



SITE

Sea Bright

SITE







River St

BURKE MANNA
REAL ESTATE AGENCY

WEST

733-747-8000



THE BREAK

River St

DIESEL

BUILT FOR LIVES

BURKE MANNA



BAIN'S HARDWARE

YEL

WE'VE

Eugene & Company
INSTITUTIONAL GROCERS

No Left Turn

30 MINUTE PARKING

STREET

State Street
732-241-1999



THE BREAK

THE BREAK

BAIN'S HARDWARE

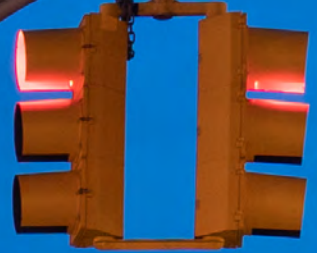
Eugene & Company
INSTITUTIONAL GROCERS

30 MINUTE
PARKING
MON-FRI 9AM-5PM

NO PARKING

WYCK

Blue arrow sign



30
MINUTE
PARKING
732-747-1000





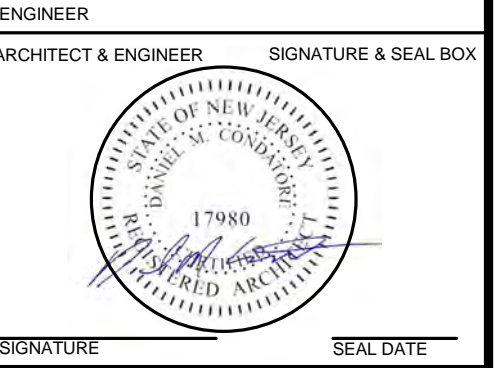
THE BREAK

DIESEL

sale
-50%

EVEREYES

30
MINUTE
PARKING



~ THE BREAK AT SEA BRIGHT ~
 NEW MIXED-USE BUILDING

1080 OCEAN AVENUE
 SEA BRIGHT, NJ 07760
 BLOCK: 15, LOT: 3

OWNER

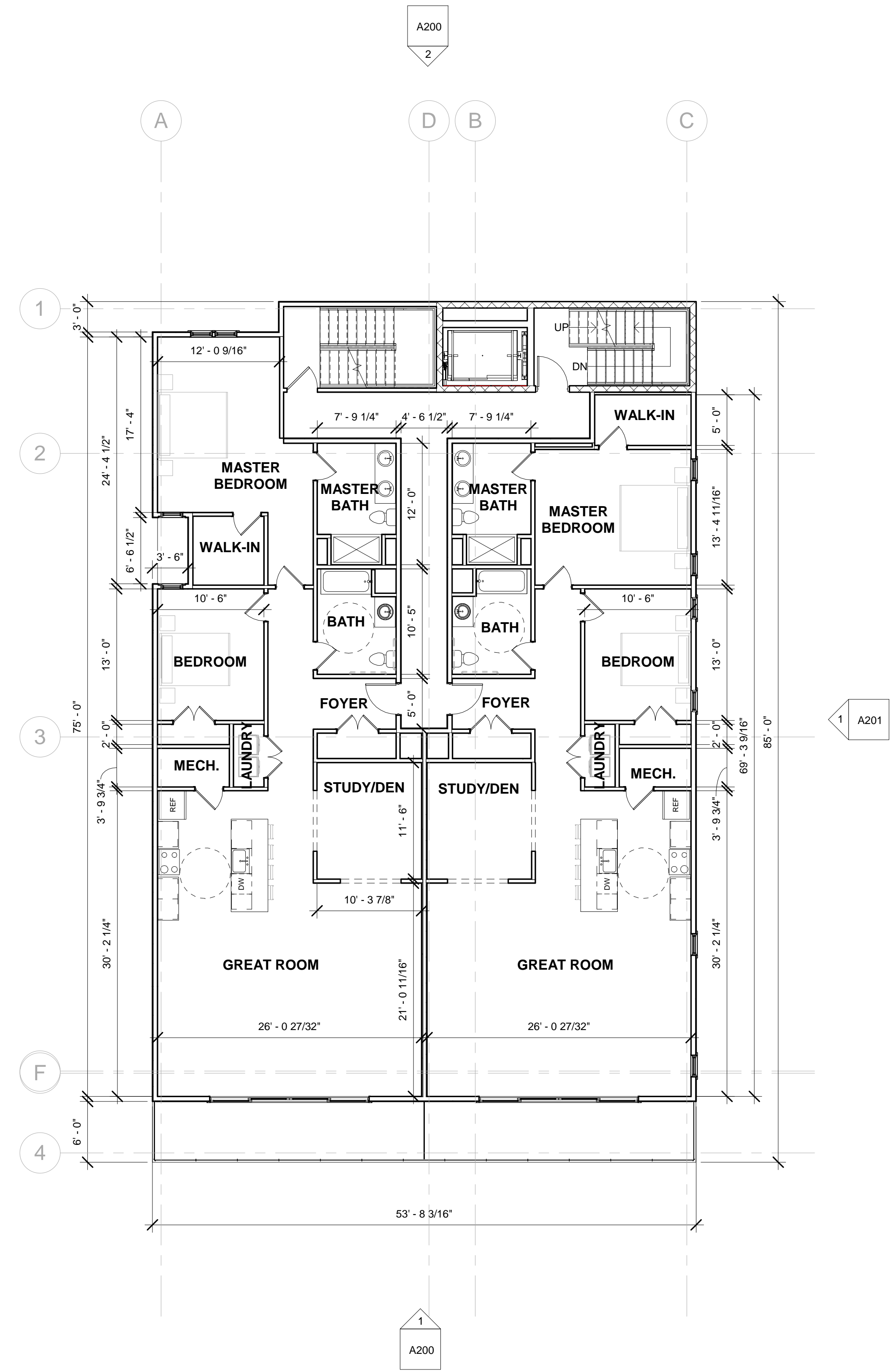
PROJECT
 LOCATION

No.	REVISIONS / ISSUES	DATE
1	Site Plan Submission	10/01/2020
2	Revision 1	10/13/2020

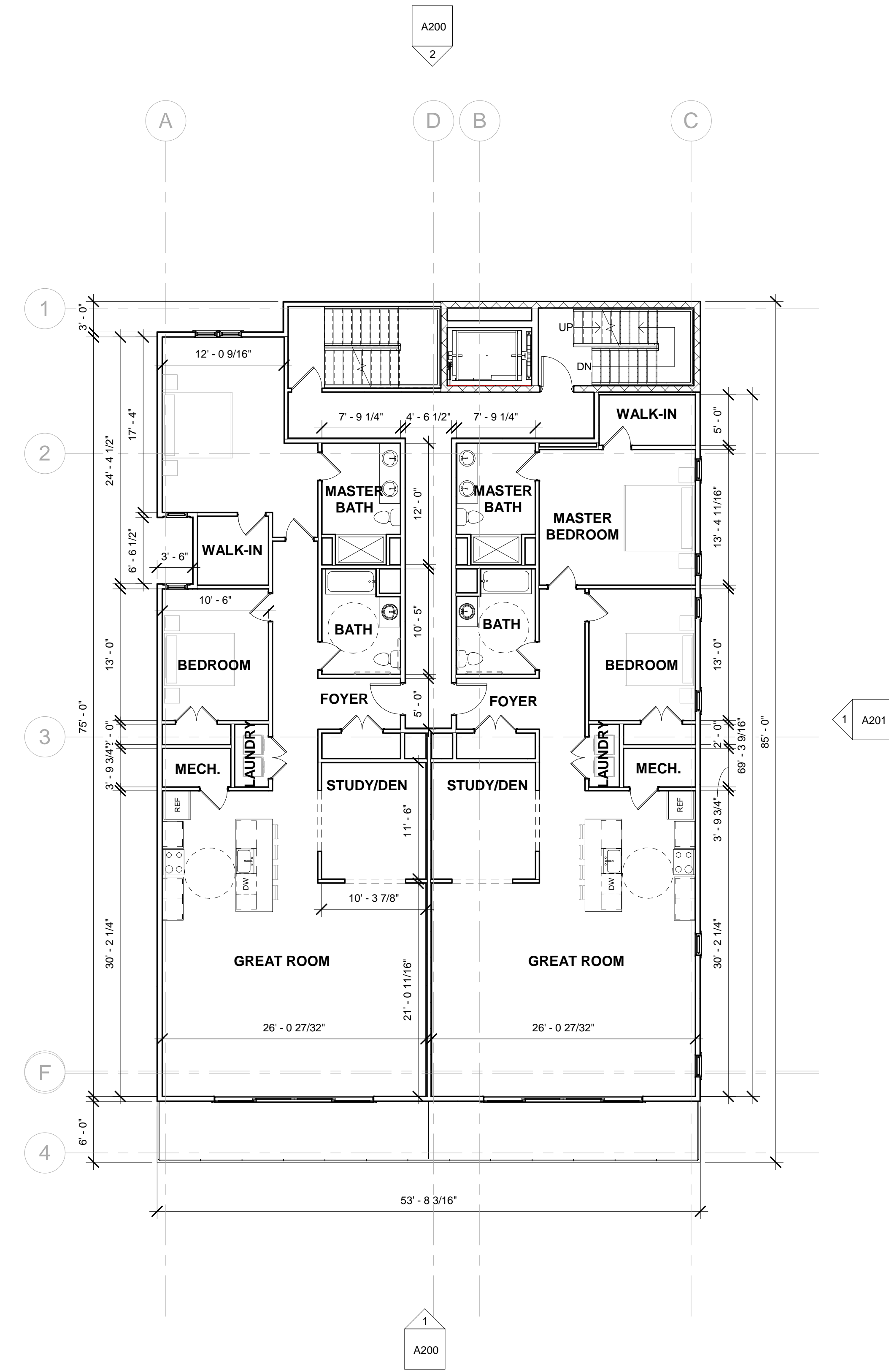
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 DRAWN BY: DMC

SCALE:
 DRAWING TITLE:
FLOOR PLANS

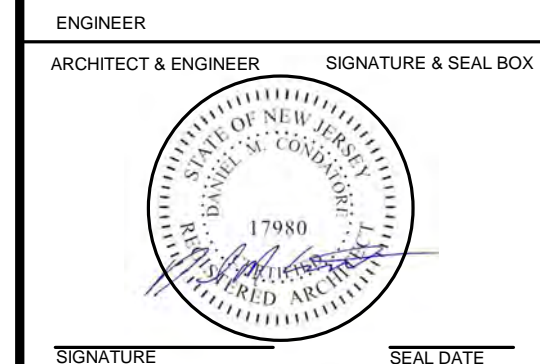
DRAWING No:
A101



① RESIDENTIAL LEVEL 1
 1/8" = 1'-0"



② RESIDENTIAL LEVEL 2
 1/8" = 1'-0"



~ THE BREAK AT SEA BRIGHT ~
 NEW MIXED-USE BUILDING

1080 OCEAN AVENUE
 SEA BRIGHT, NJ 07760
 BLOCK: 15, LOT: 3

OWNER

PROJECT LOCATION

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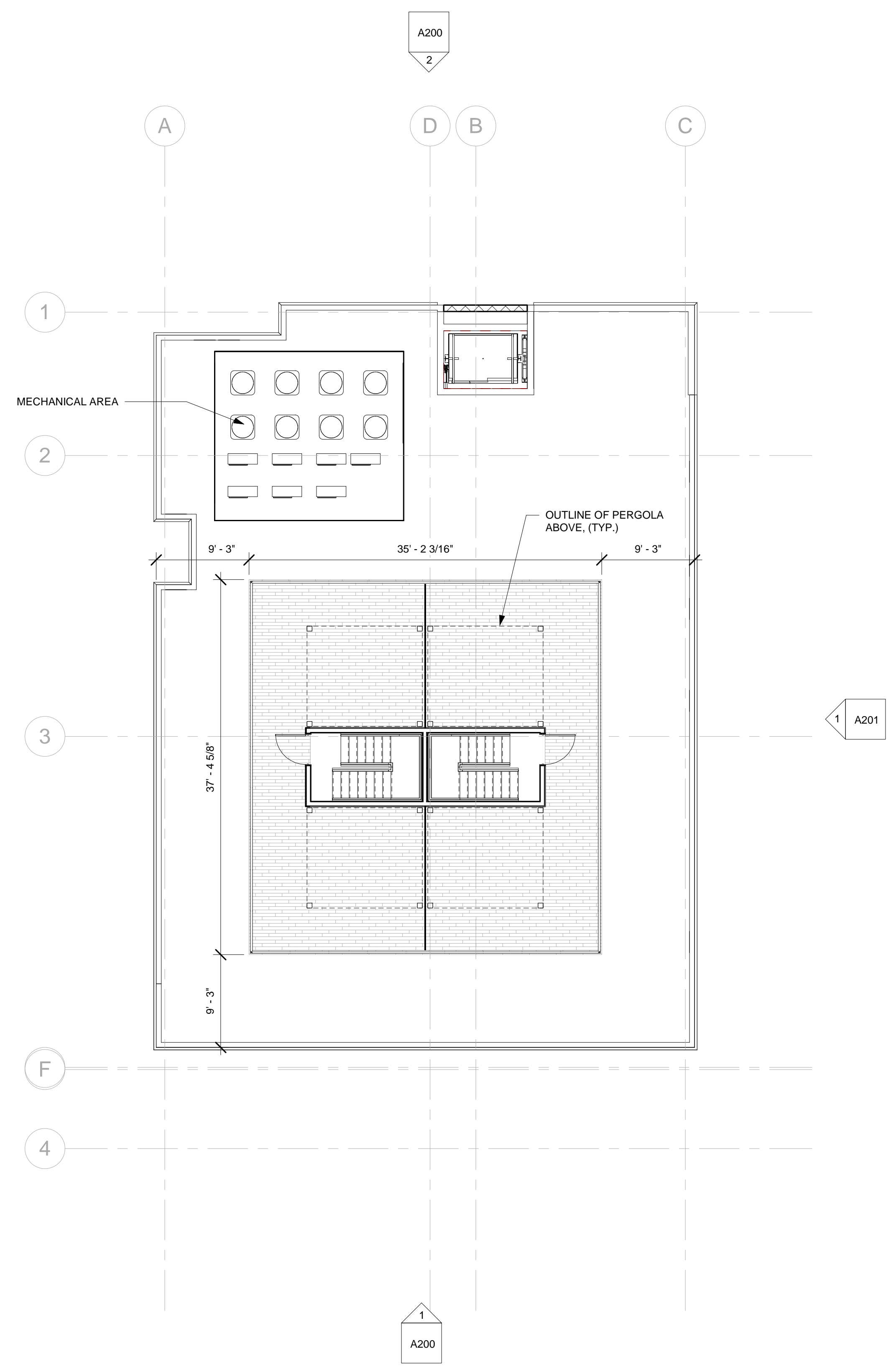
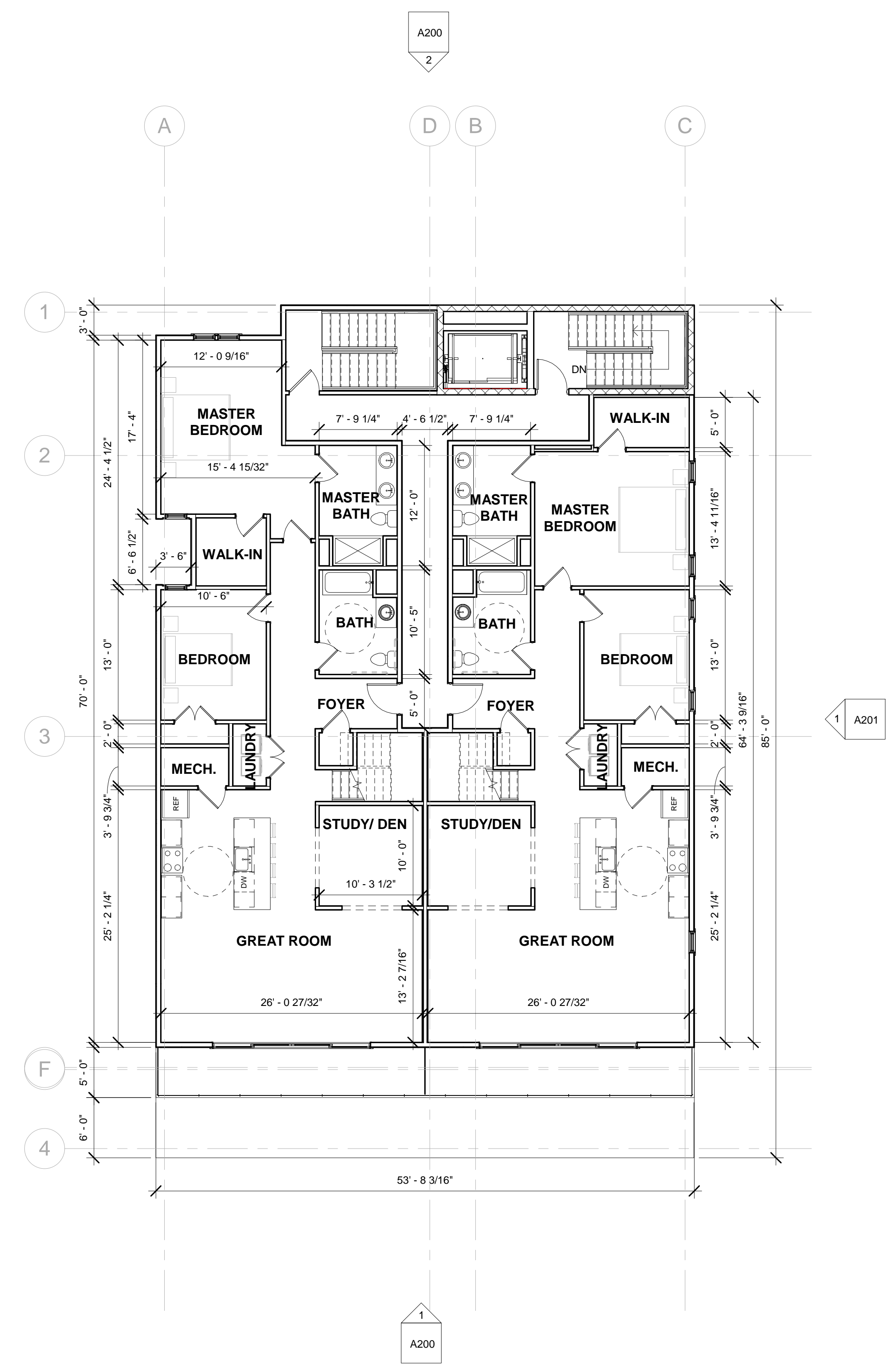
CHECKED BY: DMC DRAWN BY: DMC

SCALE:

DRAWING TITLE:
FLOOR PLANS

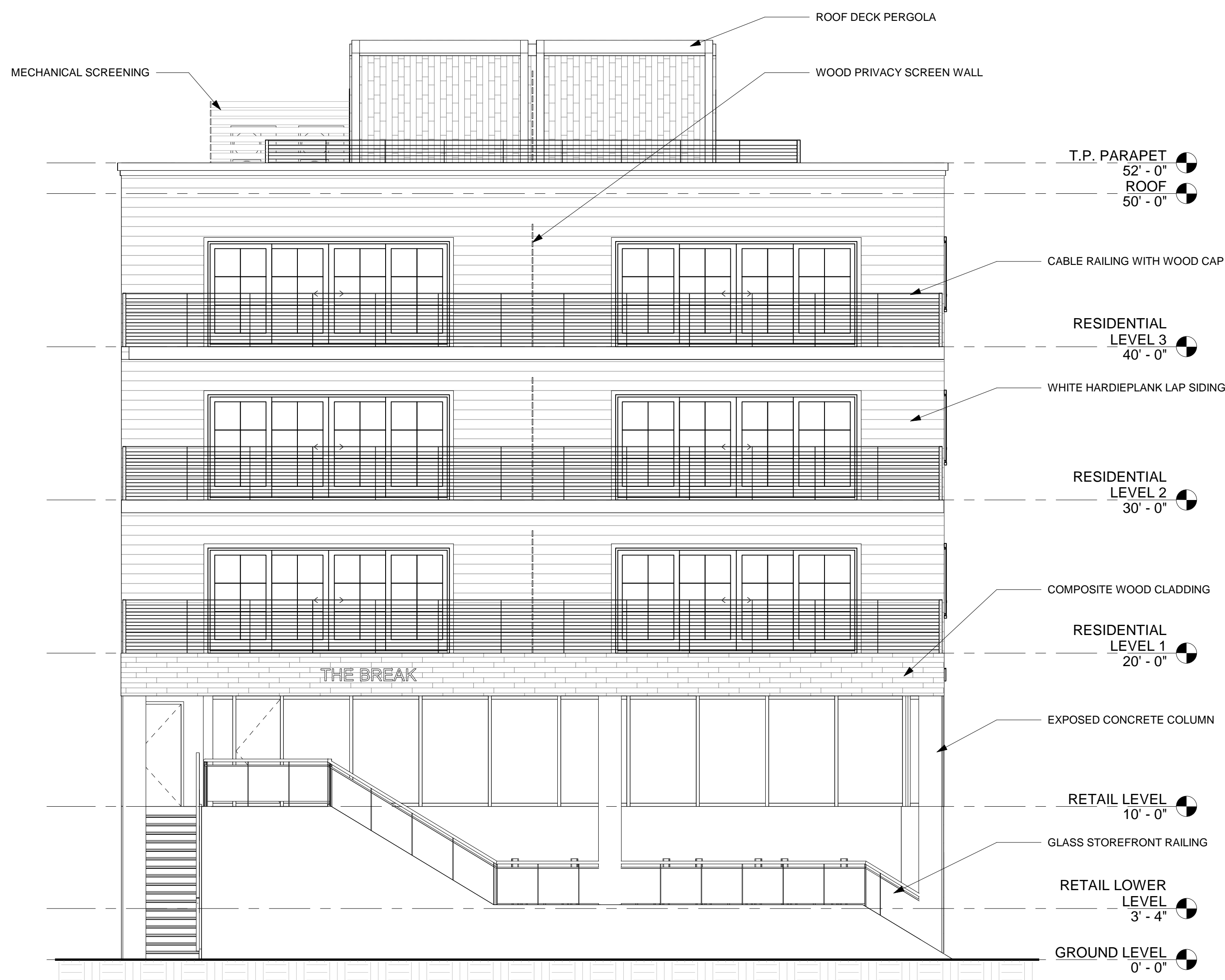
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A102

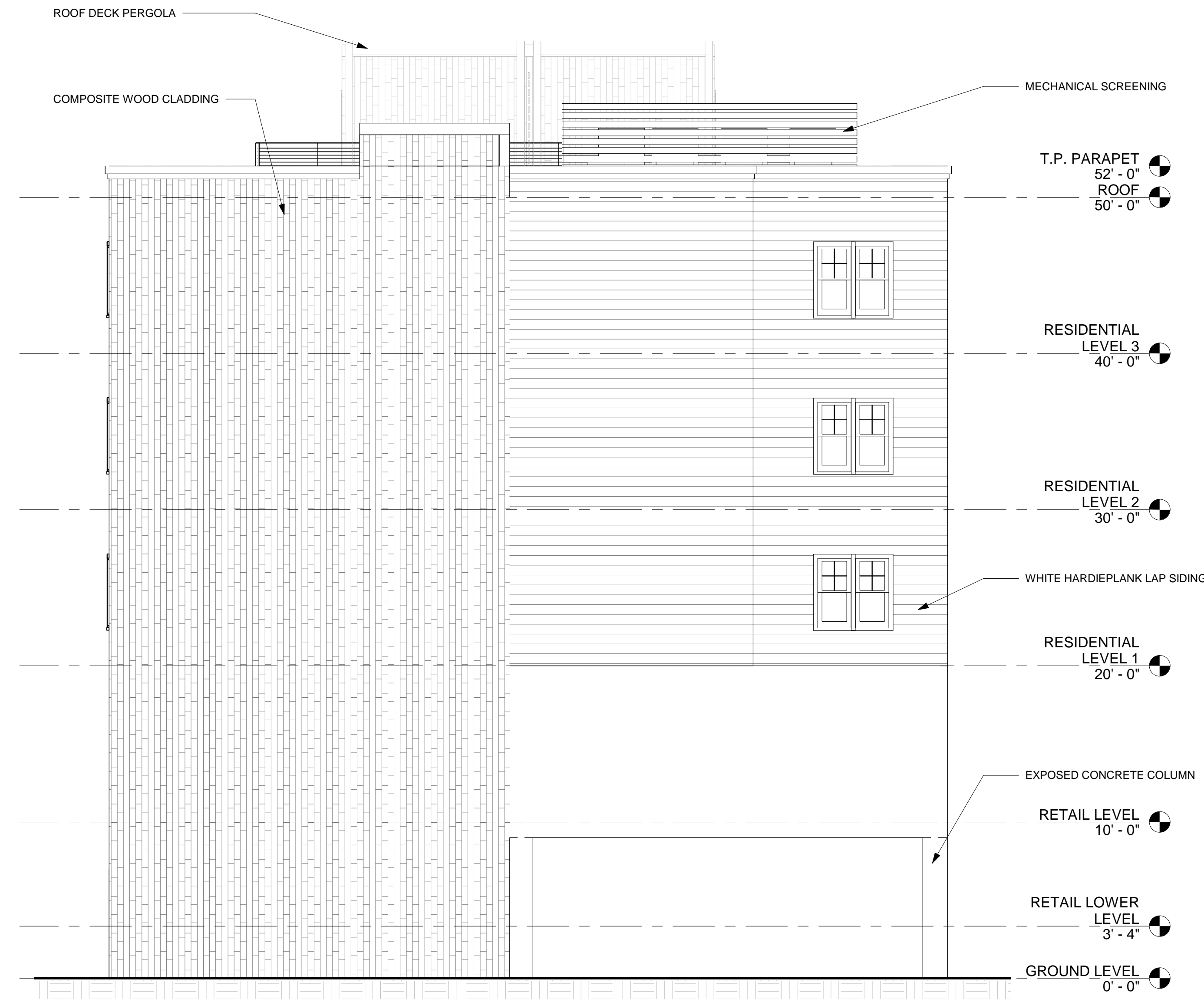


1 RESIDENTIAL LEVEL 3
 1/8" = 1'-0"

2 ROOF
 1/8" = 1'-0"



① FRONT ELEVATION
 3/16" = 1'-0"



② BACK ELEVATION
 3/16" = 1'-0"

~ THE BREAK AT SEA BRIGHT ~
 NEW MIXED-USE BUILDING

1080 OCEAN AVENUE
 SEA BRIGHT, NJ 07760
 BLOCK: 15, LOT: 3

OWNER

PROJECT
 LOCATION

No.	REVISIONS / ISSUES	DATE
	Site Plan Submission	10/01/2020
	Revision 1	10/13/2020

CHECKED BY: DMC DRAWN BY: DMC

SCALE:

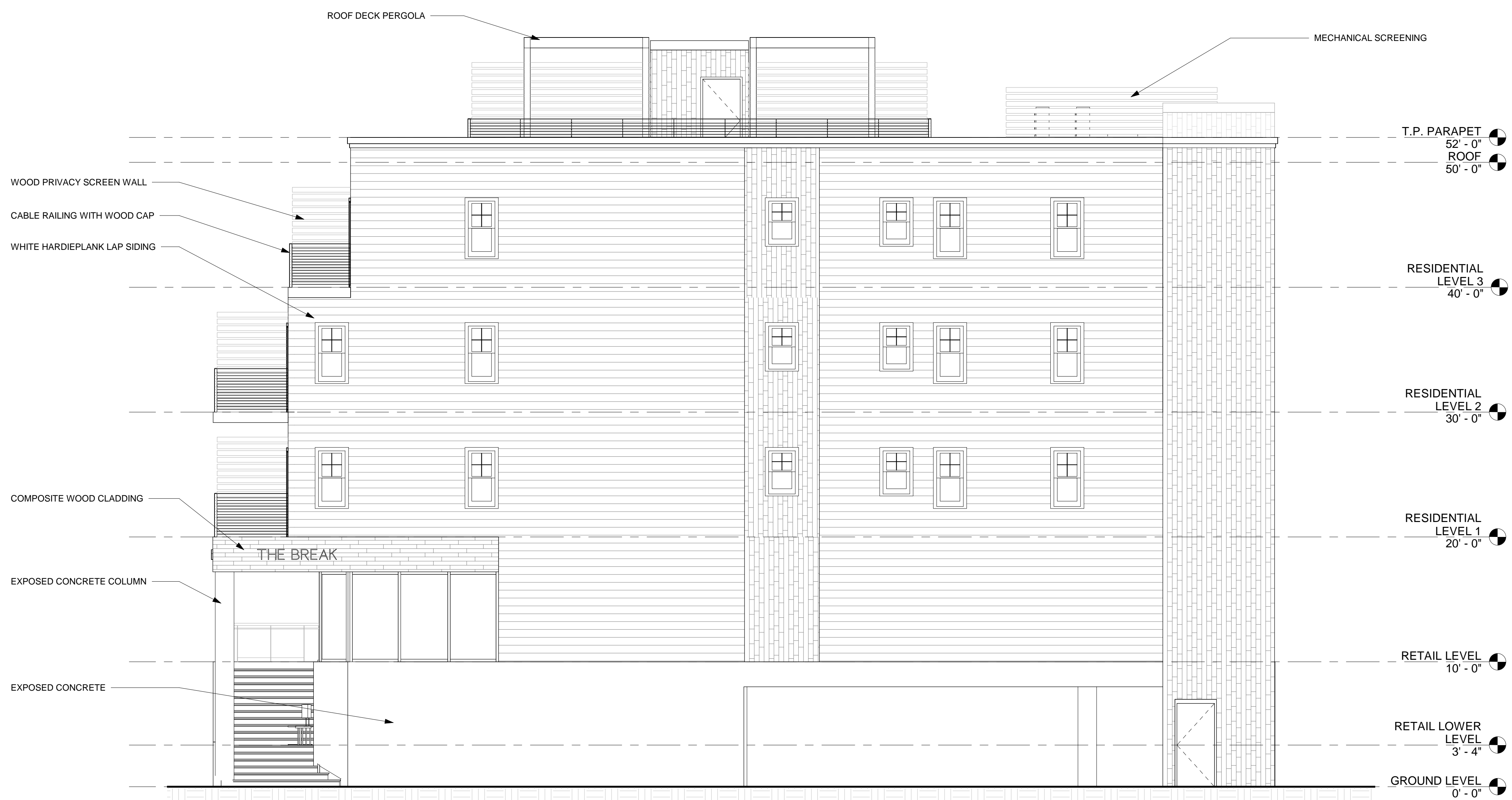
DRAWING TITLE:
ELEVATIONS

DRAWING No:
A200

ENGINEER
ARCHITECT & ENGINEER SIGNATURE & SEAL BOX



SIGNATURE SEAL DATE



① RIGHT ELEVATION
3/16" = 1'-0"

~ THE BREAK AT SEA BRIGHT ~
NEW MIXED-USE BUILDING
1080 OCEAN AVENUE
SEA BRIGHT, NJ 07760
BLOCK: 15, LOT: 3

OWNER PROJECT LOCATION

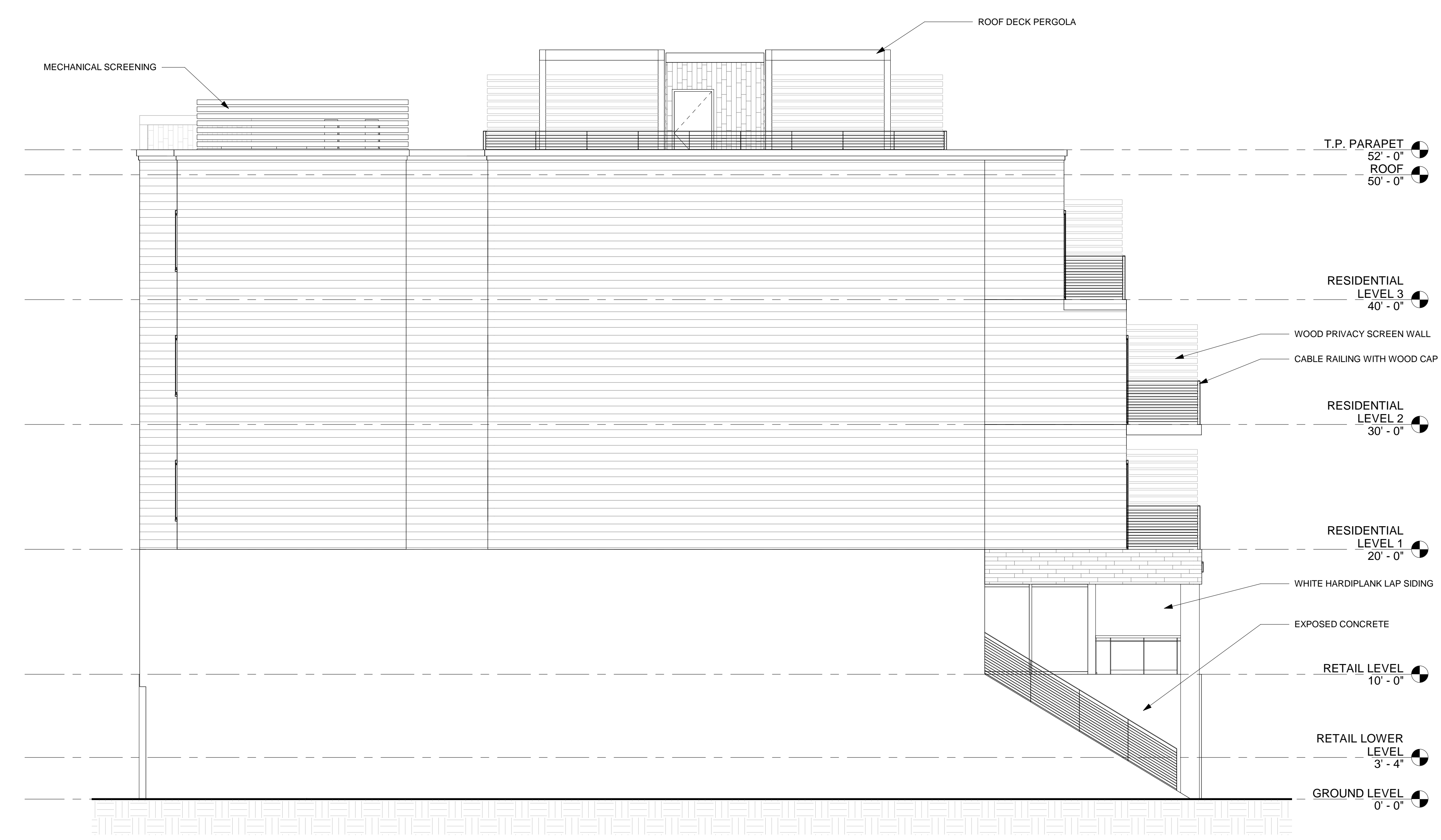
No.	REVISIONS / ISSUES	DATE
	Site Plan Submission	10/01/2020
	Revision 1	10/13/2020

CHECKED BY: DMC DRAWN BY: DMC

SCALE:

DRAWING TITLE:
ELEVATIONS

DRAWING No:
A201



① LEFT ELEVATION
3/16" = 1'-0"

~ THE BREAK AT SEA BRIGHT ~
 NEW MIXED-USE BUILDING

1080 OCEAN AVENUE
 SEA BRIGHT, NJ 07760
 BLOCK: 15, LOT: 3

OWNER

PROJECT LOCATION

No.	REVISIONS / ISSUES	DATE
	Site Plan Submission	10/01/2020
	Revision 1	10/13/2020

CHECKED BY: DMC DRAWN BY: DMC

SCALE:

DRAWING TITLE:
ELEVATIONS

DRAWING No:
A202



mode
 Monmouth Ocean Design Experts
 DANIEL M. CONDATORE, RA
 619 LAKE AVE/ 3RD FLOOR
 ASBURY PARK, NJ 07712
 NJ LICENSE #21A10798000
 t: 732 800 1958
 e: dcondatore@mode-arch.com

ENGINEER
 ARCHITECT & ENGINEER SIGNATURE & SEAL BOX



SIGNATURE SEAL DATE

~ THE BREAK AT SEA BRIGHT ~
 NEW MIXED-USE BUILDING

1080 OCEAN AVENUE
 SEA BRIGHT, NJ 07760
 BLOCK: 15, LOT: 3

OWNER

PROJECT LOCATION

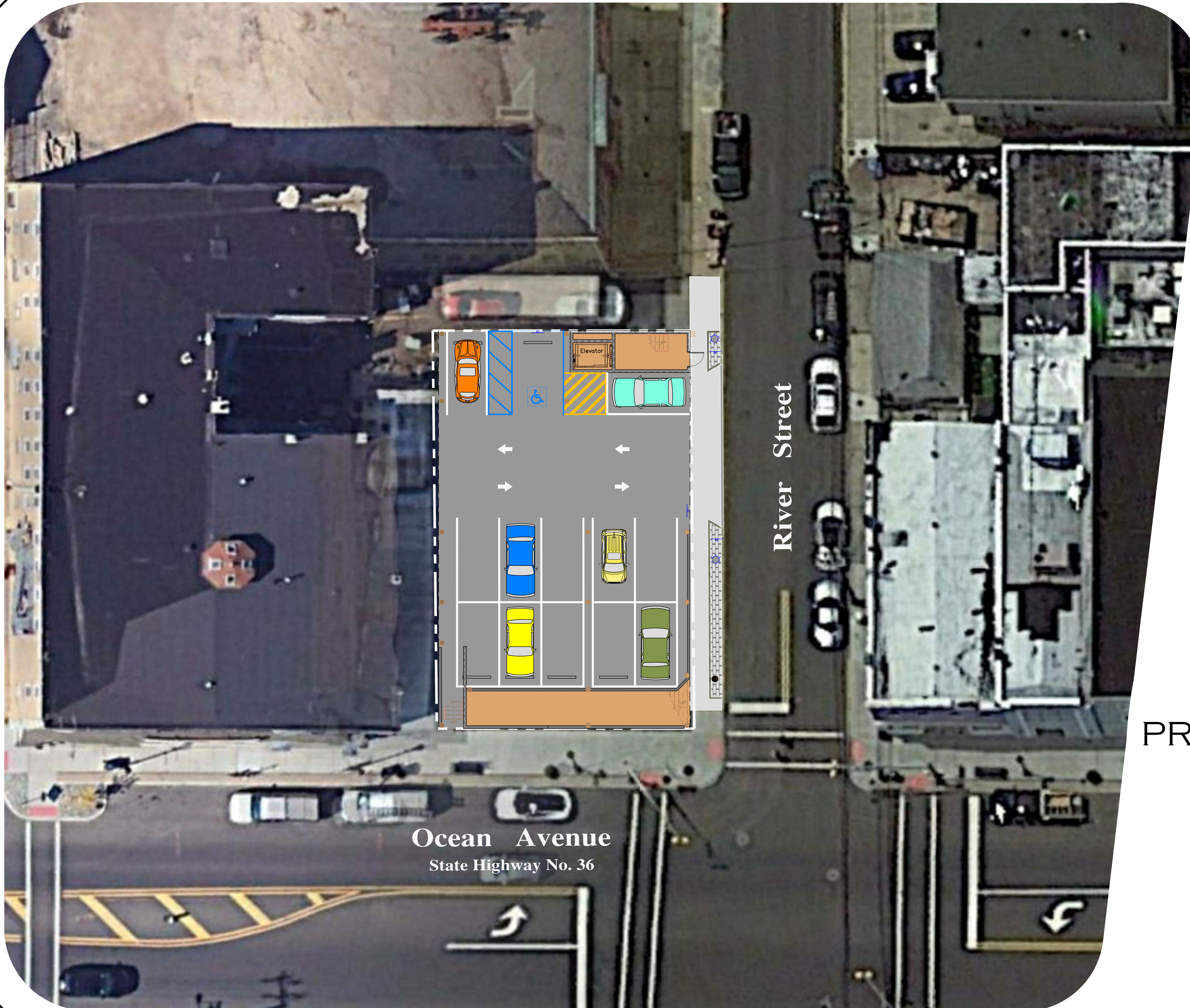
No.	REVISIONS / ISSUES	DATE
Revision 1		10/13/2020

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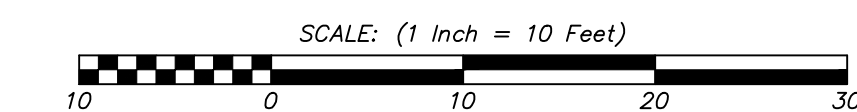
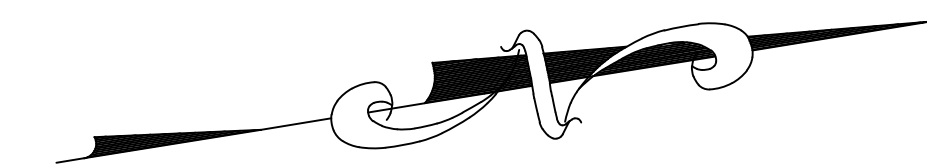
DRAWING TITLE:
 VISUAL PERSPECTIVES

DRAWING No:
 A300



Ocean Avenue
State Highway No. 36

River Street



PRELIMINARY & FINAL SITE PLAN

LOT 3 BLOCK 15
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NJ



CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755
PHONE-732-223-1313

DRAWN BY: J.J.L. DATE: 10/27/20 JOB No.: 19161 SHEET No.: 1 OF 1

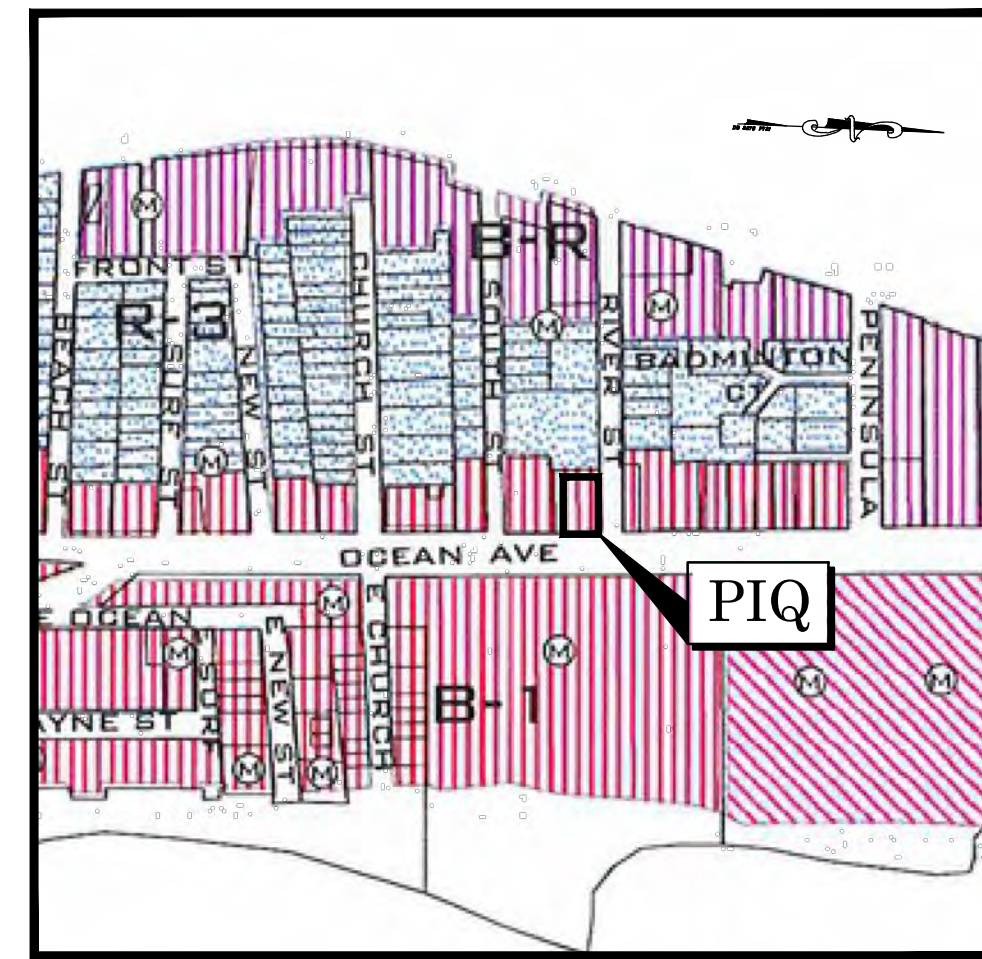
PRELIMINARY AND FINAL SITE PLAN OF BLOCK 15 LOT 3 FOR 1080 OCEAN AVENUE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NJ

200' ADJOINING OWNERS

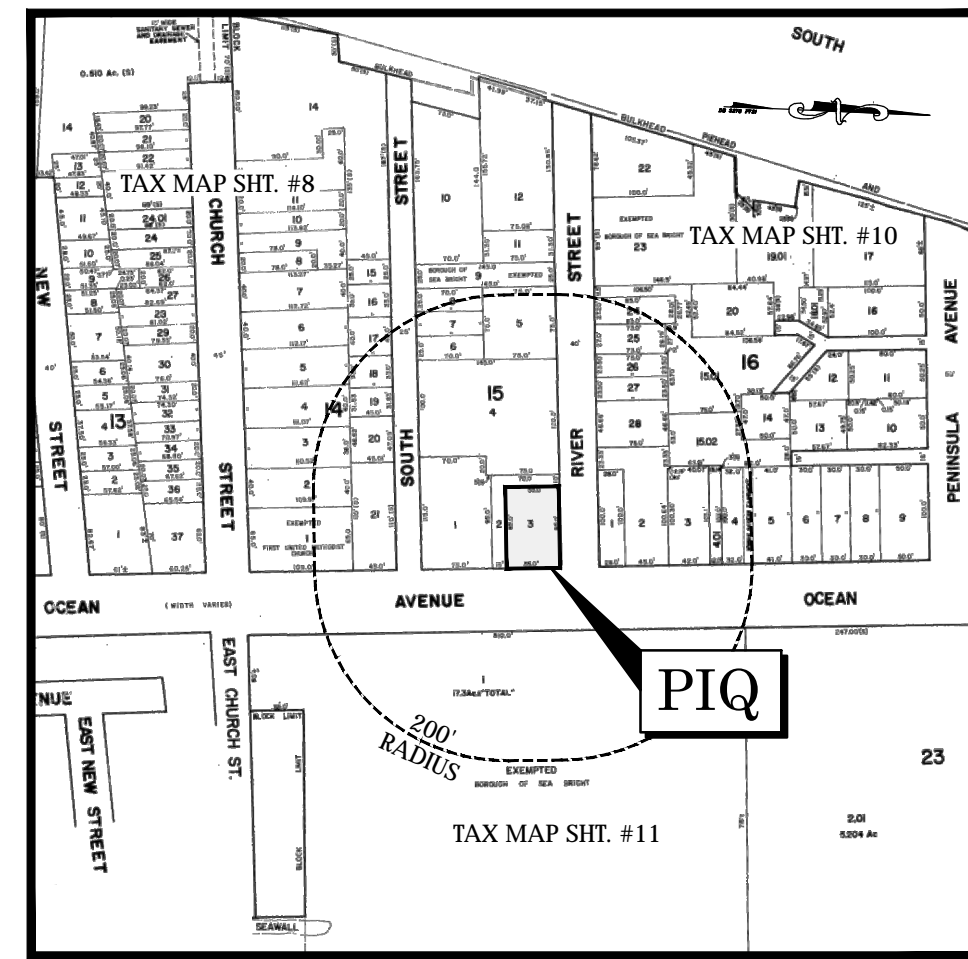
BLOCK	LOT	QUAL.	CLA.	PROPERTY OWNER	PROPERTY LOCATION	AMT'1 LOT#
14	1			1101 OCEAN AVENUE	1101 OCEAN AVENUE	
14	2			1 CHURCH STREET UNIT A	1 CHURCH STREET UNIT A	
14	2.01			1 CHURCH STREET UNIT A	1 CHURCH STREET UNIT A	
14	2.02			1 CHURCH STREET UNIT B	1 CHURCH STREET UNIT B	
14	3			1 CHURCH STREET	1 CHURCH STREET	
14	4			5 CHURCH STREET	5 CHURCH STREET	
14	5			7 CHURCH STREET	7 CHURCH STREET	
14	17			8 SOUTH STREET	8 SOUTH STREET	
14	18			8 SOUTH STREET	8 SOUTH STREET	
14	19			4 SOUTH STREET	4 SOUTH STREET	
14	20			3 SOUTH STREET	3 SOUTH STREET	
14	21			1096 OCEAN AVENUE	1096 OCEAN AVENUE	
15	1			1092 OCEAN AVENUE	1092 OCEAN AVENUE	
15	2			1084 OCEAN AVENUE	1084 OCEAN AVENUE	
15	4			4 RIVER STREET	4 RIVER STREET	
15	5			1100 RIVER STREET	1100 RIVER STREET	6 & 7
15	8			9 SOUTH STREET	9 SOUTH STREET	
15	1			1076 OCEAN AVENUE	1076 OCEAN AVENUE	
15	2			1072 OCEAN AVENUE	1072 OCEAN AVENUE	
15	3			1070 OCEAN AVENUE	1070 OCEAN AVENUE	
15	4			1066 OCEAN AVENUE	1066 OCEAN AVENUE	
15	4.01			1048 OCEAN AVENUE	1048 OCEAN AVENUE	
15	5			1062 OCEAN AVENUE	1062 OCEAN AVENUE	
15	6			1060 OCEAN AVENUE	1060 OCEAN AVENUE	
15	14			2 BADINGTON COURT	2 BADINGTON COURT	
15	15.01			2 BADINGTON COURT	2 BADINGTON COURT	
15	15.02			1071 OCEAN AVENUE	1071 OCEAN AVENUE	
15	15.03			2 BADINGTON COURT UNIT 1	2 BADINGTON COURT UNIT 1	
15	15.04			2 BADINGTON COURT UNIT 2	2 BADINGTON COURT UNIT 2	
15	15.05			2 BADINGTON COURT UNIT 3	2 BADINGTON COURT UNIT 3	
15	15.06			2 BADINGTON COURT UNIT 4	2 BADINGTON COURT UNIT 4	
15	15.07			2 BADINGTON COURT UNIT 5	2 BADINGTON COURT UNIT 5	
15	15.08			2 BADINGTON COURT UNIT 6	2 BADINGTON COURT UNIT 6	
15	15.09			2 BADINGTON COURT UNIT 7	2 BADINGTON COURT UNIT 7	
15	15.10			2 BADINGTON COURT UNIT 8	2 BADINGTON COURT UNIT 8	
15	15.11			2 BADINGTON COURT UNIT 9	2 BADINGTON COURT UNIT 9	
15	15.12			2 BADINGTON COURT UNIT 10	2 BADINGTON COURT UNIT 10	
16	24			15 RIVER STREET	15 RIVER STREET	
16	25			15 RIVER STREET	15 RIVER STREET	
16	26			4 RIVER STREET	4 RIVER STREET	
16	27			11 RIVER STREET	11 RIVER STREET	
16	28			5 RIVER STREET	5 RIVER STREET	
23	1			1009 OCEAN AVENUE	1009 OCEAN AVENUE	
23	2.02			1051 OCEAN AVENUE	1051 OCEAN AVENUE	

GENERAL NOTES:

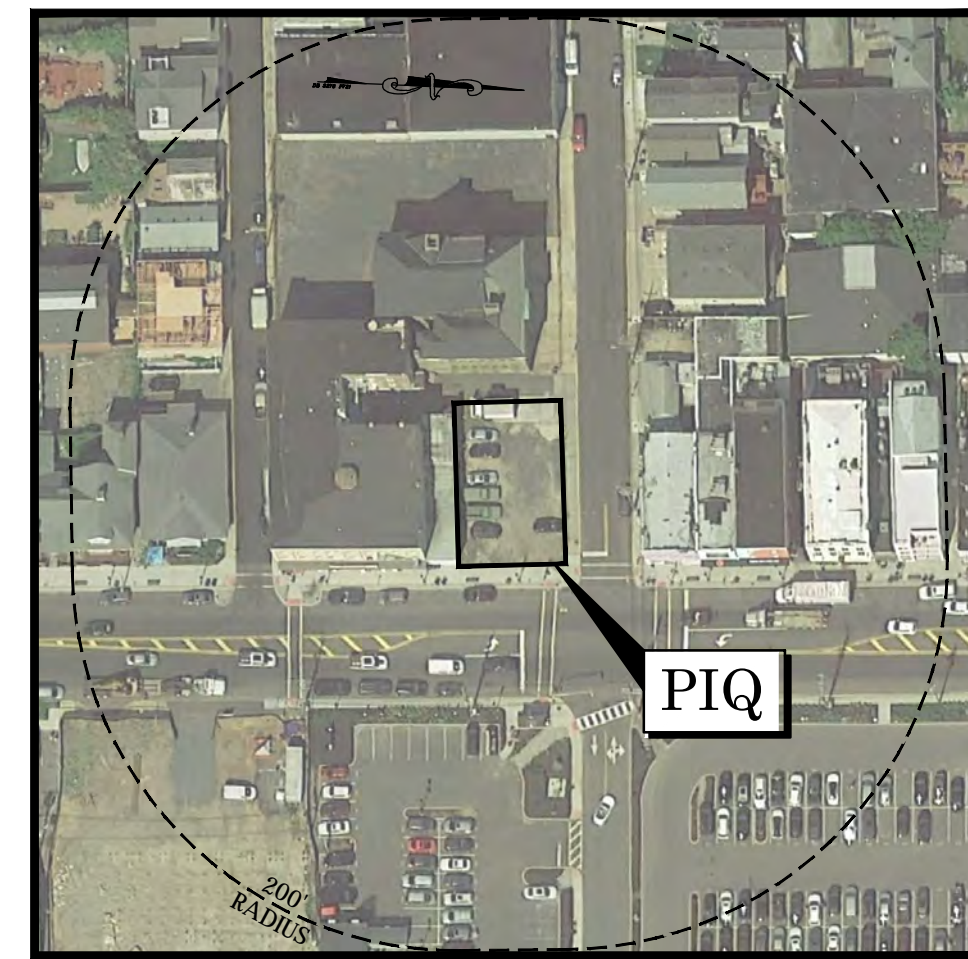
- APPLICANT/OWNER: THE BREAK AT SEA BRIGHT, LLC
MR. TRIP BROOKS
305 BOND STREET
SUITE #301
ASBURY PARK, NJ 07712
- THE PROPERTY IS KNOWN AS LOT 3, BLOCK 15 AS SHOWN ON THE OFFICIAL TAX MAP SHEET NO. 8 OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
 - SURVEY AND BOUNDARY INFORMATION SHOWN HEREIN TAKEN FROM MAP ENTITLED "SURVEY OF PROPERTY" PREPARED BY LANDMARK SURVEYING & ENGINEERING, INC., ZENON T. GRUBOWSKI, NJ PLS No. 23918, DATED 12/14/17, REVISED 1/12/18. UTILITY AND TOPOGRAPHIC LOCATIONS SUPPLEMENTED BY WJH ENGINEERING, PETER P. BENNETT III, NJ PLS No. 40651, DATED 9/27/19. TOPOGRAPHIC INFORMATION IS BASED ON NAVD 88.
 - SITE LOCATED IS LOCATED IN FLOOD ZONE "AE" (MIN. FLOOD ELEV. 8.0) PURSUANT TO PRELIMINARY FLOOD INSURANCE MAP #34025C0201F, DATED 9/25/09.
 - EXISTING USE: VACANT
 - PROPOSED USE: 6 CONDOMINIUMS AND 1 RETAIL SPACE (2,800 SF)
 - THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC... THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. EXISTING UTILITY CONNECTIONS WILL BE UTILIZED, IF POSSIBLE.
 - ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - CONTRACTOR SHALL COORDINATE ANY UTILITY RELOCATIONS.
 - THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
 - RETAIL & CONDO. REFUSE AND RECYCLING WILL BE HANDLED THROUGH A PRIVATE COMPANY AND STORED WITHIN THE GARAGE AND FIRST FLOOR AREAS.
 - IT IS THE INTENT OF THESE PLANS TO PROVIDE THE FOLLOWING GRADING CRITERIA:
 - 3:1 MAX.
 - 2% MIN. GRASS, 1% PAVEMENT
 - 6% MAX. WITHIN 10' OF PROPOSED BUILDINGS
 - 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 1926.321(f) (OSHA COMPETENT PERSON).
 - ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF SEA BRIGHT CONSTRUCTION STANDARDS, WHERE APPLICABLE.
 - FIRE ZONE SIGNAGE, STRIPING, KNOX BOX, ETC. SHALL BE IN ACCORDANCE WITH THE BOROUGH FIRE OFFICIAL.
 - SEPARATE UTILITY PERMIT APPLICATIONS MAY BE REQUIRED FOR LOCAL AGENCY FOR WATER & SEWER.
 - ALL ROOF LEADERS SHALL BE DIRECTED TOWARD THE STREET SYSTEM. LOAD ZONE: NOT REQUIRED.
 - ALL ELECTRIC, CABLE & TELEPHONE SERVICES TO BE INSTALLED UNDERGROUND FROM ADJACENT UTILITY POLE.
 - BUILDING FOOTPRINT DIMENSIONS OBTAINED FROM ARCHITECTS ON 9/25/20 AND SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS SHALL BE FURNISHED AT TIME OF BUILDING PERMIT AND SHALL CONFORM TO APPROVED BULK STANDARDS.
 - ALL BONDS MUST BE POSTED PRIOR TO BUILDING PERMITS.
 - STREET LIGHTING SHALL MATCH EXACTLY TO ACORN LIGHTS, 16" FIXTURES LOCATED ON OCEAN AVENUE PROVIDED BY JCP&L.
 - ARCHITECT TO COORDINATE SIGNAGE PURSUANT TO BOROUGH ORDINANCES.
 - SIDEWALKS AND CURB, IF DAMAGED, SHALL BE REPLACED. PROVISION TO PROVIDE PUBLIC CIRCULATION SHALL BE MAINTAINED AT ALL TIMES.



ZONE MAP
SCALE: 1"=300'



TAX MAP/AREA MAP
SCALE: 1"=200'



KEY/200' STRUCTURE MAP
SCALE: 1"=100'

ZONING TABLE			
ZONE DISTRICT: B-1	BUSINESS DISTRICT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	3,000	4,674.76	4,674.76
MINIMUM LOT WIDTH (FT.)	50	55.00	55.00
MINIMUM LOT DEPTH (FT.)	60	85.00	85.00
MINIMUM FRONT YARD SETBACK (FT.)	0'-0"	N/A	0.00
MINIMUM SIDE YARD SETBACK (FT.)	0'-0"	N/A	0.00
MINIMUM REAR YARD SETBACK (FT.)	15'-0"	N/A	0.00*
MINIMUM GROSS FLOOR AREA (S.F.)	880	N/A	2,800
MAXIMUM BUILDING HEIGHT (FT.)	42 (3 STORY)	N/A	52.5 (5 STORY)*
MAXIMUM BUILDING COVERAGE AREA (%)	50	N/A	97*
MAXIMUM IMPERVIOUS COVERAGE (%)	75	100	97*
PARKING SPACES (SEA BRIGHT)	2 SPACES / UNIT 12 REQUIRED	N/A	12 + (1 Handicap Shared with Res./Retail)
* RETAIL/RESTAURANT	1 SPACE / 200 SF 14 REQUIRED	N/A	0 - (Municipal Lot Across Street)
PARKING SIZE STANDARD	8.5' x 18' min.	-	9' x 18'

* VARIANCE REQUIRED

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	10/1/20	
2	EXISTING CONDITIONS & DEMOLITION PLAN	10/1/20	
3	DIMENSION PLAN	10/1/20	
4	GRADING, DRAINAGE & UTILITY PLAN	10/1/20	
5	CONSTRUCTION DETAILS	10/1/20	

ATTORNEY:
KEVIN KENNEDY, ESQ.
165 STATE HWY. NO. 35
RED BANK, NJ 07701
PH. (732) 936-1099
kennedyjlaw@kevinkennedyjlaw.net

ARCHITECT:
DANIEL M. CONDATORE, R.A.
- MODE
MONMOUTH OCEAN DESIGN EXPERTS
619 LAKE AVENUE
3RD. FLOOR
ASBURY PARK, NJ 07712
PH. (732) 800-1958

APPLICANT / OWNER:
THE BREAK AT SEA BRIGHT, LLC
TRIP BROOKS
305 BOND STREET
SUITE #301
ASBURY PARK, NJ 07712
PH. (732) 804-0902
TripBrooks@gmail.com

AS OWNER OF THE LANDS SHOWN ON THIS MAP, I/WE HEREBY CONSENT TO FILE THIS MAP.

TRIP BROOKS _____ DATE _____

MONMOUTH COUNTY PLANNING BOARD APPROVAL TO BE AFFIXED

CERTIFICATION:
APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

CITY ENGINEER _____ DATE _____

PRELIMINARY AND FINAL SITE PLAN OF BLOCK 15 LOT 3 FOR

1080 OCEAN AVENUE
BOROUGH OF SEA BRIGHT,
MONMOUTH COUNTY, NJ

JOB NUMBER 19181



CERT. OF AUTH. NO. 24G428117300

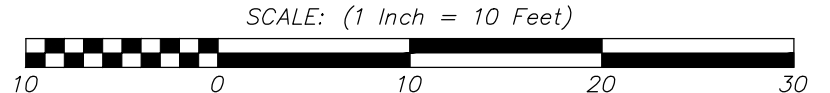
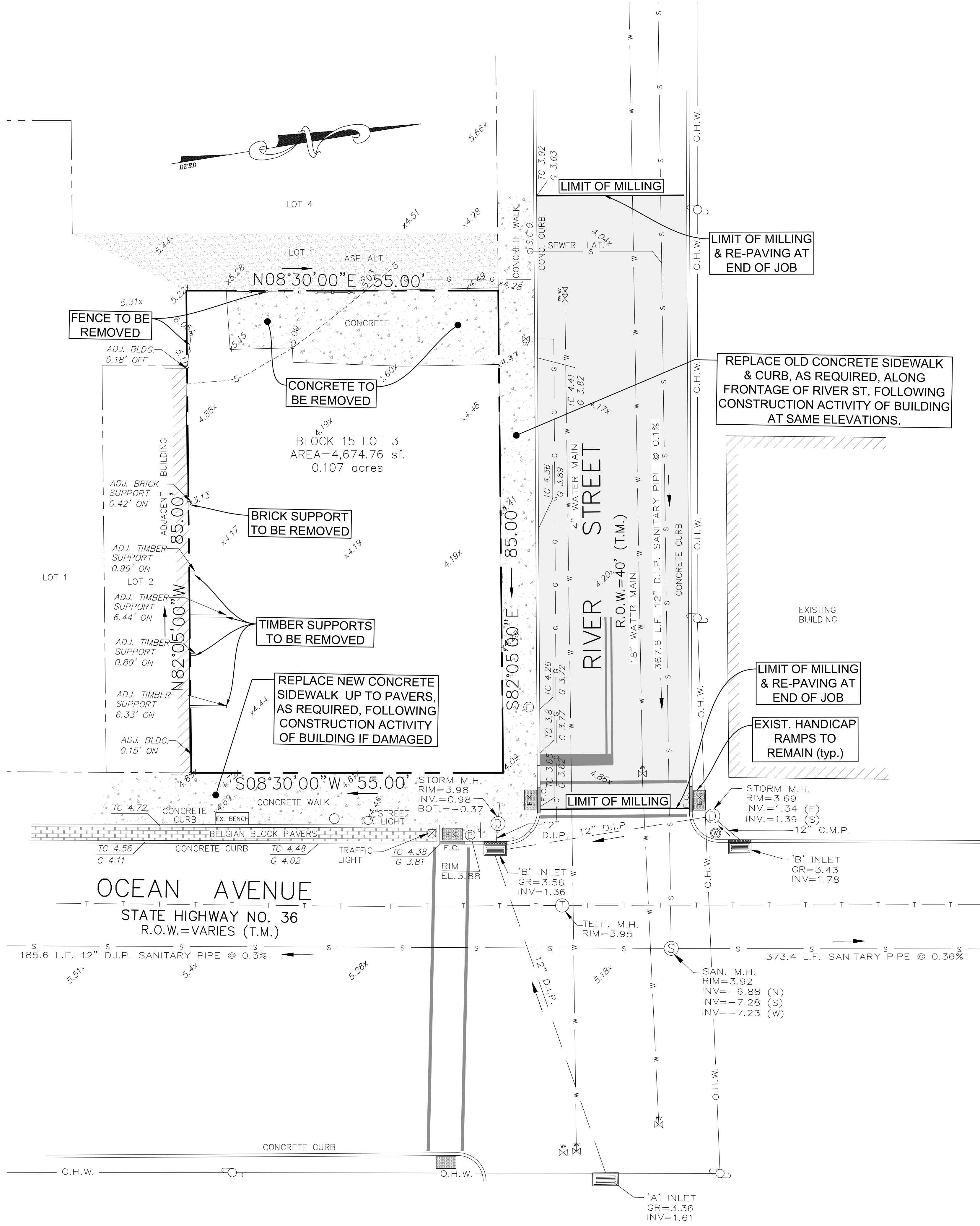
257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755
PHONE - 732-223-1313

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

Walter Joseph Hopkin

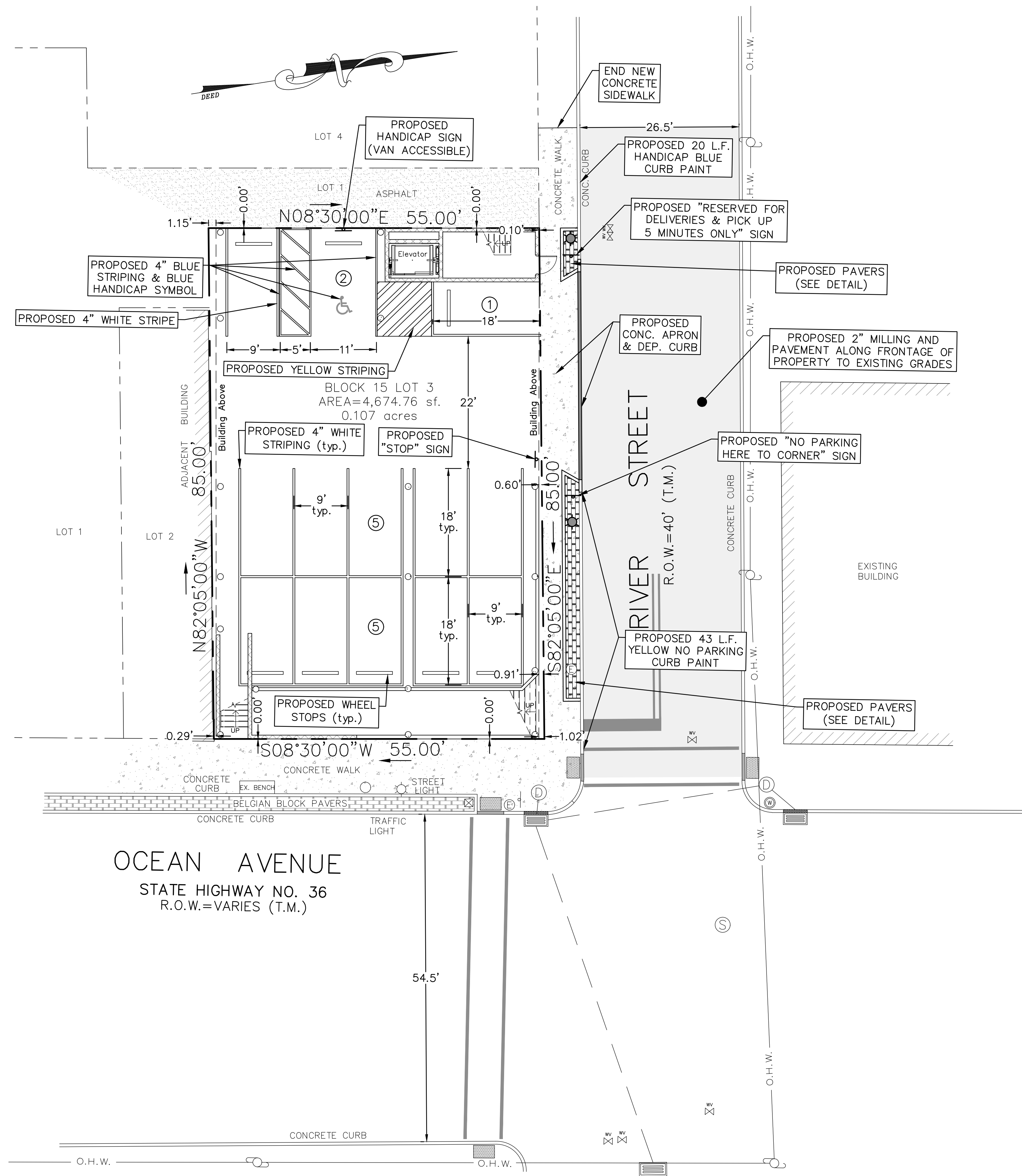
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- LEGEND**
- GAS VALVE
 - WATER VALVE
 - WATER METER
 - UTILITY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGN
 - TRAFFIC SIGN (2 POST)
 - STREET SIGN
 - LIGHT POST
 - UTILITY POLE
 - FIRE HYDRANT
 - DRAINAGE INLET (TYPE 'A')
 - DRAINAGE INLET (TYPE 'B')
 - DRAINAGE INLET (TYPE 'E')
 - DRAINAGE LINE
 - ELECTRIC LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - OVERHEAD WIRES
 - MONITORING WELL
 - IRON PIPE FOUND
 - CAPPED REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - SURVEY
 - FILE MAP
 - GAS METER
 - D.C. DEPRESSED CURB
 - F.C. FLUSH CURB

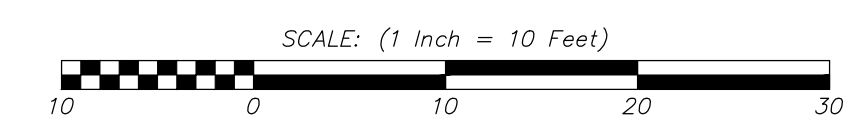


NO.	DATE	DESCRIPTION				DRAWN BY			
PRELIMINARY & FINAL SITE PLAN OF LOT 3 BLOCK 15 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY									
		CERT. OF AUTH. NO. 246A28117300 257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07795 PHONE-732-223-1313 WWW.WJENGINEERING.COM				EXISTING CONDITIONS & DEMOLITION PLAN			
		WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, LIC. No. 40673 							
SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:					
1" = 10'	JUL	10/1/20	19181	2 of 5					

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- LEGEND**
- GAS VALVE
 - WATER VALVE
 - WATER METER
 - UTILITY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGN
 - TRAFFIC SIGN (2 POST)
 - STREET SIGN
 - LIGHT POST
 - UTILITY POLE
 - FIRE HYDRANT
 - DRAINAGE INLET (TYPE "A")
 - DRAINAGE INLET (TYPE "B")
 - DRAINAGE INLET (TYPE "E")
 - DRAINAGE LINE
 - ELECTRIC LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - OVERHEAD WIRES
 - MONITORING WELL
 - IRON PIPE FOUND
 - CAPPED REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - SURVEY
 - FILE MAP (FM)
 - GAS METER
 - DEPRESSED CURB
 - FLUSH CURB



OCEAN AVENUE
STATE HIGHWAY NO. 36
R.O.W.=VARIES (T.M.)

NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY & FINAL SITE PLAN
OF
LOT 3 BLOCK 15
BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY

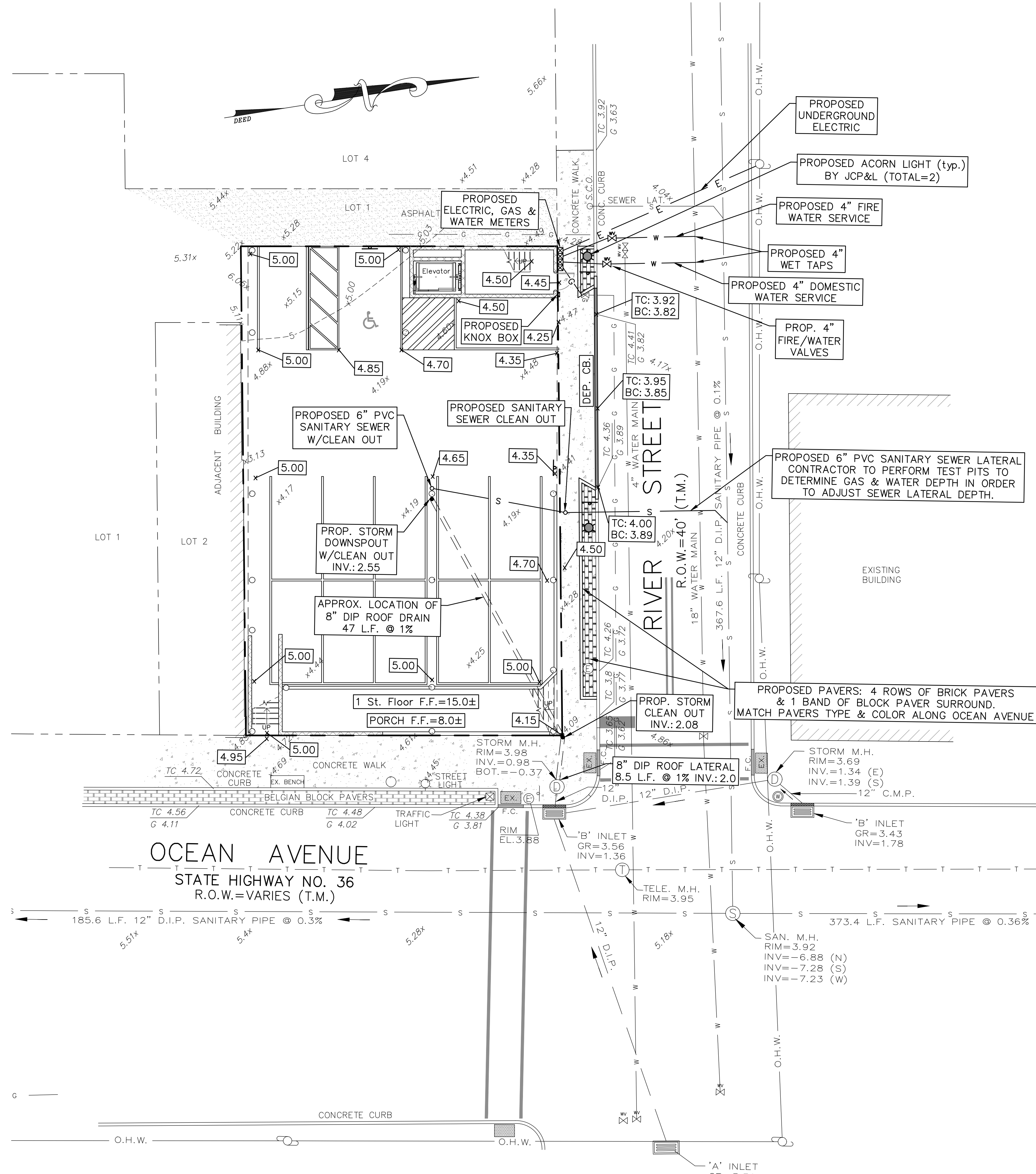
WH
ENGINEERING

CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD,
BLDG. A, STE. 7,
OAKHURST, NJ 07795
PHONE-732-223-1313
WWW.WHENGINEERING.COM

DIMENSION PLAN

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, E.I.C. No. 40673

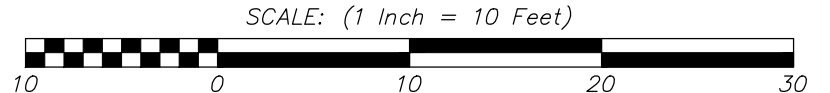
SCALE: 1" = 10'	DRAWN BY: JUL	DATE: 10/1/20	JOB No.: 19181	SHEET No.: 3 of 5
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- LEGEND**
- GAS VALVE
 - WATER VALVE
 - WATER METER
 - UTILITY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGN
 - TRAFFIC SIGN (2 POST)
 - STREET SIGN
 - LIGHT POST
 - UTILITY POLE
 - FIRE HYDRANT
 - DRAINAGE INLET (TYPE 'A')
 - DRAINAGE INLET (TYPE 'B')
 - DRAINAGE INLET (TYPE 'E')
 - DRAINAGE LINE
 - ELECTRIC LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - OVERHEAD WIRES
 - MONITORING WELL
 - IRON PIPE FOUND
 - CAPPED REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - SURVEY
 - FILE MAP
 - GAS METER
 - D.C. DEPRESSED CURB
 - F.C. FLUSH CURB

SEWER & WATER NOTES:

1. Detailed interior sanitary sewer piping for the apartment buildings will be provided upon completion of the architectural plans.
2. HVAC condensate shall not enter the wastewater system.
3. The Sewer Authority shall witness all work associated with the proposed lateral connections to the existing DIP located within River Street.
4. Water service to be provided from the existing eighteen (18) inch water service unless flow test reveals that the four (4) inch water line is capable of providing fire and domestic services. A flow test must be performed in order to finalize the connections.
5. Pipe materials connections shall comply with local water company specifications. Water shutoff valves shall be color coded for fire and domestic.



NO.	DATE	DESCRIPTION					DRAWN BY			
<p>PRELIMINARY & FINAL SITE PLAN OF LOT 3 OF BLOCK 15 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY</p>										
		<p>CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07795 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM</p>				<p>GRADING, DRAINAGE & UTILITY PLAN</p>				
		<p>WALTER JOSEPH HOPKIN PROFESSIONAL ENGINEER, LIC. No. 40673</p>								
SCALE: 1" = 10'	DRAWN BY: JUL	DATE: 10/1/20	JOB No.: 19181	SHEET No.: 4 of 5						

W:\Projects\19181 - The Break at Ocean Ave., Sea Bright\DWG\Design\Drawings\02-105_BTE_BAEC.dwg 8/25/2020 8:55:23 AM

KNOX **KNOXBOX™ 3200**

The KnoxBox 3200 is the number one high-security key lock box trusted by first responders and property owners. Store up to 10 keys to quickly gain rapid access to commercial properties.

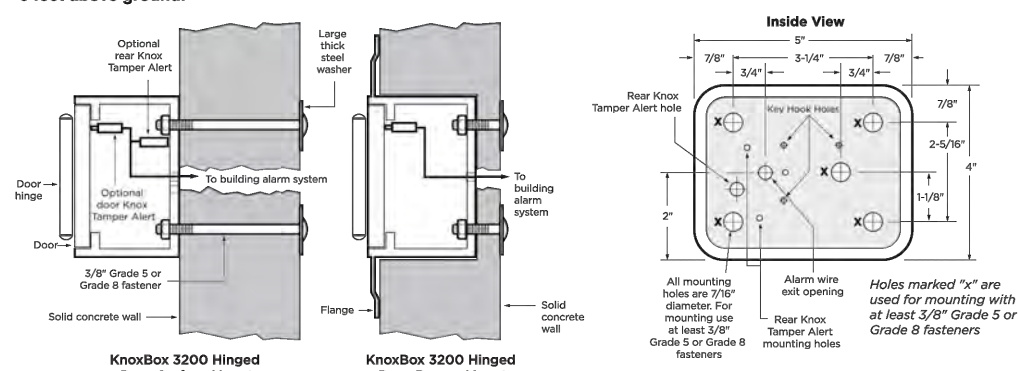


- Available in 3 colors:**
Black, Aluminum, Dark Bronze
- WEIGHT:** Surface Mount - 8 lbs. Recessed Mount - 9 lbs.
- DIMENSIONS:** Surface Mount Body - 4 1/4" x 5 1/2" x 3-7/8" D. Recessed Mount Flange - 7 1/4" x 7 1/4"
- RECESS MOUNT - FRONT VIEW**
RECESS MOUNT - SIDE VIEW
RECESS MOUNT - REAR VIEW
- FEATURES**
- Stores maximum 10 keys. Access cards and small entry items may also fit in interior compartment but will reduce max key quantity.
 - Built Knox-Plugged and secure. UL 1037, UL 1010, UL 1300, UL 437
 - Finished with Knox-Coat™ to protect four times better than standard powder coating.
 - Weather-resistant door gasket
 - Hinged door
- BENEFITS**
- Allows rapid property access
 - Reduces property damage
 - Prevents forced entry into buildings
 - Minimizes first responder injury
 - Compliant to National Fire Code (NFPA, IFC, IBC)
- OPTIONS**
- Knox Tamper Alert connects to building's alarm system for extra security
 - Mount types: Recessed and Surface
 - 3 color options: Black, Aluminum, Dark Bronze
- ACCESSORIES**
- Multi-Purpose Switch for use on electrical doors, gates and other electrical equipment
 - Recess Mounting Kit for new concrete or masonry construction
 - Public Safety Labels
 - Tag-Out Tamper Seals
 - Key Tags
 - Key Rings
- ORDERING SPECIFICATIONS**
- To insure promptment and delivery of the KnoxBox 3200, it is suggested that following specification paragraph is used:
KnoxBox surface/recessed mount with hinged door, with/without UL Listed Knox Tamper Alert, 1/2" plate steel housing, 1/2" thick steel door with interior padded seal and stainless steel door hinge. Box and lock UL Listed. Lock has 150" thick stainless steel dust cover with tamper seal mounting capability.
Exterior Dimensions: Surface Mount Body - 4 1/4" x 5 1/2" x 3-7/8" D. Recessed Mount Flange - 7 1/4" x 7 1/4"
- LOCK:** UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a brass cut key.
Finish: Knox-Coat proprietary finishing process.
Color: Black, Dark Bronze or Aluminum
PN: KnoxBox 3200 (PN's call. ID)
Mfr's Name: KNOX COMPANY

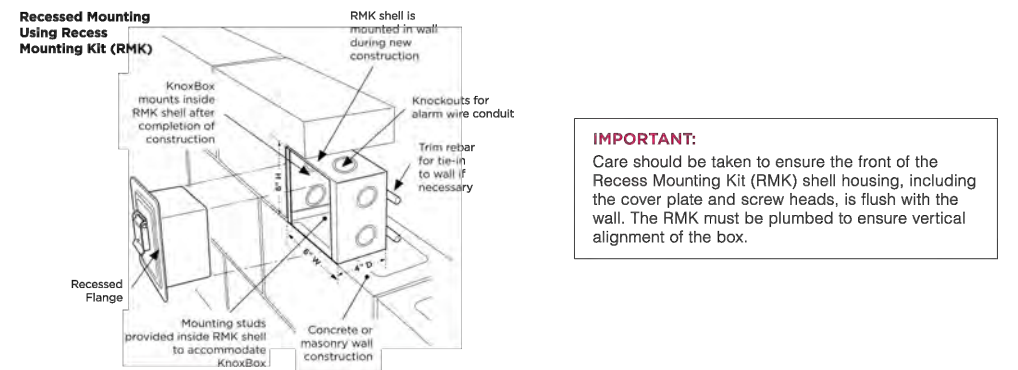
1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM

KNOX **KNOXBOX™ 3200**

GENERAL MOUNTING INSTRUCTIONS
Suggested minimum mounting height, 6 feet above ground.



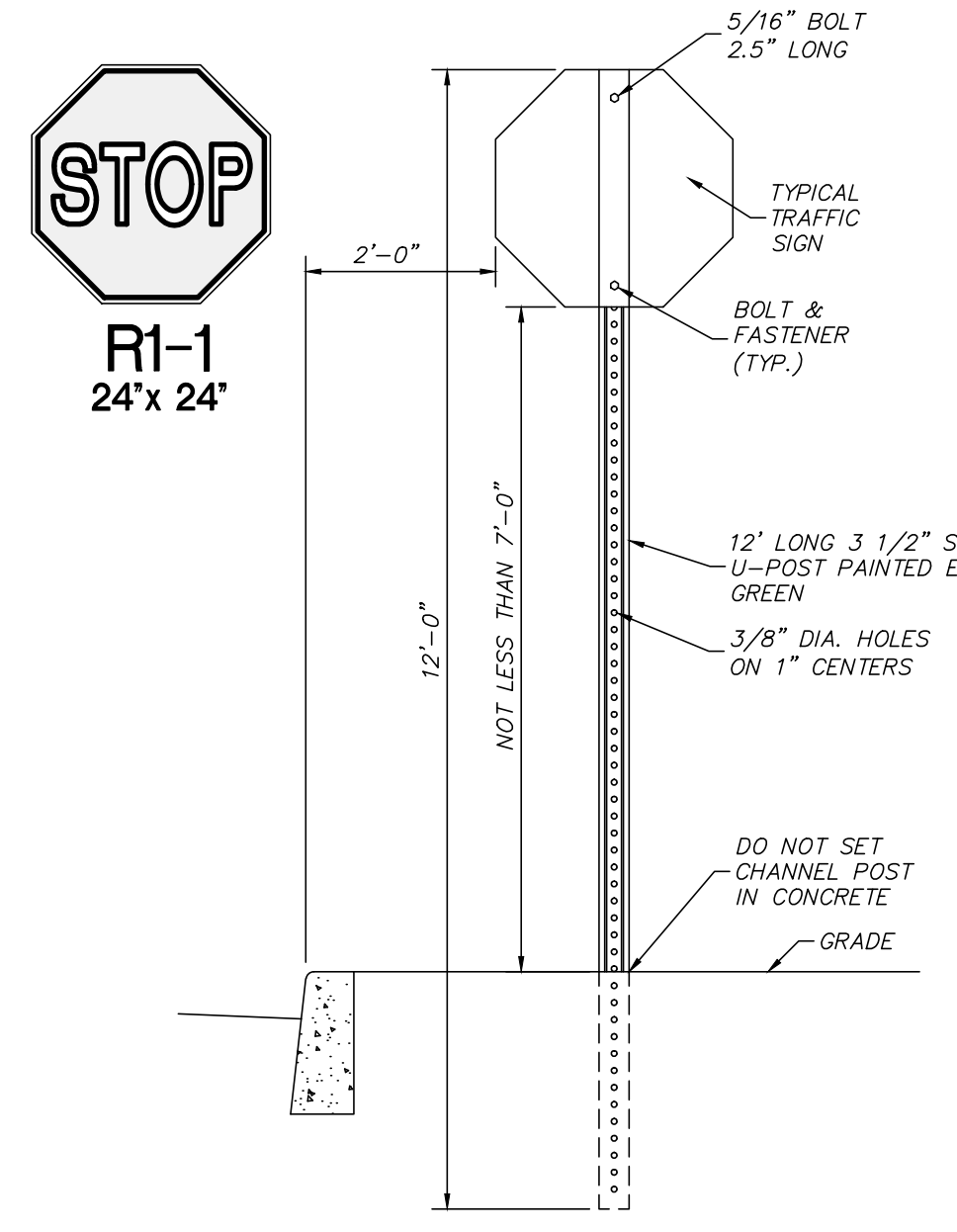
RECESS MOUNTING KIT AND INSTALLATION INSTRUCTIONS
The Recess Mounting Kit (RMK) includes shell housing and mounting hardware, which may only be used for recessed models to cast-in-place within new concrete or masonry construction. The KnoxBox is mounted into the shell housing after construction is completed.



ABOUT KNOX COMPANY
Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times and protect property from forced entry.

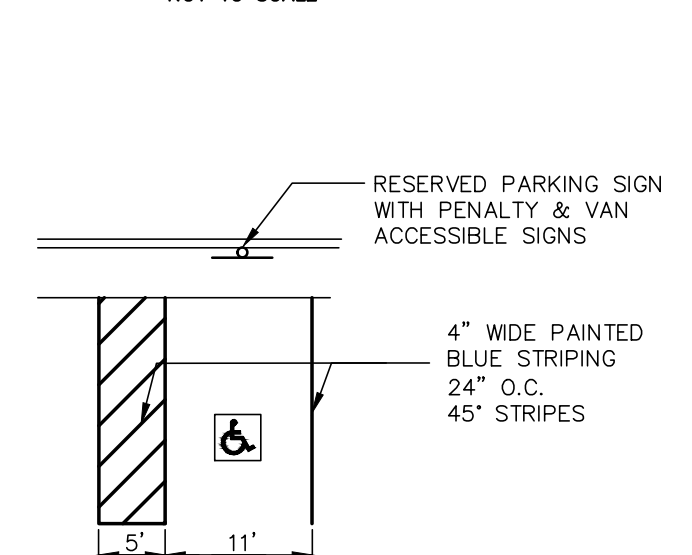
Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.

KNOX COMPANY
1601 W. DEER VALLEY RD
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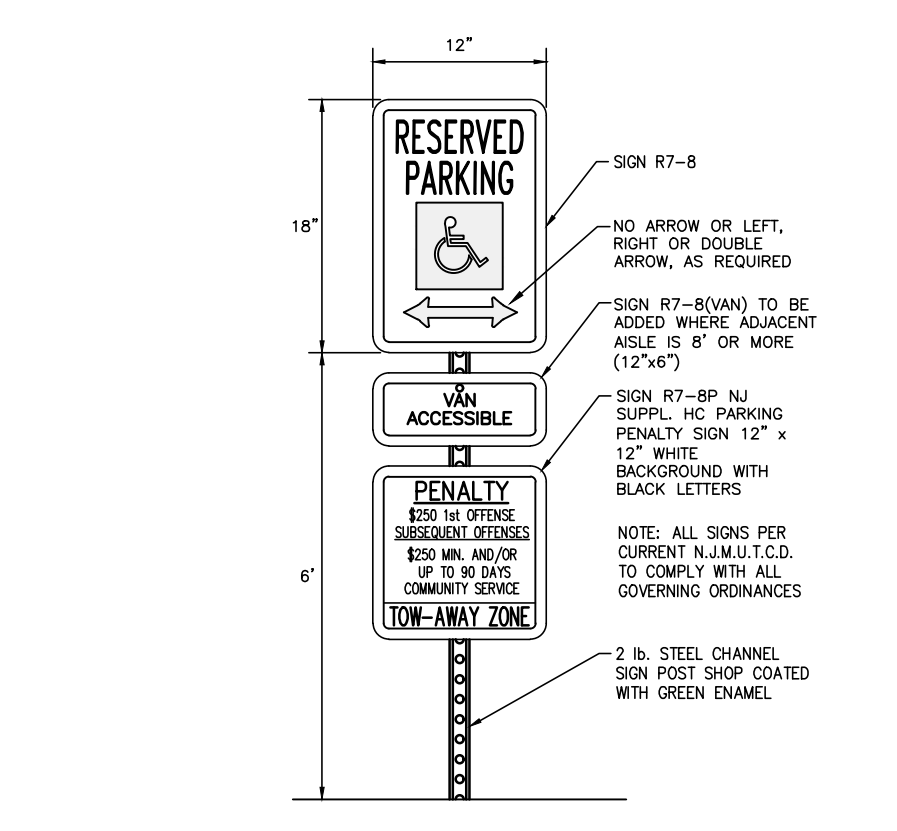
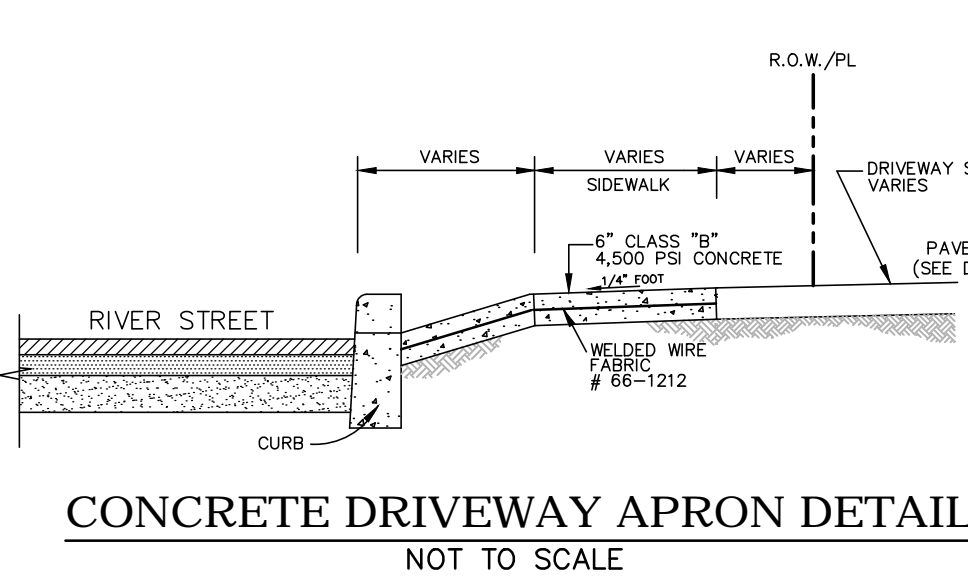


- NOTES:**
- ALL REGULATORY & WARNING SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING.
 - ALL OTHER SIGNS SHALL BE ENGINEER GRADE SHEETING.
 - ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION
 - SIGN POSTS SHALL BE 3LBS./FT.

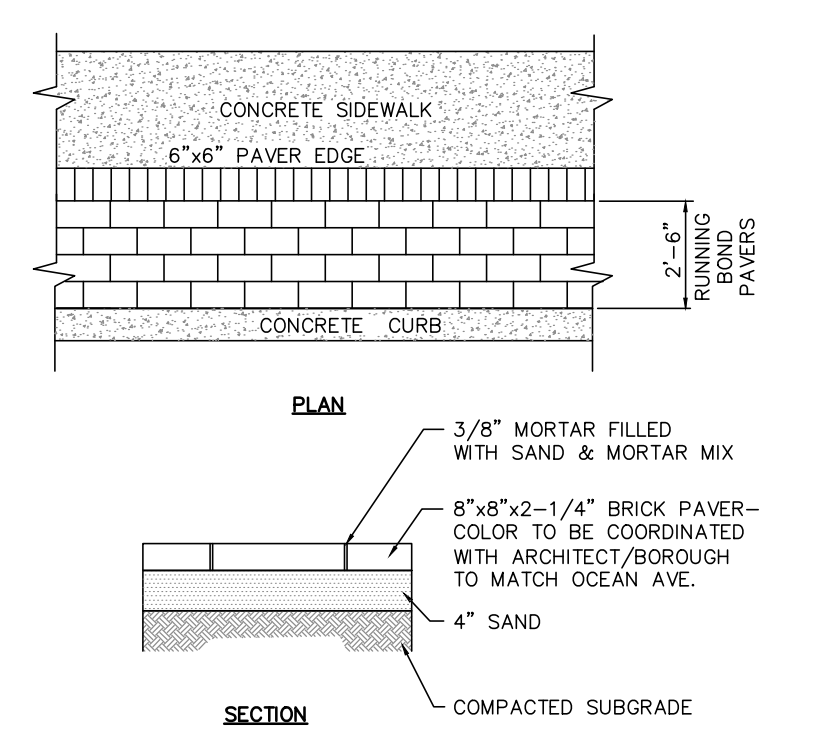
TYPICAL SIGN POST DETAIL
NOT TO SCALE



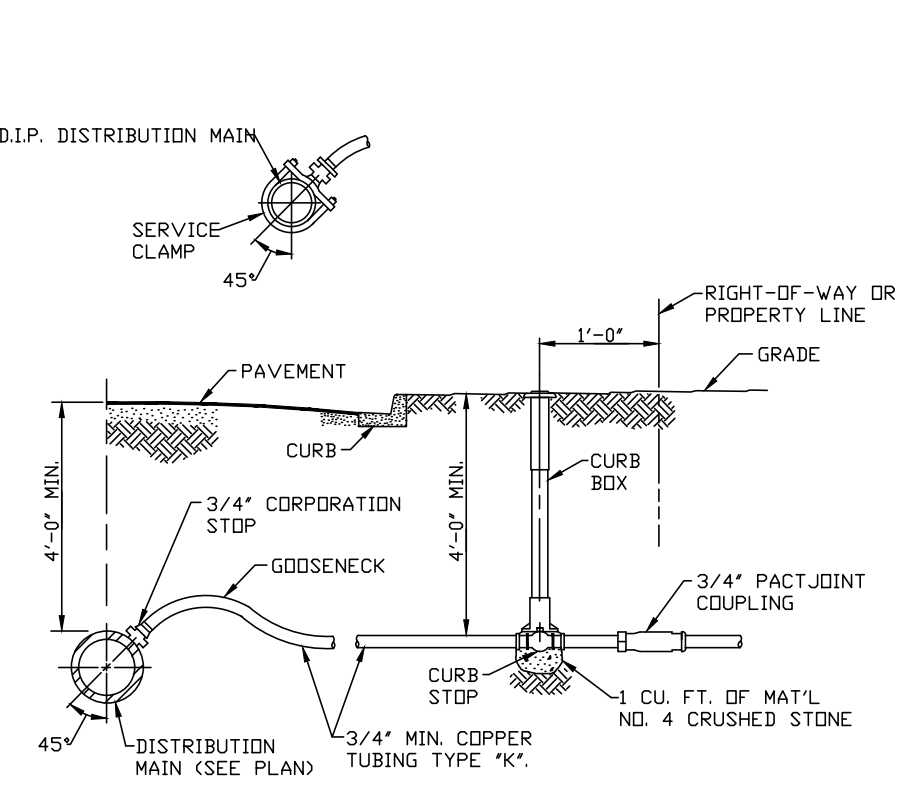
HANDICAP PARKING DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL
N.T.S.

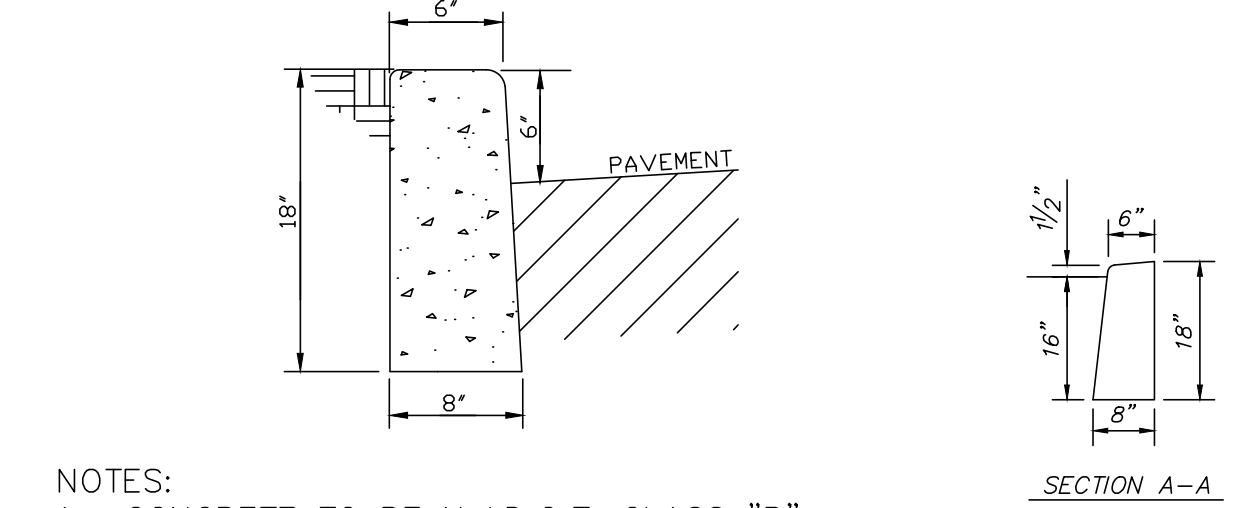


BRICK SIDEWALK PAVER DETAIL
NOT TO SCALE



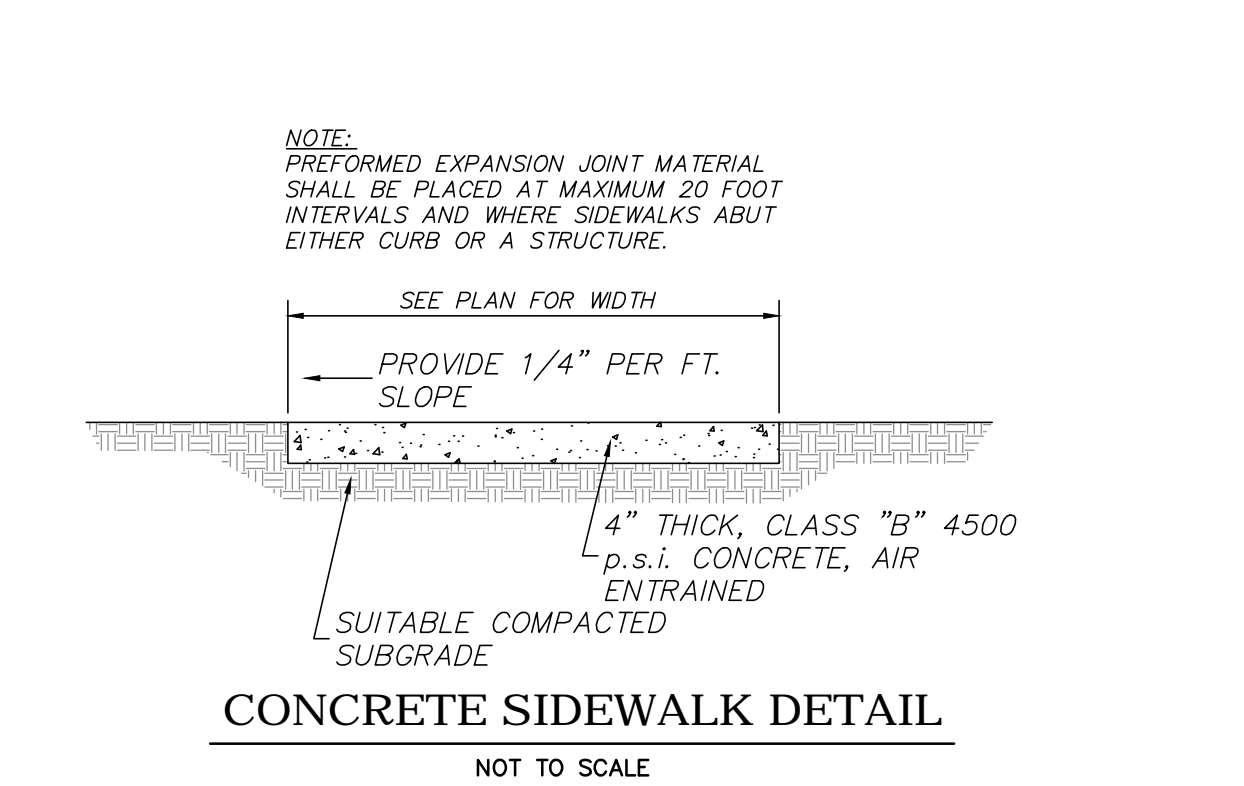
- SERVICE PIPE TO BE 3/4" MINIMUM P.E. FLEX TUBING 160 lb. MUNICIPAL WATER SERVICE TYPE WITH C.T.S. (COPPER TUBE SIZE) O.D.
- CORPORATION COCK TO BE 3/4" PACTJOINT TYPE SIMILAR TO FORD F100 OR APPROVED EQUAL.
- CURB STOP TO BE 3/4" PACTJOINT TYPE SIMILAR TO FORD B44-333 OR 266-333 OR APPROVED EQUAL.
- COUPLINGS TO BE 3/4" PACTJOINT TYPE SIMILAR TO FORD C44-333 OR APPROVED EQUAL.
- LOCATION OF CURB STOP AND BOX TO BE IN PLANTER AREA OR ONE (1) FOOT ON RESIDENT'S SIDE OF PROPOSED SIDEWALK AND NEVER OUTSIDE OF STREET R.O.W.
- NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE WITHOUT APPROVAL OF THE GOVERNING AUTHORITY.
- NO CONNECTION WILL BE BACK-FILLED UNTIL WRITTEN APPROVAL IS MADE BY THE GOVERNING AUTHORITY.
- VIOLATORS WILL BE REQUIRED TO EXPOSE THE WORK FOR INSPECTION BEFORE APPROVAL WILL BE GRANTED.

TYPICAL WATER SERVICE CONNECTION INSTALLATION
N.T.S.

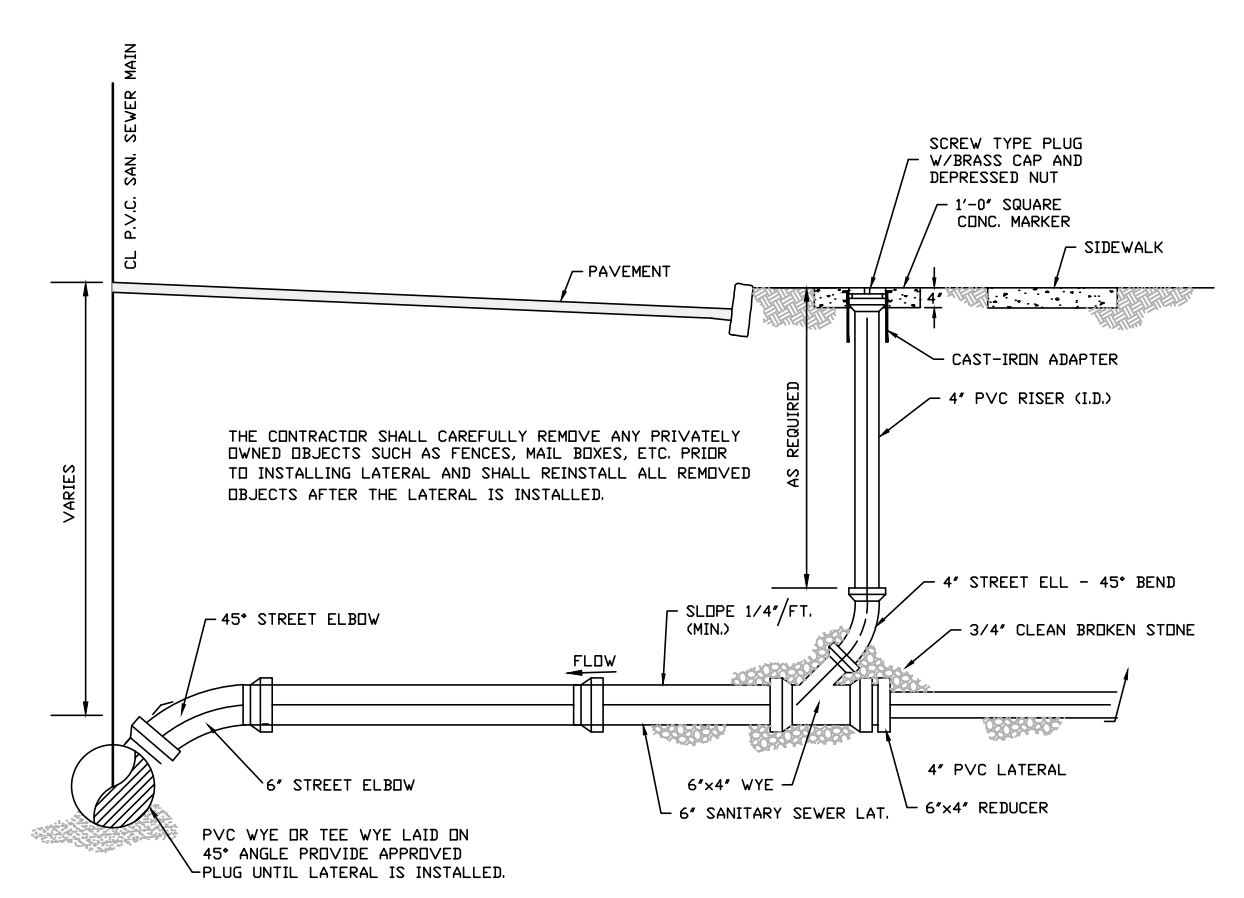


- NOTES:**
- CONCRETE TO BE N.J.D.O.T. CLASS "B"
 - SIX (6) INCH FACE TO BE PROVIDED ON CURB
 - PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'-0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

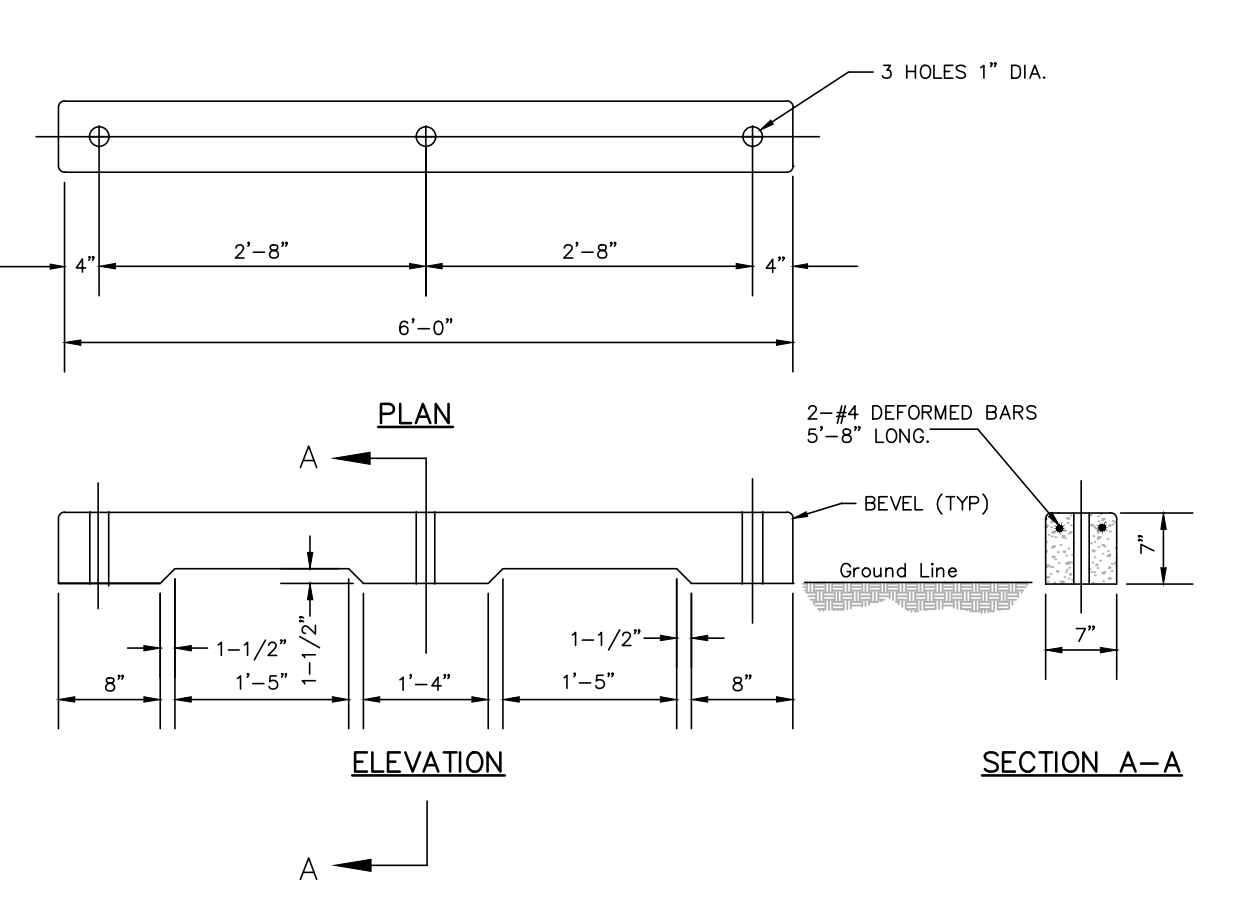
ON-SITE CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE

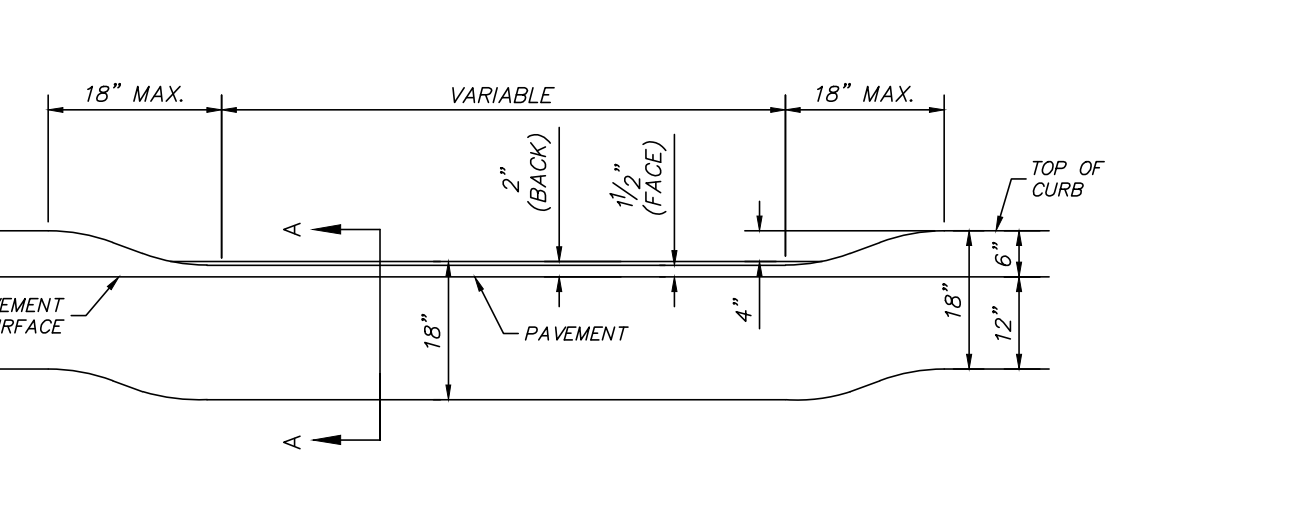


SANITARY SEWER SERVICE LATERAL AND CLEANOUT DETAIL
NOT TO SCALE

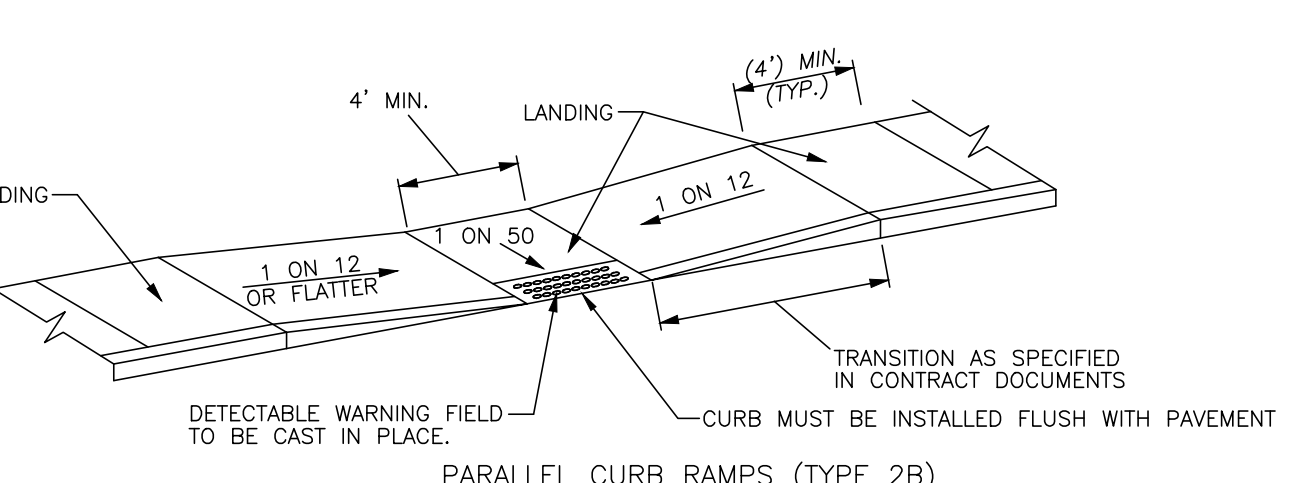


- GENERAL NOTES:**
- CONCRETE USED TO HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I.
 - UNIT TO BE PINNED TO SURFACE WITH 3-3/4" DIA. STEEL RODS, 24" MINIMUM LENGTH.
 - ALL BEVELS TO BE 1/2". 4. ALL ANGLES TO BE 45°.

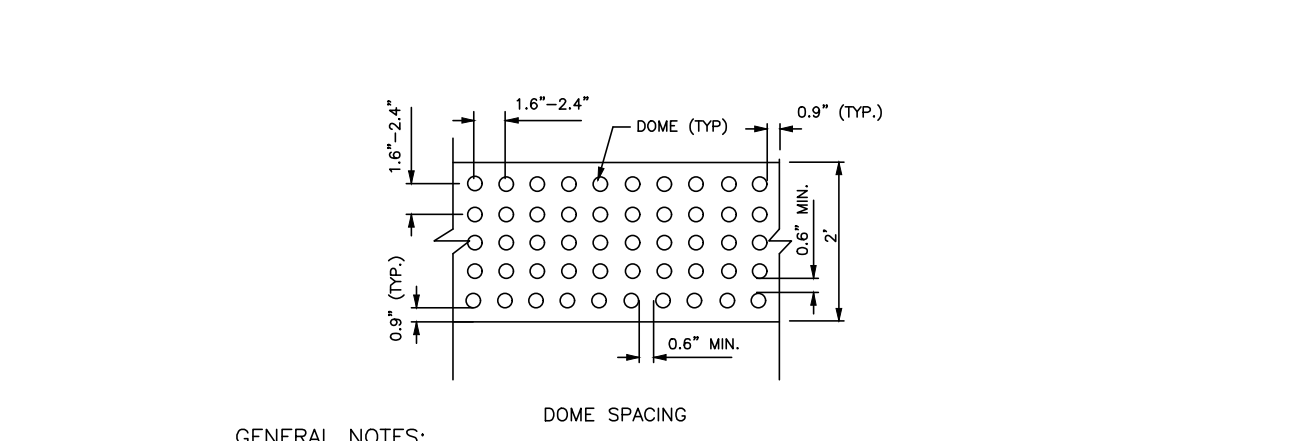
WHEEL STOP DETAIL
NOT TO SCALE



DEPRESSED CURB DETAIL
NOT TO SCALE



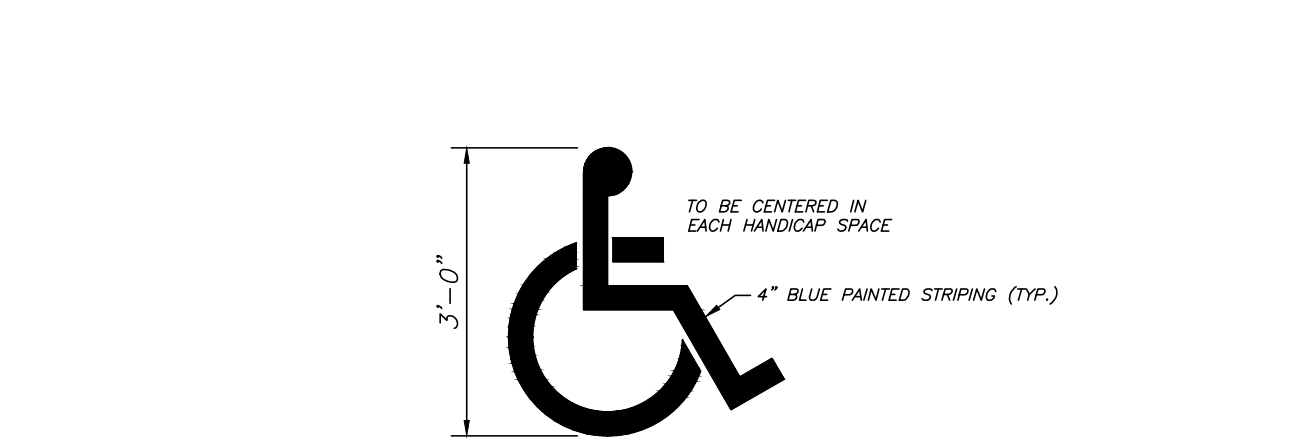
HANDICAP RAMP DETAIL
NOT TO SCALE



- GENERAL NOTES:**
- THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 2' LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
 - LOCATION OF DETECTABLE WARNINGS - DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OF THE WARNING FIELD NEAREST TO THE ROADWAY OR STREET SURFACE IS 8" TO 12" WHERE TRANSVERSAL CURB IS USED FROM THE EDGE OF THE ROADWAY/STREET, OR FROM THE FACE OF THE DROPPED CURB, WHERE A DROPPED CURB CONTINUES ACROSS THE BOTTOM OF THE SIDEWALK CURB RAMP. THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE.
 - DOME ALIGNMENT, DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PRECEDENT DIRECTION OF TRAVEL.

DETECTABLE WARNING SURFACE DETAIL
NOT TO SCALE

NOTE: CONTRACTOR SHALL CONSULT "CURRENT" ADA STANDARDS PRIOR TO CONSTRUCTION.



HANDICAPPED PARKING SYMBOL
NOT TO SCALE

NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY & FINAL SITE PLAN OF LOT 3 BLOCK 15 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY			
		CONSTRUCTION DETAILS WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER LIC. NO. 40673	
SCALE:	DRAWN BY:	DATE:	JOB No.:
AS NOTED	JUL	10/1/20	19181
			SHEET No.:
			5 OF 5