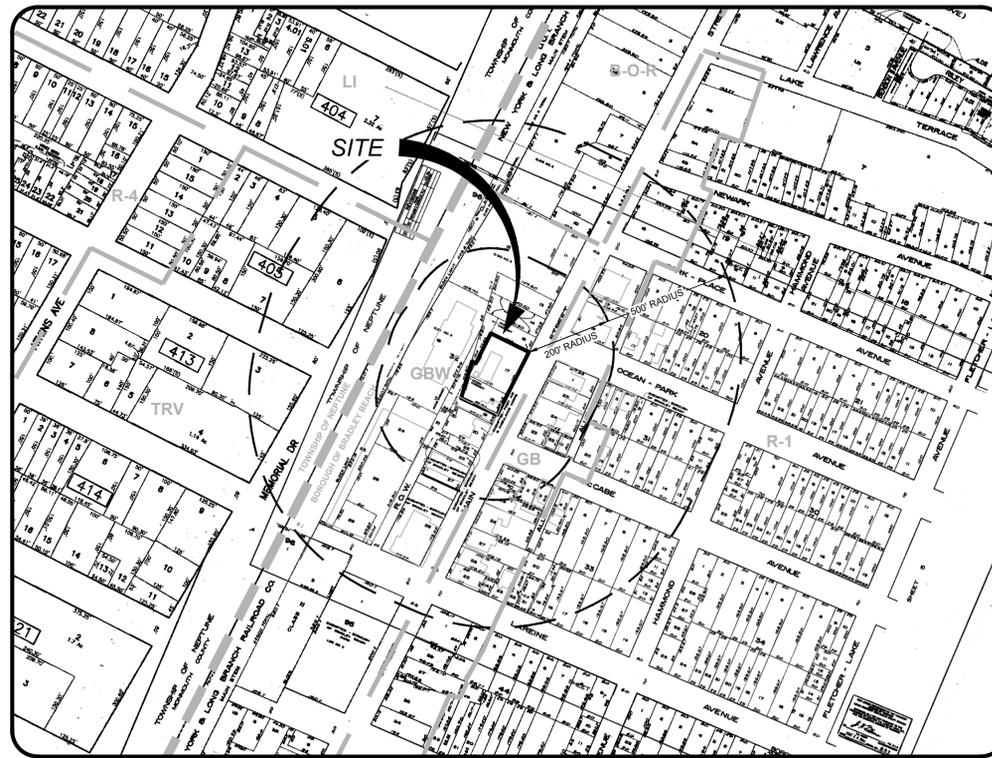


PRELIMINARY & FINAL MAJOR SITE PLAN FOR BRADLEY WEST BLOCK 32, LOTS 17 & 18 TAX MAP SHEET #6 803 & 811 MAIN STREET BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

GENERAL NOTES

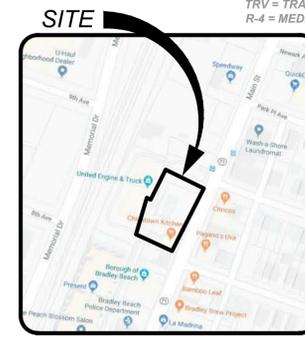
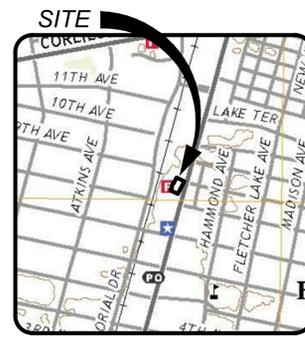
- SUBJECT PROPERTY**
TAX MAP #6: BLOCK 32, LOTS 17 & 18, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/FINAL MUNICIPAL SITE PLAN AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY, FOR LOT 18, PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 18, BLOCK 32, 803 MAIN STREET", BEING DATED 06/06/19, LAST REVISED 10/01/19 AND A FIELD SURVEY, FOR LOT 17, PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 17, BLOCK 32, 811 MAIN STREET" BEING DATED 12/05/18, LAST REVISED 12/06/18.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD83
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #0334F, DATED 9/25/09, THE SITE IS LOCATED IN ZONE X. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #0334G, DATED 01/31/14, THE SITE IS LOCATED IN ZONE X. BOTH FEMA MAPS REFERENCE THE NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY GRASSO DESIGN GROUP.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION REQUIREMENTS**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
 - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS**
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, NEW JERSEY AMERICAN WATER, BRADLEY BEACH PUBLIC WORKS, NJDOT AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADA COMPLIANCE**
 - ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, TITLE III.
 - ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
- ALL CONSTRUCTION DOCUMENTS**
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.
- LOT CONSOLIDATION**
THE SUBJECT LOTS ARE PROPOSED TO BE CONSOLIDATED.



*BUILDING LOCATIONS ARE APPROXIMATE AND TAKEN FROM MONMOUTH COUNTY GIS



ZONE
GBW = GENERAL BUSINESS WEST ZONE
GB = GENERAL BUSINESS ZONE
B-O-R = OFFICE AND RESEARCH ZONE
R-1 = RESIDENTIAL SINGLE FAMILY ZONE
LI = LIGHT INDUSTRIAL
TRV = TRANSIT VILLAGE
R-4 = MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL



Parcel Offset List B-32 L-17

- Block-Lot: 20-1
BUSY 18 LAUNDERETTE INC
PO BOX 24
ALLENWOOD, NJ 08720
RE: 615 PARK PLACE AVE
- Block-Lot: 20-18
BERGY BRADLEY BEACH, LLC C/O PROGR
PARSHIPANY, NJ 07054
RE: 900 MAIN ST
- Block-Lot: 20-19
ORCLEM MANAGEMENT LLC
906 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 906 MAIN ST
- Block-Lot: 31-1
D'ANGELO, MICHAEL
812 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 812 MAIN ST
- Block-Lot: 31-2
22 JERSEY SHORE, LLC
109 PROSPECT AVENUE
NEPTUNE, NJ 07753
RE: 617 OCEAN PARK AVE
- Block-Lot: 31-21
MANCONE, ANTHONY
216 HICKS HOLLOW RD
BOONES HILL, VA 24065
RE: 612 MCCABE AVE
- Block-Lot: 31-22 & 23, 24
EVA O'NEAL, ETAL
800-808 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 614 MCCABE AVE, 800 MAIN ST
- Block-Lot: 32-24 & 24.01-24.07
BBVILLAGE LLC
1005 ST GEORGES AVE
PO BOX 1071
RAIWAY, NJ 07065
RE: 708 LAKEVIEW AVE
- Block-Lot: 32-30
720 MAIN STREET, LLC
708 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 720 MAIN ST
- Block-Lot: 32-31
617 MCCABE AVENUE, LLC
708 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 617 MCCABE AVE
- Block-Lot: 32-30
720 MAIN STREET, LLC
708 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 720 MAIN ST
- Block-Lot: 96-1 & 2
RAILROAD PROPERTY C/O NJ TRANSIT
NEWARK, NJ 07101
RE: TRACKS

PROPERTY OWNERS WITHIN 200'

- Block-Lot: 31-1
D'ANGELO, MICHAEL
812 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 812 MAIN ST
- Block-Lot: 31-2
22 JERSEY SHORE, LLC
109 PROSPECT AVENUE
NEPTUNE, NJ 07753
RE: 617 OCEAN PARK AVE
- Block-Lot: 31-21
MANCONE, ANTHONY
216 HICKS HOLLOW RD
BOONES HILL, VA 24065
RE: 612 MCCABE AVE
- Block-Lot: 31-22 & 23, 24
EVA O'NEAL, ETAL
800-808 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 614 MCCABE AVE, 800 MAIN ST
- Block-Lot: 31-25
SAGAR, BHAKTI
810 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 810 MAIN ST
- Block-Lot: 32-12 & 13, 14
JCP&L C/O FE SERVICE TAX DEPT.
PO BOX 4747
OAKBROOK, IL 60522-4747
RE: 905 MAIN ST
- Block-Lot: 32-18 DB1
D'AGHERTY, MARK
100 SYRACUSE COURT
LAKEWOOD, NJ 08701
RE: 803 MAIN ST
- Block-Lot: 32-19
LIN, QUN QU & ZHI LAN
801 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 801 MAIN ST
- Block-Lot: 32-30
720 MAIN STREET, LLC
708 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 720 MAIN ST
- Block-Lot: 96-1 & 2
RAILROAD PROPERTY C/O NJ TRANSIT
PENNS STATION
NEWARK, NJ 07101
RE: TRACKS

Parcel Offset List B-32 L-18

- Block-Lot: 32-18 DB1
DAUGHERTY, MARK
100 SYRACUSE COURT
LAKEWOOD, NJ 08701
RE: 803 MAIN ST
- Block-Lot: 32-19
HNS RETAIL STORES LLC C/O TAX DEPT
559 SOUTH MAIN STREET
FINDLAY, OH 45840
RE: 807 MAIN ST
- Block-Lot: 32-24 & 24.01-24.07
BBVILLAGE LLC
1005 ST GEORGES AVE
PO BOX 1071
RAIWAY, NJ 07065
RE: 708 LAKEVIEW AVE
- Block-Lot: 33-1
720 MAIN ST, LLC
708 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 720 MAIN ST
- Block-Lot: 33-2
617 MCCABE AVENUE, LLC
708 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 617 MCCABE AVE
- Block-Lot: 33-3
LIN, QUN QU & ZHI LAN
801 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 801 MAIN ST
- Block-Lot: 33-29
718 MAIN ST, LLC
708 MAIN ST
BRADLEY BEACH, NJ 07720
RE: 718 MCCABE AVE

UTILITY CONTACTS

TO BE NOTIFIED BY CERTIFIED MAIL
 Monmouth County Planning Board
 1 East Main St
 Hall of Records Annex
 Freehold, NJ 07728
 Cablevision
 1501 Eighteenth Avenue
 P.O. Box 18
 Wall, NJ 07719
 Jersey Central Power & Light
 300 Madison Avenue
 Morristown, NJ 07960
 Verizon-NJ
 c/o Wireline Engineering
 999 West Main St., Fl. 2
 Freehold, NJ 07728-2525
 N.J. Natural Gas Co.
 1450 Wyckoff Rd.
 P.O. Box 1464
 Wall, NJ 07719
 New Jersey American Water Co.
 661 Slocumbury Avenue
 Slocumbury, NJ 07702

PLANNING BOARD APPROVAL	
APPROVED BY THE BOROUGH OF BRADLEY BEACH PLANNING BOARD	
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

SHEET #	TITLE	DATE
C100	TITLE SHEET	02/28/20
C200	EXISTING CONDITIONS & DEMOLITION PLAN	02/28/20
C300	SITE LAYOUT PLAN	02/28/20
C400	GRADING & UTILITY PLAN	02/28/20
C600	LANDSCAPE & LIGHTING PLAN	02/28/20
C501	LANDSCAPE & LIGHTING DETAILS	02/28/20
C800	CONSTRUCTION DETAILS	02/28/20
C801	CONSTRUCTION DETAILS	02/28/20
C802	CONSTRUCTION DETAILS	02/28/20
C900	SOIL EROSION & SEDIMENT CONTROL PLAN	02/28/20
C901	SOIL EROSION & SEDIMENT CONTROL DETAILS	02/28/20

PROJECT INFORMATION

PROJECT NAME: BRADLEY WEST

PROJECT LOCATION: BLOCK 32, LOTS 17 & 18, 803 & 811 MAIN STREET, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

OWNER LOT 18: JOHN NAPLES, 506 B OCEAN AVENUE, BRADLEY BEACH, NJ 07720

OWNER LOT 17: CHECKK PROPERTIES, LLC, 6930 SUMMERHILL ROAD, TEXARKANA, TX 75503

APPLICANT: COASTAL CUSTOM BUILDERS, LLC, 506 B OCEAN AVENUE, BRADLEY BEACH, NJ 07720

APPLICANT'S PROFESSIONALS:

ATTORNEY: THOMAS HIRSCH, ESQ., 1001 DEAL RD, OCEAN TOWNSHIP, NJ 07712

ARCHITECT: GRASSO DESIGN GROUP, 231 HIGHWAY 71, MANASQUAN, NJ 07762

SURVEYOR: INSITE SURVEYING, LLC, 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

INSITE ENGINEERING, LLC
SINCE 2003

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ELECTRIC	RED
CABLE TELEVISION	YELLOW
COMMUNICATIONS	ORANGE
WATER	BLUE
SEWER	GREEN
TRAIL SERVICE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28083200
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
 732-531-7100 (PH) 732-531-7344 (FAX)
 InSite@InSiteEng.net www.InSiteEng.net

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

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Jason K. Fichter, PE, PP, CFM, CME
 NJPE #3718 NJPP #726 PAPE #1968
 DEPE #819 NYPE #02296 CPEE #2191
 NCPPE #3336 DCPPE #90682 CCOPE #6605

REVISIONS

REV. #	DATE	COMMENT
0	03/17/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: DDC
 DATE: 03/17/20 DRAWN BY: JLS
 JOB #: 19-979-02 CHECKED BY: JLF
 CAD ID: 19-979-02/0

NOT FOR CONSTRUCTION APPROVED BY:

FOR CONSTRUCTION PLAN INFORMATION

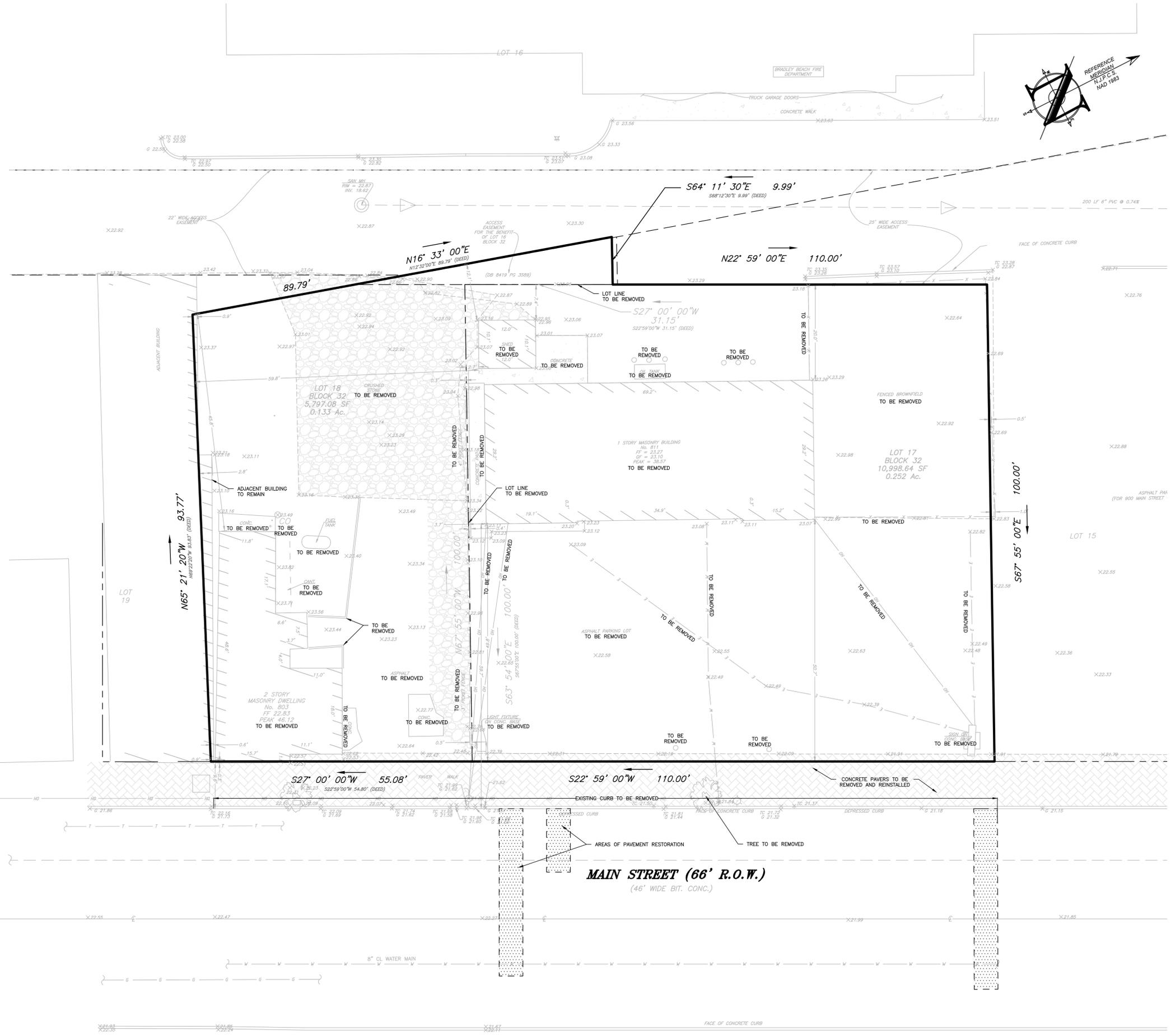
DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: TITLE SHEET

SHEET NO.: C100

File: A:\proj\19-979-02 - Main Street, Bradley Beach, NJ\19020200\04.dwg 01 - Title.dwg -> C100 Title Sheet
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- DEMOLITION NOTES:**
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
 - PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
 - ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
 - THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
 - ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
 - PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
 - THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISIONS. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
 - THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
 - IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
 - THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
 - CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAYS.
 - CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
 - DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
 - USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
 - CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 - THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
 - THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORDINANCES, AND LAWS.



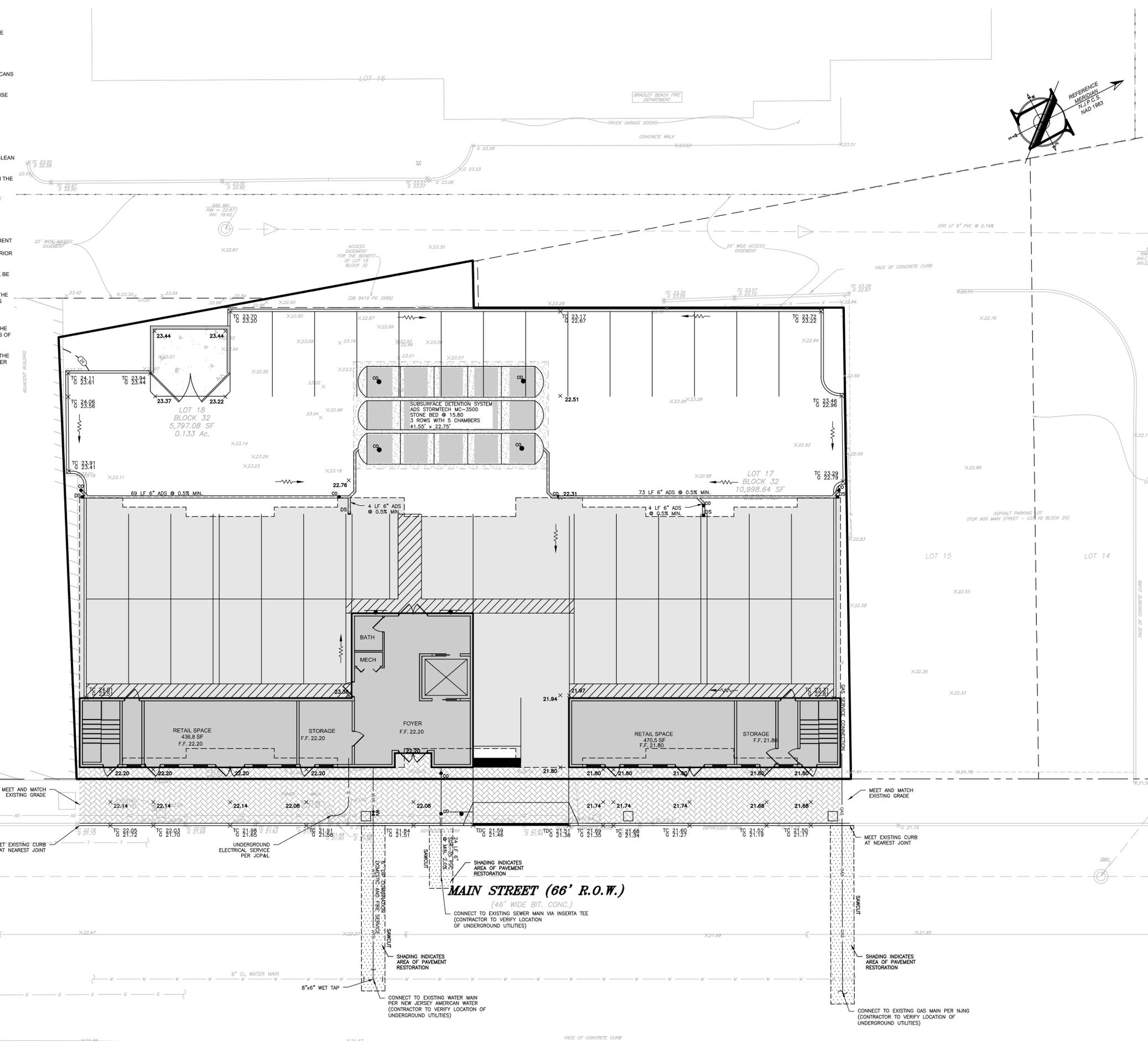
EXISTING		PROPOSED	
	BOUNDARY LINE		BOUNDARY LINE
	CONTOUR LINE		CONTOUR LINE
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	WALL		WALL
	GAS		GAS
	WATER		WATER
	INLET		INLET
	STORM		STORM
	SANITARY MAIN		SANITARY MAIN
	SANITARY LATERAL		SANITARY LATERAL
	OVERHEAD WIRE		OVERHEAD WIRE
	ELECTRIC	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

PROJECT INFORMATION		
PROJECT NAME: BRADLEY WEST		
PROJECT LOCATION: BLOCK 32, LOTS 17 & 18, 903 & 811 MAIN STREET, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ		
OWNER LOT 16:	JOHN NAPLES 506 B OCEAN AVENUE BRADLEY BEACH, NJ 07720	
OWNER LOT 17:	CHECK PROPERTIES, LLC 6930 SUMMERHILL ROAD TEXARKANA, TX 75703	
APPLICANT: COASTAL CUSTOM BUILDERS, LLC 506 B OCEAN AVENUE BRADLEY BEACH, NJ 07720		
APPLICANT'S PROFESSIONALS		
ATTORNEY: THOMAS HIRSCH, ESQ. 1001 DEAL ROAD OCEAN TOWNSHIP, NJ 07712		
ARCHITECT: GRASSO DESIGN GROUP 231 HIGHWAY 71 MANASQUAN, NJ 07762		
SURVEYOR: INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A WALL, NJ 07719		
CALL BEFORE YOU DIG! NJ ONE CALL... 800-272-1000 <small>(For InSite Engineering, LLC)</small>		
ELECTRIC	RED	
GAS LINE	YELLOW	
COMMUNICATION TV	ORANGE	
WATER	BLUE	
SEWER	GREEN	
TRAP SERVICE MARKINGS	MAGENTA	
PROMISED EXCAVATION	WHITE	
InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net		
LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA		
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JASON E. FICHTER, PE, P.E., C.F.M., C.M.E. NJPE #3718 NJPP #726 PAPE #1968 DEPE #819 NYPE #02285 CPEE #2191 NCPPE #3336 DCPPE #00682 CCOPE #6605		
REVISIONS		
Rev #	Date	Comment
0	03/17/20	INITIAL RELEASE
SCALE: 1" = 10'		DESIGNED BY: DDC
DATE: 03/17/20		DRAWN BY: JLS
JOB #: 19-979-02		CHECKED BY: JLF
CAD ID: 19-979-02/0		
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION		APPROVED BY:
<input type="checkbox"/> FOR CONSTRUCTION		PLAN INFORMATION
DRAWING TITLE:		PRELIMINARY & FINAL MAJOR SITE PLAN
SHEET TITLE:		EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NO.:		C200

File: S:\Jobs\19-979-02 - John Naples\19-979-02 - Main Street Bradley Beach, NJ\19-979-02\DWG\19-979-02-C200 Existing Conditions.dwg - 03/20/2020 10:48:11 AM - InSite Engineering, LLC. All Rights Reserved.

- GRADING NOTES**
1. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CONCRETE CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
 2. ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
 3. ADA DESIGNATED UNITS ARE TO CONFORM TO THE ACCESSIBILITY STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
 4. ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED.
 5. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
 6. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 7. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
 8. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
 9. CONTRACTOR RESPONSIBLE FOR OBTAINING PERMITS FOR ALL ROAD OPENINGS FROM THE BOROUGH OF BRADLEY BEACH AND ALL OTHER APPLICABLE PERMITS FROM AGENCIES HAVING JURISDICTION.

- PUBLIC UTILITY NOTES**
1. ALL CONSTRUCTION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 2. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY.
 3. GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY JCP&L & NJNG. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO THE JCP&L & NJNG PROJECT ENGINEER AND THE PROJECT OWNER.
 4. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
 5. CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.
 6. SEPARATE UTILITY PERMIT APPLICATIONS WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK (GAS, ELECTRIC, WATER, SEWER, ETC.) IN NJDOT ROW. APPLICANT HAS TO CONTACT THE RESPECTIVE UTILITY COMPANY.



LEGEND

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

PROJECT INFORMATION

PROJECT NAME: **BRADLEY WEST**

PROJECT LOCATION: BLOCK 32, LOTS 17 & 18, 903 & 811 MAIN STREET, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

OWNER LOT 18: **JOHN NAPLES**, 506 B OCEAN AVENUE, BRADLEY BEACH, NJ 07720

OWNER LOT 17: **CHECK PROPERTIES, LLC**, 6930 SUMMERHILL ROAD, TEXARKANA, TX 75703

APPLICANT: **COASTAL CUSTOM BUILDERS, LLC**, 506 B OCEAN AVENUE, BRADLEY BEACH, NJ 07720

APPLICANT'S PROFESSIONALS

ATTORNEY: **THOMAS HIRSCH, ESQ.**, 1001 DEAL RD, OCEAN TOWNSHIP, NJ 07712

ARCHITECT: **GRASSO DESIGN GROUP**, 231 HIGHWAY 71, MANASQUAN, NJ 07762

SURVEYOR: **INSITE SURVEYING, LLC**, 1955 ROUTE 34, SUITE 1A WALL, NJ 07719

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GAS	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TELEPHONE	MAGENTA
PROPOSED EXCAVATION	WHITE

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732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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DEPE #819 NYPE #02285 CPEE #2391
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REVISIONS

Rev #	Date	Comment
0	03/17/20	INITIAL RELEASE

SCALE: 1" = 10' DESIGNED BY: DDC
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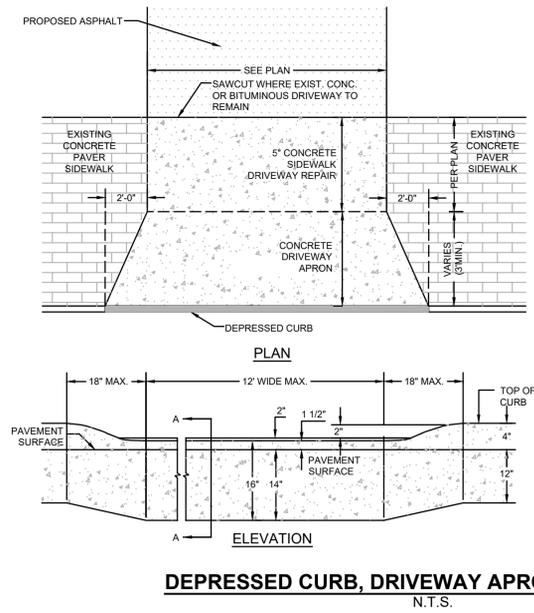
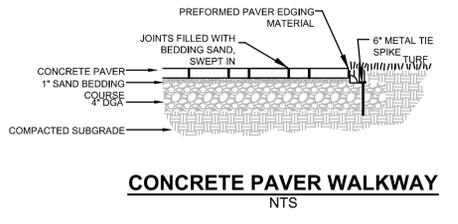
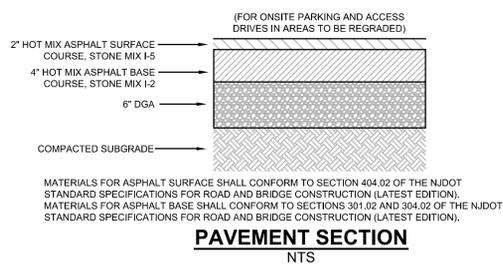
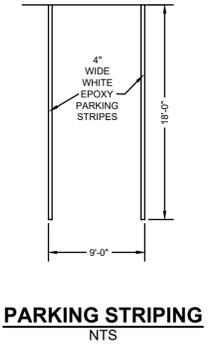
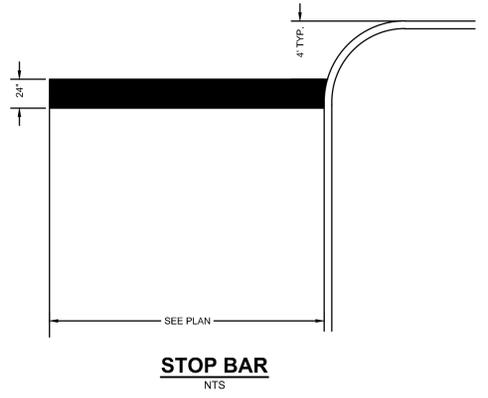
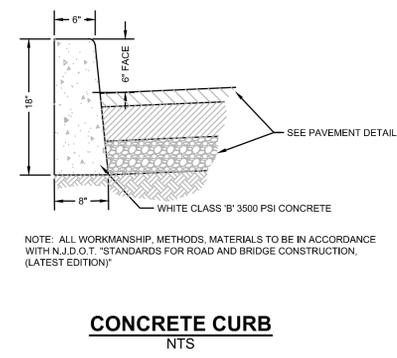
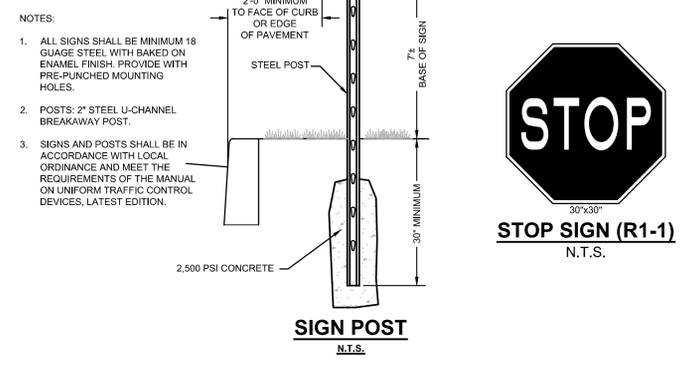
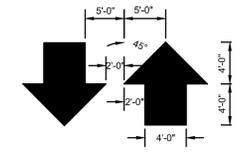
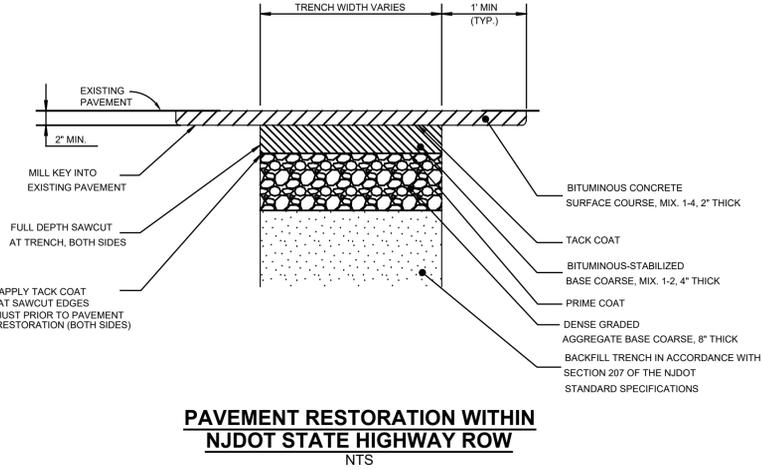
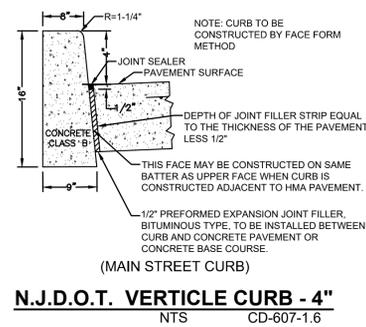
FOR CONSTRUCTION
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING & UTILITY PLAN

SHEET NO.: **C400**

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PROJECT INFORMATION

PROJECT NAME: **BRADLEY WEST**

PROJECT LOCATION: BLOCK 32, LOTS 17 & 18 923 & 811 MAIN STREET BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

OWNER LOT 18: **JOHN NAPLES** 506 B OCEAN AVENUE BRADLEY BEACH, NJ 07720

OWNER LOT 17: **CHECK PROPERTIES, LLC** 6930 SUMMERHILL ROAD TEXARKANA, TX 75503

APPLICANT: **COASTAL CUSTOM BUILDERS, LLC** 506 B OCEAN AVENUE BRADLEY BEACH, NJ 07720

APPLICANT'S PROFESSIONALS

ATTORNEY: **THOMAS HIRSCH, ESQ.** 100 I DEAL RD OCEAN TOWNSHIP, NJ 07712

ARCHITECT: **GRASSO DESIGN GROUP** 231 HIGHWAY 71 MANASQUAN, NJ 07762

SURVEYOR: **INSITE SURVEYING, LLC** 1955 ROUTE 34, SUITE 1A WALL, NJ 07719

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TRAP SERVICE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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NJPE #3718 NJPP #726 PAPE 61968
DCPE 3819 NYPE 802285 CPEE 21391
NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

Rev. #	Date	Comment
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CAD ID: 19-979-02/0

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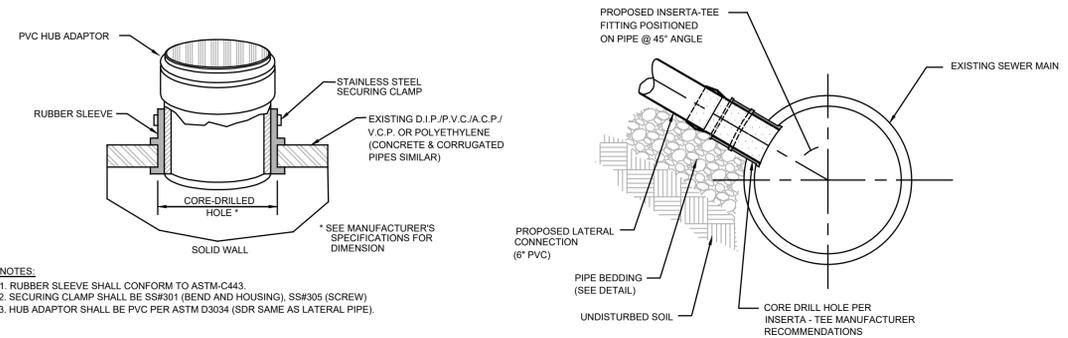
FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: **PRELIMINARY & FINAL MAJOR SITE PLAN**

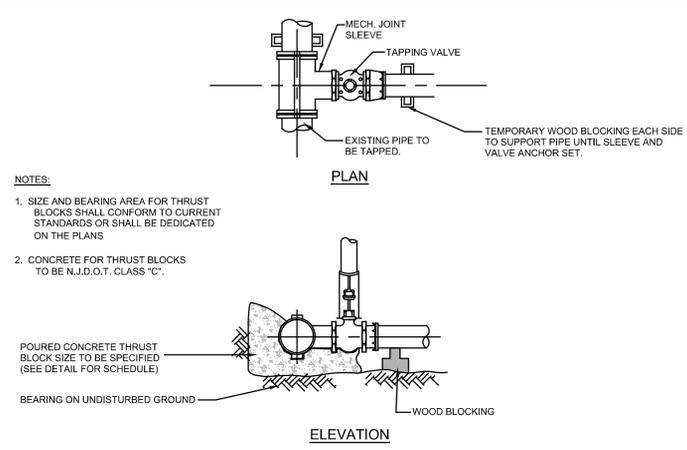
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SHEET NO.: C800

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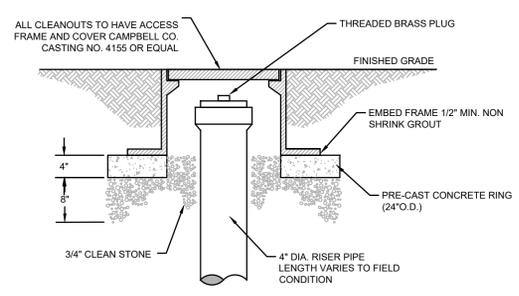
SANITARY SEWER INSERTA TEE CONNECTION
NTS



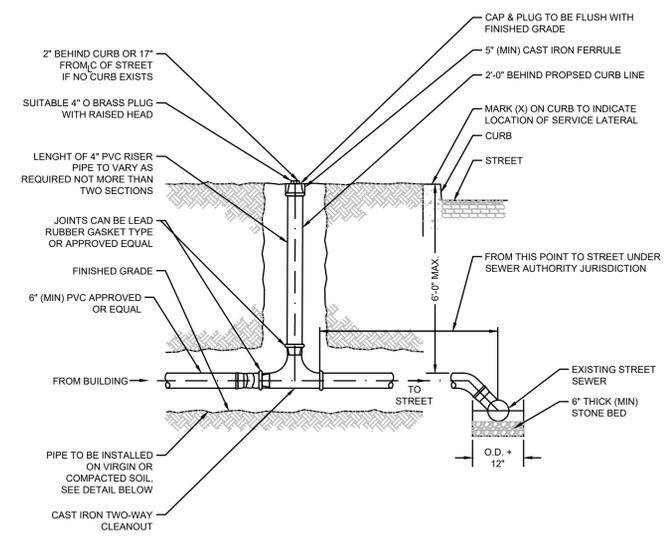
**TAPPING VALVE AND SLEEVE ASSEMBLY
WET TAP ASSEMBLY**
NTS

- NOTES:**
1. SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT STANDARDS OR SHALL BE DEDICATED ON THE PLANS
 2. CONCRETE FOR THRUST BLOCKS TO BE N.J.D.O.T. CLASS "C".

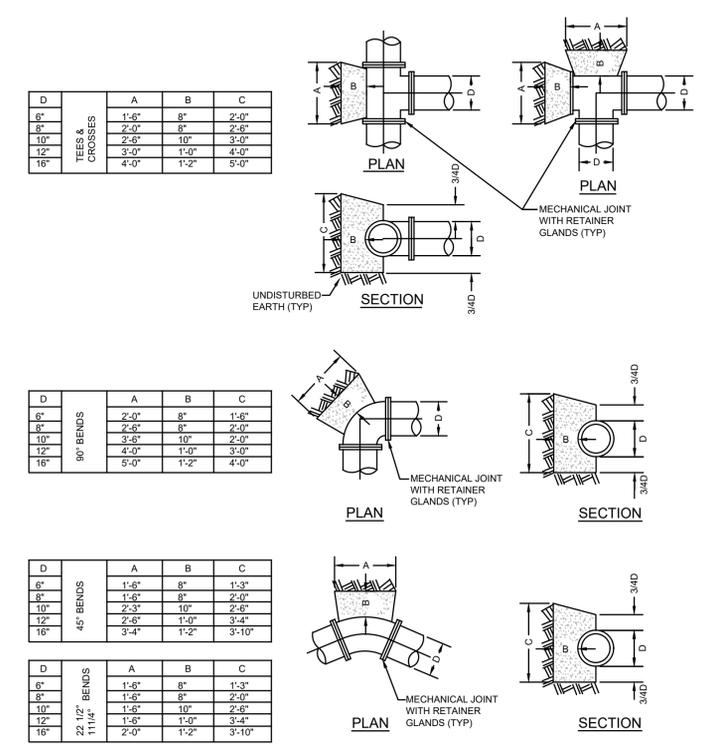
NOTE: THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES WITH COMPATIBLE TAPPING VALVES.



SANITARY SEWER CLEANOUT FRAME AND COVER
NTS



SANITARY SEWER LATERAL CONNECTION
N.T.S.



THRUST BLOCK DETAILS
N.T.S.

PROJECT INFORMATION

PROJECT NAME: **BRADLEY WEST**

PROJECT LOCATION: BLOCK 32, LOTS 17 & 18, 923 & 811 MAIN STREET, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

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ARCHITECT: **GRASSO DESIGN GROUP**, 231 HIGHWAY 71, MANASQUAN, NJ 07762

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PROPOSED EXCAVATION	WHITE

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NJPE #3118 NJPP #726 PAPE #1968
DEPE #813 NYPE #02285 CPE #2391
NCPPE #3336 DCPPE #00682 CPE #3665

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CAD ID: 19-979-02/0

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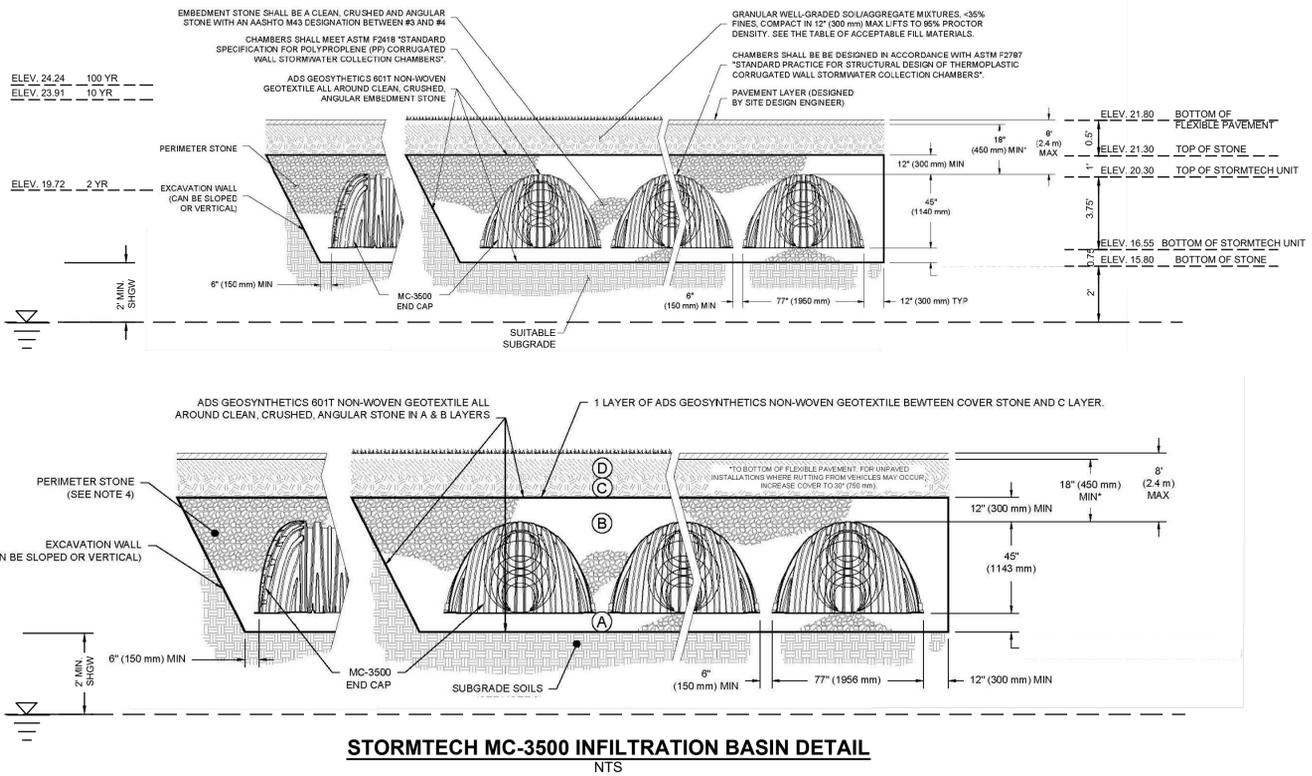
PLAN INFORMATION

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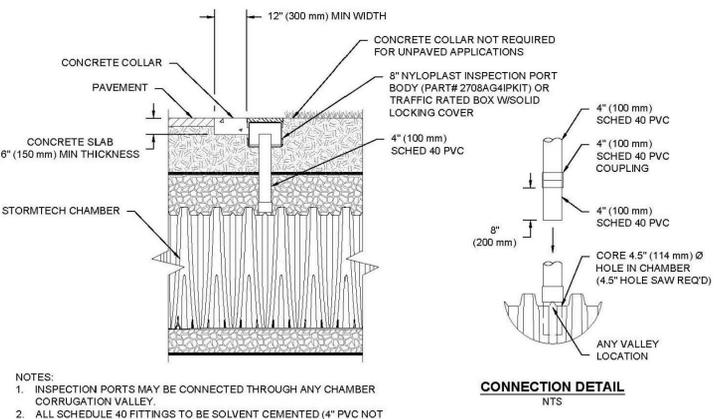
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SHEET NO.: **C801**

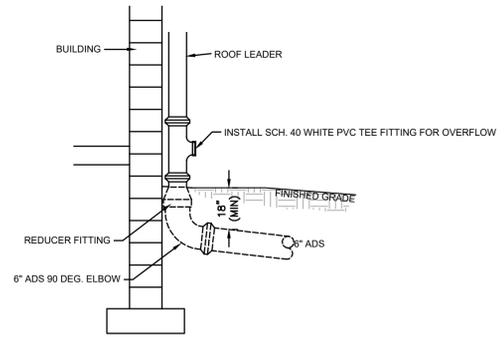
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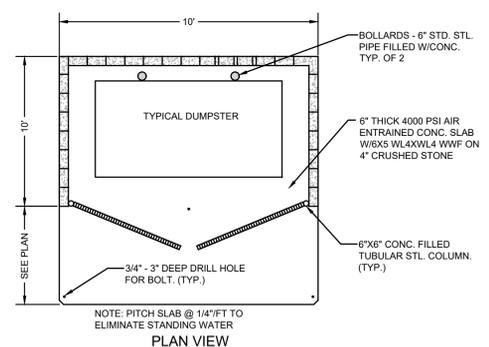
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NTS



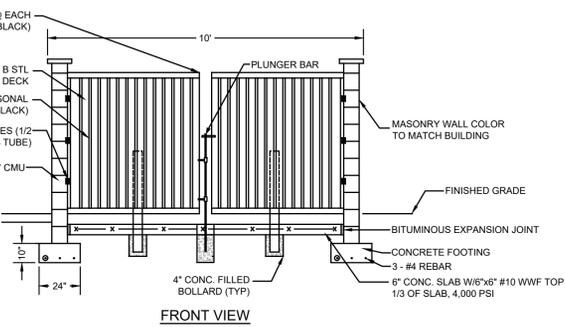
4" PVC INSPECTION PORT DETAIL
NTS



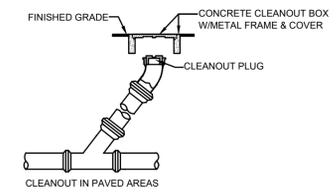
EXTERIOR DOWNSPOUT COLLECTOR
NTS



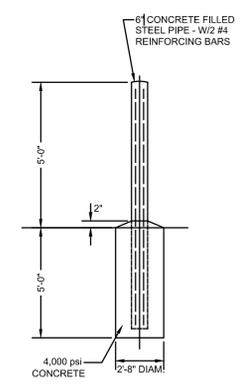
MASONRY WALL DUMPSTER ENCLOSURE: SINGLE
NTS



CONCRETE PAD
NTS



CLEANOUT
NTS



BOLLARD DETAIL
NOT TO SCALE

PROJECT INFORMATION

PROJECT NAME: **BRADLEY WEST**

PROJECT LOCATION: BLOCK 32, LOTS 17 & 18, 903 & 811 MAIN STREET, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

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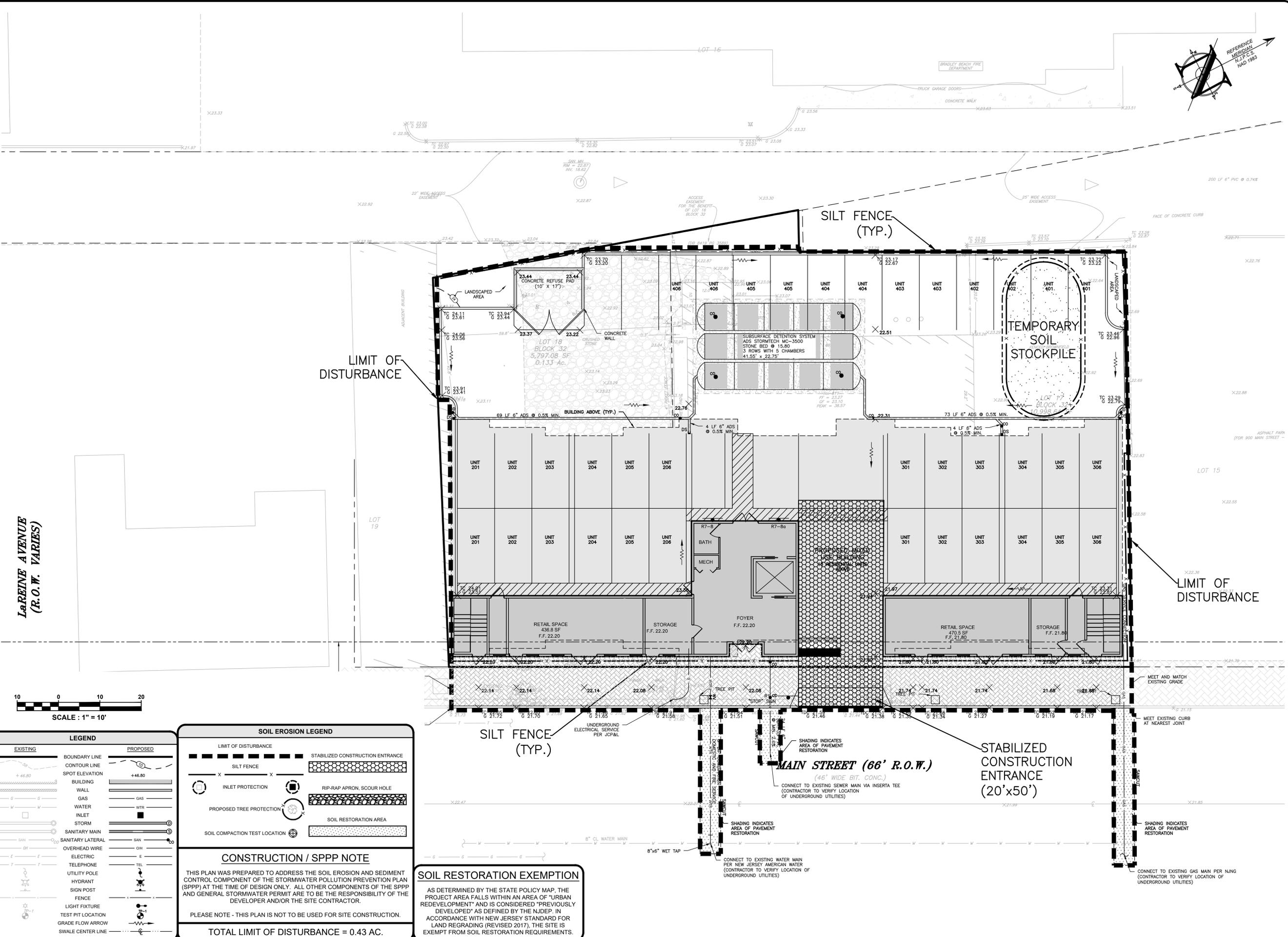
FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: **PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **CONSTRUCTION DETAILS**

SHEET NO.: **C802**

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PROJECT LOCATION: BLOCK 32, LOTS 17 & 18, 923 & 811 MAIN STREET, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ		
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GAS	YELLOW	
COMMUNICATION / TV	ORANGE	
WATER	RED	
SEWER	GREEN	
TRAP SEWER MARKINGS	MAGENTA	
PROMISED EXCAVATION	WHITE	
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PLAN INFORMATION		
DRAWING TITLE:		
PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE:		
SOIL EROSION & SEDIMENT CONTROL PLAN		
SHEET NO.:		C900

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