

Preliminary / Final Major Site Plan Prepared For

JAJB PROPERTIES, LLC

PROPOSED BUSINESS OFFICE & RESIDENTIAL DEVELOPMENT

Block 99 Lot 7

240 West 9th Street

Borough of Ship Bottom, Ocean County, New Jersey

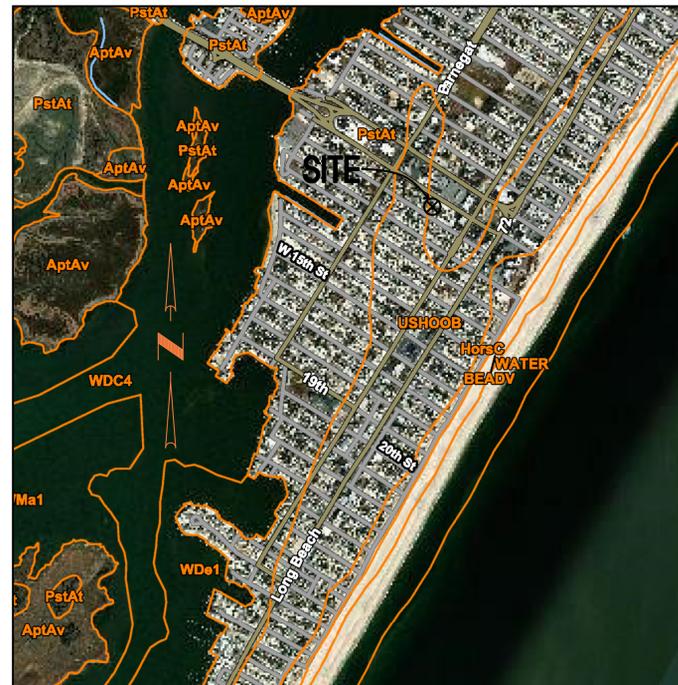
PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Qualification	Final Address	Owner Name	Owner Street	Owner City/State	Owner Zip	F.A.M.S.P.N.
104	1501	ST	265 W 9TH ST	ATLANTIC CITY ELECTRIC COMPANY	510 HARDING RD	MAYS LANDING NJ	08330	1529,104,15,001
104	2102	ST	201 W 9TH ST	ROYAL REALTY CORP	300 S BANANA RIVER RD	COCKA BEACH FL	32911	1529,104,2,102
104	503	ST	241 W 9TH ST	FOURKIDS RUS LLC	79 RIVERVIEW RD	BRICKENWATER NJ	08627	1529,104,5,003
104	504	ST	240 W 9TH ST	FOURKIDS RUS LLC	79 RIVERVIEW RD	BRICKENWATER NJ	08627	1529,104,5,004
104	603	ST	240 W 9TH ST	ATLANTIC CITY ELECTRIC CO	510 HARDING HWY	MAYS LANDING NJ	08330	1529,104,6,001
94	10	ST	234 W 10TH ST	666 W 10TH ORGANIZATION LLC	637 ROMA AVE	STATEN ISLAND NY	10312	1529,94,10
94	11	ST	242 W 10TH ST	WEBER, HERBERT R III	110 EARLE LN	HATFIELD PA	19340	1529,94,11
94	12	ST	248 W 10TH ST	FOURBEZA, MARILYN A ALICHA A	17 MARCIN WAY	FLANDERS NJ	07836	1529,94,12
94	1304	ST	262 W 10TH ST	VEZZONI, JAMES J & FORBES A LLOYD	302 S FOSTER ST	WEST WINDSOR NJ	08080	1529,94,13,04
94	1305	ST	254 W 10TH ST	PEDONE, JOSEPH & FLATL CLARE	240 HERMISTAD RD	BRICKENWATER NJ	07830	1529,94,13,05
94	8	ST	234 W 10TH ST	JONES, GREGORY A	84 BAY SCOUT RD	KILZITZOWN PA	19530	1529,94,8
94	9	ST	230 W 10TH ST	ROGONCSE, ATILKO & MARI A	50 PROSPECT AVE	BRICKENFORD PA	14835	1529,94,9
99	1001	ST	254-264 W 9TH ST	SUBP INVESTMENTS LLC	414 N 80TH ST	SHIP CITY NJ	08038	1529,99,10,001
99	18	ST	265 W 10TH ST	CLARK, KENNETH Y & COPELLI JASON	265 W 10TH ST	SHIP BOTTOM NJ	08038	1529,99,18
99	19	ST	259 W 10TH ST	MOONEY, ROYMOND J & MORRIS C	102 HILL STREET	ROCKAWAY NJ	07866	1529,99,19
99	20	ST	253 W 10TH ST	CAUVAN, DANIEL J & KATHERINE	253 W 10TH ST	SHIP BOTTOM NJ	08038	1529,99,20
99	21	ST	247 W 10TH ST	BOTTI, MARCHELLE H & MARY D	9 LOCKLEY COURT	MOUNTAIN LAKE NJ	07046	1529,99,21
99	22	ST	241 W 10TH ST	JANISH, JOSEPH A & ANGELAM	462 VALLEY RD	CLIFTON NJ	07013	1529,99,22

Block	Lot	Qualification	Final Address	Owner Name	Owner Street	Owner City/State	Owner Zip	F.A.M.S.P.N.
99	23	ST	235 W 10TH ST	WEBER, GREGORY A EMILIE	235 W 10TH ST	SHIP BOTTOM NJ	08038	1529,99,23
99	24	ST	229 W 10TH ST	CZERNIK, BEAN J & DOROTHY E	207 AVE FACTORY RD	PHILADELPHIA PA	19132	1529,99,24
99	25	ST	223 W 10TH ST	FERRO, RENEE H & ROSE T	223 W 10TH ST	SHIP BOTTOM NJ	08038	1529,99,25
99	26	ST	217 W 10TH ST	BULLAN, RICHARD D	126 DEERFIELD CT	MOUNTAIN LAKE NJ	07046	1529,99,26
99	303	ST	214 W 10TH ST	MARENDAZ, NORTHEAST LLC D & JAY LLC	50 E BROWARD BLVD S4130	FORT LAUDERDALE FL	33394	1529,99,303
99	5	ST	228 W 10TH ST	MARENDAZ, NE LLC CO & JAY LLC	50 E BROWARD BLVD S4130	FORT LAUDERDALE FL	33394	1529,99,5
99	6	ST	234 W 10TH ST	MARENDAZ, NE LLC	1717 ARCH ST, SUITE 302	PHILADELPHIA PA	19103	1529,99,6
99	7	ST	240 W 10TH ST	JAJB PROPERTIES LLC	366 MAIN STREET	WEST CREEK NJ	08092	1529,99,7
99	8	ST	242 W 10TH ST	FRANZ, PETER	242 9TH ST W	SHIP BOTTOM NJ	08038	1529,99,8
99	9	ST	250 W 10TH ST	SUBP INVESTMENTS LLC	412 N 80TH ST	SHIP CITY NJ	08038	1529,99,9

THE FOLLOWING PUBLIC AGENCIES ARE ALSO TO BE NOTIFIED:

- ATLANTIC CITY ELECTRIC REAL ESTATE DEPT
5100 HARDING HWY, MAYS LANDING, NJ 08330
- VERIZON
148 OLD SOUTH BROADWAY, MANAHAWKIN, NJ 08050
- OCEAN COUNTY PLANNING BOARD
PO BOX 2191, TOMS RIVER, NJ 08754-2191
- COMCAST CABLE
ATTN: JOSH COSULICH, TECH. SUPERVISOR
830 ROUTE 37 WEST, TOMS RIVER, NJ 08753
- NJ NATURAL GAS CO.
ATTN: JOAN PURCARO, RIGHT OF WAY REPRESENTATIVE
1415 WYCKOFF RD.
PO BOX 1464, WALL, NJ 07719



SOIL MAP—OCEAN COUNTY

SCALE=1:20,000



BOROUGH OF SHIP BOTTOM TAX MAP
SHEET No.'s 14 & 15

SCALE=1"=160' ±



U.S.G.S. QUAD MAP
SHIP BOTTOM QUAD

SCALE=1:24,000±

APPROVED AS A PRELIMINARY AND FINAL MAJOR SITE PLAN
BY THE BOROUGH OF SHIP BOTTOM LAND USE BOARD
ON _____

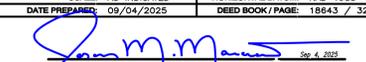
CHAIRMAN _____ DATE _____
ENGINEER _____ DATE _____
SECRETARY _____ DATE _____

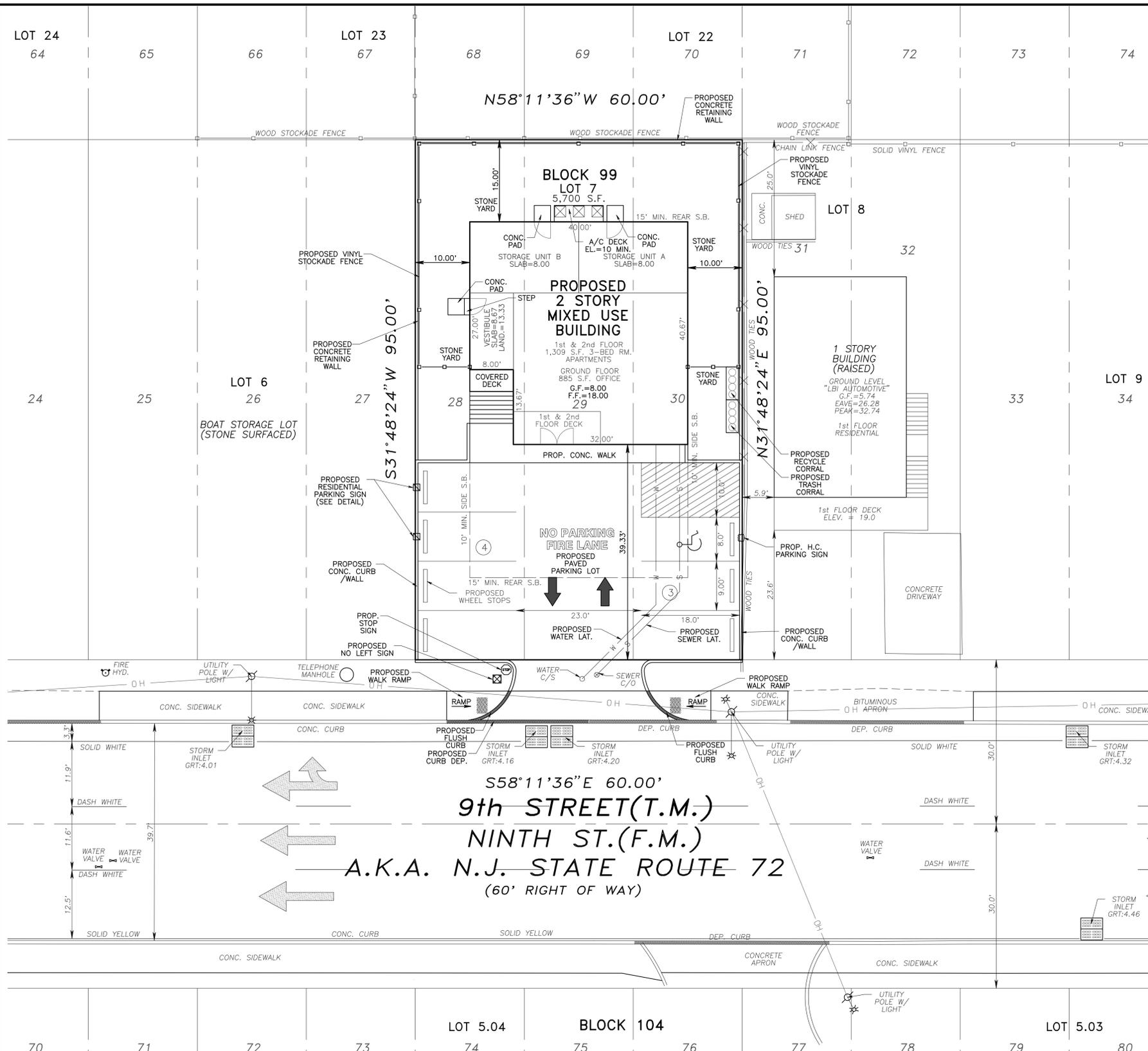
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INDEX OF SHEETS

OWNER/APPLICANT:
JAJB PROPERTIES, LLC
365 N. MAIN STREET
WEST CREEK, NJ 08092

Sheet #	Sheet Title
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3/7	GRADING & DRAINAGE PLAN
4/7	LANDSCAPE & LIGHTING PLAN
5/7	SOIL EROSION PLAN
6/7	SOIL EROSION NOTES & DETAILS
7/7	CONSTRUCTION DETAILS

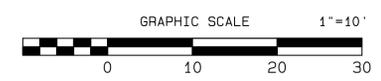
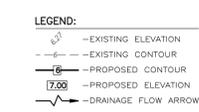
REV. NO.	DATE	DESCRIPTION
TITLE SHEET		
SITE ADDRESS: 240 WEST 9TH STREET BLOCK 99 LOT 7 BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY		
JOB No.: 2024-0130	TAX MAP SHEET No.: 14	
DRAWN BY: DLG	UNITS: USFT	
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988	
SCALE: AS INDICATED	HORIZONTAL DATUM: NAD 1983	
DATE PREPARED: 09/04/2025	DEED BOOK/PAGE: 18643 / 326	
 JASON M. MARCIANO, P.E., P.P. NEW JERSEY PROFESSIONAL ENGINEER 44814 NEW JERSEY PROFESSIONAL PLANNER 0840		
 East Coast Engineering, Inc. ENGINEERING LAND SURVEYING PLANNING GPS (732) 244-9300 VOICE 608 MAIN STREET (609) 693-2800 VOICE TOMS RIVER, NJ 08753 (732) 244-3044 FAX www.ecoeng.net CERTIFICATE OF AUTHORIZATION No. 262493900		



- GENERAL NOTES:**
- APPLICANT PLANS TO CONSTRUCT A 2 STORY MULTI USE BUILDING ON A LOT THAT WAS PREVIOUSLY DEVELOPED WHICH IS NOW VACANT. THE NEW STRUCTURE SHALL BE OFFICE SPACE ON THE GROUND FLOOR, (1) 3-BEDROOM APARTMENT ON THE FIRST FLOOR AND (1) 3-BEDROOM APARTMENT ON THE SECOND FLOOR. THE GROUND FLOOR IS 1,517 S.F. GROSS. THE GROUND FLOOR CONTAINS 885 S.F. OF OFFICE SPACE, 112 S.F. OF STAIRS/VESTIBULE, 260 S.F. OF STORAGE FOR APARTMENT UNIT A AND 260 S.F. OF STORAGE FOR APARTMENT UNIT B. THE FIRST AND SECOND FLOOR APARTMENTS ARE 1,309 S.F. EACH.
 - SITE PLAN BASED ON A SURVEY PREPARED BY EAST COAST ENGINEERING, DATED 04/04/2024. ELEVATIONS ARE ON N.A.V.D. 1988.
 - PROPERTY CONTAINS 0.131 ACRES (5,700 S.F.).
 - THE ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 - PROPERTY SHOWN ON TAX MAP SHEET 14.
 - SITE LOCATED IN FLOOD HAZARD ZONE "AE" ELEV 7.0 (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345324 0518 G, MAP NUMBER 34029C0518G, DECEMBER 16, 2021.
 - SITE LOCATED IN FLOOD HAZARD ZONE "AE" ELEV 7.0 (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345324 0518 H, MAP NUMBER 34029C0518H, PRELIMINARY JANUARY 30, 2015.
 - WATER & SEWER TO BE PROVIDED BY MUNICIPAL SERVICES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE AUTHORITY'S RULES AND REGULATIONS. ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION, EXCAVATION OR CONSTRUCTION.
 - THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f)(OSHA COMPETENT PERSON).
 - SOLID WASTE DISPOSAL TO BE PROVIDED BY COMMERCIAL CARTING SERVICE UTILIZING CANS TO BE PICKED UP ALONG 9TH STREET BETWEEN THE HOURS OF 6AM-7AM.
 - STORM WATER RUNOFF FROM THE PARKING AREA SHALL SHEET FLOW TOWARD 9TH STREET. THE BUILDING DOWNSPOUTS SHALL BE CONNECTED TO RECHARGE TRENCHES.
 - APPLICANT'S ENGINEER SHALL INSPECT RECHARGE TRENCH BOTTOM AT TIME OF CONSTRUCTION TO ENSURE EXPOSURE OF FREE DRAINING SAND, ANY SOIL LESS THAN ADEQUATE WILL BE REQUIRED TO BE REMOVED AND REPLACED WITH FREE DRAINING SAND.
 - ALL UTILITIES PROPOSED TO BE INSTALLED UNDERGROUND.
 - HOURS OF OPERATION ARE APPROXIMATELY 8 A.M. TO 8 P.M./ 7 DAYS PER WEEK & THE APPROXIMATE NUMBERS OF NEW EMPLOYEES IS 2.
 - LIGHTING HOURS ARE FROM DUSK TILL 10:00PM (APPROX.). SECURITY LIGHTING ONLY AFTER 9PM.
 - PARKING CALCULATION:
PROPOSED OFFICE SPACE REQUIRE: 1 SPACES PER 250 S.F. (885 S.F.)=3.5 SPACES =4 SPACES
PROPOSED APARTMENTS REQUIRE: 1 SPACE FOR TWO OR MORE BEDROOM UNITS (2 UNITS)= 2 SPACES
TOTAL REQUIRED= 6 PARKING SPACES
TOTAL PROVIDED= 7 PARKING SPACES (1) HANDICAP SPACE
 - LIST OF VARIANCES:
-VARIANCE REQUIRED FOR LOT AREA, 16,000 S.F. REQUIRED, 5,700 S.F. PROVIDED.
-VARIANCE REQUIRED FOR LOT FRONTAGE, 160 FT. REQUIRED, 60 FT. PROVIDED.
-VARIANCE REQUIRED FOR LOT WIDTH, 160 FT. REQUIRED, 60 FT. PROVIDED.
-VARIANCE REQUIRED FOR LOT DEPTH, 100 FT. REQUIRED, 95 FT. PROVIDED.
 - LIST OF REQUIRED OUTSIDE AGENCY APPROVALS:
SHIP BOTTOM DEPARTMENT OF WATER & SEWER
OCEAN COUNTY PLANNING BOARD
NEW JERSEY DEPARTMENT OF TRANSPORTATION

GC GENERAL COMMERCIAL (RELATED USES) ZONE REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA:	16,000 S.F.	5,700 S.F. (PV)
MINIMUM LOT FRONTAGE:	160 FT.	60.00 FT. (PV)
MINIMUM LOT WIDTH:	160 FT.	60.00 FT. (PV)
MINIMUM LOT DEPTH:	100 FT.	95.00 FT. (PV)
MINIMUM SIDE SETBACK:	10 FT.	10.00 FT.
MINIMUM FRONT YARD SETBACK:	15 FT.	39.33 FT.
MINIMUM REAR YARD SETBACK:	15 FT.	15.00 FT.
MAXIMUM BUILDING LOT COVERAGE:	30 %	28.0 %
MAXIMUM LOT COVERAGE:	80 %	70.0 %
MAXIMUM BUILDING HEIGHT:	35 FT.	35.0 FT.
MAXIMUM HEIGHT IN STORES:	3	3.0
ACCESSORY BUILDINGS		
MINIMUM SIDE SETBACK:	5 FT.	N/A
MINIMUM REAR SETBACK:	5 FT.	N/A
MINIMUM TO OTHER BUILDING:	10 FT.	N/A

N/A = NOT APPLICABLE
EX = EXISTING NON-CONFORMITY
PV = PROPOSED VARIANCE



IMPROVEMENT PLAN

SITE ADDRESS: 240 WEST 9th STREET
BLOCK 99 LOT 7
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

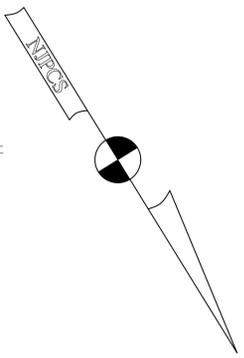
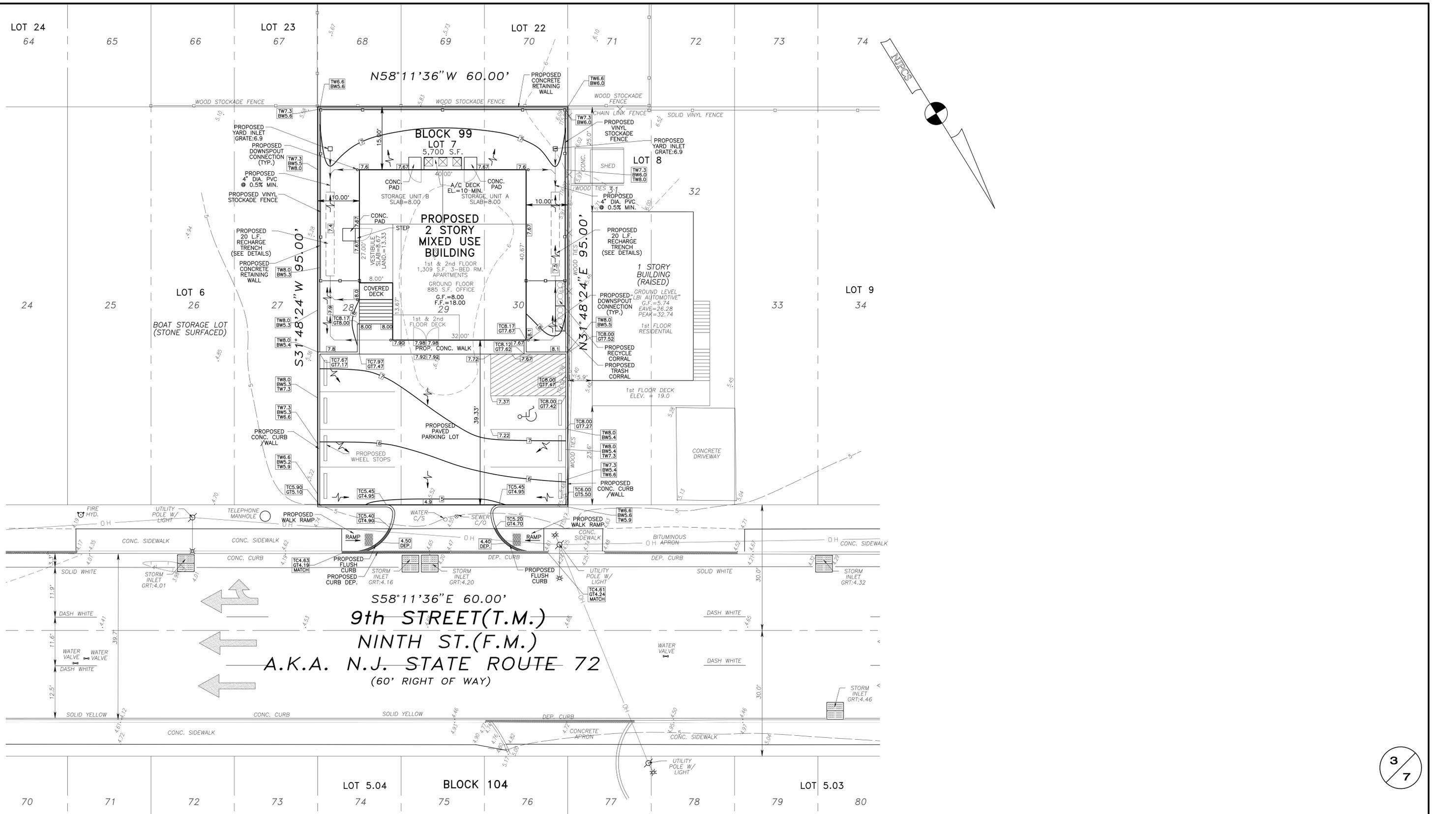
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East Coast Engineering, Inc.
JAY F. PIERSON, P.L.B., P.P.
ROBERT J. HARRINGTON, P.E.
JASON M. MARCIANO, P.E., P.P.
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CERTIFICATE OF AUTHORIZATION No. 2562919500

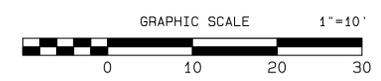
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- LEGEND:
- EXISTING ELEVATION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - DRAINAGE FLOW ARROW

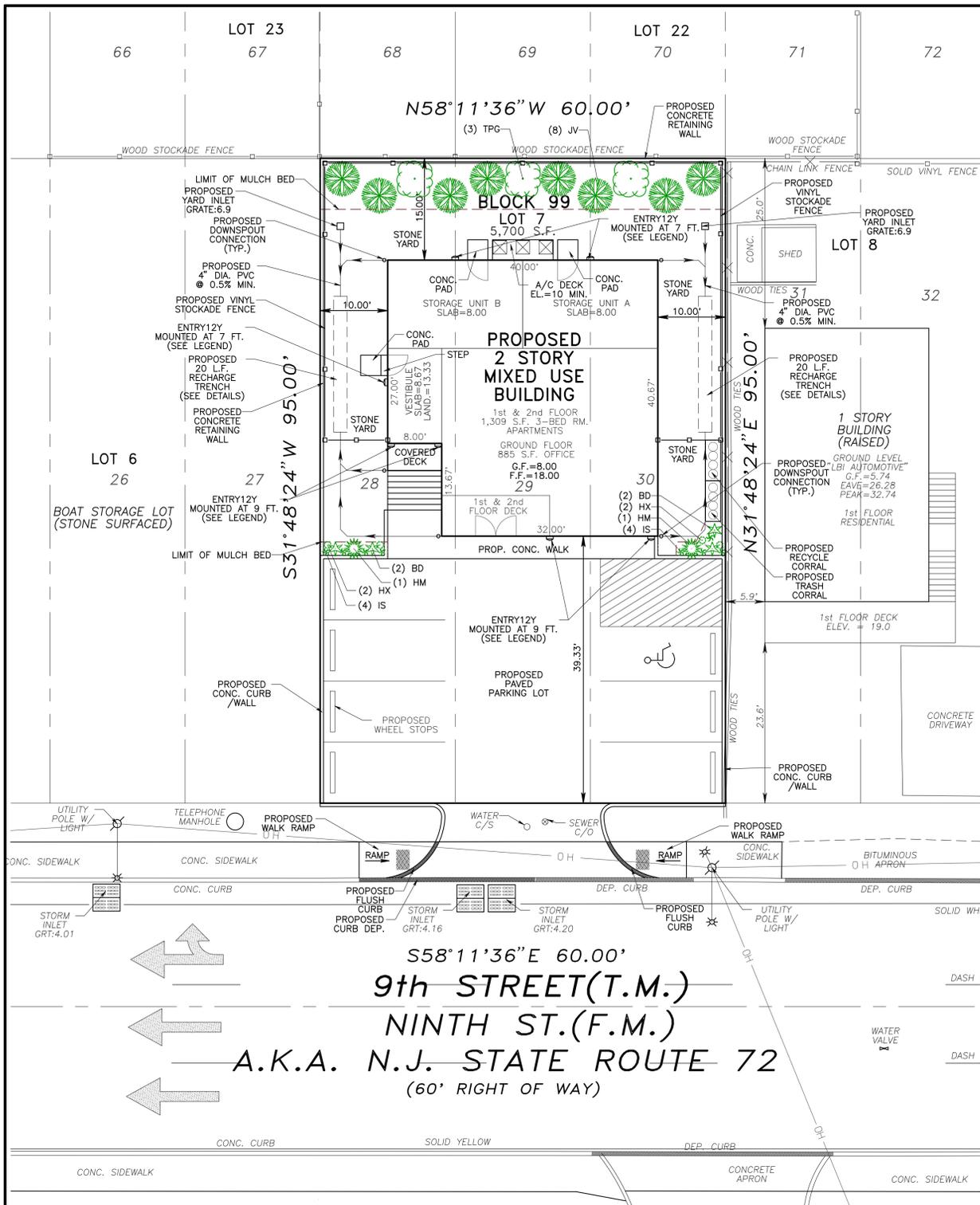


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GRADING & DRAINAGE PLAN		
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OFFICE OF ADMINISTRATION No. 2524793502



S58°11'36" E 60.00'
9th STREET (T.M.)
NINTH ST. (F.M.)
A.K.A. N.J. STATE ROUTE 72
(60' RIGHT OF WAY)

RAB
ENTRA 12Y
 DRIVER INFO
 TYPE: CONSTANT CURRENT
 120V: 0.3A
 208V: 0.3A
 240V: 0.3A
 277V: 0.3A
 INPUT WATTS: 14.2W

LED INFO
 WATTS: 12W
 COLOR TEMP: 3000K
 COLOR ACCURACY: 84 CRI
 L70 LIFESPAN: 100,000
 LUMENS: 876
 EFFICACY: 61.7 LPW

ORDERING MATRIX
 FAMILY: ENTRA
 WATTAGE: 12
 COLOR TEMP: Y
 FINISH: BLANK=BRONZE
 DRIVER OPTIONS: BLANK=NO OPTIONS
 OPTIONS: BLANK=STANDARD

RAB
WPLED C 80Y
 DRIVER INFO
 TYPE: CONSTANT CURRENT
 120V: 0.71A
 208V: 0.41A
 240V: 0.36A
 277V: 0.31A
 INPUT WATTS: 82.6W

LED INFO
 WATTS: 80W
 COLOR TEMP: 3000K
 COLOR ACCURACY: 72 CRI
 L70 LIFESPAN: 100,000
 LUMENS: 9,649
 EFFICACY: 116.8 LPW

ORDERING MATRIX
 FAMILY: WPLED
 CUTOFF: C
 WATTAGE: 80
 COLOR TEMP: Y
 FINISH: BLANK=BRONZE
 DRIVER OPTIONS: BLANK=NO OPTION
 OPTIONS: BLANK=STANDARD

LIGHTING LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	2	RAB LIGHTING "WPLED C 80Y" (BUILDING MOUNTED AT 11 FT.) 80 WATTS, 3000K, 120 VOLTS, 9649 LUMENS
	11	RAB LIGHTING "ENTRA12Y" (BUILDING MOUNTED AT 7 FT.) 12 WATTS, 3000K, 120 VOLTS, 876 LUMENS

LIGHTING STATISTICS

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG/MAX
CALC ZONE No. 1	1.6 fc	33.3 fc	0.0 fc	0.1:1

NOTE: LIGHTING HOURS ARE FROM DUSK TILL 11PM (APPROX.). SECURITY LIGHTING ONLY AFTER 11PM.

- LANDSCAPE NOTES:**
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN-UPS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
 - CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FOR TREES AND A MINIMUM OF ONE (1) GROWING YEAR FOR SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
 - IN SO FAR AS IT IS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT SHRUBS NOT PLANTED FROM DRYING. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
 - QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z-601.1 (2004) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
 - ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER ETC. SHALL BE USED FOR PLANTING.
 - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTING SEASONS ARE DEFINED AS "SPRING PLANTING SEASON" MARCH 15 THROUGH MAY 15. "FALL PLANTING SEASON" SEPT. 15 THROUGH NOV. 15. PLANTING IS ACCEPTABLE DURING OTHER MONTHS IF WEATHER PERMITS, THE GROUND IS NOT FROZEN AND SUPPLEMENTAL WATERING IS PROVIDED IN THE SUMMER.
 - SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PIT.
 - ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS PRIOR TO PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES MUST NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
 - EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. ALL PRUNING CUTS WILL BE MADE TO NATURAL TARGETS.
 - LANDSCAPED AREAS TO BE IRRIGATED BY SPRINKLER SYSTEMS. DETAILS AND DESIGN ARE TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED SHALL BE PLANTED WITH GRASS OR SOIL.
 - SOME TREES AND SHRUBS ON SITE TO BE SAVED WHEN FEASIBLE. DETERMINATION TO BE BY TOWNSHIP ENGINEER DURING CONSTRUCTION.
 - ALL TREES AND SHRUBS TO MULCHED WITH 3" OF HARDWOOD BARK MULCH.

LEGEND:

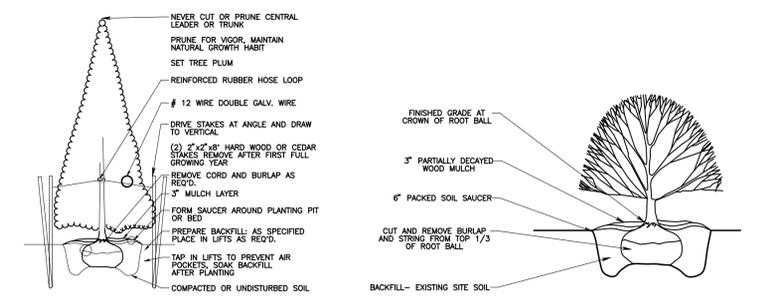
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- PROPOSED ELEVATION
- DRAINAGE FLOW ARROW

GRAPHIC SCALE 1"=10'

0 10 20 30

LANDSCAPE LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
IS	8	<i>Iris spicata</i> 'silver dragon'	SILVER DRAGON LILYTURF	4-6"±	1 GALLON
HX	4	<i>hemerocallis</i> x	SAFFRON SKYE DAYLILY	4-6"±	1 GALLON
BD	4	<i>buddleja davidii</i> 'miss violet'	MISS VIOLET BUTTERFLY BUSH	6-8"±	1 GALLON
HM	2	<i>Hydrangea macrophylla</i> 'Monmar'	BLUE ENCHANTRESS HYDRANGEA	12-18"±	#2 CONTAINER
JV	8	<i>Juniperus Virginiana</i>	EASTERN RED CEDAR	6-8"	B+B
TPG	3	<i>Thuja Pllicata</i> 'Green Giant'	GREEN GIANT ARBORVITAE	6-8"	B+B



CONIFEROUS TREE PLANTING
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.

NOTE: BALL OF ALL PLANTS TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING

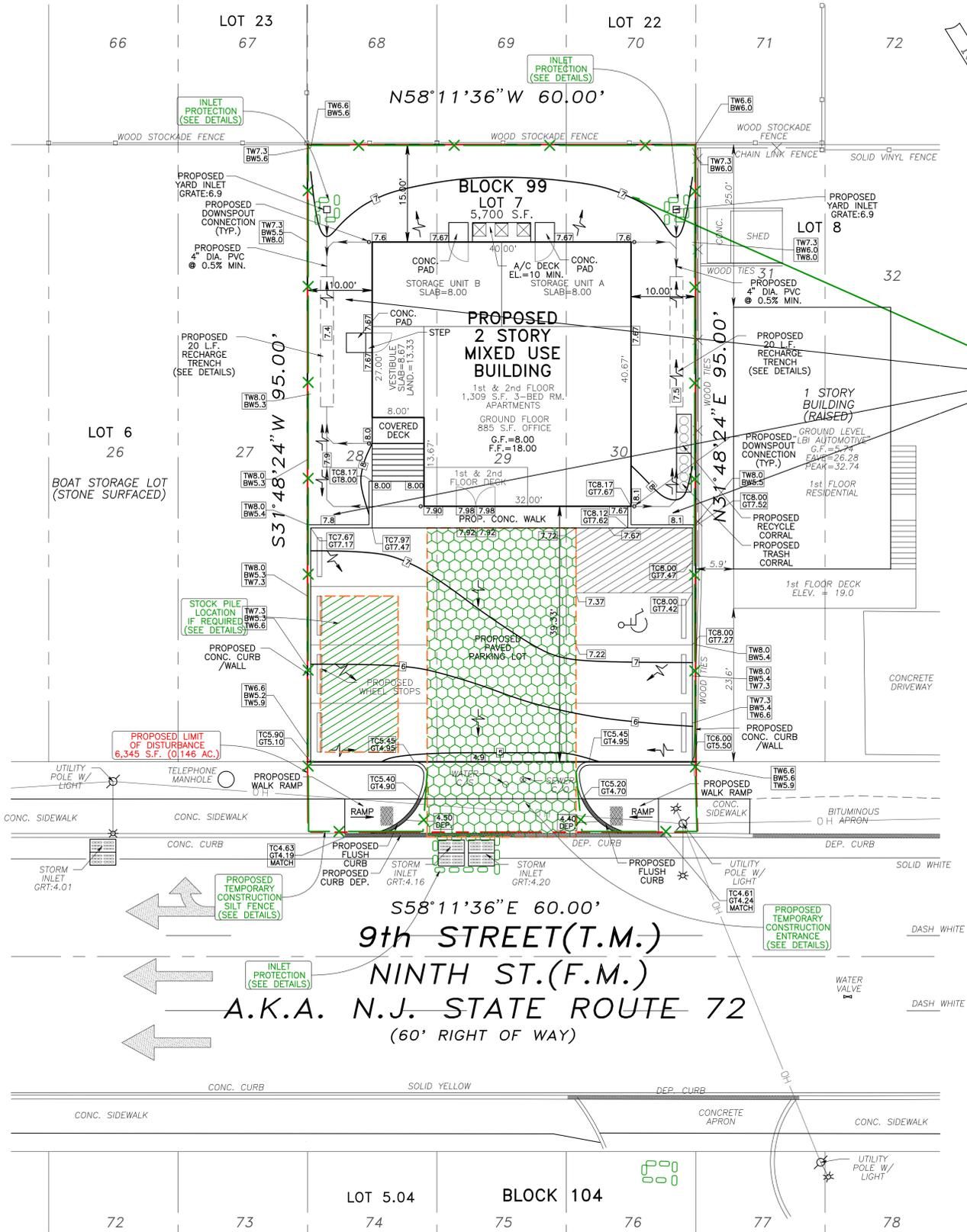
LANDSCAPE & LIGHTING PLAN

SITE ADDRESS: 240 WEST 9th STREET
BLOCK 99 LOT 7
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

JOB No.: 2024-0130 TAX MAP SHEET No.: 14
 DRAWN BY: DLG UNITS: USFT
 CHECKED BY: JMM VERTICAL DATUM: NAVD 1988
 SCALE: 1" = 10' HORIZONTAL DATUM: NAD 1983
 DATE PREPARED: 09/04/2025 DEED BOOK/PAGE: 18643 / 326

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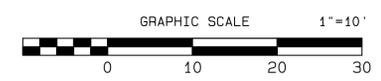
ENGINEERING LAND SURVEYING PLANNING GPS
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 (732) 244-3044 FAX www.ecoinc.net
 CERTIFICATE OF AUTHORIZATION No. 26249-9380



DECORATIVE STONE - 1/2" WHITE/YELLOW PEBBLE
 INSTALLED UNIFORMLY TO BE MINIMUM DEPTH OF 3"
 AT A RATE OF 9 CUBIC YARDS PER 1,000 S.F.
 PLASTIC IS NOT PERMITTED UNDER STONE.
 FABRIC LANDSCAPE BARRIER IS PERMITTED.

FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

- LEGEND:
- EXISTING ELEVATION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - DRAINAGE FLOW ARROW



5 / 7

REV. No.	DATE	DESCRIPTION
SOIL EROSION PLAN		
SITE ADDRESS: 240 WEST 9th STREET BLOCK 99 LOT 7 BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY		
JOB No.: 2024-0130	TAX MAP SHEET No.: 14	
DRAWN BY: DLG	UNITS: USFT	
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988	
SCALE: 1" = 10'	HORIZONTAL DATUM: NAD 1983	
DATE PREPARED: 09/04/2025	DEED BOOK/PAGE: 18643 / 326	

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 NEW JERSEY PROFESSIONAL PLANNER 08040

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 COUNTY OF ADMINISTRATION No. 2524935502

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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 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 AND PAST STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION, JANUARY 2014, REVISED JULY 2017.
LINK TO 2014 STANDARDS: https://www.state.nj.us/agriculture/soilconservation/soilconservation.html
LINK TO 7TH EDITION STANDARDS: https://www.state.nj.us/agriculture/soilconservation/soilconservation.html
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMPLETION OF CONSTRUCTION.
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS FOR ACCESS TO CONSTRUCTION TRAFFIC WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION PRIOR TO THE END OF THE CONSTRUCTION SEASON.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND OTHER EROSION-PRONE AREAS) SHALL BE PROTECTED 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 CONCRETE PAVEMENT SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY MAJOR ROADWAY.
9. ANY STEEP SLOPES (3:1 OR GREATER) OR ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED WITHIN 14 DAYS OF THE INSTALLATION.
10. THE STANDARD FOR STABILIZED CONSTRUCTION AREAS REQUIRES THE INSTALLATION OF A STONE PAD USING CLEAN CRUSHED ANGULAR STONE (NO. 4-3) AT A RATE OF 2 TO 3 CUBIC YARDS PER LINEAL FOOT 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 SEED 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 VERIFICATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME AND FERTILIZER HAVE BEEN USED FOR PERMANENT VEGETATION WORK. STRAW MULCH IS REQUIRED ON ALL SEEDING.
13. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADAPTABLE VEGETATION SHOULD BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATION 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 4.0 OR LESS OR WITH A TOXICITY INDEX OF 100 OR GREATER SHALL BE TREATED WITH LIME AT A RATE OF 100 POUNDS PER 1,000 SQUARE FEET OF TYPICAL 1:1 SLOPE.
15. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
16. ALL CONDUIT OUTLET PROTECTION SHALL BE INSTALLED IN EXISTENT ACTING AS SEDIMENT BASINS DURING CONSTRUCTION.
17. UNFILTERED DRAINAGE IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DRAINAGE OPERATIONS TO MINIMIZE EROSION AND SEDIMENTATION.
18. SHOULD THE CONTROL OF JUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE MEASURES SHALL BE INSTALLED IMMEDIATELY.
19. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE DISTRICT'S EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES.
20. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION.
22. REVISION: FEBRUARY 19, 2019

SUPPLEMENTAL NOTES:

- 1. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR, IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
CONSTRUCTION SCHEDULE:
1. NOTIFY THE OCEAN COUNTY SOIL CONSERVATION DISTRICT IN WRITING AT LEAST 48-HOUR PRIOR TO INSTALLATION OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.
2. INSTALLATION OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AT THE BEGINNING OF EACH DISTURBANCE.
3. MAINTENANCE OF REMAINING SITE IMPROVEMENTS, CLEARING OF LOTS & SITE PREPARATION, (1 WEEK)
4. CONSTRUCTION OF BUILDING (1-3 WEEKS)
5. CONSTRUCTION OF DRIVEWAYS (1-2 WEEKS)
6. DRIVEWAY TO BE GRADED AND INSTALLED (1-2 WEEKS)
7. DRIVEWAY TO BE GRADED AND LANDSCAPED. (1-2 WEEKS)
8. PERMANENT STABILIZATION MEASURES INSTALLED.
9. PERMANENT VEGETATION MEASURES TO BE REMOVED (1 WEEK)
11. FINAL SITE CLEANUP (1 WEEK)
12. CONTRACTOR TO OBTAIN REPORT OF COMPLIANCE FROM OCSO. ALL WORK MUST BE COMPLETED AND PERMANENT STABILIZED BEFORE REPORT OF COMPLIANCE CAN BE ISSUED.

TOPSOILING

- A. TOPSOIL SHOULD BE FREELY LIMBED, FREE OF DEBRIS, ORGANIC MATTER AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL PROPERTIES.
B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, LIMED, COMPOSTED MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL.
C. TOPSOILING SHOULD BE PERFORMED IMMEDIATELY AFTER PLACEMENT OF WIND OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
D. TOPSOILING SHOULD BE PERFORMED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

SEEDING

- 1. SEEDING SHOULD BE PERFORMED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
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MULCH ONLY STABILIZATION

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
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 SHALL BE MADE FROM WOOD, PAPER FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS.
E. MULCH NETTING, SUCH AS RAPEX, JUTE, COTTON, OR PLASTIC NETTING, MAY BE USED.
F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER OR OTHER SUBSTRATE IS PRESENT.
G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

MAINTENANCE VEGETATION

- A. PREVENTIVE MAINTENANCE PROGRAM ANTICIPATES REQUIREMENTS AND ACCOMPLISHES WORK WHEN IT CAN BE DONE WITH LEAST EFFORT AND EXPENSE TO ASSURE ADEQUATE VEGETATIVE COVER.
B. MAINTENANCE SHOULD OCCUR ON A REGULAR BASIS, CONSISTENT WITH FAVORABLE PLANT GROWTH, SOIL AND CLIMATIC CONDITIONS.
C. THE DEGREE OF PREVENTIVE MAINTENANCE NEEDED DEPENDS UPON THE TYPE OF VEGETATION AND ITS PROPOSED FUNCTION OR USE.
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SEEDING MIXTURES FOR HOME LAWNS: ALL SEED MUST BE INCORPORATED OR RAKED INTO THE SOIL.

Table with 3 columns: APPLICATION, EXCESSIVELY DRAINED, WELL TO MODERATELY WELL DRAINED, SOMEWHAT POORLY TO MODERATELY DRAINED. Rows include Residential/Commercial, Ponds and Channel Banks, Drainage Ditches, etc.

PLANT SPECIES

Table with 2 columns: PLANT SPECIES, SEEDING RATE (POUNDS PER 1,000 SQUARE FEET). Rows include MK #1 Tall Fescue, MK #2 Hard Fescue, etc.

GENERAL NOTES:

- 1. STONE SIZE = ASTM C-33, SIZE NO. 2 (2 1/2"-1 1/4") OR SIZE NO. 3 (2"-1 1/4").
2. USE CLEAN ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE USED, INCLUDING ADDITIONAL MAINTENANCE AND SPRINKLING.
3. STONE THICKNESS = 6" MIN.
3. STONE PAD SLIP = 2" MAX.

MAINTENANCE NOTES FOR STABILIZED CONSTRUCTION ENTRANCES:

- 1. THE ENTRANCE SHALL BE MAINTAINED IN A PROPERLY TRACKED OR FLOWING OF SEDIMENT ON ROADWAYS. THIS MAY REQUIRE FERTILIZER OR FERTILIZER WITH ADJUSTMENT SPARKS, DROPPED, WASHED OR AS CONDITIONS DEMAND REPAIR AND/OR CLEANUP OF ANY MEASURES TO MAINTAIN SEDIMENT IN ADJACENT SPARKS, DROPPED, WASHED OR TRACKED ON ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES.
2. WHERE ANCHORAGE OF DUST/SEEDING IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

STOCKPILE DETAIL



PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

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TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH

Table with 5 columns: SEED SELECTIONS, PER ACRE, SEEDING RATE (POUNDS PER 1,000 SQUARE FEET), OPTIMUM SEEDING DATES, OPTIMUM SEEDING DEPTH (INCHES). Rows include 1. PERENNIAL REGRASS, 2. SPRING TALLS, etc.

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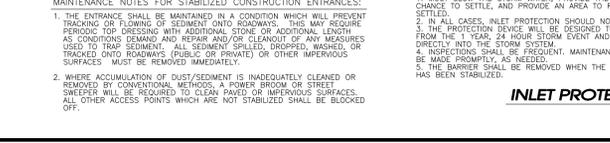
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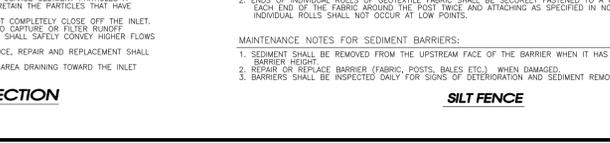
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PERMANENT VEGETATIVE COVER USING SOD

- 1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
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 SHALL BE MADE FROM WOOD, PAPER FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS.
E. MULCH NETTING, SUCH AS RAPEX, JUTE, COTTON, OR PLASTIC NETTING, MAY BE USED.
F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER OR OTHER SUBSTRATE IS PRESENT.
G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
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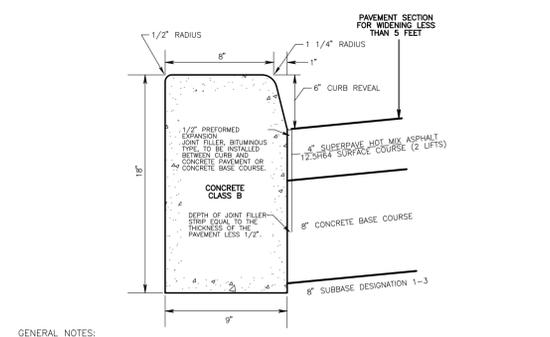
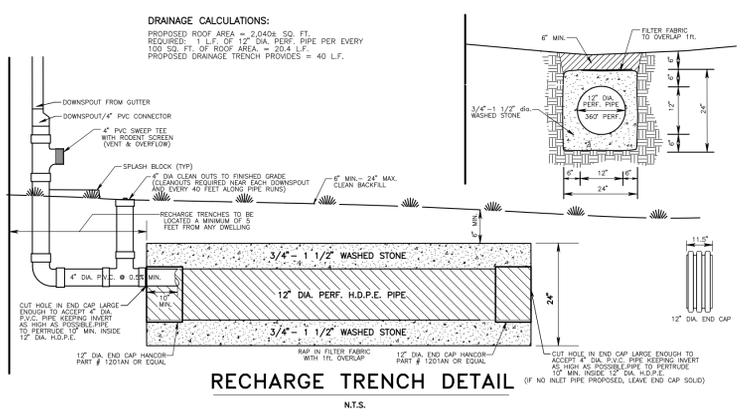
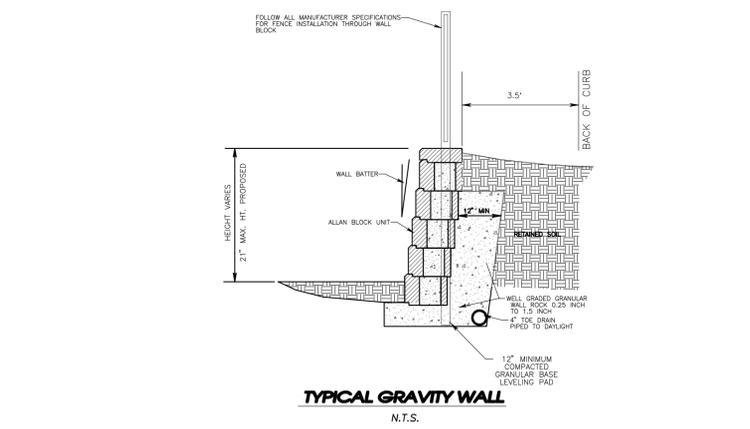
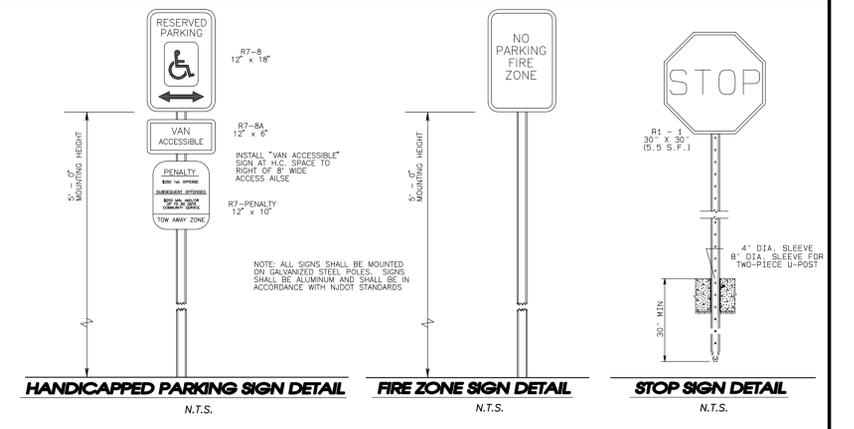
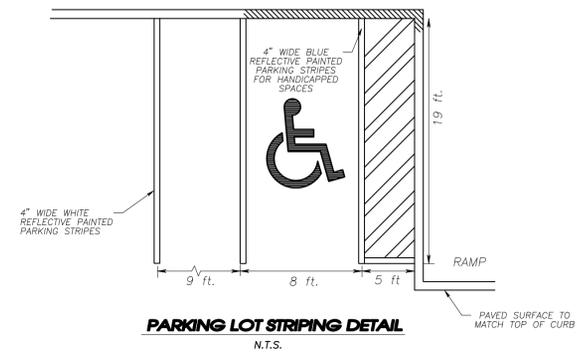
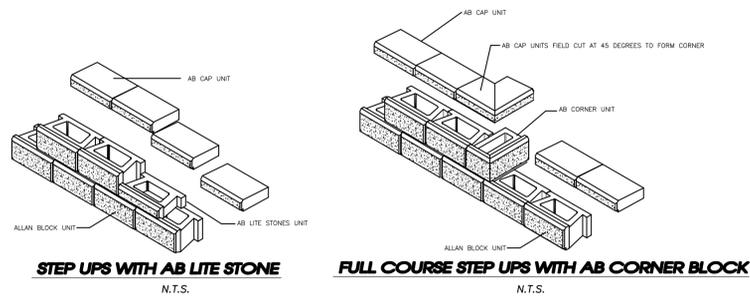
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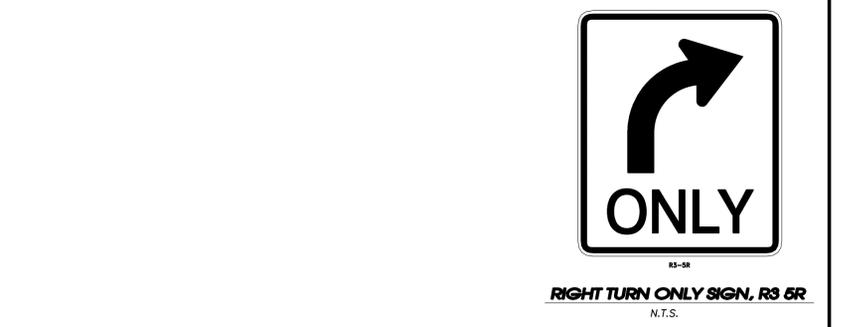
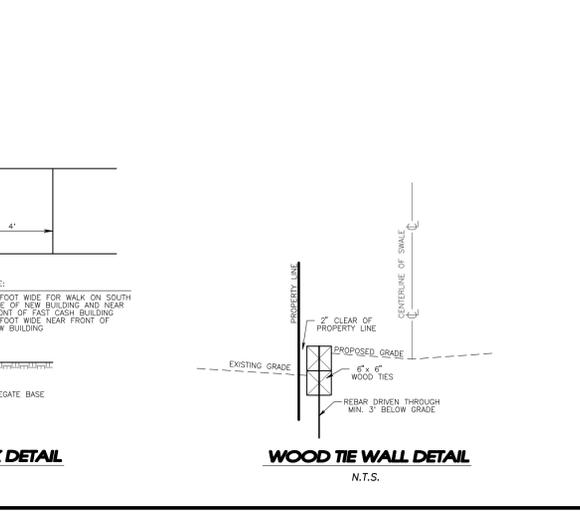
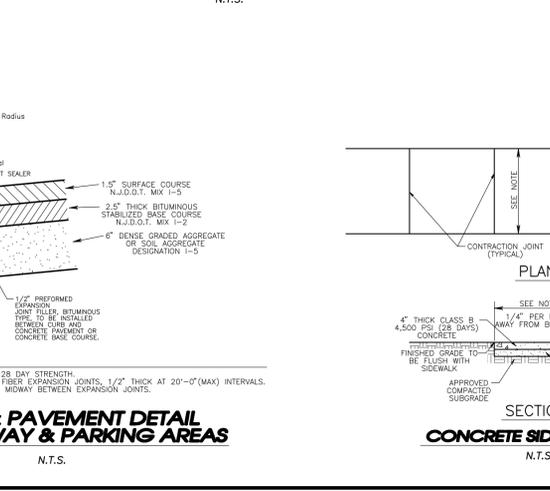
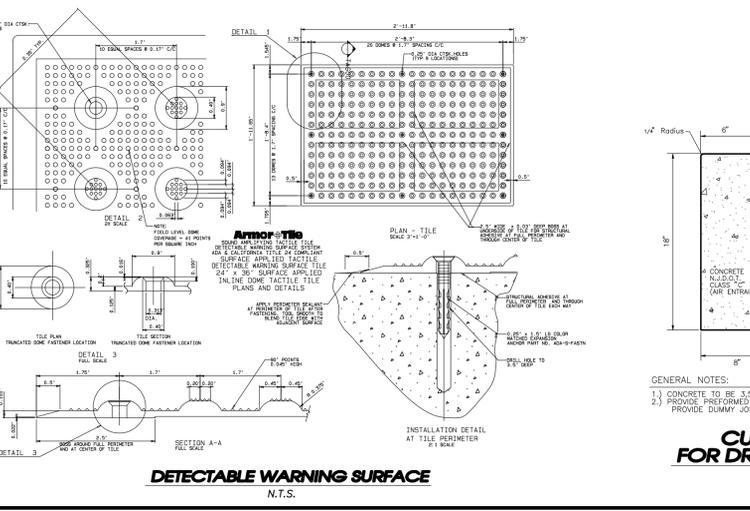
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PERMANENT VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH



GENERAL NOTES:

- 1.) CONCRETE TO BE 3,500 P.S.I. @ 28 DAY STRENGTH.
- 2.) PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'-0" (MAX) INTERVALS. PROVIDE BUMPY (UNIFORMED) WEAVE BETWEEN EXPANSION JOINTS.
- 3.) WIDTH OF ROADWAY WEAVING VARIES, WITH A MINIMUM WIDTH OF 3 FEET.
- 4.) EXCAVATE AND REPLACE ANY UNDESIRABLE SUBGRADE WITH SUBBASE, DESIGNATION 1-3 OR BORROW EXCAVATION, SELECTED MATERIAL (DES. 1-13).
- 5.) DENSE GRADED AGGREGATE BASE COURSE AND SUBBASE, DESIGNATION 1-3 SHOULD EXTEND A MINIMUM OF 75MM (3") BEYOND THE OUTER EDGE OF THE PROPOSED CURB.
- 6.) SEAMING OF EXISTING PAVEMENT PRIOR TO EXCAVATION AND SEALING OF JOINTS MUST BE DONE BETWEEN THE NEW AND EXISTING PAVEMENT.



REV. NO.	DATE	DESCRIPTION
CONSTRUCTION DETAILS		
SITE ADDRESS: 240 WEST 9th STREET BLOCK 99 LOT 7 BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY		
JOB No.: 2024-0130	TAX MAP SHEET No.: 14	
DRAWN BY: DLG	UNITS: USFT	
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988	
SCALE: N.T.S.	HORIZONTAL DATUM: NAD 1983	
DATE PREPARED: 09/04/2025	DEED BOOK/PAGE: 18643 / 326	
JASON M. MARCIANO, P.E., P.P.		
NEW JERSEY PROFESSIONAL ENGINEER 44814 NEW JERSEY PROFESSIONAL PLANNER 0840		
East Coast Engineering, Inc.		
ENGINEERING LAND SURVEYING PLANNING GPS 7320 244-9000 VOICE 608 MAIN STREET (609) 693-2800 VOICE TOMS RIVER, NJ 08785 (732) 244-3044 FAX www.ecoeng.com CREATED BY AUTOCAD 2024/09/04		