

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

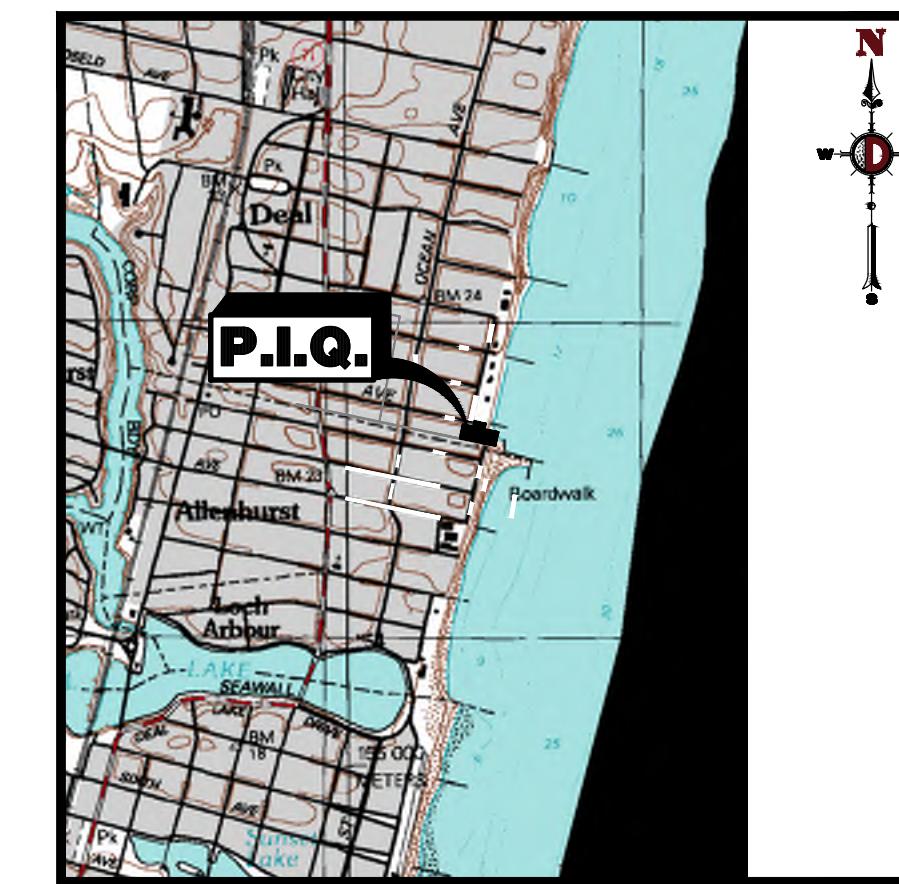
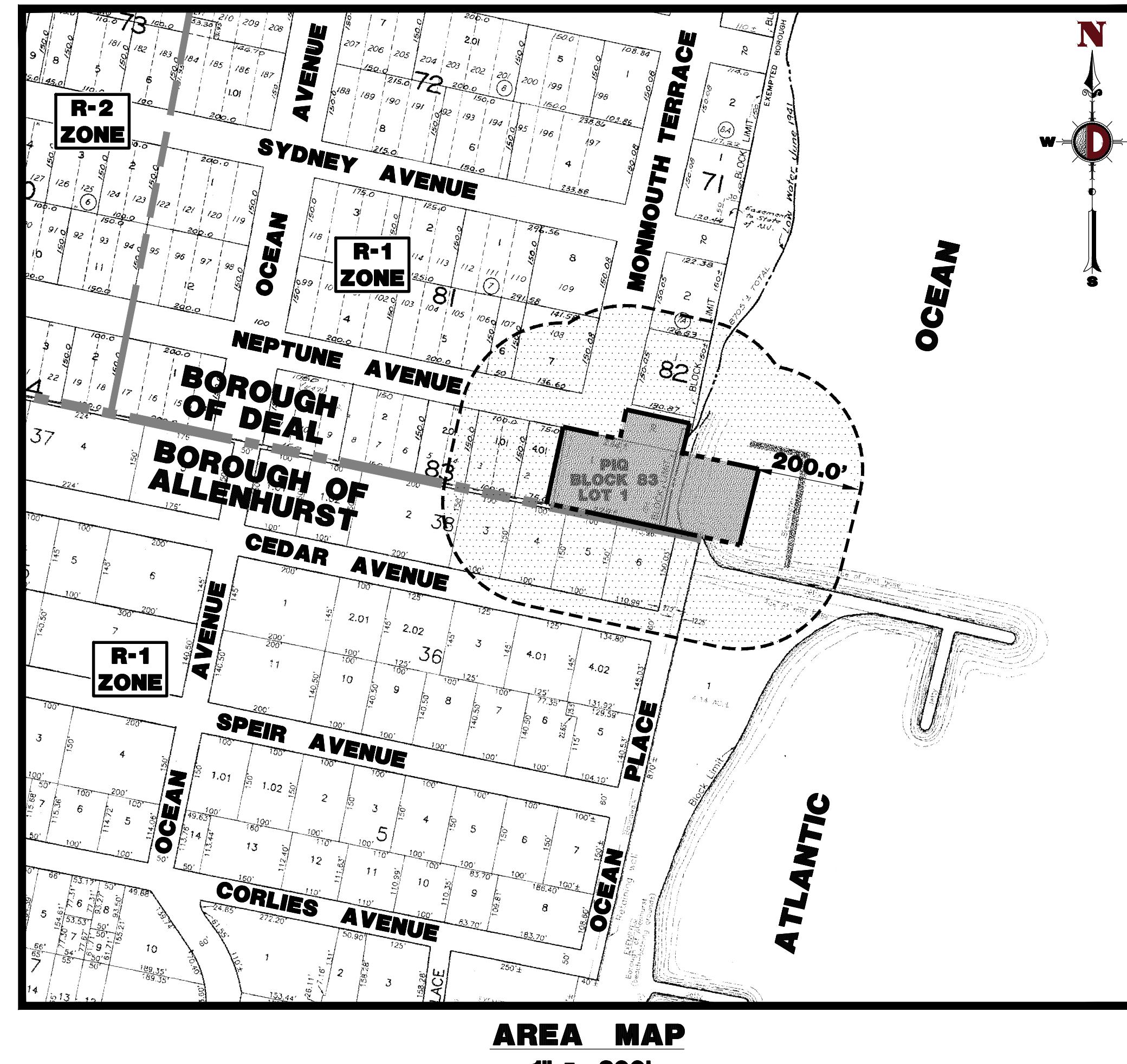
8 NEPTUNE AVENUE

BOROUGH OF DEAL

MONMOUTH COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BOROUGH OF DEAL	BLOCK	LOT	ALSO TO BE NOTED:
HEBO, MOISE & RITA 15 W 32ND ST NEW YORK, NY 10018		81	5	NEW JERSEY NATIONAL GAS CO. 100 W WOODCOFT ROAD WALL, NJ 07719
GIND, IRWIN 8 NEPTUNE AVE DEAL, NJ 07723		81	6	VERIZON 1 VERIZON WAY BASING RIDGE, NJ 07020
24 MONMOUTH TERRACE LLC PO BOX 429 DEAL, NJ 07723		81	7	COMCAST CABLE CO. (XFINITY) 1700 MARKET ST, 10TH FLOOR, BLDG. PHILADELPHIA, PA 19103
SITT, BARRY 500 E 14TH ST BROOKLYN, NY 11223		82	1	NEW JERSEY-AMERICAN WATER CO 661 SHREWSBURY AVE SHREWSBURY, NJ 07702
16 NEPTUNE AVENUE LLC 2088 E 14TH ST BROOKLYN, NY 11223		83	1.01	NEW JERSEY CENTRAL POWER AND LIGHT CO. 101 CHURCH CORNER ROAD HOMMEL, NJ 07735
GIND, IRWIN 8 NEPTUNE AVE DEAL, NJ 07723		83	2.01	GPU ENERGY CORP SECRETARY 300 MADISON AVE MORRISTOWN, NJ 07926
ZACCAL, JOSEPH & JACQUELINE 1907 HOMECREST AVE BROOKLYN, NY 11223		83	4.01	MONMOUTH COUNTY PLANNING BOARD HAL 100 BLDGS ANNEX PO BOX 1255 FREEHOLD, NJ 07728
	BOROUGH OF ALLENHURST			BELL ATLANTIC ROOM 100 540 BROAD STREET NEWARK, NJ 07101
	BOROUGH OF ALLENHURST			MONMOUTH CABLEVISION PO BOX 1255 BELMAR, NJ 07719
	BOROUGH OF ALLENHURST			VERIZON MS. LOISLINE GRIFFIN 800 UNION AVE, 2 IRVINGTON, NJ 07711
	BOROUGH OF ALLENHURST			NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVE TRENTON, NJ 08628
	BOROUGH OF ALLENHURST			NJ REAL ESTATE SECTION 1 PENN PLAZA E NEWARK, NJ 07105
	BOROUGH OF ALLENHURST			NJ NATURAL GAS COMPANY BOSTON & BOSTON 1415 WOODCOFT RD WALL, NJ 07719
	BOROUGH OF ALLENHURST			COMCAST CABLE 401 SODA STREET EATONTOWN, NJ 07724
	BOROUGH OF ALLENHURST			COMCAST RICHARD CLARK 751 BROADWOOD BRICK, NJ 08723
	BOROUGH OF ALLENHURST			OCEAN TOWNSHIP SEWER AUTHORITY 224 ROOSEVELT AVE GARDHURST, NJ 07735



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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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T: 267.685.0076
Austin, Texas
T: 512.446.2646
Dallas, Texas
T: 214.321.6400
Delray Beach, Florida
T: 561.921.8570

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: —	SCALE: (H) AS (V) SHOWN SHEET No: 1 OF 4
TITLE: DANIEL J. DOUGHERTY JOHN A. PALUS	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41690 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975	

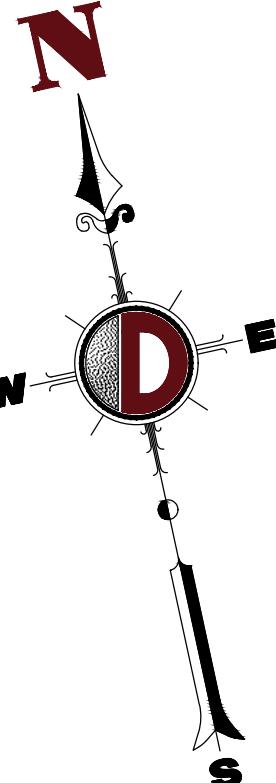
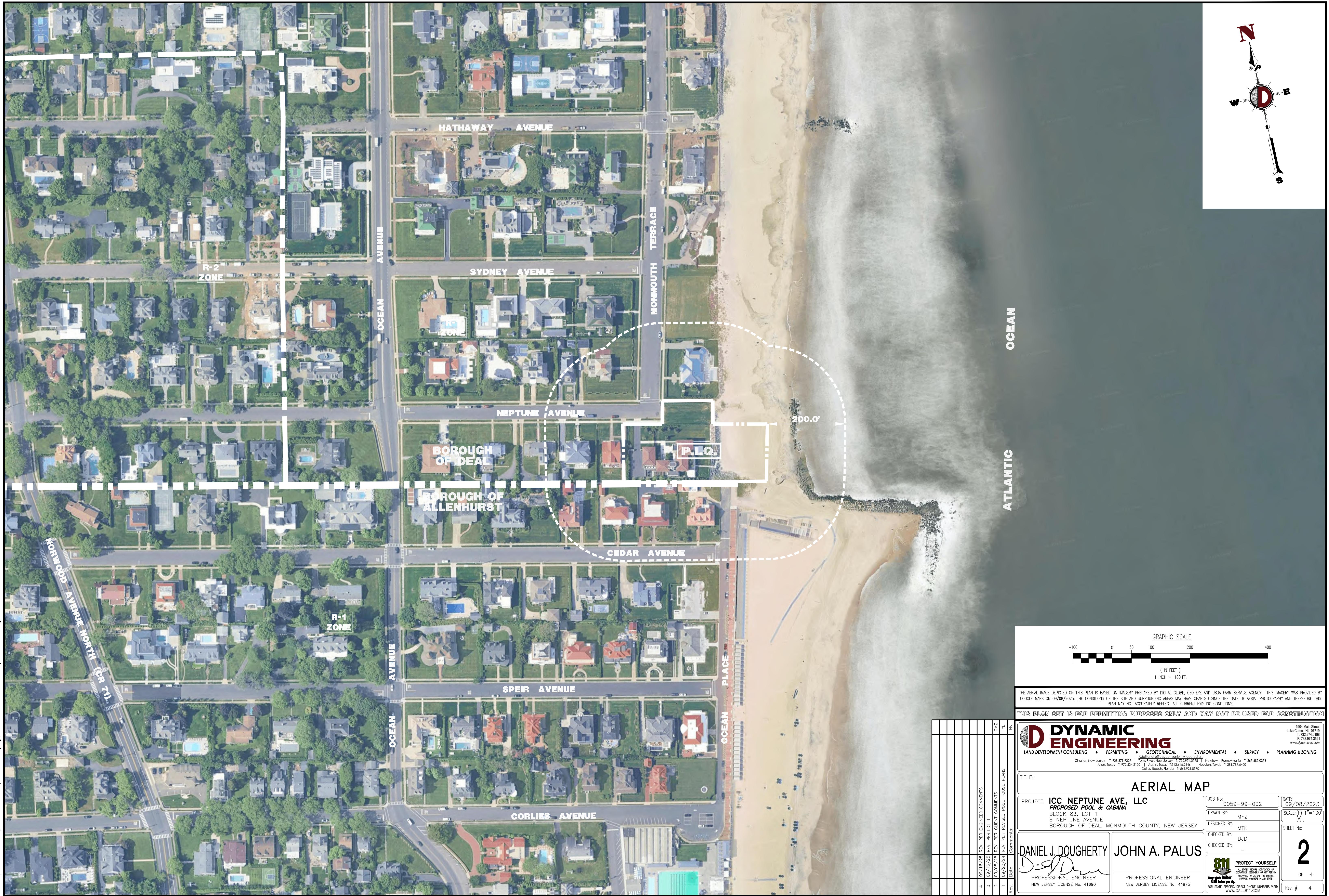
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**ZONING BOARD OF
ADJUSTMENT APPROVAL**

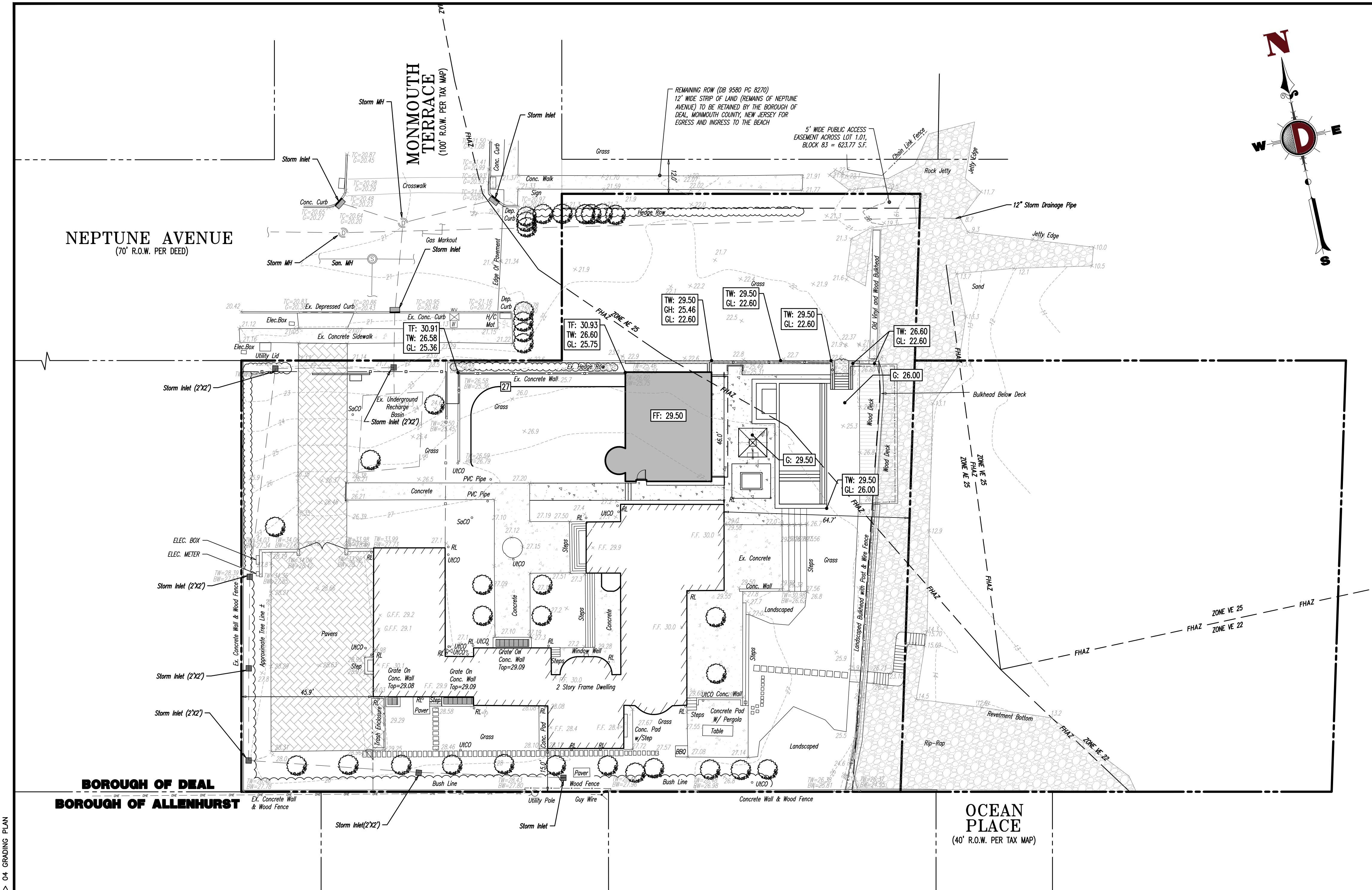
APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
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2
OF 4



GRADING NOTES

- Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in the soils report referring to this project. Contractor shall be responsible for removing and replacing all soft, silty, or unstable soils and backfilling with compacted, moist, 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 be responsible for testing soils by qualified soils engineer and registering with the state where the work is performed, verifying that all filled areas and surfaces areas within the 240 acre 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 a 0.75% min. slope against all island gutters, curbs, and 1.0% on all concrete surfaces, and 1-1/2% min. on asphalt. To prevent ponding, any discrepancies that may effect 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.
- Prop. Gutter crest along curb face. Engineer to approve local curbing cut sheets prior to installation.
- Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Subbase shall be deemed unsuitable, subbase is to be removed and replaced 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 supersede 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% cross slope in all other portions of accessible routes with the exception of ramps and curb ramps. Contractor shall clarify any questions concerning construction in ADA areas with the engineer prior to the start of construction.
- The owner shall retain Dynamic Earth, LLC (908-879-7095) or alternate qualified geotechnical engineer to test soil permeability and provide construction phase inspections of the basin bottom soils and any fill materials within any proposed infiltration or retention basin to compare results to design criteria.
- Contractor is to remove existing unsuitable or overly compact soil or rock as needed to achieve required permeability as directed by the owner 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 in the contract documents.

ADA NOTES

All slopes indicated are actual. Contractor to refer to latest ADA guidelines and NJ barrier free subcode (NAC 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. 1.0% MIN. (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: $\frac{1}{4}$ MAX. HEIGHT OR $\frac{1}{2}$ MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50% MAX. TRAVEL)
- GAPS: $\frac{1}{4}$ MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

CURB RAMPS

- SLOPE: 1:12 (6.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDS CROSS RAMP)
- BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)

ACCESSIBILITY PARKING STALLS

- SPACE AND ACCESS ANGLE 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: $\frac{1}{4}$ MAX. HEIGHT OR $\frac{1}{2}$ MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50% MAX. TRAVEL)

RAMPS

- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- EXIST. RAMP: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
- PROP. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB (CH) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER LINE
- PROP. SHOE BOX LIGHT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- EXIST. UTILITY POLE
- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. MINOR CONTOUR & ELEVATION
- EXIST. MAJOR CONTOUR & ELEVATION
- EXIST. FINISH GRADE CONTOUR & ELEVATION
- EXIST. MONITORING WELL
- APPROX. TEST PIT LOCATION

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES	
— C —	— C —	EXIST. SPOT ELEVATIONS	PROP. GRADE SPOT ELEV.
— E —	— E —	PROP. CABLE LINE	PROP. GUTTER ELEV.
— FO —	— FO —	EXIST. ELECTRIC LINE	PROP. TOP OF CURB ELEV.
— G —	— G —	PROP. FIBER OPTIC LINE	PROP. FINISH FLOOR ELEV.
— ONE —	— ONE —	EXIST. GAS LINE	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
— T —	— T —	EXIST. OVERHEAD WIRES	PROP. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB (CH) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
— UGET —	— UGET —	EXIST. UTILITY WIRES	PROP. DIRECTION OF DRAINAGE FLOW ARROW
— W —	— W —	EXIST. UTILITY POLE	PROP. WATER VALVE
— S —	— S —	EXIST. SANITARY SEWER LINE	PROP. SANITARY CLEANOUT
— OR —	— OR —	EXIST. STORM DRAIN LINE	PROP. AREA LIGHT
— FA —	— FA —	EXIST. MINOR CONTOUR & ELEVATION	PROP. OUTLET CONTROL STRUCTURE
— MA —	— MA —	EXIST. MAJOR CONTOUR & ELEVATION	PROP. SANITARY SEWER MANHOLE
— GL —	— GL —	EXIST. FINISH GRADE CONTOUR & ELEVATION	PROP. SANITARY SEWER LINE
— RI —	— RI —	EXIST. MONITORING WELL	PROP. SHOE BOX LIGHT
— AP —	— AP —	APPROX. TEST PIT LOCATION	EXIST. COBRA LIGHT POLE

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<p>DANIEL J. DOUGHERTY PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41690</p> <p>JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975</p>			

