

PROPOSED POOL & CABANA VARIANCE APPLICATION

FOR

ICC NEPTUNE AVE, LLC

PROPOSED POOL & CABANA

BLOCK 83, LOT 1; TAX MAP SHEET #9 - LATEST REV. DATED 1970

8 NEPTUNE AVENUE

BOROUGH OF DEAL

MONMOUTH COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BOROUGH OF DEAL	LOT
YEDD, MOISE & RITA 1511 71ST ST NEW YORK, NY 10018	81	5
GNDL, IRWIN 15NEPTUNE AVE DEAL, NJ 07723	81	6
24 MONMOUTH TERRACE LLC PO BOX 429 DEAL, NJ 07723	81	7
SIT, BARRY 509 AVENUE S BROOKLYN, NY 11223	82	1
16 NEPTUNE AVENUE LLC 2095 P. RD #1 BROOKLYN, NY 11223	83	1.01
GNDL, JACK 18 NEPTUNE AVE DEAL, NJ 07723	83	2.01
ZACCAI, JOSEPH & JACQUELINE 1907 HOMERIDGE AVE BROOKLYN, NY 11229	83	4.01

PROPERTY OWNER	BOROUGH OF ALLENHURST	LOT
MORREY, JAMES & CATHERINE 19 CEDAR AVE ALLENHURST, NJ 07711	38	2
HABER, STEVEN & NICOLE FAITH HABER 15 CEDAR AVE ALLENHURST, NJ 07711	38	3
AZIZO, BARBARA HABER, SELMI TRUSTEES 410 EAST 88TH STREET NEW YORK, NY 10128	38	4
JEAN L. MARON IRREVOCABLE TRUST 5 CEDAR AVE ALLENHURST, NJ 07711	38	5
ONE CEDAR AVE, LLC 725 MADISON AVENUE 4RD FL NEW YORK, 10016	38	6

ALSO TO BE NOTIFIED:

NEW JERSEY NATIONAL GAS CO.
1945 WYCKOFF ROAD
WALL, NJ 07719

VERIZON
1 VERIZON WAY
BASKING RIDGE, NJ 07920

COMCAST CABLE CO. (XFINITY)
1701 JOHN F. KENNEDY BLVD.
PHILADELPHIA, PA 19103

NEW JERSEY-AMERICAN WATER CO
851 SHREWSBURY AVE
SHREWSBURY, NJ 07701

JERSEY CENTRAL POWER AND LIGHT CO.
101 CRAWFORDS CORNER ROAD
SUITE 1-511
HOLMDEL, NJ 07733

GPU ENERGY
CORP. SECRETARY
300 MADISON AVE
MORRISTOWN, NJ 07926

MONMOUTH COUNTY PLANNING BOARD
HALL OF RECORDS ANNEX
PO BOX 1295
FREDHOLD, NJ 07728

BELL ATLANTIC
ROOM 104
3401 BROAD STREET
NEWARK, NJ 07101

MONMOUTH CABLEVISION
PO BOX 58
BELMAR, NJ 07719

MS. LORRAINE CORMAN
300 CLINTON AVE, FL 2
BRINTON, NJ 07111

NEW JERSEY DEPT. OF TRANSPORTATION
1035 PARKWAY AVE
TRENTON, NJ 08626

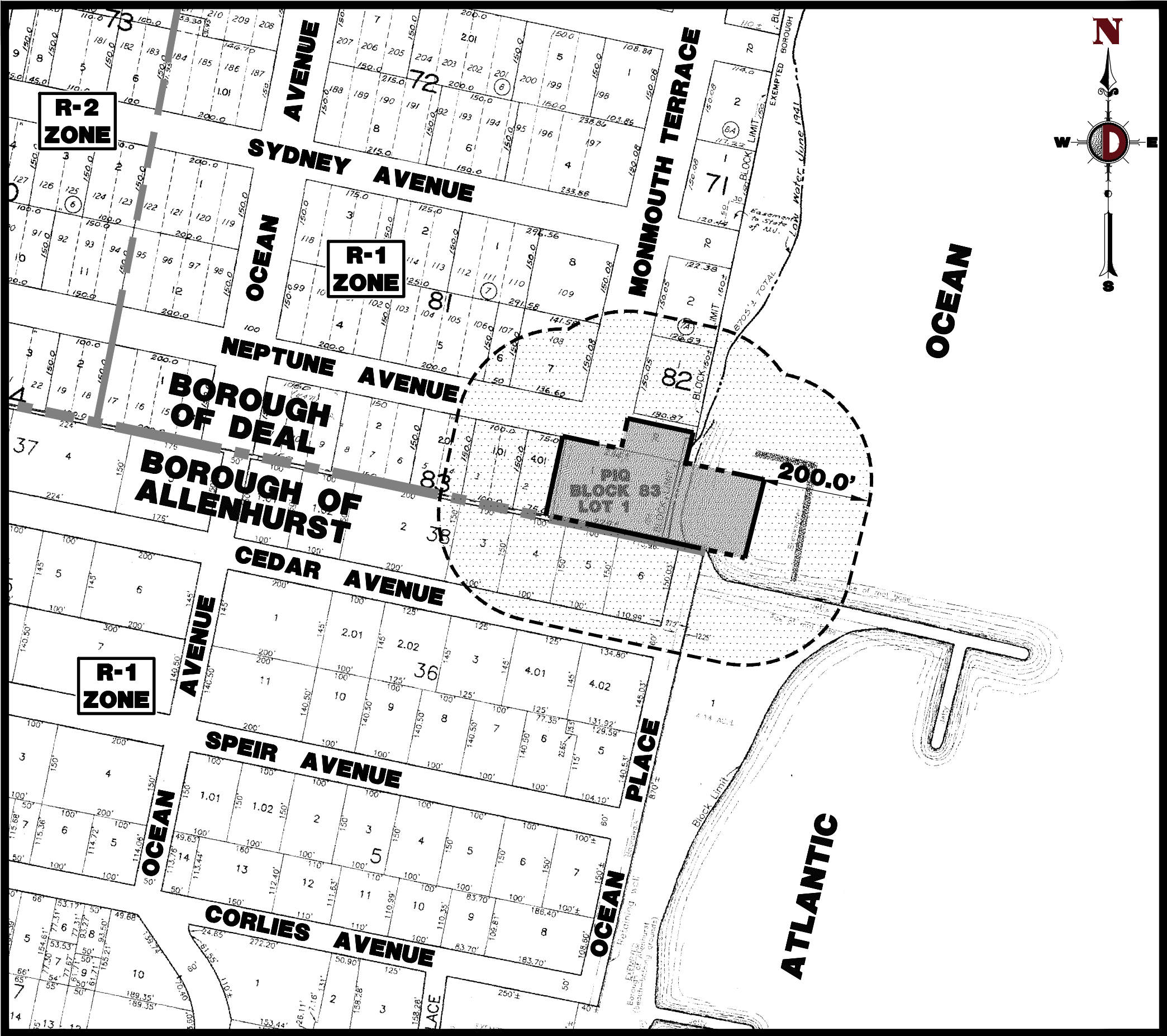
NU TRANSIT
REAL ESTATE SECTION
1 PENN PLAZA E
NEWARK, NJ 07105

NU NATURAL GAS COMPANY
RIGHT OF WAY DEPARTMENT
1415 WYCKOFF RD
WALL, NJ 07719

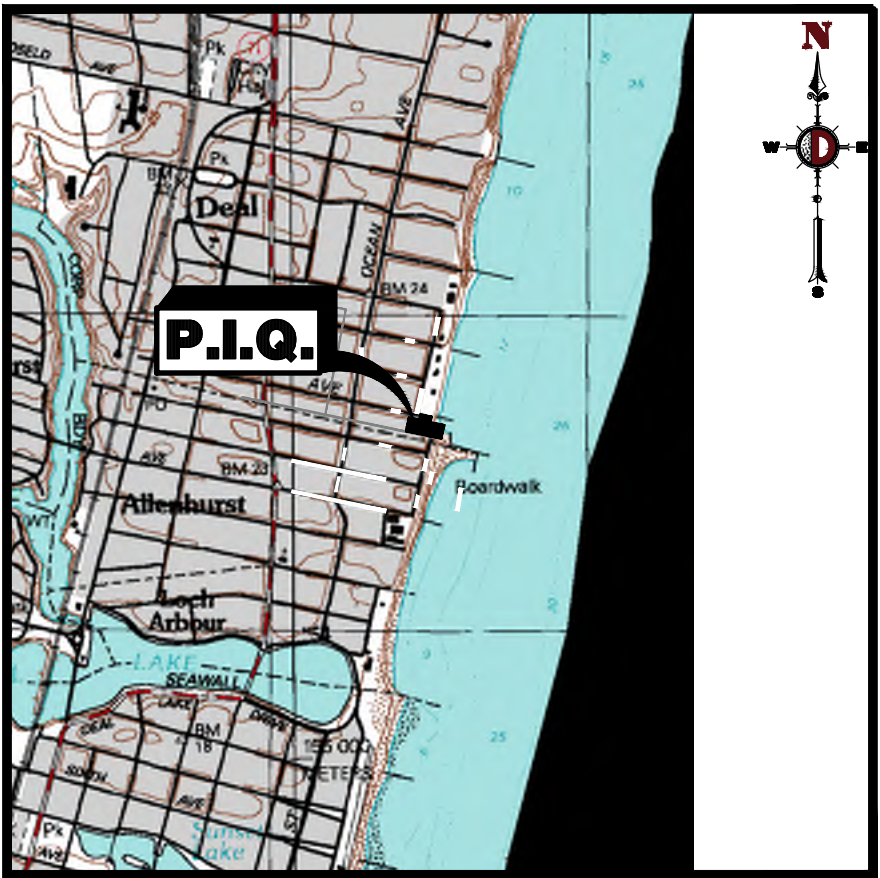
COMCAST CABLE
403 SOUTH STREET
EATONTOWN, NJ 07724

COMCAST
RICHARD CLARK
751 BRICK BLVD
BRICK, NJ 08723

OCEAN TOWNSHIP SEWER AUTHORITY
224 ROOSEVELT AVE
OAKHURST, NJ 07755



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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ZONING BOARD OF ADJUSTMENT APPROVAL

APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

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

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

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F: 732.974.3521
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Allen, Texas T: 972.534.2100 | Austin, Texas T: 512.446.2444 | Houston, Texas T: 281.789.6400
Denton, Texas T: 940.921.8070

TITLE: _____

COVER SHEET

PROJECT: **ICC NEPTUNE AVE, LLC
PROPOSED POOL & CABANA**
BLOCK 83, LOT 1
8 NEPTUNE AVENUE
BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY

JOB No: 0059-99-002
DATE: 09/08/2023

DRAWN BY: MFZ
DESIGNED BY: MTK
CHECKED BY: DJD
CHECKED BY: _____

SHEET No: **1**
OF 4

DANIEL J. DOUGHERTY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41690

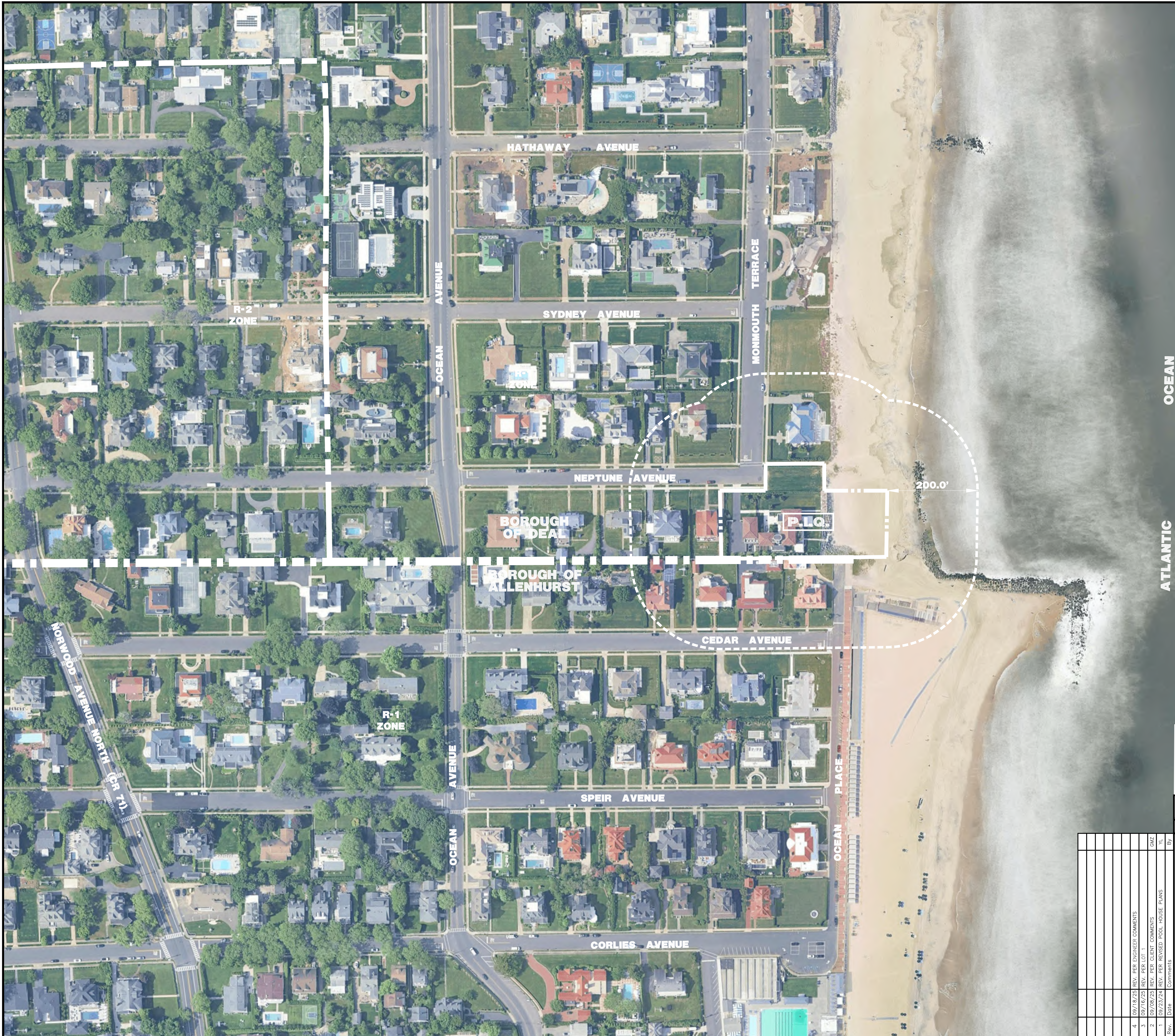
JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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Rev. # 4

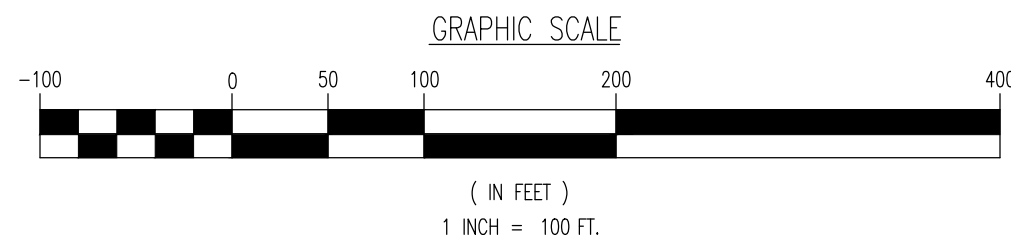
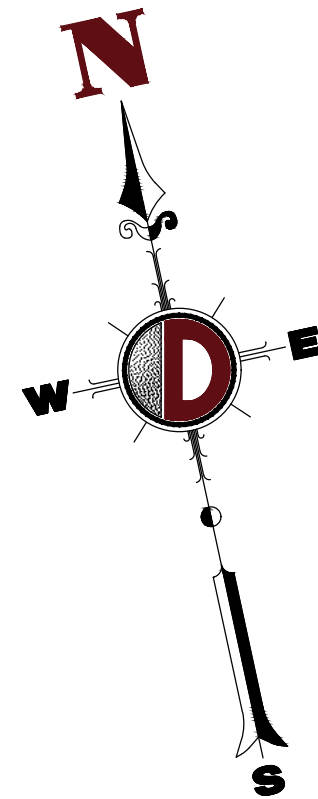
Plotted: 09/08/25 - 11:20 AM, By: dpedroso, - Product Ver: 25.0
File: P:\VEPC PROJECTS\0059 Isaac Chira\98-002 Deal\Dwg\Pool and Cabana Site Plans\0599002SAC.dwg, ---> 02 AERIAL MAP

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OCEAN

ATLANTIC



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 09/08/2025. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

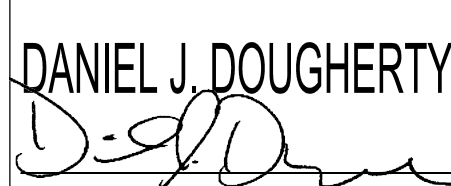

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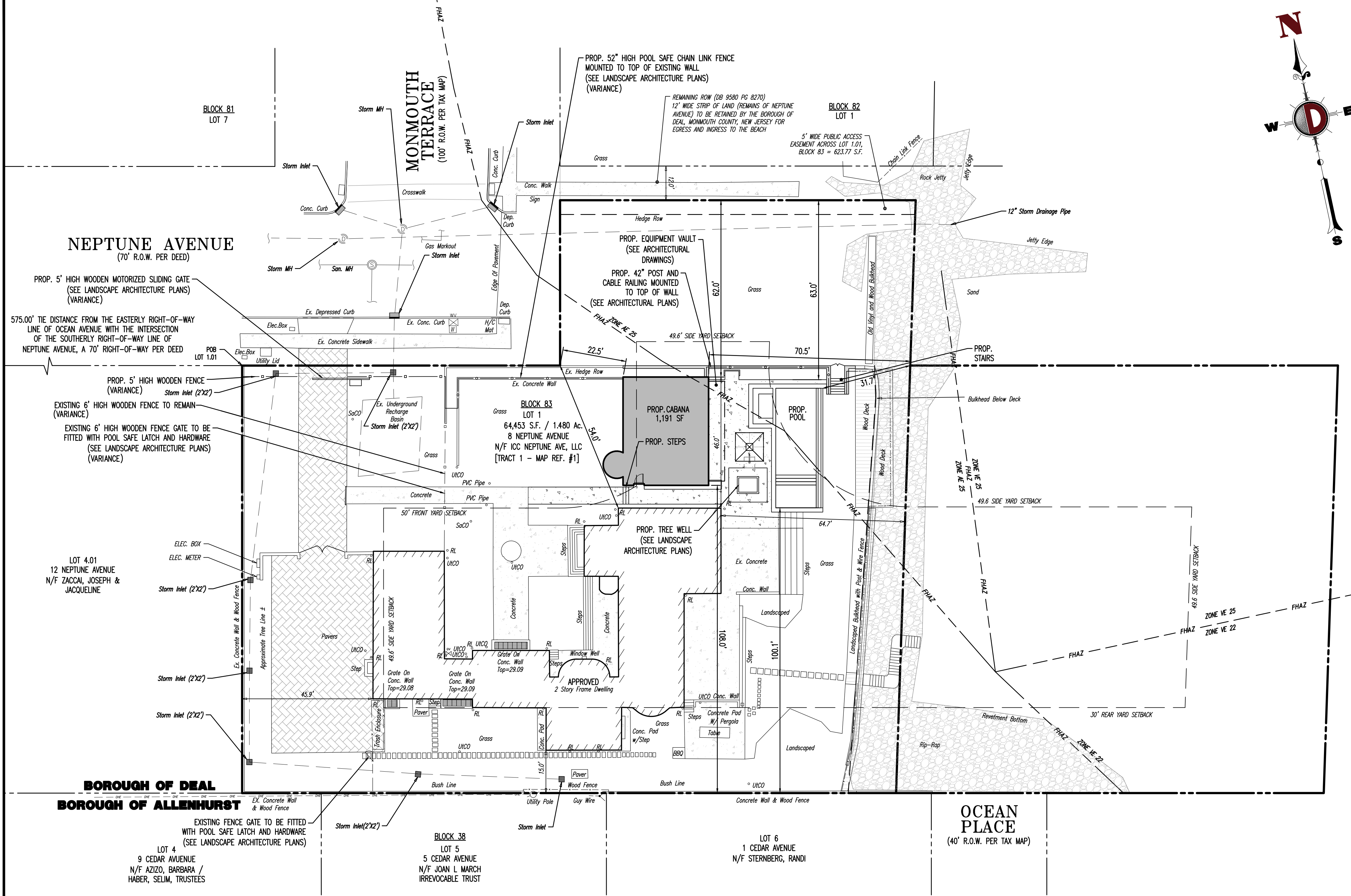
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F: 732.974.3521
www.dynamiccc.com

TITLE: AERIAL MAP	
PROJECT: ICC NEPTUNE AVE, LLC PROPOSED POOL & CABANA BLOCK: 63, LOT: 1 8 NEPTUNE AVENUE BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY	JOB No: 0059-99-002 DATE: 09/08/2023 DRAWN BY: MFZ DESIGNED BY: MTK CHECKED BY: DJD CHECKED BY: -
DANIEL J. DOUGHERTY  PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41690	JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975
 PROTECT YOURSELF <small>ALL STATES REQUIRE NOTIFICATION OF UTILITY LOCATIONS. IF YOU OBTAIN PERMITS TO EXCAVATE THE SERVICE OFFICE PROVIDES IT. WE ARE NOT FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM</small>	
SHEET No: 2 OF 4 Rev. # 4	

Plotted: 09/08/25 - 11:20 AM, By: dcedano, File: P:\CEPC PROJECTS\0059 Isaac Chero\99-002 Deal\Prod\Pool and Cabana Site Plans\05999002XS.dwg, ---> 03 PLOT PLAN



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY & TOPOGRAPHIC PLAN
PREPARED BY FRENCH & PARRELLO ASSOCIATES
DATED: 05/06/2022, LAST REVISED 09/16/2025
- APPLICANT/OWNER: ICC NEPTUNE AVE, LLC
707 75TH AVENUE, 24TH FLOOR
NEW YORK, NY 10153
- PARCEL DATA: BLOCK 83, LOT 1
BOROUGH OF DEAL
MONMOUTH COUNTY, NJ
- ZONE: R-1 (RESIDENTIAL) ZONING DISTRICT
- SCHEDULE OF ZONING REQUIREMENTS:

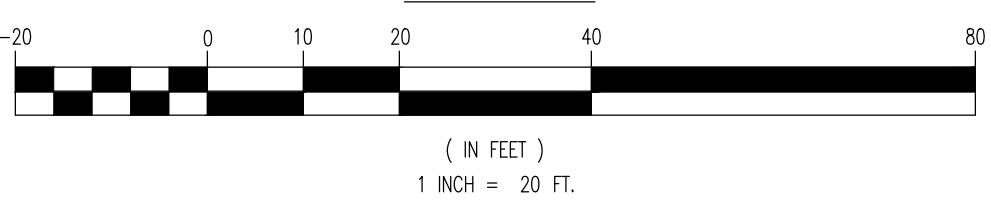
ZONE REQUIREMENT (PRIMARY STRUCTURES)	R-1 ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	18,750 SF (0.43 Ac)	64,453 SF (1.480 AC)	64,453 SF (1.480 AC)
MINIMUM LOT WIDTH	150 FT	383 FT	383 FT
MINIMUM LOT FRONTAGE	150 FT	234.3 FT	234.3 FT
MINIMUM LOT DEPTH	125 FT	150 FT	150 FT
MINIMUM FRONT YARD SETBACK; NEPTUNE AVENUE (PRINCIPAL BUILDING)	50 FT*	54 FT	54 FT
MINIMUM FRONT YARD SETBACK; MONMOUTH TERRACE (PRINCIPAL BUILDING)	26.8'	N/A	N/A
MINIMUM REAR YARD SETBACK (PRINCIPAL BUILDING)	30 FT**	15.0 FT (E)	15.0 FT (E)
MINIMUM SIDE YARD SETBACK (PRINCIPAL BUILDING)	20% OF LOT WIDTH = 0.20 *248 FT = 49.6 FT	45.9 FT (E)	45.9 FT (E)
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	42 FT***	42 FT	42 FT
MAXIMUM BUILDING HEIGHT @ 54' SETBACK	32 FT***	36.42 FT (E)	36.42 FT (E)
MINIMUM CUBIC CONTENT (PRINCIPAL BUILDING)	16,000 CF	55,157 CF	55,157 CF
ACCESSORY USES			
POOL			
LOCATION	SIDE OR REAR YARD	N/A	SIDE YARD
DISTANCE FROM STREET	50 FT	N/A	76.7 FT
SIDE YARD SETBACK	30 FT	N/A	31.7 FT
REAR YARD SETBACK	30 FT	N/A	100.1 FT
PERIMETER EXPOSED ABOVE GROUND	30%	N/A	63% (V)
EXPOSURE ABOVE GRADE	18"	N/A	18"
CABANA			
LOCATION	SIDE OR REAR YARD	N/A	FRONT YARD (V)
SIDE YARD SETBACK	30 FT	N/A	62.0 FT
REAR YARD	10 FT	N/A	108.0 FT
BUILDING HEIGHT	18 FT	N/A	20.0 FT (V)
BUILDING COVERAGE	35 %	N/A	1.9% (1,191 SF)
MAXIMUM BUILDING COVERAGE	20%	7.9% (5,110 SF)	9.8% (6,301 SF)
MAXIMUM IMPERVIOUS COVERAGE	40%	20.8% (12,803 SF)	26.4% (17,047 SF)

- N/S: NO STANDARD N/A: NOT APPLICABLE (E) EXISTING PREVIOUSLY APPROVED NON-CONFORMANCE (V) VARIANCE
- *WHERE THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN TWO HUNDRED (200) FEET OF THE LOT AND WITHIN THE SAME BLOCK RESULTS IN AN AVERAGE FRONT YARD SETBACK OF LESS THAN FIFTY (50) FEET, THE FRONT YARD SETBACKS OF NEW DWELLINGS SHALL BE NO LESS THAN SUCH AVERAGE FRONT YARD SETBACK (§ 30-86)
- **REQUIRED REAR YARD SETBACK IS 20% OF LOT DEPTH OR 50', WHICHEVER IS LESS.
- ***THE MAXIMUM BUILDING HEIGHT SHALL BE FORTY TWO (42) FEET, MEASURED FROM THE TOP OF THE STREET CURB AT A DISTANCE OF NO CLOSER THAN SIXTY FOUR (64) FEET FROM THE FRONT PROPERTY LINE. THE MAXIMUM HEIGHT SHALL BE TWENTY EIGHT (28) FEET MEASURED FROM THE TOP OF THE STREET CURB AT A DISTANCE OF NO CLOSER THAN FIFTY (50) FEET FROM THE FRONT PROPERTY LINE. FOR EACH ADDITIONAL FOOT BEYOND FIFTY (50) FEET FROM THE FRONT PROPERTY LINE, THE MAXIMUM BUILDING HEIGHT MAY BE INCREASED BY ONE (1) FOOT ABOVE TWENTY EIGHT (28) FEET, NOT TO EXCEED A MAXIMUM HEIGHT OF FORTY TWO (42) FEET FROM THE TOP OF THE STREET CURB. ARCHITECTURAL FEATURES, SUCH AS DORMERS AND COPULAS, NOT TO EXCEED TWENTY FIVE (25) PERCENT OF THE WIDTH OF THE HOUSE, SHALL BE EXEMPT FROM THIS RULE, BUT MAY NOT EXCEED FORTY TWO (42) FEET FROM THE TOP OF THE STREET CURB. (§ 30-86)
6. R-1 ZONE REQUIREMENTS
- ALL FRONT YARDS MUST REMAIN OPEN AND UNOCCUPIED EXCEPT THAT A PAVED DRIVEWAY NOT TO EXCEED TWENTY (20) FEET IN WIDTH SHALL BE PERMITTED PROVIDED THAT IT DOES NOT COVER IN EXCESS OF THIRTY EIGHT (38) PERCENT OF THE REQUIRED FRONT YARD AREA. AN OPEN FRONT PORCH WHICH MAY PROJECT THE MAXIMUM OF TEN (10) FEET INTO A REQUIRED FRONT YARD IS PERMITTED. (§30-86.6.A) (CABANA LOCATED IN FRONT YARD - V)
 - ALL SIDE YARDS MUST REMAIN OPEN AND UNOCCUPIED EXCEPT THAT A DRIVEWAY SHALL BE PERMITTED IN EACH SIDE YARD PROVIDED THAT IT DOES NOT COVER IN EXCESS OF FIFTY (50) PERCENT OF THE REQUIRED AREA FOR SUCH SIDE YARD. SIDE YARDS MAY ALSO CONTAIN AIR CONDITIONING UNITS AND GENERATORS WITHIN A MINIMUM OF ONE (1) FOOT OF THE DWELLING AND A MAXIMUM OF SIX (6) FEET. (§30-86.6.B) (DRIVEWAY IS 60% OF SIDE YARD - E)
 - CHIMNEYS OR FLUES MAY BE ERRECTED WITHIN A REQUIRED REAR YARD PROVIDED THAT THEY DO NOT PROJECT INTO THE SIDE YARD MORE THAN TWO (2) FEET AND DO NOT EXCEED TEN (10) FEET IN AGGREGATE EXTERNAL AREA MEASURED AT GROUND LEVEL. (§ 38-86.6.C.1) (COMPLIES)
 - REQUIRED YARDS SHALL BE OPEN TO THE SKY, UNOBSTRUCTED, EXCEPT FOR THE ORDINARY PROJECTION OF PARAPETS, SKYLIGHTS, WINDOW SILLS, DOOR POSTS, RAIN WATER LEADERS, AND ORNAMENTAL FIXTURES, WHICH MAY NOT PROJECT MORE THAN SIX (6) INCHES INTO SUCH YARDS. (§30-86.6.C.2) (COMPLIES)
 - ROOF OVERHANG MAY EXTEND NO MORE THAN TWO (2) FEET INTO A SIDE OR REAR YARD ON A PRINCIPAL OR ACCESSORY STRUCTURE. (§30-86.6.C.3) (J.S.T. PROPOSED - E)
 - AN OPEN PORCH MAY PROJECT INTO ANY REQUIRED FRONT YARD AREA IN A RESIDENTIAL DISTRICT A MAXIMUM OF TEN (10) FEET. (§30-86.6.C.4) (COMPLIES)
 - THE MINIMUM OFF STREET PARKING REQUIREMENT FOR DWELLINGS IS TWO (2) PARKING SPACES PER DWELLING UNIT, PROVIDED THAT THERE SHALL BE NO MINIMUM OFF STREET PARKING REQUIREMENT FOR DWELLINGS IN THE R-1, R-2, R-3, AND R-4 DISTRICTS. (§30-88) (COMPLIES)
7. FENCE REQUIREMENTS
- THE MAXIMUM PERMITTED HEIGHT OF A FENCE OR WALL IN A FRONT YARD AREA OR BORDERING ANY OF THE STREETS IN THE BOROUGH SHALL BE NO GREATER THAN THREE (3) FEET. (§30-41.2) (FRONT YARD FENCE AND DRIVEWAY GATE = 5' - V); (FRONT YARD CHAIN LINK POOL FENCE ON WALL = 5.55' - V); (EXISTING FRONT YARD WOODEN FENCE = 6' - V)
 - FENCES AND WALLS LOCATED IN THE SIDE AND REAR YARD AREAS SHALL NOT EXCEED FIVE (5) FEET IN HEIGHT. (§30-41.2) (COMPLIES)
 - THE APPLICANT REQUESTS ANY AND ALL SUBMISSIONS AND APPROVALS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSIONS. WAIVERS.
 - 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 SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
 - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
 - ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
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GENERAL NOTES (CONT'D)

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- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C., OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS. SALE OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST PROVIDE AN ADR MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS AND NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SPOWGE OR OTHER TERRIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

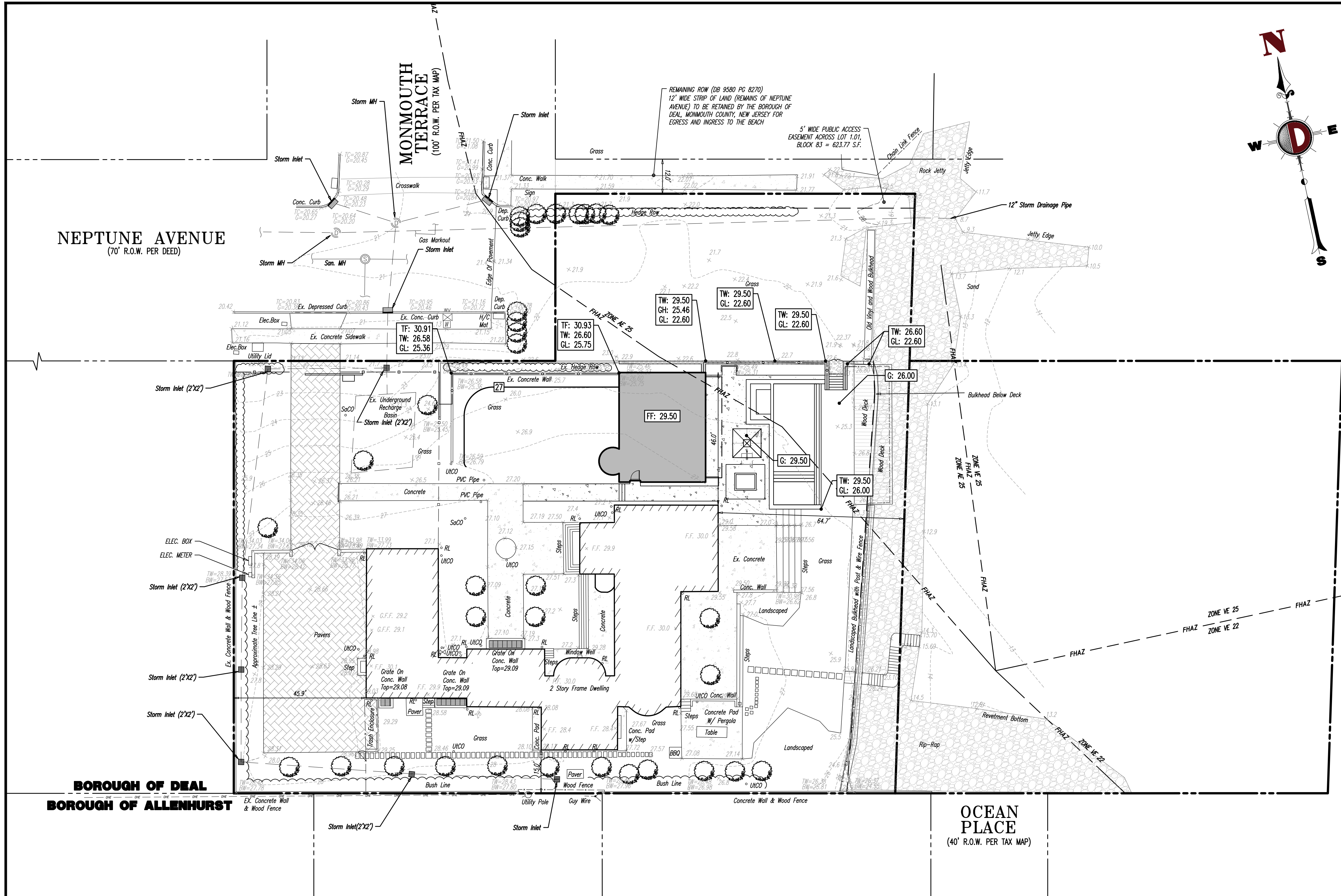
GRAPHIC SCALE



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TITLE: _____			
PROJECT: ICC NEPTUNE AVE, LLC PROPOSED POOL & CABANA			
JOB No: 0059-99-002		DATE: 09/08/2023	
DRAWN BY: GMC		SCALE: (H) 1"=20' (V)	
DESIGNED BY: MTK		SHEET No: _____	
CHECKED BY: DJD		3	
CHECKED BY: _____		OF 4	
DANIEL J. DOUGHERTY PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 419760		JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 419760	
FOR STATE OF NEW JERSEY DIRECT PHONE NUMBERS VISIT: www.call811.com		Rev. # 4	

Plotted: 09/08/25 - 11:21 AM, By: dpedro, Product Ver: 25.0
File: P:\BECPC PROJECTS\0059 Isaac Chera\98-002 Deal\DWG\Pool and Cabana Site Plans\05990025XG.dwg, ---> 04 GRADING PLAN



GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.15% MIN. SLOPE AGAINST CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MAX. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.25% CUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 1% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ALL FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

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

- SIDEWALKS/ ACCESSIBLE ROUTES**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

- CURB RAMP**
- SLOPE: 1:12 (8.33%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE FEEDS CROSS RAMP)
 - BOTTOM LANDINGS: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - TOP LANDING: 1/2" MIN. LENGTH; WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)

- ACCESSIBILITY PARKING STALLS**
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

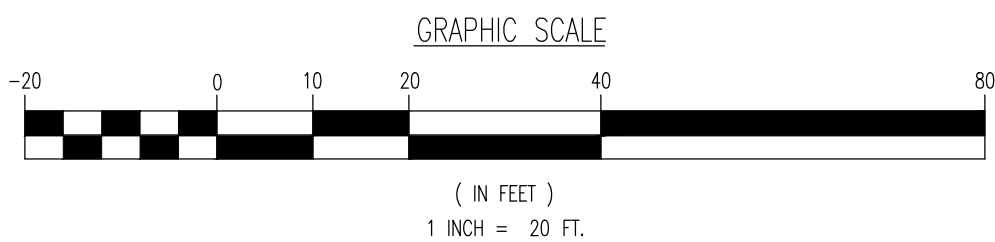
- CROSSWALKS**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

- RAMPS**
- SLOPE: 1:12 (8.33%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - EXISTING RAMPS: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
 - MAX. RISE: 30"
 - MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

	EXIST. CABLE LINE		EXIST. SPOT ELEVATIONS		PROP. GRADE SPOT ELEV.
	PROP. CABLE LINE		EXIST. GUTTER ELEV.		PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. ELECTRIC LINE		EXIST. FINISH FLOOR ELEV.		PROP. FINISHED FLOOR ELEV.
	PROP. ELECTRIC LINE		EXIST. GARAGE FLOOR ELEV.		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. FIBER OPTIC LINE		EXIST. FIRE HYDRANT		PROP. TOP OF EXTENDED CURB (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	PROP. FIBER OPTIC LINE		EXIST. WATER VALVE		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. GAS LINE		EXIST. GAS VALVE		PROP. WATER VALVE
	PROP. GAS LINE		EXIST. GAS METER		PROP. GAS VALVE
	EXIST. OVERHEAD WIRES		EXIST. ELECTRIC METER		PROP. STORM CLEANOUT
	PROP. OVERHEAD WIRES		EXIST. ELECTRIC BOX		PROP. SANITARY CLEANOUT
	EXIST. TELEPHONE LINE		EXIST. CLEAN OUT		PROP. AREA LIGHT
	PROP. TELEPHONE LINE		EXIST. WATER SHUT OFF VALVE		PROP. OUTLET CONTROL STRUCTURE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TELEPHONE BOX		PROP. DRAINAGE MANHOLE
	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. CABLE TV BOX		PROP. SANITARY SEWER MANHOLE
	EXIST. WATER LINE		EXIST. UTILITY POLE		PROP. 'X' INLET
	PROP. WATER LINE		EXIST. GUY WIRE		PROP. 'B' INLET
	EXIST. SANITARY SEWER LINE		EXIST. LIGHT POLE		PROP. 'E' INLET
	PROP. SANITARY SEWER LINE		EXIST. BUILDING LIGHT		PROP. YARD INLET
	EXIST. STORM DRAIN LINE		EXIST. SHOE BOX LIGHT		PROP. FLARED END SECTION
	PROP. STORM DRAIN LINE		EXIST. COBRA LIGHT POLE		PROP. HEADWALL
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. TRAFFIC SIGNAL POLE		
	EXIST. MAJOR CONTOUR & ELEVATION		EXIST. MANHOLE		
	PROP. FINISH GRADE CONTOUR & ELEVATION		EXIST. 'A' INLET		
	EXIST. MONITORING WELL		EXIST. 'B' INLET		
	PROP. TEST PIT LOCATION		EXIST. 'E' INLET		
			EXIST. YARD INLET		
			EXIST. FLARED END SECTION		
			EXIST. HEADWALL		



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TITLE: GRADING PLAN			
PROJECT: ICC NEPTUNE AVE, LLC PROPOSED POOL & CABANA		JOB No: 0059-99-002 DATE: 09/08/2023	
BLOCK: 83, LOT: 8 8 NEPTUNE AVENUE BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY		DRAWN BY: GMC SCALE: (H) 1"=20' (V)	
DESIGNED BY: MTK SHEET No:		CHECKED BY: DJD	
CHECKED BY: —		SHEET No: 4	
DANIEL J. DOUGHERTY PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41690		JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975	
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		ALL STATES REQUIRE VERIFICATION OF CONTRACT, RECORDS, OR ANY OTHER PREPARING TO OBTAIN THE SERVICE OFFICE ADDRESS IN THE STATE	