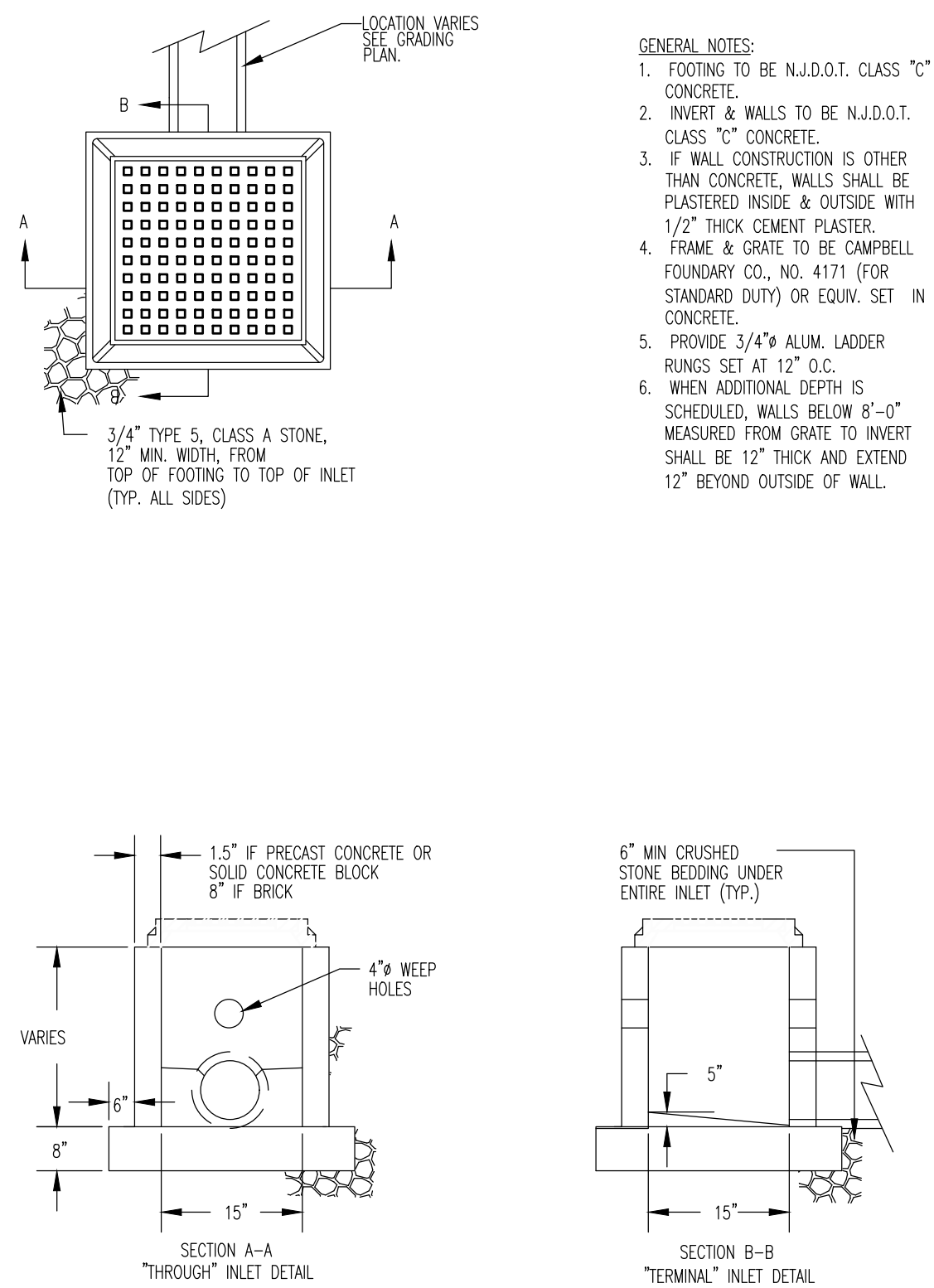
STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

CONSTRUCTION DETAILS

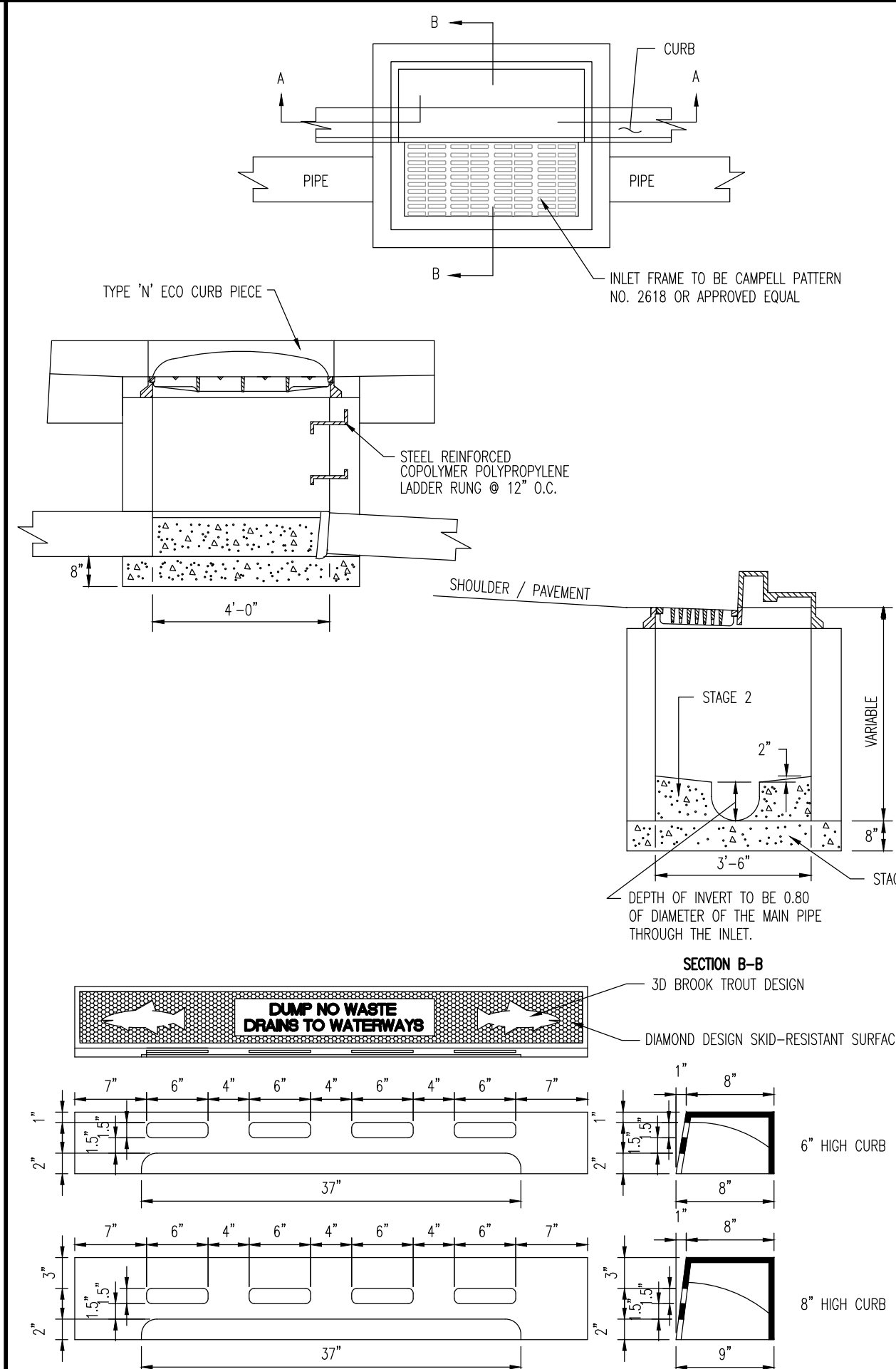
SCALE: (H) AS SHOWN
DATE: 06/13/22
PROJECT No: 2241-99-002

SHEET No: **20** OF 26
Rev. #: 2

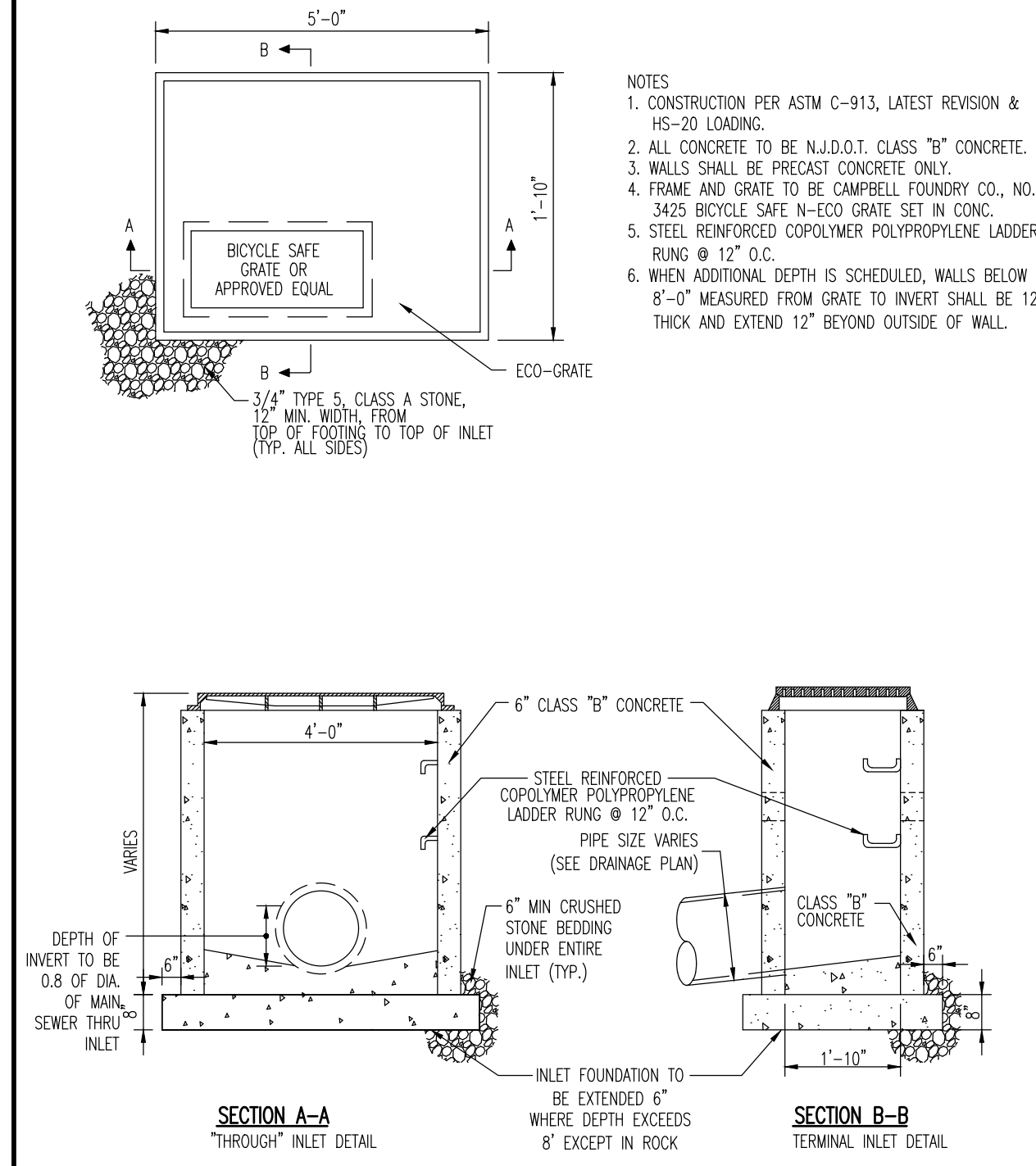
Plotted: 04/06/23 - 1:18 PM, By: newtown
 File: P:\CEPC PROJECTS\2241_Site_Plans\2241-99-002_Neptune\DWG_Site_Plans\2241-99-002-20_CONSTRUCTION_DETAILS.dwg



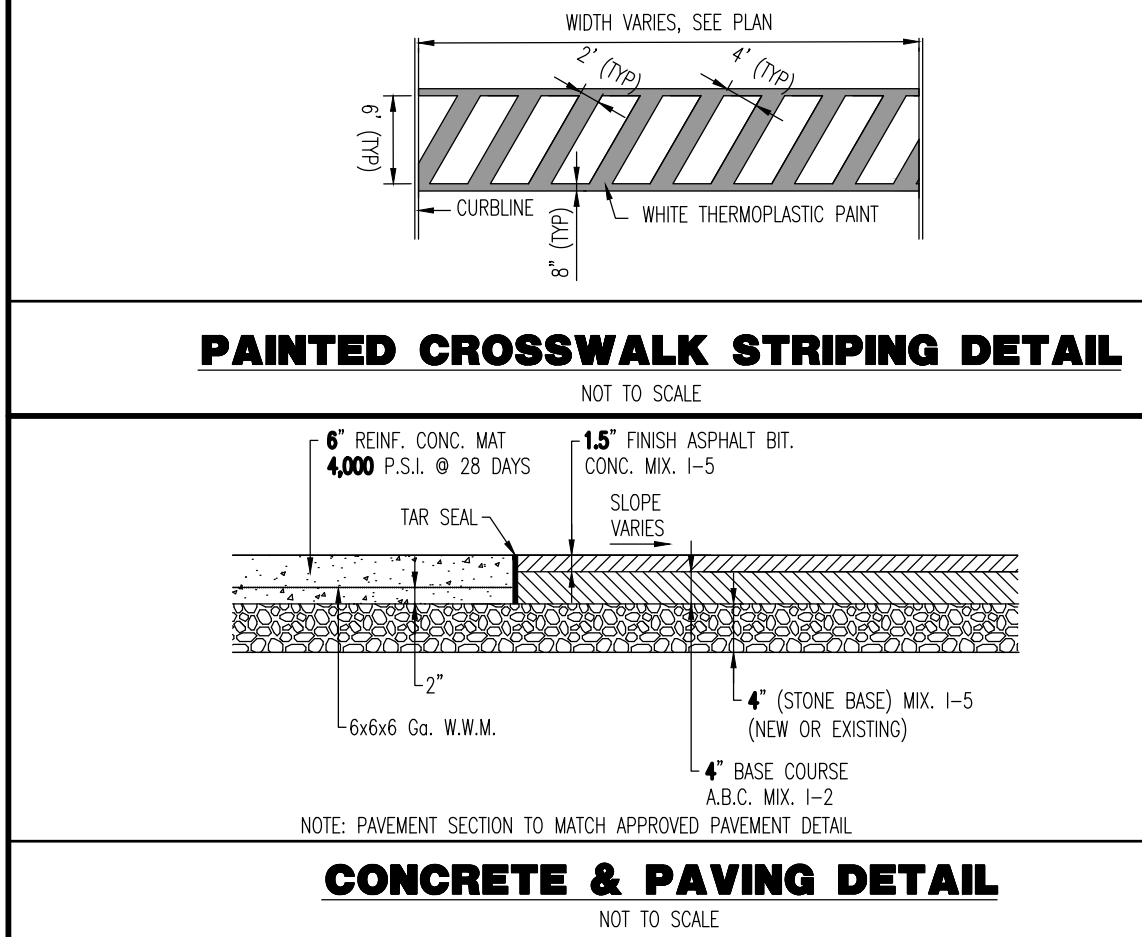
15' X 15' YARD INLET DETAIL
NOT TO SCALE



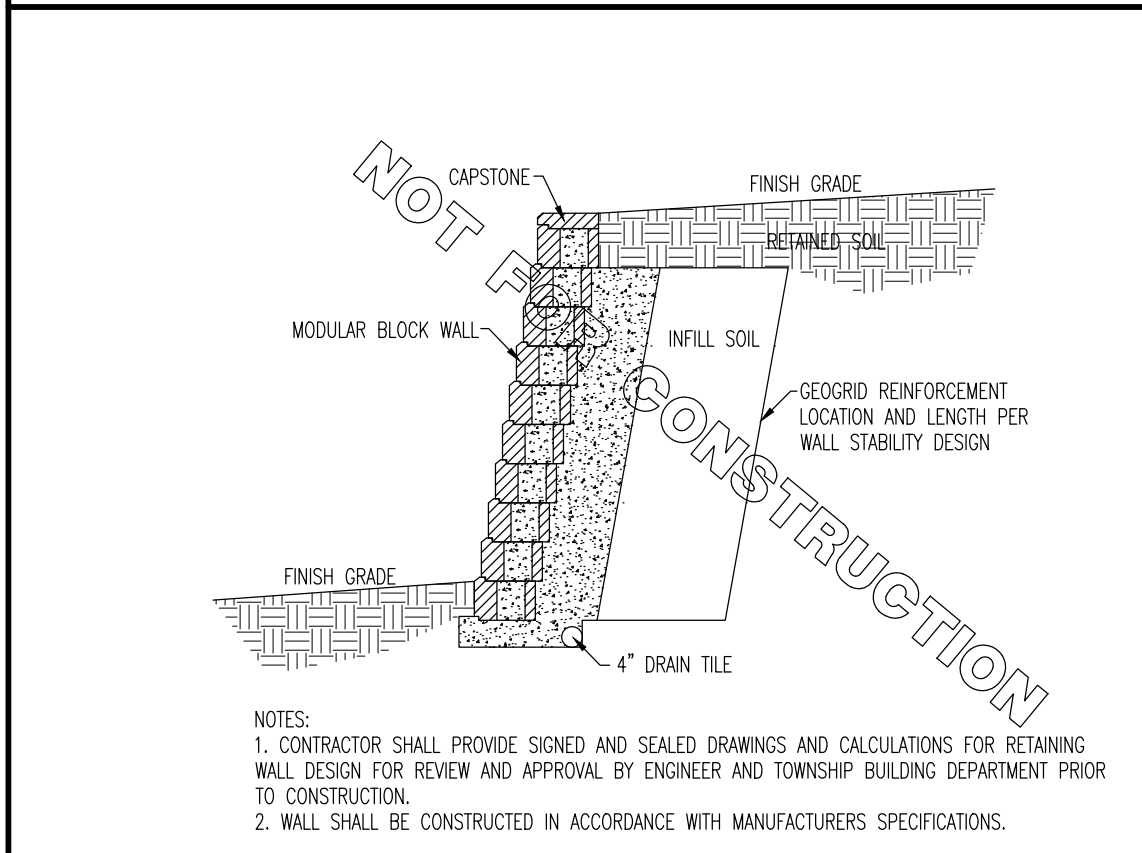
TYPE 'B' INLET w/ TYPE N ECO GRATE DETAIL
NOT TO SCALE



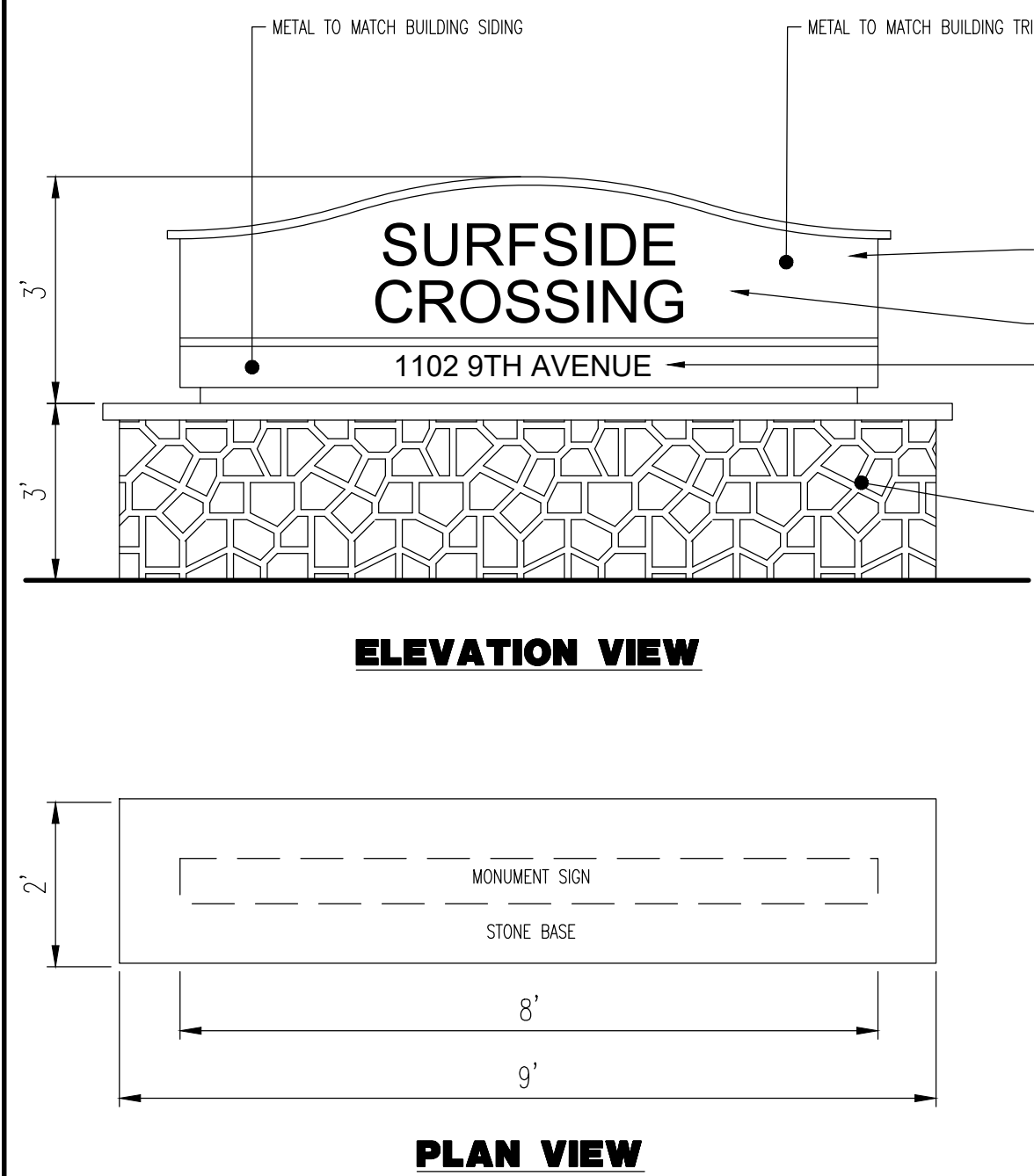
TYPE 'A' INLET
NOT TO SCALE



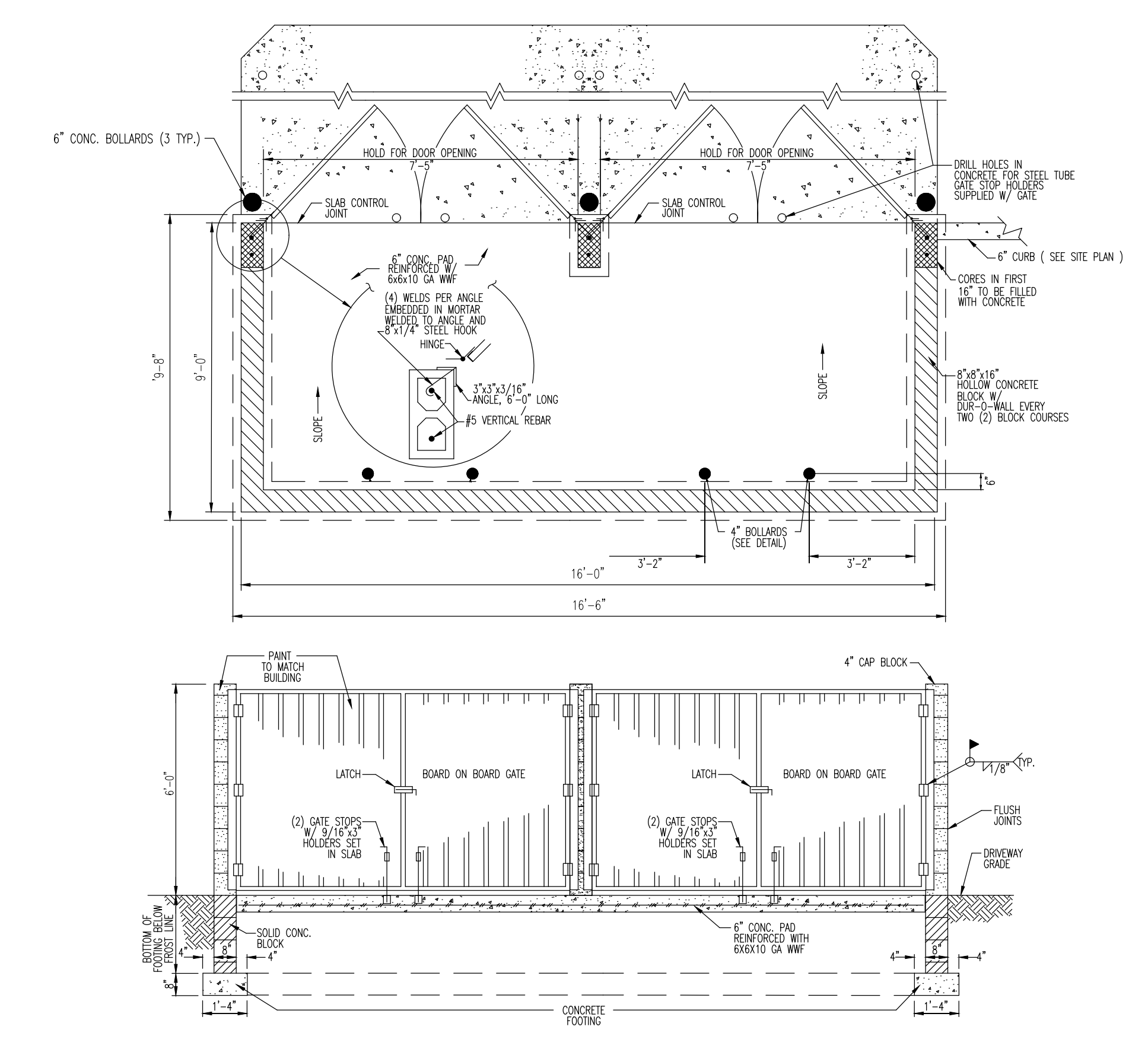
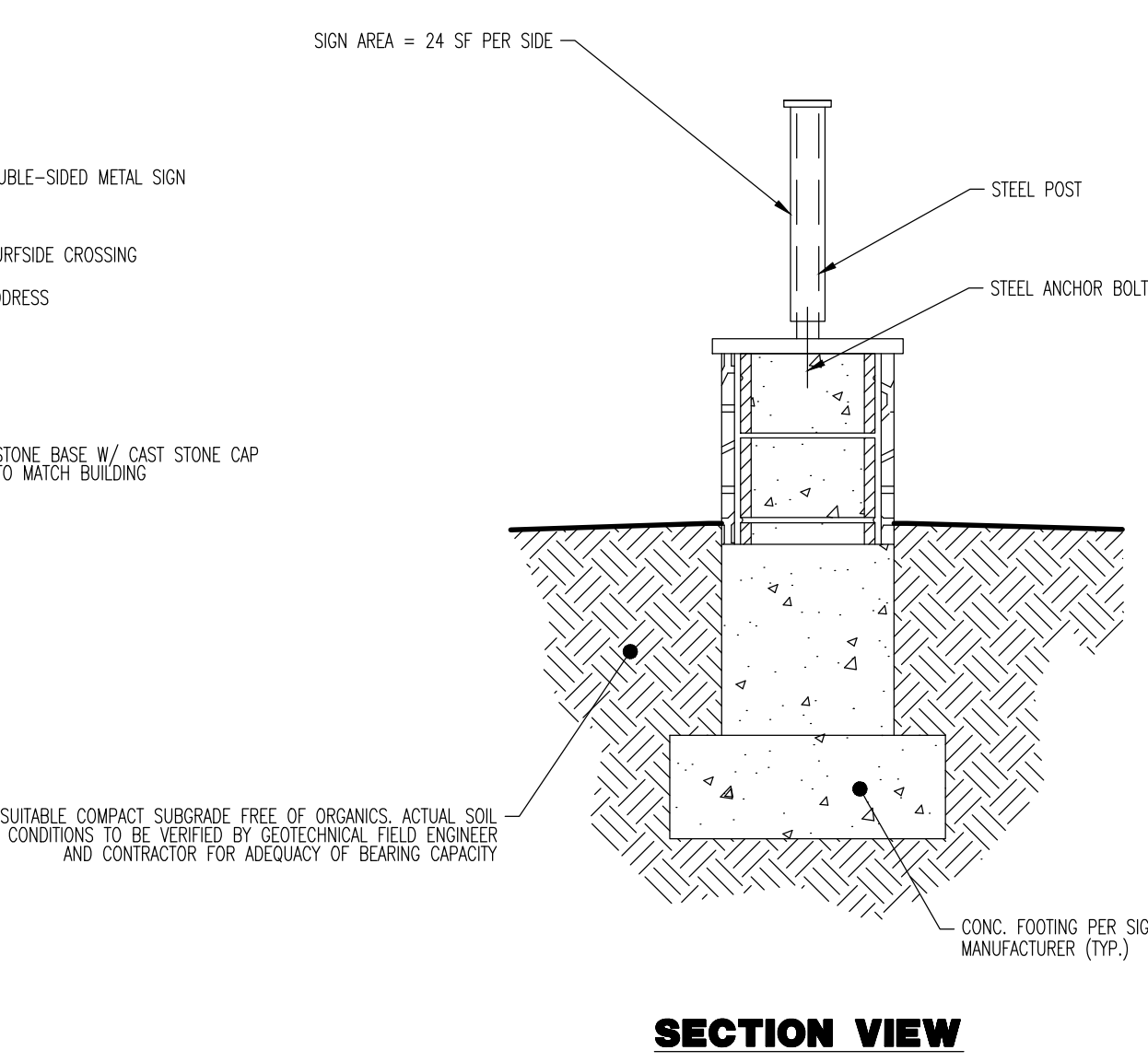
CONCRETE & PAVING DETAIL
NOT TO SCALE



TYPICAL MODULAR BLOCK WALL DETAIL
NOT TO SCALE



MONUMENT SIGN DETAIL
NOT TO SCALE



MASONRY TRASH/BOARD-ON-BOARD GATE ENCLOSURE DETAIL
NOT TO SCALE

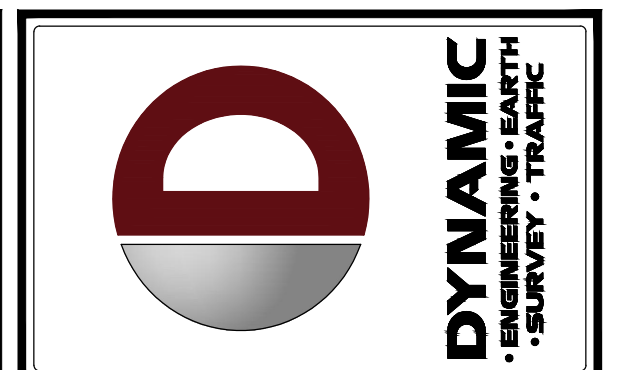
NOTES:
1. DETAIL PROVIDED FOR ZONING COMPLIANCE PURPOSES ONLY AND NOT FOR CONSTRUCTION. SIGN MANUFACTURER TO PROVIDE CONSTRUCTION DETAIL OF SIGN, BASE AND ASSOCIATED FOOTING PRIOR TO CONSTRUCTION.

SIGN REQUIREMENTS:

SIGN (§416.02.A.3)	REQUIREMENTS	EXISTING	PROPOSED
FREESTANDING	NUMBER OF SIGNS:	ONE (1)	NUMBER OF SIGNS: ONE (1)
	MAXIMUM SIGN AREA:	24 SF	SIGN AREA: N/A
	MAXIMUM SIGN HEIGHT:	6 FT	SIGN HEIGHT: N/A
	MINIMUM SIGN SETBACK:	8 FT	SIGN SETBACK: N/A
	MAXIMUM SIGN HORIZONTAL DIMENSION:	8 FT	SIGN HORIZONTAL DIMENSION: N/A

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE

§416.02.C. - MAXIMUM PERMITTED SIZE DOES NOT INCLUDE THE SUPPORTING STRUCTURE, AS LONG AS THE SUPPORTING STRUCTURE IS NOT DESIGNED TO CONVEY A MESSAGE.



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **SURFSIDE CROSSING**
PROPOSED MULTI-FAMILY DWELLINGS
BLOCK 405, LOTS 5, 6, & 7
1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

DESIGNED BY: [REDACTED] SDC
CHECKED BY: [REDACTED] SDC
DRAWN BY: [REDACTED] SDC

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:

Lehigh Valley: 717.261.1111
Cherry Hill: 856.429.9229
Bensalem: 215.331.7333
Spartanburg: 803.733.4870
Newark: 973.481.0000
Philadelphia: 215.252.4888
Bethlehem: 610.338.4400
Allentown: 412.264.2200
Trenton: 609.392.4400
Delco South: 215.334.2200
Delco North: 215.334.2200

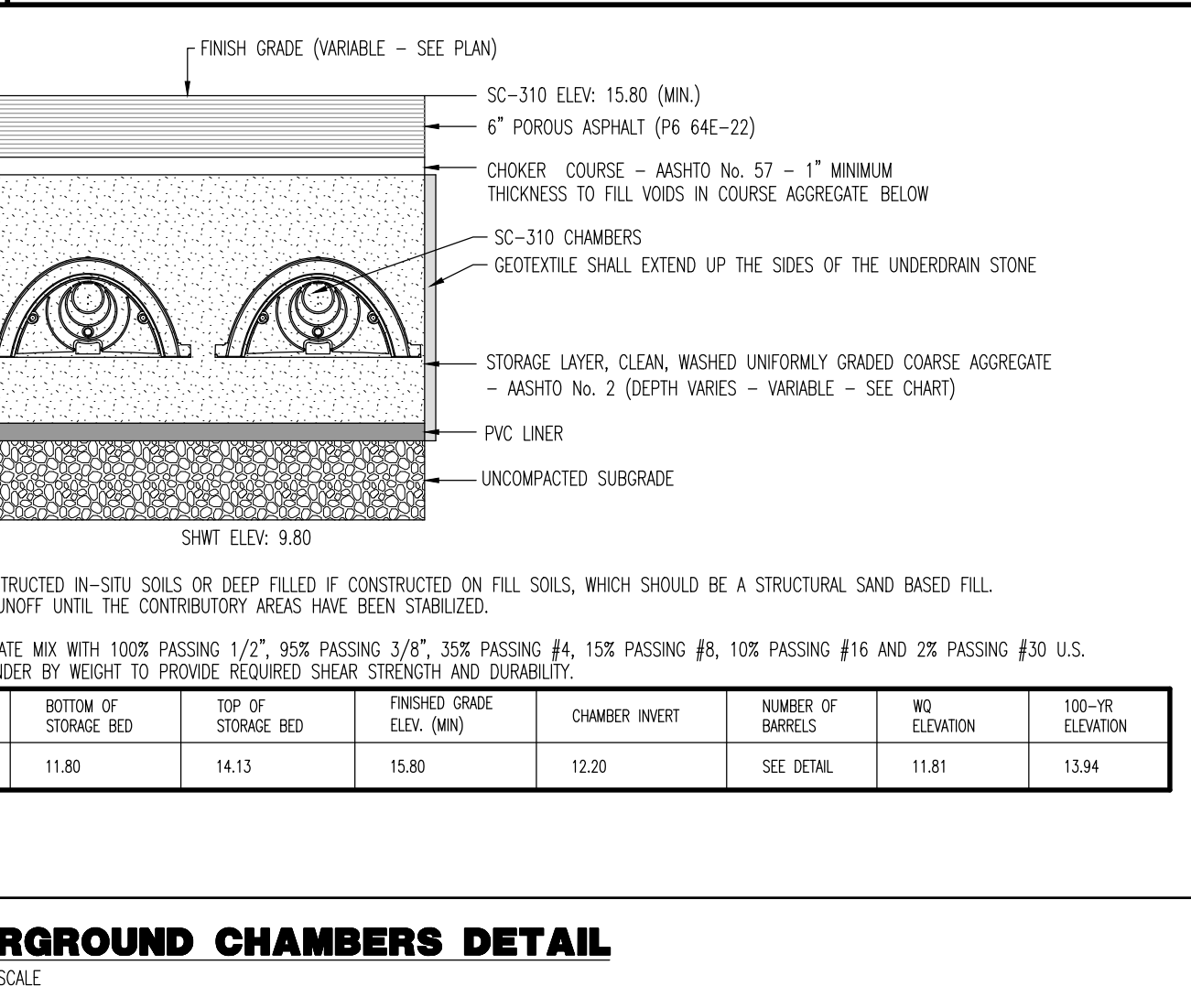
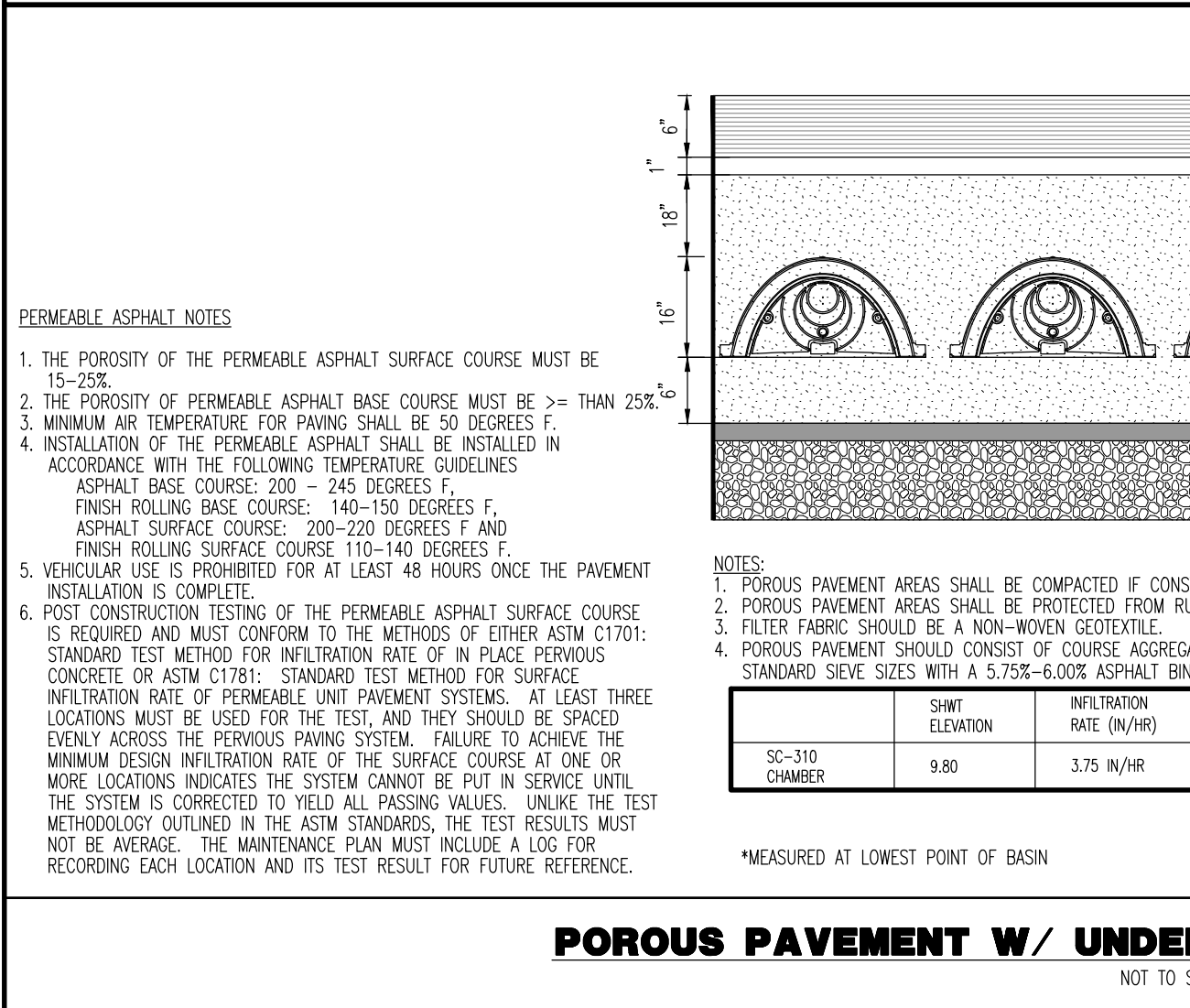
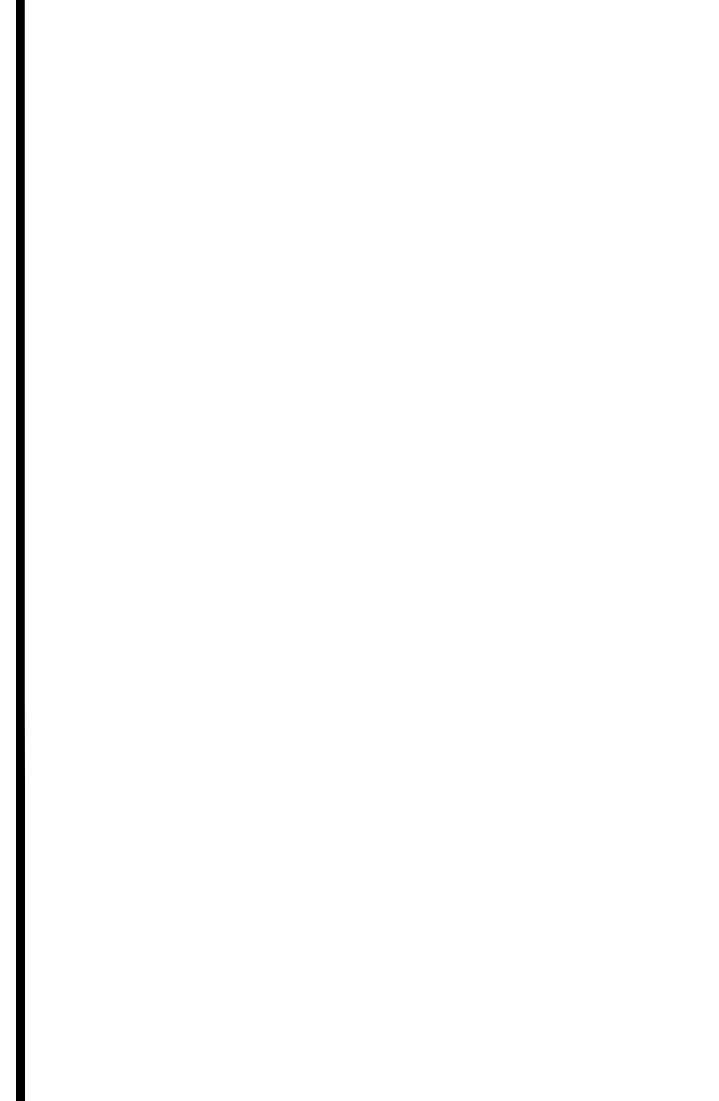
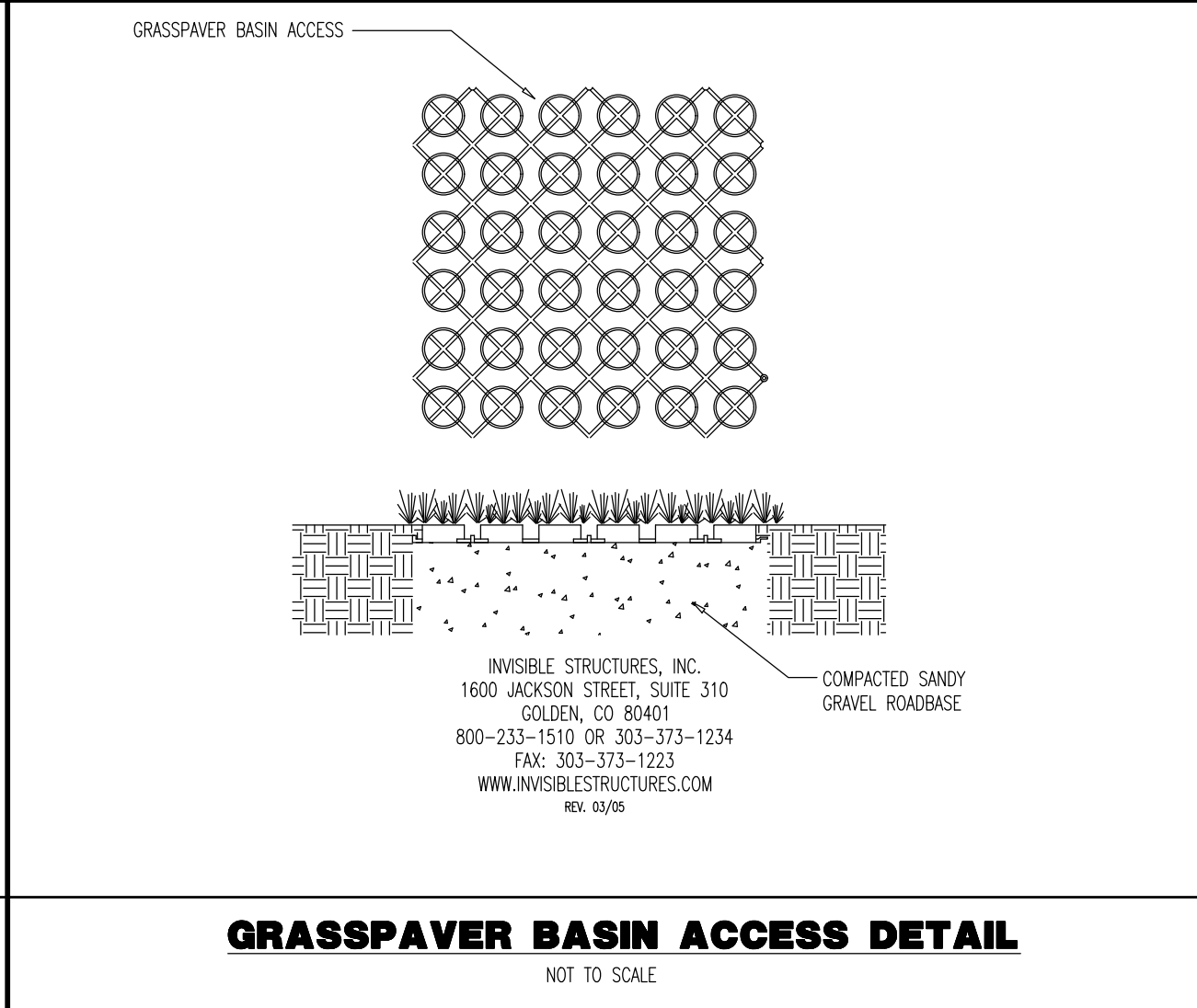
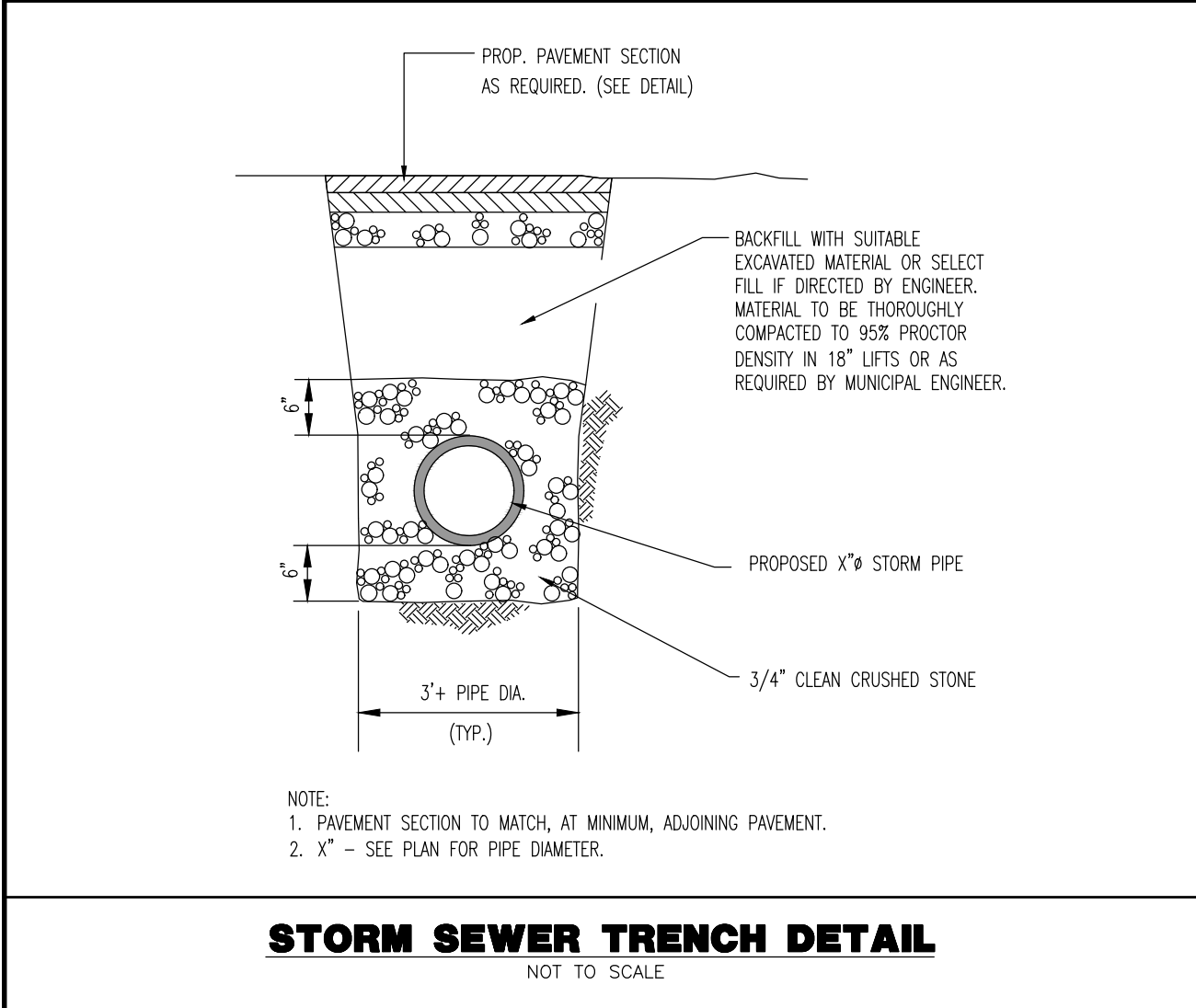
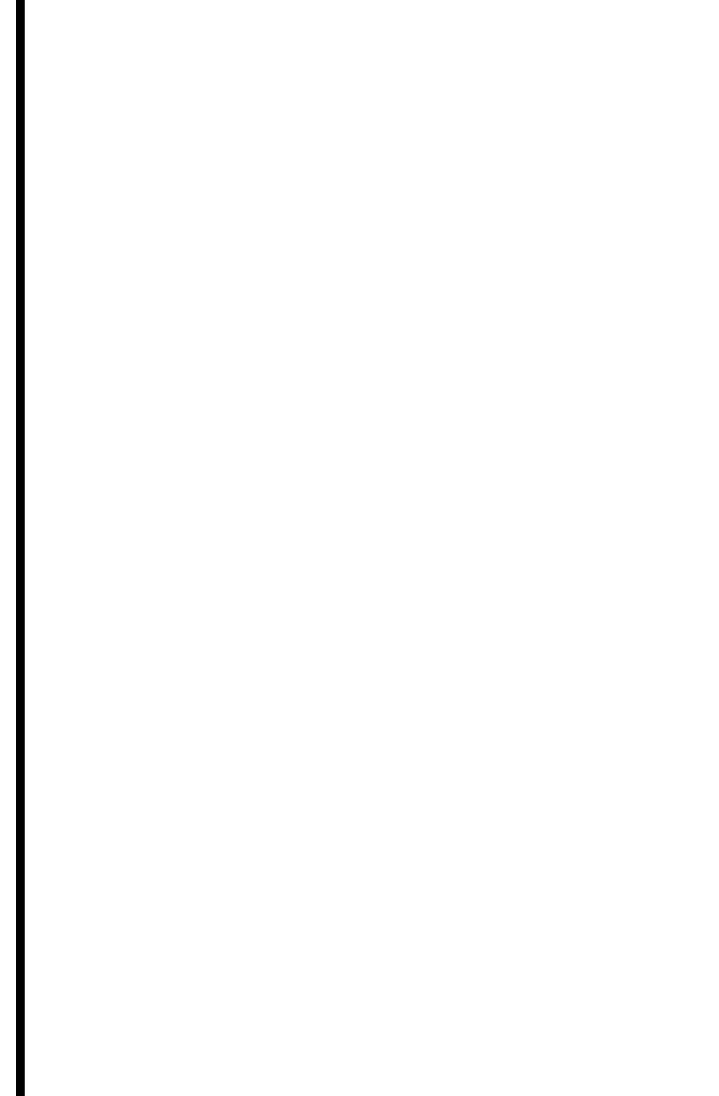
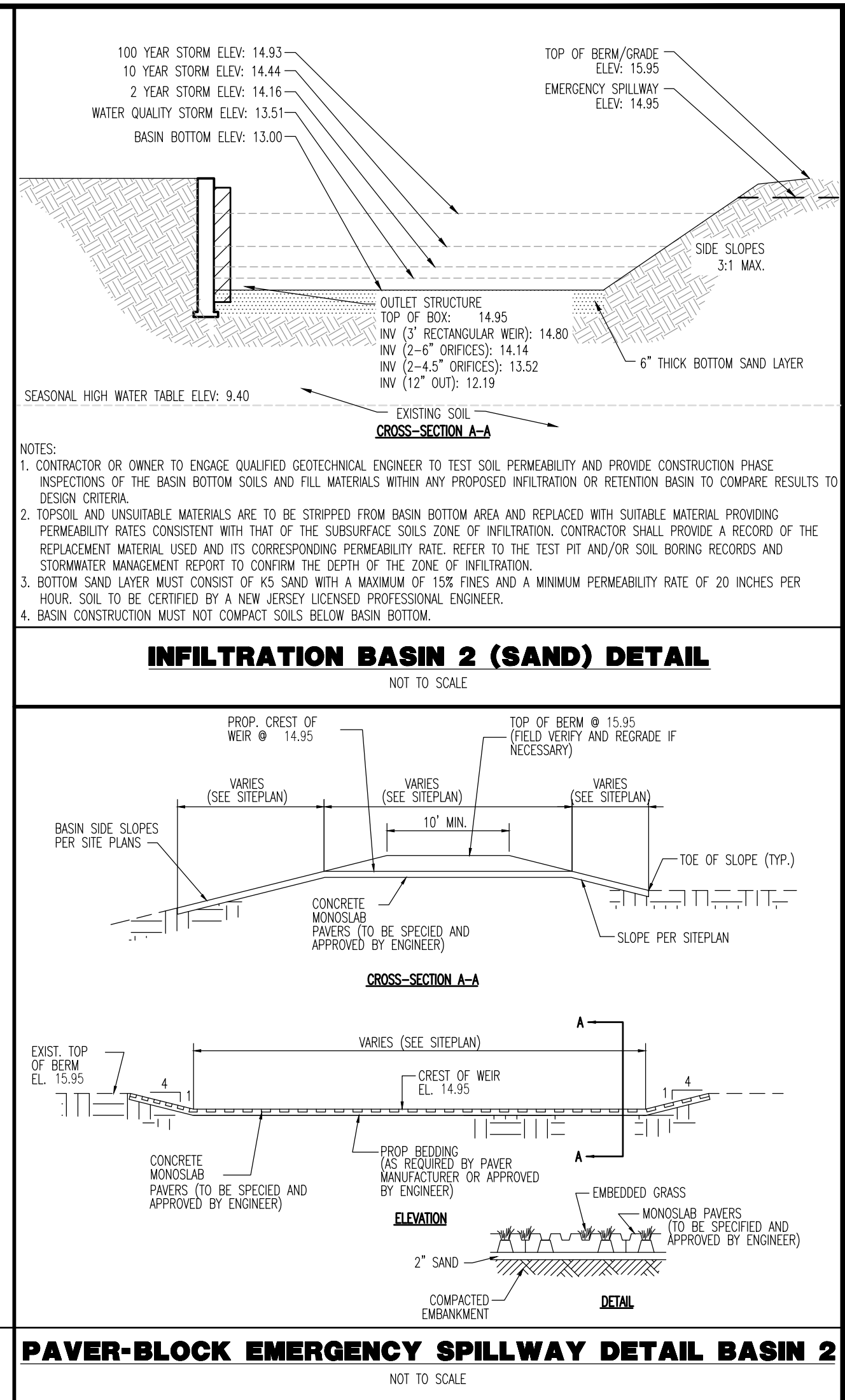
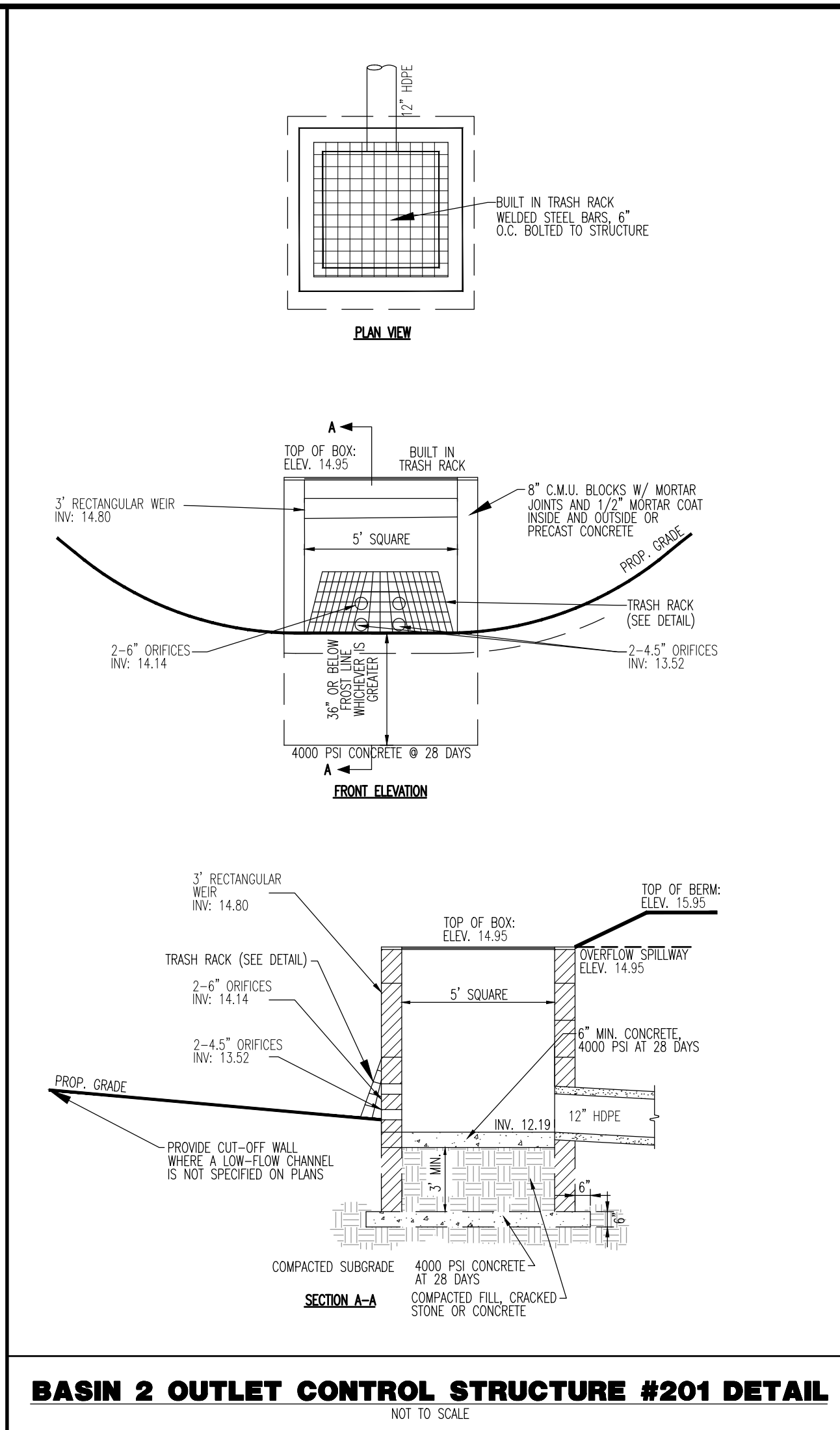
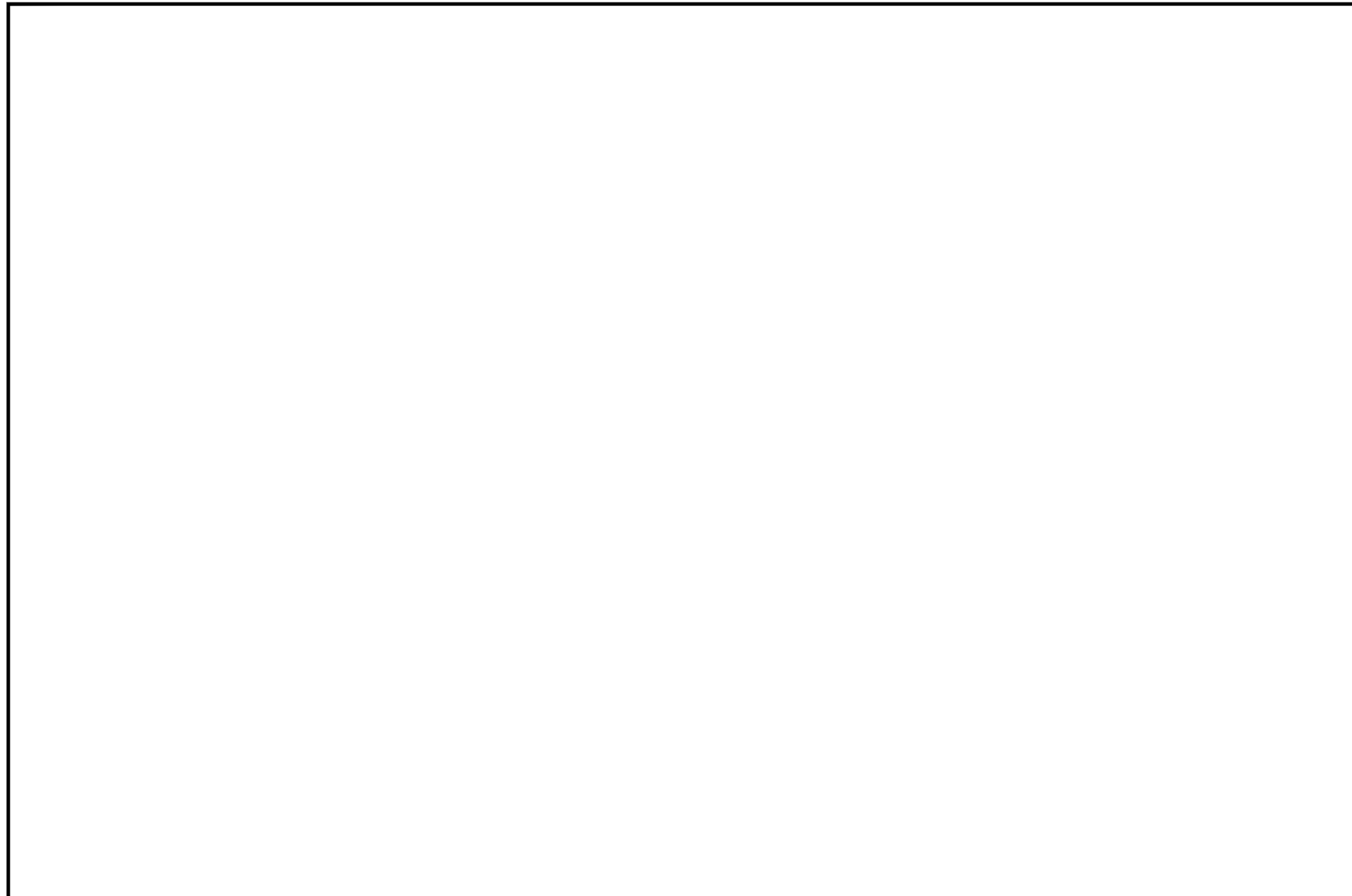
www.dynamiccec.com

JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) AS SHOWN DATE: 06/13/22
PROJECT No: 2241-99-002
SHEET No: **21** OF 26



DYNAMIC ENGINEERING
 ENGINEERING • SURVEY • TRAFFIC

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.	PROJECT: SURFSIDE CROSSING PROPOSED MULTI-FAMILY DWELLINGS BLOCK 405, LOTS 5, 6, & 7 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY
DRAWN BY: MWD CHECKED BY: SMM REVISION BY: SFC	DATE: 11/22/22 REV. PER TOWNSHIP COMMENTS:

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DESIGN THE SURFACE ANWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

811
 Call before you dig

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361
 Offices conveniently located at:
 Allentown, PA • 610.261.1111
 Chester, PA • 610.339.1111
 Harrisburg, PA • 717.631.1111
 Philadelphia, PA • 215.252.4888
 Reading, PA • 610.398.1400
 York, PA • 717.852.1111
 Dallas, TX • 214.343.2494
 Del Rio, TX • 1.512.921.8270

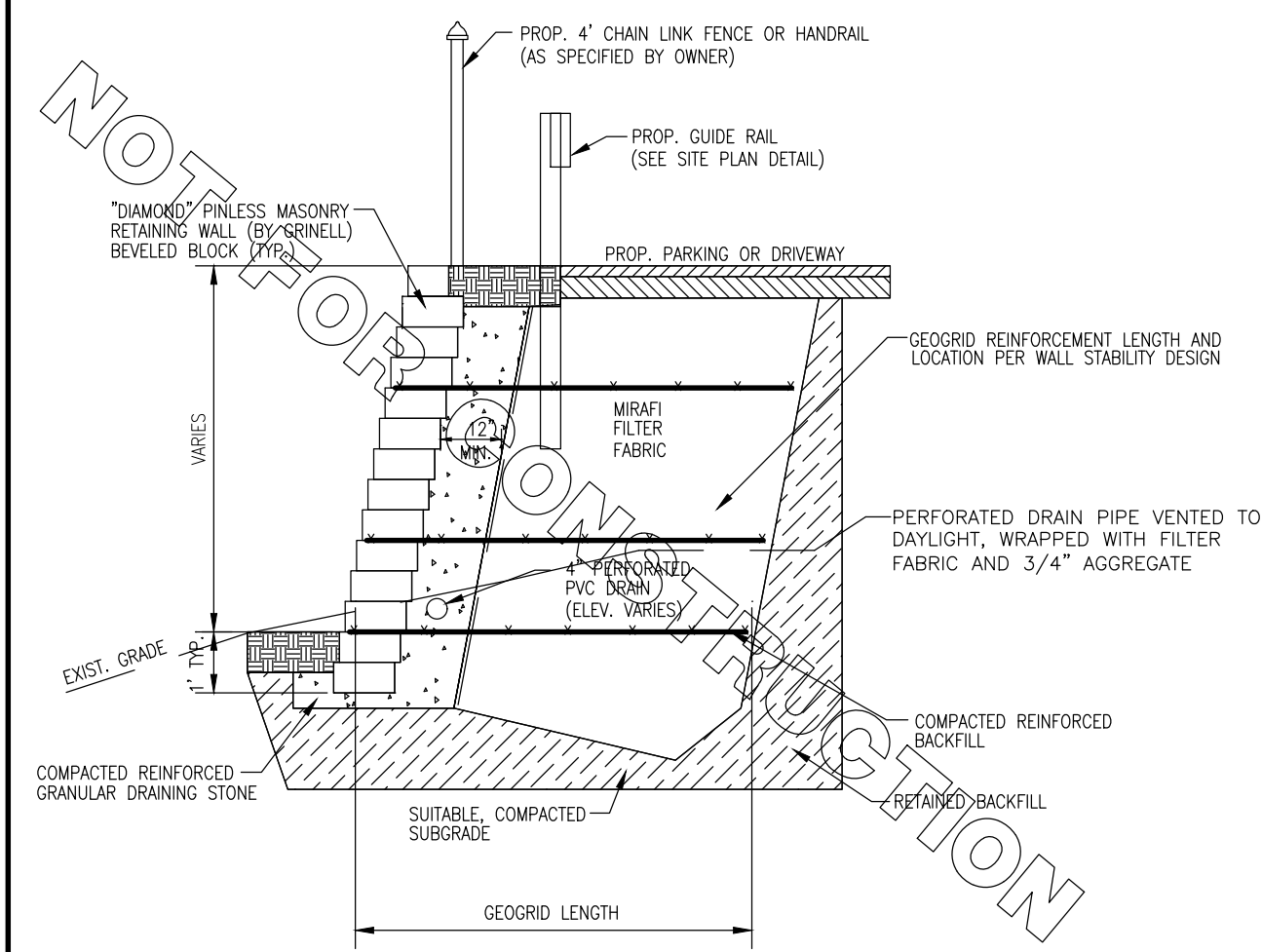
JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 40014

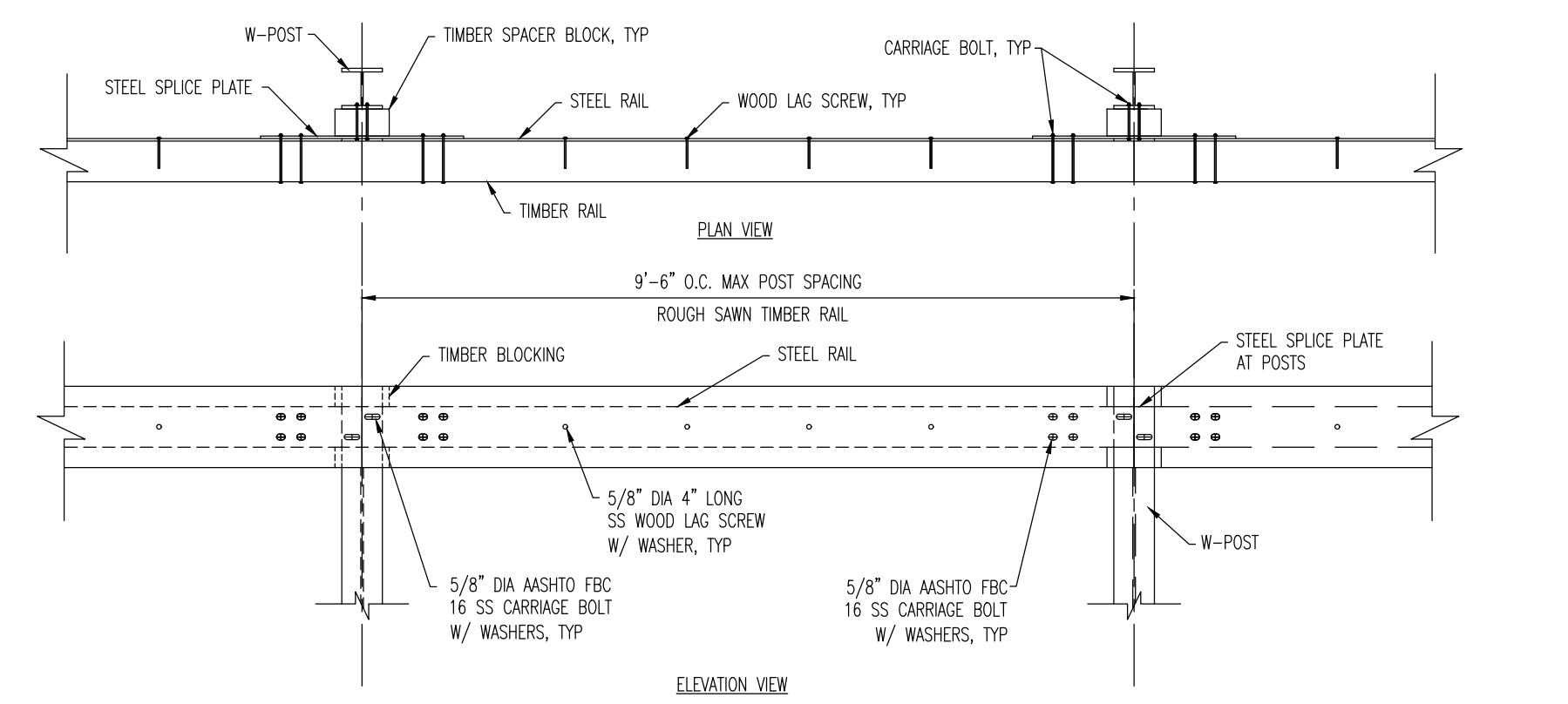
CONSTRUCTION DETAILS

SCALE: (H) AS SHOWN	DATE: 06/13/22
PROJECT No: 2241-99-002	Rev. #:
22	OF 26

Plotted: 04/06/23 - 1:18 PM, By: newtown
 File: P:\CEPC PROJECTS\2241_Ster_Developers LLC Springhill Properties\99-002_Neptune\DWG\Site Plans\2241-190025202.dwg, -----> 23 CONSTRUCTION DETAILS



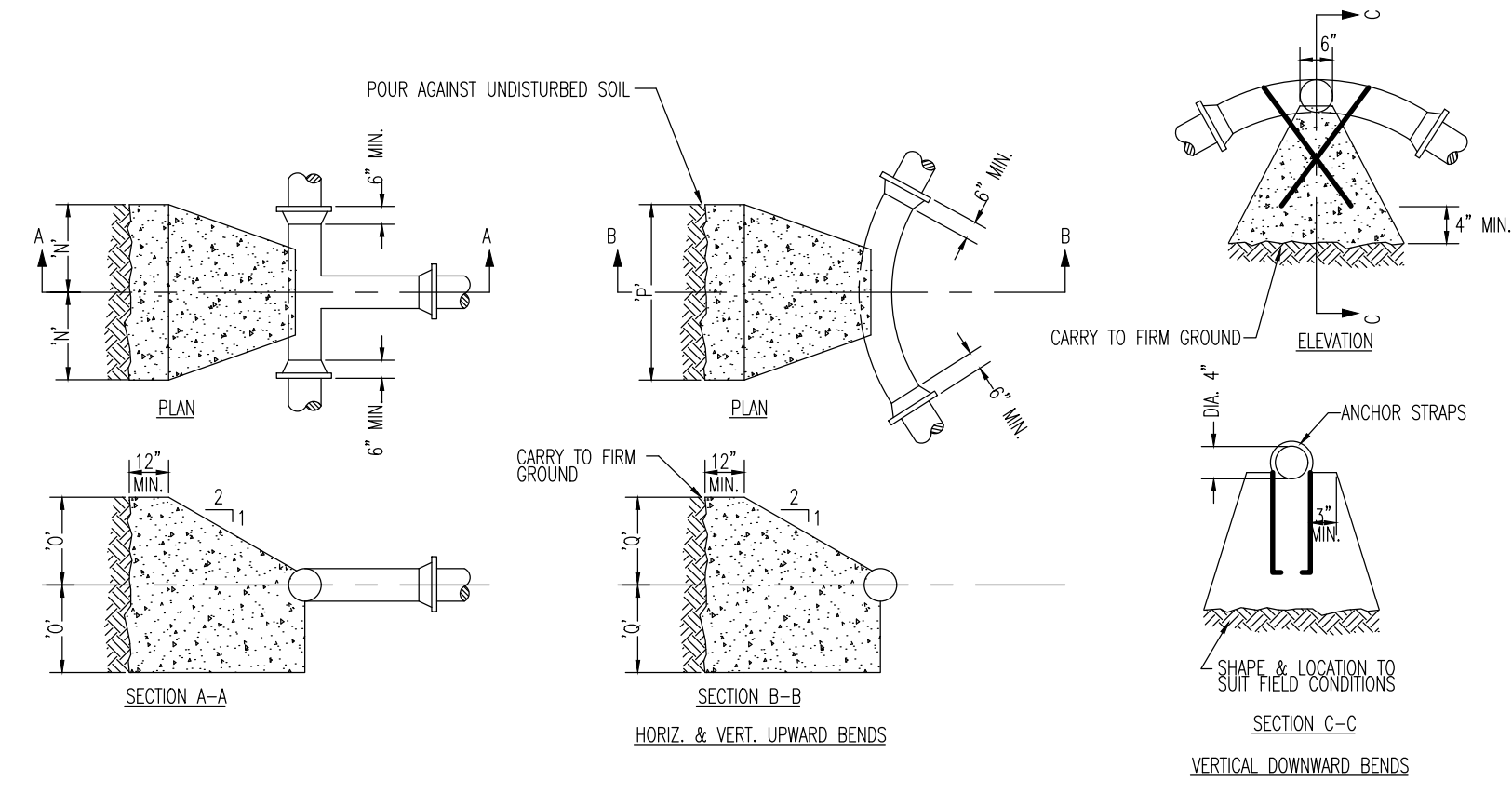
- NOTES:
1. DETAIL IS NOT FOR CONSTRUCTION OF MODULAR WALL.
 2. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED DRAWINGS AND CALCULATIONS FOR RETAINING WALL DESIGN ACCOUNTING FOR PARKING LOT FOR REVIEW AND APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION.
 3. WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



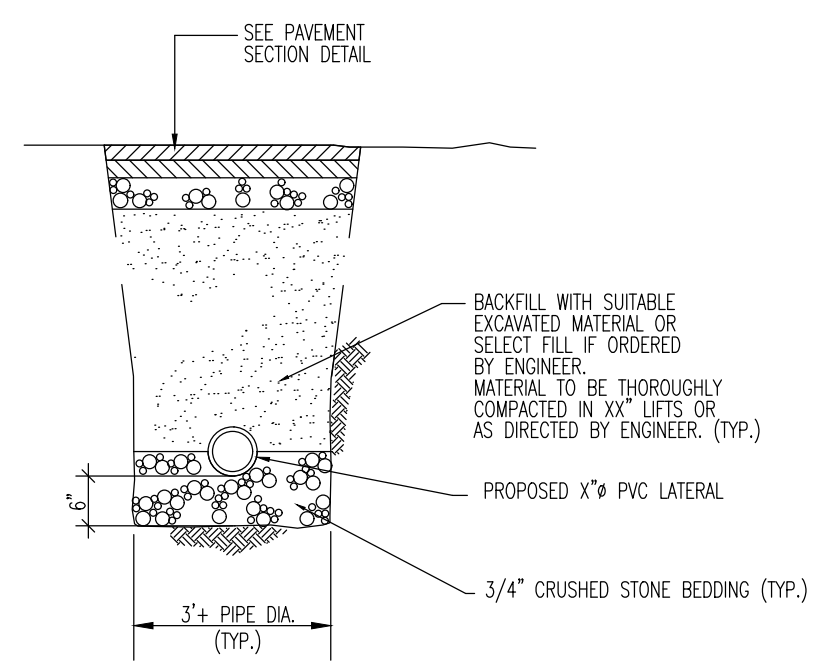
NOTE: THIS GUIDE RAIL SYSTEM HAS BEEN CRASH TESTED BY THE FEDERAL HIGHWAY ADMINISTRATION IN ACCORDANCE TO THE NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 350 FOR CATEGORIZATION AS TEST LEVEL THREE (TL-3). TL-3 CONSISTS OF CRASH TESTS WITH A PASSENGER CAR AND PICKUP TRUCK TRAVELING AT 62 MPH IMPACTING AT 20 DEG AND 25 DEG, RESPECTIVELY.

TEES

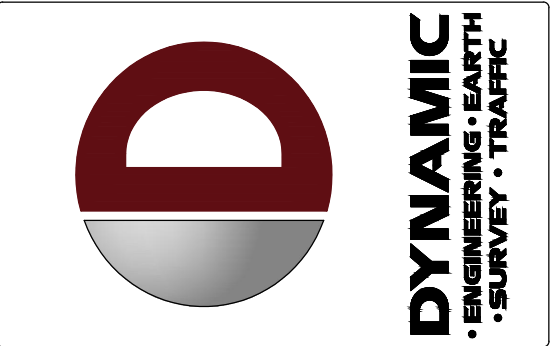
DESC.	DIMENSION	QTY
TEES	D	1.0
90° BENDS	P	1.0
45° BENDS	S	1.0
22 1/2° BENDS	Q	1.0
11 1/4° BENDS	O	1.0
40° BENDS	MIN. CONC. ANCHORAGE	C.V.
22 1/2° BENDS	MIN. CONC. ANCHORAGE	C.V.
11 1/4° BENDS	MIN. CONC. ANCHORAGE	C.V.



THRUST BLOCK DESIGNED FOR 150 LB. PER SQ. IN TEST PRESSURE & 2000 LB. PER SQ. FT. SOIL PRESSURE.
 MIN. CONC. ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION.



- NOTE:
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
 2. X" - SEE PLAN FOR PIPE DIAMETER.



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **SURFSIDE CROSSING**
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREFERRING TO DESIGN THE EXISTING SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:

- Lehigh Valley, PA • 610.271.1111
- Cherry Hill, NJ • 856.979.9229
- Westfield, NJ • 908.733.7333
- York, PA • 717.487.0000
- Newtown, PA • 717.487.0000
- Philadelphia, PA • 215.253.4888
- Bethlehem, PA • 610.398.4400
- Wilmington, DE • 302.426.2000
- Frederick, MD • 301.789.4400
- Atlanta, GA • 770.844.2000
- Del Rio, TX • 1.561.921.8370

www.dynamiccec.com

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) 1"=20'
 (V)

DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: **23** of 26

Rev. #: 2

REV.	DATE	COMMENTS
1	11/22/22	
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT
3		REV. PER TOWNSHIP COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SURFSIDE CROSSING**
PROPOSED MULTI-FAMILY DWELLINGS
BLOCK 405, LOTS 5, 6, & 7
1102 9TH AVENUE, 105, 8TH AVENUE, & MEMORIAL DRIVE
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

DESIGNED BY: SRC
CHECKED BY: SRC
DESIGNED BY: SHM
CHECKED BY: SHM
DESIGNED BY: RBT
CHECKED BY: RBT

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIG OR BURY SURFACE ANCHORS IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:
Lancaster, PA • 717.333.1111
Cherry Hill, NJ • 856.679.9229
Bensalem, PA • 484.882.2200
Spartanburg, SC • 716.487.0000
Newark, NJ • 973.252.2200
Philadelphia, PA • 215.252.4888
Bethlehem, PA • 610.398.4400
Arling Heights, IL • 815.344.2200
Houston, TX • 281.390.4400
Aurora, IL • 630.844.2200
Del Rio, TX • 361.921.8200

JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

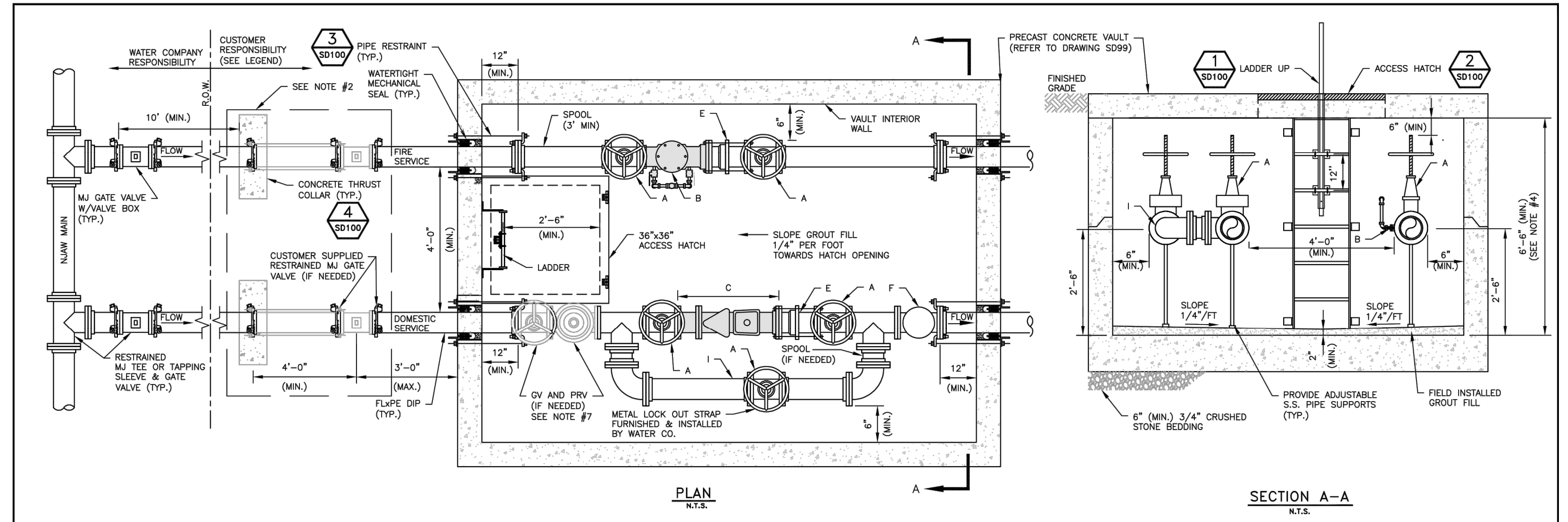
TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) 1"=20'
(V) 1"=4'

DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: **24** OF 26



LEGEND:
COMPONENTS SHADED IN GRAY TO BE FURNISHED BY WATER CO.

A- OS&Y GATE VALVE WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)
B- DETECTOR CHECK VALVE W/ BYPASS METER (FURNISHED & INSTALLED BY CUSTOMER)
C- DOMESTIC COMPOUND METER ASSEMBLY- METERS WITH FLANGED ENDS (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)
D- DISMANTLING JOINT TO HAVE FLANGED ENDS WITH JOINT RESTRAINT (FURNISHED & INSTALLED BY CUSTOMER)
E- SWING CHECK WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)
F- BYPASS SIZE SHALL BE NO GREATER THAN ONE STANDARD PIPE SIZE SMALLER THAN DOMESTIC SERVICE SIZE AND SHALL HAVE METAL STRAP FOR LOCKING OUT BYPASS VALVE (STRAP FURNISHED & INSTALLED BY WATER CO.)

BACKFLOW DEVICE:
A BACKFLOW DEVICE IS REQUIRED BY THE NJDEP. THE BACKFLOW DEVICE IS FURNISHED & INSTALLED BY CUSTOMER. THE BACKFLOW DEVICE CANNOT BE INSTALLED INSIDE THE VAULT OR ANY CONFINED SPACE. IT MAY BE INSTALLED IN AN INSULATED HEATED ABOVEGROUND ENCLOSURE OR INSIDE THE BUILDING. THE BACKFLOW DEVICE MUST BE PLACED BEFORE THE FIRST CONNECTION. IF IN BUILDING, LOCATION MUST BE APPROVED BY NJAW PRIOR TO ANY INSTALLATION. REFER TO DRAWING 0201-0601-S093.

NOTES:
1. VAULTS ARE REQUIRED BY NJAW FOR LARGE METERS (3" & LARGER) AND ARE TO BE FURNISHED AND INSTALLED BY CUSTOMER. ACCESS TO VAULT VIA ALUMINUM 36"x36" BILCO PCM-4 TYPE, FLUSH, WATER TIGHT SIDEWALK DOOR W/ LADDER UP SAFETY POST OR EQUIVALENT. PLASTIC ENCASED STEEL OR ALUMINUM LADDER RUNGS CENTERED AT ONE FOOT (1') MUST BE PROVIDED. AREA AROUND VAULT MUST BE COMPLETELY WATERPROOFED. USE SOLID FLANGE & ROODING ON VALVES. ALL VAULT AND PIPING CONSTRUCTION IS SUBJECT TO WATER COMPANY APPROVAL PRIOR TO SERVICE.
2. IF VAULT IS >20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER IS REQUIRED TO FURNISH & INSTALL AN ADDITIONAL RESTRAINED MECHANICAL JOINT GATE VALVE & VALVE BOX WITHIN 3 FEET OF THE VAULT. IF VAULT IS <20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER SHALL INSTALL A SOLID, GASKETED, MECHANICAL JOINT SLEEVE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS WITHIN 3 FEET OF VAULT.
3. EXTERIOR VALVES & FITTINGS SHALL BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS, THUST COLLARS AND/OR 304 STAINLESS STEEL RODS/NUTS AND CLAMPS.
4. BASED ON THE LARGEST SIZE GATE VALVE REQUIRED, THE MINIMUM VAULT HEIGHT (INTERIOR DIMENSION) SHALL BE AS FOLLOWS:

GV SIZE	VAULT HEIGHT
3" TO 6"	6'-6"
10"	7'-0"
12"	7'-6"

5. VAULT PIPING TO BE DUCTILE IRON MEETING ANSI/AWWA C115/A21.15, OR TYPE K DRAWN (HARD) TEMPER COPPER MEETING ASTM-888. THE USE OF FLANGED COUPLING ADAPTERS IS STRICTLY PROHIBITED.
6. NO DETECTOR CHECK VALVES WILL BE MADE AVAILABLE TO THE CUSTOMER BY NJAW PRIOR TO THE INSPECTION BY NJAW.
7. THE CUSTOMER MUST INSTALL A WATER PRESSURE REDUCING VALVE WHERE REQUIRED BY STATE OF NEW JERSEY PLUMBING CODE. INSTALLATION RECOMMENDED WHERE AVERAGE PRESSURE IS GREATER THAN 80 PSI. WHERE A PRV IS REQUIRED IT SHALL BE PRECEDED BY AN ADDITIONAL OS&Y GATE VALVE.

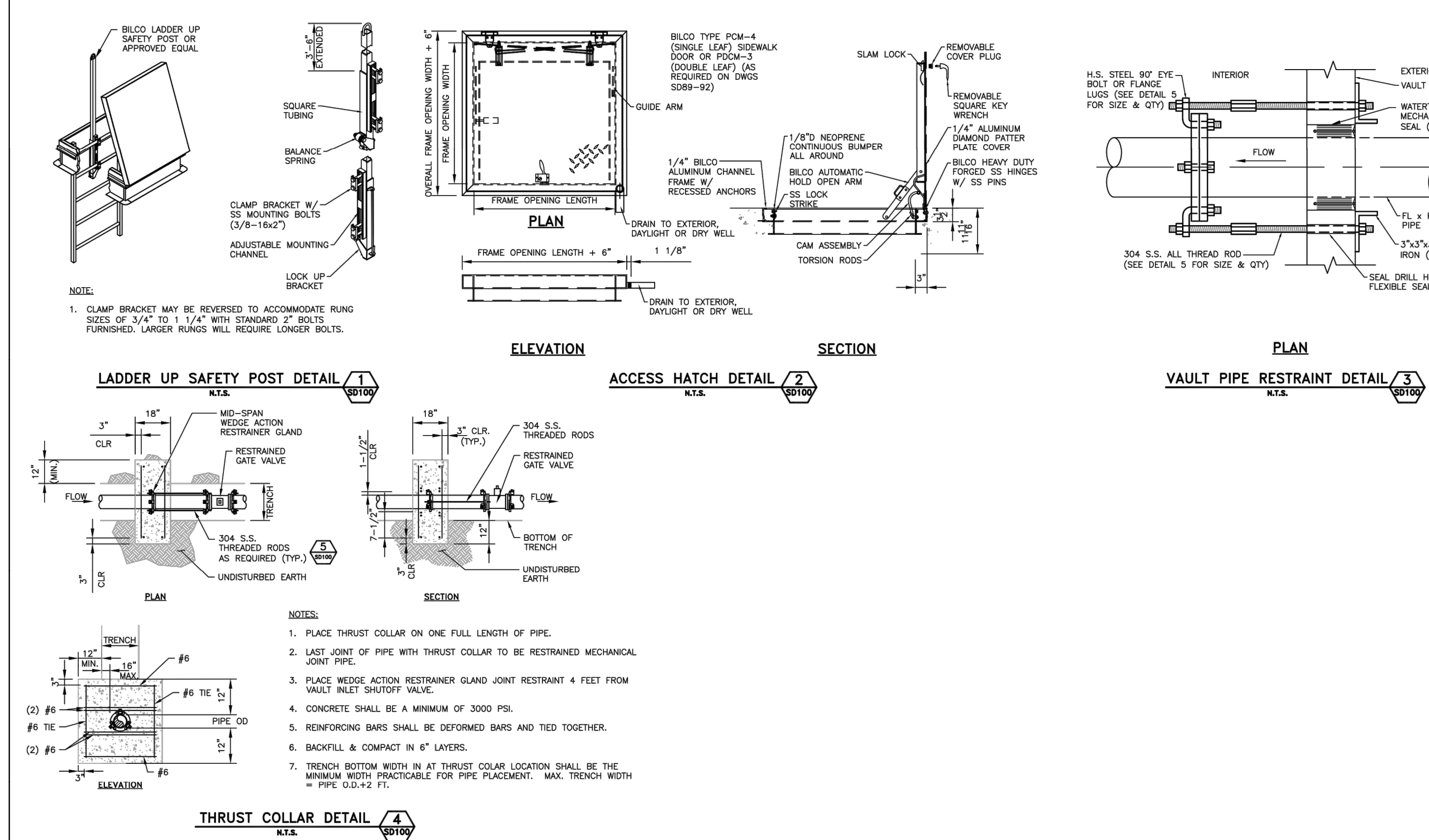
REVISIONS	REVISIONS	REVISIONS	REVISIONS
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲

AMERICAN WATER ENGINEERING
3901 CANTON RD.
MT. LAUREL, NJ 08054

AMERICAN WATER

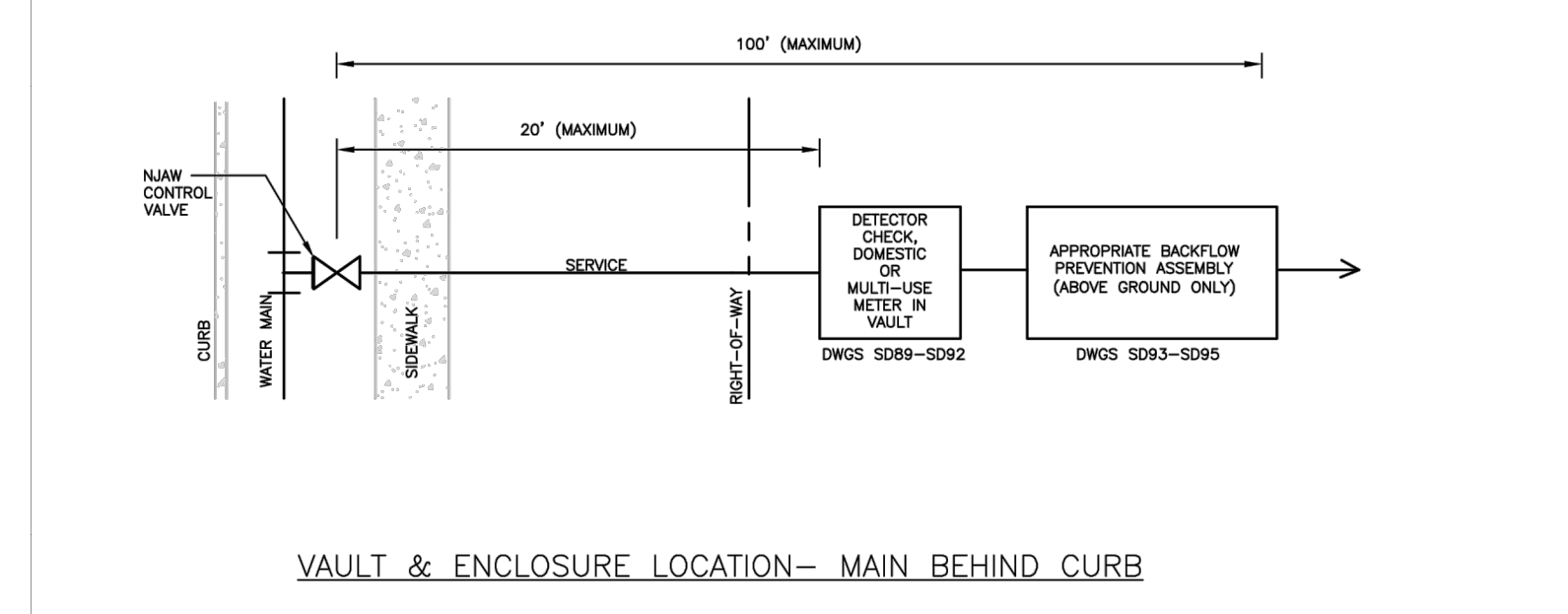
STANDARD DETAIL
DOMESTIC & FIRE SERVICE METER VAULT

DATE 08-24-18
PROJECT: NEW JERSEY AMERICAN WATER
USE APPROVED DIMENSIONS ONLY FOR CONSTRUCTION PURPOSES
USE ENGINEERS ONLY
SCALE: NOT TO SCALE
0201-0601-S089
02010601S089



REVISIONS	REVISIONS	REVISIONS	REVISIONS
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲

REVISIONS	REVISIONS	REVISIONS	REVISIONS
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲



PROJECT INFORMATION

ENGINEERED PRODUCT MANAGER
ADS SALES REP
PROJECT NO.

ADS
Advanced Drainage Systems, Inc.

SiteAssist
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

SURFSIDE CROSSING 3 REV 2

NEPTUNE, NJ, USA

SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75 YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED 1-WHEEL AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT², THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTATIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (55 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT², THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

PROPOSED LAYOUT	PROPOSED ELEVATIONS	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
120 STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF UNPAVED/UNPAVED)	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		0.90'	
68 STORMTECH SC-310 END CAPS	TOP OF STONE	B	INSTALL FLAM ON 12" ACCESS PIPE, PART#: SC31012RAM			
24 STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	C	24" x 8" ADS N-12 (24" PIPE)		-12.88'	
5 STONE BELOW (0)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	D	24" x 8" ADS N-12 (24" PIPE)		-12.88'	
40 STONE VOID	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	E	24" x 8" ADS N-12 (24" PIPE)		-12.88'	
20693 INSTALLED SYSTEM VOLUME (CF) (COVER STONE INCLUDED)	TOP OF SC-310 CHAMBER	F	18" x 12" ADS N-12 (18" PIPE)		-5.02'	
11644 SYSTEM AREA (SF)	TOP OF SC-310 CHAMBER	G	30" x 12" ADS N-12 (30" PIPE)		-16.95'	
522.4 SYSTEM PERIMETER (ft)	TOP OF SC-310 CHAMBER	H	CONCRETE STRUCTURE	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)	0.90'	4.5 CFS IN
	TOP OF SC-310 CHAMBER	I	CONCRETE STRUCTURE	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)	6.2 CFS IN	
	TOP OF SC-310 CHAMBER	J	CONCRETE STRUCTURE	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)	10.0 CFS OUT	
	TOP OF SC-310 CHAMBER	K	UNDERDRAIN	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)	6.2 CFS IN	

NOTES:
1. MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANHOLE SIZING GUIDANCE.
2. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
3. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
4. THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE IN-SITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
5. **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SURFSIDE CROSSING 3 REV 2

SC-310 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
 A. INSPECTION PORTS (IF PRESENT)
 A.1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN
 A.2. REMOVE AND CLEAN FLEXTORM FILTER IF INSTALLED
 A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 B. ALL ISOLATOR PLUS ROWS
 B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JET/VAC PROCESS
 A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 B. APPLY MULTIPLE PASSES OF JET/VAC UNTIL BACKLASH WATER IS CLEAN
 C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

Plotted: 04/06/23 - 1:18 PM. By: newtown
 File: P:_DEC PROJECTS\2241_Sur_Developers LLC Springhill Properties\99-002_Neptune\Draw\Sig Plans\224199002032.dwg. ---> 25 CONSTRUCTION DETAILS

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:
 Littleton, Colorado • 1.303.715.1111
 Chesle New Jersey • 1.908.679.0229
 Newark New Jersey • 1.973.751.2100
 South Hill New Jersey • 1.732.487.0000
 Newburgh Pennsylvania • 1.517.461.0000
 Philadelphia Pennsylvania • 1.215.252.4888
 Bethlehem Pennsylvania • 1.610.398.4400
 New Haven • 1.973.243.2100
 Houston Texas • 1.281.389.4400
 Austin Texas • 1.512.844.2100
 Del Rio Texas • 1.361.921.8570

www.dynamiccec.com

JUSTIN A. GEONOTTI
PROFESSIONAL ENGINEER

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40014

TITLE: CONSTRUCTION DETAILS

SCALE: (H) 1" = 20'
(V) 1" = 20'

DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: 25 OF 26

Rev. #: 2

UNDERDRAIN DETAIL

NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
 4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS
 6" (150 mm) TYP FOR SC-740, DC-780, MC-3500, MC-4500 & MC-7200 SYSTEMS

SC-310 TECHNICAL SPECIFICATION

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET (0.42 m³)	
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET (0.88 m³)	
WEIGHT	35.0 lbs. (16.8 kg)	

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "B"
 PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EP06T / SC310EP06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EP06B / SC310EP06BPC	---	---	---	0.5" (13 mm)
SC310EP08T / SC310EP08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EP08B / SC310EP08BPC	---	---	---	0.6" (15 mm)
SC310EP10T / SC310EP10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EP10B / SC310EP10BPC	---	---	---	0.7" (18 mm)
SC310ECEZ	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

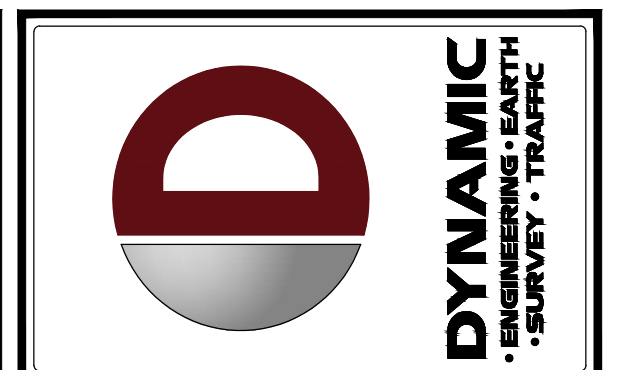
* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

Storm Tech Chamber System
 4640 TRUMAN BLVD
 HILLIARD, OH 43026
 1-800-753-7473

888-892-2694 | WWW.STORMTECH.COM

SURFSIDE CROSSING 3 REV 2	
DATE: _____	DRAWN: SM
PROJECT #:	CHECKED: NA
DATE: _____	DATE: _____
DRW: _____	CHK: _____
DESCRIPTION:	
DATE: _____	DATE: _____



REV.	DATE	COMMENTS
1	11/22/22	REV. PER TOWNSHIP COMMENTS
2	4/9/23	REVISED FOR UNIT COUNT AND RETAIL LAYOUT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: SURFSIDE CROSSING
 PROPOSED MULTI-FAMILY DWELLINGS
 BLOCK 405, LOTS 5, 6, & 7
 1102 9TH AVENUE, 105 8TH AVENUE, & MEMORIAL DRIVE
 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PERFORMING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
 Suite 201, Newtown, PA 18940
 T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:

- Lehigh Valley, PA • 610.713.1111
- Cherry Hill, NJ • 856.679.9229
- Westfield, NJ • 908.733.7333
- York, PA • 717.487.0000
- Northampton, MA • 413.261.2211
- Providence, RI • 401.252.4888
- Bethlehem, PA • 610.398.4400
- Waco, TX • 767.874.0000
- Houston, TX • 281.389.4400
- Atlanta, GA • 770.844.2944
- Del Rio, TX • 361.921.8370

www.dynamiccec.com

JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER

STEVEN R. CATTANI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40014

CONSTRUCTION DETAILS

SCALE: (H) 1" = 20'
 (V) _____

DATE: 06/13/22

PROJECT No: 2241-99-002

SHEET No: 26 OF 26

Rev. #: 2