

PRELIMINARY & FINAL MAJOR SITE PLAN

WHALERS' POINT PROPOSED MULTI-FAMILY BUILDING

2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY
BLOCK: 45; LOT: 1; TAX MAP: 7
ZONE: AFFORDABLE HOUSING OVERLAY ZONE

L2A
LAND DESIGN, LLC
60 GRAND AVENUE
ENGLEWOOD, NJ 07631
201.227.0300 • 201.227.0001 (Fax)
www.L2ALandDesign.com
New Jersey Certificate of Authorization No. 24GA28130900

Michael E. Dipple
2/8/21

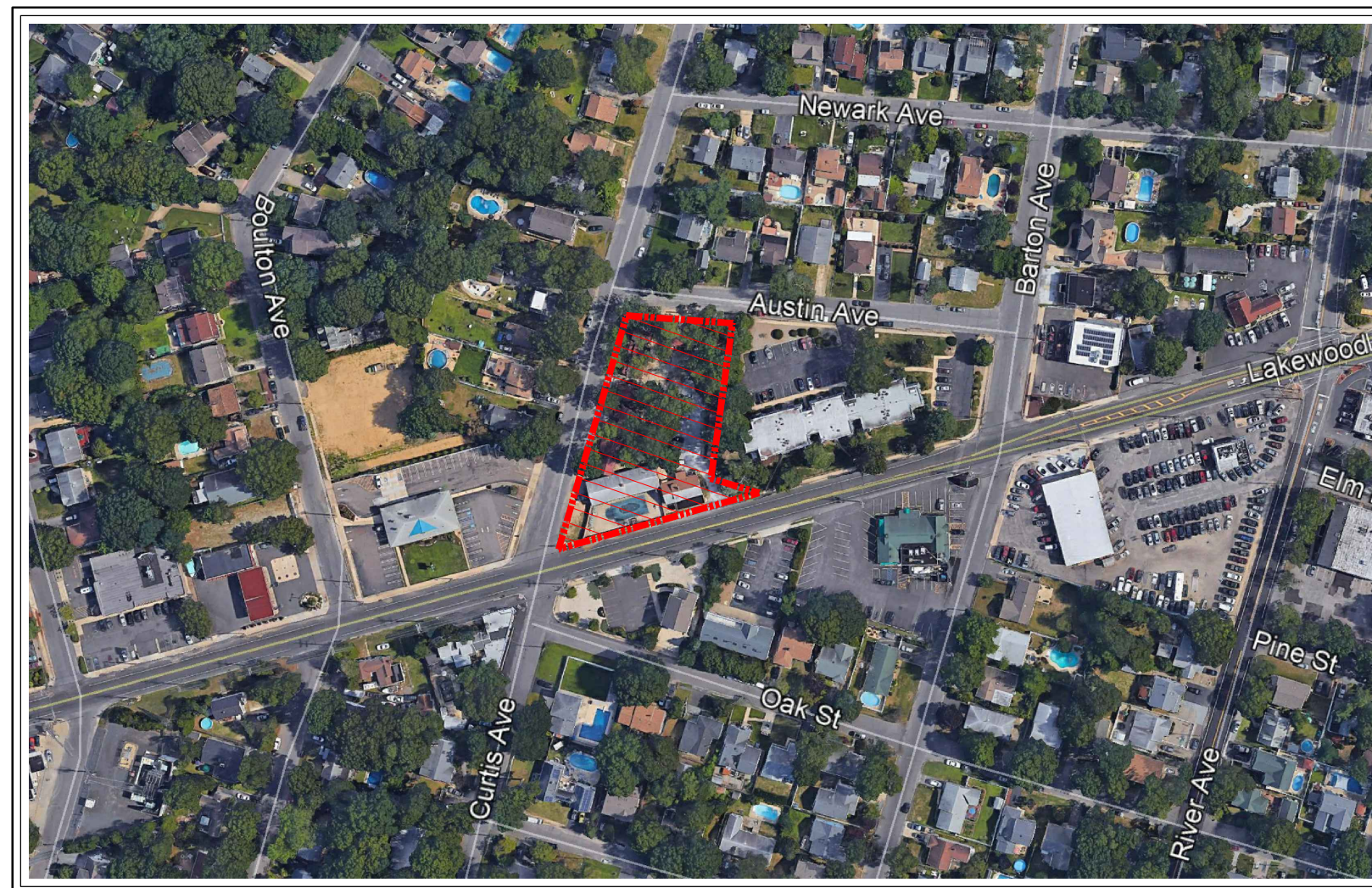
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

WARNING: COPIES OF THIS PLAN NOT BEARING THE ENGINEER'S INKED SEAL OR THE PROFESSIONAL SIGNATURE IS NOT AN AUTHORIZED OFFICIAL COPY

OWNER/APPLICANT:
R2T2, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724
732.223.3520 (PHONE)

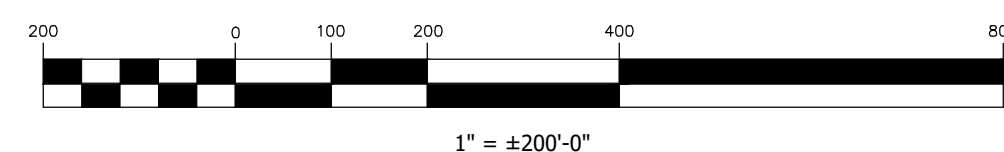
SURVEYOR:
MIDATLANTIC ENGINEERING PARTNERS, LLC
GATEWAY 195 CENTRE
5 COMMERCE WAY, SUITE 200
HAMILTON, NJ 08691
609.910.4450 (PHONE)

ARCHITECT:
STUDIO 200 ARCHITECTURE, LLC.
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.2240 (PHONE)

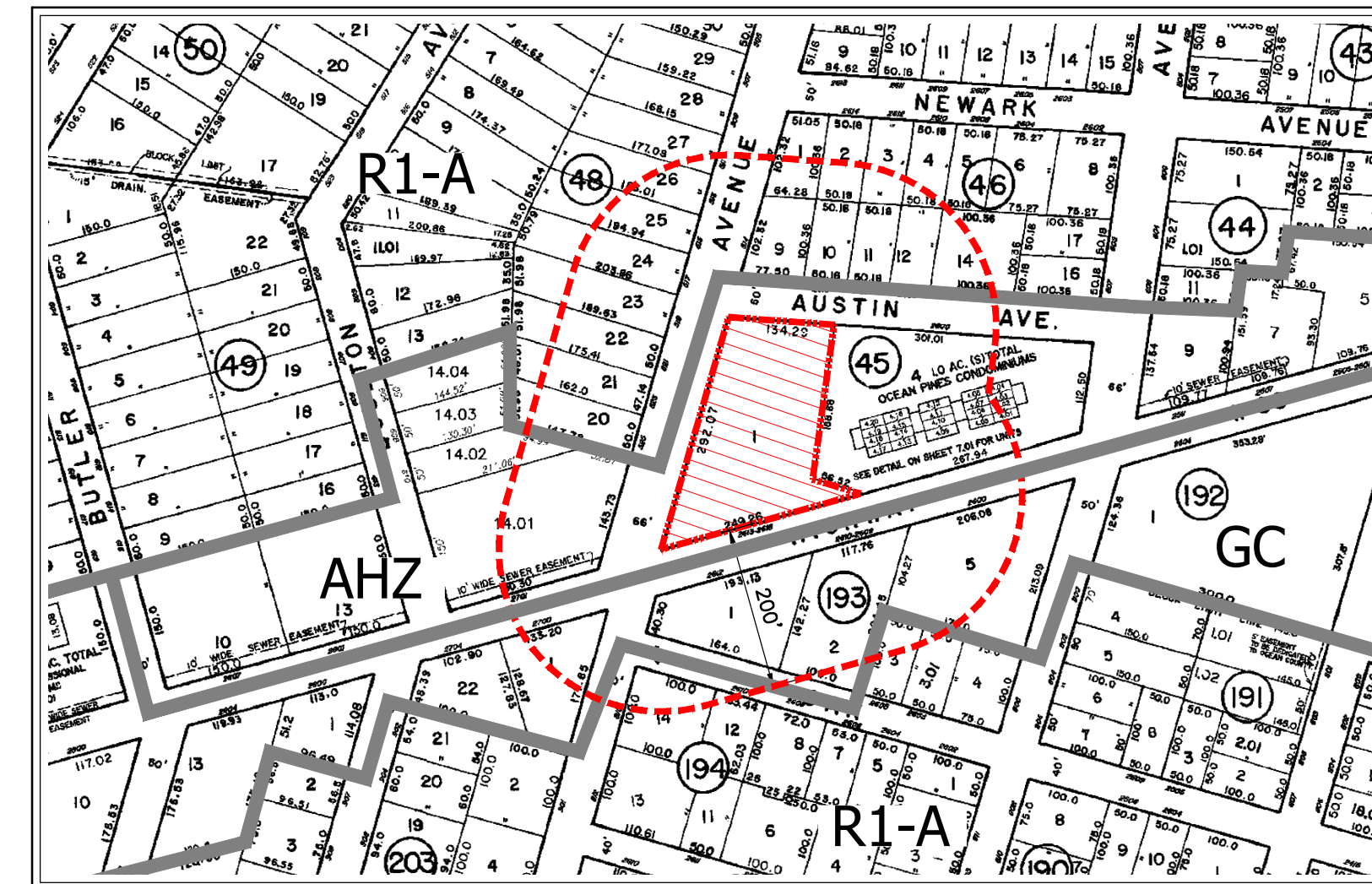


KEY MAP

GRAPHIC SCALE

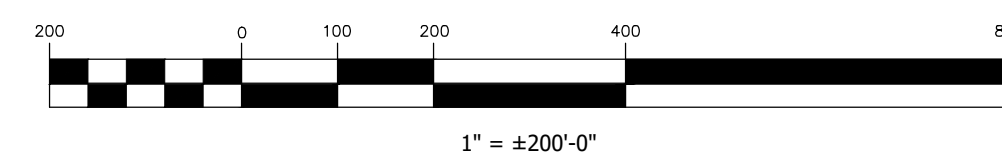


SURROUNDING ZONES	
BOROUGH OF POINT PLEASANT	
AH ZONE	AFFORDABLE HOUSING OVERLAY ZONE
GC	GENERAL COMMERCIAL
R-1A	SINGLE FAMILY



TAX & ZONING MAP

GRAPHIC SCALE



PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

BLOCK 45, LOT 4 OCEAN PINES CONDO C/O PINNACLE PROP PO BOX POINT PLEASANT BEACH, NJ 08742	BLOCK 45, LOT 4, C106 WOJCIK, THOMAS S 1117 RUE AVE POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C112 O'BRIEN, TRACEY 2600 AUSTIN AVE, #112 POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C118 SIELSKI, KARI 2600 AUSTIN AVE, #118 POINT PLEASANT, NJ 08742	BLOCK 46, LOT 9 JAIN, ANKUR & RICH 514 CURTIS AVE POINT PLEASANT, NJ 08742	BLOCK 48, LOT 14.02 DEGRAW, ANTHONY & RANDI 610 BOULTON AVE POINT PLEASANT, NJ 08742	BLOCK 48, LOT 25 CHENEY, ANDREW F & FEENEY, DENISE E 515 CURTIS AVE POINT PLEASANT, NJ 08742	BLOCK 193, LOT 5 MAC LINTON LLC 2600 RT 88 POINT PLEASANT, NJ 08742	AT&T 4260 US HIGHWAY 1 MONMOUTH JUNCTION NJ 08852
BLOCK 45, LOT 4, C101 KELLY, STEPHANIE 2600 AUSTIN AVE, #102 POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C107 WHITE, CECILIA 184 OLDFIELD AVE POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C113 MEYER, CARIANN 184 OLDFIELD AVE HASBROUCK HEIGHT, NJ 07604	BLOCK 45, LOT 4, C119 EGAN, MACKENZIE 2600 AUSTIN AVE, #119 POINT PLEASANT, NJ 08742	BLOCK 46, LOT 10 HEWITT, TYLER 2613 NEWARK AVE POINT PLEASANT, NJ 08742	BLOCK 48, LOT 20 KOZIMBO 2013 IRR TR % J KOZIMBO 633 SOUTH AVE WESTFIELD, NJ 07090	BLOCK 48, LOT 26 EVANS, EMIL J & FELIXIA A 44 E MUNSSELL AVE POINT PLEASANT, NJ 07036	BLOCK 194, LOT 14 WEAVER, ANTHONY & LISA 810 CURTIS AVE POINT PLEASANT, NJ 08742	VERIZON - NEW JERSEY 175 WEST MAIN STREET FREEHOLD, NJ 07728
BLOCK 45, LOT 4, C102 DONAHUE, MICHAEL 2600 AUSTIN AVE, #102 POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C108 EDWARDSSEN, ELLEN L 1486 TOWERS ST POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C114 2600 AUSTIN AVE 114 LLC 1486 TOWERS ST LAKEWOOD, NJ 08701	BLOCK 45, LOT 4, C120 MCELWEE, KIMBERLY 2600 AUSTIN AVE, #120 POINT PLEASANT, NJ 08742	BLOCK 46, LOT 11 CONNOLLY, KIERNAN 2612 NEWARK AVE POINT PLEASANT, NJ 08742	BLOCK 48, LOT 21 CAPRIO, EDWARD R JR & CHERYL L 523 CURTIS AVE POINT PLEASANT, NJ 08742	BLOCK 48, LOT 24 HORNING, JOAN EST OF 511 CURTIS POINT PLEASANT, NJ 08742	BLOCK 203, LOT 1 CML REALTY LLC 2700 LAKEWOOD RD POINT PLEASANT, NJ 08742	COMCAST CABLEVISION 751 BRICK BLVD. BRICK, NJ 08723
BLOCK 45, LOT 4, C103 CLARK, BRIAN 2600 AUSTIN AVE, #103 POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C109 KNAPP, ERIC W. 2600 AUSTIN AVE, #109 POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C115 ROLLIN, SHEILA 2600 AUSTIN AVE, #115 POINT PLEASANT, NJ 08742	BLOCK 46, LOT 12 MERGNER, AMANDA & MATTHEW 2609 NEWARK AVE POINT PLEASANT, NJ 08742	BLOCK 48, LOT 22 AULT, HARLEY F & LINDA A 521 CURTIS AVE POINT PLEASANT, NJ 08742	BLOCK 193, LOT 1 LANDAU, ROBERT 406 SLEIGHT AVE STATEN ISLAND, NY 10307	BLOCK 48, LOT 23 LEONE, FRANK 515 CURTIS AVE POINT PLEASANT, NJ 08742	BOROUGH OF POINT PLEASANT DEPARTMENT OF PUBLIC WORKS 2233 BRIDGE AVE. POINT PLEASANT, NJ 08742	OCEAN COUNTY PLANNING BOARD 119 HOOPER AVE TOMS RIVER, NJ 08753
BLOCK 45, LOT 4, C104 FRASER, THOMAS 2600 AUSTIN AVE, #104 POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C110 O'HARE, THOMAS 2600 AUSTIN AVE, #110 POINT PLEASANT, NJ 08742	BLOCK 45, LOT 4, C116 HULSE, MICHAEL & FRANK 2600 AUSTIN AVE, #116 POINT PLEASANT, NJ 08742	BLOCK 46, LOT 14 DEVERAUX, JOHN J JR 2614 NEWARK AVE POINT PLEASANT, NJ 08742	BLOCK 48, LOT 23 LEONE, FRANK 515 CURTIS AVE POINT PLEASANT, NJ 08742	BLOCK 193, LOT 2 LITWIN PROPERTIES LLC 1111 HOLLYWOOD BOULEVARD POINT PLEASANT, NJ 08742	BLOCK 48, LOT 24 EVANS, EMIL J & FELIXIA A 44 E MUNSSELL AVE POINT PLEASANT, NJ 07036	JERSEY CENTRAL POWER & LIGHT MADISON & PUNCHBOWL RD MORRISTOWN, NJ 07960	NEW JERSEY NATURAL GAS 1415 WYCKOFF ROAD WALL, NJ 07719
BLOCK 45, LOT 4, C105 MALARON ASSOC. LLC 71 STONY HILL DR MORGANVILLE, NJ 07751	BLOCK 45, LOT 4, C111 SOLE, ANDREW PO BOX 331 NEW VERNON, NJ 07976	BLOCK 45, LOT 4, C117 PILLAR, MORGAN 2600 AUSTIN AVE, #117 POINT PLEASANT, NJ 08742	BLOCK 46, LOT 3 D'AMATO, MICHAEL 120 MAIN ST BRADLEY BEACH, NJ 07720	BLOCK 48, LOT 14.01 COCONUT HOLDINGS LLC 120 MAIN ST BRADLEY BEACH, NJ 07720	BLOCK 193, LOT 3 ARTACHE, MARIANNE 2605 OAK ST POINT PLEASANT, NJ 08742			

ZONING BOARD APPROVAL

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF POINT PLEASANT, COUNTY OF OCEAN, STATE OF NEW JERSEY ON _____ BY RESOLUTION # _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

DRAWING No.:	DRAWING TITLE:
C-01	COVER SHEET
C-02	EXISTING CONDITIONS PLAN
C-03	DEMOLITION PLAN
C-04	SITE PLAN
C-05	GRADING, DRAINAGE & UTILITY PLAN
C-06	LANDSCAPING PLAN
C-07	LIGHTING PLAN
C-08	SOIL EROSION & SEDIMENT CONTROL PLAN
C-09	DETAILS - 1
C-10	DETAILS - 2
C-11	DETAILS - 3
C-12	DETAILS - 4
C-13	DETAILS - 5

PROJECT TITLE & LOCATION:
WHALERS' POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7

DRAWING TITLE:

COVER SHEET

SCALE: REFER TO PLAN

DATE: 2/8/21

DESIGNED: RPC

APPROVED: MED

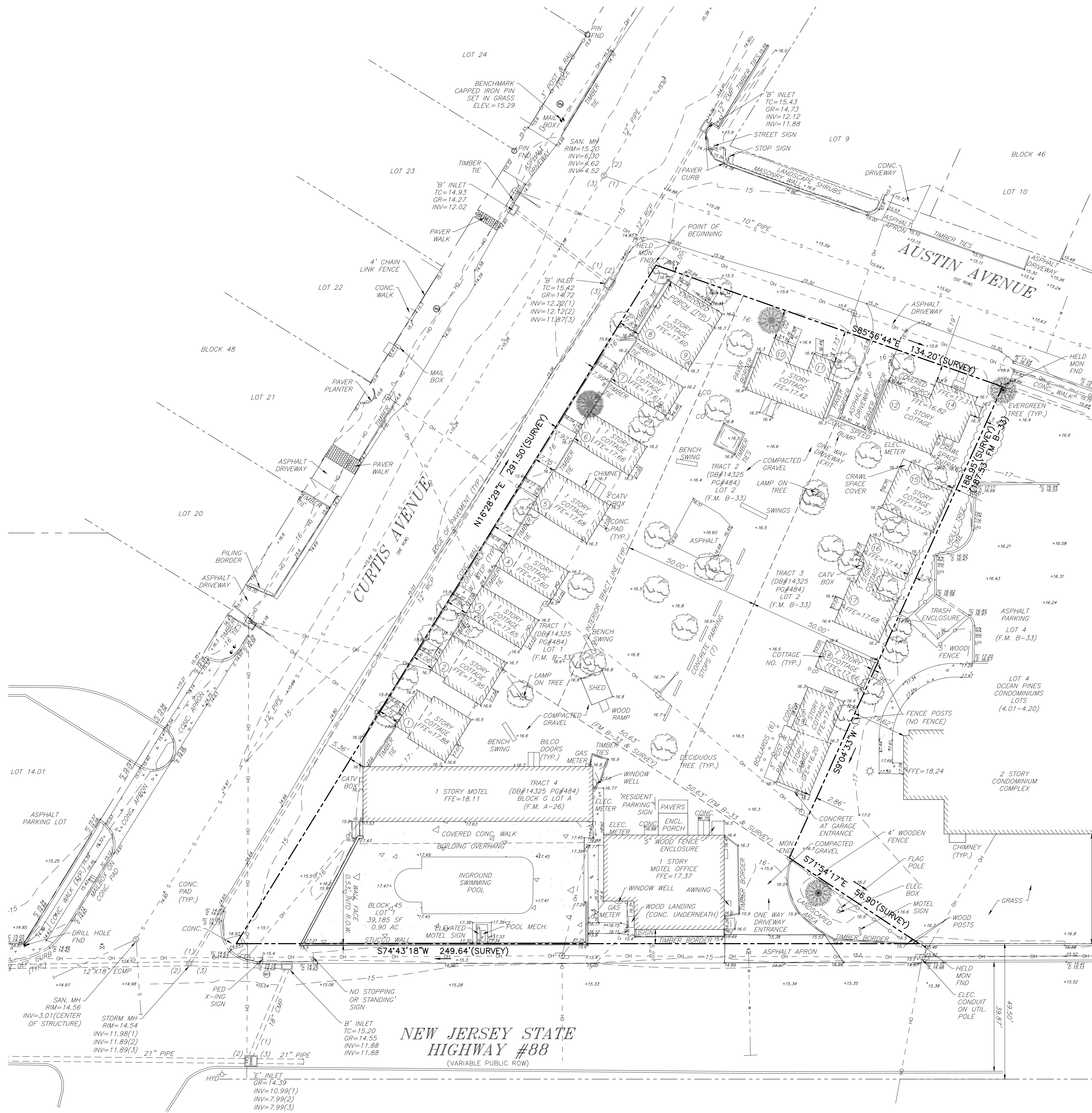
L2A PROJ. No.: 2001.223

DRAWING No.:

C-01

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NEW JERSEY STATE
HIGHWAY #88
(VARIABLE PUBLIC ROW)

REFERENCES:

- THIS PROJECT REFERENCES A SURVEY PREPARED BY:
MIDLANTIC ENGINEERING PARTNERS, LLC
GATEWAY 195 CENTRE, 5 COMMERCE WAY, SUITE 200, HAMILTON, NJ 08691
DATED: 01/03/2019 PROJECT NO.: CGC-182
609.910.4450 (OFFICE)

GENERAL NOTES:

- 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 THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE 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 THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- THE 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.
- THE PROPERTY CORNERS MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS INCLUDING THE INSTALLATION OF SHORING, STRUCTURAL SUPPORTS, PROTECTIVE FENCING AND BARRIERS, ETC., AS MAY BE REQUIRED TO PREVENT UNAUTHORIZED ENTRY INTO THE CONSTRUCTION SITE, DAMAGE TO ADJACENT PROPERTY OR INJURY TO PERSONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION STAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TOOLS EQUIPMENT, WATER, SANITARY FACILITIES, LIGHT, POWER, HEAT, TELEPHONE, TRANSPORTATION AND SUPERINTENDENCE FOR TEMPORARY CONSTRUCTION, SERVICES AND FACILITIES OF EVERY NATURE WHATSOEVER NECESSARY TO EXECUTE, COMPLETE AND DELIVER THE WORK WITHIN THE SPECIFIED TIME.
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- THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ALL GROUND SURFACES, PAVEMENTS, SIDEWALKS, CURBS, ETC., WHICH ARE TO REMAIN AND WHICH MAY BECOME DISTURBED OR DAMAGED DUE TO HIS/HER OPERATION.
- ALL SIDEWALKS AND BARRIER-FREE ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN STRICT CONFORMANCE WITH CURRENT ADA DESIGN STANDARDS.

Michael E. Dipple
Date: 2/8/21

Michael E. Dipple, P.E.
New Jersey Professional Engineer #24GE04081200
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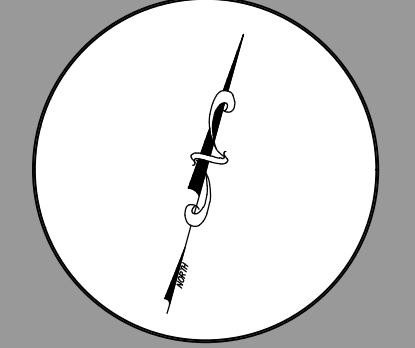
OWNER/APPLICANT:
R2T, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724
732.223.3520 (PHONE)

SURVEYOR:
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GATEWAY 195 CENTRE
5 COMMERCE WAY, SUITE 200
HAMILTON, NJ 08691
609.910.4450 (PHONE)

ARCHITECT:
STUDIO 200 ARCHITECTURE, LLC.
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.2240 (PHONE)

NO.	DATE	REVISION
1	2/8/21	REVISED SITE PLANS BOROUGH OF POINT PLEASANT ZB OF ADJUSTMENTS APPLICATION 20-07

PROJECT TITLE & LOCATION:
WHALE'S POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7

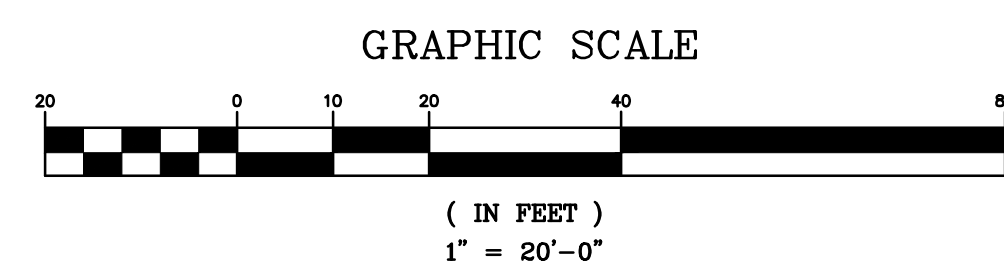


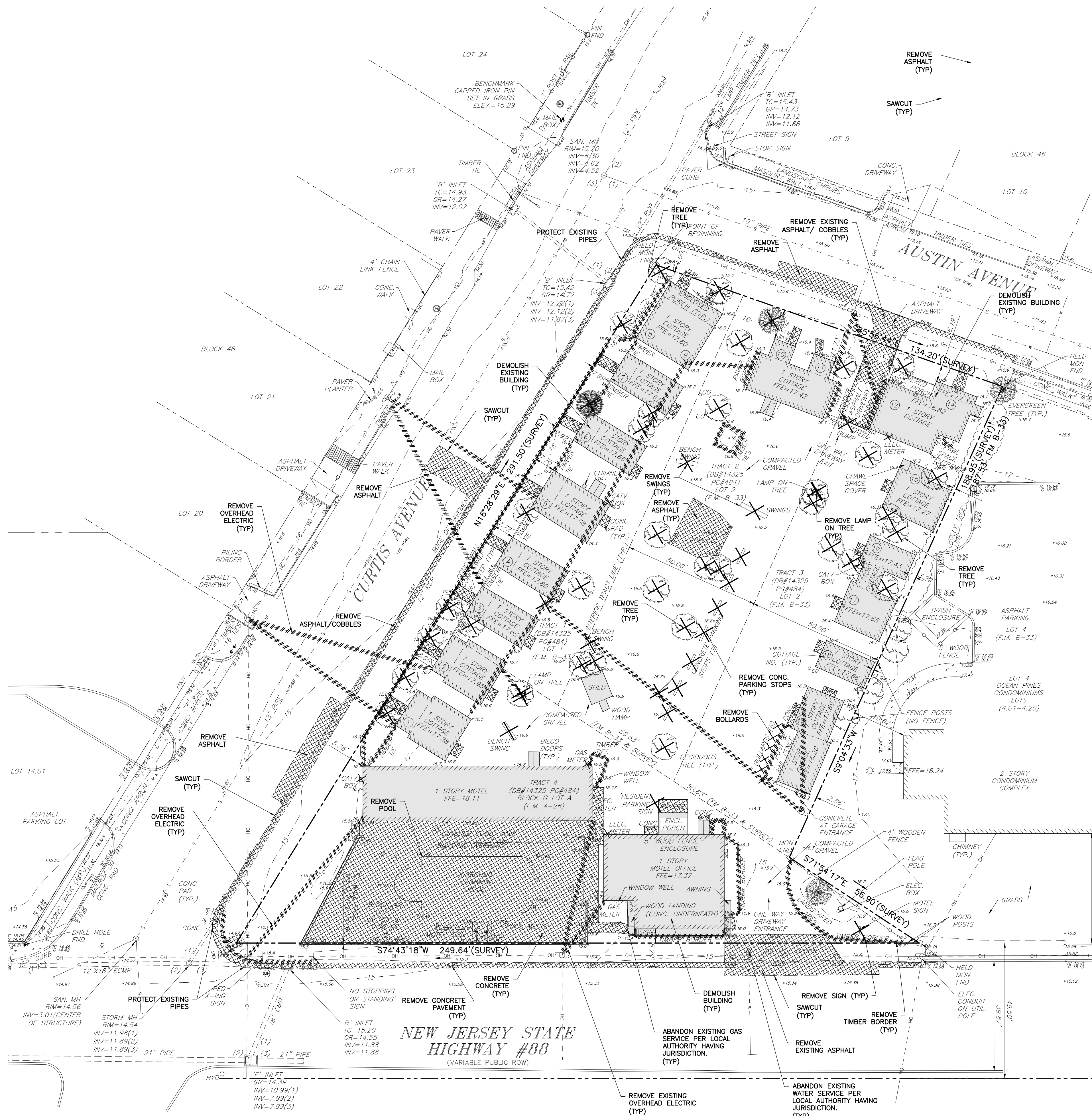
DRAWING TITLE:
EXISTING
CONDITIONS PLAN

SCALE:	REFER TO PLAN
DATE:	2/8/21
DESIGNED:	RPC
APPROVED:	MED
L2A PROJ. No.:	2001.223
DRAWING No.:	C-02

LEGEND

	EXISTING BUILDING
	EXISTING STORM LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPERTY LINE
	ADJACENT PROPERTY LINE



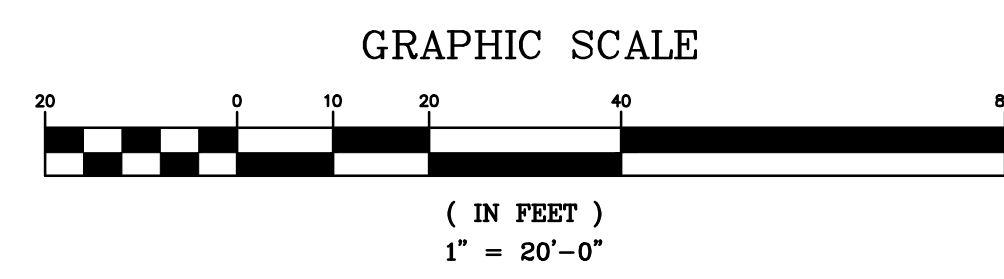


DEMOLITION AND REMOVAL NOTES

1. CONTRACTOR SHALL PROTECT ALL UTILITIES AND SITE FEATURES THAT ARE SCHEDULED TO REMAIN.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
3. WHEREVER ASPHALT OR CONCRETE PAVEMENT IS REMOVED, THE CONTRACTOR SHALL SAW-CUT AND NEATLY TRIM THE EDGE OF REMAINING PAVEMENTS BEFORE INSTALLING NEW CONSTRUCTION. ASPHALT PAVEMENT SHALL BE REMOVED TO THE SUBGRADE.
4. WHERE REMOVAL OF CONCRETE CURB IS SHOWN ON THE CONTRACT DRAWINGS, THE REMOVAL LIMITS SHALL BE TO THE NEAREST CURB JOINTS.
5. DEMOLITION USING EXPLOSIVE, INCENDIARY, OR WRECKING BALL METHODS IS PROHIBITED.
6. CONDUCT DEMOLITION/REMOVAL OPERATIONS AND DISPOSAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH THE USE OF, OR ACCESS TO, ADJACENT BUILDINGS OR CONSTRUCTION SITE AREA. DO NOT UNNECESSARILY OBSTRUCT SIDEWALKS OR STREETS.
7. PROVIDE TEMPORARY INTERIOR SHORING, BRACING AND/OR SUPPORT AS REQUIRED ENSURING THAT MOVEMENT OR SETTLEMENT OF STRUCTURES TO BE DEMOLISHED IS SAFELY CONTROLLED AND COLLAPSE IS PREVENTED.
8. USE WATER SPRINKLING, ENCLOSED CHUTES, AND/OR TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR. PROVIDE A WATER TRUCK, WATER LINE, AND HOSES FOR THIS PURPOSE. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICING OR FLOODING.
9. DO NOT DISTURB SERVICE TO OFF-SITE FIRE HYDRANTS IN ANY WAY WITHOUT WRITTEN APPROVAL OF THE ENGINEER. IF, WITH WRITTEN APPROVAL OF THE ENGINEER, WATER SERVICE TO ANY AREA IS DISRUPTED, MAKE PROVISIONS TO ENSURE ADEQUATE FIRE PROTECTION FOR SUCH AREA.
10. AT ALL TIMES, MAINTAIN ACCESSIBILITY FROM THE STREET TO ALL FIRE HYDRANTS, TRAFFIC SIGNALS, POWER OR LIGHT POLES, MAILBOXES, AND SIMILAR UTILITY AND PUBLIC SERVICE ITEMS ADJACENT TO THE CONSTRUCTION SITE.
11. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED AREAS, EXCEPT WHEN AUTHORIZED BY THE ENGINEER. PROVIDE TEMPORARY SERVICES DURING SUCH INTERRUPTIONS AS APPROVED BY THE ENGINEER.
12. DO NOT STORE ANY MATERIALS, RUBBISH, DIRT, DEBRIS, OR WASTE OF ANY SORT RESULTING FROM THE DEMOLITION OPERATIONS ON THE FLOOR OF PARTIALLY DEMOLISHED STRUCTURES OR ADJACENT CONSTRUCTION SITE AREAS.
13. DISPOSE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AWAY FROM THE CONSTRUCTION SITE.
14. DO NOT BURN, BURY, OR OTHERWISE DISPOSE OF DEBRIS, RUBBISH, OR OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
15. STORAGE OR SALE OF ITEMS OF SALVABLE VALUE TO THE CONTRACTOR IS PROHIBITED AT THE CONSTRUCTION SITE.

LEGEND

	EXISTING BUILDING
	EXISTING STORM LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	REMOVE ASPHALT/CONCRETE
	DEMOLISH BUILDING
	REMOVE/DEMOLISH LINEAR ITEM
	REMOVE INDIVIDUAL ITEM
	SAWCUT LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE



Michael E. Dipple
2/8/21

Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

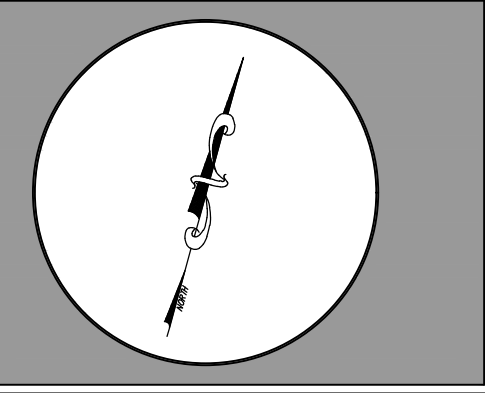
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WHALEERS POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



DRAWING TITLE:
DEMOLITION PLAN

SCALE: REFER TO PLAN
DATE: 2/8/21
DESIGNED: RPC
APPROVED: MED
L2A PROJ. No.: 2001.223
DRAWING No.:

C-03

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PROJECT NOTES:

- THIS PROJECT REFERENCES A SURVEY PREPARED BY:
MIDATLANTIC ENGINEERING PARTNERS, LLC
GATEWAY 195 CENTRE, 5 COMMERCE WAY, SUITE 200, HAMILTON, NJ 08691
DATED: 01/03/2019 PROJECT NO.: CGC-182
609.910.4450 (OFFICE)
- PROPERTY LOCATION: BLOCK 45, LOT 1
- PROPERTY ADDRESS: 2613-2615 NJ STATE HIGHWAY 88, BOROUGH OF POINT PLEASANT, NJ 08742
- ZONE: AFFORDABLE HOUSING OVERLAY ZONE
- EXISTING USE: MOTEL
- PROPOSED USE: 24-UNIT APARTMENT BUILDING (PERMITTED)
- LOT AREA: 39,185 SF (±0.90 AC.)

ZONE: AFFORDABLE HOUSING OVERLAY ZONE [§19-15.C.7]	PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA (AC)	0.80 AC	0.90 AC	0.90 AC	NO
MINIMUM LOT WIDTH (FT)	150 FT	154 FT	154 FT	NO
MINIMUM LOT FRONTAGE (HWY# 88) (FT)	150 FT	249.64 FT	249.64 FT	NO
FRONT YARD SETBACK (ROUTE 88) (FT) ^{1,2}	50 FT ²	5.20 FT	50.00 FT	NO
SIDE YARD SETBACK (CURTIS AVE.) (FT) ^{1,2}	15 FT ²	5.36 FT	15.00 FT	NO
SIDE YARD SETBACK [LOT 4] (FT) ^{1,2}	30 FT	0.96 FT	41.56 FT	NO
REAR YARD SETBACK (AUSTIN AVE.) (FT) ^{1,2}	30 FT	4.00 FT	8.24 FT	YES
MAXIMUM LOT COVERAGE (%)	70%	82.40%	66.13%	NO
MAXIMUM BUILDING HEIGHT (STORIES/FT) ³	3 STORIES/42 FT	<35 FT	3 STORIES/41.46 FT	NO
MAXIMUM UNITS PER ACRE	8 UNITS/ACRE	N/A	26.7 UNITS/ACRE	YES

- §19-3 CORNER LOT: SHALL MEAN A PARCEL OF LAND AT THE INTERSECTION OF AND FRONTING ON TWO (2) OR MORE STREETS.
- §19-5(C)(1)(B): IN THE CASE OF CORNER LOTS, THE SETBACK LINE OF ONE (1) PORTION OF THE BUILDING MUST CONFORM TO THE FRONT SETBACK LINE OF ONE (1) OF THE ADJACENT STREETS, AND THE OTHER SIDE OF THE BUILDING ADJACENT TO THE OTHER STREET MUST BE FIFTEEN (15) FEET FROM THE PROPERTY LINE. THE NARROWEST DIMENSION OF THE LOT ON A STREET SHALL BE CONSIDERED THE FRONT OF THE LOT PROVIDED, HOWEVER, ON MAJOR STREETS, THAT PORTION FRONTING ON A MAJOR STREET SHALL BE CONSIDERED THE FRONT OF THE LOT.
[MAJOR STREET - ROUTE 88]
- §19-3 BUILDING HEIGHT: THE VERTICAL DIMENSIONS MEASURED FROM THE CROWN OF THE NEAREST IMPROVED STREET ON WHICH THE BUILDING OR STRUCTURE IS LOCATED TO THE HORIZONTAL PLANE OF THE HIGHEST POINT OF THE ROOF OF THE STRUCTURE OR BUILDING. THE POINT IN THE CROWN OF THE STREET FROM WHICH THE MEASUREMENT IS TAKEN SHALL BE THE MIDPOINT BETWEEN THE EXTENSION OF THE SIDE LINES OF THE LOT WHICH INTERSECT THE CROWN OF SAID IMPROVED STREETS. THE HEIGHT LIMITATIONS OF THIS CHAPTER SHALL NOT APPLY TO CHURCH SPIRES, NONCOMMERCIAL ANTENNAS, BELFRIES, CUPOLAS, CHIMNEYS, VENTILATORS, SKYLIGHTS PROVIDED THAT NO FIRE HAZARD IS CREATED AND PROVIDED THAT SUCH EXEMPTION COVERS NOT MORE THAN 10% OF THE ROOF AREA AND NO GREATER THAN 10 FEET ABOVE THE PERMITTED HEIGHT. FOR PROPERTIES WITHIN THE AREA INUNDATED BY THE 100-YEAR FLOOD, THE BUILDING HEIGHT IS MEASURED FROM THE BASE FLOOD PLAIN ELEVATION LEVEL INSTEAD OF THE CROWN OF THE STREET. PARAPETS SHALL ALSO NOT BE INCLUDED IN THE HEIGHT CALCULATION AS LONG AS THEY USED TO SHIELD MECHANICAL EQUIPMENT AND DO NOT EXCEED FOUR FEET ABOVE THE BASELINE FLOOR ELEVATION. THE DEFINITION OF BUILDING HEIGHT IS FURTHER AMENDED TO INCLUDE GUIDANCE ON CORNER LOTS; IN PARTICULAR, THE CROWN SHALL BE CONSIDERED FROM THE STREET OF THE HIGHEST ELEVATION.
 - ELEVATION OF CROWN OF ROAD BETWEEN SIDE LINES PERPENDICULAR TO AUSTIN AVENUE = 15.62'
 - MAXIMUM ALLOWABLE ELEVATION OF HIGHEST BUILDING PEAK = 15.62' + 42.00' = 57.62'
 - PROPOSED HEIGHT OF BUILDING FROM GRADE TO HIGHEST PEAK OF BUILDING = 40.08'
 - PROPOSED FIRST FLOOR ELEVATION = 16.75'
 - ELEVATION OF HIGHEST PEAK FROM FINISHED FLOOR ELEVATION = 17.00' + 40.08' = 57.08'
 - BUILDING HEIGHT CALCULATION = 57.08'-15.62' = 41.46' (COMPLIES)

PARKING REQUIREMENTS

PARKING ORDINANCE PER RSIS	REQUIRED	PROPOSED	VARIANCE REQUIRED
GARDEN APARTMENTS: 1-BR UNIT: 1.8 SPACES/UNIT 2-BR (OR MORE): 2 SPACES/UNIT	(4) 1-BR UNITS 4 UNIT X 1.8 SPACES = 7.2 SPACES (20) 2-BR UNITS 20 UNIT X 2.0 SPACES = 40 SPACES	47 SPACES	NO
TOTAL REQUIRED PARKING¹	7.2 SPACES + 40 SPACES = 47.2 SPACES = 47 SPACES		

- PER NJAC 5:21-4.14 (RSIS): WHEN A DETERMINATION OF THE REQUIRED NUMBER OF PARKING SPACES RESULTS IN A FRACTIONAL SPACE FOR THE ENTIRE DEVELOPMENT, ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED, WHILE A FRACTION IN EXCESS OF ONE-HALF SHALL BE COUNTED AS ONE SPACE.
- §19-28.4(b)(2): SIZE OF PARKING STALLS SHALL BE 10' X 20' (PROPOSED = 9' X 18') [DESIGN WAIVER]
- §19-28.5(p): TWO WAY OPERATION DRIVEWAY WIDTH FOR 10 OR MORE DWELLING UNITS SHALL BE 30-36 FT WIDE (PROPOSED = 24 FT) [DESIGN WAIVER]
- §19-28.5(c): MINIMUM DISTANCE OF PARKING TO PROPERTY LINE SHALL BE 5 FEET (PROPOSED = 3.50 FT) [DESIGN WAIVER]
- §19-28.5(c): NO PARKING WITHIN FRONT YARD SETBACK [DESIGN WAIVER]
- §19-28.5(a): NO PARKING PERMITTED WITHIN 25 FT. OF AN INTERSECTION (PARKING AND CURTIS AVE = 15.56') [DESIGN WAIVER]

SIGNAGE REQUIREMENTS

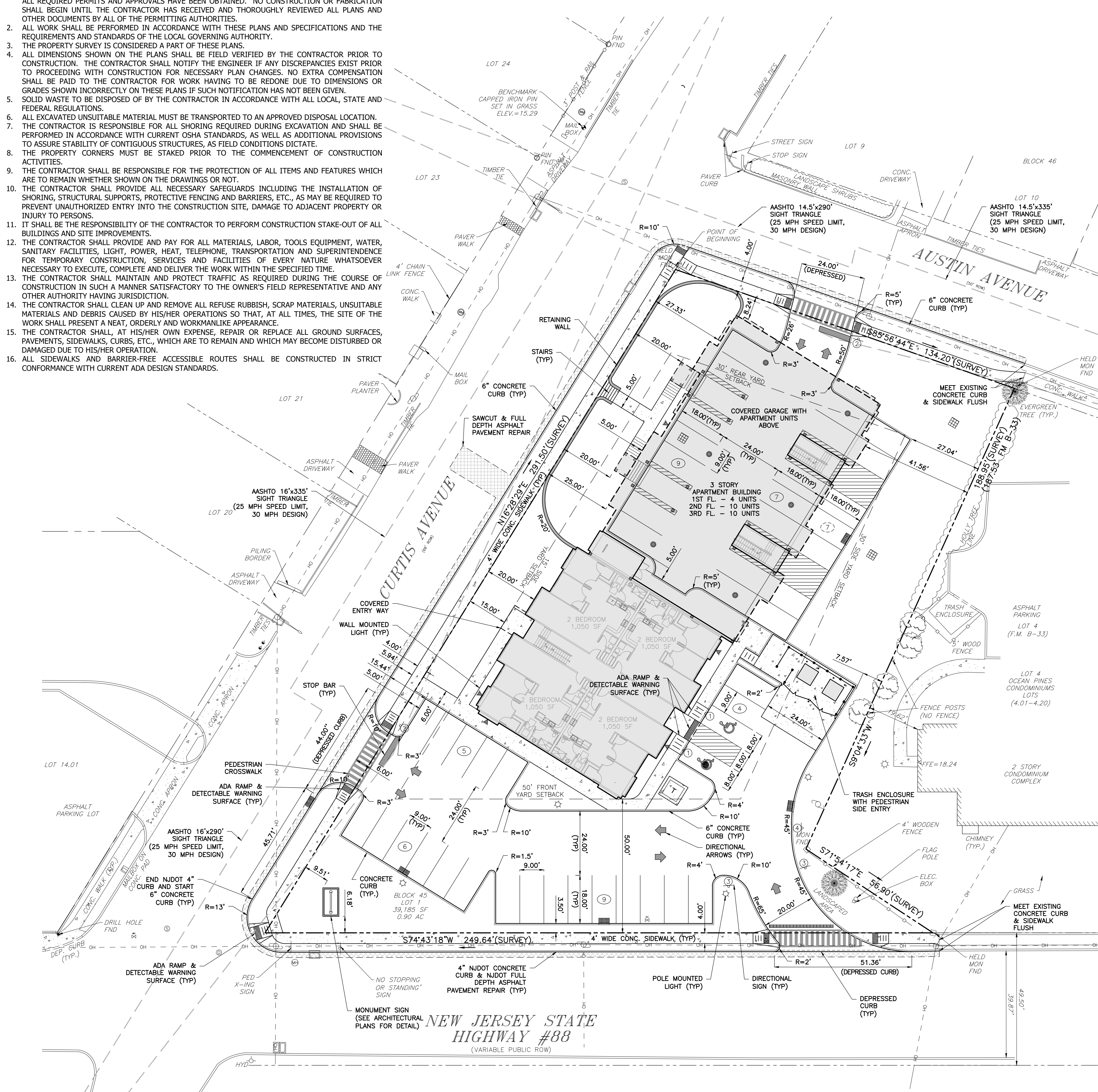
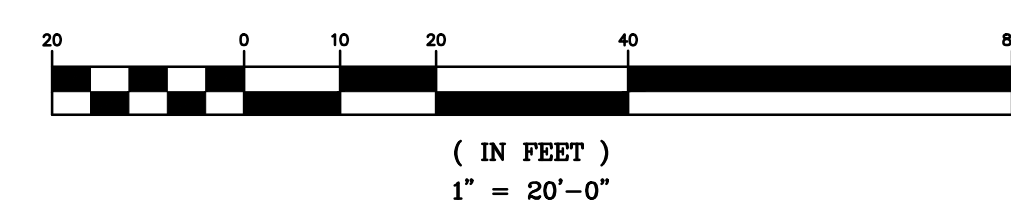
SIGN ORDINANCE [§9-8 SIGNS]	PERMITTED	PROPOSED	WAIVER REQUIRED
MONUMENT SIGN	MAXIMUM AREA = 20 SF ¹ BOTTOM HEIGHT = 8 FT ² PROPERTY LINE SETBACK = 5 FT ³	MAXIMUM AREA = 20.00 SF BOTTOM HEIGHT = 2.00 FT PROPERTY LINE SETBACK = 6.18 FT	NO YES NO

- §9-12(e): A SIGN SHALL BE PERMITTED ON THE FRONT OF ANY BUILDING PROVIDING SAID SIGN DOES NOT EXCEED A TOTAL AREA OF TWENTY (20) SQUARE FEET AND THAT THE SUM TOTAL OF THE AREA OF ALL THE SIGNS ON SAID PREMISES INCLUDING ANY SIGN ON THE FRONT OF A BUILDING SHALL NOT EXCEED TWENTY (20) SQUARE FEET [COMPLIES].
- §9-8(b)(1): THE BOTTOM OF NO SIGN SHALL BE LOWER THAN EIGHT (8) FEET UNLESS THAT SIGN IS SET BACK AT LEAST TEN (10) FEET [DESIGN WAIVER].
- §9-8(b): NO SIGN MAY BE LOCATED CLOSER THAN FIVE (5) FEET TO ANY PROPERTY LINE ADJACENT TO A STREET OR CORNER UPON WHICH SUCH SIGN IS LOCATED [COMPLIES].
- §9-13(a): FOR THE PURPOSES OF MEASURING FOOTAGE, DOUBLE-SIDED SIGNS SHALL BE MEASURED AS IF ONE-SIDED.

LEGEND

	PROPOSED BUILDING
	PROPOSED CONCRETE AREA
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED RETAINING WALL
	PROPOSED DIRECTIONAL SIGN
	PROPOSED FULL DEPTH ASPHALT PAVEMENT REPAIR
	PROPOSED PARKING STALL COUNT
	PROPOSED TANDEM PARKING STALL COUNT
	PROPERTY LINE

GRAPHIC SCALE



L2A LAND DESIGN, LLC
60 GRAND AVENUE
ENGLEWOOD, NJ 07631
201.227.0300 • 201.227.0001 (Fax)
www.L2ALandDesign.com
New Jersey Certificate of Authorization No. 24G428130900

Michael E. Dipple, P.E.
Date: 2/8/21
New Jersey Professional Engineer #24GE04081200
WARNING: COPIES OF THIS PLAN NOT BEARING THE ENGINEER'S SEAL OR SIGNATURE ARE NOT AN AUTHORIZED ORIGINAL COPY.

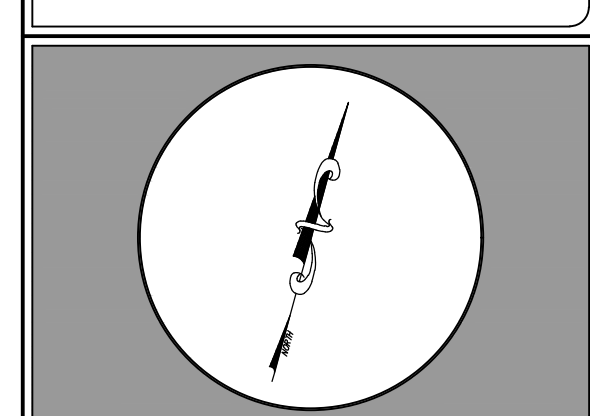
OWNER/APPLICANT:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724
732.223.3520 (PHONE)

SURVEYOR:
MIDATLANTIC ENGINEERING PARTNERS, LLC
GATEWAY 195 CENTRE
5 COMMERCE WAY, SUITE 200
HAMILTON, NJ 08691
609.910.4450 (PHONE)

ARCHITECT:
STUDIO 200 ARCHITECTURE, LLC
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.2240 (PHONE)

NO.	DATE	REVISION
1	2/8/21	REVISED SITE PLANS BOROUGH OF POINT PLEASANT ZB OF ADJUSTMENTS APPLICATION 20-07

PROJECT TITLE & LOCATION:
WHALERS' POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



DRAWING TITLE:
SITE PLAN

SCALE:	REFER TO PLAN
DATE:	2/8/21
DESIGNED:	RPC
APPROVED:	MED
L2A PROJ. No.:	2001.223
DRAWING No.:	C-04

Michael E. Dipple
2/8/21

Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

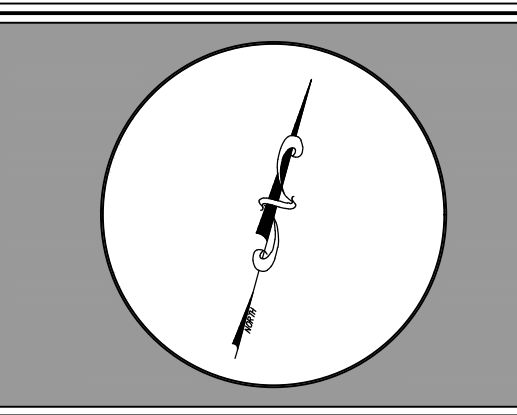
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ARCHITECT:
STUDIO 200 ARCHITECTURE, LLC.
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732.528.2240 (PHONE)

NO.	DATE	REVISION
1	2/8/21	REVISED SITE PLANS BOROUGH OF POINT PLEASANT ZB OF ADJUSTMENTS APPLICATION 20-07

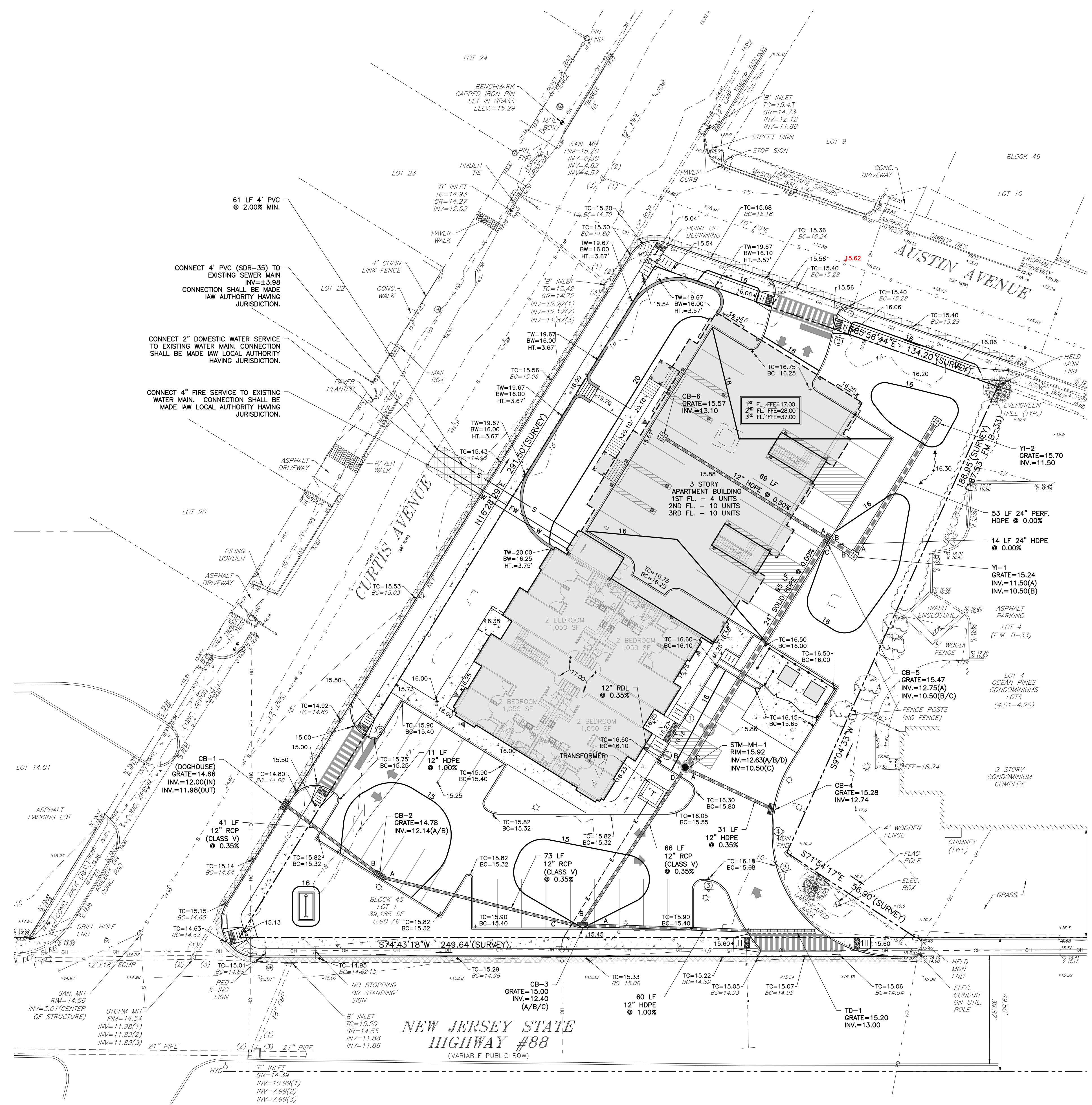
PROJECT TITLE & LOCATION:
WHALERS' POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



DRAWING TITLE:
GRADING, DRAINAGE, & UTILITY PLAN

SCALE:	REFER TO PLAN
DATE:	2/8/21
DESIGNED:	RPC
APPROVED:	MED
L2A PROJ. No.:	2001.223
DRAWING No.:	

C-05



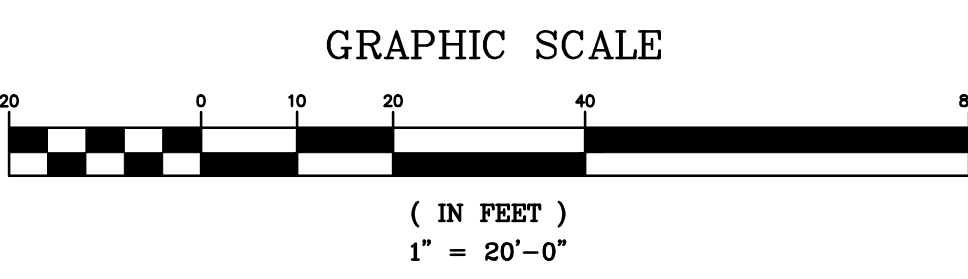
STORMWATER MANAGEMENT NOTE:
A STORMWATER MANAGEMENT SUMMARY REPORT DATED 4/17/20, WAS PREVIOUSLY SUBMITTED BY THE EVERLY GROUP STATING THAT THE PROPOSED PROJECT WILL RESULT IN A NET DECREASE IN IMPERVIOUS COVERAGE AND ACCORDINGLY AN INCREASE IN LANDSCAPED/LAWN AREA. THIS WILL RESULT IN A DECREASE IN RUNOFF QUANTITY AND IMPROVED WATER QUALITY, THE REVISED PLANS DATED 2/8/2021 RESULTS IN A GREATER DECREASE OF IMPERVIOUS COVERAGE THAN THE PLANS ACCOMPANYING THE REPORT PROVIDED BY THE EVERLY GROUP.

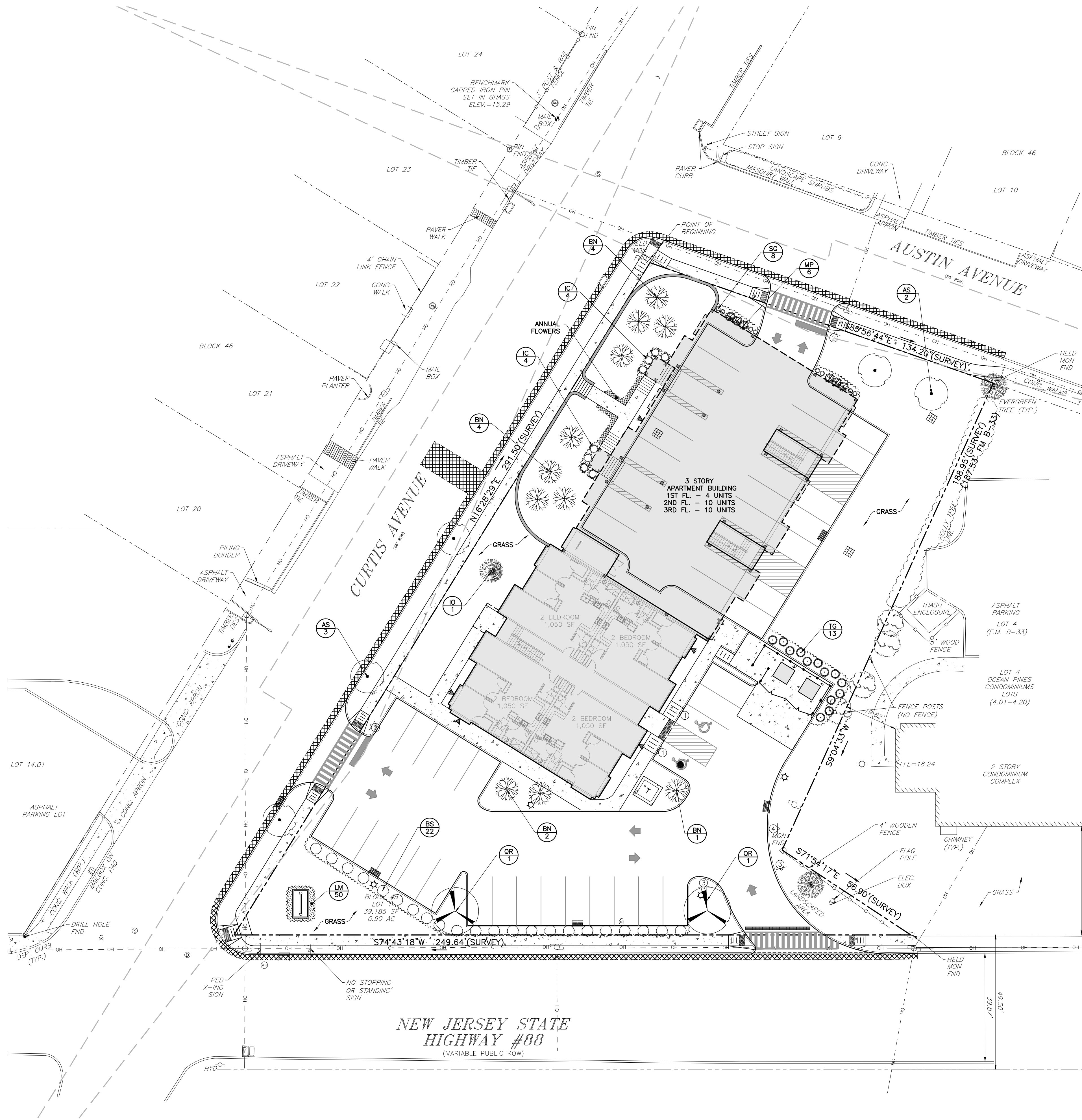
- GRADING, EXCAVATION, AND BACKFILLING NOTES:**
1. MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 2. CONTRACTOR SHALL PROTECT UTILITIES SCHEDULED TO REMAIN.
 3. PRIOR TO THE MOVEMENT OF SOIL, THE APPLICANT/OWNER SHALL INFORM THE MUNICIPALITY OF THE HOURS OF SOIL MOVEMENT OPERATIONS.
 4. THE ELEVATIONS SHOWN ON THESE PLANS REFER TO THE NAVD 1988 DATUM.
 5. THE CONTRACTOR SHALL PREVENT WATER FROM ENTERING EXCAVATED AREA AND MAINTAIN A DRY CONDITION AT ALL TIMES.
 6. DO NOT PLACE FILL OR BACKFILL ON FROZEN SUBGRADE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE SOIL MATERIAL. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
 8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE.
 9. ALL PAVEMENT RESTORATION AND BACKFILL LOCATED WITHIN THE RIGHT OF WALL SHALL BE IN ACCORDANCE WITH NJDOT, OCEAN COUNTY AND THE BOROUGH'S STANDARDS.

- UTILITY NOTES**
1. LOCATION OF ELECTRIC AND COMMUNICATION SERVICES IS APPROXIMATE AND MUST BE CONFIRMED BY SERVICE PROVIDER. LOCATIONS OF TRANSFORMERS, PULL BOXES, ETC., AS WELL AS CONSTRUCTION SPECIFICATIONS TO BE DETERMINED AT PRE-CONSTRUCTION MEETING WITH UTILITY PROVIDER.
 2. MAINTENANCE OF ALL ONSITE UTILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT PER NEMA TC-2. SIZE PER ELECTRICAL INSTALLER (TYP).
 4. LOCATION OF ELECTRIC AND COMMUNICATION SERVICES IS APPROXIMATE AND MUST BE CONFIRMED BY SERVICE PROVIDER. LOCATIONS OF TRANSFORMERS, PULL BOXES, ETC., AS WELL AS CONSTRUCTION SPECIFICATIONS TO BE DETERMINED AT PRE-CONSTRUCTION MEETING WITH UTILITY PROVIDER.
 5. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL THE NJ ONE CALL CENTER A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
 6. LOCATION OF EXISTING UTILITIES IS APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS INDEPENDENTLY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY SHOULD DISCREPANCIES EXIST.
 7. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF UTILITY CONNECTIONS TO BUILDING(S). SHOULD ANY DISCREPANCIES EXIST, THE ARCHITECTURAL PLANS SHALL GOVERN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY SHOULD DISCREPANCIES IN UTILITY SERVICES EXIST.
 8. SHOULD INTERFERENCE BETWEEN UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
 9. WHERE SHOWN ON THE CONTRACT DRAWINGS, ADJUST THE CASTINGS OF EXISTING CATCH BASINS, MANHOLES AND VALVE BOXES TO FINISHED GRADE OF NEW PAVEMENT.
 10. CIRCULAR REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE STATED ON THE CONTRACT DRAWINGS. (ASTM C-76, ASTM C-443, AASHTO M-170).
 11. WHERE CONNECTIONS TO EXISTING DRAINAGE OR SANITARY STRUCTURES ARE REQUIRED, CUT NEATLY WITHOUT PERCUSSION INTO THE EXISTING STRUCTURE. THE MAXIMUM SIZE OF THE OPENING SHALL NOT EXCEED THE PIPE'S OUTER DIAMETER PLUS THREE (3) INCHES. CONNECT THE NEW PIPE AND SEAL AROUND IT WITH SIKAFLEX-2C OR APPROVED EQUAL.
 12. PORTLAND CEMENT CONCRETE SHALL BE CLASS B, 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI, AIR-ENTRAINED UNLESS OTHERWISE NOTED. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT TOWNSHIP REQUIREMENTS AND PRACTICES.
 13. THE ROADWAY AND CURBING MARK-OUTS MUST BE ESTABLISHED PRIOR TO THE INSTALLATION OF NEW UTILITIES.
 14. DUCTILE IRON CEMENT PIPE SHALL BE CLASS 52 FOR DIAMETERS FOUR (4) INCHES AND LARGER.
 15. BACKFILL OF UTILITIES AND PAVEMENT RESTORATION WITHIN THE STREET RIGHT OF WAYS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF NJDOT, OCEAN COUNTY, AND MUNICIPALITY.
 16. CONTRACTOR SHALL COORDINATE ALL SITE UTILITIES AND STORM DRAINAGE INSTALLATION SCHEDULES TO AVOID POTENTIAL UTILITY CONFLICT. GRAVITY DEPENDENT UTILITIES SHALL BE INSTALLED PRIOR TO NON-GRAVITY DEPENDENT UTILITIES.

LEGEND

	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION
	PROPOSED STORM DRAIN PIPE
	DRAINAGE FLOW ARROW
	PROPOSED ELECTRIC SERVICE
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED FIRE SERVICE
	PROPOSED SEWER SERVICE
	EXISTING ELEVATION TO DETERMINE BUILDING HEIGHT PER BOROUGH CODE

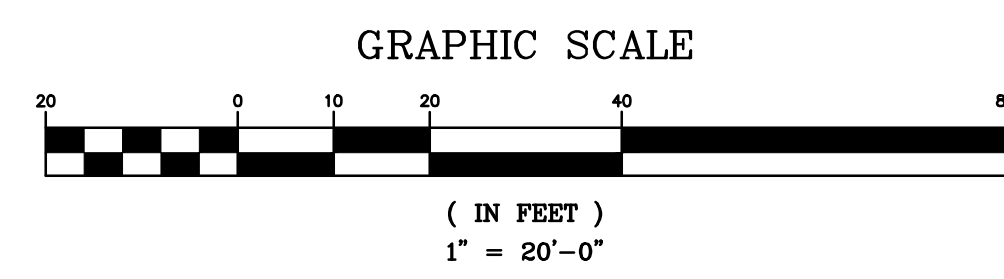
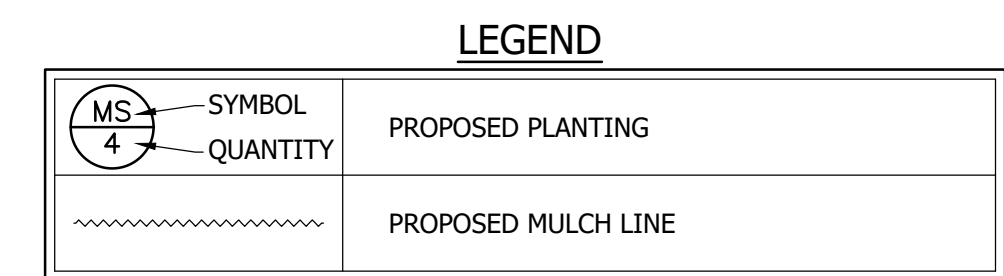




PLANTING SPECIFICATIONS

- SCOPE OF WORK
 - 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
 - GENERAL - ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE.
 - PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
 - TOPSOIL - ORGANIC TOPSOIL FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 - MULCH - CEDAR BARK MULCH.
- FERTILIZER AND SOIL CONDITIONER
 - ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
 - 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, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1) NITROGEN 5%, PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
- GENERAL WORK PROCEDURES
 - LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING.
 - WEEDING: 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: CONTRACTOR TO PROVIDE FOUR INCHES (4") MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A FOUR INCH (4") COMPACTED 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 GROWING MEDIUM.
 - CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION 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.: 150 POUNDS 'GRO-POWER' 100 POUNDS AGRICULTURAL GYPSUM 20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP SOIL MODIFICATIONS: 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, PEAT MOSS, OR MUNICIPAL PROCESSED SEWAGE SLUDGE. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. RECYCLED MATERIAL WITH A pH HIGHER THAN 7.5. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED 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. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
 - PLANTING - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 - PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH WIDTH 1 1/2 TIMES THE DIAMETER OF ROOT BALL AND 3" DEEPER THAN THE LENGTH OF ROOT BALL. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 - 1 PART PEATMOSS; 1 PART COW MANURE BY VOLUME; 3 PARTS TOPSOIL BY VOLUME; 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS: -2 TABLETS PER 1 GAL. PLAN; 3 TABLETS PER 5 GAL. PLAN; (FOR LARGER PLANTS USE 2) TABLETS PER 1/2" DIAM. OF TRUNK CALIPER)
 - PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
 - ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
 - IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND (LODGE-POLE STAKES LENGTH AS REQUIRED). FASTEN TREES TO UPPER END OF STAKE IN AT LEAST TWO (2) PLACES USING HOSE TYPE TIES. GUY AND STAKE TREES 3 DIRECTIONS WITH GALVANIZED WIRE, THROUGH FLEXIBLE HOPE CHAFING GUARDS, WITH WOODEN STAKE ANCHORS. WRAP TREE TRUNK FROM GROUND TO FIRST BRANCH WITH TREE WRAPPING TAPE.
 - PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
 - WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
 - PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
 - GROUND COVER
 - ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
 - SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
 - IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
 - 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.
 - FINISH GRADING
 - ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
 - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
 - GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS AND LAWN FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB.
 - CLEANUP: 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. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN'S WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

PLANTING SCHEDULE						
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	COND.
	BN	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	12"-14" HT.	11	B & B
	QR	RED OAK	QUERCUS RUBRA	2"-2 1/2" CALIPER	2	B & B
	AS	SILVER MAPLE	ACER SACCHARINUM	2"-2 1/2" CALIPER	5	B & B
	IC	JAPANESE HOLLY	ILEX CRENATA 'GREEN CLUSTER'	18"-24" HT.	8	#3 CONT.
	IO	AMERICAN HOLLY	ILEX OPACA	24"-30" HT.	1	#5 CONT.
	SG	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'	18"-24" HT.	8	CONT.
	MP	NORTHERN BAYBERRY	MYRICA PENNSYLVANICA	3'-4" HT.	6	CONT.
	BS	VARIEGATED ENGLISH BOXWOOD	BUXUS SEPERVIRENS 'VARIEGATA'	3'-4" HT.	22	B & B
	TG	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	7'-8" HT.	13	B & B
	LM	LILY TURF	LIRIOPE MUSCARI	N/A	50	CONT.



Michael E. Dipple
2/8/21

Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

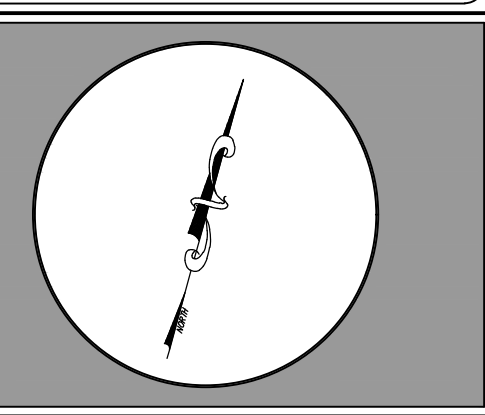
OWNER/APPLICANT:
R2T, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724
732.223.3520 (PHONE)

SURVEYOR:
MIDATLANTIC ENGINEERING PARTNERS, LLC
GATEWAY 195 CENTRE
5 COMMERCE WAY, SUITE 200
HAMILTON, NJ 08691
609.910.4450 (PHONE)

ARCHITECT:
STUDIO 200 ARCHITECTURE, LLC.
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.2240 (PHONE)

NO.	DATE	REVISION
1	2/8/21	REVISED SITE PLANS BOROUGH OF POINT PLEASANT ZB OF ADJUSTMENTS APPLICATION 20-07

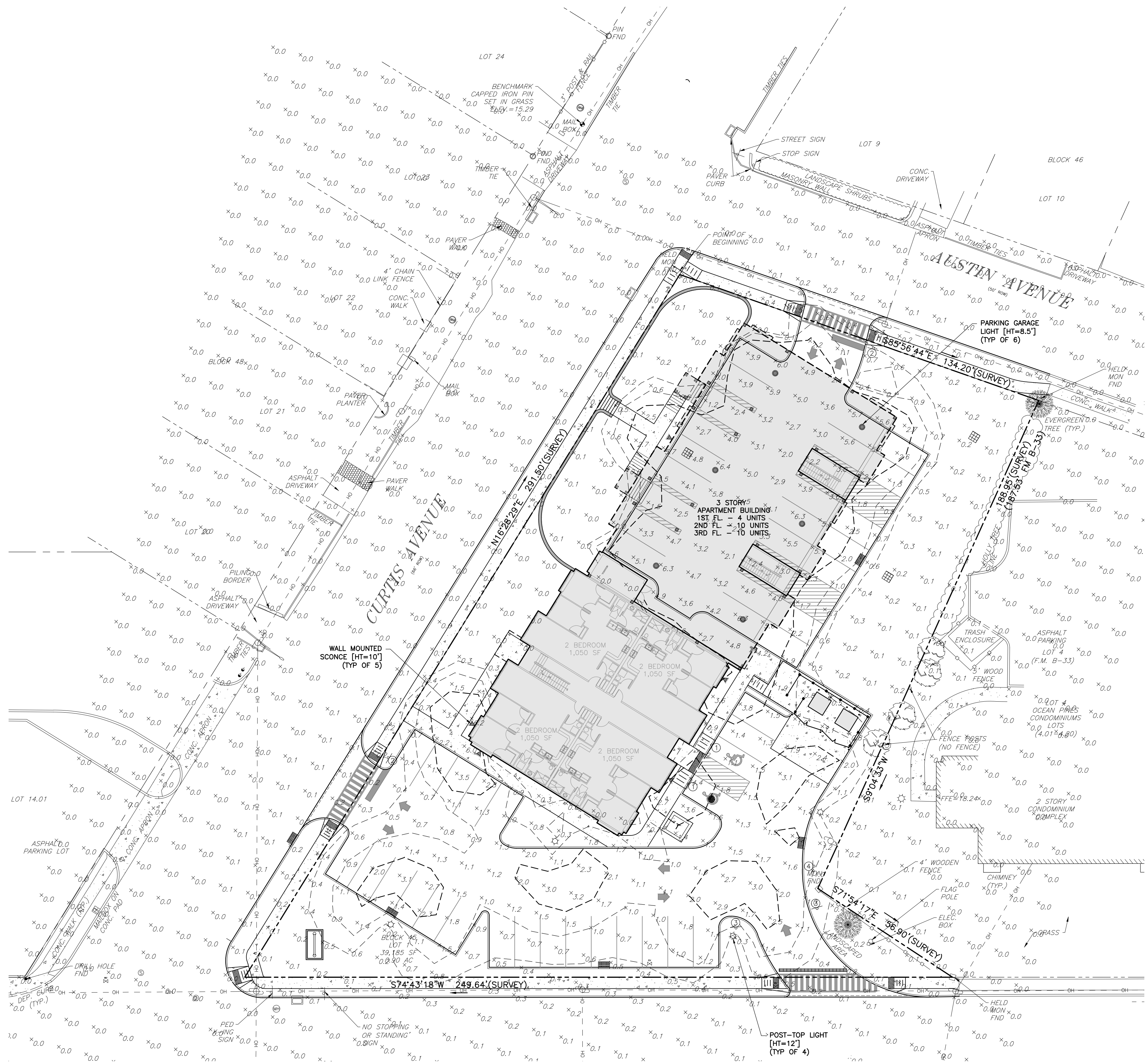
PROJECT TITLE & LOCATION:
WHALERS' POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



DRAWING TITLE:
LANDSCAPING PLAN

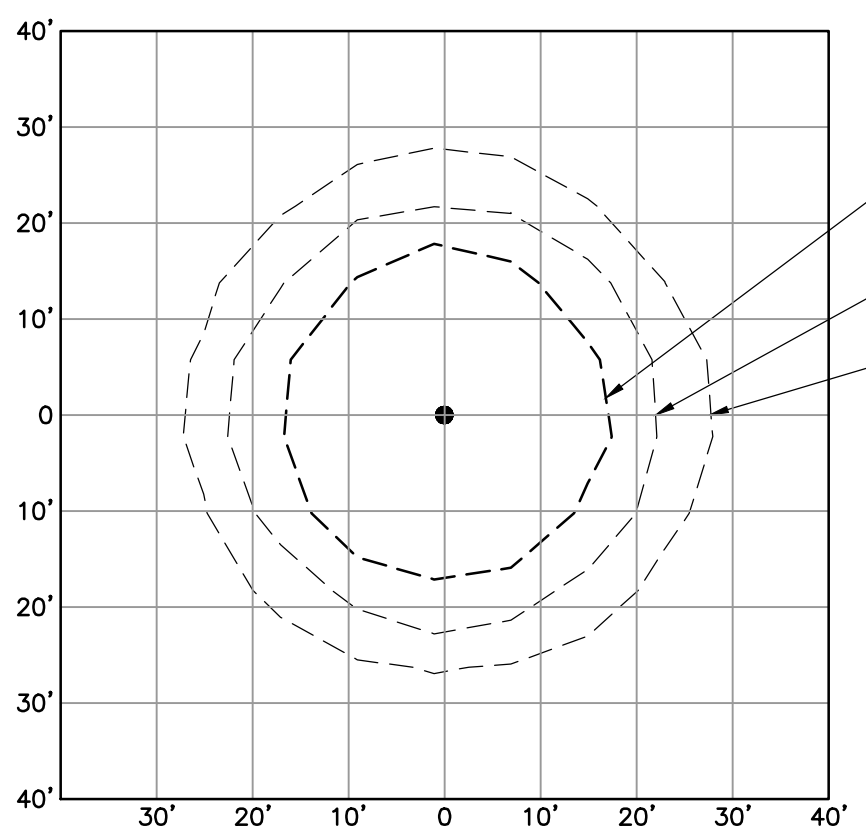
SCALE:	REFER TO PLAN
DATE:	2/8/21
DESIGNED:	RPC
APPROVED:	MED
L2A PROJ. No.:	2001.223
DRAWING No.:	

C-06



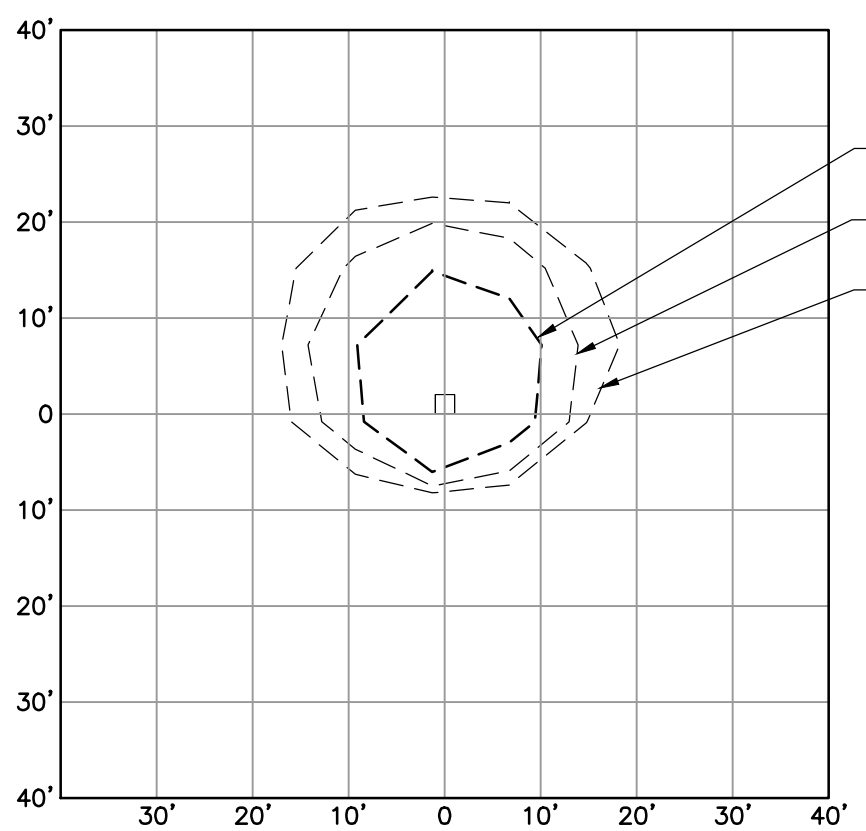
LUMINAIRE SCHEDULE

MANUFACTURER	SYMBOL	MODEL	LAMP	WATTS	CATALOG NUMBER	HEIGHT	QTY.
LITHONIA LIGHTING	●	VCPG LED PARKING GARAGE	LED (3000K)	43 W	VCPG-LED-P3-30K-T5W	8.5'	6
HADCO LIGHTING	☆	HAGERSTOWN POST TOP LED (TX03)	LED (3000K)	69 W	RL32-G-B-X-X-A-W-N-N-W	12'	4
RAB LIGHTING	◀	RAB SLIM WALL PACK	LED (3000K)	12 W	SLIM-12-Y-W	10'	5



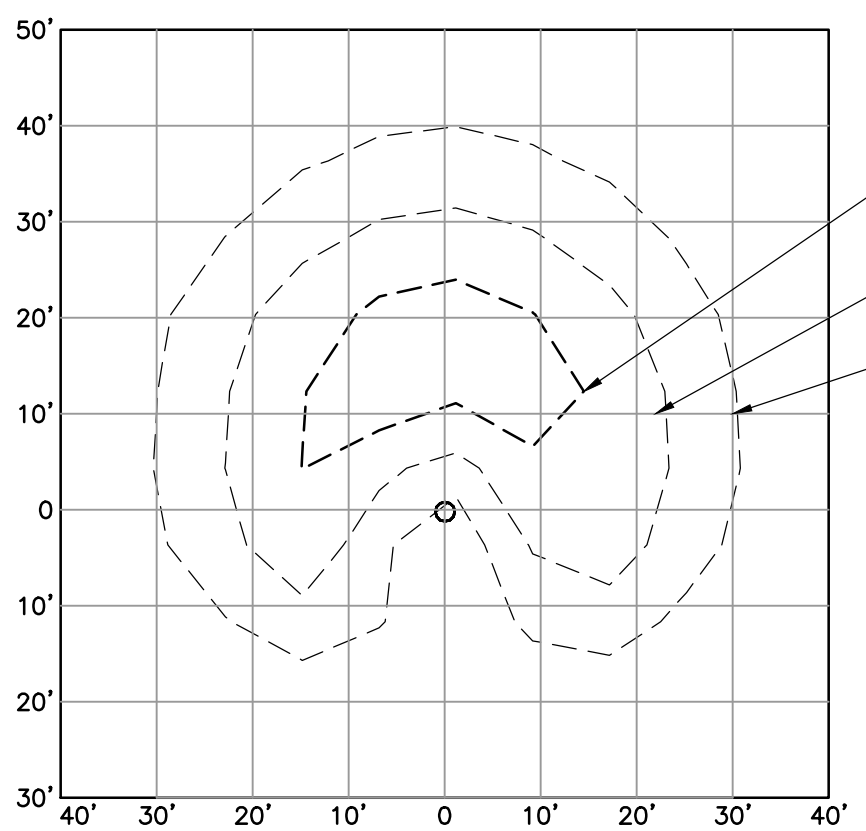
VCPG LED PARKING GARAGE
CANOPY MOUNTED
(OR APPROVED EQUAL)

LITHONIA LIGHTING -
VCPG LED PARKING GARAGE (T5W)
TYPE 5 DISTRIBUTION
MOUNTING HEIGHT: 8.5 FEET, TILT: 0°
GARAGE/CANOPY LIGHT
ISOLUX PATTERN



RAB SLIM12
WALL MOUNT
(OR APPROVED EQUAL)

RAB LIGHTING -
LED WALL SCONCE (SLIM 12Y)
MOUNTING HEIGHT: 10.0 FEET, TILT: 0°
WALL MOUNTED SCONCE
ISOLUX PATTERN

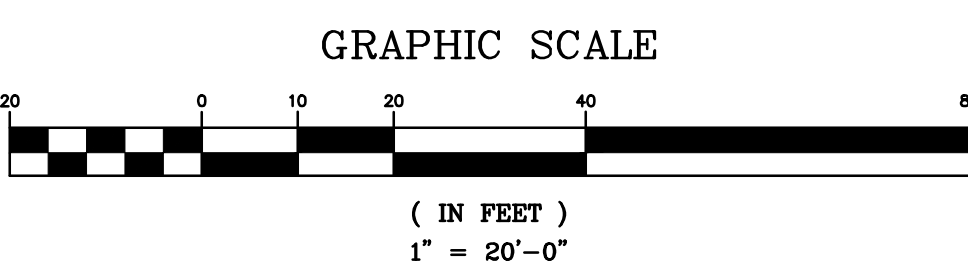


HADCO RL32
POLE MOUNTED
(OR APPROVED EQUAL)

HADCO BY SIGNIFY -
LED POST-TOP (RL32)
TYPE 3 DISTRIBUTION
MOUNTING HEIGHT: 12.0 FEET, TILT: 0°
PARKING LOT AREA LIGHT
ISOLUX PATTERN

LIGHTING LEGEND

	ILLUMINATION CONTOUR
+ 0.5	ILLUMINATION LEVEL IN FOOTCANDLES
●	PROPOSED GARAGE/CANOPY LIGHT
◀	PROPOSED WALL SCONCE
☆	PROPOSED POLE MOUNTED POST-TOP LIGHT



Michael E. Dipple
Date: 2/8/21
Michael E. Dipple, P.E.
New Jersey Professional Engineer #24GE04081200

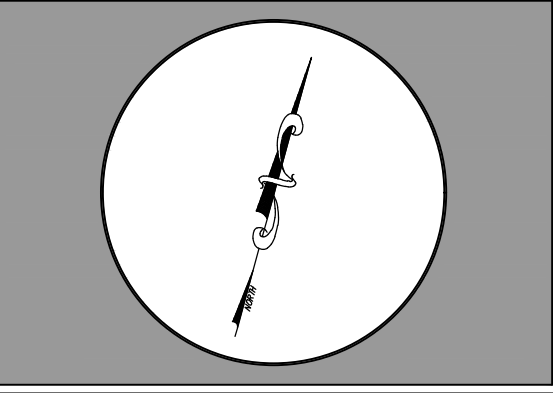
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NO.	REVISION	DATE
1	REVISED SITE PLANS BOROUGH OF POINT PLEASANT ZB OF ADJUSTMENTS APPLICATION 20-07	2/8/21

PROJECT TITLE & LOCATION:
WHALERS' POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



LIGHTING PLAN

SCALE: REFER TO PLAN
DATE: 2/8/21
DESIGNED: RPC
APPROVED: MED
L2A PROJ. No.: 2001.223
DRAWING No.:

DUST & WIND CONTROL:

DEFINITION:
1. THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE:

1. TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

CONDITION WHERE PRACTICE APPLIES:

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

WATER QUALITY ENHANCEMENT:

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

PLANNING CRITERIA:

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1, AND PERMANENT STABILIZATION WITH SOD, PG. 6-1.
SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

SOIL RESTORATION, DE-COMPACTION, AND TESTING REQUIREMENTS:

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.

- 1. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- 2. **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 MITIGATION VERIFICATION 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.
- 3. 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

- A. PROBING WIRE TEST (SEE DETAIL)
- B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
- C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- D. 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.

OCSD SOIL EROSION AND SEDIMENT CONTROL NOTES (LAST REV. 2/19/19):

- 1. THE OCEAN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBANCE.
- 2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 4. 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. THE REVISED PLANS MUST MEET ALL CURRENT "THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION, JANUARY 2014, REVISED JULY 2017. LINK TO 2014 STANDARDS: [HTTP://WWW.STATE.NJ.US/AGRICULTURE/DIVISIONS/ANR/NRC/NJEROSEION.HTML](http://www.state.nj.us/agriculture/divisions/anr/nrc/njeroseion.html)
- 5. N.J.S.A. 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THERE HAS BEEN COMPLIANCE WITH PROVISIONS OF A CERTIFIED PLAN FOR PERMANENT MEASURES. ALL SITE WORK, AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- 6. 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 PERMITS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL WITHIN 14 DAYS, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- 7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 1 1/2 TO 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- 8. 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.
- 9. ANY STEEP SLOPES (3:1 OR GREATER) OR ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES.
- 10. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD USING CLEAN CRUSHED ANGULAR STONE (ASTM C-33, SIZE NO. 2 OR 3) AT ALL CONSTRUCTION DRIVEWAYS WHERE VEHICLES WILL ACCESS PAVED ROADWAYS FROM UNPAVED AREAS OF THE SITE.
- 11. ALL SEDIMENT WASHED, DROPPED, SPILLED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES WILL BE REMOVED IMMEDIATELY.
- 12. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. AT THE TIME OF THE FINAL INSPECTION, YOU ARE REQUIRED TO PROVIDE CONFIRMATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME AND FERTILIZER HAVE BEEN USED FOR PERMANENT STABILIZATION WORK. STRAW MULCH IS REQUIRED ON ALL SEEDING.
- 13. 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.
- 14. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
- 15. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. CONDUIT OUTLET PROTECTION IS NOT REQUIRED IN BASINS ACTING AS SEDIMENT BASINS DURING CONSTRUCTION.
- 16. 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.
- 17. 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.
- 18. 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. THE DISTRICT RESERVES THE RIGHT TO REMOVE THESE ACTS AT ANY TIME.
- 19. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6. STOCKPILES SHOULD BE SITUATED SO AS TO NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- 20. 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.

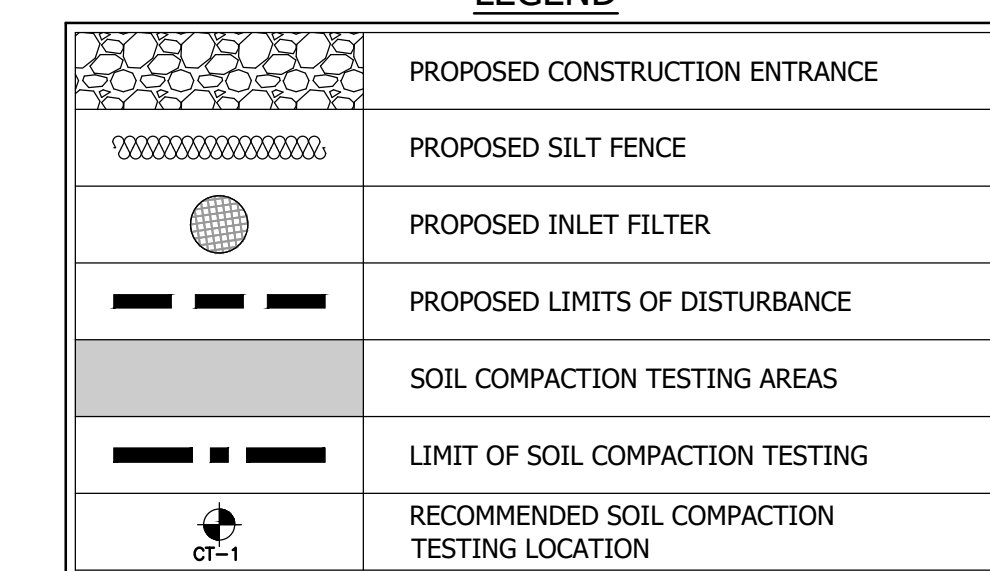
SOIL STABILIZATION AND MAINTENANCE NOTES:

- 1. **STABILIZATION SPECIFICATIONS**
 - A. **TEMPORARY SEEDING AND MULCHING:**
 - LIME: 90 LBS./1,000 SF GROUND LIMESTONE
 - FERTILIZER: 11 LBS./1,000 SF AT 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL AT A MINIMUM OF FOUR (4") INCHES.
 - SEED: PERENNIAL RYEGRASS 40 LBS./ACRE (1LB./1,000 SF) OR OTHER APPROVED SEEDS. PLANT BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 1ST.
 - MULCH: SALT HAY OR SMALL GRAINS STRAW AT A RATE OF 70 LBS. TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS SUCH AS PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.
 - B. **PERMANENT SEEDING AND MULCHING:**
 - TOPSOIL UNIFORMLY APPLIED TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
 - LIME: 90 LBS./1,000 SF GROUND LIMESTONE
 - FERTILIZER: 11 LBS./1,000 SF AT 10-20-10 OR EQUIVALENT WORKED INTO A SOIL A MINIMUM OF 4"
 - SEED: TURF TYPE TALL FESCUE (BLEND OF THREE CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS. PLANT BETWEEN MARCH 1ST AND NOVEMBER 15TH.
 - MULCH: SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 LBS. TO 90 LBS./1,000 SF TO BE APPLIED AS PER NEW JERSEY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS SUCH AS PEG & TWINE, MULCH NETTING OR LIQUID MULCH BINDER.
 - C. **STABILIZATION WITH MULCH ONLY:**
 - APPLICABLE IN AREAS SUBJECT TO EROSION WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.
- 2. **SITE PREPARATION**
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR APPLYING AND ANCHORING MULCH. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR LAND GRADING.
 - B. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASIN AND WATERWAYS PER THE NEW JERSEY STANDARDS.
- 3. **PROTECTIVE MATERIALS**
 - A. UNROLL SMALL-GRAIN STRAW OR SALT HAY AT 2.0 TONS TO 2.5 TONS PER ACRE AND SPREAD UNIFORMLY AT 90 LBS. TO 115 LBS./1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDER, OR A NETTING TIE-DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
 - B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 GAL TO 1,200 GAL/ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS OR MACHINES IS NOT A PROBLEM.
 - C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 LBS./ACRE OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS MAY BE APPLIED BY A HYDROSEEDER.
 - E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSTIC, COTTON OR PLASTIC MAY BE USED.
 - F. WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2" MAY BE USED. WOOD CHIPS SHALL NOT BE USED ON AREAS WHERE FLOWING WATER CAN WASH THEM INTO AN INLET AND CLOG IT.
- 4. **MULCH ANCHORING**
 - SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS SHALL BE DONE BY ONE OF THE FOLLOWING METHODS DEPENDING UPON THE SIZE OF THE AREA AND SLOPE STEEPNESS:
 - A. PEG AND TWINE: DRIVE 8" TO 10" INCH WOODEN PEGS TO WITHIN 2" TO 3" INCHES OF THE SOIL SURFACE EVERY 4' FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISSCROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - B. MULCH NETTING: STAPLE PAPER, COTTON OR PLASTIC NETTING OVER MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4' FEET WIDE AND UP TO 300 FEET LONG.
 - C. CRIMPER MULCH ANCHORING COILER TOOL: A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3" TO 4" INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
- 5. **LIQUID-MULCH BINDERS:**
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE ONE OF THE FOLLOWING:
 - EMULSIFIED ASPHALT: (SS-1, CS-1, MS-2, RS-1, RS-2, CRS-1 AND CRS-2) APPLY 0.04 GAL/SY OR 194 GAL/ACRE ON FLAT AREAS AND ON SLOPES LESS THAN 8' FEET OR MORE HIGH, USE 0.075 GAL/SY OR 363 GAL/ACRE. THESE MATERIALS MAY BE DIFFICULT TO APPLY UNIFORMLY AND WILL DISCOLOR SURFACES.
 - ORGANIC AND VEGETABLE BASED BINDERS: NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOCOTIC EFFECT OR IMPEDE GROWTH OF TURFGRASS VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - SYNTHETIC BINDERS: HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- 6. ALL TOPSOIL STOCKPILES SHALL BE LOCATED AT LEAST 5 FEET AWAY FROM BUILDINGS.

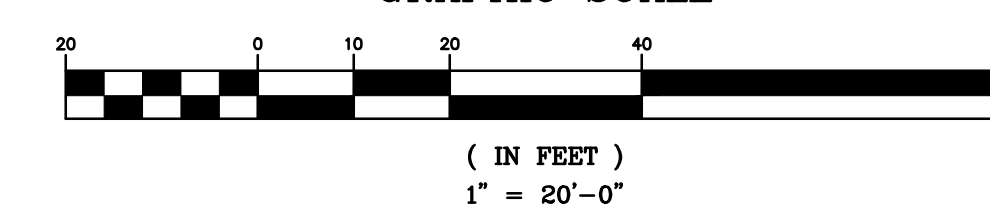
SEQUENCE OF CONSTRUCTION:

- 1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUSIVE OTHER FEATURES, STABILIZED CONSTRUCTION ENTRANCES, AND INLET FILTERS. (2 WEEKS)
- 2. PERFORM DEMOLITION IN ACCORDANCE WITH THE DEMOLITION PLAN. CLEAR AND ROUGH GRADE FOR BUILDING AND ALL OTHER STRUCTURES REQUIRING EXCAVATION. (1 MONTH)
- 3. ROUGH GRADE THE SITE FOR NEW ASPHALT. (1 MONTH)
- 4. EXCAVATE FOR BUILDING FOUNDATIONS, STORMWATER SYSTEMS, & OTHER FEATURES. (1 MONTH)
- 5. COMPLETE BUILDING CONSTRUCTION. (6-12 MONTHS)
- 6. PERFORM FINAL GRADING OF THE SITE. (1 MONTH)
- 7. CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL (SCARIFICATION/TILLAGE TO A MINIMUM DEPTH OF 6") AS NECESSARY. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE. (1 WEEK)
- 8. INSTALL PERMANENT LANDSCAPING. (2 WEEKS)
- 9. INSTALL ASPHALT PAVEMENT AND ALL CONCRETE. (1 MONTH)
- 10. REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL STABILIZATION MEASURES. (1 WEEK)

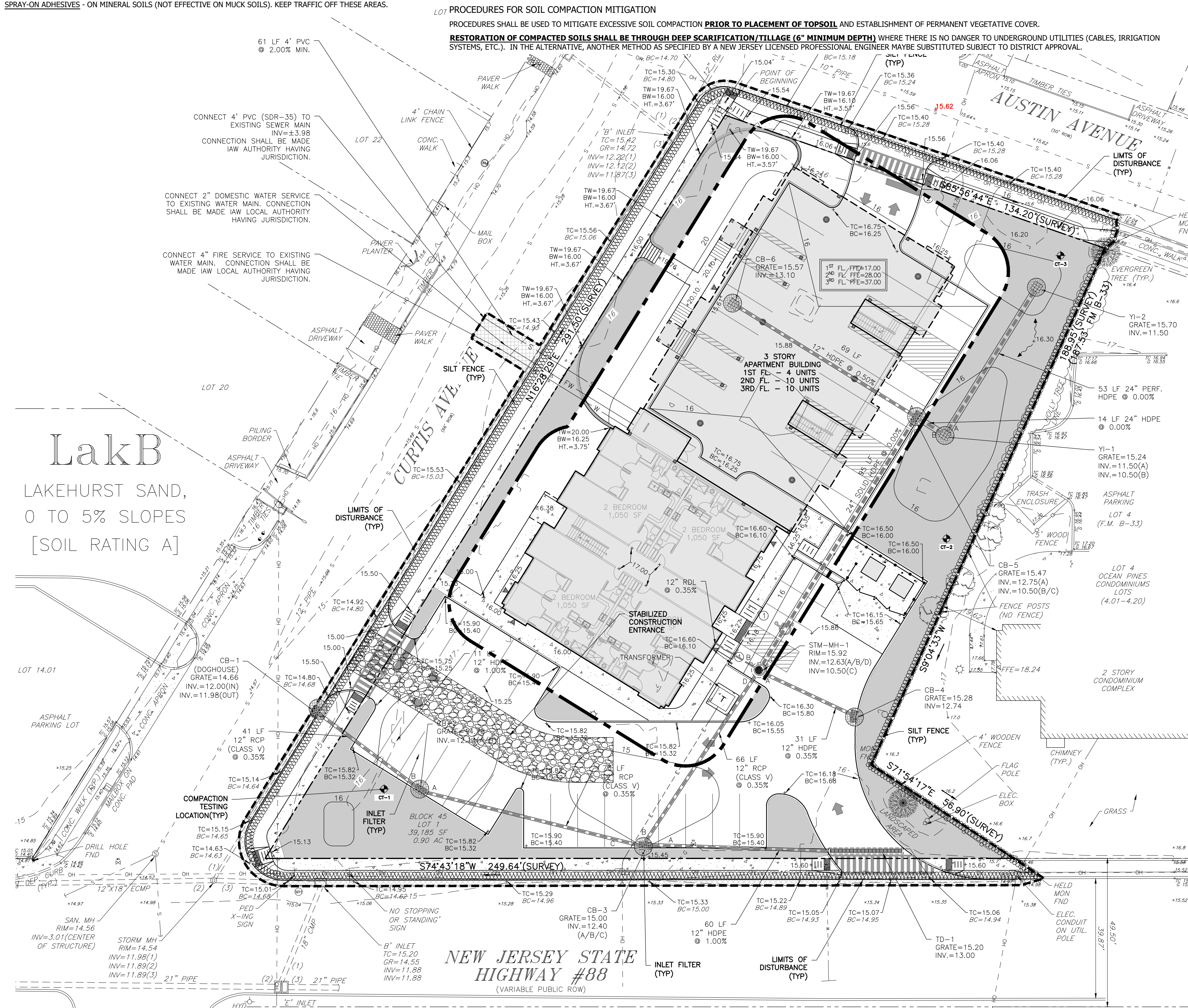
LEGEND



GRAPHIC SCALE



LIMIT OF DISTURBANCE = 47,026 SF (1.08 AC.)



LakB

LAKEHURST SAND,
0 TO 5% SLOPES
[SOIL RATING A]

L2A LAND DESIGN, LLC
60 GRAND AVENUE
ENGLEWOOD, NJ 07631
201.227.0300 • 201.227.0001 (Fax)
www.L2ALandDesign.com
New Jersey Certificate of Authorization No. 24G2428130900

Michael E. Dipple, P.E. Date: 2/8/21
New Jersey Professional Engineer #24GE04081200
WARNING: COPIES OF THIS PLAN NOT BEARING THE ENGINEER'S SEAL OR THE PROFESSIONAL SIGNATURE IS NOT AN AUTHORIZED OFFICIAL COPY.

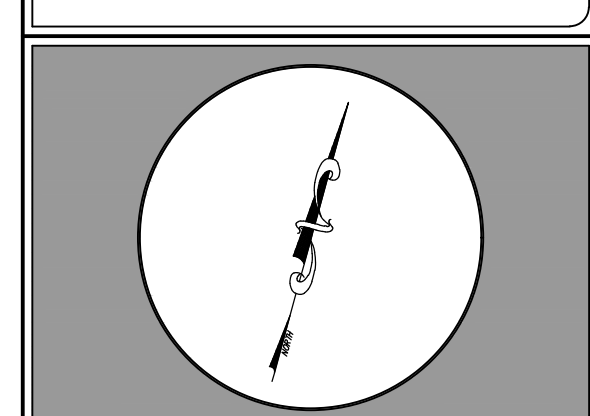
OWNER/APPLICANT:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724
732.223.3520 (PHONE)

SURVEYOR:
MIDATLANTIC ENGINEERING PARTNERS, LLC
GATEWAY 195 CENTRE
5 COMMERCE WAY, SUITE 200
HAMILTON, NJ 08691
609.910.4450 (PHONE)

ARCHITECT:
STUDIO 200 ARCHITECTURE, LLC.
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.2240 (PHONE)

NO.	DATE	REVISION
1	2/8/21	REVISED SITE PLANS BOROUGH OF POINT PLEASANT ZB OF ADJUSTMENTS APPLICATION 20-07

PROJECT TITLE & LOCATION:
WALERS' POINT
PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



DRAWING TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE:	REFER TO PLAN
DATE	2/8/21
DESIGNED:	RPC
APPROVED:	MED
L2A PROJ. No.:	2001.223
DRAWING No.:	

C-08

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Michael E. Dipple
2/8/21

Michael E. Dipple, P.E.
Date
New Jersey Professional Engineer #24GE04081200

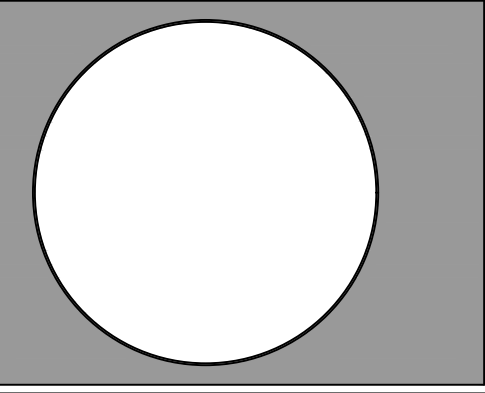
OWNER/APPLICANT:
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1103 INDUSTRIAL PARKWAY
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732.223.3520 (PHONE)

SURVEYOR:
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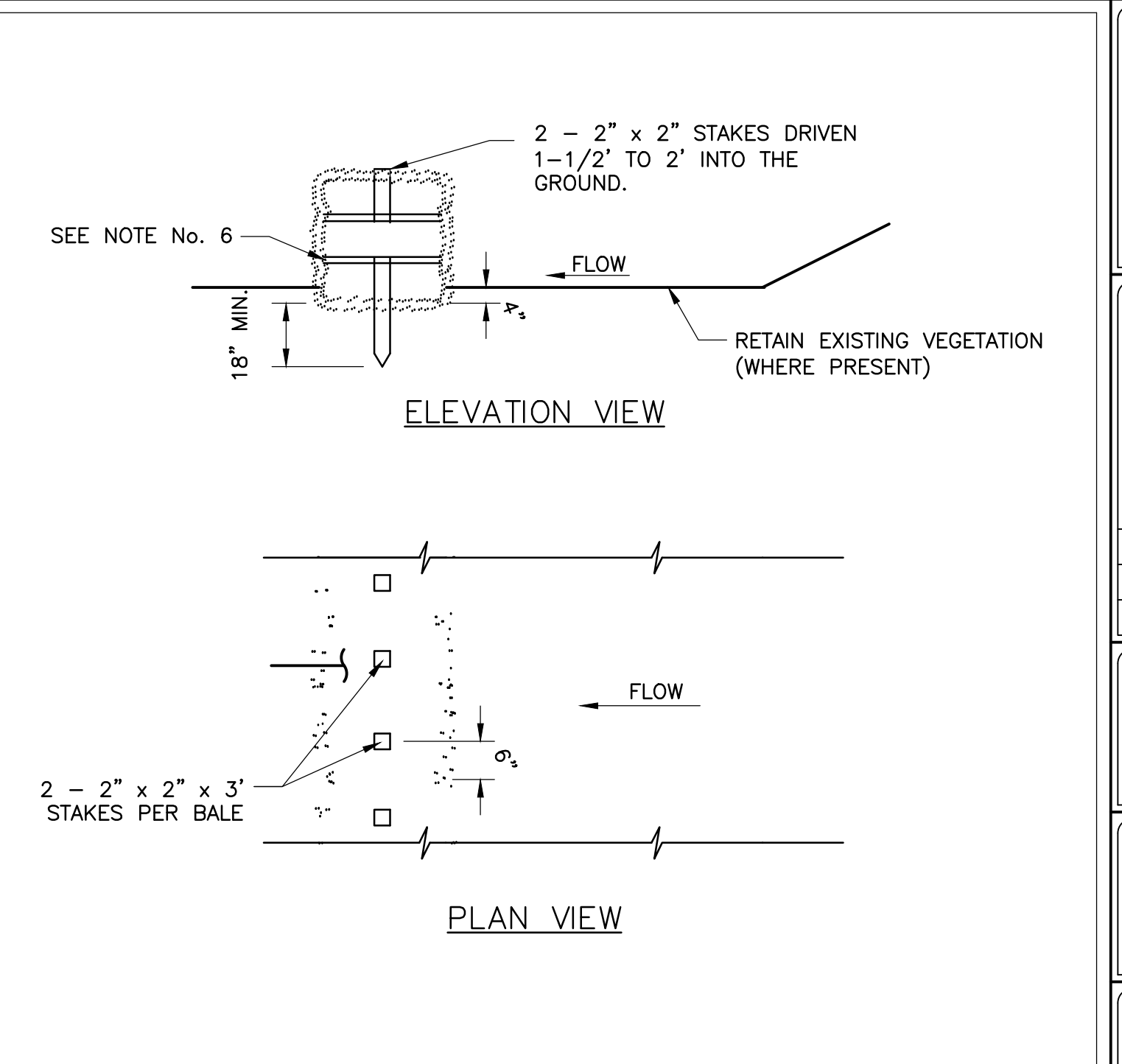
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PROJECT TITLE & LOCATION:
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PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



DRAWING TITLE:
DETAILS - 1

SCALE:	REFER TO PLAN
DATE:	2/8/21
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APPROVED:	MED
L2A PROJ. No.:	2001.223
DRAWING No.:	



- NOTES:**
- THE BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE BALES.
 - EACH BALE SHALL BE INSTALLED IN THE SOIL A MINIMUM OF 4", AND SHALL BE PLACED SO THAT THE BALE BINDINGS ARE HORIZONTAL AS SHOWN ON THE DETAIL.
 - THE HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARDS THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. THE STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.
 - INSPECTION OF THE BALES SHALL BE DONE FREQUENTLY BY THE CONTRACTOR AND ALL REPAIR OR REPLACEMENT OF THE BALES SHALL BE DONE IMMEDIATELY.
 - THE HAY BALES SHALL BE REMOVED AND REPLACED WHEN THEY HAVE DETERIORATED BEYOND THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM DRAINAGE FLOW.
 - IF THE STRAW BALES ARE WIRE BOUND, THEY SHOULD BE ORIENTED SO THE BINDINGS ARE AROUND THE SIDES RATHER THAN THE BOTTOM OF THE BALES. WIRE BINDINGS THAT ARE PLACED IN CONTACT WITH THE SOIL SOON DISINTEGRATE, AND MAY ALLOW THE BALES TO FALL APART.

HAY BALE PROTECTION

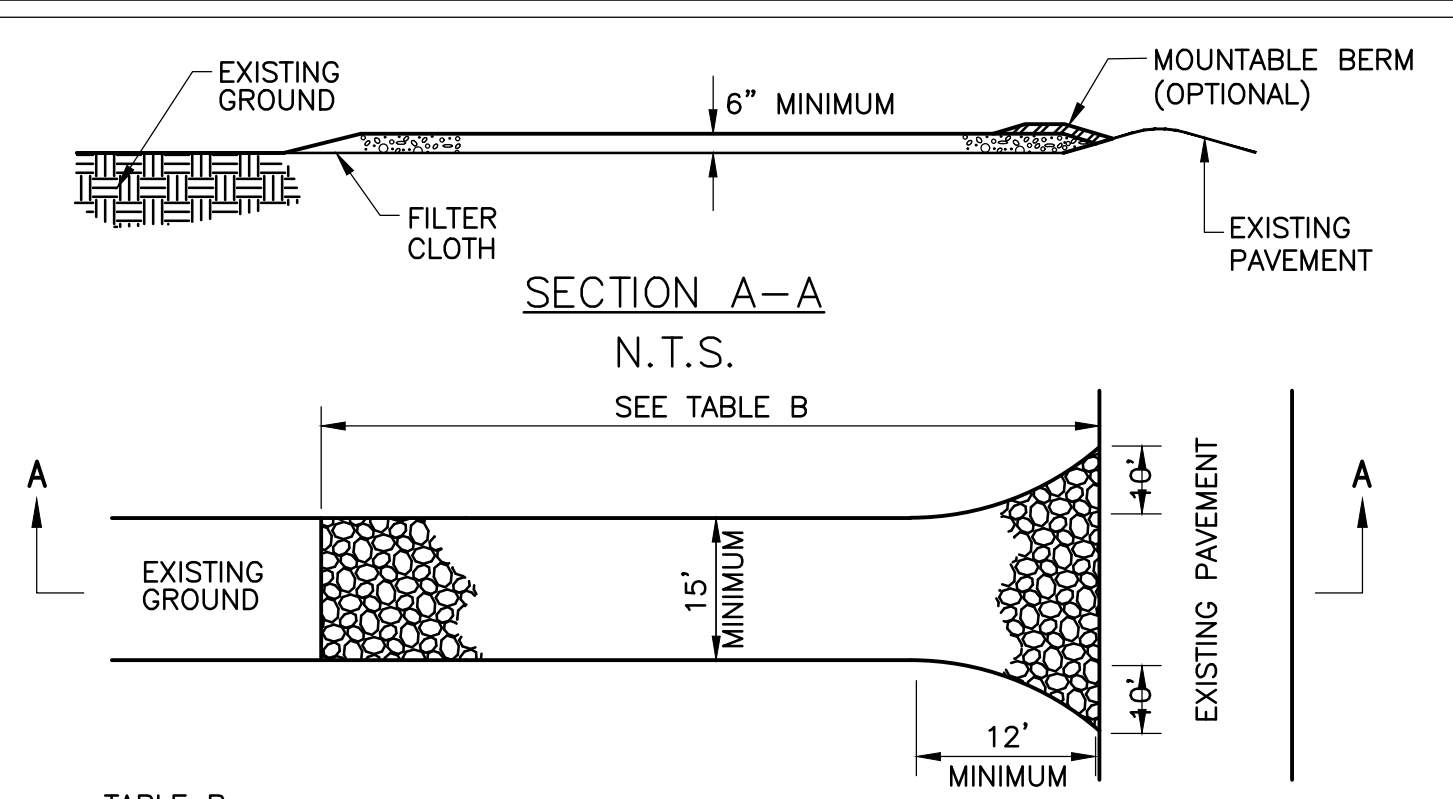


TABLE B

PERCENT SLOPE OF ROADWAY	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FEET	100 FEET
2 TO 5%	100 FEET	200 FEET
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

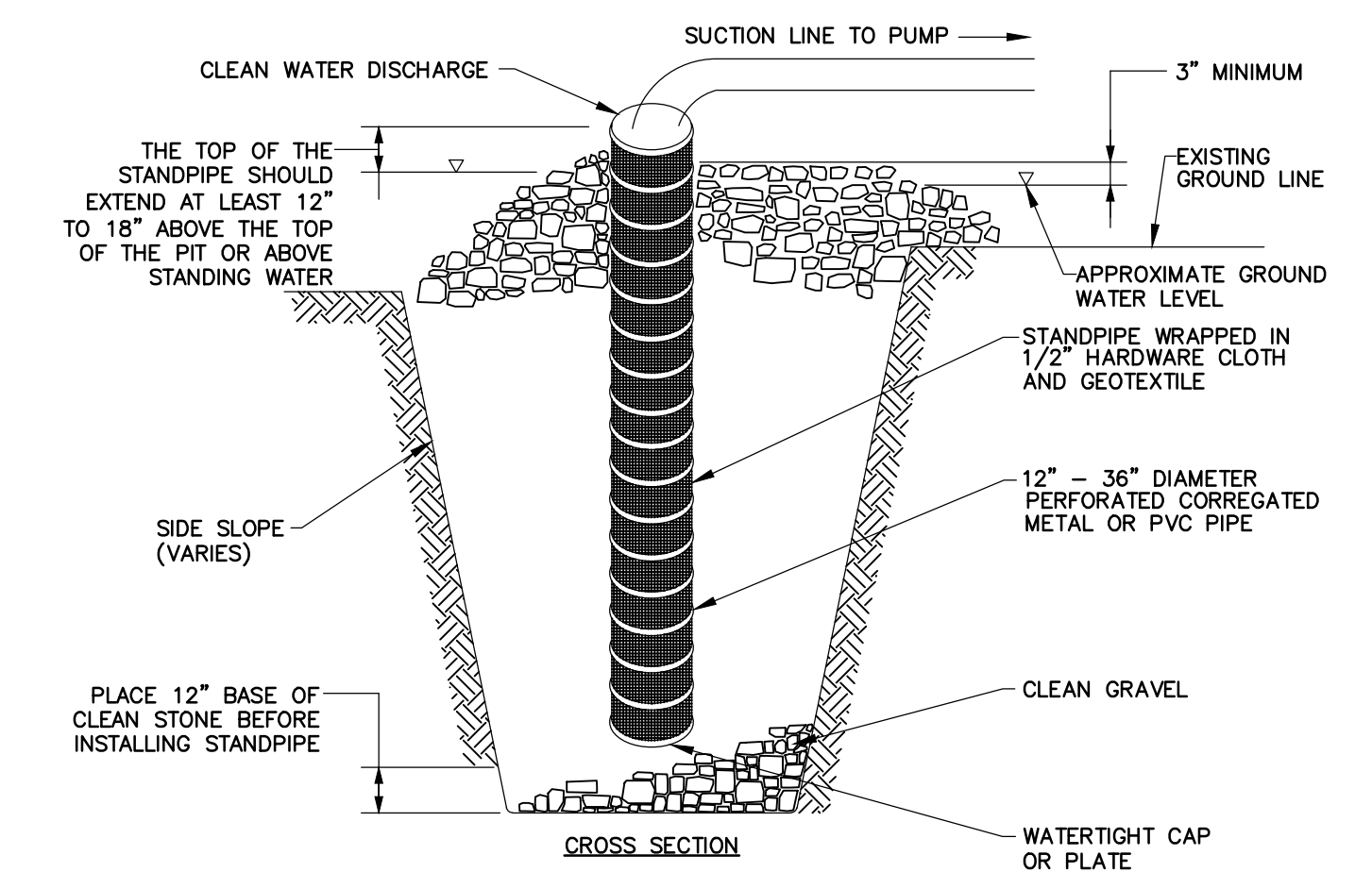
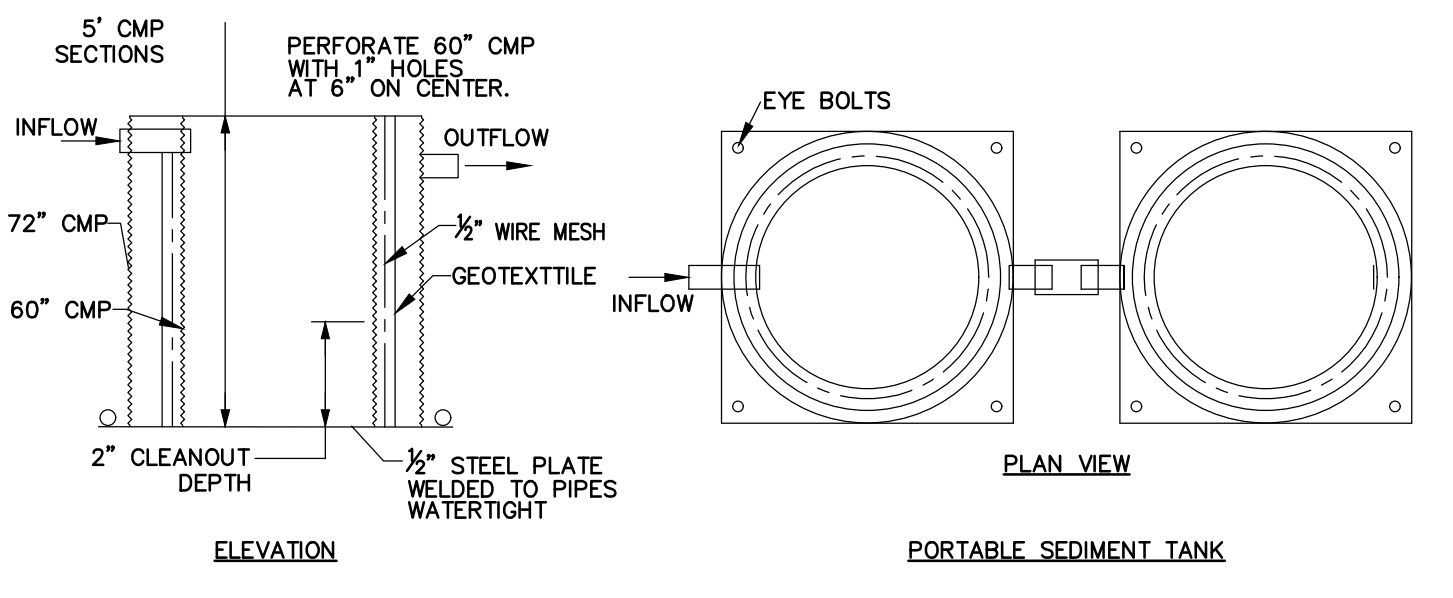
*AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

- NOTES:**
- USE ASTM C-33 SIZE NO. 2 (2-1/2 TO 1-1/2 IN) OR NO. 3 (2 TO 1 IN). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 15 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE. FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - LENGTH - 50 FEET MINIMUM WHERE THE SOILS ARE COURSE-GRAINED (SAND OR GRAVELS) OR 100 FEET MINIMUM WHERE SOILS ARE FINE-GRAINED (CLAYS OR SILTS), EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY. (SEE TABLE B)
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
 - WHERE THE SLOPE OF THE ACCESS ROAD EXCEEDS 5%, A STABILIZED LOOSE COURSE OF FINE FINE AGGREGATE BITUMINOUS CONCRETE (FABC) SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE FABC AND USE OF A COURSE GRADED AGGREGATE SUB-BASE SHALL BE PERSCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

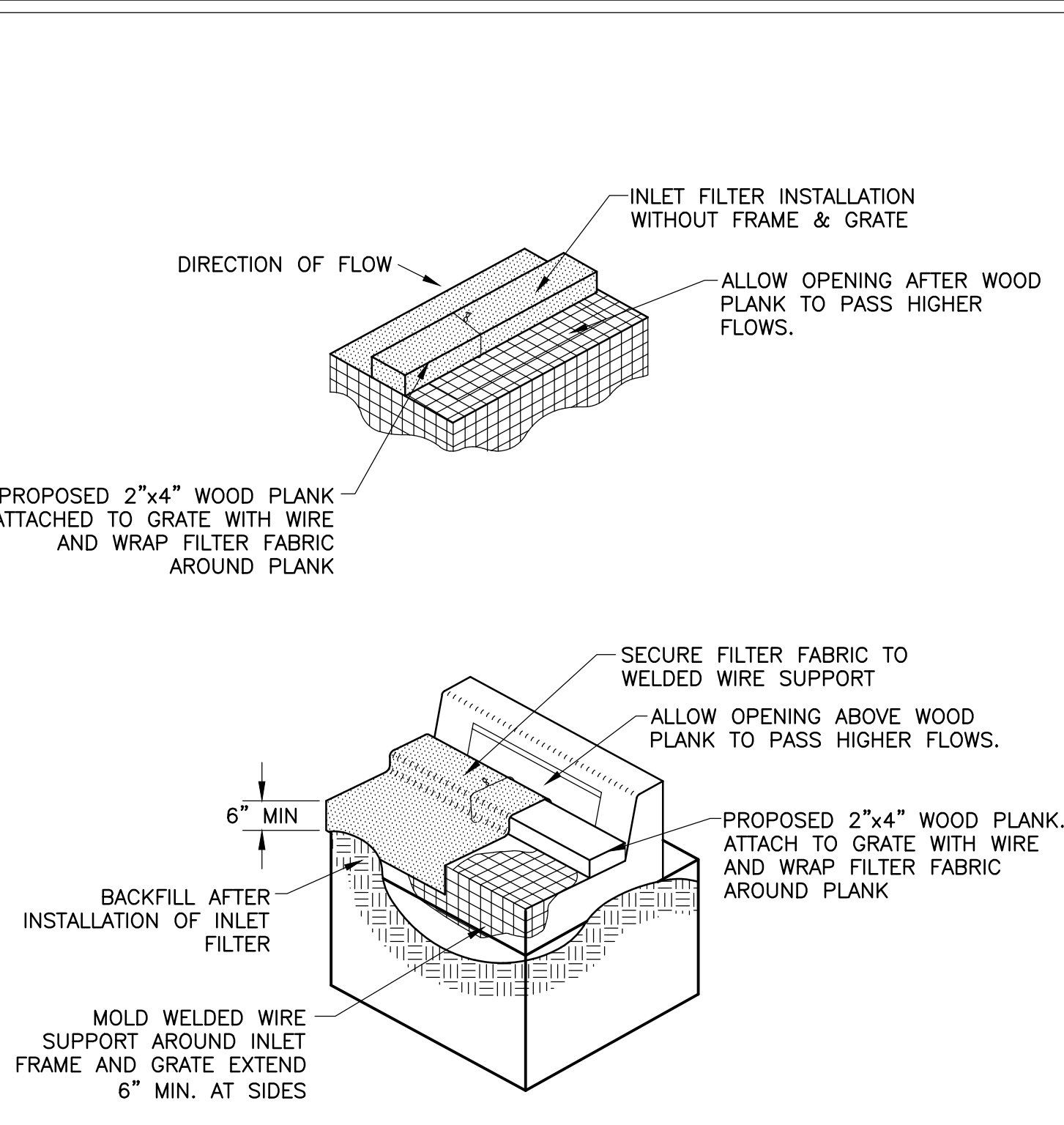
DESIGNATION No.	SIGN CONTENT	NJDOT STANDARD No.	SIZE	COLOR	MOUNTING TYPE
1	STOP	R1-1	30"x30"	RED BACKGROUND WHITE CHARACTERS	POLE MOUNTED GROUND MOUNTED
2	RESERVED PARKING VAN ACCESSIBLE	R7-8	12"x18"	WHITE BACKGROUND BLUE AND BLACK CHARACTERS	POLE MOUNTED GROUND MOUNTED
		R7-8a	12"x6"		
		R7-8a (MOD)	18"x18"		
3	DO NOT ENTER	R5-1	30"x30"	RED BACKGROUND WHITE CHARACTERS	POLE MOUNTED
4	ONE WAY	R6-1 LEFT	36"x12"	WHITE ARROW BLACK BACKGROUND & CHARACTERS	POLE MOUNTED

DIRECTIONAL SIGNAGE TABLE



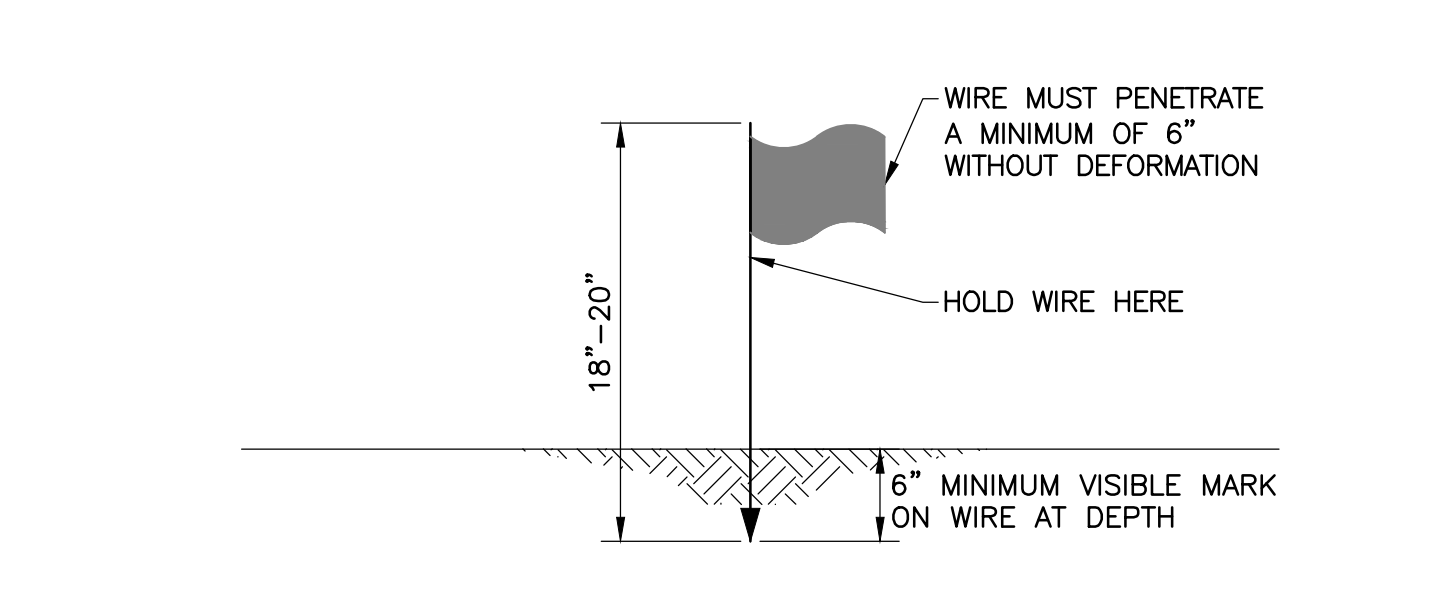
- NOTES:**
- PIT DIMENSIONS ARE VARIABLE WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
 - THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE. THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE PERFORATIONS SHALL BE 1/2" x 6" SLITS OR 1" DIAMETER HOLES.
 - A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR ASTM C33 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
 - THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

DEWATERING



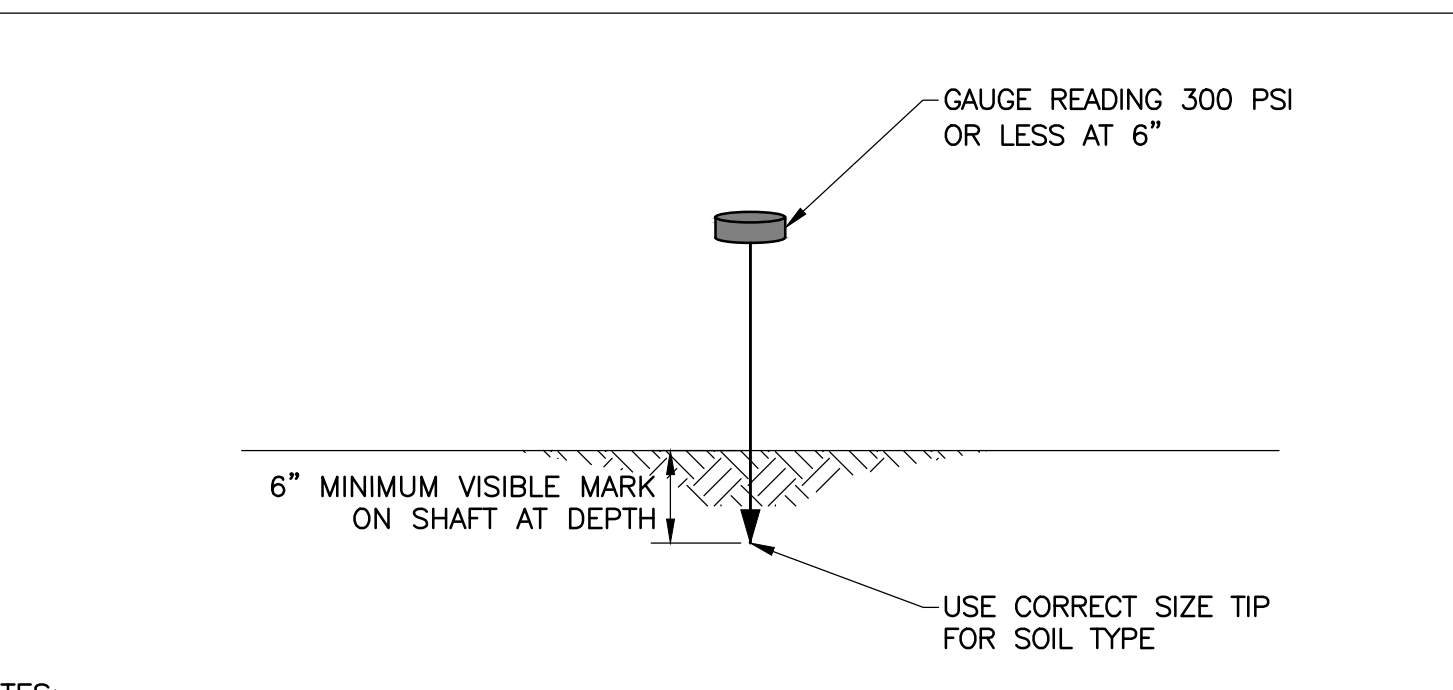
- NOTES:**
- CONTRACTOR SHALL CLEAN INLET FILTER AFTER EVERY STORM EVENT.
 - CONTRACTOR SHALL REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
 - IF BOTTOM OF ROADWAY BOX IS BELOW TOP OF GRATE, CONSTRUCT OPENINGS IN INLET WALL TO ALLOW WATER TO FLOW IN. COVER OPENINGS WITH WELDED WIRE SUPPORT AND FILTER FABRIC.
 - THE PROTECTION DEVICE SHALL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1-YEAR, 24-HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

INLET FILTER



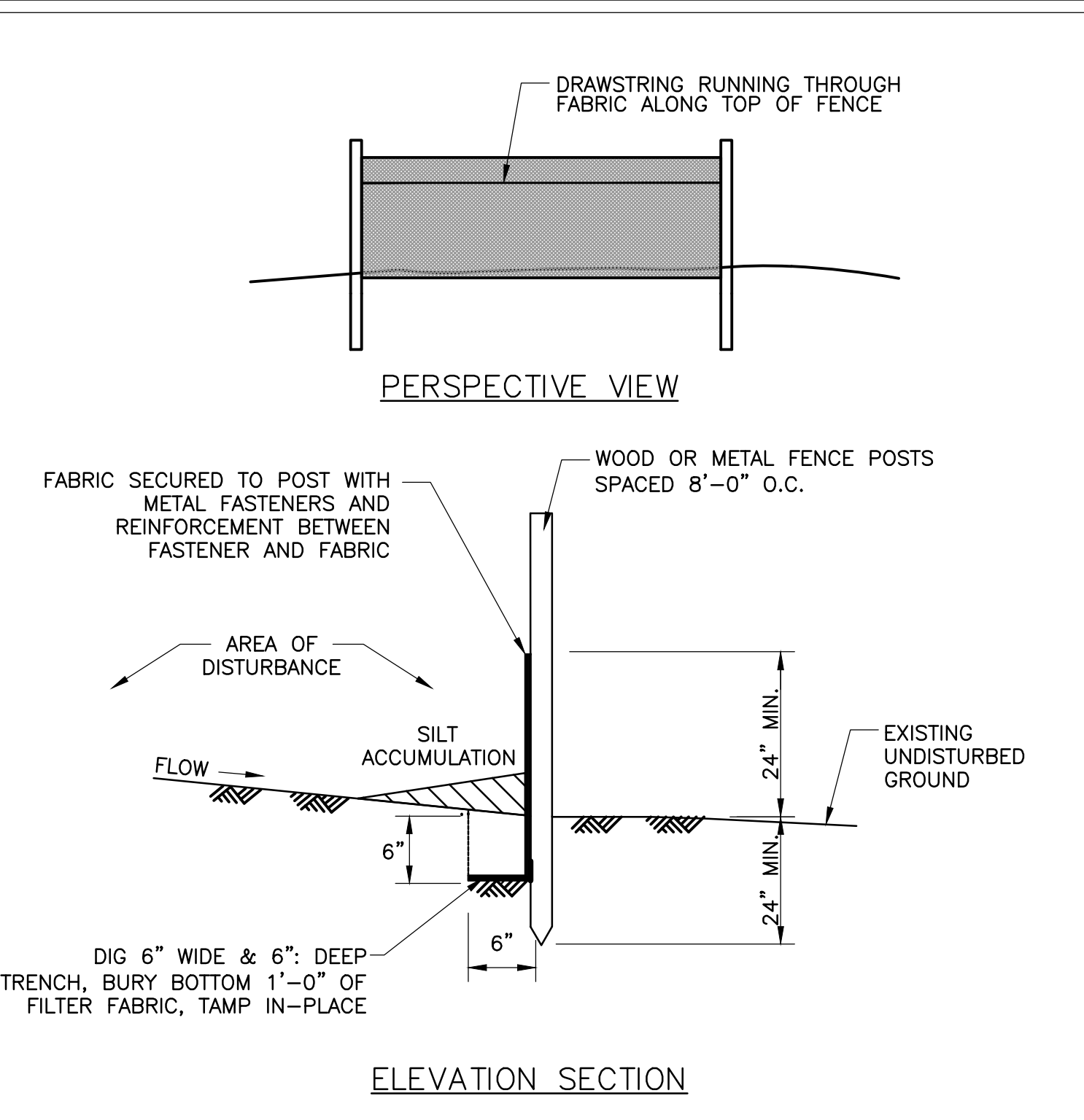
- NOTES:**
- SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.
 - WIRE MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

**PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)**



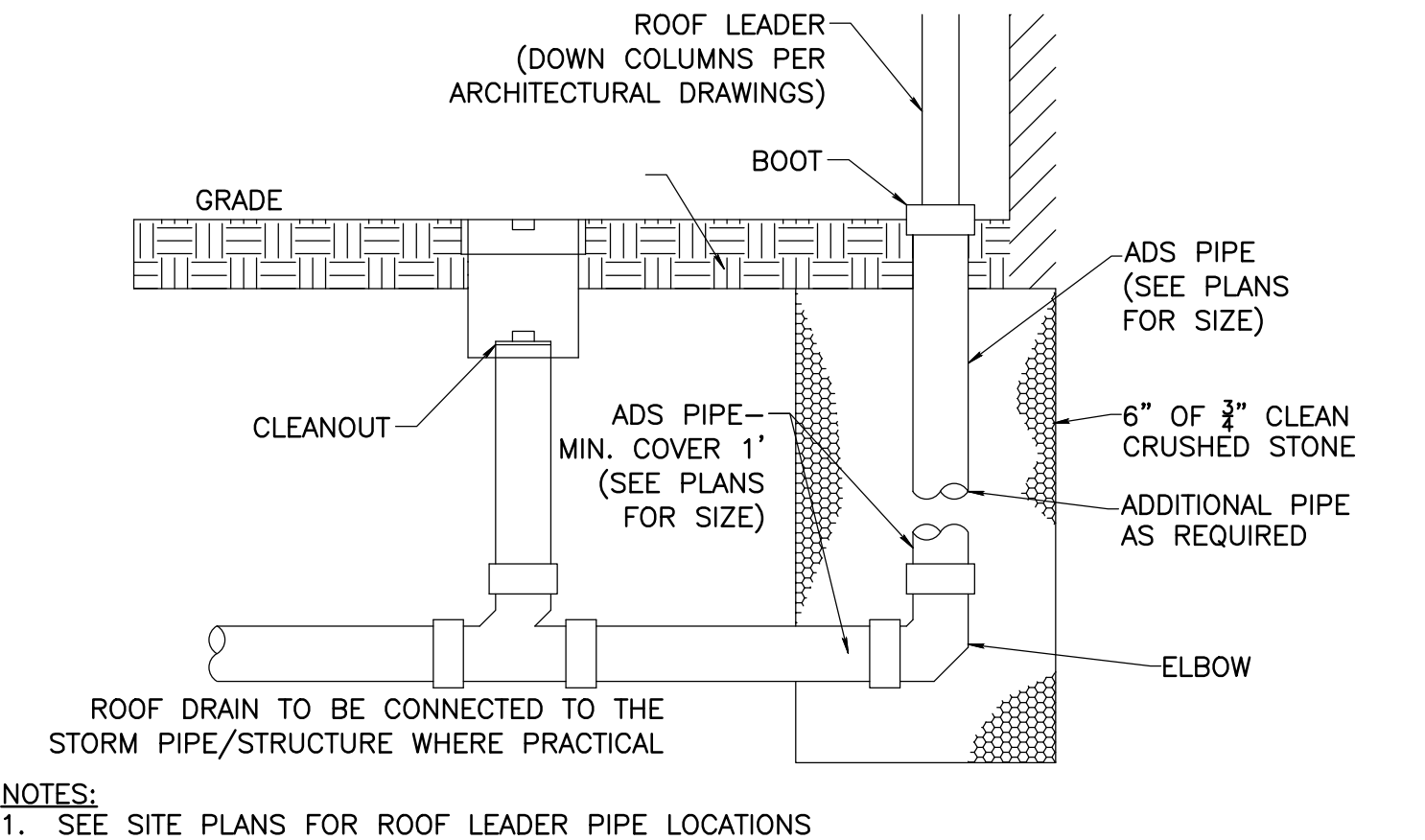
- NOTES:**
- SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6" WITH LESS THAN 300 PSI READING ON THE GAUGE.
 - PENETROMETER MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

HANDHELD SOIL PENETROMETER TEST

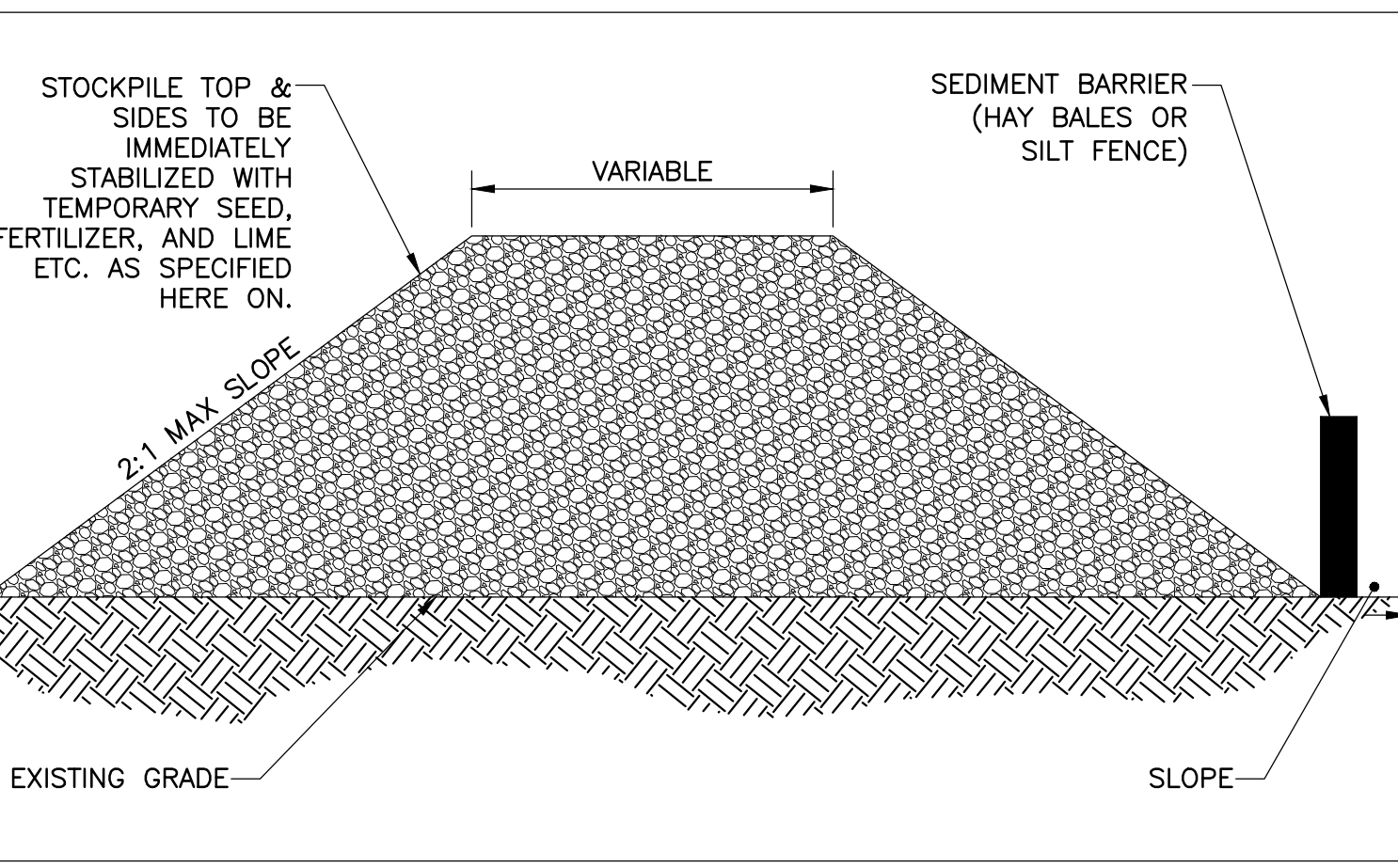


- NOTES:**
- PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLANS.
 - THE SLOPE OF THE LAND FOR AT LEAST THIRTY (30'-0") FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED FIVE (5%) PERCENT.
 - SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS AROUND THE SIDES OF THE FENCE.
 - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
 - SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE SOIL CONSERVATION DISTRICT.

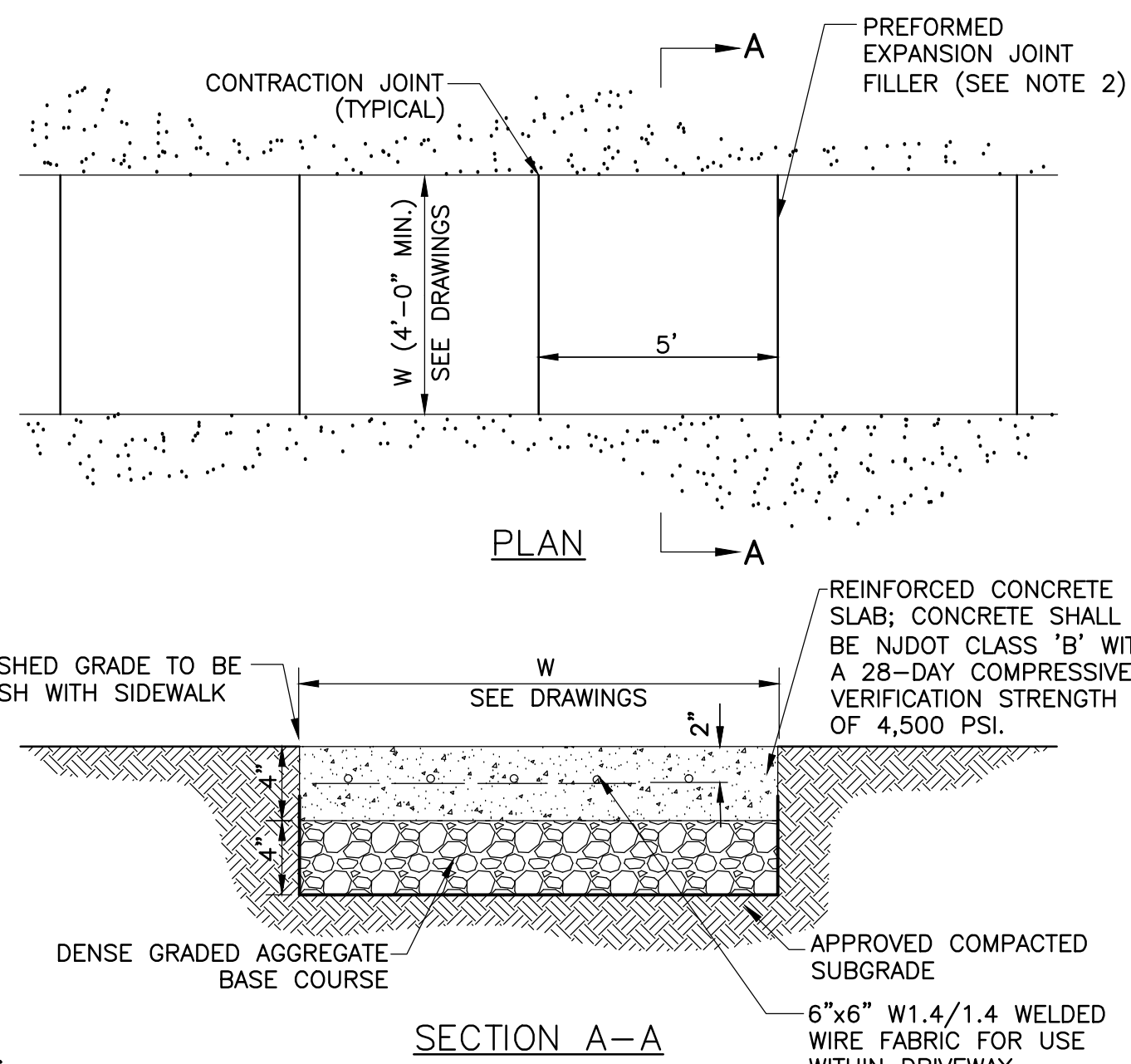
SILT FENCE



ROOF-LEADER DRAIN



TYPICAL STOCKPILE SECTION

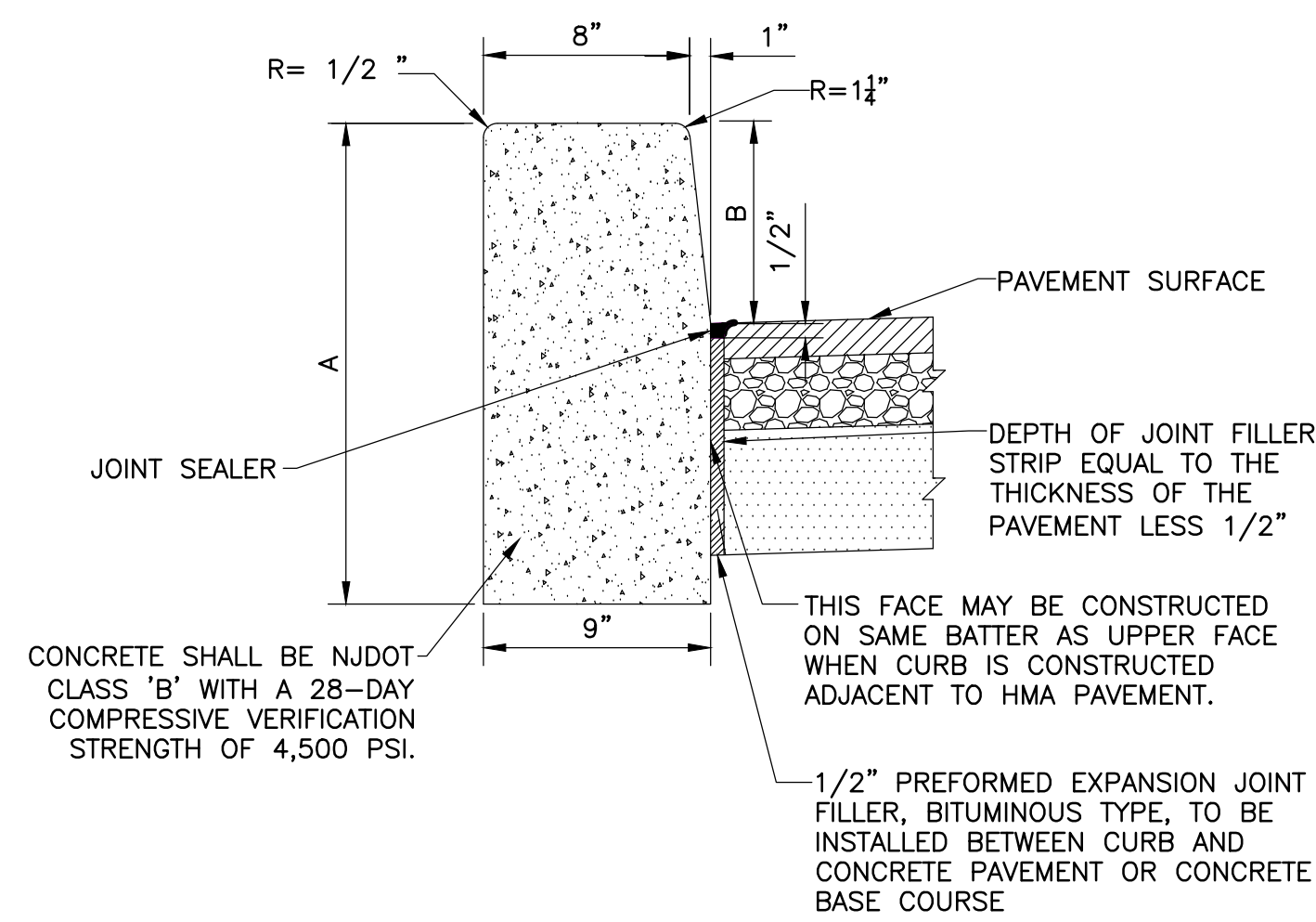


NOTES:

- CONCRETE SIDEWALK:
 - EXPANSION JOINTS, CONSISTING OF PREMOLDED BITUMINOUS JOINT FILLER, IN ACCORDANCE WITH ASTM DESIGNATION D-1751, ONE-HALF (1/2") THICK AND AS DEEP AS THE FULL DEPTH OF THE WALK, SHALL BE PLACED AT INTERVALS OF TWENTY (20') LONGITUDINALLY ALONG WALKS OR AS DIRECTED. EXPANSION JOINTS SHALL ALSO BE PLACED WHEREVER THE WALK ABUTS THE BUILDING, CONCRETE CURB, A LIGHTING STANDARD OR ANY OTHER RIGID OBJECT. THE JOINT FILLER SHALL BE SET ONE-QUARTER (1/4") BELOW THE FINISHED SURFACE OF THE CONCRETE.
 - CONSTRUCTION JOINTS SHALL BE PLACED IN ALL WALKS AT FIVE (5') FOOT INTERVALS OR AS DIRECTED. THESE JOINTS SHALL ALSO BE FORMED BY SCORING A SLOT IN THE SLAB ABOUT ONE (1") DEEP, EDGED WITH A DOUBLE EDGER HELD AGAINST A STRAIGHT EDGE BEFORE THE CONCRETE HAS HARDENED AND DURING THE FINISHING PROCESS.
- MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT, UNLESS OTHERWISE INDICATED ON DRAWINGS.
- REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
- SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
- AT DRIVEWAYS AND APRONS, THE CONCRETE THICKNESS SHALL BE INCREASED TO SIX (6") INCHES.

CONCRETE SIDEWALK

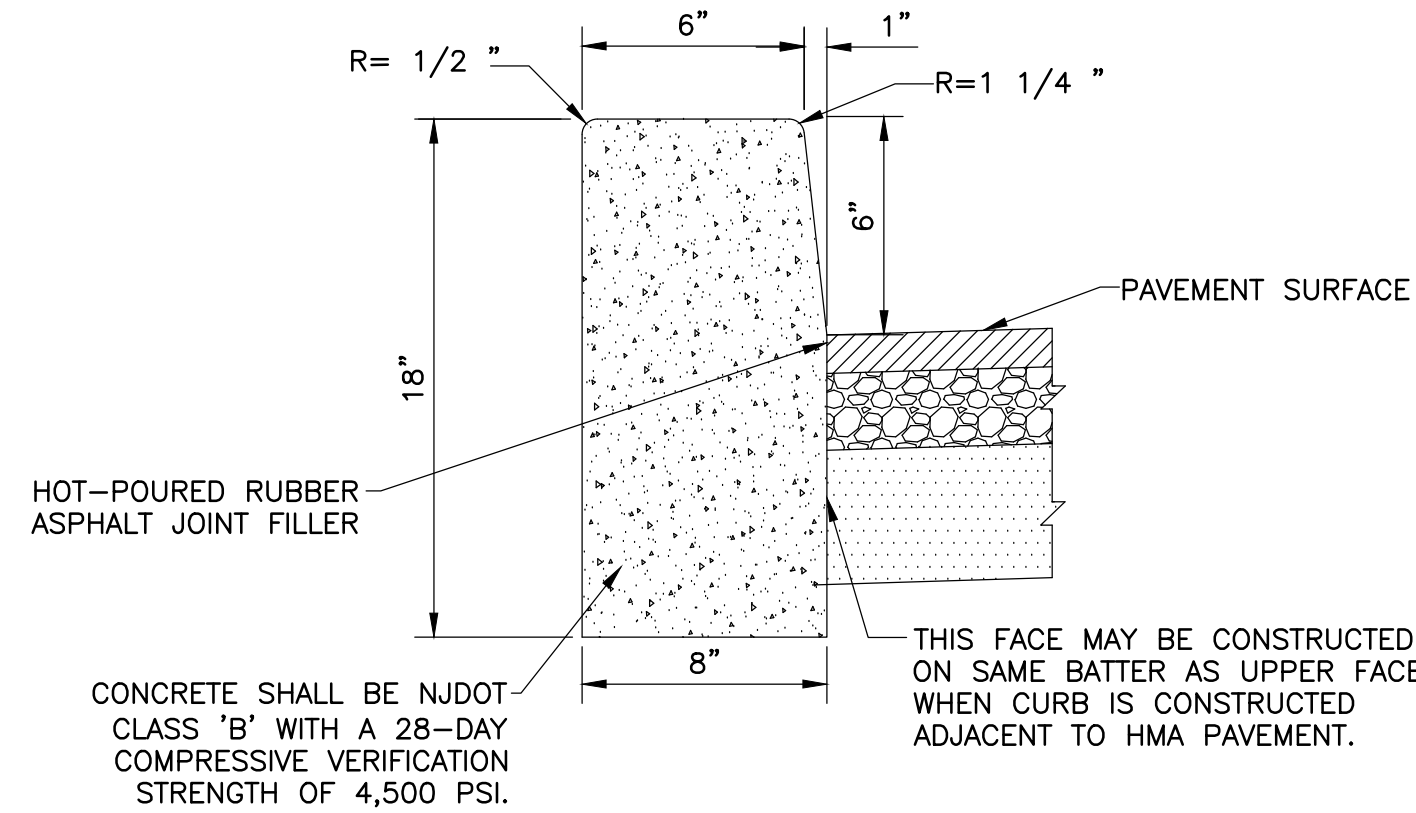
CURB SIZE	DIM. A	DIM. B
9"x16"	16"	4"
9"x18"	18"	6"



NOTES:

- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE SO ARRANGED THAT THEY MATCH EXPANSION JOINTS IN ADJACENT CONCRETE PAVEMENTS AND SIDEWALKS.
- JOINTS SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF CURB.

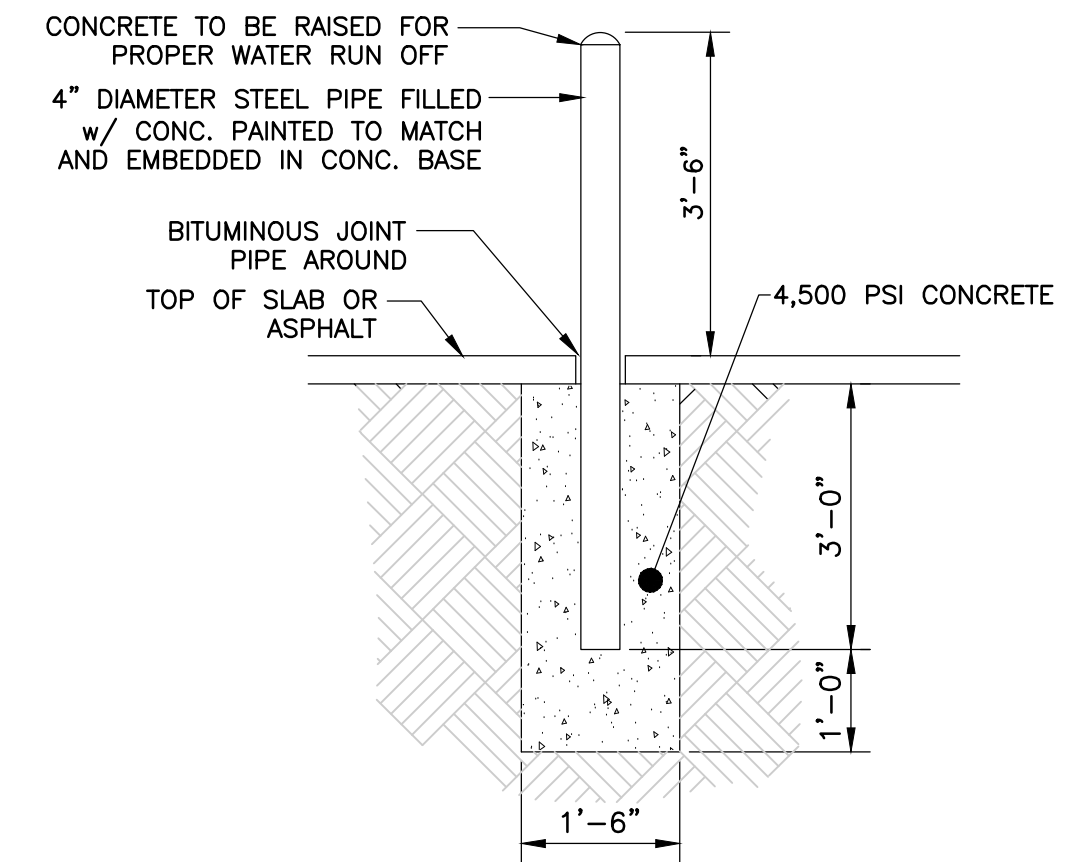
NJDOT CONCRETE CURB



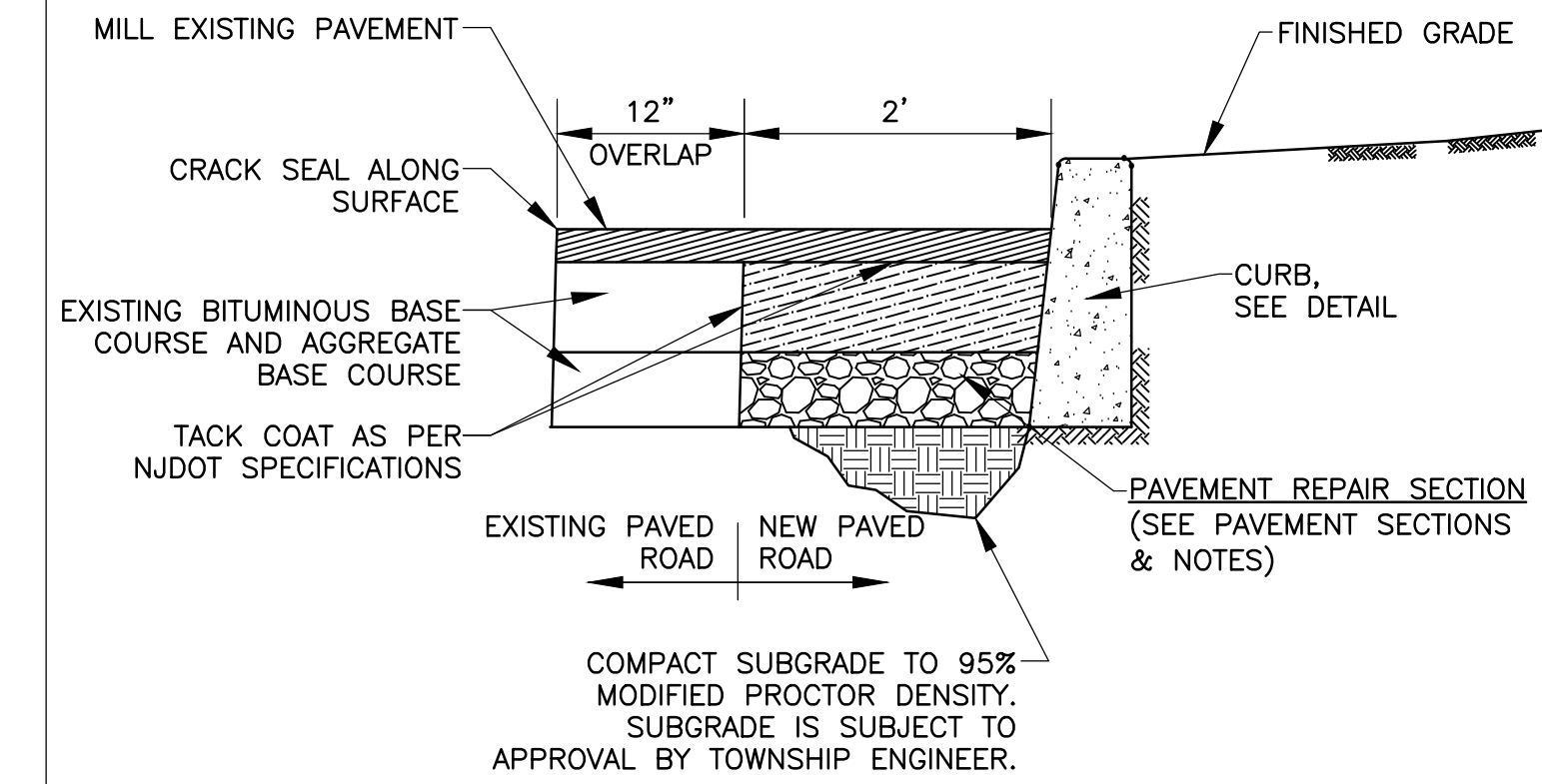
NOTES:

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- JOINTS SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF CURB.

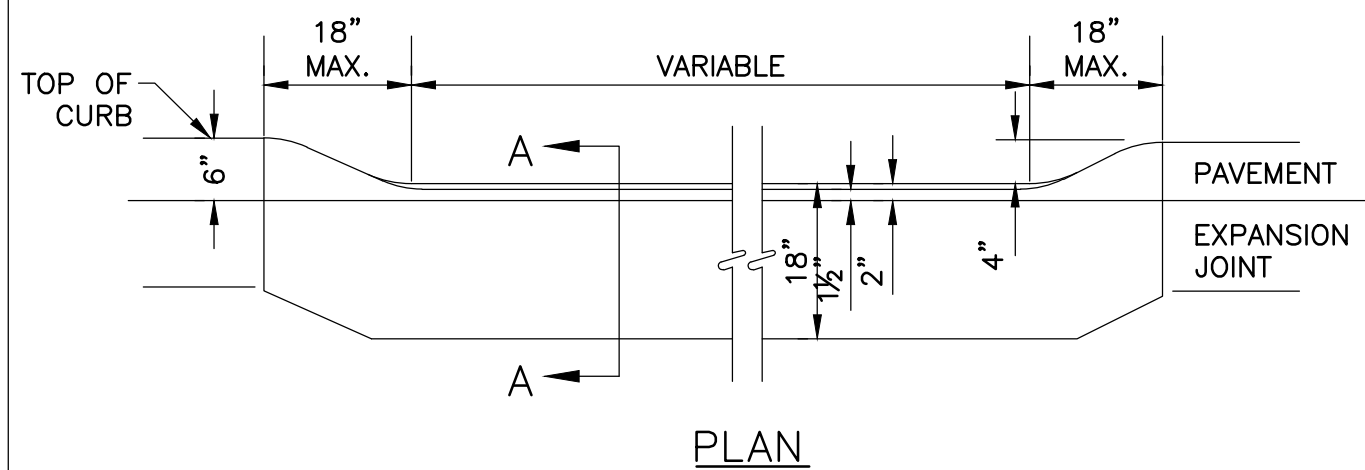
CONCRETE VERTICAL CURB



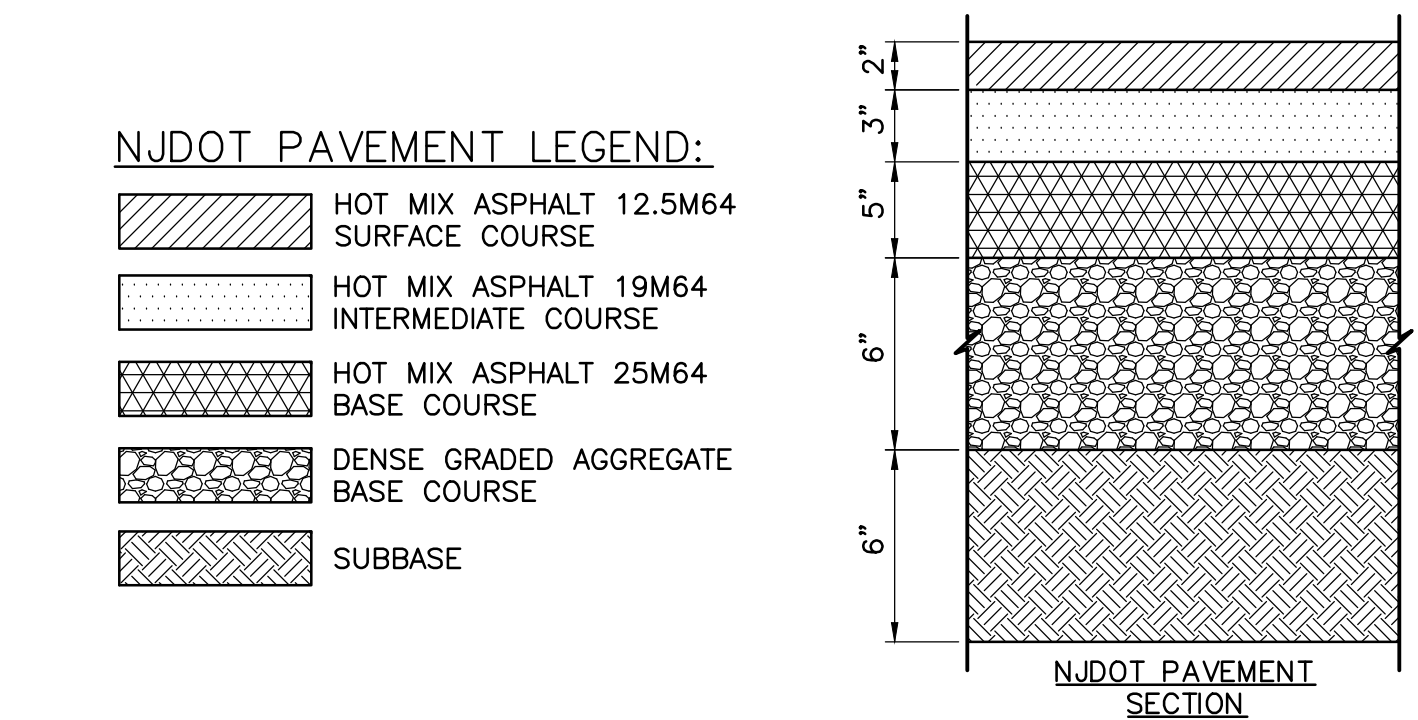
CONCRETE BOLLARD



CONCRETE CURB & PAVEMENT INSTALLATION



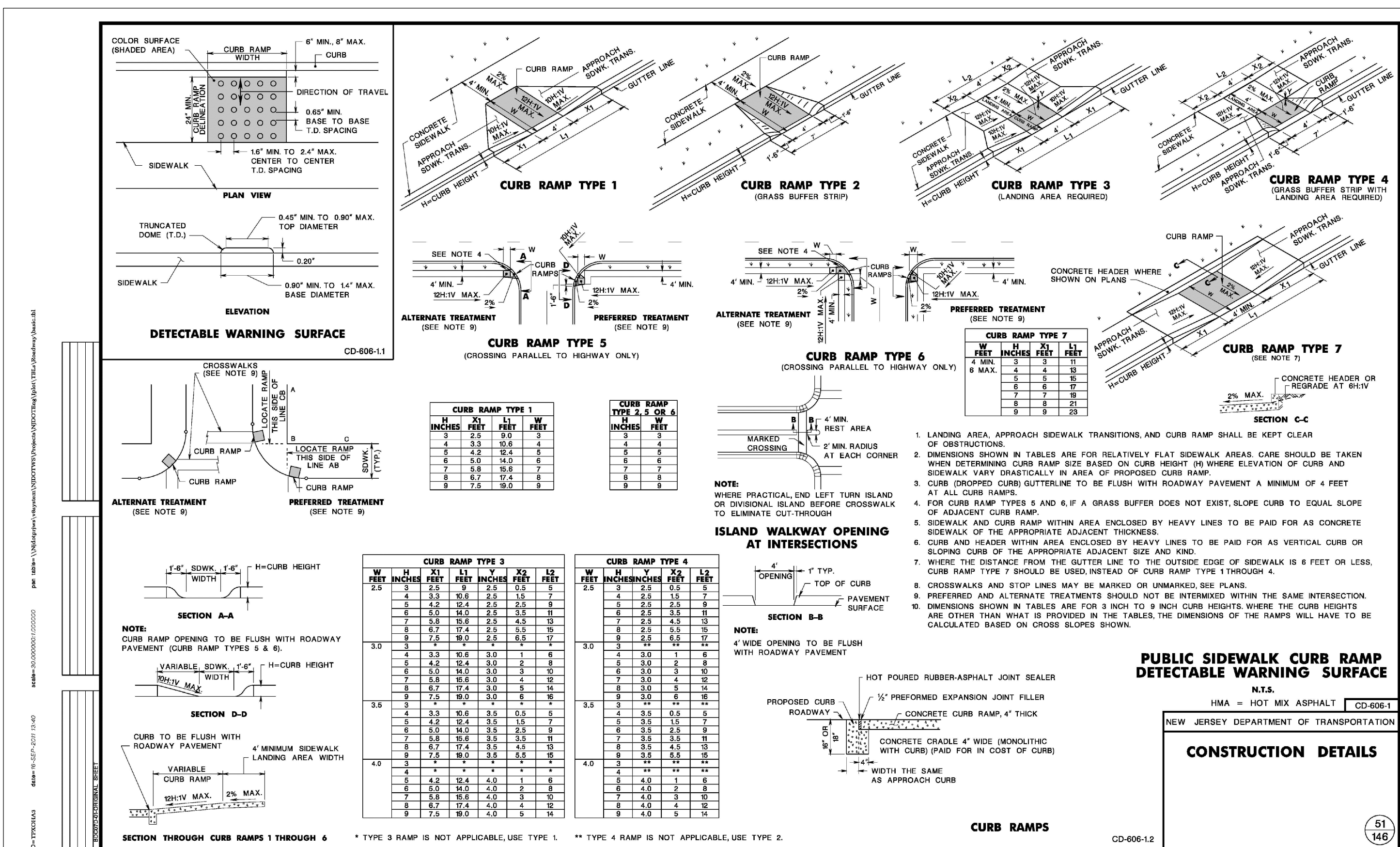
DEPRESSED CURB AND CONCRETE APRON



NOTES:

- THE CONTRACTOR SHALL INSTALL ALL PAVEMENTS AS SPECIFIED IN THE LOCATIONS AND TO THE GRADES AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE. MATERIALS, METHODS OF CONSTRUCTION AND TYPE AND THICKNESS OF PAVEMENT COURSES SHALL BE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- PRIOR TO THE START OF PAVING OPERATIONS, THE SUBGRADE SURFACE SHALL BE PREPARED BY FILLING IN WHEEL RUTS, EROSIONS, AND ALL OTHER GROUND DISTURBANCES REGARDLESS OF CAUSE. THE GROUND SURFACE SHALL BE FINE GRADED SO THAT AFTER COMPACTION THE SUBGRADE SURFACE SHALL BE AT THE PROPER ELEVATION (+/- 0.05') TO ACCOMMODATE THE PAVEMENT STRUCTURE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE SOIL MATERIAL AND REPLACING THE UNSUITABLE MATERIAL AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- CONTRACTOR SHALL REFER TO THE SOILS REPORT FOR GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL REPLACE DISTURBED PAVEMENT TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
- ALL ASPHALT CONSTRUCTION PAVING JOINTS SHALL BE TACK COATED JUST PRIOR TO THE CONTINUATION OF PAVING OPERATIONS.
- LIMITS OF FULL DEPTH PAVEMENT, MILLING, AND LEVELING ARE APPROXIMATE.

PAVEMENT SECTIONS



ADA RAMPS

Michael E. Dipple
 2/8/21

Michael E. Dipple, P.E.
 Date
 New Jersey Professional Engineer #24GE04081200

OWNER/APPLICANT:
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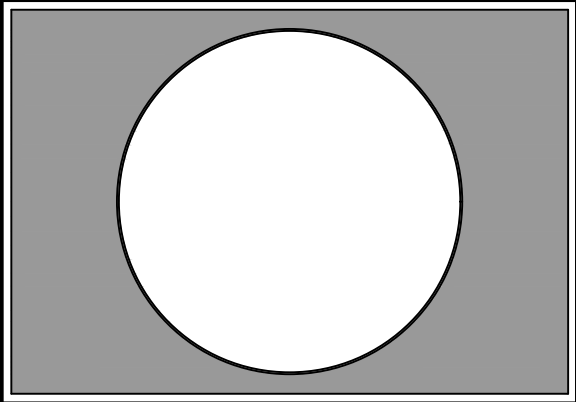
DATE: 2/8/21

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DRAWING TITLE:
 DETAILS - 2

SCALE: REFER TO PLAN
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 APPROVED: MED
 L2A PROJ. No.: 2001.223
 DRAWING No.:

C-10

Michael E. Dipple
2/8/21

Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

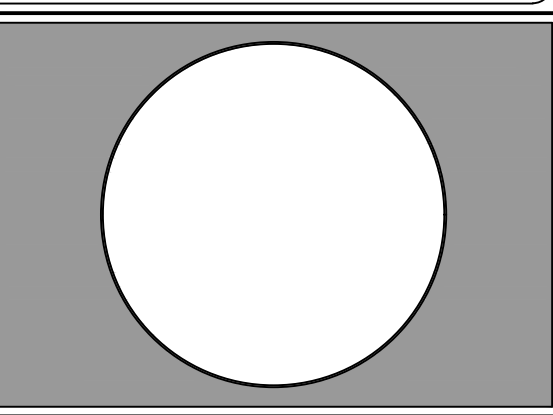
OWNER/APPLICANT:
R2T2, LLC
1103 INDUSTRIAL PARKWAY
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732.223.3520 (PHONE)

SURVEYOR:
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ARCHITECT:
STUDIO 200 ARCHITECTURE, LLC.
200 UNION AVENUE
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732.528.2240 (PHONE)

NO.	REVISION	DATE
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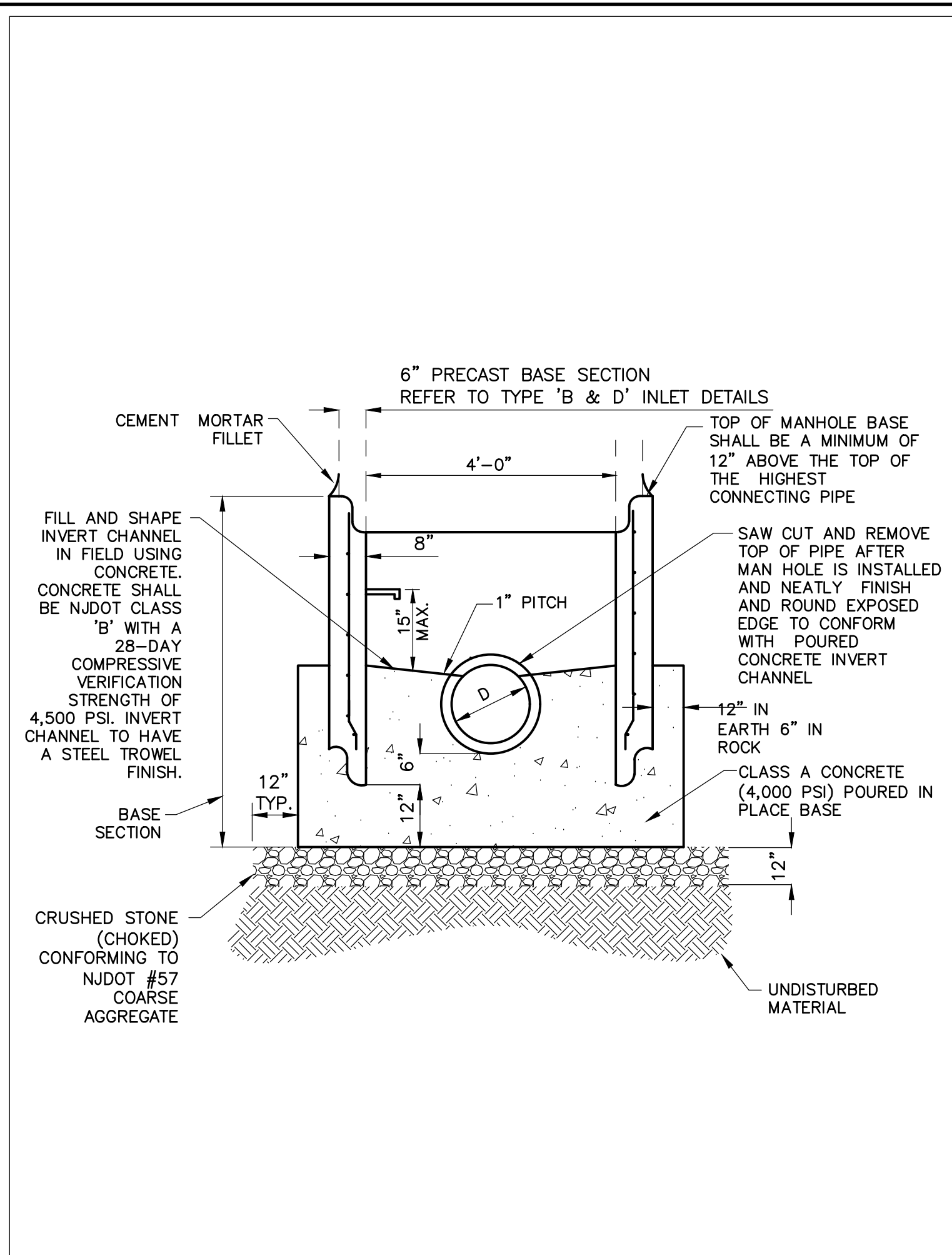
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PROPOSED MULTI-FAMILY BUILDING
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NJ
BLOCK 45, LOT 1, TAX MAP 7



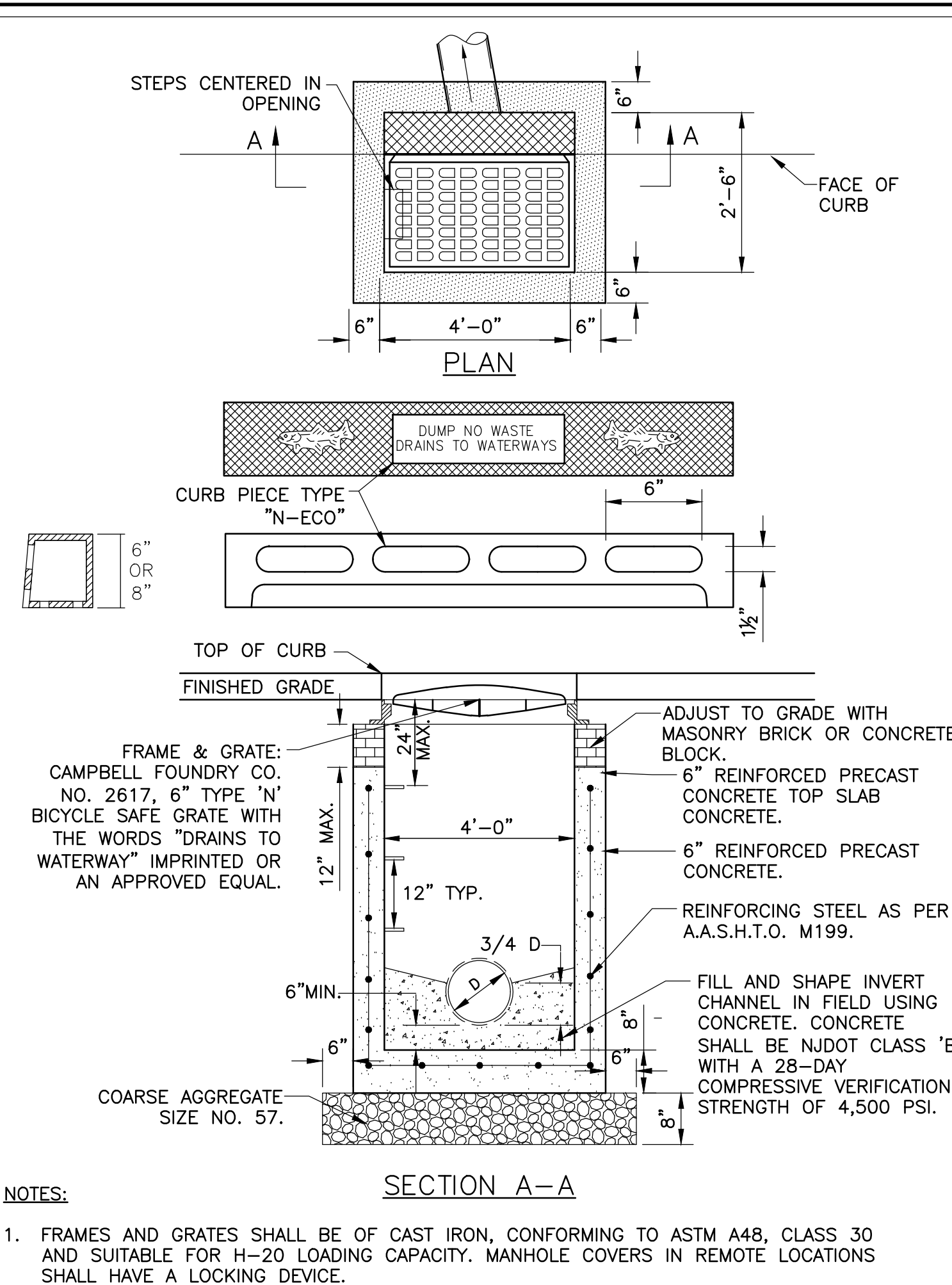
DRAWING TITLE:
DETAILS - 3

SCALE: REFER TO PLAN
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DESIGNED: RPC
APPROVED: MED
L2A PROJ. No.: 2001.223
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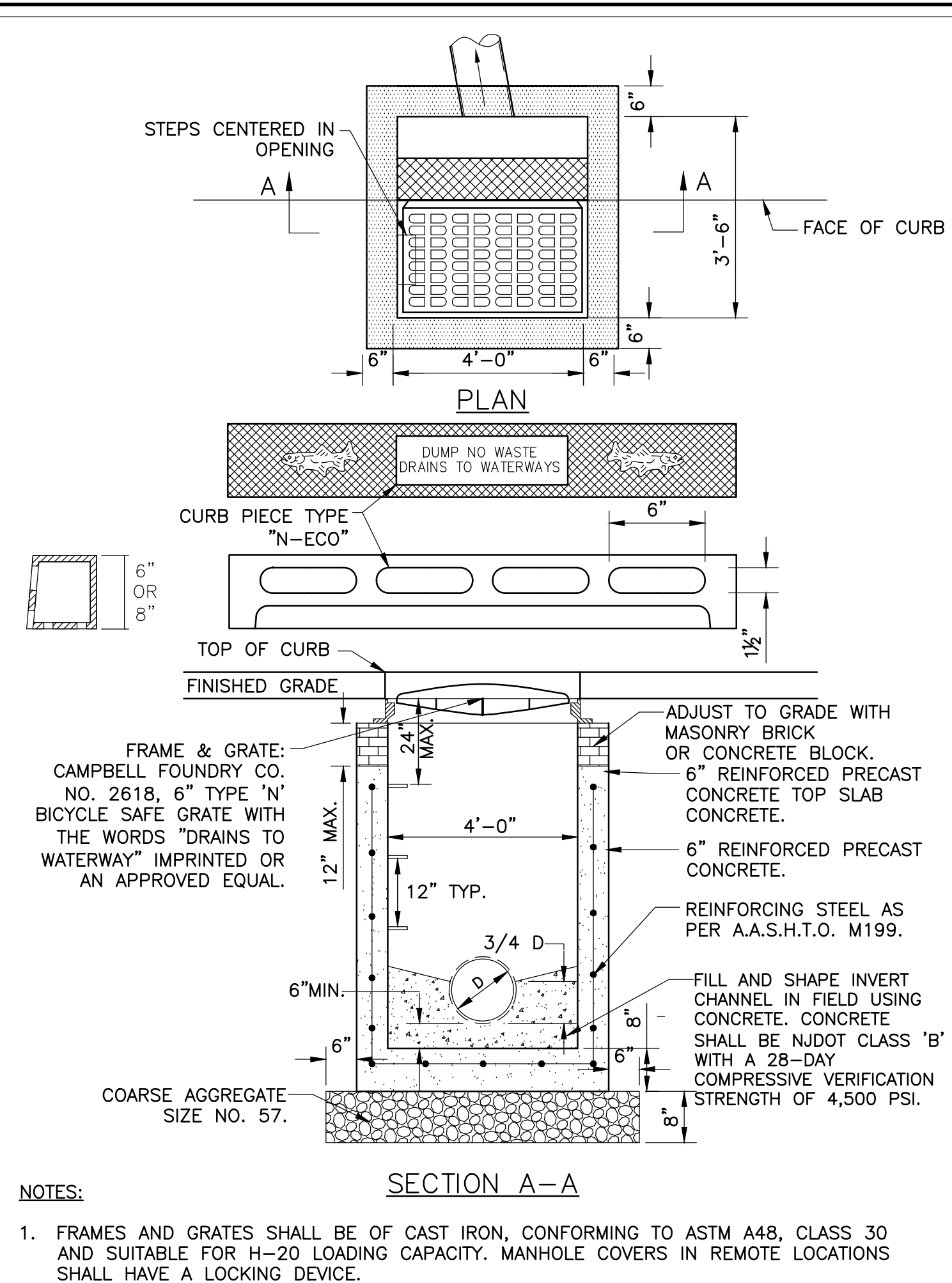
C-11



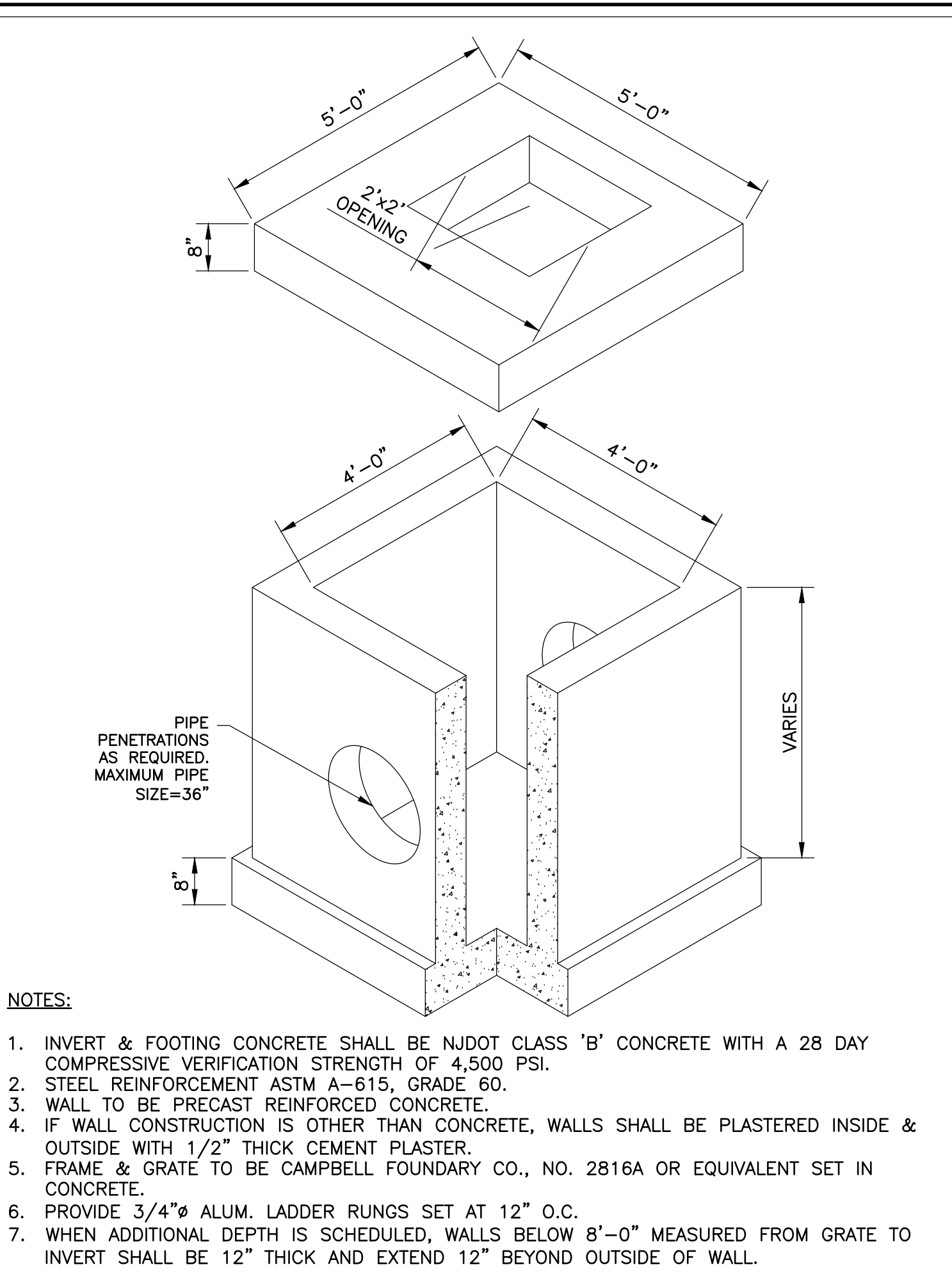
DOGHOUSE INLET



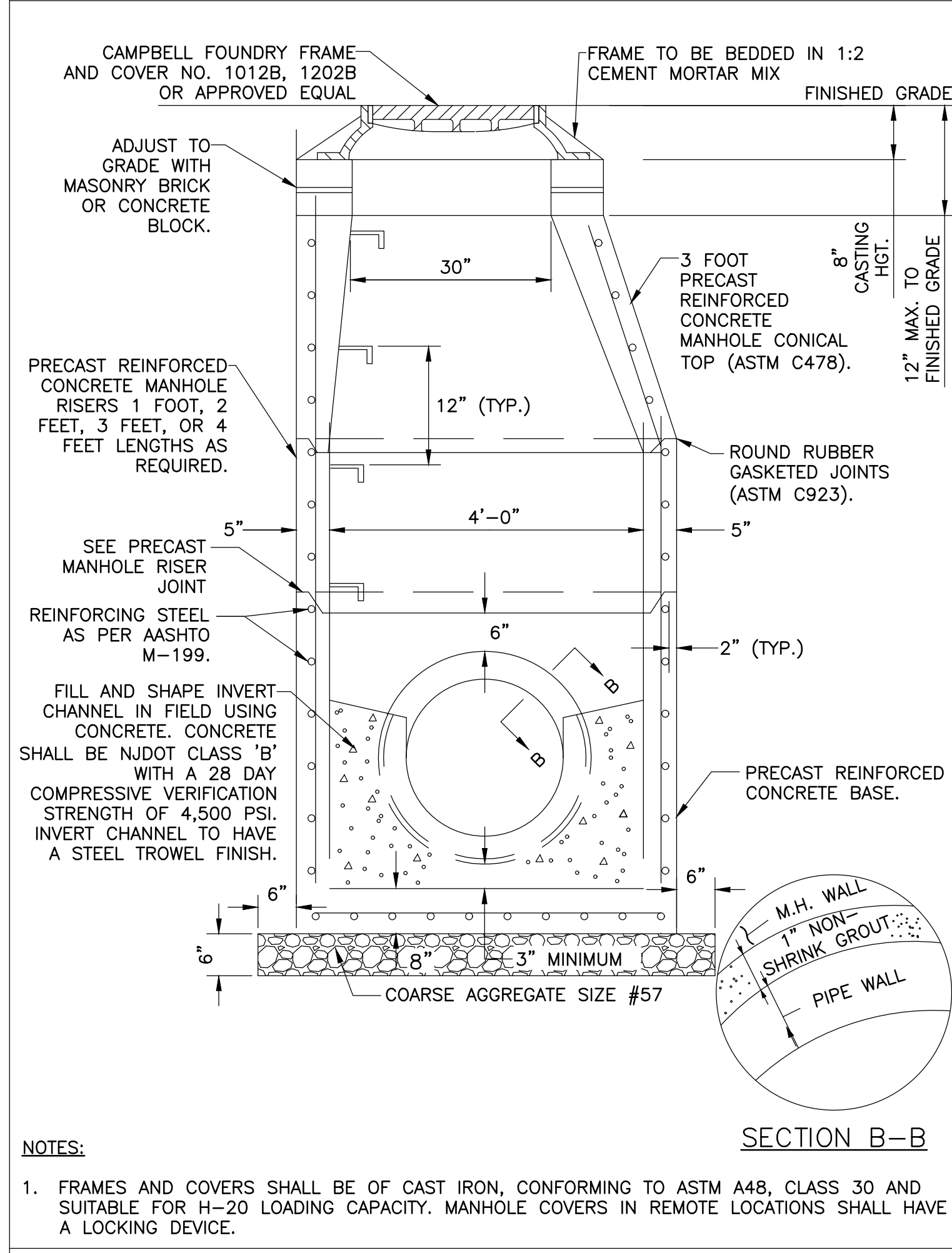
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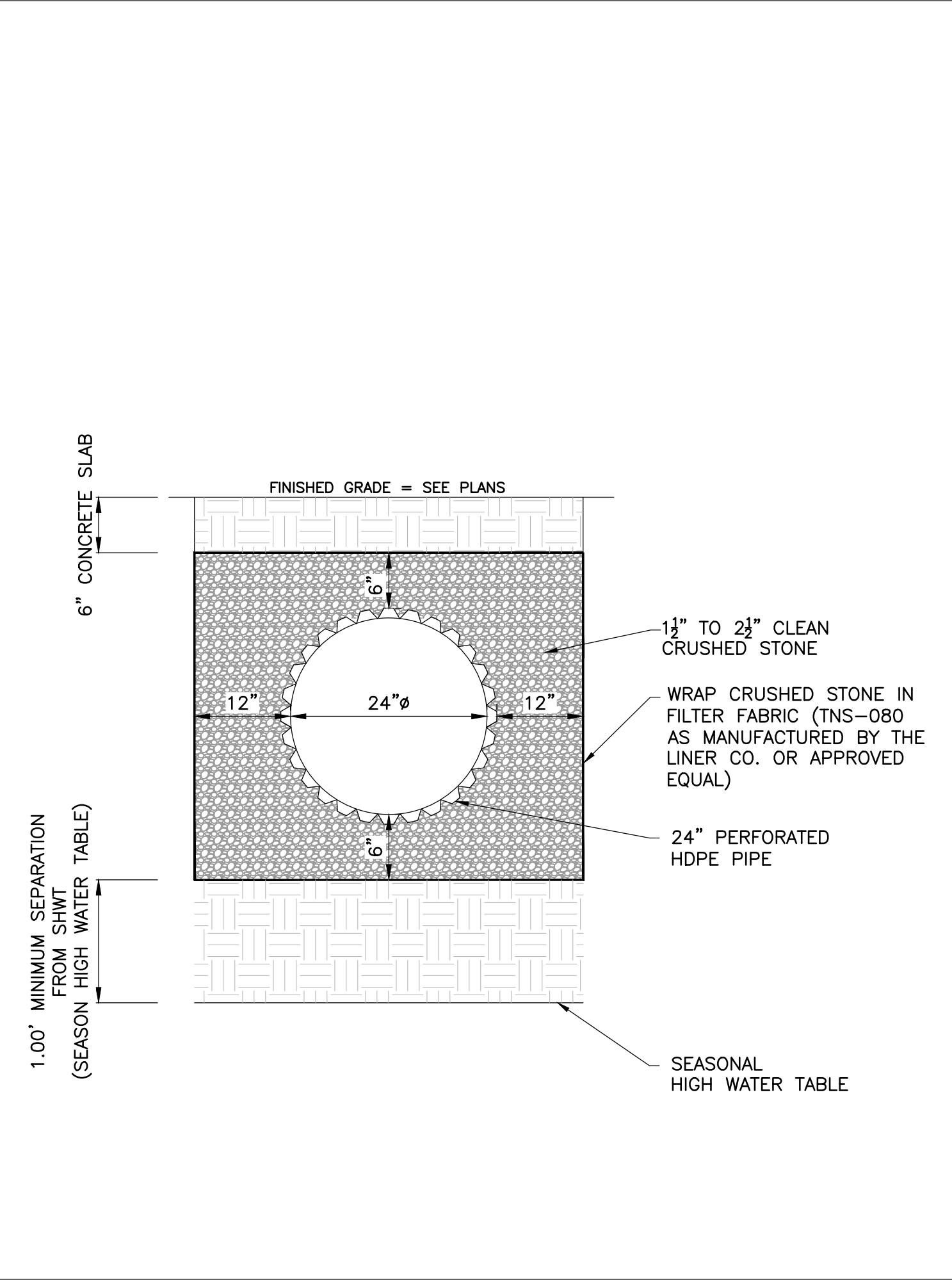
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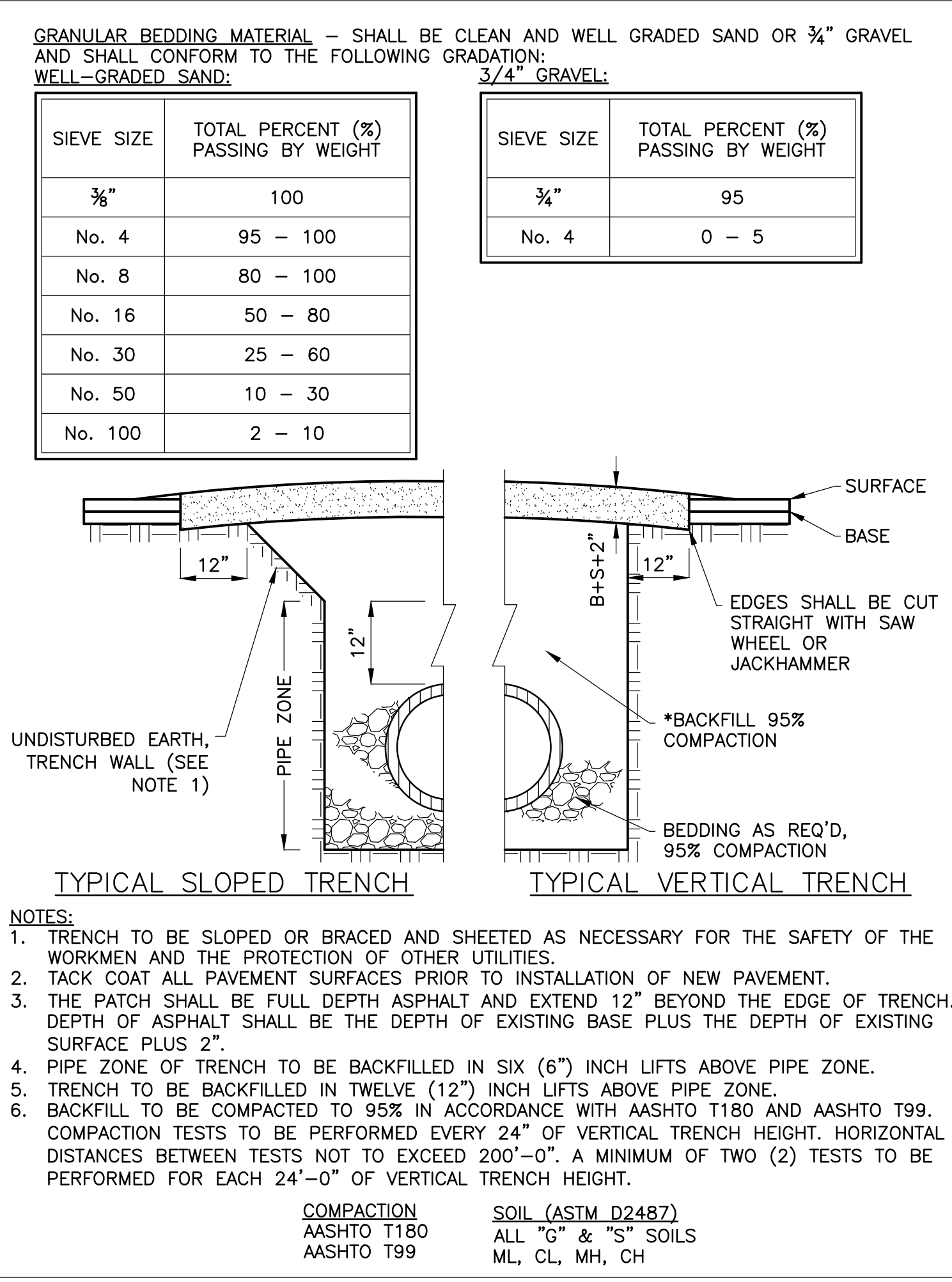
YARD INLET



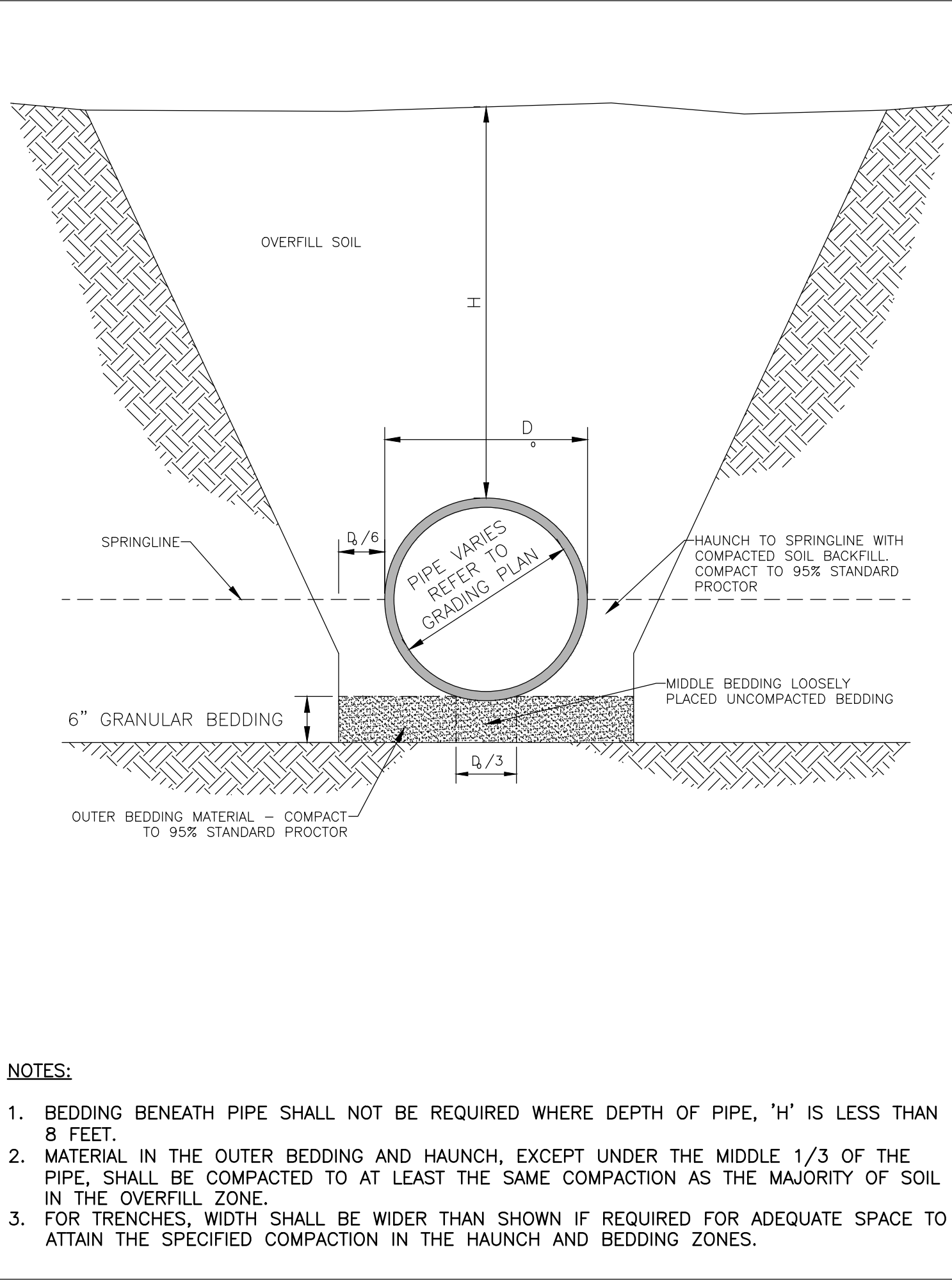
STORM SEWER MANHOLE



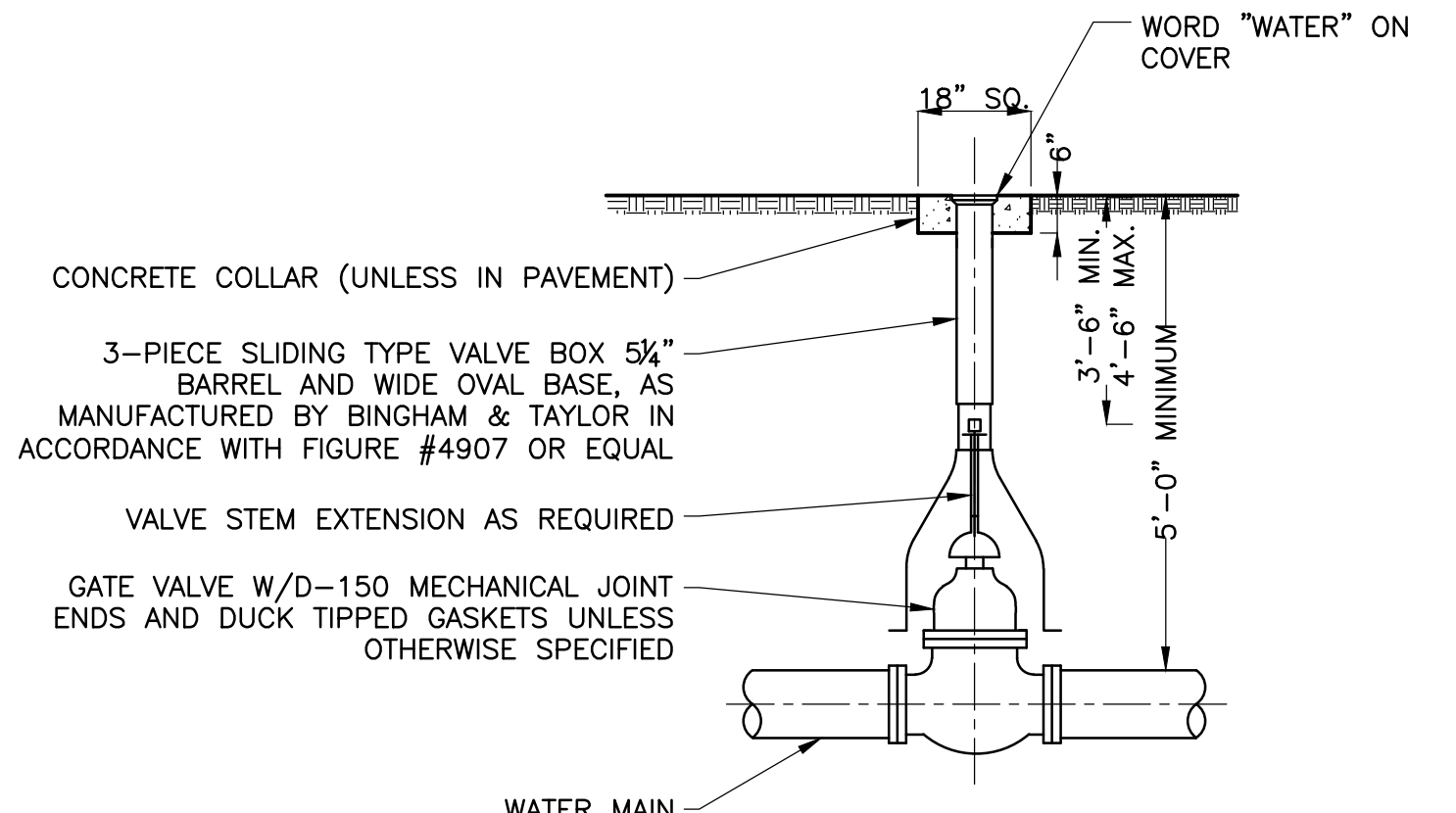
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TYPICAL TRENCH



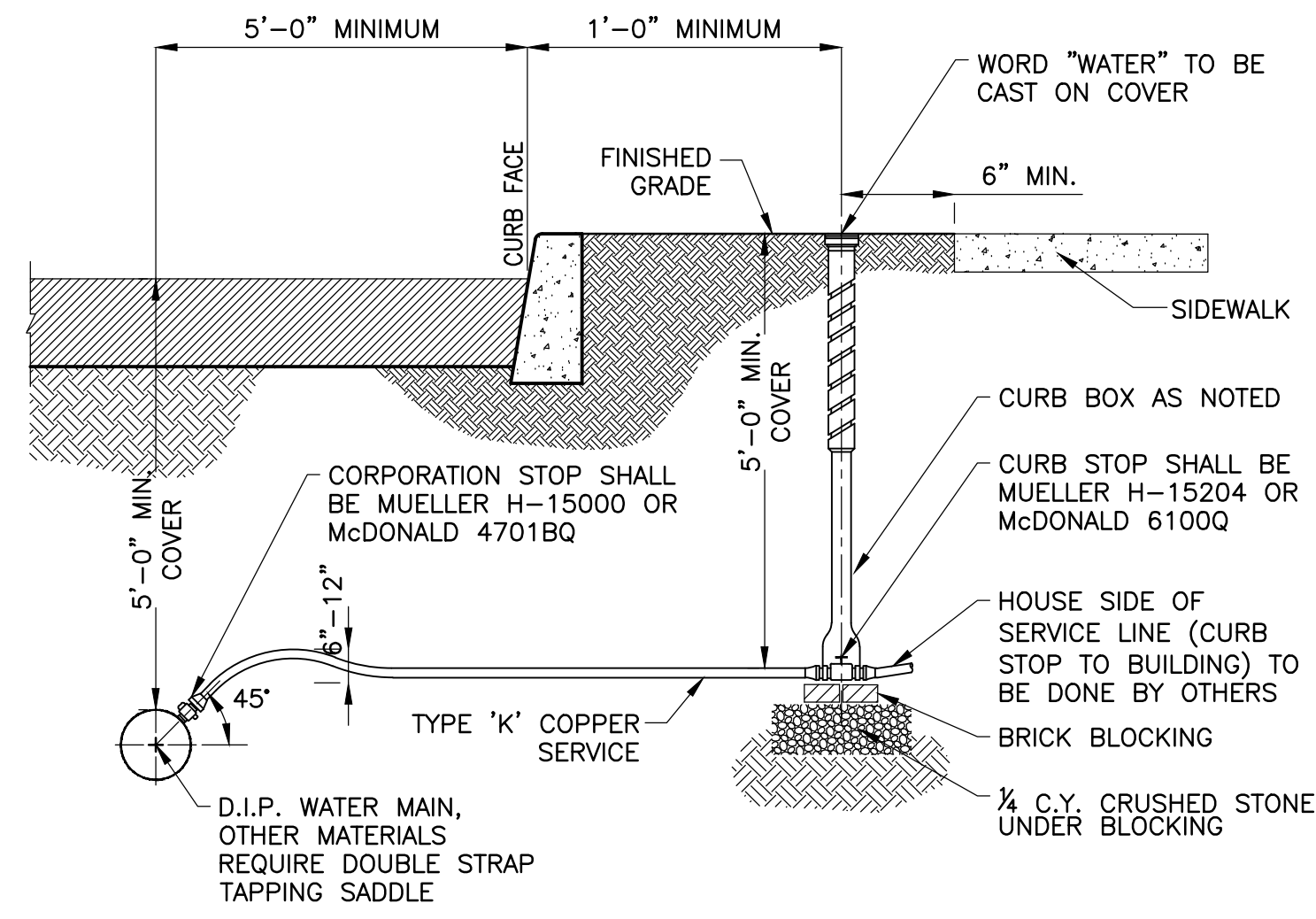
PIPE BEDDING & MATERIALS



ELEVATION

- NOTES:**
- ALL GATE VALVES SHALL BE BRONZE DOUBLE DISK GATE VALVE MANUFACTURED IN ACCORDANCE WITH AWWA C-500. GATE VALVES SHALL BE AS MANUFACTURED BY THE MUELLER CORP. OR EQUAL.
 - IF SPECIFIED ON THE DRAWINGS THE VALVE SHALL BE RESTRAINED TO FULL LENGTHS OF PIPE ON BOTH ENDS.
 - ALL VALVES ON STUB ENDS SHALL BE RESTRAINED TO A FULL LENGTH OF PIPE ON EACH SIDE OF THE VALVE UNLESS OTHERWISE SPECIFIED.
 - ALL VALVES SHALL BE "LEFT-HANDED" (COUNTER-CLOCKWISE TO OPEN).
 - IF AN OPERATING NUT IS MORE THAN 4'-6" FEET BELOW THE GROUND SURFACE A VALVE STEM EXTENSION MUST BE INSTALLED TO BRING IT BETWEEN 3'-6" AND 4'-6" FROM THE GROUND SURFACE.
 - VALVE STEM EXTENSIONS SHALL BE ATTACHED TO THE OPERATING NUT BY PIN CONNECTION AND HAVE A GUIDE RING. THEY SHALL BE AS MANUFACTURED BY BINGHAM & TAYLOR OR APPROVED EQUAL.

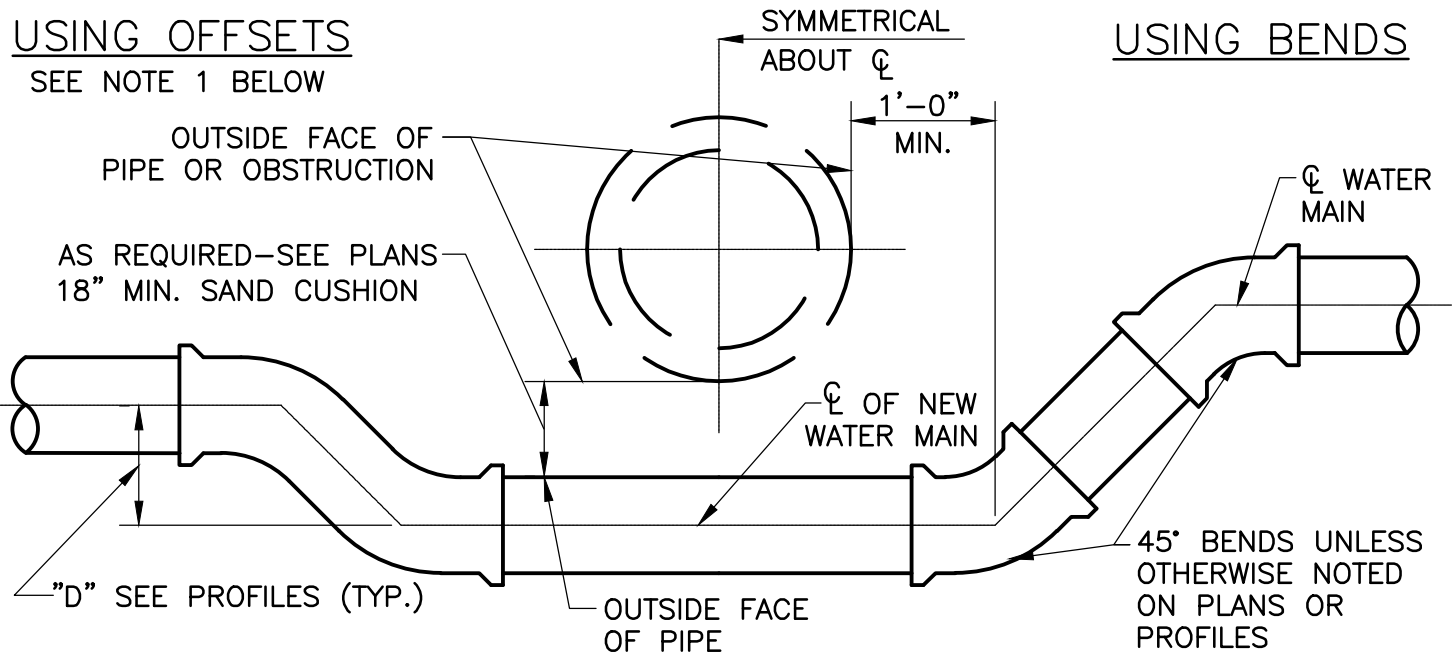
GATE VALVE & BOX



LINE DIA.	CURB BOX	WITH STATIONARY ROD	LID
1"	MUELLER H-10314 OR McDONALD 5601	YES	MUELLER 89982
1 1/2"	MUELLER H-10314 OR McDONALD 5601 CURB BOX & 5700 ENLARGED BASE	YES	MUELLER 89982
2"	MUELLER H-10310 OR McDONALD 5601 CURB BOX & 5700 ENLARGED BASE	NO	MUELLER 89981

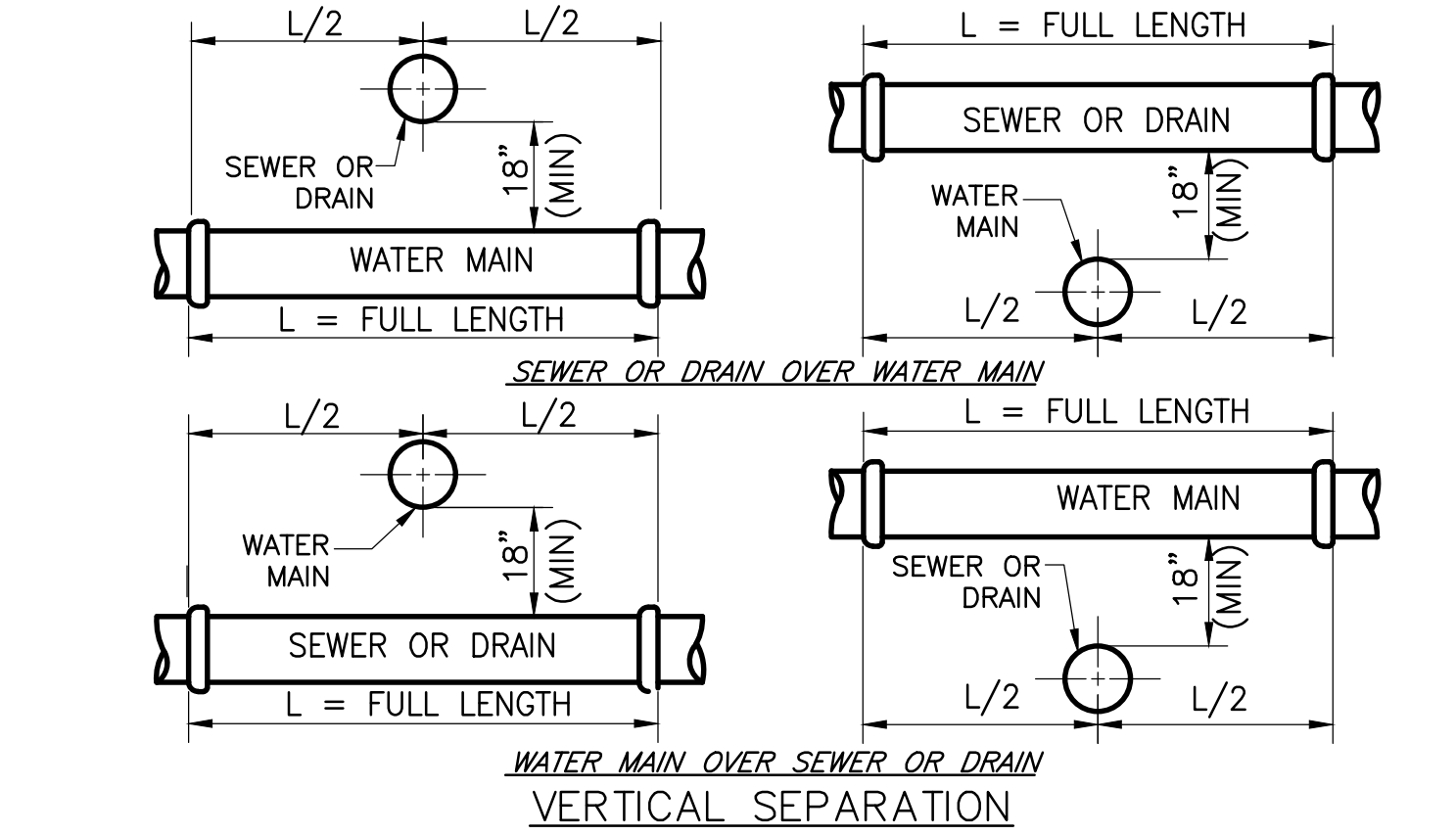
- NOTES:**
- CURB BOX SHALL NOT BE LOCATED IN THE SIDEWALK, ROADWAY OR CURB.
 - CURB BOX SHALL BE LOCATED BEHIND THE SIDEWALK FOR INTEGRAL CURB AND SIDEWALK.
 - IN GENERAL, THE CURB BOX SHOULD BE LOCATED BETWEEN THE CURB AND SIDEWALK.
 - THE AUTHORITY'S RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE WATER MAIN, CORPORATION STOP, SERVICE LINE TO AND INCLUDING THE CURB STOP. THE MAINTENANCE OF THE CONNECTION OF THE SERVICE TIE TO THE CURB TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND NOTIFICATION OF ALL APPROPRIATE AGENCIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING NJ AMERICAN WATER FOR INSPECTION AT LEAST 48-HOURS IN ADVANCE OF THE WORK BEING PERFORMED.
 - SERVICE CONNECTIONS LARGER THAN 2" SHALL BE DUCTILE IRON PIPE WITH STANDARD GATE VALVE AND BOX.
 - SERVICE LINES SHALL BE A MINIMUM OF 1" TYPE 'K' COPPER FROM THE WATER MAIN TO THE OUTLET SIDE OF THE CURB STOP. FOR OUTSIDE METER PITS, SEE DETAIL.

HOUSE SERVICE CONNECTION

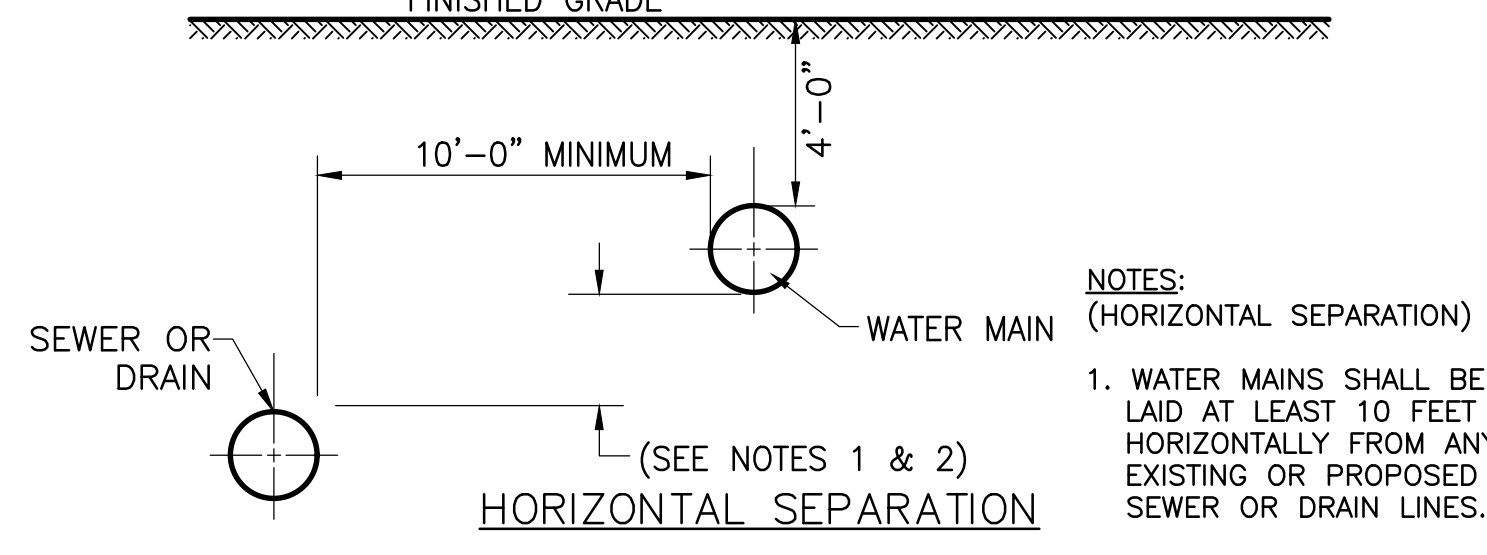


- NOTES:**
- VERTICAL OFFSET FITTINGS MAY BE USED IN PLACE OF BENDS ONLY WHERE "D" IS 18" OR LESS.
 - WATER MAIN CROSSING ABOVE STRUCTURE IS SIMILAR.

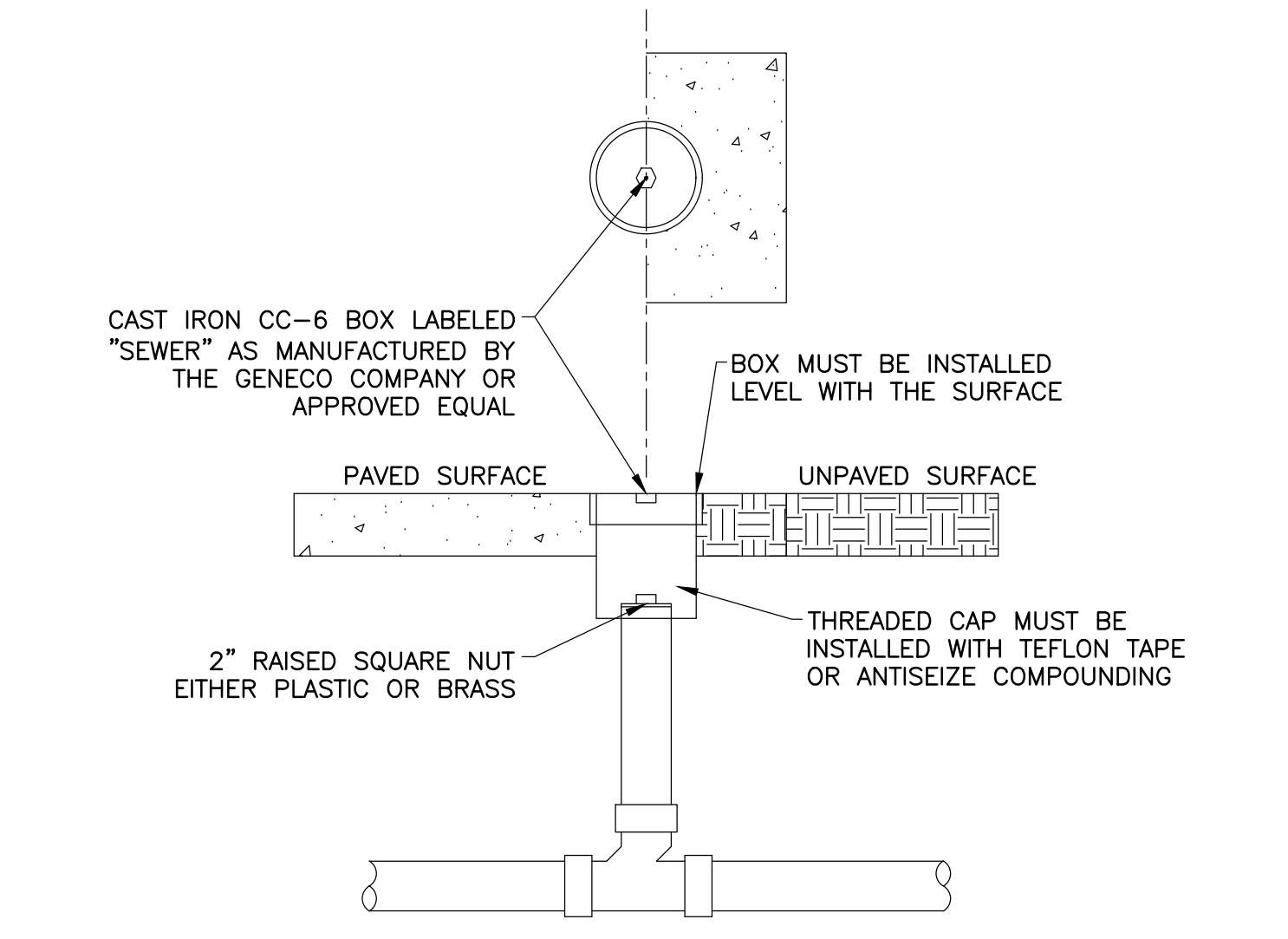
WATER LINE CROSSING BELOW OBSTRUCTION



- NOTES: (VERTICAL SEPARATION)**
- NORMAL CONDITIONS** - WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SEWER OR DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
 - UNUSUAL CONDITIONS** - WHERE APPROPRIATE SEPERATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IF SUCH LATERAL SEPERATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPERATE TRENCHES WITH THE SEWER AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPERATION AS APPROVED BY THE NJSDP.
 - WATER MAIN CROSSINGS UNDER SEWERS**
 - VERTICAL SEPERATION OF 18 INCHES MUST BE PROVIDED.
 - ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
 - FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
 - SEWERS MUST BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS AND PRESSURE TESTED.

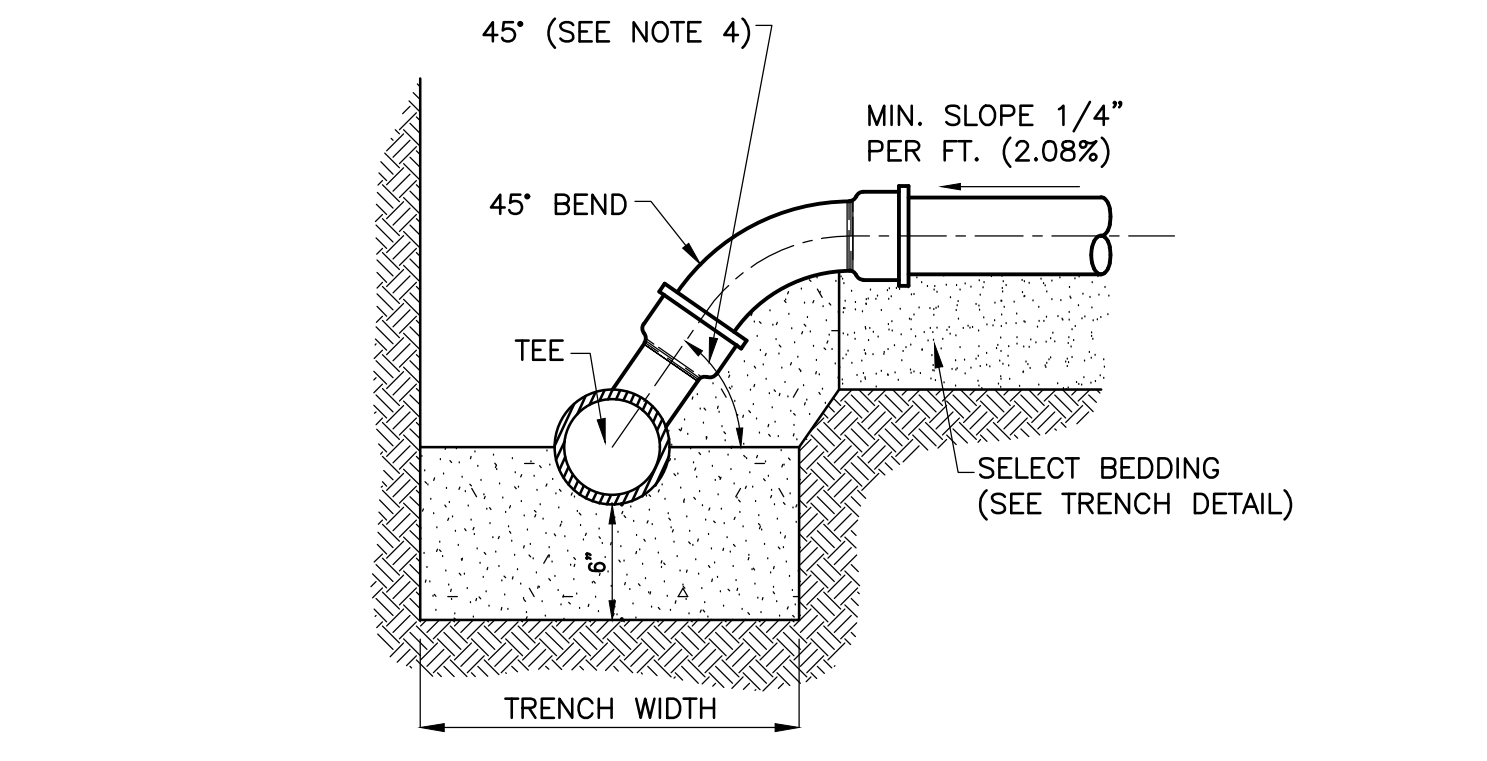


SEPARATION OF WATER AND SEWER/ DRAIN LINES



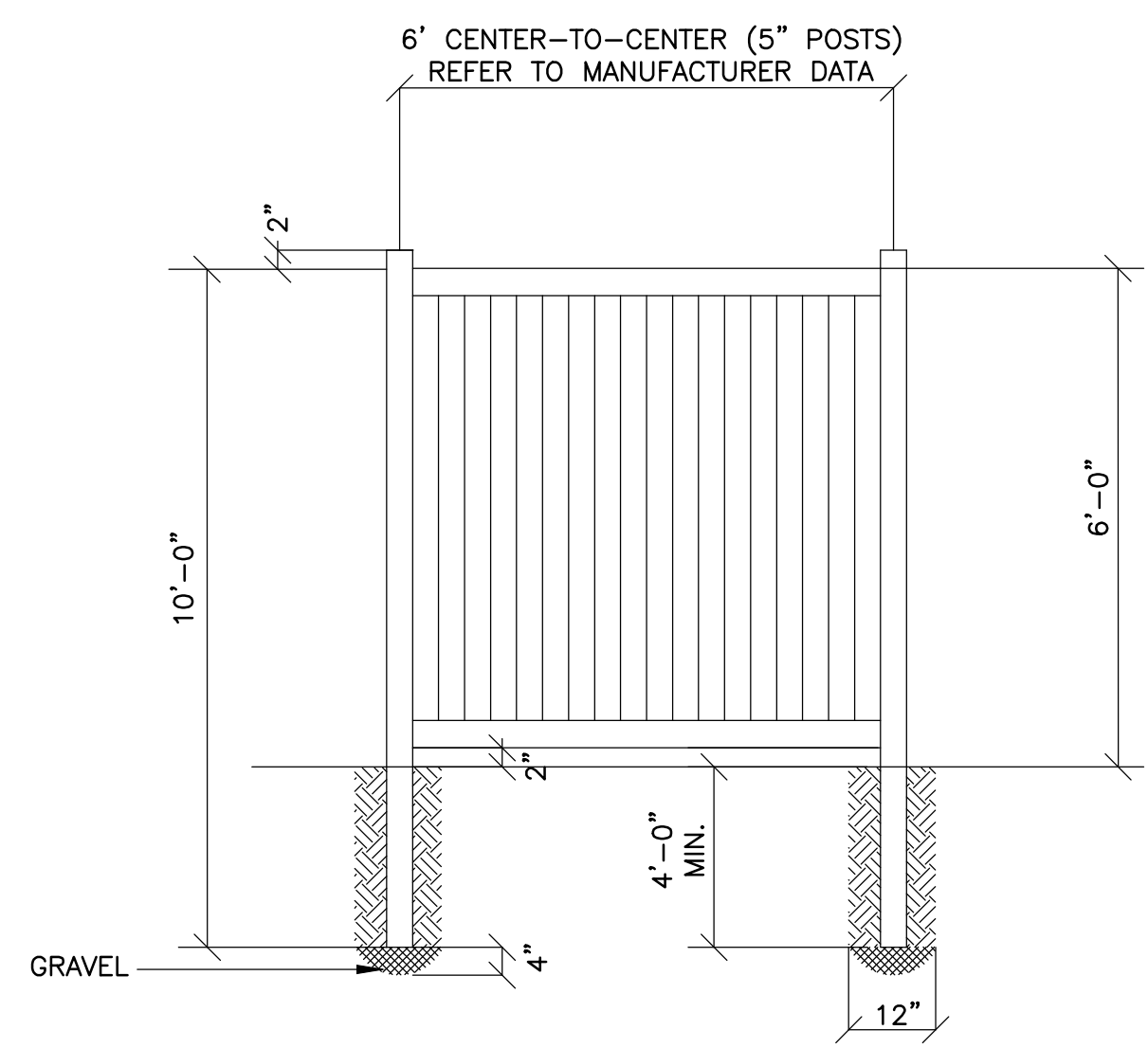
- NOTES:**
- AT LEAST ONE CLEANOUT MUST BE PROVIDED ON EACH LATERAL.
 - A CLEANOUT WILL BE PROVIDED FOR EACH LATERAL BETWEEN THE CURB AND THE SIDEWALK.
 - IN GENERAL, OWNERSHIP AND MAINTENANCE OF LATERALS AND CLEANOUTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THE LOCATION OF ALL CLEANOUTS MUST BE APPROVED BY THE TOWNSHIP PLUMBING DEPARTMENT.
 - ALL CLEANOUTS LOCATED WITHIN PAVEMENT OR CONCRETE MUST BE PROTECTED WITH A CC-6 BOX.

STANDARD PIPE CLEANOUT

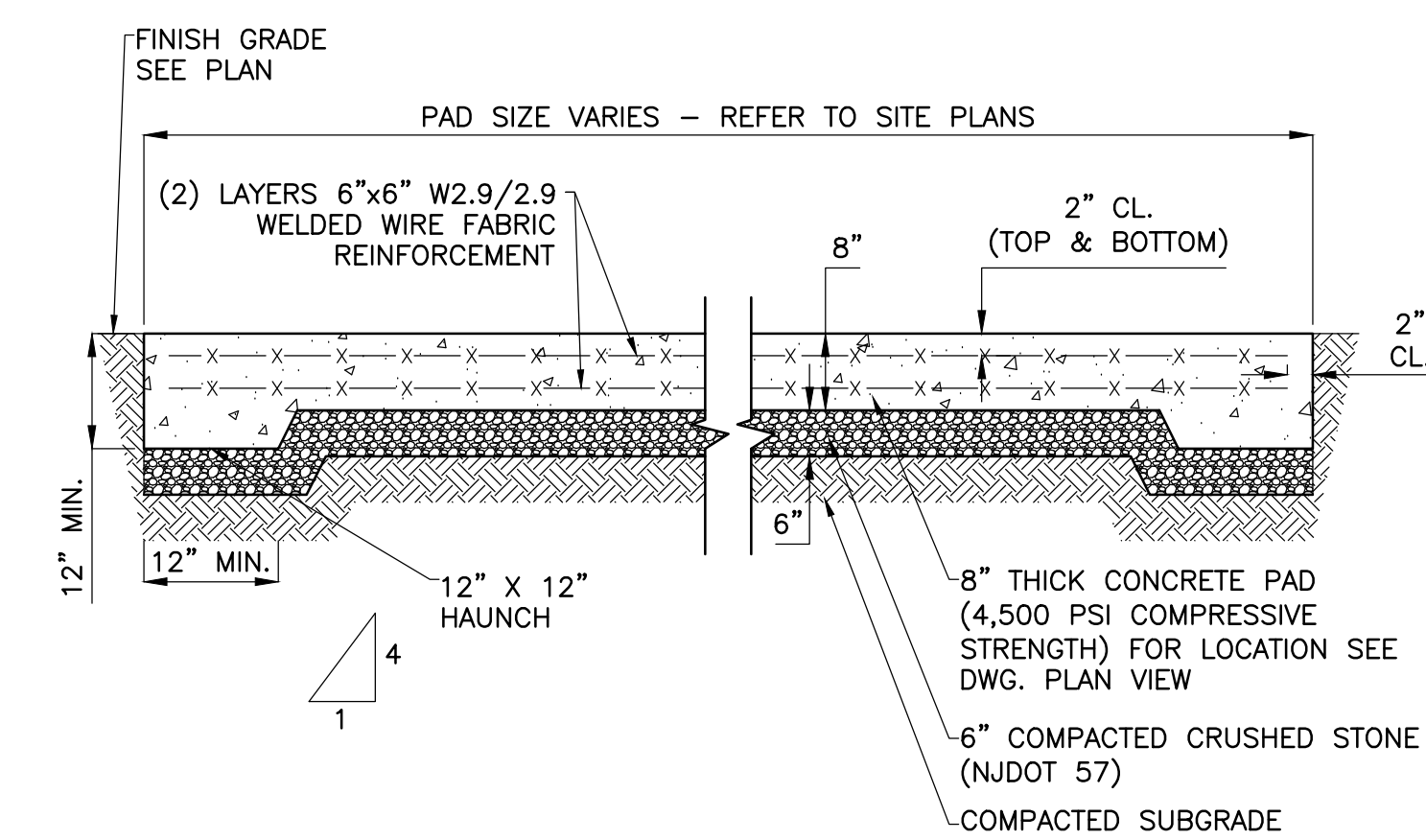


- NOTES:**
- ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
 - SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 - WHERE SERVICE LINES ARE TO BE DEAD-ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE-TIGHT PLUGS.
 - IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°. IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
 - SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

SANITARY SEWER SERVICE CONNECTION



VINYL PRIVACY FENCE



- NOTES:**
- MINIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT, UNLESS OTHERWISE INDICATED ON DRAWINGS.
 - PROVIDE CONTROL JOINTS AT 10' MAX. SPACING AND EXPANSION JOINTS AT 20' MAX SPACING.
 - PROVIDE 1/2" WIDE PREFORMED EXPANSION JOINT FILLER. FILLER TO BE PREFORMED BITUMINOUS-IMPREGNATED TYPE, CONFORMING TO A.A.S.H.T.O. SPECIFICATIONS AND RECESSED 1/4".
 - REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
 - SURFACE SHALL HAVE LIGHT BROOM FINISH

TRASH ENCLOSURE CONCRETE PAD

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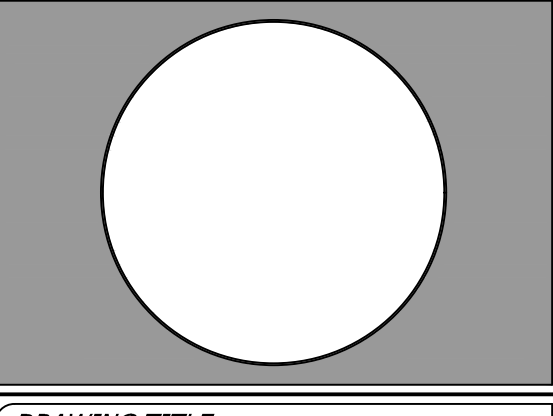
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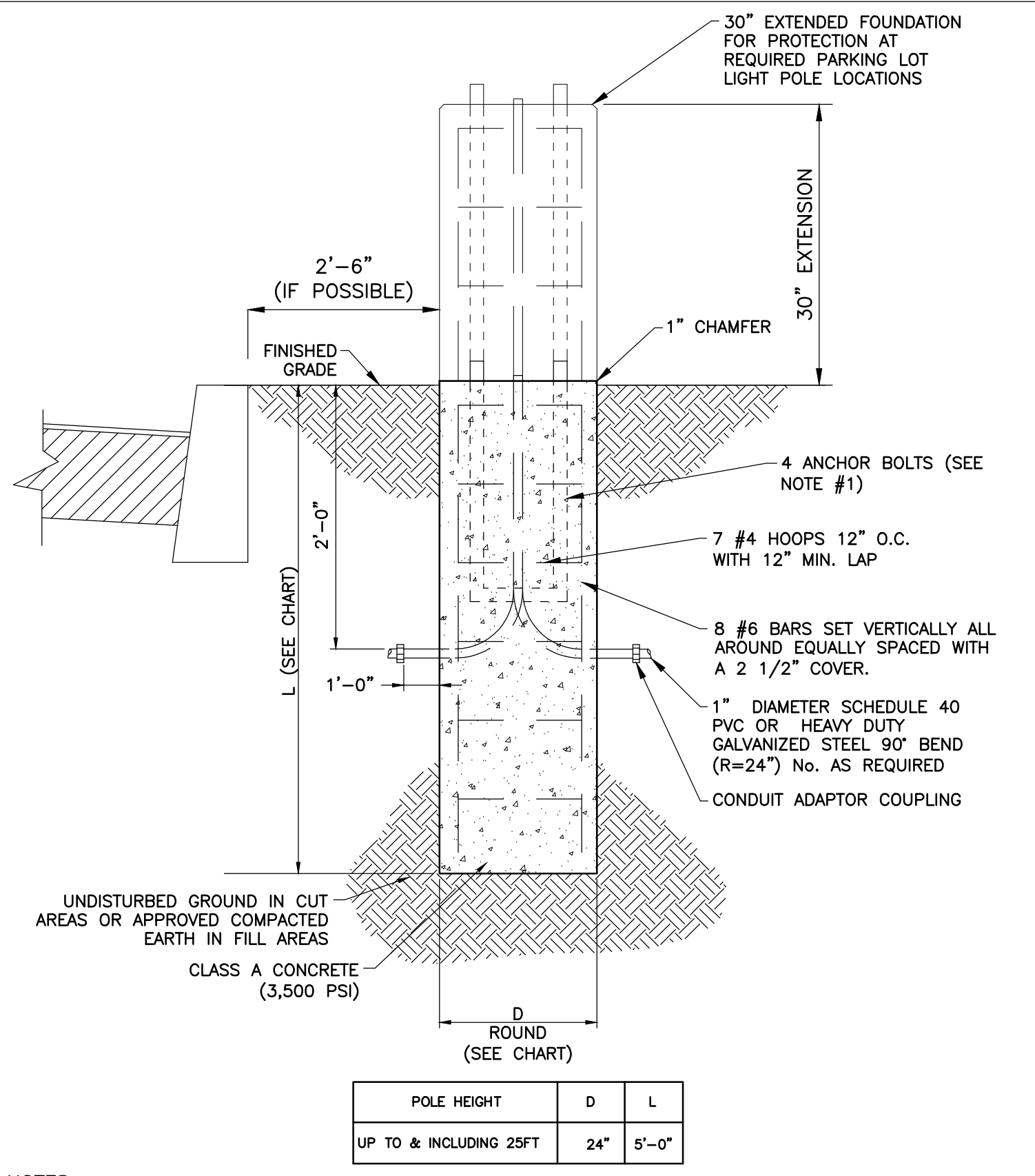
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WHALERS' POINT
PROPOSED MULTI-FAMILY BUILDING
 2613-2615 ROUTE 88
 BOROUGH OF POINT PLEASANT
 OCEAN COUNTY, NJ
 BLOCK 45, LOT 1, TAX MAP 7



DRAWING TITLE:
DETAILS - 4

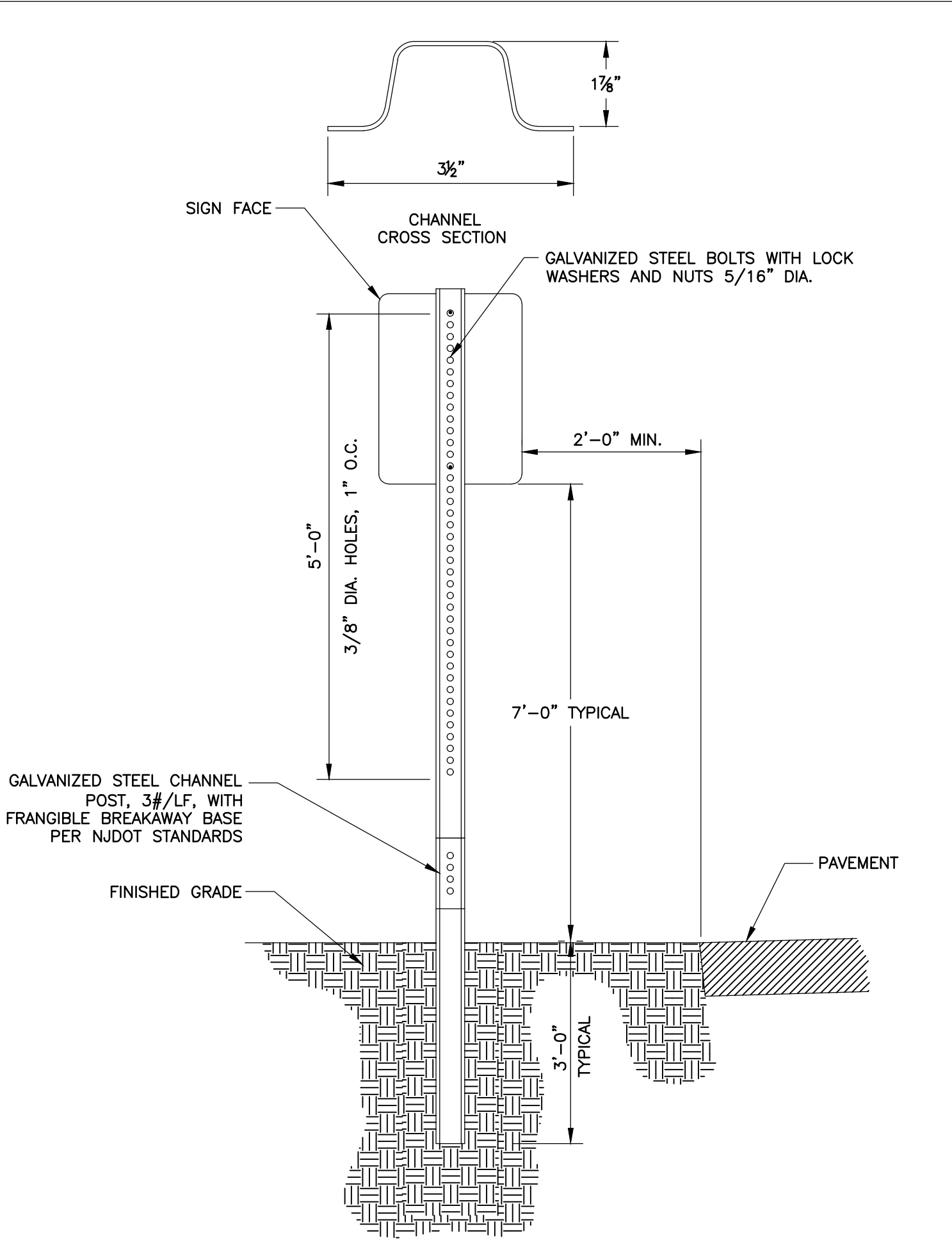
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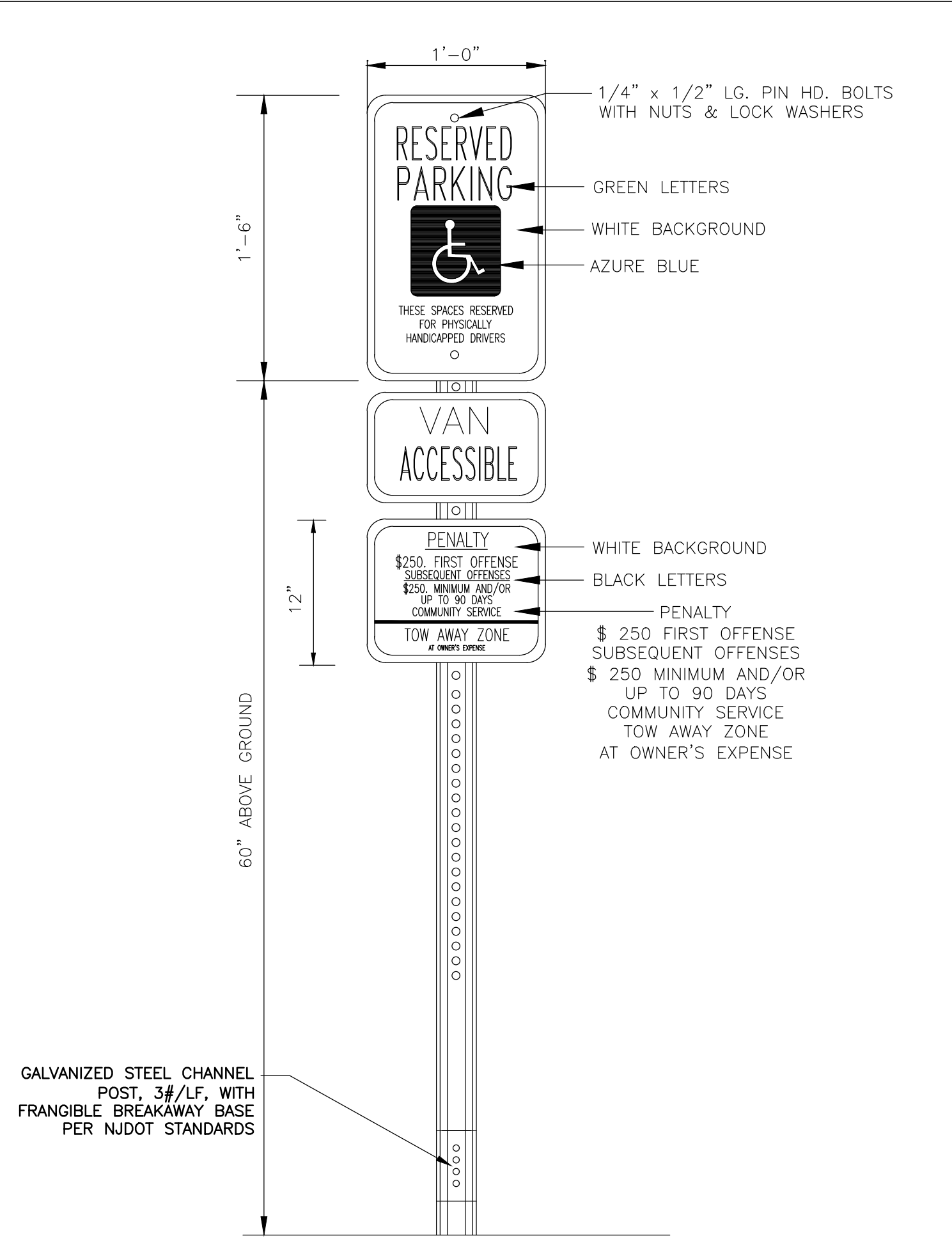


- NOTES:
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
 - CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
 - PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
 - POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

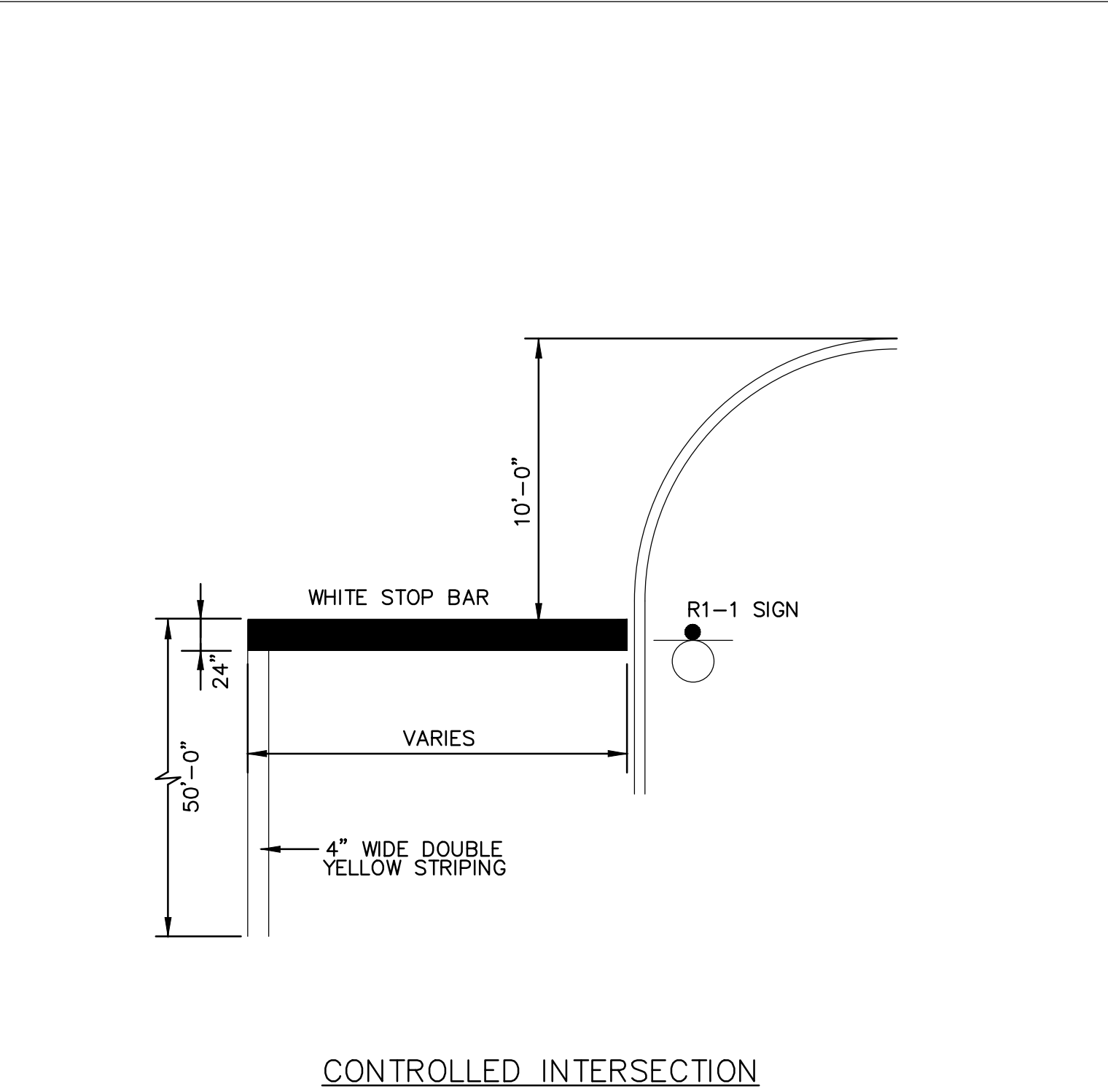
LIGHT POLE FOUNDATION



TRAFFIC SIGN POST WITH STEEL CHANNEL

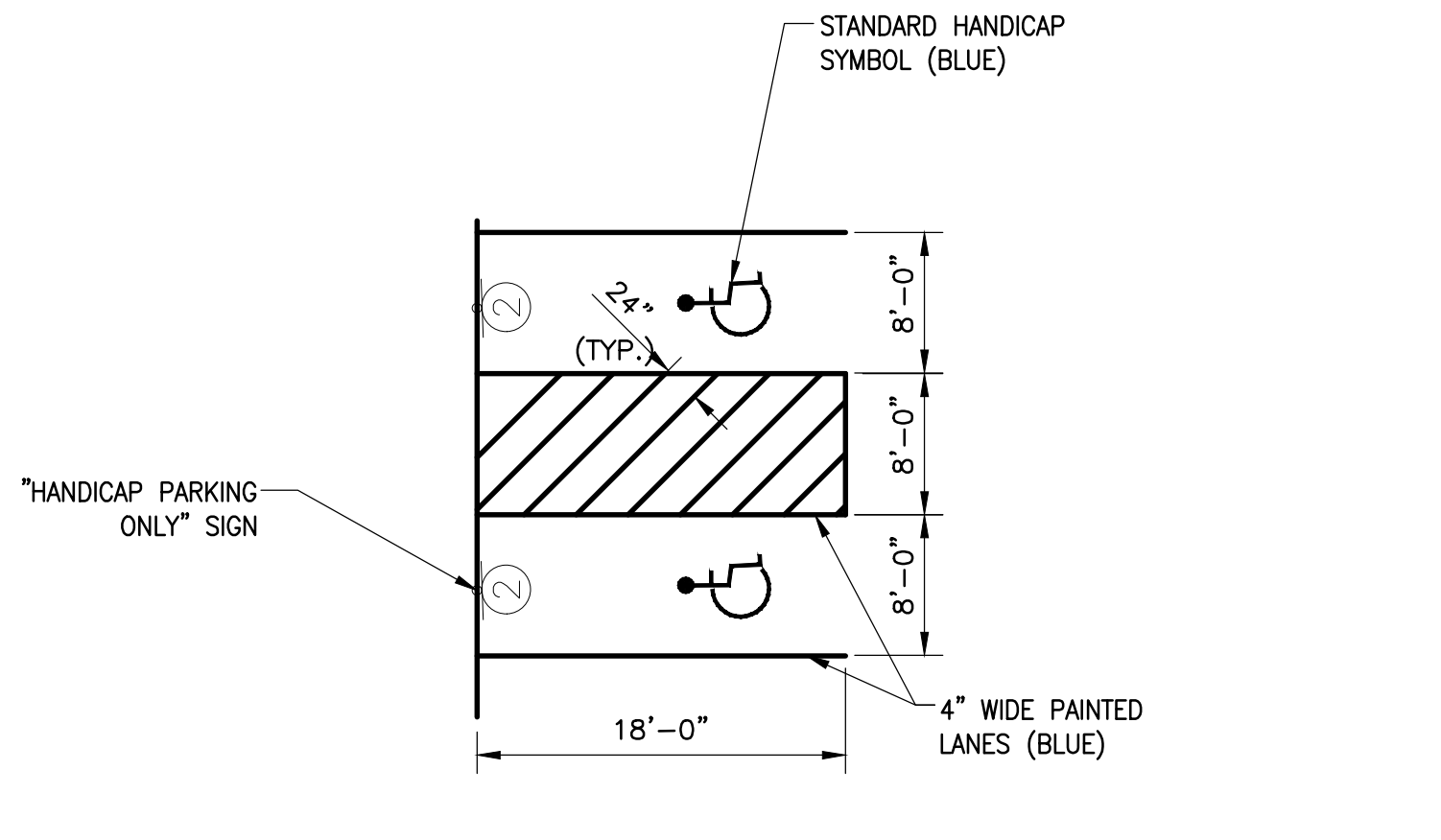


HANDICAP SIGN

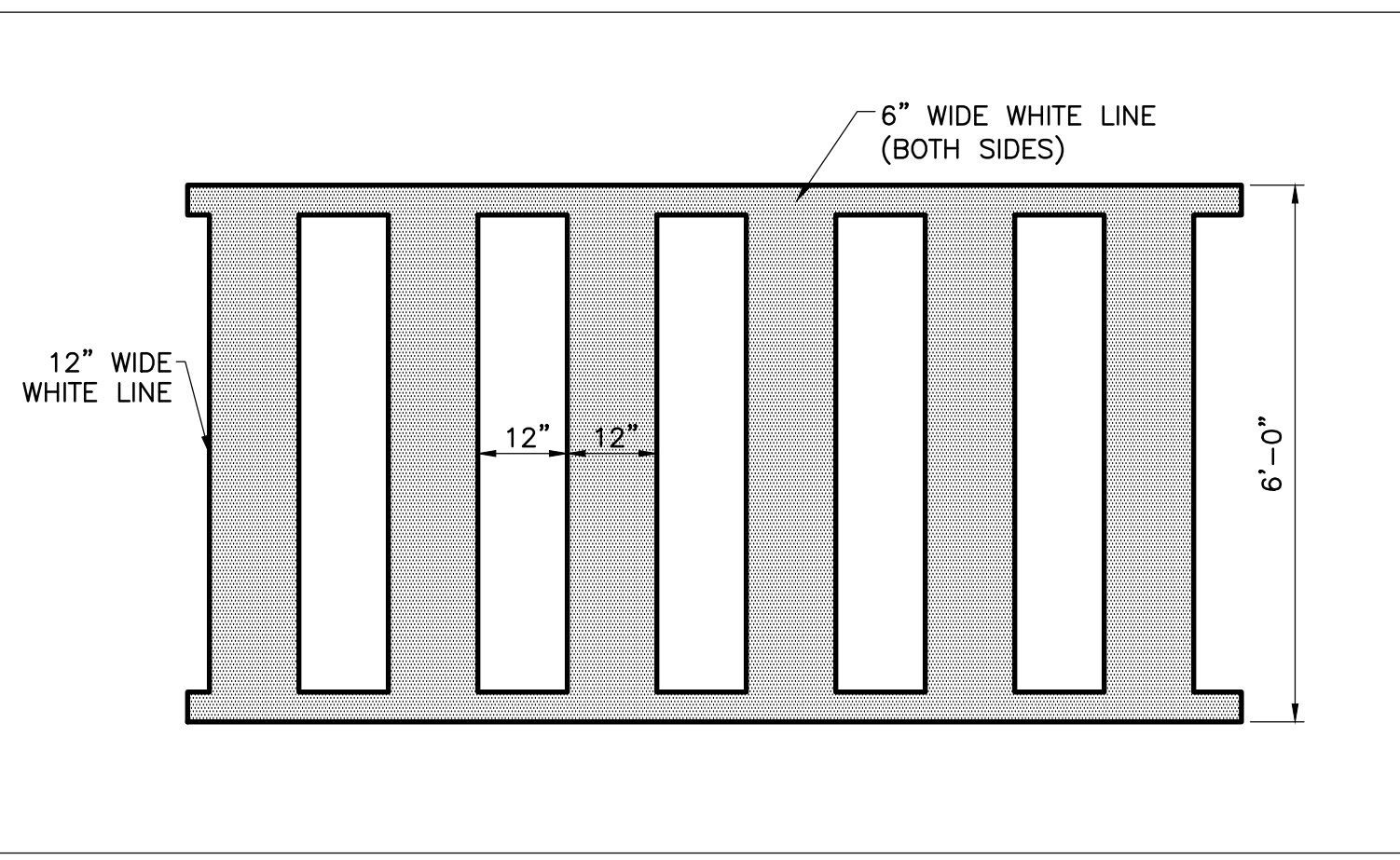


STOP LINE STRIPING

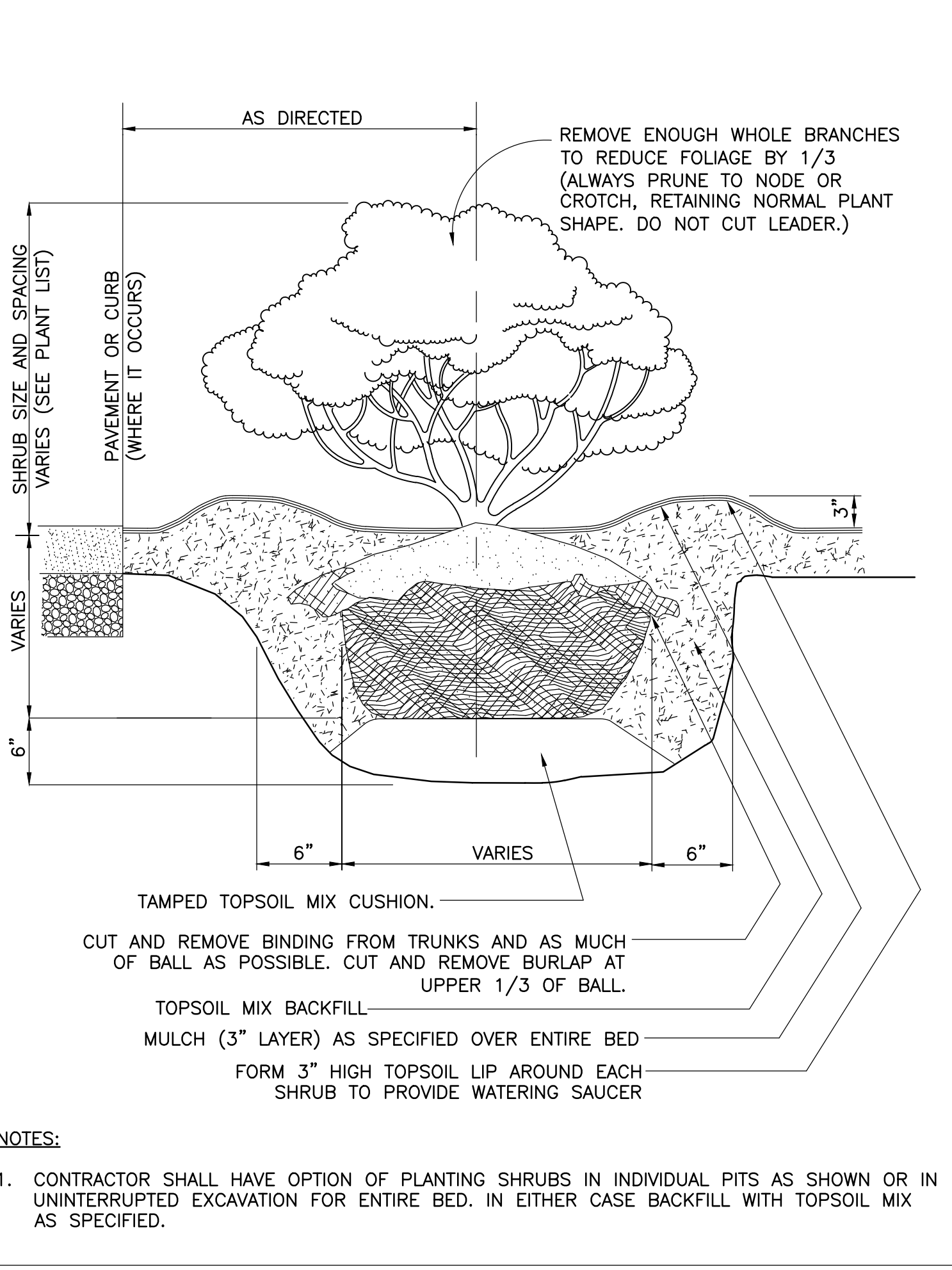
- NOTES:
- THE CONTRACTOR SHALL ESTABLISH MARKING LINE POINTS FOR STRIPING AT TWENTY-FIVE (25) FOOT INTERVALS THROUGHOUT THE LENGTH OF THE PAVEMENT.
 - THE CONTRACTOR MAY APPLY WHITE AND YELLOW PAINT, UTILIZING ROLLERS AND/OR BRUSHED FOR MARKING GORE AREAS, TURN ARROWS, LETTERS, STOP BARS AND SHORT TEMPORARY DETOURS.
 - NORMAL SPREADING RATES FOR PAVEMENT MARKING PAINTS SHALL BE FROM 100 TO 115 SQUARE FEET PER GALLON SO AS TO OBTAIN A WET FILM THICKNESS OF +/- 15 MILS.



HANDICAP STRIPING

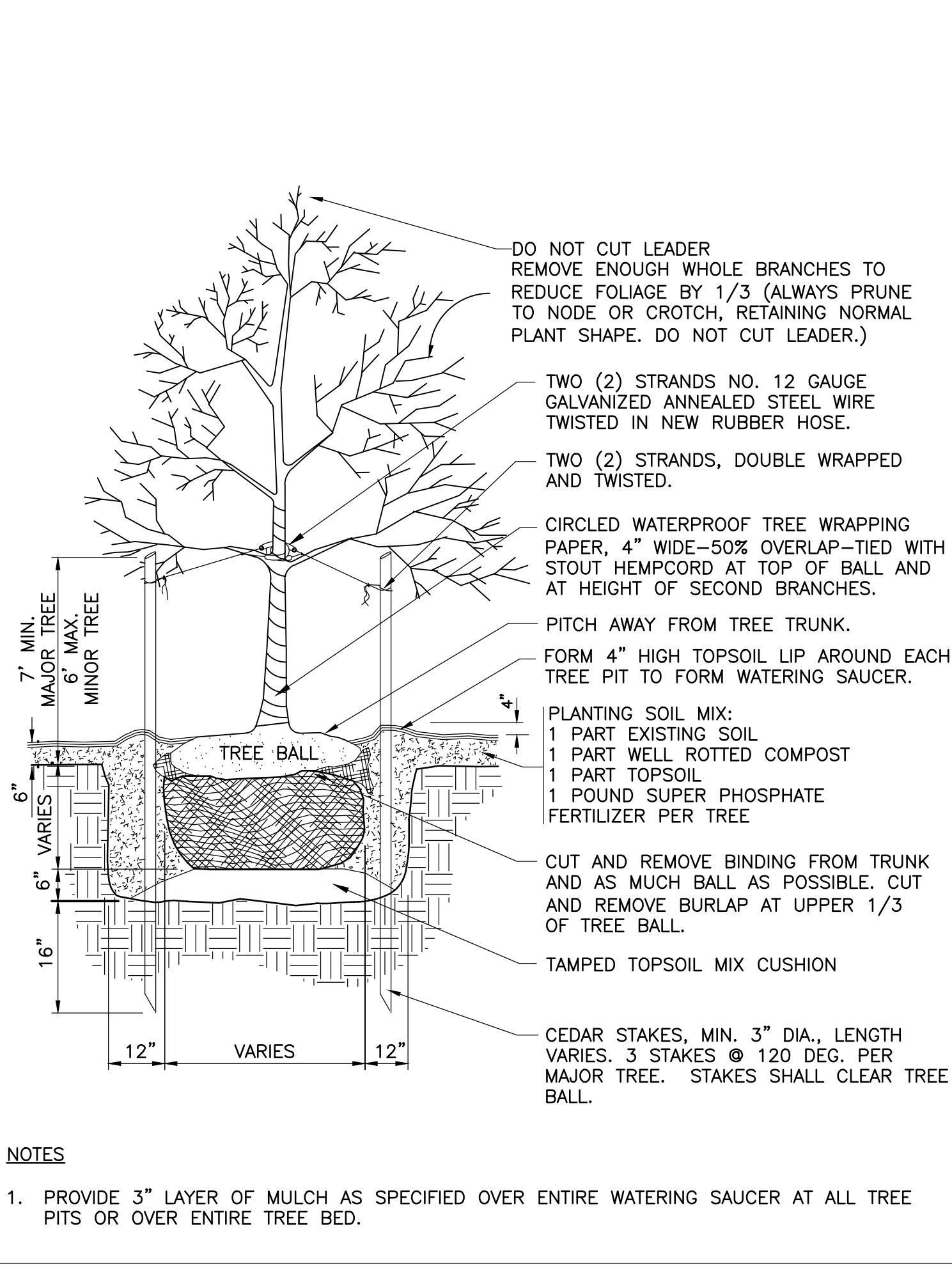


PEDESTRIAN CROSSWALK STRIPING



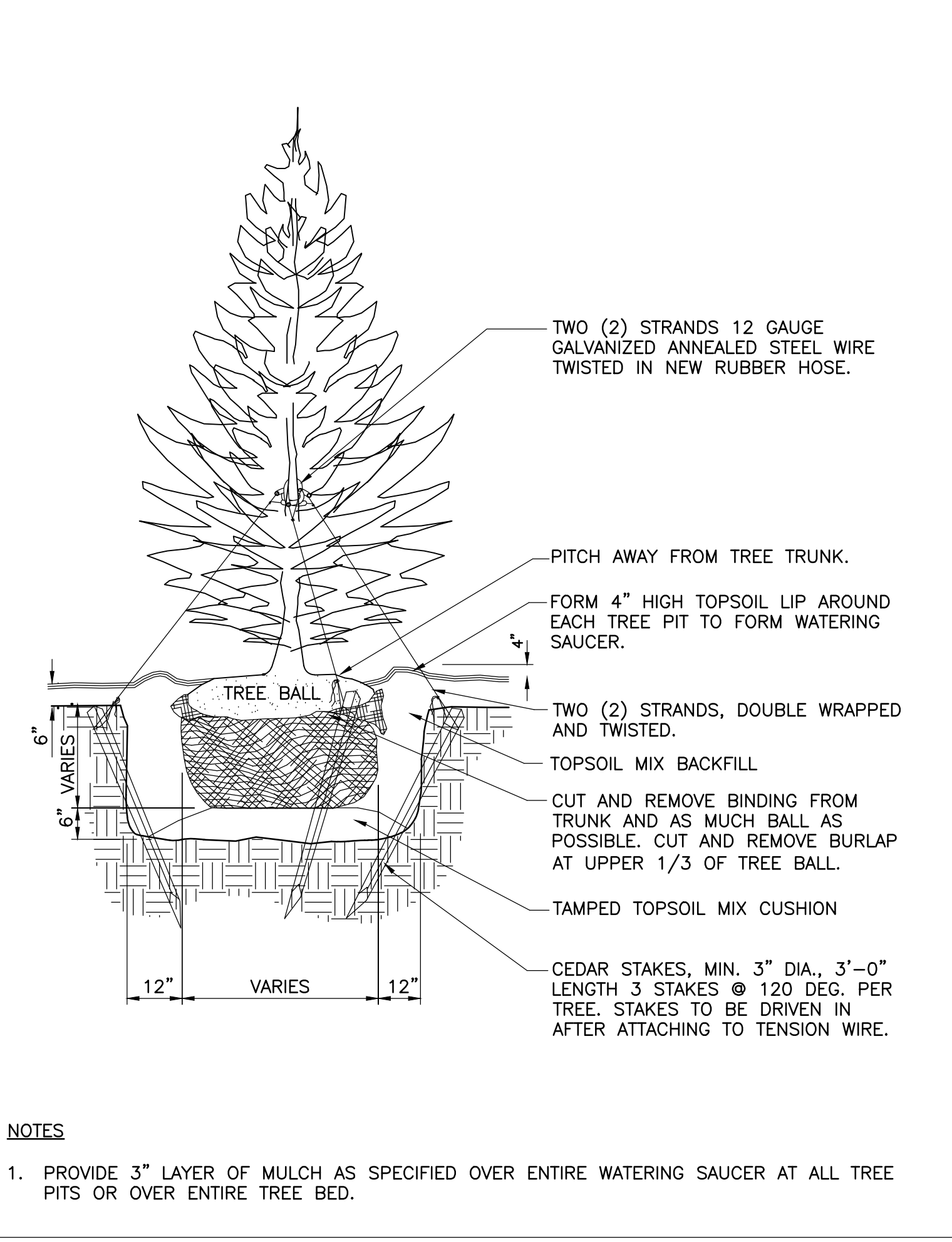
SHRUB PLANTING

- NOTES:
- CONTRACTOR SHALL HAVE OPTION OF PLANTING SHRUBS IN INDIVIDUAL PITS AS SHOWN OR IN UNINTERRUPTED EXCAVATION FOR ENTIRE BED. IN EITHER CASE BACKFILL WITH TOPSOIL MIX AS SPECIFIED.



DECIDUOUS TREE PLANTING

- NOTES:
- PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED.



EVERGREEN TREE PLANTING

- NOTES:
- PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED.

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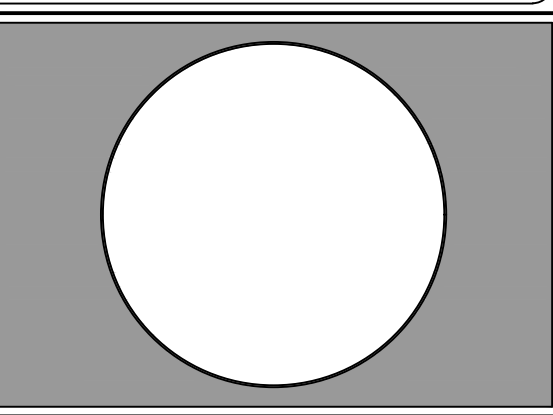
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