PRELIMINARY & FINAL MAJOR SITE PLAN

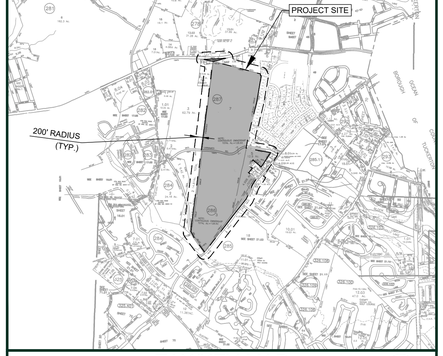
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21

LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

FOR

VENUE AT SUMMERS CORNER

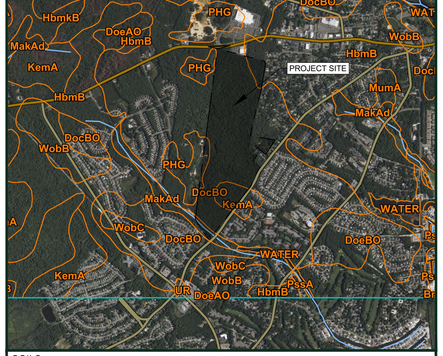
MAY 30, 2025



TAX/KEY MAP

SOURCE: TOWNSHIP OF LITTLE EGG HARBOR TAX MAP #17

SCALE= 1" = 2,000'

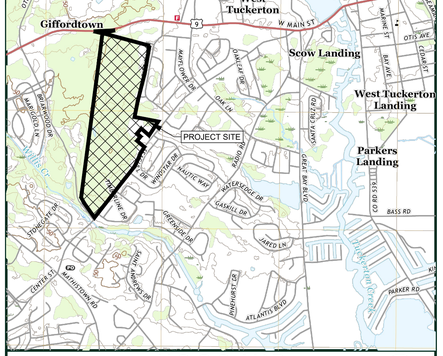


SOILS:
DocBo - DOWNER LOAMY SAND
HbmB - HAMMONTON LOAMY SAND
KemA - KEYPORT SANDY LOAM
PHG - PITS, SAND AND GRAVEL

SOILS MAP

SOURCE: N.R.C.S. USDA Web Soil Survey

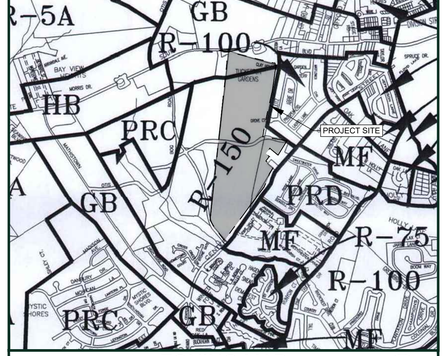
SCALE= 1" = 2,000'



U.S.G.S. MAP

SOURCE: U. S. G. S. QUADRANGLE

SCALE= 1" = 2,000'



ZONING MAP

SOURCE:TOWNSHIP OF LITTLE EGG HARBOR,
OCEAN COUNTY, NJ

SCALE= 1" = 2,000'

PREPARED FOR

LENNAR

451 CENTER STREET

LITTLE EGG HARBOR, NJ 08087

PREPARED BY

ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
215 BELLEVUE AVENUE
PO BOX 579
HAMMONTON, NJ 08037-2019
TEL (609) 561-0482
FAX (609) 567-8909

ARH ASSOCIATES
certificate of authorization
NJ no. 24GA27973300, DE no. 2167

APPROVED BY THE TOWNSHIP OF LITTLE EGG HARBOR PLANNING BOARD

PLANNING BOARD ENGINEER — DATE

PLANNING BOARD CHAIRMAN — DATE

PLANNING BOARD SECRETARY — DATE

DRAWING LOCATION: W:\FILEROOM\TP\5052918\ENGDWG\E-5052918-COVER.dwg
LAST DATE SAVED: 6/6/2025
LAST SAVE BY: plucker

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04247200

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HAMMONTON, NJ 08037-2019
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FAX (609) 567-8909

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certificate of authorization
NJ no. 24GA27973300, DE no. 2167

revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

COVER
FOR
LENNAR

BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

200' PROPERTY OWERS LIST:

Ocean County — CERTIFIED LIST — 1517 Little Egg Harbor Twp 04/16/25 Page: 1

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
278 13.01	631 ROUTE 9 SOUTH	4A	MAL-MART REAL ESTATE BUSINESS TRUST PO BOX 8050 MS 0555 BENTONVILLE AR	72716
278 13.03 QFARM	ROUTE 9 SOUTH	3B	LOU FAHNEE FAMILY PARTNERS LLC 1 WINDING HOLLOW RD PENNSYLVANIA NJ	08540
284 4	WEST OF CENTER STREET	1	THOMERTON SAND & GRAVEL % MATHIS, C 1510 RTE 539 LITTLE EGG HARBOR NJ	08087
284 6.02	CENTER STREET	15C	TOWNSHIP OF LITTLE EGG HARBOR 645 RADIO RD LITTLE EGG HARBOR NJ	08087
284 6.04	14 STONE GATE DRIVE	2	MCKELVEY, CHRISTOPHER & COLLEEN 14 STONE GATE DR LITTLE EGG HARBOR NJ	08087
284 6.10	16 STONE GATE DRIVE	2	KLEIN, JASON & JESSICA 16 STONE GATE DR LITTLE EGG HARBOR NJ	08087
284 6.11	18 STONE GATE DRIVE	2	FREEDMAN, MARK & VERONICA 18 STONE GATE DR LITTLE EGG HARBOR NJ	08087
284 6.12	20 STONE GATE DRIVE	2	LEMCH, CHARLES L & BARBARA J 20 STONE GATE DR LITTLE EGG HARBOR NJ	08087
284 6.13	22 STONE GATE DRIVE	2	PATCH, THOMAS J & TRACY A 22 STONE GATE DR LITTLE EGG HARBOR NJ	08087
285 11.53	103 WINDSTAR DRIVE	2	LAPP, HAROLD JR & MCCABE, DIANE L 103 WINDSTAR DR LITTLE EGG HARBOR NJ	08087
285 11.54	105 WINDSTAR DRIVE	2	FISCELLONE, PAUL & KERRY 105 WINDSTAR DR LITTLE EGG HARBOR NJ	08087
285 19	RADIO ROAD	2	704 PINE VALLEY LLC PO BOX 1148 POINT PLEASANT BEACH NJ	08742
285 C0001	512 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087

Ocean County — CERTIFIED LIST — 1517 Little Egg Harbor Twp 04/16/25 Page: 6

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
286 2	WEST OF CENTER STREET	1	THOMERTON SAND & GRAVEL % MATHIS, C 1510 RTE 539 LITTLE EGG HARBOR NJ	08087
286 10	OFF CENTER STREET	1	HUPPERT (TR)&B &RUPNICK REALTY LLC 1500 RIVER AVE LAKEWOOD NJ	08701
286 3 QFARM	451 CENTER STREET	3B	HUPPERT (TR)&B &RUPNICK REALTY LLC 1500 RIVER AVE LAKEWOOD NJ	08701
286 4	363 CENTER STREET	2	CAROL, TIMOTHY J & JESSICA G 363 CENTER ST LITTLE EGG HARBOR NJ	08087
286 4.01	367 CENTER STREET	2	MULLIGAN, JAMIE 367 CENTER ST LITTLE EGG HARBOR NJ	08087
286 5 QFARM	369 CENTER STREET	3B	PARK PROPERTIES LLC ET AL 1500 RIVER AVE LAKEWOOD NJ	08701
286 5.01	383 CENTER STREET	2	BUGAY, ROBERT C 383 CENTER ST LITTLE EGG HARBOR NJ	08087
286 5.03	379 CENTER STREET	2	FERRULLO, ANTHONY J ET AL 379 CENTER ST LITTLE EGG HARBOR NJ	08087
286 5.05	375 CENTER STREET	2	SHADOW ENTERPRISES LLC 91 ST ANDREWS DR LITTLE EGG HARBOR NJ	08087
286 6 QFARM	367 CENTER STREET	3B	HUPPERT&&TRICO &RUPNICK&HALTYLLC 1500 RIVER AVE LAKEWOOD NJ	08701
286 7	371 CENTER STREET	2	ENG, JACKIE K & CORINNE E 371 CENTER ST LITTLE EGG HARBOR NJ	08087
287 3 QFARM	89 - 99 OTIS BOG ROAD	3B	PROVIDENT ASSOCIATES PO BOX 777 OAKHURST NJ	07755
287 4	640 ROUTE 9 SOUTH	15C	TOWNSHIP OF LITTLE EGG HARBOR 645 RADIO RD LITTLE EGG HARBOR NJ	08087

Ocean County — VARIANCE REPORT (200 Ft) — 1517 Little Egg Harbor Twp 04/16/25 Page: 2

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
285 18 C0002	522 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0003	532 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0004	514 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0005	524 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0006	534 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0077	111 PINE VALLEY COURT	2	PETRICELLI, CHRISTEN 111 PINE VALLEY CT LITTLE EGG HARBOR NJ	08087
285 18 C0078	113 PINE VALLEY COURT	2	PINE VALLEY COURT LLC PO BOX 953 LAKEWOOD NJ	08701
285 18 C0079	117 PINE VALLEY COURT	2	PINE VALLEY COURT LLC PO BOX 953 LAKEWOOD NJ	08701
285 18 C0080	115 PINE VALLEY COURT	2	PINE VALLEY COURT LLC PO BOX 953 LAKEWOOD NJ	08701
285 18 C0081	121 PINE VALLEY COURT	2	PINE VALLEY COURT LLC PO BOX 953 LAKEWOOD NJ	08701
285 18 C0082	123 PINE VALLEY COURT	2	PINE VALLEY COURT LLC PO BOX 953 LAKEWOOD NJ	08701
285 18 C0083	127 PINE VALLEY COURT	2	PINE VALLEY COURT LLC PO BOX 953 LAKEWOOD NJ	08701
285 18 C0084	125 PINE VALLEY COURT	2	PINE VALLEY COURT LLC PO BOX 953 LAKEWOOD NJ	08701

Ocean County — VARIANCE REPORT (200 Ft) — 1517 Little Egg Harbor Twp 04/16/25 Page: 3

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
285 18 C0085	311 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0086	313 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0087	317 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0088	319 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0089	321 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0090	323 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0091	327 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18 C0092	325 PINE VALLEY COURT	2	JONQUIL LLC PO BOX 1740 LITTLE EGG HARBOR NJ	08087
285 18.01	CENTER STREET	15C	LEH MUNICIPAL UTILITIES AUTHORITY 823 RADIO RD PO BOX 660 LITTLE EGG HARBOR NJ	08087
285 20	1 PEBBLE BEACH LANE	2	DEBIASUS, PEDRO J & CARMEN L 1 PEBBLE BEACH LN LITTLE EGG HARBOR NJ	08087
285 309	3 PEBBLE BEACH LANE	2	PISTORINO, GLEN & MICHELE 3 PEBBLE BEACH LN LITTLE EGG HARBOR NJ	08087
285 310	5 PEBBLE BEACH LANE	2	SCHILLING, RYAN A 5 PEBBLE BEACH LN LITTLE EGG HARBOR NJ	08087
285 311	7 PEBBLE BEACH LANE	2	RIDOLFI, JOSEPH 7 PEBBLE BEACH DR LITTLE EGG HARBOR NJ	08087

Ocean County — VARIANCE REPORT (200 Ft) — 1517 Little Egg Harbor Twp 04/16/25 Page: 4

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
285 312	9 PEBBLE BEACH LANE	2	SOBIERAY, JOSEPH & NANCY 9 PEBBLE BEACH LN LITTLE EGG HARBOR NJ	08087
285 313	11 PEBBLE BEACH LANE	2	TALLMAN, ROBERT K 11 PEBBLE BEACH LN LITTLE EGG HARBOR NJ	08087
285 314	13 PEBBLE BEACH LANE	2	BAXTER, BROOKE A 13 PEBBLE BEACH LN LITTLE EGG HARBOR NJ	08087
285 315	15 PEBBLE BEACH LANE	2	REDDI, CARL M 15 PEBBLE BEACH LN LITTLE EGG HARBOR NJ	08087
285.10 1	2 SEAGULL DRIVE	2	CORREERE, AMEDEO & MIRIAM 2 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 2	4 SEAGULL DRIVE	2	KOPISTSKY, JOANN M 4 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 3	6 SEAGULL DRIVE	2	ROMANO, BRIDGET & JAREMA, JAG (LE) 6 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 4	8 SEAGULL DRIVE	2	BELL, FREDRICK R 8 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 5	10 SEAGULL DRIVE	2	VANCLEAVE, PHILLIP & MARY J 10 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 6	12 SEAGULL DRIVE	2	COVARUVIAS, BRIAN M & KERRIE 12 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 7	14 SEAGULL DRIVE	2	CAMPBELL, FRANCES 14 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 8	16 SEAGULL DRIVE	2	GUZMAN, GRACIELA J 16 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 9	18 SEAGULL DRIVE	2	SPARKS, DAVID & PAMELA A 18 SEAGULL DR LITTLE EGG HARBOR NJ	08087

Ocean County — VARIANCE REPORT (200 Ft) — 1517 Little Egg Harbor Twp 04/16/25 Page: 5

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
285.10 10	20 SEAGULL DRIVE	2	POLEWSKI, WILLIAM & VALERIE 20 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 11	22 SEAGULL DRIVE	2	PICCININNI, VINCENT SR & ELAINE 22 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 12	24 SEAGULL DRIVE	2	LEVIN, LEWIS & BARBARA 24 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 13	26 SEAGULL DRIVE	2	PIVOLA, ROBERT C 26 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 14	28 SEAGULL DRIVE	2	BIZZARRO, FRED T & ANNA M 28 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 15	30 SEAGULL DRIVE	2	ALLY, SUDAH P 30 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 16	32 SEAGULL DRIVE	2	DORMAN, DAVID B & LOIS A 32 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 17	34 SEAGULL DRIVE	2	ARMSTEAD, WILLIAM & ANNE (RM TR) 34 SEAGULL DR LITTLE EGG HARBOR NJ	08087
285.10 38	104 WINDSTAR DRIVE	2	BROWNE, JERRIDAH & MARY JANE 104 WINDSTAR DR LITTLE EGG HARBOR NJ	08087
285.10 39	106 WINDSTAR DRIVE	2	MASSINO, JOSEPH JR 106 WINDSTAR DR LITTLE EGG HARBOR NJ	08087
285.11 10.27	24 SWEETWATER DRIVE	2	CONSTANTINESCU, MICHAELA A 24 SWEETWATER DR LITTLE EGG HARBOR NJ	08087
285.11 10.28	26 SWEETWATER DRIVE	2	CAMPOLI, RICHARD L & RITA M 26 SWEETWATER DR LITTLE EGG HARBOR NJ	08087
285.11 11	CENTER STREET	1	ROYAL TOWERS @ LEH SPE LLC 825 WOODLAND DR LAKEWOOD NJ	08701

Ocean County — VARIANCE REPORT (200 Ft) — 1517 Little Egg Harbor Twp 04/16/25 Page: 7

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
287 5	650 ROUTE 9 SOUTH	4A	HUPPERT (TR)&B &RUPNICK REALTY LLC 1500 RIVER AVE LAKEWOOD NJ	08701
287 7 QFARM	ROUTE 9 SOUTH	3B	HUPPERT (TR)&B &RUPNICK REALTY LLC 1500 RIVER AVE LAKEWOOD NJ	08701
287 8.01	359 CENTER STREET	2	SCHULTZ, RICHARD & PAULA 359 CENTER ST LITTLE EGG HARBOR NJ	08087
287 8.02	CENTER STREET	1	KIMBERLY DEVELOPMENT CORPORATION PO BOX 151 VERONA NJ	07044
287 9.01	630 ROUTE 9 SOUTH	4A	EXCHANGERIGHT NET LEASED PORT 1055 E COLORADO BLVD #310 PASADENA CA	91106
287 9.02 QFARM	640 ROUTE 9 SOUTH INTERSTATE OUTSTRIPE	4A	ZELL ENTERPRISES LLC 1 N WACKER DR CHICAGO IL	08402
287 9.02	614 ROUTE 9 SOUTH	1	SCIARO BROTHERS 134 PENDLETON PL OLD BRIDGE NJ	08857
287 12	OFF ROUTE 9 SOUTH	15C	TOWNSHIP OF LITTLE EGG HARBOR 645 RADIO RD LITTLE EGG HARBOR NJ	08087
287.02 5.03	49 LEITZ BOULEVARD	2	LANDY, KENNETH & TRACI 49 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.02 7	5 CLAY HOLE ROAD	2	SIDYK, MICHAEL T & LAURIE J 5 CLAY HOLE RD LITTLE EGG HARBOR NJ	08087
287.02 7	9 CLAY HOLE ROAD	2	WHITE, J ET AL & WHITE, LARRY (LE) 9 CLAY HOLE RD LITTLE EGG HARBOR NJ	08087
287.05 1	9 GROVE COURT	2	SCHARPF, ZACHARY 9 GROVE CT LITTLE EGG HARBOR NJ	08087
287.05 2	5 GROVE COURT	1	CAPITAL MARKETING OF SC PO BOX 16018 SURFSIDE BEACH SC	29587

Ocean County — VARIANCE REPORT (200 Ft) — 1517 Little Egg Harbor Twp 04/16/25 Page: 8

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
287.05 3	107 LEITZ BOULEVARD	2	BERRY, HOWARD & DAWN 107 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 4	103 LEITZ BOULEVARD	2	KLOC, WILLIAM P & PATRICIA A 7 PRISCILLA LN NANTUCKET MA	02554
287.05 5	99 LEITZ BOULEVARD	2	WALL, WALTER R & DONNA L 99 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 6	95 LEITZ BOULEVARD	2	KELLEY, NICOLE 95 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 7	91 LEITZ BOULEVARD	15F	NISBO, JOSEPH 91 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 8	87 LEITZ BOULEVARD	2	KOEO, JAMES N & BETHANN, CARA L 87 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 10	83 LEITZ BOULEVARD	2	D'ORAZIO, DIANE 83 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 11	79 LEITZ BOULEVARD	2	WILLOUGHBY, HERBERT & KATHLEEN 79 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 12	71 LEITZ BOULEVARD	2	PANICCI, STEPHEN L & FANASE 71 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 13	67 LEITZ BOULEVARD	2	MORGAN, SHERRI 67 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 14	63 LEITZ BOULEVARD	2	RICHARDSON, MICHAEL E 63 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 15	61 LEITZ BOULEVARD	2	SMITH, BRETT & MORGAN, TAYLOR L 61 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 16	59 LEITZ BOULEVARD	2	REIDY, KATHLEEN 59 LEITZ BLVD LITTLE EGG HARBOR NJ	08087

Ocean County — VARIANCE REPORT (200 Ft) — 1517 Little Egg Harbor Twp 04/16/25 Page: 9

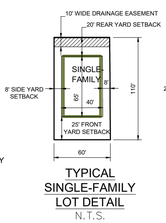
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
287.05 17	55 LEITZ BOULEVARD	2	BITZENBERGER, ROBERT F & SAMANTHA 55 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 18	51 LEITZ BOULEVARD	2	UHAZY, ANTAL & ANITA 51 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.05 19	6 CLAY HOLE ROAD	2	SHRIVASTAVA, SHARON 6 CLAY HOLE RD LITTLE EGG HARBOR NJ	08087
287.05 20	10 CLAY HOLE ROAD	2	ARAUJO, MICHAEL ALEXANDER 10 CLAY HOLE RD LITTLE EGG HARBOR NJ	08087
287.06 1	355 CENTER STREET	2	LAWRENCE, RICHARD R & KAREN E 355 CENTER ST LITTLE EGG HARBOR NJ	08087
287.06 4	141 LEITZ BOULEVARD	2	RAFTAKIS, JOHN P & FLEMING, TINA M 141 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.06 5	137 LEITZ BOULEVARD	2	JENNINGS, MICHAEL & COLLEEN 137 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.06 11	113 LEITZ BOULEVARD	2	CALLAGHER, MARISOL & BRIDGET M 113 LEITZ BLVD LITTLE EGG HARBOR NJ	08087
287.06 12	6 GROVE COURT	2	KALSCH, JAMES & KRISTINA 6 GROVE CT LITTLE EGG HARBOR NJ	08087
287.06 13	10 GROVE COURT	2	GERATSTEIN, JAMES 10 GROVE CT LITTLE EGG HARBOR NJ	08087

UTILITIES:

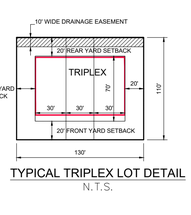
ELECTRIC - ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY
MAYS LANDING, NJ 08330

GAS - N.J. NATURAL GAS COMPANY
1415 WYCKOFF ROAD
P.O. BOX 1464
WALL, NJ 07719

WATER - LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY
823 RADIO ROAD, P.O.BOX 660
LITTLE EGG HARBOR, NJ 08087-0660
TEL:(609) 296-1168



TYPICAL SINGLE-FAMILY LOT DETAIL
N.T.S.



TYPICAL TRIPLEX LOT DETAIL
N.T.S.

LITTLE EGG HARBOR TOWNSHIP R-150 ZONE		
CONDITIONAL USE		
PLANNED RETIREMENT COMMUNITY ZONE STANDARDS (CHAPTER 15-4.15)		
OVERALL PARCEL REQUIREMENTS	REQUIRED	PROVIDED
MIN. TRACT AREA (ACRES)	100.0	146.45
MAX. DENSITY (UNITS/ACRE)	4.0	2.81
MAX. TRACT BLDG. COVER (%)	25.0	13.8
MIN. GREEN AREA (%)	25.0	>25.0
PERIMETER BLDG. SETBACK	50.0	50.0
INDIVIDUAL LOT REQUIREMENTS		
DETACHED SINGLE-FAMILY DWELLINGS (199 UNITS)		
MIN LOT AREA (SF)	6,000	6,589
MIN LOT WIDTH (FEET)*	60	60
MIN. FRONT YARD SETBACK (FEET)		
INTERIOR LOT	25	25
CORNER LOT	20	20
MIN. SIDE YARD SETBACK (FEET)	6	6
MIN. COMBINED SIDE YARD SETBACK (FEET)	16	16
MIN. BUILDING SEPARATION (FEET)	14	14
MIN. REAR YARD SETBACK (FEET)**	20	20
MAX. BUILDING HEIGHT (FEET)	35	35
*LOT WIDTH IS DEFINED AS THE DISTANCE BETWEEN THE SIDE LOT LINES OF A LOT MEASURED AT THE MINIMUM REQUIRED FRONT BUILDING SETBACK LINE. (CHAPTER 15-1)		
*REAR YARD CAN BE REDUCED TO 10 FEET WHEN ABUTTING COMMON OPEN SPACE		
ATTACHED DWELLINGS (TRIPLEX: 54 BUILDINGS = 162 UNITS)		
MIN. LOT AREA (SF)	1,500	3,300
MIN. LOT WIDTH (FEET)	20	30
MIN. FRONT YARD SETBACK (FEET)	20	20
MIN. SIDE YARD SETBACK (FEET)	20	20
MIN. REAR YARD SETBACK (FEET)	20	20
NON RESIDENTIAL BUILDING STANDARDS		
MIN. FRONT YARD SETBACK (FEET)	50	115.1
MIN. SIDE YARD SETBACK (FEET)	35	169.5
MIN. REAR YARD SETBACK (FEET)	50	147.8
MIN. CLUBHOUSE BUILDING (SF)	2,346	8,450

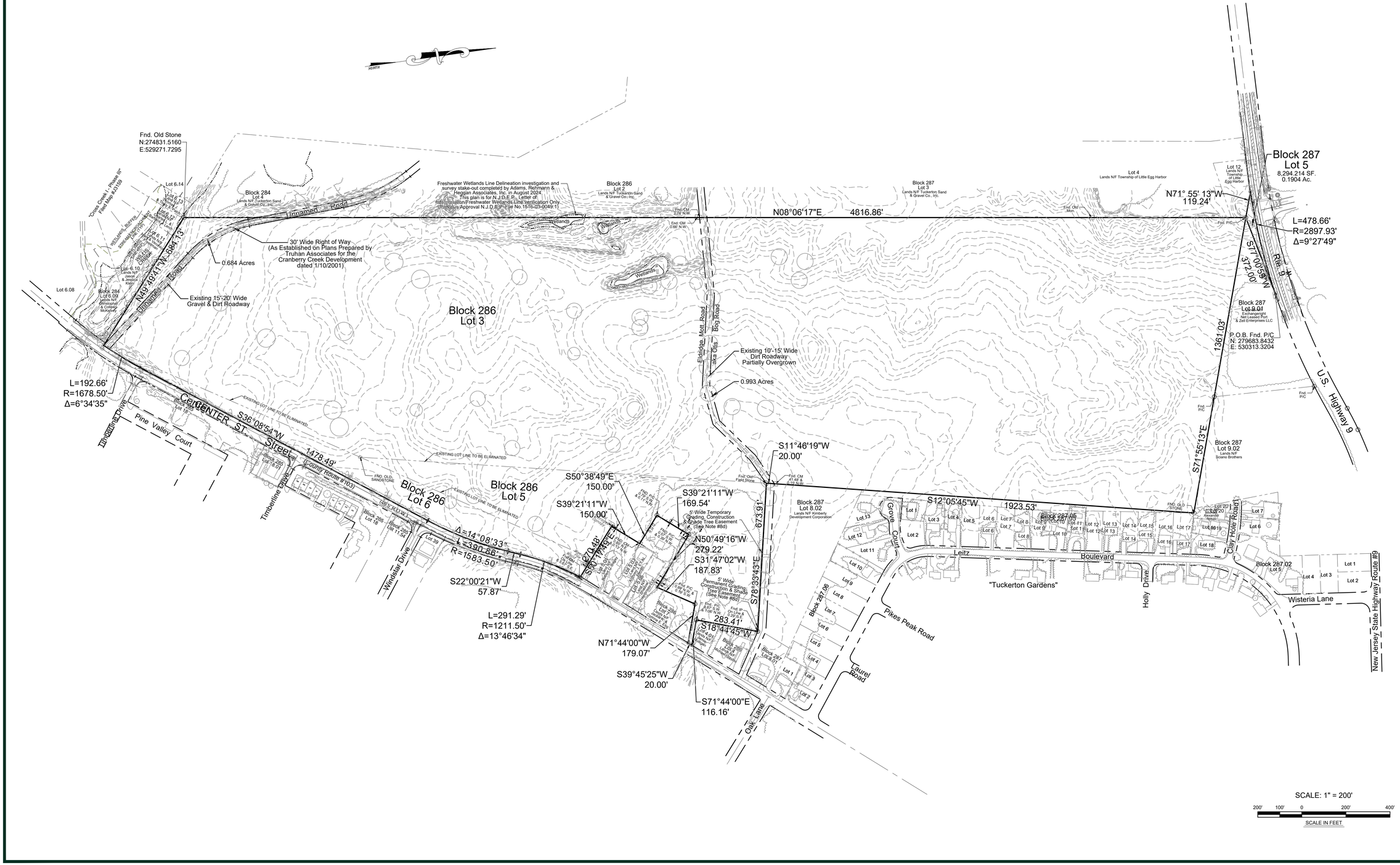
GENERAL NOTES:

1. OWNER: MARK PROPERTIES, LLC
1500 RIVER AVE.
LAKEWOOD, NJ 08701
ATTEN: ALAN KRUPNICK

2. CONTRACT PURCHASER: US HOME, LLC DBA LENNAR
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08060
ATTEN: ROBERT CALABRO, SR. VP OF LAND OPERATIONS

3. THE SUBJECT PROPERTY IS KNOWN AS BLOCK 286, LOTS 3, 5 & 6 AND BLOCK 287, LOTS 5 & 7, IN THE TOWNSHIP OF LITTLE EGG HARBOR, OCEAN COUNTY, NEW JERSEY.
4. OUTBOUND TAKEN FROM A PLAN ENTITLED "ALTA/NSPS SURVEY PLAN FOR BLOCK 286, LOTS 3, 5 & 6 AND BLOCK 278, LOTS 5 & 7, VENUE AT MYSTIC ISLAND" PREPARED BY ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. DATED AUGUST 2024, LAST REVISED 09/26/2024. TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR BLOCK 286, LOTS 3, 5 & 6 AND BLOCK 278, LOTS 5 & 7, VENUE AT MYSTIC ISLAND" PREPARED BY ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. DATED AUGUST 2024".
5. EXISTING UTILITY INFORMATION IS DEPICTED BASED UPON NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY. ALL INFORMATION TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
6. THIS PLAN SET HAS BEEN PREPARED FOR SUBMISSION TO THE LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD, OCEAN COUNTY PLANNING BOARD, LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, OCEAN COUNTY SOIL CONSERVATION DISTRICT, OCEAN COUNTY UTILITIES AUTHORITY, NJDEP AND OTHER REVIEW/PERMITTING AGENCIES. THIS PLAN SET IS NOT FOR CONSTRUCTION. PLANS MUST BE STAMPED "FOR CONSTRUCTION" IN ORDER TO UTILIZE FOR CONSTRUCTION PURPOSES.
7. TOTAL SITE AREA = 146.445 ACRES.
8. A MAJORITY OF THE SITE LOCATED WITHIN THE R-150 RESIDENTIAL ZONE AND A SMALL PORTION ALONG NJSH ROUTE 9 IS LOCATED WITHIN THE GB GENERAL BUSINESS ZONE. THE ENTIRE PROPERTY IS TO BE DEVELOPED UNDER THE PLANNED RETIREMENT COMMUNITY (PRC) CONDITIONAL USE REQUIREMENTS OF THE R-150 ZONE AS PERMITTED BY THE SPLIT ZONING PROVISIONS OF THE LITTLE EGG HARBOR TOWNSHIP ORDINANCE.
9. THE EXISTING SITE IS VACANT WOODED AREA. THE APPLICANT IS PROPOSING TO DEVELOP THE SITE WITH A TOTAL OF 415 AGE-RESTRICTED RESIDENTIAL UNITS, INCLUDING 199 SINGLE FAMILY DWELLINGS AND 72 TRIPLEX BUILDINGS (216 UNITS), AND ASSOCIATED SITE AMENITIES INCLUDING A CLUBHOUSE BUILDING, POOL, PICKLEBALL COURTS, DOG RUN, WALKING PATHS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPING, LIGHTING, UTILITIES, ETC.
10. THE PROPOSED SINGLE FAMILY UNITS ARE 40 FEET WIDE BY 65 FEET LONG, AND THE PROPOSED TRIPLEX UNITS ARE 62 FEET WIDE BY 90 FEET LONG. THE MINIMUM BUILDING SEPARATION BETWEEN TRIPLEX BUILDINGS IS 40 FEET.
11. THE PROPERTY IS LOCATED WITHIN A CAFRA COASTAL ZONE AREA AND CONTAINS FRESHWATER WETLANDS ALONG THE SOUTHERLY AND WESTERLY PORTIONS OF THE SITE. WILLIS CREEK TRAVERSES THE PROPERTY IMMEDIATELY TO THE SOUTH. A FLOOD HAZARD AREA VERIFICATION APPROVAL, FILE NO: 1516-03-0049.1 LUP240001, ISSUED BY NJDEP WATERSHED AND LAND MANAGEMENT PROTECTION, WAS ISSUED ON FEBRUARY 6, 2025. A 50 FT RIPARIAN ZONE FROM THE TOP OF BANK OF WILLIS CREEK IS DEPICTED ON THE PLAN. A FRESHWATER WETLANDS LETTER OF INTERPRETATION IS PENDING APPROVAL FROM NJDEP.
12. ALL STREETS ARE PROPOSED TO BE PUBLIC RIGHTS OF WAY AND WILL BE DEDICATED TO THE TOWNSHIP OF LITTLE EGG HARBOR.
13. PARKING IS COMPLIANT WITH RSIS AND THE STANDARDS SET FORTH IN THE LITTLE EGG HARBOR TOWNSHIP ORDINANCE.
14. NO VARIANCES ARE REQUIRED AS PART OF THIS PROJECT.
15. A 10' WIDE DRAINAGE EASEMENT, DEDICATED TO THE TOWNSHIP OF LITTLE EGG HARBOR, IS PROVIDED ALONG THE REAR PROPERTY LINE FOR MOST INTERIOR DWELLING UNITS.
16. SELECT UNITS SHALL HAVE 24" PERFORATED HDPE DRYWELLS WITHIN REAR YARDS.
17. ALL STORMWATER MANAGEMENT SYSTEMS MEET THE CRITERIA FOR "GREEN INFRASTRUCTURE" AS DEFINED BY NJ BEST MANAGEMENT PRACTICES (NJBMP).
18. EACH INFILTRATION AND BIORETENTION SYSTEM SHALL HAVE A MINIMUM 6" BOTTOM LAYER CONSISTING OF K-5 SAND.
19. ONSITE SOILS SHALL BE TESTED FOR SUITABILITY, AND IF THEY MEET ALL NJBMP DESIGN PARAMETERS, CAN BE UTILIZED WITHIN THE BASIN FOOTPRINT AS BEDDING MATERIAL, OR FOR BACKFILLING TRENCHES AND/OR WITHIN ROADBEDS IF PROPERLY COMPACTED.
20. BASIN 26 HAS BEEN DESIGNED AS A WET POND WITH A PERMANENT POOL ELEVATION OF 22.50. THE WET POND SHALL BE EQUIPPED WITH AN IMPERMEABLE LINER UP TO THE PERMANENT POOL ELEVATION. AERATION DEVICES (FOUNTAINS OR BUBBLER SYSTEMS) SHALL BE DESIGNED AND INSTALLED BY A POND EXPERT TO PROPERLY AERATE THE PERMANENT POOL VOLUME. AN OUTLET CONTROL STRUCTURE IS PROPOSED TO RELEASE RUNOFF AT A CONTROLLED RATE TO THE EXISTING DRAINAGE INFRASTRUCTURE WITHIN CENTER STREET.
21. SANITARY SEWER SERVICE IS PROVIDED VIA AN 8" DIAMETER PVC MAIN EXTENSION ALONG THE CENTERLINE OF THE PROPOSED ROADWAYS WHICH WILL CONNECT TO THE EXISTING INFRASTRUCTURE IN CENTER STREET. THE PROPOSED MAIN RUNS VIA GRAVITY TO THE EXISTING MANHOLE, WHICH IS ULTIMATELY TRIBUTARY TO THE EXISTING PUMP STATION AT THE SOUTHEAST CORNER OF CENTER STREET AND TIMBERLINE DRIVE.
22. A LOOPED 8" DIAMETER DIP WATER DISTRIBUTION SYSTEM IS PROPOSED THROUGHOUT THE SITE WITH TWO (2) WET TAP CONNECTIONS TO THE EXISTING 12" DIAMETER MAIN WITHIN CENTER STREET. PROPOSED FIRE HYDRANTS ARE SITUATED THROUGHOUT THE SITE WITHIN THE RIGHT OF WAY.
23. FINISHED SPOT GRADES ARE PROVIDED AT EACH BUILDING CORNER. TOP OF BLOCK SHALL BE A MINIMUM OF 8" ABOVE THE HIGHEST FINISHED GRADE. THE BUILDINGS' FINISHED FLOOR SHALL BE A MINIMUM OF 8" ABOVE THE TOP OF BLOCK.
24. DRIVEWAY SLOPES ARE DESIGNED AT A MINIMUM OF 2% AND A MAXIMUM OF 6% FOR EACH UNIT.
25. SWALES WITHIN REAR AND SIDE YARDS SHALL BE A MINIMUM OF 2%.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	PROJECT INFORMATION
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	OVERALL LAYOUT PLAN
5	SITE PLAN (1)
6	SITE PLAN (2)
7	SITE PLAN (3)
8	SITE PLAN (4)
9	SITE PLAN (5)
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19	GRADING PLAN (1)
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28	GRADING PLAN (10)
29	GRADING PLAN (11)
30	GRADING PLAN (12)
31	GRADING PLAN (13)
32	GRADING PLAN (14)
33	DRAINAGE PLAN (1)



DRAWING LOCATION	W:\FILEROOM\TF\5052918\ENG\DWG\E-5052918-Ex.Conditions.dwg
LAST DATE SAVED	6/5/2025
LAST SAVE BY	plucker

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04042200

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ARH ASSOCIATES
CIVIL ENGINEERS • PLANNERS • SURVEYORS
NJ no. 24GA27971300, DE no. 2167

1.	REVISED PER TWP REVIEW LETTER DATED 8/4/2025
revisions	

EXISTING CONDITIONS & DEMOLITION PLAN
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

NORTH

Block 286
Lot 2
Lands N/F Tuckerton Sand & Gravel Co., Inc.

Lands N/F Tuckerton Sand & Gravel Co., Inc.

Block 287
Lot 3

Lot 4
Lands N/F Township of Little Egg Harbor

Lot 12
Lands N/F Township of Little Egg Harbor

Block 287
Lot 5
8,294,214 SF.
0.1904 Ac.

N71° 55' 13"W
119.24'

N08°06'17"E 4816.86'

L=478.66'
R=2897.93'
Δ=9°27'49"

S17° 00' 58"W
37.30'

Block 287
Lot 9.01

1361.03'

U.S. Highway Route 9

Lands N/F Exchangelight Net Leased Port & Zeli Enterprises LLC

Block 287
Lot 9.02

S17° 33' 03"E

Block 287
Lot 9.02

Lands N/F Sciano Brothers

Block 284
Lot 4

Unnamed Road

Lot 6.14

"Cross Creek I - Phase III" Filed Map # 5119

Lot 6.13
Lands N/F Cross Creek Phase III Homeowners Assn.

Lot 6.12
Lands N/F Cross Creek Phase III Homeowners Assn.

Lot 6.11
Lands N/F Cross Creek Phase III Homeowners Assn.

Lot 6.10
Lands N/F Jason Alesio

Block 284
Lot 6.09
Lands N/F Christopher & Colleen Mylkeberry

Lot 6.08

WELLS CREEK

Wetlands

Wetlands

Wetlands

N49°49'41"W 694.13'

Unnamed Road

Block 286
Lot 3

Block 286
Lot 5

Block 286
Lot 6

Block 285
Lot 18

Block 285
Lot 19.01

Block 285
Lot 18

Block 285
Lot 17.04

Block 285
Lot 17.03

Block 285
Lot 17.02

Block 285
Lot 17.01

Block 285
Lot 16

Block 285
Lot 15

Block 285
Lot 14

Block 285
Lot 13

Block 285
Lot 12

Block 285
Lot 11

Block 285
Lot 10

Block 285
Lot 9

Block 285
Lot 8

Block 285
Lot 7

Block 285
Lot 6

Block 285
Lot 5

Block 285
Lot 4

Block 285
Lot 3

Block 285
Lot 2

Block 285
Lot 1

Block 285
Lot 39

Block 285
Lot 38

Block 285
Lot 37

Block 285
Lot 36

Block 285
Lot 35

Block 285
Lot 34

Block 285
Lot 33

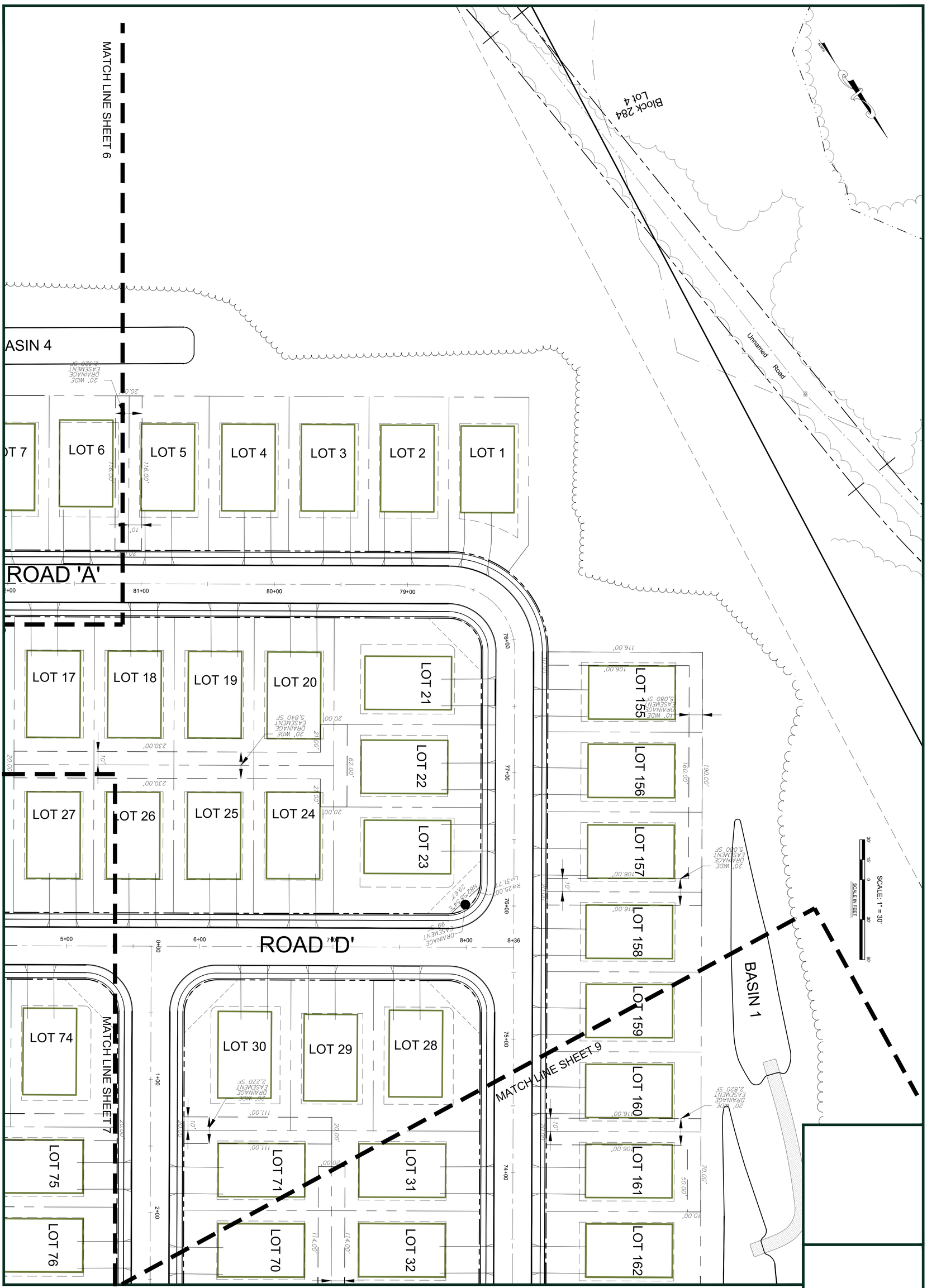
Block 285
Lot 32

Block 285
Lot 31

Block 285
Lot 30

Block 285
Lot

DRAWING LOCATION	W:\FILEROOM\TF\5\5052918\ENG\DWG\E-5052918-SITE.dwg
LAST DATE SAVED	6/6/2025
LAST SAVE BY	cmorris



5 of 86

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

SITE PLAN (1)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

revisions

ARH ASSOCIATES
certificate of authorization
NJ no. 24GA27973300, DE no. 2167

ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
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CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

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MATCH LINE SHEET 5

BASIN 4

BASIN 5

BASIN 6

BASIN 7

BASIN 3

ROAD 'A'

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 14

LOT 15

20' WIDE DRAINAGE EASEMENT

24' WIDE DRAINAGE EASEMENT

Existing 15'-20' Wide Gravel & Dirt Roadway

Unnamed Road

WILLIS CREEK

MATCH LINE SHEET 7

Center Street

SEE COUNTY PLANS FOR CENTER STREET (COUNTY ROUTE #103) WIDENING IMPROVEMENTS

Block 285
Lot 18

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE047201200

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 — revisions

SITE PLAN (2)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date: MAY 30, 2025
scale: As Shown
drawn by: P.T.
checked: C.M.
proj. no: 5052918

MATCH LINE SHEET 5

MATCH LINE SHEET 6

MATCH LINE SHEET 9

MATCH LINE SHEET 8

LOT 27 | LOT 74 | LOT 75 | LOT 76 | LOT 77 | LOT 79 | LOT 80 | LOT 81

LOT 73 | LOT 16 | LOT 72 | LOT 88 | LOT 87 | LOT 86 | LOT 85 | LOT 84 | LOT 83 | LOT 82

BASIN 10

LOT 139 | LOT 140

ROAD 'A'

ROAD 'C'

LOT 13 | LOT 89 | LOT 90 | LOT 91 | LOT 92 | LOT 93 | LOT 94 | LOT 95 | LOT 96 | LOT 97

LOT 98 | LOT 99

ROAD 'D'

BASIN 8

BASIN 9

BASIN 13

Block 286
Lot 6

S36°08'54"W 1478.49'

(County Route #103)
Center Street
(46.5' R.O.W.)

Block 285
Lot 18.01

Block 285
Lot 18

Block 285
Lot 11.54

Windstar Drive

Lot 39

SCALE: 1" = 30'

SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE #24GE04041200

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HAMMONTON, NJ 08037-2019
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ARH ASSOCIATES
CERTIFICATE OF AUTHORIZATION
NJ no. 24GA27973300, DE no. 2167

1. REVISED PER TWP REVIEW LETTER DATED 8/4/2025 — revisions

SITE PLAN (3)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date: MAY 30, 2025
scale: As Shown
drawn by: P.T.
checked: C.M.
proj. no.: 5052918

7 of 86

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MATCH LINE SHEET 9

MATCH LINE SHEET 7

MATCH LINE SHEET 11

MATCH LINE SHEET 12

ROAD 'A'

ROAD 'B'

ROAD 'C'

BASIN 9

BASIN 10

BASIN 13

BASIN 14

BASIN 15

Block 286
Lot 6

Block 286
Lot 5

Windsail Drive

LOT 79 | LOT 80 | LOT 81 | LOT 82 | LOT 83 | LOT 84 | LOT 85

LOT 62 | LOT 61 | LOT 60 | LOT 59 | LOT 58 | LOT 57

LOT 63

LOT 96 | LOT 97

LOT 98 | LOT 99 | LOT 100 | LOT 101 | LOT 102 | LOT 103 | LOT 104 | LOT 105 | LOT 106 | LOT 107 | LOT 108 | LOT 109

LOT 136 | LOT 135 | LOT 134 | LOT 133 | LOT 132 | LOT 131 | LOT 130 | LOT 12

LOT 137 | LOT 138

LOT 139 | LOT 140 | LOT 141 | LOT 142 | LOT 143 | LOT 144 | LOT 145 | LOT 146 | LOT 147 | LOT 148 | LOT 149

20' WIDE DRAINAGE EASEMENT 1,223 SF

20' WIDE DRAINAGE EASEMENT 4,736 SF

20' WIDE DRAINAGE EASEMENT 6,640 SF

20' WIDE DRAINAGE EASEMENT 5,363 SF

20' WIDE DRAINAGE EASEMENT 1,760 SF

20' WIDE DRAINAGE EASEMENT 5,764 SF

20' WIDE DRAINAGE EASEMENT 6,615 SF

20' WIDE DRAINAGE EASEMENT 2,280 SF

20' WIDE DRAINAGE EASEMENT 6,340 SF

R=300.00'
L=200.00'

R=390.00'
L=110.00'

R=1582.50'
L=390.86'
Δ=14°08'33"

S50°38'49"E
150.00'

S39°21'11"W
150.00'

S53°42'24"E
11.55'

S27°49'39"W
102.02'

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

Carolyn A. Fegan
CAROLYN A. FEGAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE47220

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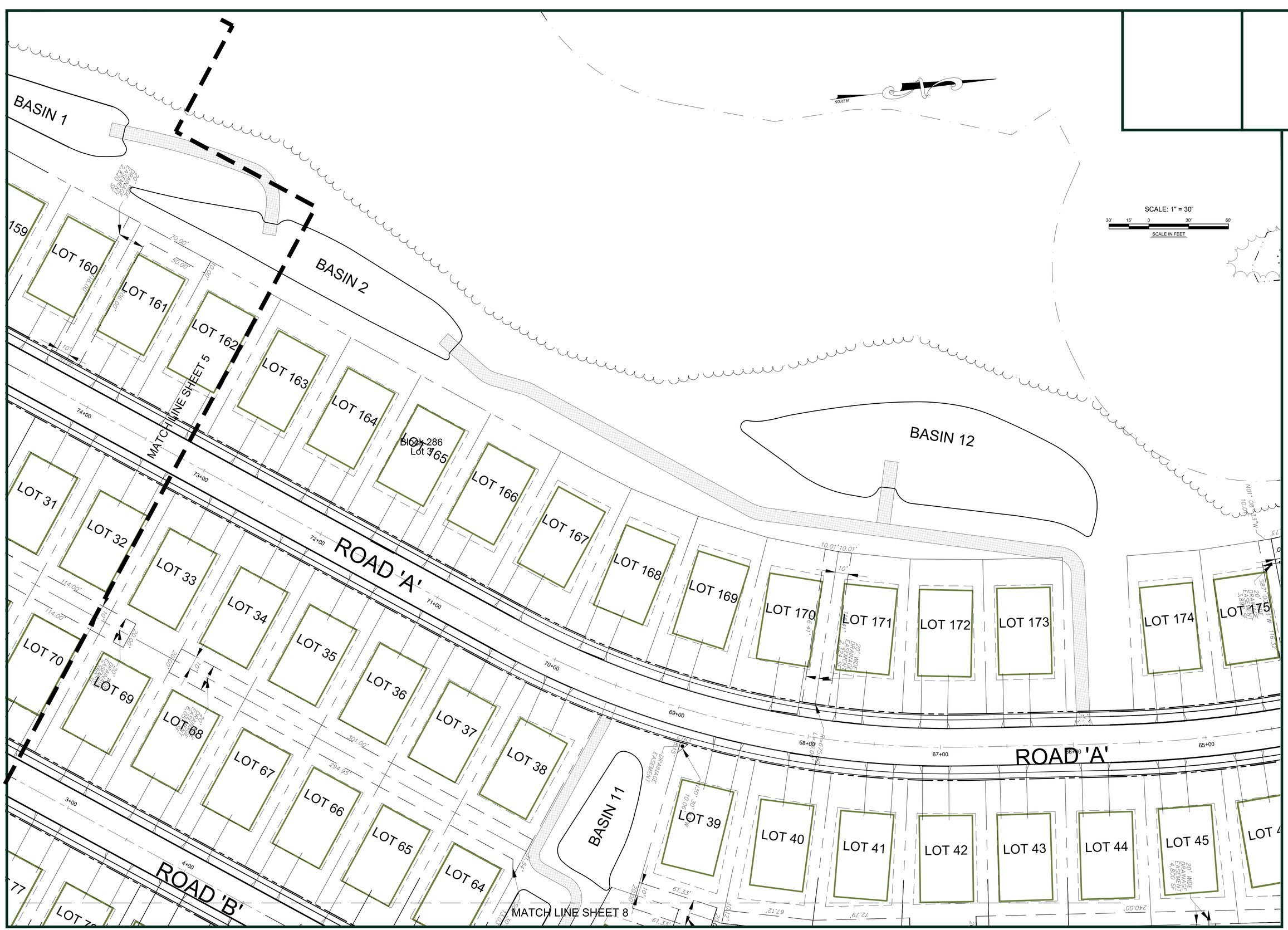
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Civil Engineers • Surveyors • Planners
New Jersey • Pennsylvania • Delaware
NJ no. 24GA27973300, DE no. 2167

1.	REVISED PER TWP REVIEW LETTER DATED 8/4/2025
revisions	

SITE PLAN (4)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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LAST DATE SAVED	6/6/2025
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LAST DATE SAVED	6/6/2025
LAST SAVE BY	cmorris

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04612200

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revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

SITE PLAN (5)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

NORTH

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

MATCH LINE SHEET 9

WETLANDS BUFFER

Wetlands

ROAD 'A'

ROAD 'F'

LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181
LOT 182
LOT 183
LOT 184
LOT 185
LOT 186
LOT 187
LOT 188
LOT 189
LOT 190
LOT 191
LOT 192
LOT 193
LOT 194
LOT 195

BASIN 19
BASIN 20
BASIN 22
BASIN 23

10' WIDE DRAINAGE EASEMENT 6357 SF

Eldridge Mott Road

Bog Road aka Otis

DOG RUN

PICKLEBALL

BENCHES

4' WIDE CONCRETE SIDEWALK (TYP.)

BIKE RACK

CABANA/STORAGE

MATCH LINE SHEET 13

MATCH LINE SHEET 11

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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04647200

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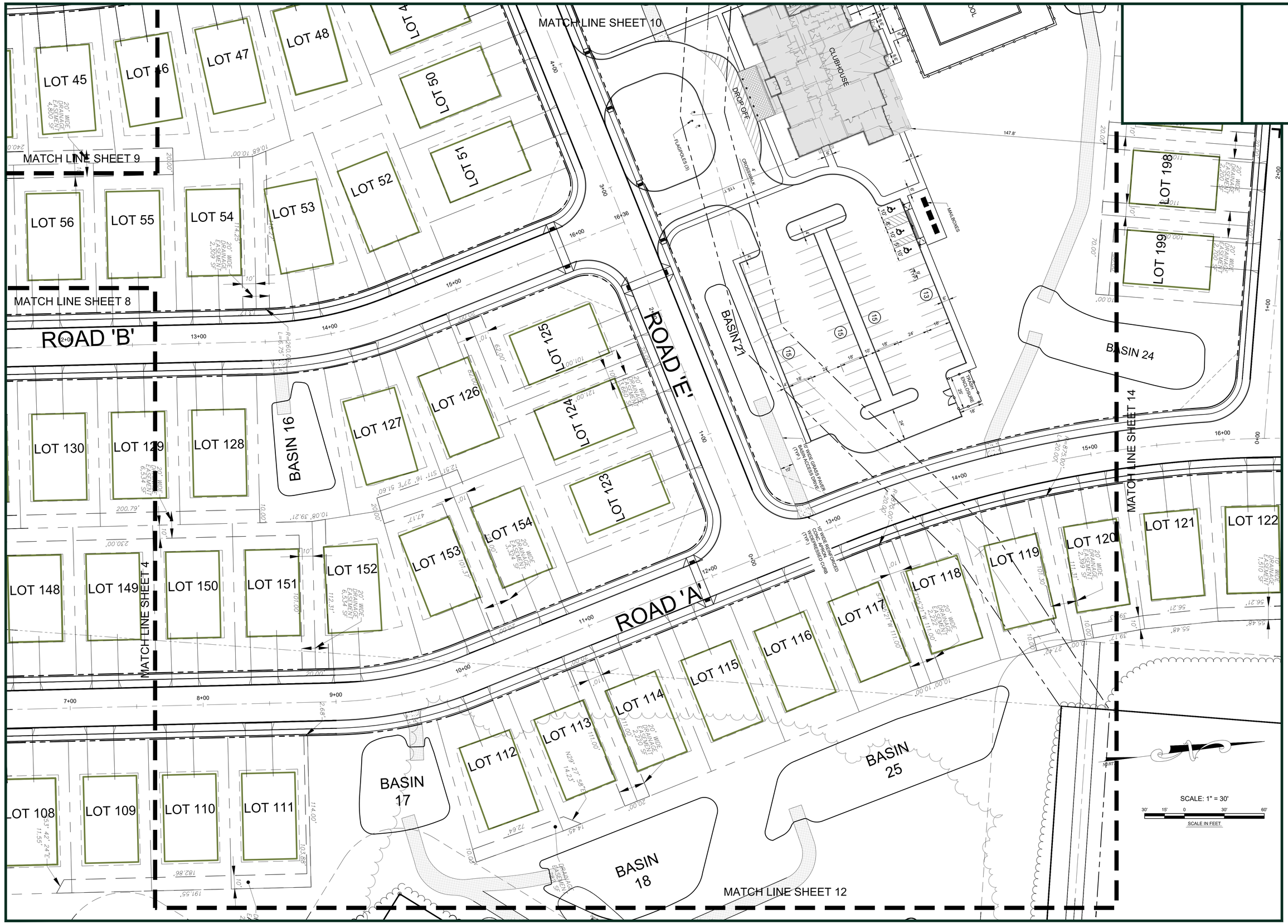
1.	REVISED PER TWP REVIEW LETTER DATED 6/4/2025
revisions	

SITE PLAN (6)
FOR
LENNAR

VENUE AT SUMMERS CORNER

BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY

date:	MAY 30, 2025
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Carolyn A. Feigin
CAROLYN A. FEIGIN
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. GE 49200

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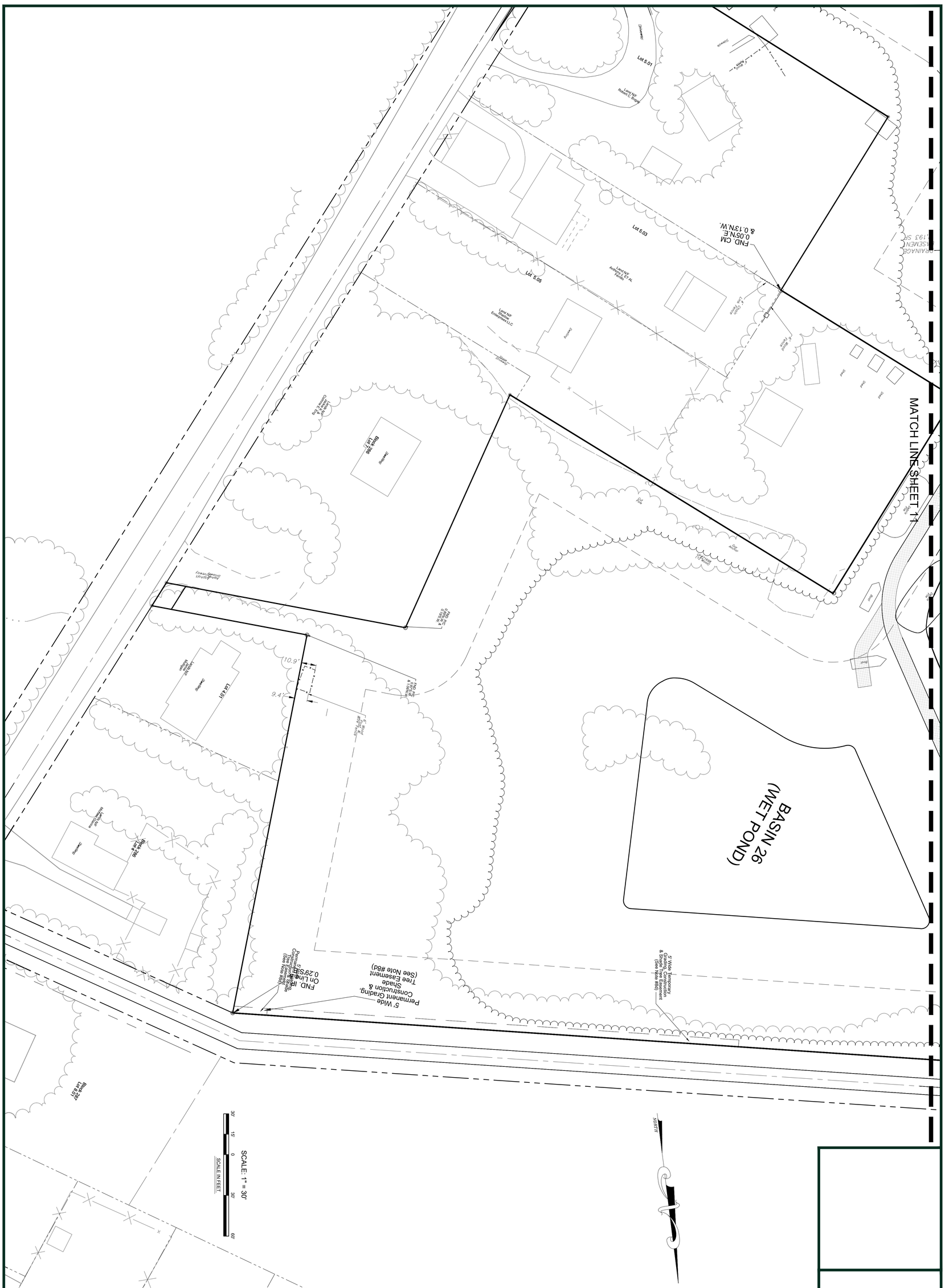
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ARH ASSOCIATES
Planning & Engineering Consultation
NJ no. 24GA27975300, DE no. 2167

revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

SITE PLAN (7)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
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MATCH LINE SHEET 11
BASIN 26
(WET POND)
Lot 5.01
Lot 5.03
Lot 5.05
Land NE Robert C Ware
Land NE Anthony & Sal Alfano
Land NE Eastbrook LLC
Bldg 2.5 Story Dwelling
Bldg 1 Story Dwelling
Bldg 1 Story Dwelling
Bldg 1

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

NORTH

Block 287
Lot 7

ROAD 'F'

ROAD 'A'

ROAD 'G'

ROAD 'H'

ROAD 'I'

LOTS 200-202

LOTS 203-205

LOTS 206-208

LOTS 209-211

LOTS 212-214

LOTS 215-217

LOTS 218-220

LOTS 221-223

LOTS 224-226

LOTS 227-229

LOTS 230-232

LOTS 233-235

LOTS 236-238

LOTS 239-241

LOTS 242-244

LOTS 245-247

LOTS 248-250

LOTS 251-253

LOTS 254-256

LOTS 257-259

LOTS 260-262

LOTS 263-265

LOTS 266-268

LOTS 269-271

LOTS 272-274

LOTS 275-277

LOTS 278-280

LOTS 281-283

LOTS 284-286

LOTS 287-289

LOTS 290-292

LOTS 293-295

LOTS 296-298

LOTS 299-301

LOTS 302-304

LOTS 305-307

LOTS 308-310

LOTS 311-313

MATCH LINE SHEET 15

MATCH LINE SHEET 14

MATCH LINE SHEET 16

20' WIDE DRAINAGE EASEMENT 6,660 SF

20' WIDE DRAINAGE EASEMENT 6,965 SF

20' WIDE DRAINAGE EASEMENT 6,244 SF

20' WIDE DRAINAGE EASEMENT 7,236 SF

20' WIDE DRAINAGE EASEMENT 6,244 SF

MATCH LINE SHEET 13

ROAD 'E'

ROAD 'G'

ROAD 'H'

ROAD 'I'

ROAD 'A'

LOTS 242-244

LOTS 251-253

LOTS 266-268

LOTS 275-277

LOTS 290-292

LOTS 299-301

LOT 197

LOT 198

LOT 199

BASIN 29

BASIN 30

BASIN 31

LOTS 245-247

LOTS 248-250

LOTS 269-271

LOTS 272-274

LOTS 293-295

LOTS 296-298

20' WIDE DRAINAGE EASEMENT 2,200 SF

10' WIDE DRAINAGE EASEMENT 1,700 SF

20' WIDE DRAINAGE EASEMENT 2,700 SF

20' WIDE DRAINAGE EASEMENT 2,200 SF

N12°35'23"W 12.95'

53.47'

220.00'

110.00'

20.00'

MATCH LINE SHEET 11

MATCH LINE SHEET 16

S11°46'19"W 20.00

LOT 121

LOT 122

BASIN 28

LOTS 386-388

LOTS 389-391

LOTS 392-394

LOTS 395-397

LOTS 398-400

BASIN 40

10' WIDE DRAINAGE EASEMENT 1,510 SF

10' WIDE DRAINAGE EASEMENT 6,600 SF

660.00'

56.21'

55.48'

39.00'

10.00'

50' PERIMETER SETBACK

S12°05'45"W

Block 287 Lot 8.02

Block Line Line

Block 287.05 Lot 13

Block 287.05 Lot 1

Block 287.05 Lot 3

Block 287.05 Lot 4

Block 287.05 Lot 5

Lot 1

Lot 4

Lot 13

Lands N/F Kimberly Development Corporation

NORTH

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00

1+00 2+00 3+00 0+00

ASIN 24

Carolyn A. Feggan

CAROLYN A. FEGGAN

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. GE47200

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ARH ASSOCIATES
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SITE PLAN (10)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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15 of 86

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checked:	C.M.
proj. no.:	5052918

SITE PLAN (11)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
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Carolyn A. Feigin
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MATCH LINE SHEET 15

MATCH LINE SHEET 17

LOTS 302-304

LOTS 299-301

LOTS 296-298

LOTS 311-313

LOTS 314-316

LOTS 317-319

LOTS 326-328

LOTS 323-325

LOTS 320-322

LOTS 335-337

LOTS 338-340

LOTS 341-343

LOTS 344-346

LOTS 353-355

LOTS 356-358

LOTS 359-361

LOTS 362-364

LOTS 368-370

LOTS 365-367

BASIN 32

BASIN 33

BASIN 34

BASIN 35

BASIN 36

BASIN 40

LOTS 401-403

LOTS 404-406

LOTS 407-409

LOTS 410-412

LOTS 413-415

ROAD 'I'

ROAD 'J'

ROAD 'K'

ROAD 'A'

MATCH LINE SHEET 18

BASIN

20' WIDE DRAINAGE EASEMENT 2,200 SF

20' WIDE DRAINAGE EASEMENT 2,778 SF

20' WIDE DRAINAGE EASEMENT 2,900 SF

10' WIDE DRAINAGE EASEMENT 1,100 SF

20' WIDE DRAINAGE EASEMENT 1,223 SF

20' WIDE DRAINAGE EASEMENT 2,772 SF

20' WIDE DRAINAGE EASEMENT 10,252 SF

10' WIDE DRAINAGE EASEMENT 1,100 SF

20' WIDE DRAINAGE EASEMENT 2,200 SF

10' WIDE DRAINAGE EASEMENT 1,100 SF

336.22'

134.19'

132.72'

10.05'

23.33'

S77° 25' 29"W 23.96'

336.14'

20.00'

135.00'

145.00'

100.00'

120.00'

110.00'

243.72'

395.63'

119.39'

128.60'

132.00'

S12°05'45"W 1923.53'

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

NORTH

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Carolyn A. Fegan

CAROLYN A. FEGAN

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. GE 49447200

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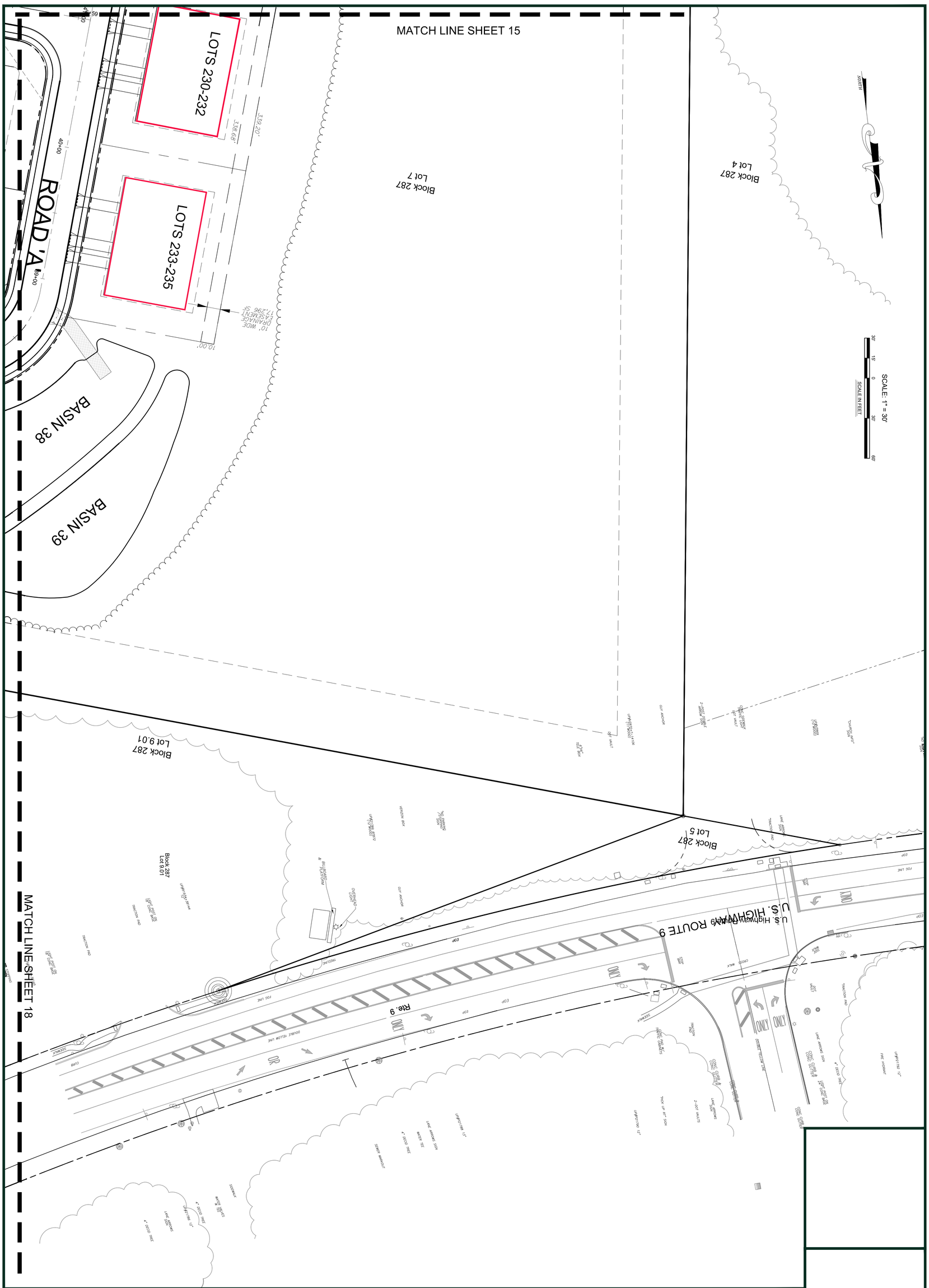
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1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

SITE PLAN (12)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY

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SITE PLAN (13)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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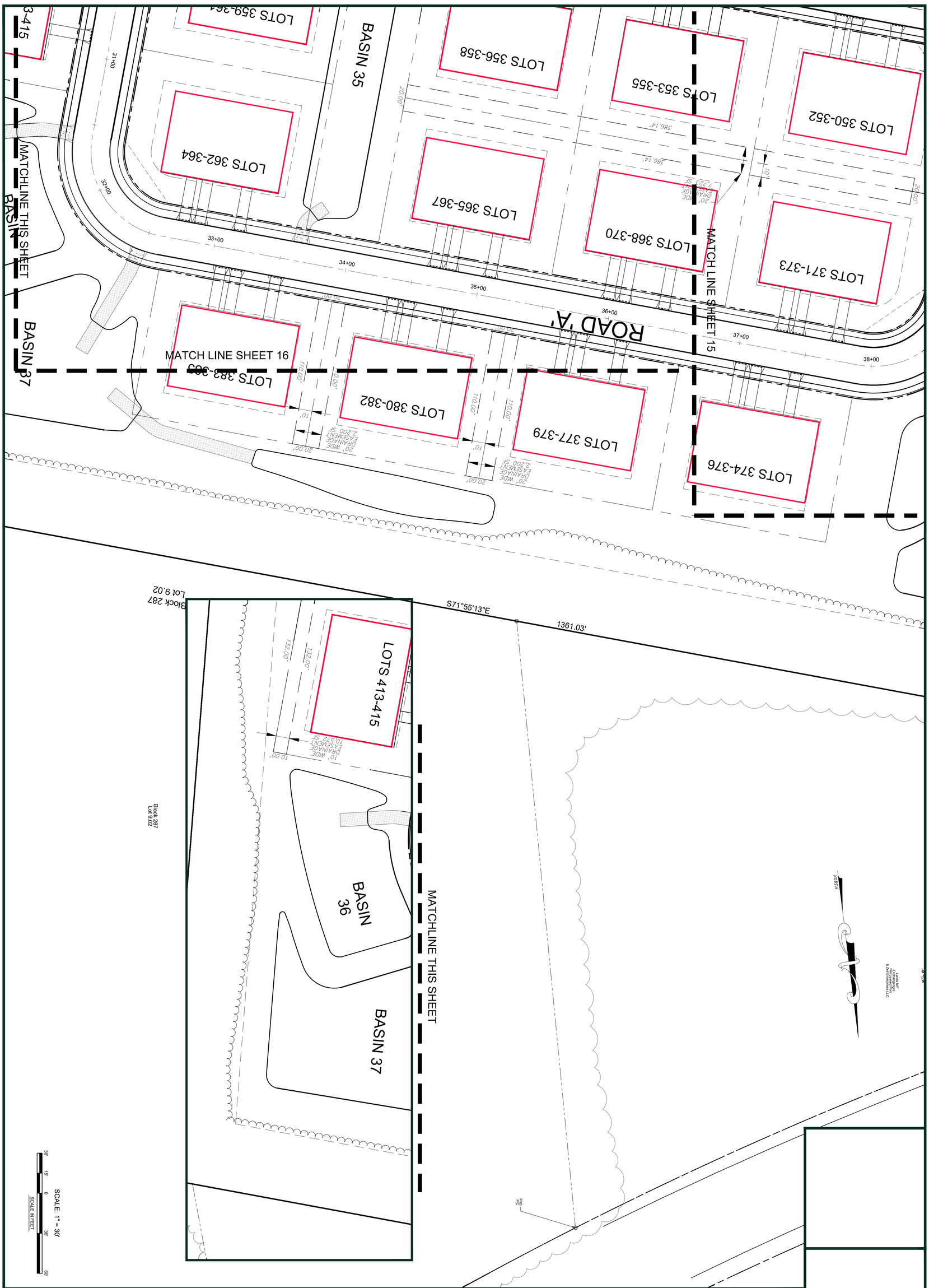
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Carolyn A. Feigin
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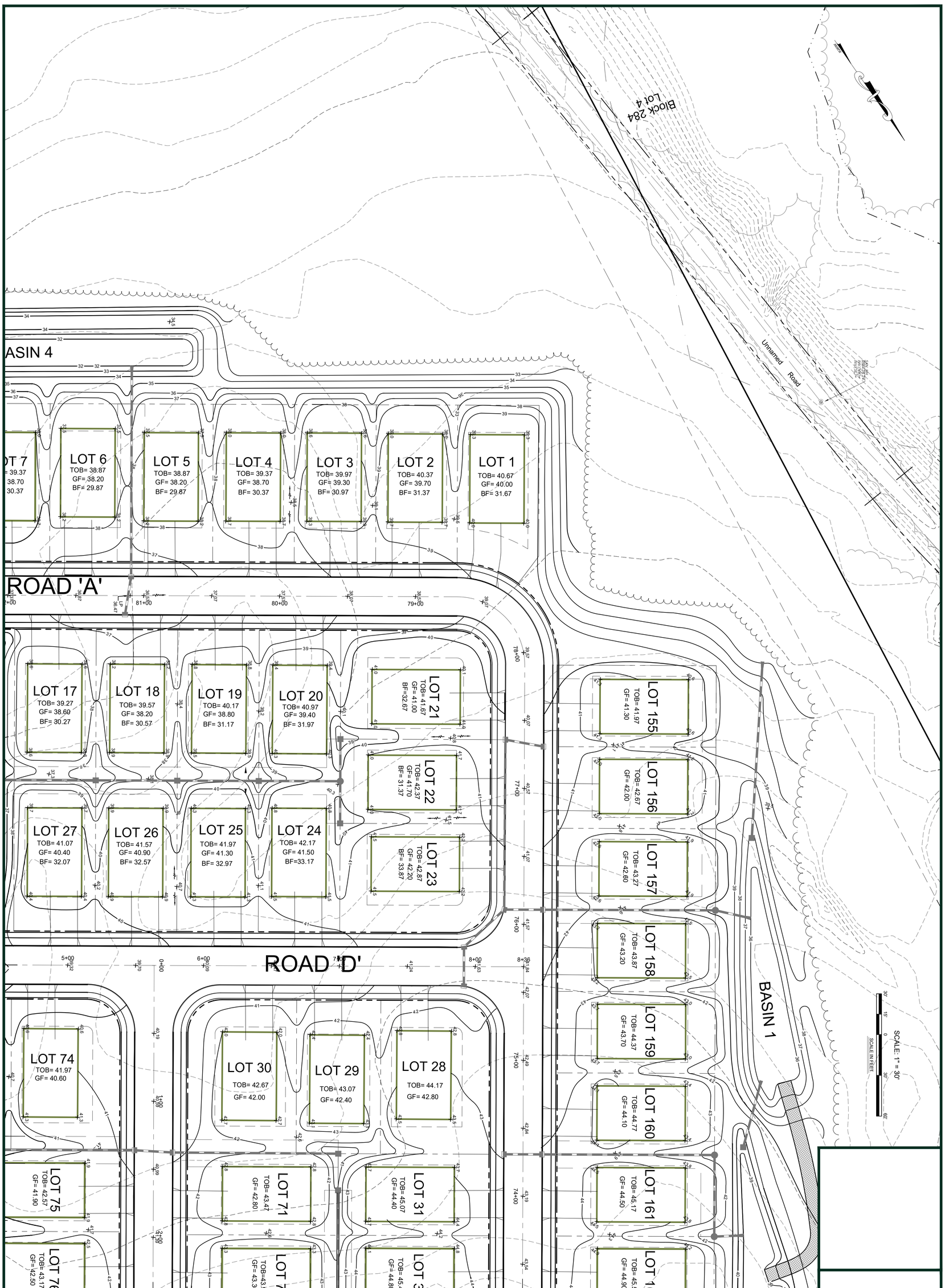


18 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	SITE PLAN (14) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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GRADING PLAN (1)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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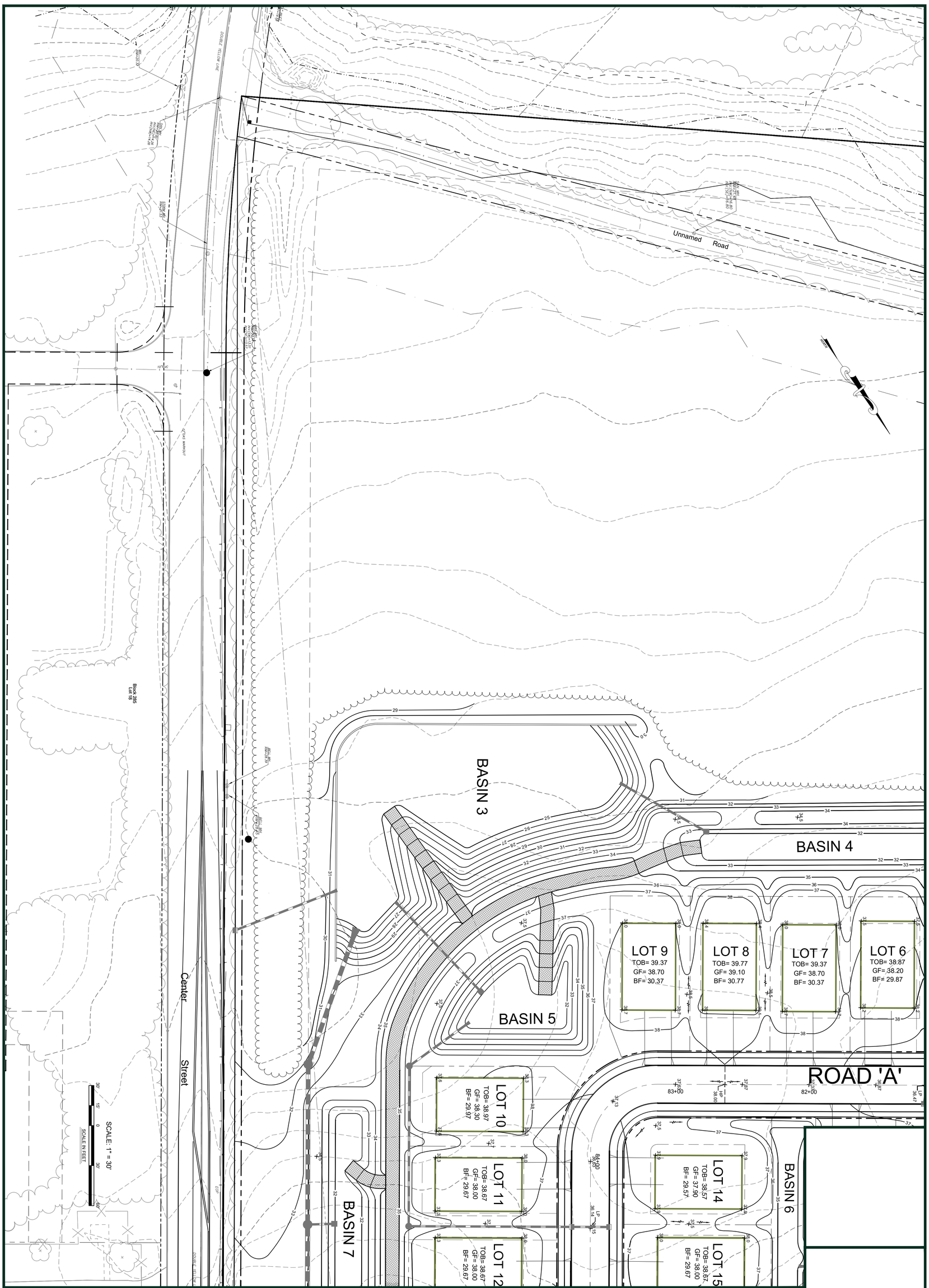
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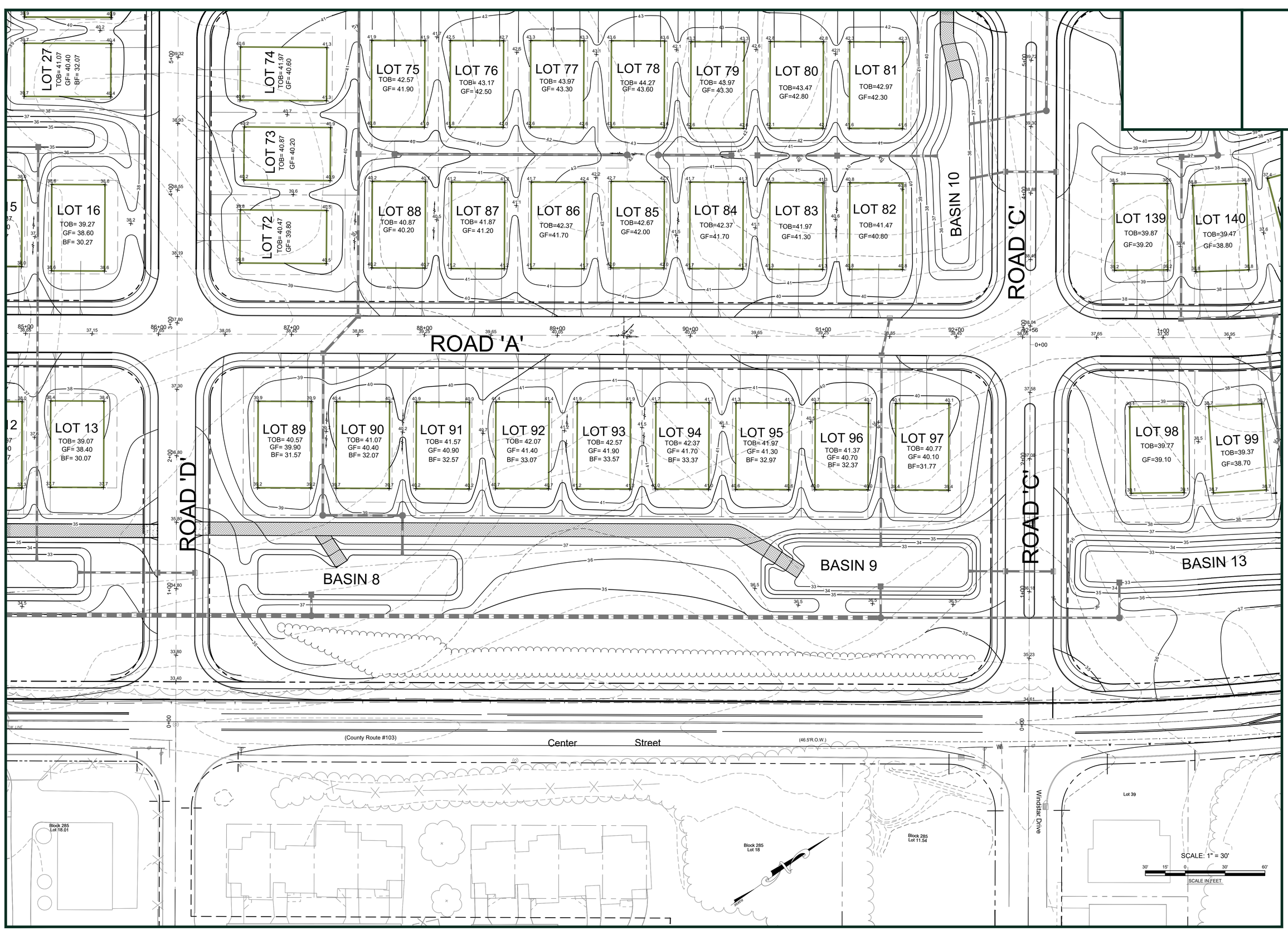
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LAST SAVE BY	ptucker



20 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	GRADING PLAN (2) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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CAROLYN A. FEIGIN
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ENGINEERS · PLANNERS · SURVEYORS
NJ no. 24GA27973300, DE no. 2167

revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

GRADING PLAN (3)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

ROAD 'A'

ROAD 'B'

ROAD 'C'

ROAD 'C1'

BASIN 9

BASIN 10

BASIN 13

BASIN 14

BASIN 15

LOT 57 TOB= 38.57 GF= 37.90

LOT 58 TOB= 39.07 GF= 38.40

LOT 59 TOB= 39.57 GF= 38.90

LOT 60 TOB= 40.07 GF= 39.40

LOT 61 TOB= 40.57 GF= 39.90

LOT 62 TOB= 41.37 GF= 40.70

LOT 63 TOB=41.97 GF=41.30

LOT 79 TOB= 43.97 GF= 43.30

LOT 80 TOB=43.47 GF=42.80

LOT 81 TOB=42.97 GF=42.30

LOT 82 TOB=41.47 GF=40.80

LOT 83 TOB=41.97 GF=41.30

LOT 84 TOB=42.37 GF=41.70

LOT 85

LOT 95

LOT 96 TOB=41.37 GF= 40.70 BF= 32.37

LOT 97 TOB= 40.77 GF= 40.10 BF=31.77

LOT 98 TOB=39.77 GF=39.10

LOT 99 TOB=39.37 GF=38.70

LOT 100 TOB=39.07 GF=38.40

LOT 101 TOB=39.67 GF=38.00

LOT 102 TOB=38.27 GF=37.60

LOT 103 TOB=37.77 GF=37.10

LOT 104 TOB=37.37 GF=36.70

LOT 105 TOB=36.97 GF=36.3

LOT 106 TOB=36.67 GF=36.00

LOT 107 TOB=36.17 GF=35.50

LOT 108 TOB=35.67 GF=35.00

LOT 109 TOB=35.07 GF=34.40

LOT 12 TOB=37.37 GF=36.70

LOT 130 TOB=37.87 GF=37.20

LOT 131 TOB=38.37 GF=37.70

LOT 132 TOB=38.87 GF=38.20

LOT 133 TOB=39.37 GF=38.70

LOT 134 TOB=39.87 GF=39.20

LOT 135 TOB=40.37 GF=39.70

LOT 136 TOB=40.87 GF=40.20

LOT 137 TOB=41.17 GF=40.50

LOT 138 TOB=41.57 GF=40.90

LOT 139 TOB=39.87 GF=39.20

LOT 140 TOB=39.47 GF=38.80

LOT 141 TOB=38.77 GF=38.10

LOT 142 TOB=37.97 GF=37.30

LOT 143 TOB=37.57 GF=36.90

LOT 144 TOB=37.27 GF=36.60

LOT 145 TOB=36.87 GF=36.20

LOT 146 TOB=36.47 GF=35.80

LOT 147 TOB=36.07 GF=35.40

LOT 148 TOB=35.57 GF=34.90

LOT 149 TOB=35.17 GF=34.50

Windsail Drive

Lot 39

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

Carolyn A. Feigin

CAROLYN A. FEIGIN

NEW JERSEY PROFESSIONAL ENGINEER

LICENSE NUMBER 24GE04127200

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NJ no. 24GA27973300, DE no. 2167

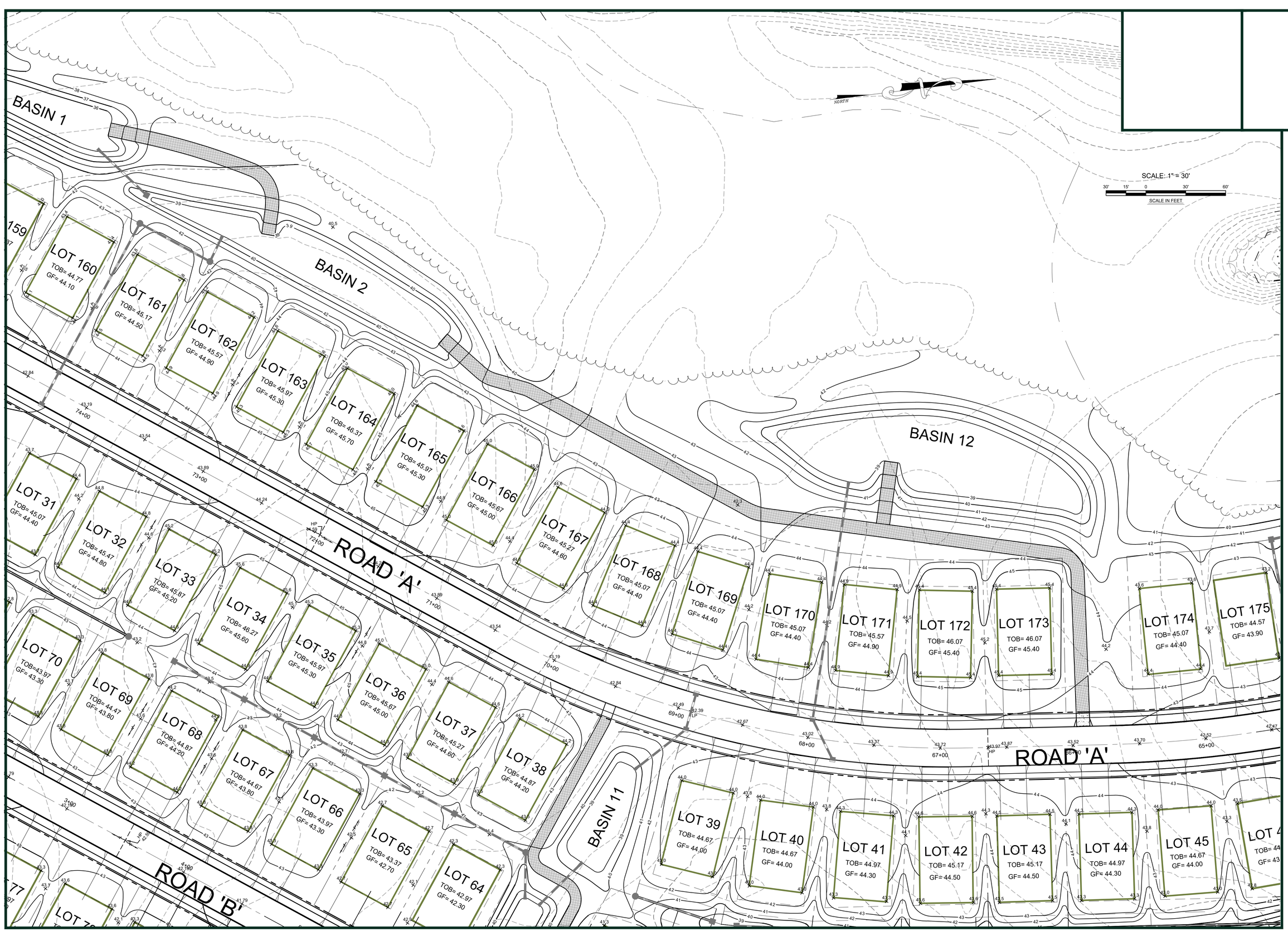
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revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

GRADING PLAN (4)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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LAST DATE SAVED	6/5/2025
LAST SAVE BY	plucker



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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE 47200

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NJ no. 24GA27973300, DE no. 2167

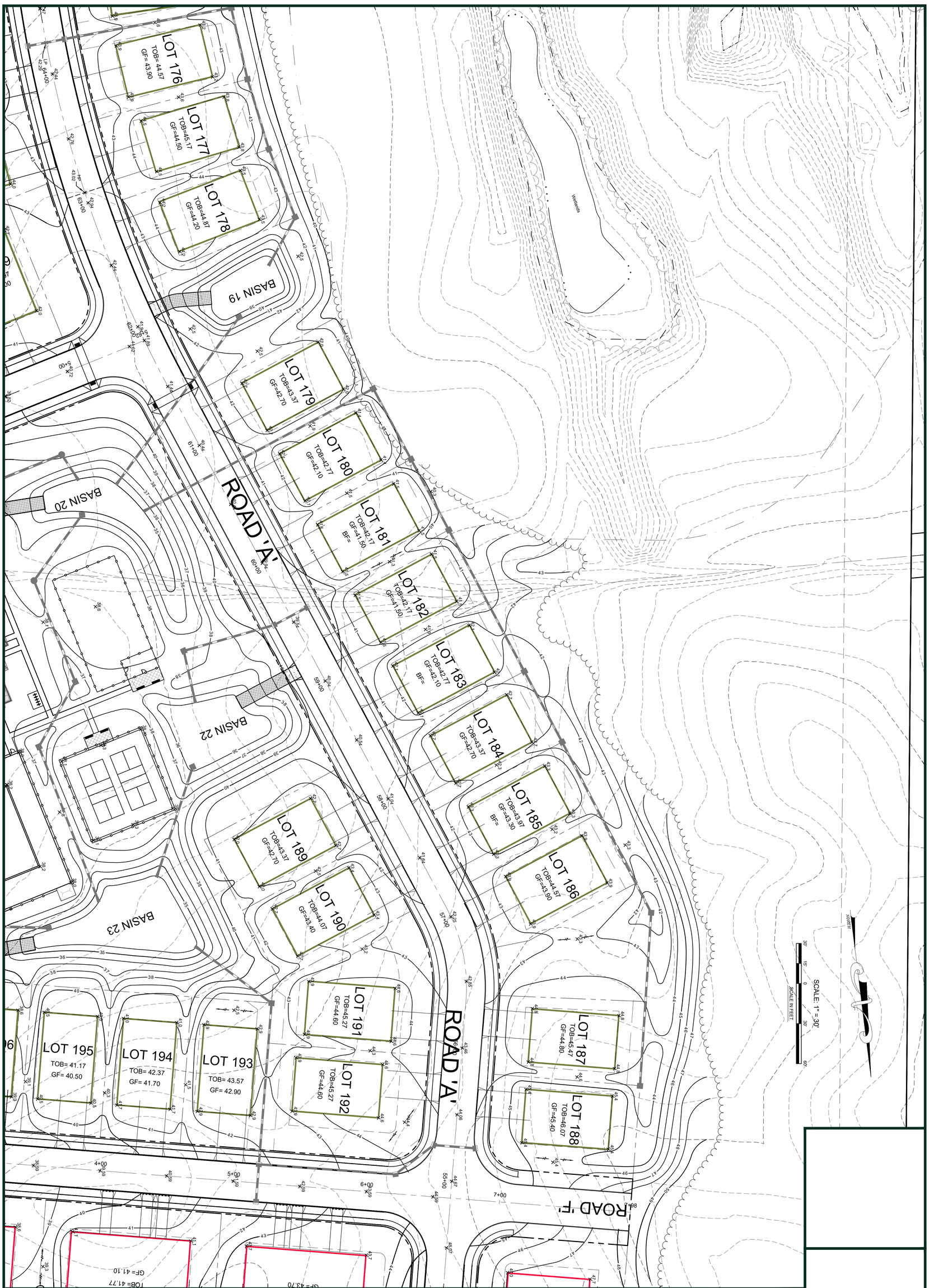
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1.	REVISED PER TWP REVIEW LETTER DATED 8/4/2025
revisions	

GRADING PLAN (5)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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LAST SAVE BY	ptucker

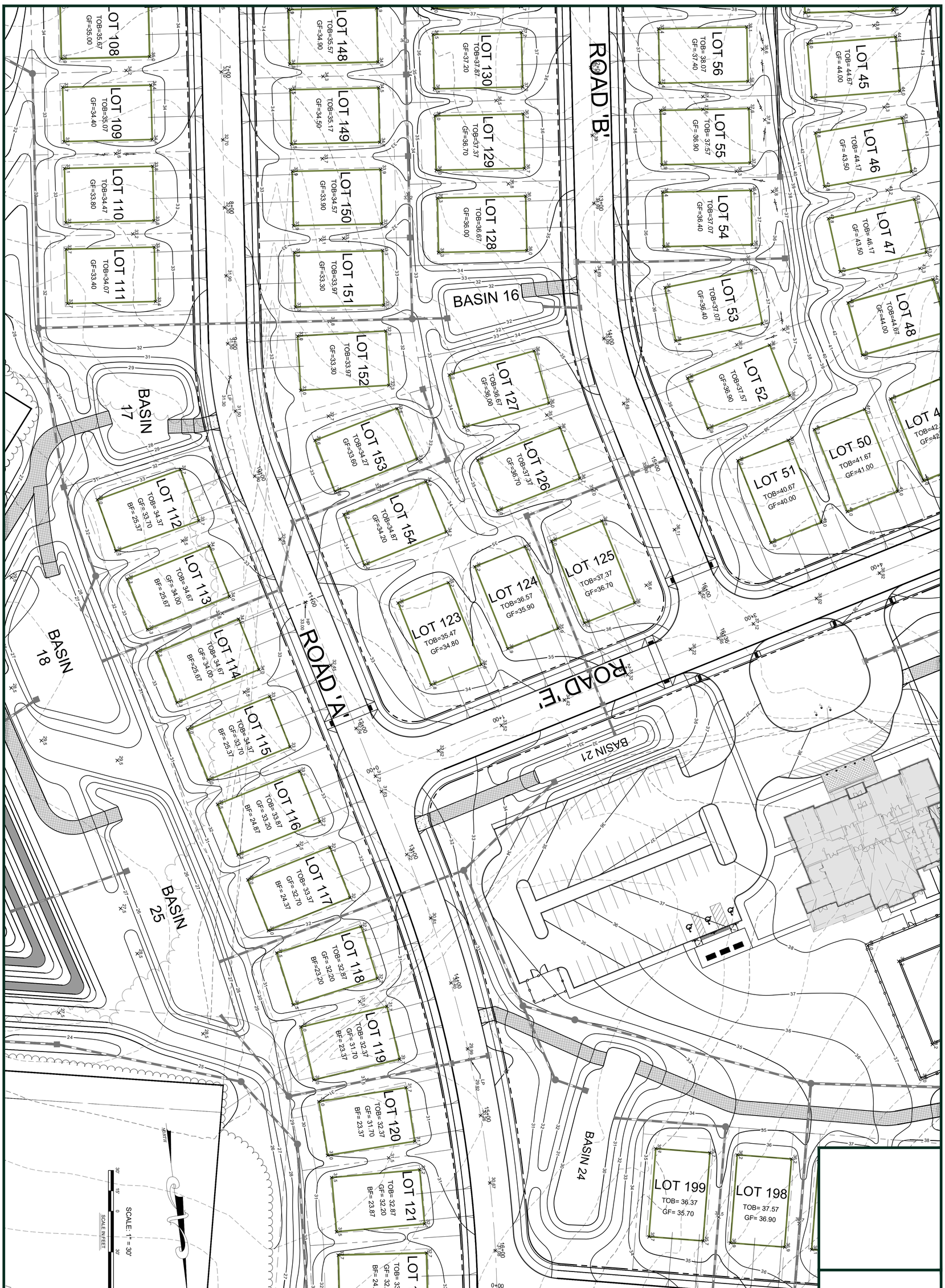


24 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	GRADING PLAN (6) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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25 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	GRADING PLAN (7) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions

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Carolyn A. Feigin
CAROLYN A. FEIGIN
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NEW JERSEY LICENSE No. 24GE04247200

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26 of 86

date:	MAY 30, 2025
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checked:	C.M.
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GRADING PLAN (8)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
revisions

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Carolyn A. Feigin
CAROLYN A. FEIGIN
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NEW JERSEY LICENSE No. 24GE04247200

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SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

NORTH

ROAD 'F'

ROAD 'A'

ROAD 'G'

ROAD 'H'

ROAD 'I'

Block 287
Lot 7

LOTS 200-202
TOB=47.67
GF=47.00

LOTS 203-205
TOB=49.17
GF=48.50

LOTS 206-208
TOB=50.37
GF=49.70

LOTS 209-211
TOB=50.17
GF=49.50

LOTS 212-214
TOB=48.87
GF=48.20

LOTS 215-217
TOB=48.47
GF=47.80

LOTS 218
TOB=49.77
GF=49.10

LOTS 236-238
TOB= 44.37
GF= 43.70

LOTS 257-259
TOB= 47.07
GF= 46.40

LOTS 260-262
TOB=47.07
GF=46.40

LOTS 281-283
TOB=47.07
GF=46.40

LOTS 284-286
TOB=47.07
GF=46.40

LOTS 305-307
TOB=46.67
GF=46.00

LOTS 308-310
TOB=46.67
GF=46.00

LOTS 239-241
TOB= 41.77
GF= 41.10

LOTS 254-256
TOB= 44.47
GF= 43.80

LOTS 263-265
TOB=44.47
GF=43.80

LOTS 278-280
TOB=44.87
GF=44.20

LOTS 287-289
TOB=44.87
GF=44.20

LOTS 302-304
TOB=44.17
GF=43.50

LOTS 311-31
TOB=44.17
GF=43.50

55+00 54+00 53+00 52+00 51+00 50+00 49+00 48+00 47+00 46+00

HP

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE047200

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NJ no. 24GA27973300, DE no. 2167

revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

GRADING PLAN (9)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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LAST DATE SAVED	6/5/2025
LAST SAVE BY	plucker

ROAD 'F'

ROAD 'G'

ROAD 'H'

ROAD 'I'

ROAD 'A'

BASIN 24

BASIN 29

BASIN 30

BASIN 31

BASIN 28

BASIN 40

LOT 196
TOB= 39.27
GF= 39.30

LOT 197
GF= 38.10
TOB= 38.77

LOT 198
TOB= 37.57
GF= 36.90

LOT 199
TOB= 36.37
GF= 35.70

LOTS 242-244
TOB= 39.27
GF= 38.60

LOTS 245-247
TOB= 35.37
GF= 34.70

LOTS 248-250
TOB=38.07
GF=37.40

LOTS 251-253
TOB= 41.97
GF= 41.30

LOTS 266-268
TOB=41.97
GF=41.30

LOTS 269-271
TOB=38.07
GF=37.40

LOTS 272-274
TOB=38.97
GF=38.30

LOTS 275-277
TOB=42.47
GF=41.80

LOTS 290-292
TOB=42.47
GF=41.80

LOTS 293-295
TOB=38.97
GF=38.30

LOTS 296-298
TOB=37.67
GF=37.00

LOTS 299-301

LOT 121
TOB= 32.87
GF= 32.20
BF= 23.87

LOT 122
TOB= 33.37
GF= 32.70
BF= 24.37

LOTS 386-388
TOB= 34.67
GF= 34.00

LOTS 389-391
TOB= 35.87
GF= 35.20

LOTS 392-394
TOB=37.47
GF= 36.80

LOTS 395-397
GF= 36.60
TOB= 37.27

LOTS 398-400
GF= 35.60
TOB= 36.27

50' PERIMETER SETBACK

Block 287
Lot 8.02

Block 287
Lot 8.02

Block 287.05
Lot 13

Block 287.05
Lot 1

Block 287.05
Lot 3

Block 287.05
Lot 4

Block 287.05
Lot 5

Lot 1

Lot 4

Lot 13

Lot 6

Lands N/F Kimberly
Development Corporation

NORTH

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

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Caroline A. Feigin

CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE47200

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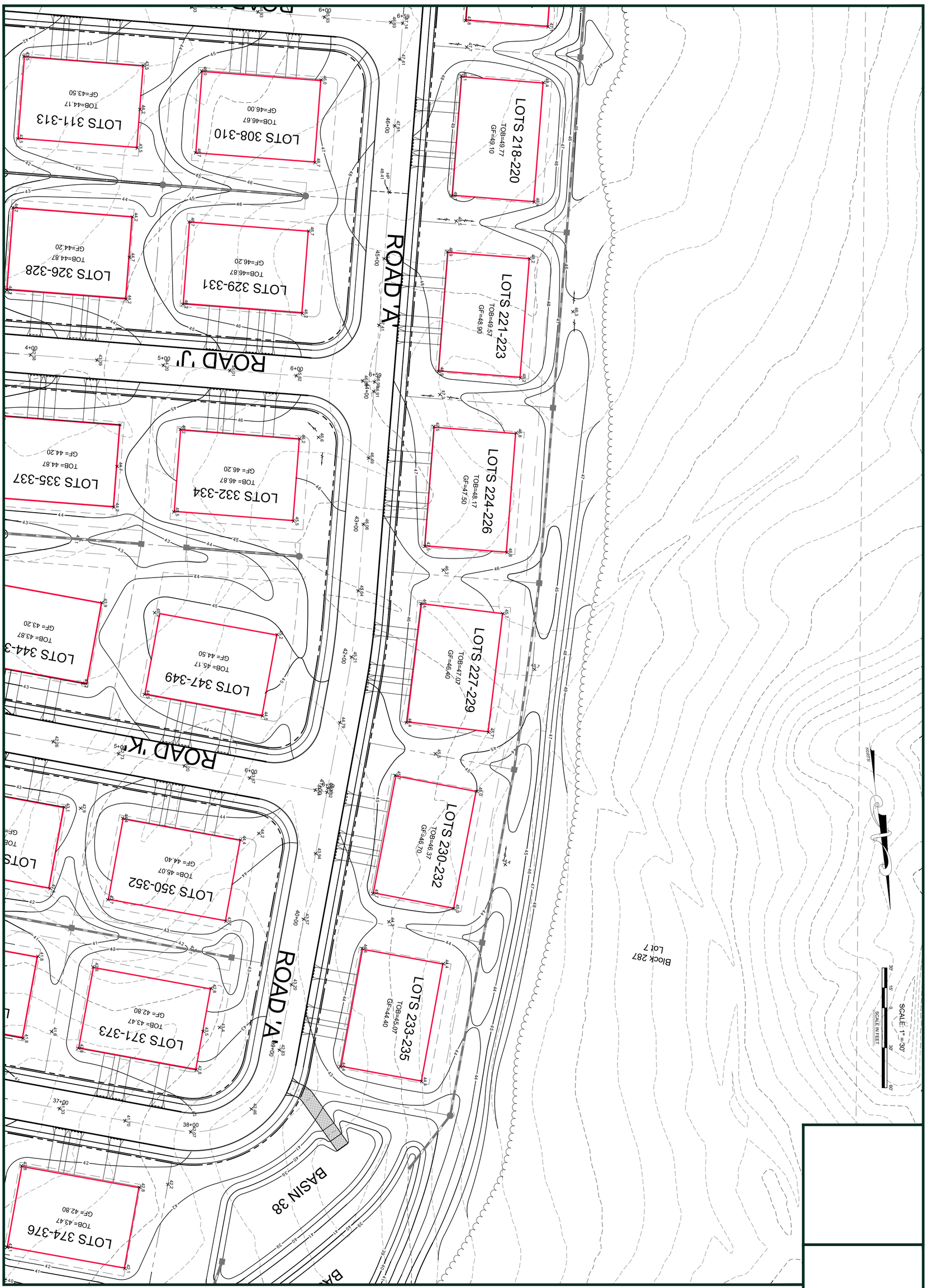
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revisions	

GRADING PLAN (10)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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29 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	GRADING PLAN (11) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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LOTS 302-304
TOB=44.17
GF=43.50

LOTS 311-313
TOB=44.17
GF=43.50

LOTS 326-328
TOB=44.87
GF=44.20

LOTS 335-337
TOB= 44.87
GF= 44.20

LOTS 344-346
TOB= 43.87
GF= 43.20

LOTS 353-355
TOB= 43.77
GF= 43.10

LOTS 368-370
TOB= 42.47
GF= 41.80

LOTS 299-301
TOB=41.57
GF=40.90

LOTS 314-316
TOB=41.47
GF=40.80

LOTS 323-325
TOB=42.47
GF=41.80

LOTS 338-340
TOB= 42.57
GF= 41.90

LOTS 356-358
TOB= 42.57
GF= 41.90

LOTS 365-367
TOB= 41.37
GF= 40.70

LOTS 296-298
TOB=37.67
GF=37.00

LOTS 317-319
TOB=37.77
GF=37.10

LOTS 320-322
TOB=39.47
GF=38.80

LOTS 341-343
TOB= 40.37
GF= 39.70

LOTS 359-361
TOB= 40.47
GF= 39.80

LOTS 362-364
TOB= 40.57
GF= 39.20

LOTS 401-403
GF= 35.90
TOB= 36.57

LOTS 404-406
GF= 36.90
TOB= 37.57

LOTS 407-409
TOB= 38.67
GF= 38.00

LOTS 410-412
TOB= 39.77
GF= 39.10

LOTS 413-415
TOB= 39.87
GF= 39.20

ROAD 'A'
ROAD 'I'
ROAD 'J'
ROAD 'K'

BASIN 32
BASIN 33
BASIN 34
BASIN 35
BASIN 36
BASIN 40

SCALE: 1" = 30'
30' 15' 0 30' 60'
SCALE IN FEET
NORTH

DRAWING LOCATION: W:\FILEROOM\TIF\5\5052918\ENG\DWG\E-5052918-GRADING.dwg
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Carolyn A. Fegan
CAROLYN A. FEGAN
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
No. 24GE04127200

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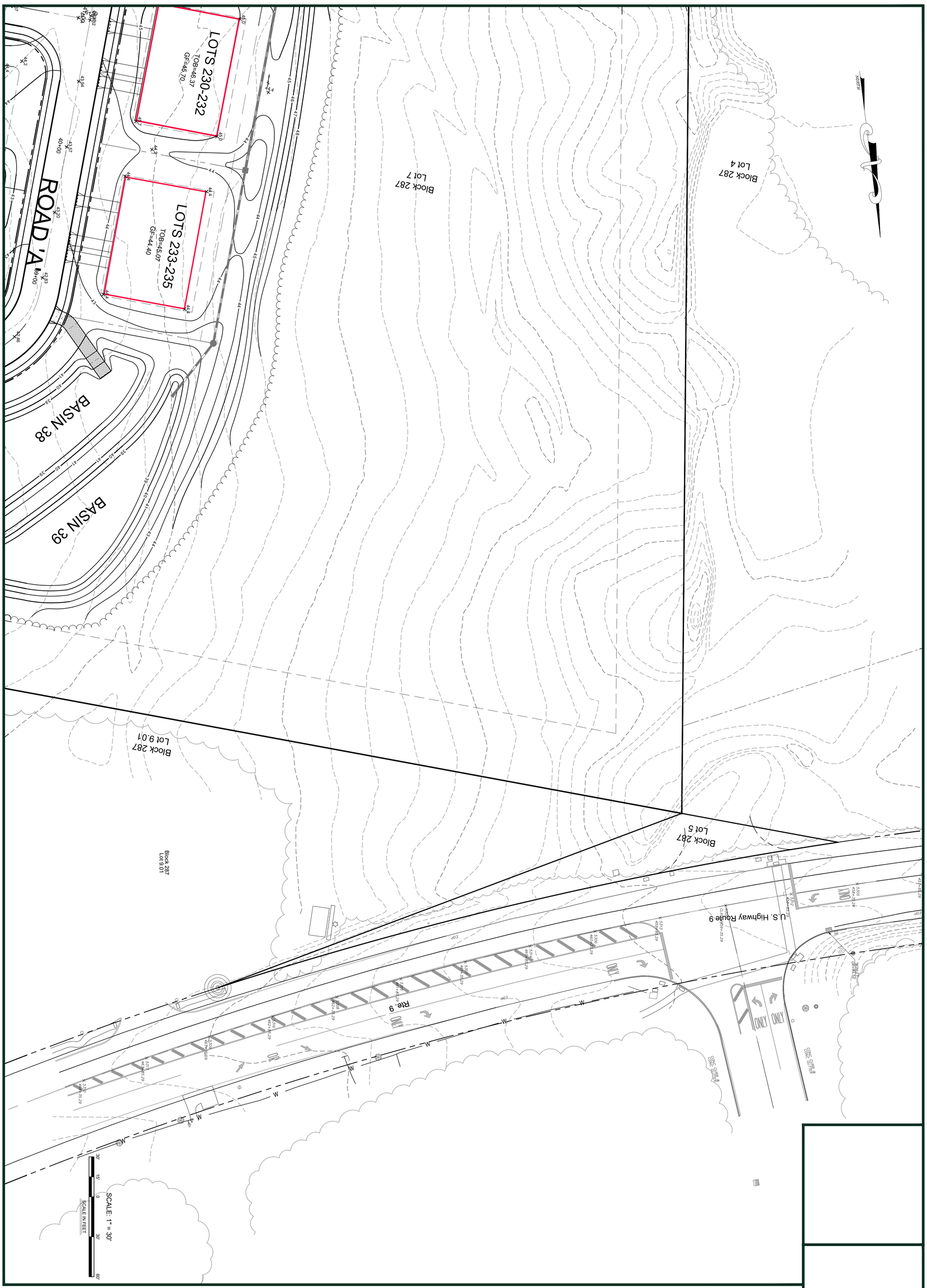
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revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

GRADING PLAN (12)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
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31 of 86

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checked:	C.M.
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GRADING PLAN (13)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
revisions

ARH ASSOCIATES
certificate of authorization
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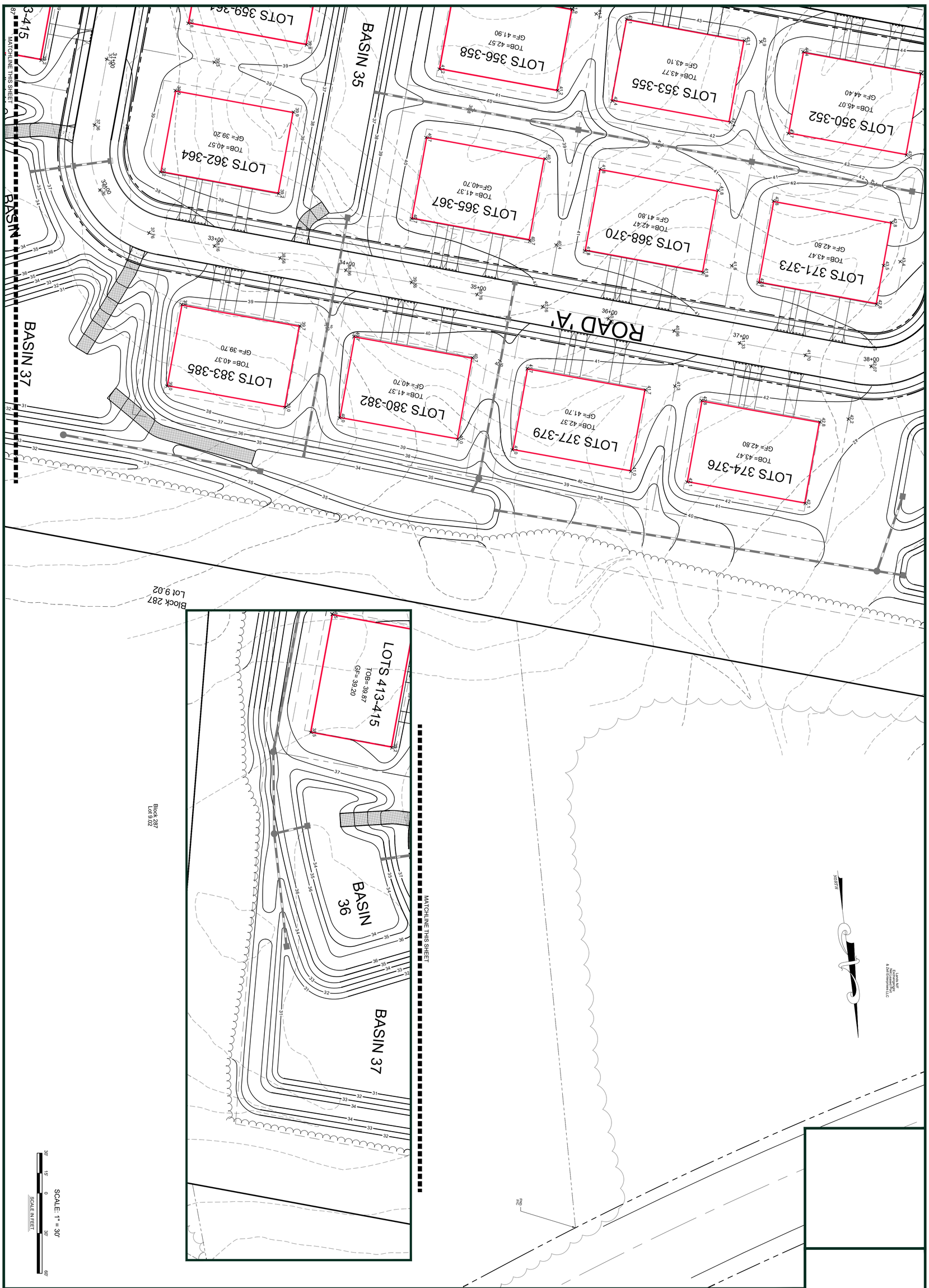
ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
215 BELLEVUE AVENUE
PO BOX 579
HAMMONTON, NJ 08037-2019
TEL (609) 561-0482
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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

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32 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	GRADING PLAN (14) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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33 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	DRAINAGE PLAN (1) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167	ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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Unnamed Road

Center Street

ROAD 'A'

BASIN 3

BASIN 4

BASIN 5

BASIN 6

BASIN 7

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 14

LOT 15

OCS 404
GR= 32.86
INV (OUT) 25.74 15" HDPE

74 LF 15" DIA. HDPE @ 1.90%

FES 301
INV (IN) 25.00 15" HDPE

OCS 506
GR= 36.00
3" ORIFICE=32.63
INV (OUT) 25.93 15" HDPE

85 LF 15" DIA. HDPE @ 1.00%

FES 505
INV (IN) 25.00 15" HDPE

38 LF 15" DIA. HDPE @ 0.45%

120 LF 15" DIA. HDPE @ 0.45%

122 LF 15" DIA. HDPE @ 0.45%

28 LF 15" DIA. HDPE @

FES 500
INV (IN) 31.50 15" HDPE

STORM MH 501
GR= 36.60
INV (IN) 31.71 15" HDPE
INV (OUT) 31.75 15" HDPE

STORM MH 502
RIM=36.60
INV (IN) 32.29 15" HDPE
INV (OUT) 32.25 15" HDPE

FES 600
INV (IN) 34.10 15" HDPE

TYPE 'B' INLET 504
STA. 84+49, 14.00' L
GR= 35.59
INV (OUT) 32.92 15"

TYPE 'B' INLET 503
STA. 84+49, 14.00' R
GR= 35.59
INV (IN) 32.84 15" HDPE
INV (OUT) 32.84 15" HD

OCS 712
GR= 32.79
INV (OUT) 27.93 15"

20 LF 15" DIA. HDPE @

FES 710
INV (IN) 31.50 15

108 LF 36" DIA. HDPE @ 0.30%

120 LF 36" DIA. HDPE @ 0.30%

82 LF 15" DIA. HDPE @ 1.95%

FES 302
INV (IN) 25.00 36" HDPE

6' STORM MH 303
RIM=31.50
INV (IN) 25.32 36" HDPE
INV (OUT) 25.32 36" HDPE

6' STORM MH 304
RIM=34.00
INV (IN) 27.43 15" HDPE
INV (IN) 25.68 36" HDPE
INV (OUT) 25.68 36" HDP

TYPE 'B' INLET 310
GR= 29.50
INV (IN) 25.86 15" HDPE

LP 36.47

LP 36.14

LP 36.15

37.87

37.37

37.13

36.87

36.03

HP 38.00

37.63

82+00

83+00

84+00

DOUBLE YELLOW LINE

EOP

Block 285
Lot 18

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

Carolyn A. Feigin

CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04047200

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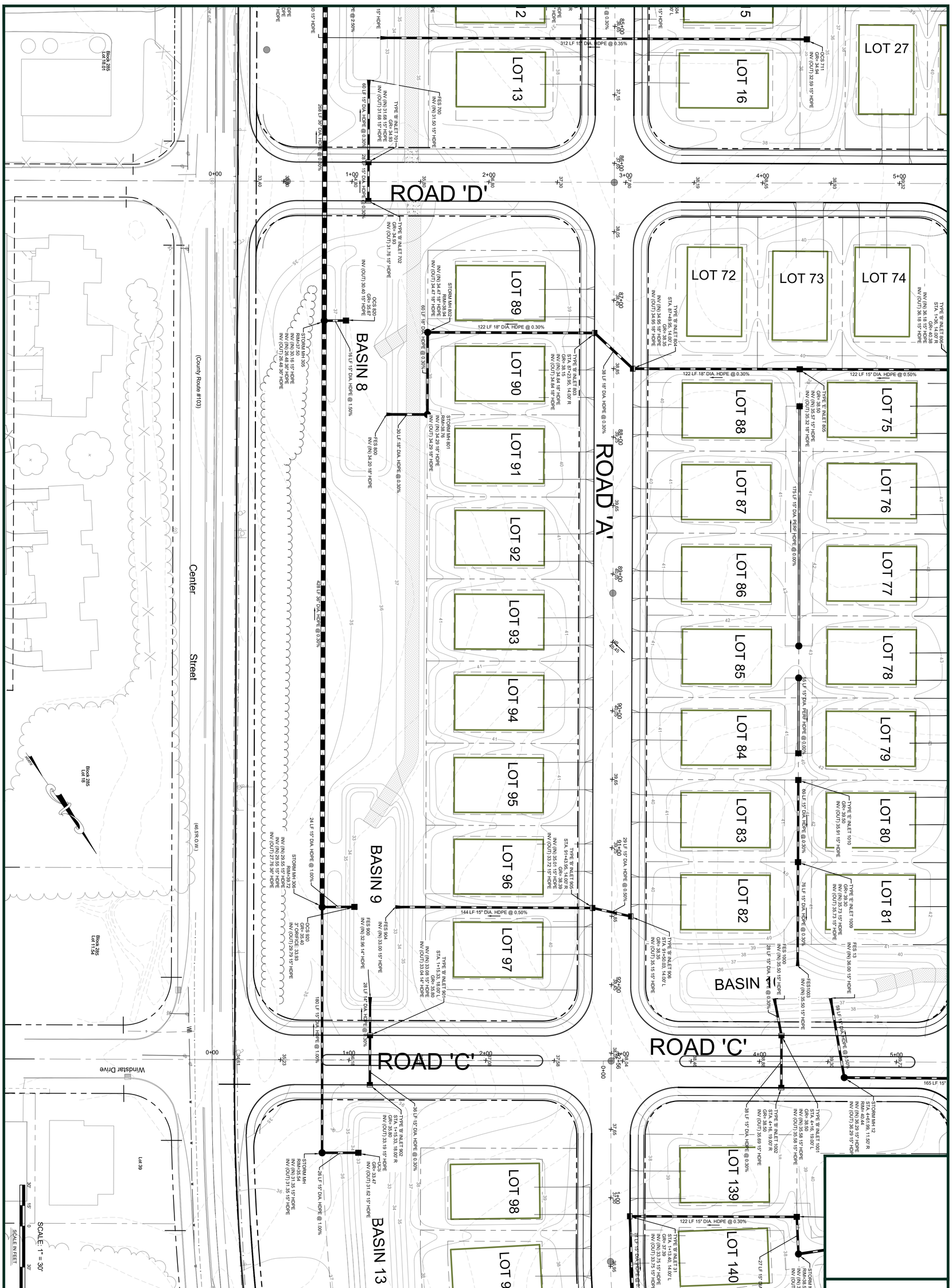
revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

DRAINAGE PLAN (2)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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35 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	DRAINAGE PLAN (3) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

Carolyn A. Feigin

CAROLYN A. FEIGIN

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. GE47200

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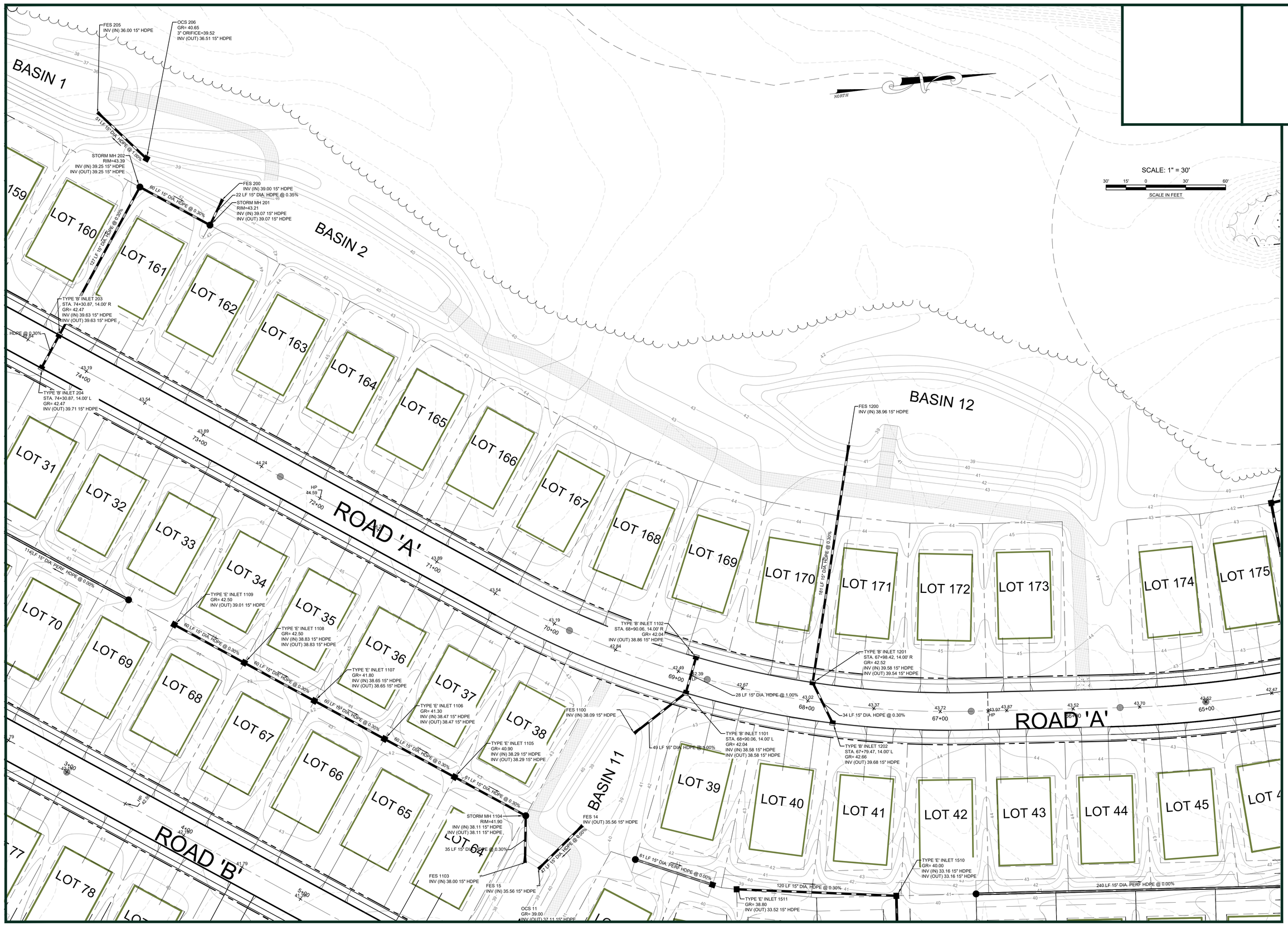
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DRAINAGE PLAN (4)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
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CIVIL ENGINEERS
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DRAINAGE PLAN (5)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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38 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	DRAINAGE PLAN (6) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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LOT 45
LOT 46
LOT 47
LOT 48
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 198
LOT 199
LOT 126
LOT 127
LOT 124
LOT 123
LOT 130
LOT 129
LOT 128
LOT 154
LOT 153
LOT 152
LOT 151
LOT 150
LOT 149
LOT 148
LOT 122
LOT 121
LOT 120
LOT 119
LOT 118
LOT 117
LOT 116
LOT 115
LOT 114
LOT 113
LOT 112
LOT 111
LOT 110
LOT 109
LOT 108

ROAD 'B'
ROAD 'E'
ROAD 'A'

BASIN 16
BASIN 17
BASIN 18
BASIN 21
BASIN 24
BASIN 25

PERF HDPE @ 0.00%
24 LF 15" DIA. HDPE @ 0.00%
28 LF 15" DIA. HDPE @ 0.30%
82 LF 15" DIA. HDPE @ 0.30%
121 LF 15" DIA. HDPE @ 0.30%
122 LF 15" DIA. HDPE @ 0.30%
24 LF 15" DIA. HDPE @ 0.30%
40 LF 15" DIA. HDPE @ 0.30%
62 LF 15" DIA. HDPE @ 0.60%
138 LF 15" DIA. HDPE @ 0.60%
70 LF 15" DIA. HDPE @ 0.30%
118 LF 15" DIA. HDPE @ 0.30%
187 LF 15" DIA. HDPE @ 0.30%
21 LF 15" DIA. HDPE @ 0.00%

TYPE 'B' INLET 2105
STA. 14+99.99, 14.00' L
GR= 35.30
INV (OUT) 32.85 15" HDPE

TYPE 'B' INLET 2104
STA. 14+99.99, 14.00' R
GR= 35.30
INV (IN) 32.77 15" HDPE
INV (OUT) 32.77 15" HDPE

TYPE 'B' INLET 2102
STA. 1+75, 14.01' L
GR= 34.37
INV (IN) 32.15 15" HDPE
INV (OUT) 32.15 15" HDPE

TYPE 'B' INLET 2101
STA. 1+75, 13.99' R
GR= 34.37
INV (IN) 32.07 15" HDPE
INV (OUT) 32.07 15" HDPE

FES 2100
INV (IN) 32.00 15" HDPE

TYPE 'E' INLET 2103
GR= 35.20
INV (IN) 32.52 15" HDPE
INV (OUT) 32.52 15" HDPE

STORM MH 2402
RIM=34.48
INV (IN) 30.29 15" HDPE
INV (OUT) 30.29 15" HDPE

TYPE 'B' INLET 2401
STA. 1+58.23, 14.00' L
GR= 34.10
INV (IN) 30.65 15" HDPE
INV (OUT) 30.65 15" HDPE

FES 2403
INV (IN) 30.04 15" HDPE

STORM MH 3914
RIM=29.00
INV (IN) 23.04 15" HDPE
INV (OUT) 23.04 15" HDPE

STORM MH 3915
RIM=26.86
INV (IN) 22.67 15" HDPE
INV (OUT) 22.67 15" HDPE

STORM MH 86
RIM=30.80
INV (IN) 26.62 15" HDPE
INV (OUT) 26.62 15" HDPE

TYPE 'E' INLET 85
GR= 29.80
INV (IN) 26.83 15" HDPE
INV (OUT) 26.83 15" HDPE

FES 87
INV (IN) 26.54 15" HDPE

STORM MH 83
RIM=32.90
INV (IN) 27.74 15" HDPE
INV (OUT) 27.74 15" HDPE

HP 33.00
LP 31.30
LP 29.92

NORTH

SCALE: 1" = 30'

30' 15' 0 30' 60'
SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04147200

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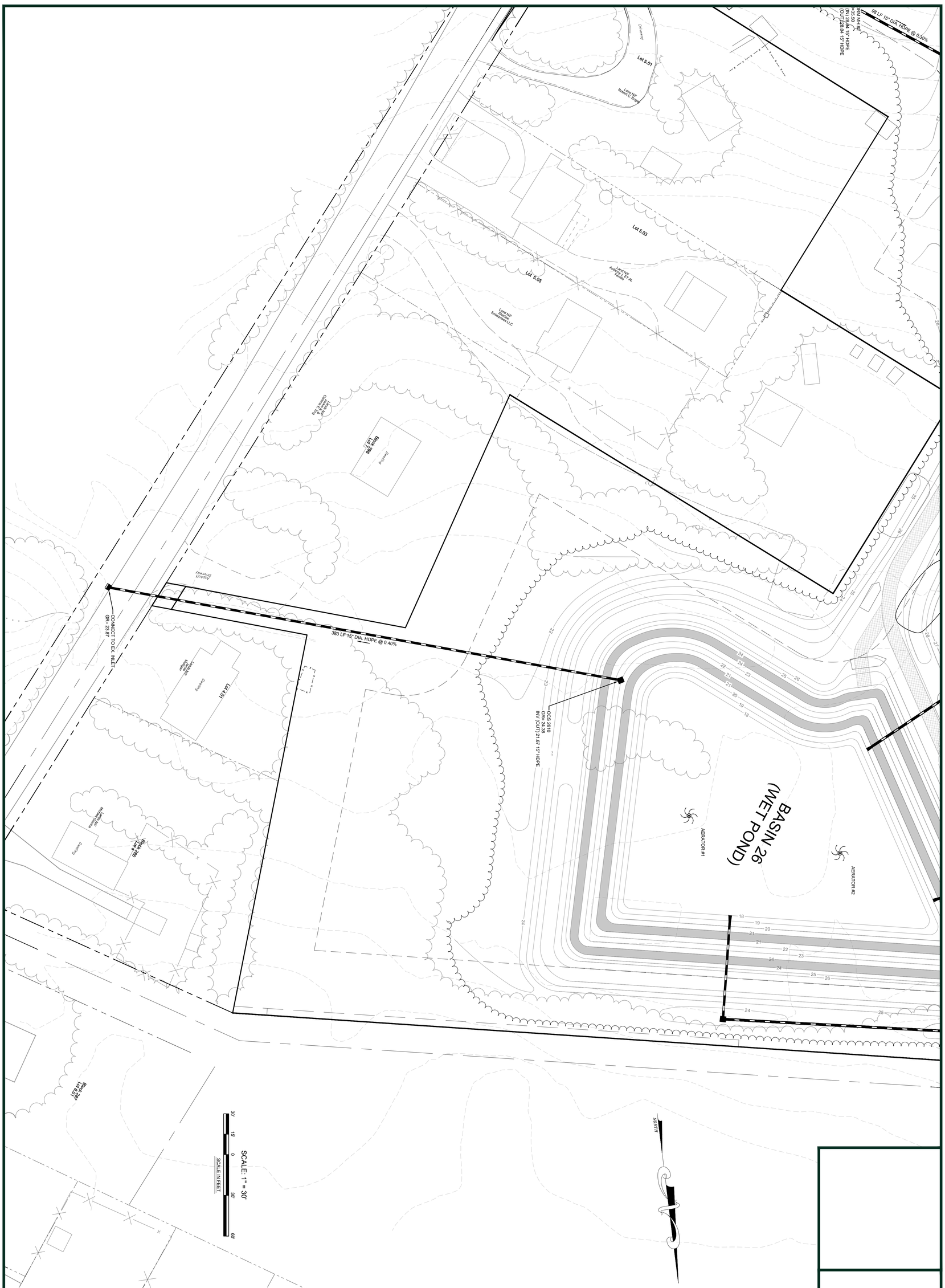
revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

DRAINAGE PLAN (7)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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40 of 86

date:	MAY 30, 2025
scale:	As Shown
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checked:	C.M.
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DRAINAGE PLAN (8)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

revisions

ARH ASSOCIATES
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NJ no. 24GA27973300, DE no. 2167

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

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SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

NORTH

ROAD 'F'

ROAD 'A'

ROAD 'G'

ROAD 'H'

ROAD 'I'

Block 287
Lot 7

LOTS 200-202

LOTS 203-205

LOTS 206-208

LOTS 209-211

LOTS 212-214

LOTS 215-217

LOTS 218

LOTS 236-238

LOTS 257-259

LOTS 260-262

LOTS 281-283

LOTS 284-286

LOTS 305-307

LOTS 308-310

LOTS 239-241

LOTS 254-256

LOTS 263-265

LOTS 278-280

LOTS 287-289

LOTS 302-304

LOTS 311-31

TYPE 'B' INLET 2304
STA. 6+20.73, 14.61' L
GR= 43.53
INV (IN) 39.13 15" HDPE
INV (OUT) 39.13 15" HDPE

TYPE 'B' INLET 2303
STA. 5+18.23, 14.00' R
GR= 41.45
INV (OUT) 38.25 15" HDPE

31 LF 15" DIA. HDPE @ 1.00%

36 LF 15" DIA. HDPE @ 1.00%

102 LF 15" DIA. HDPE @ 1.00%

28 LF 15" DIA. HDPE @ 1.50%

112 LF 15" DIA. PERF HDPE @ 0.00%

132 LF 15" DIA. PERF HDPE @ 0.00%

109 LF 15" DIA. HDPE @ 0.00%

132 LF 15" DIA. HDPE @ 0.00%

132 LF 15" DIA. PERF HDPE @ 0.00%

106 LF 15" DIA. PERF HDPE @ 0.00%

HP

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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04047200

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ARH ASSOCIATES
ADAMS, REHMANN & HEGGAN
NJ no 24GA27873300, DE no 2167

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revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

DRAINAGE PLAN (9)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

ROAD 'F'
ROAD 'G'
ROAD 'H'
ROAD 'I'
ROAD 'A'
LOT 197
LOT 198
LOT 199
LOT 121
LOT 122
BASIN 24
BASIN 28
BASIN 29
BASIN 30
BASIN 31
BASIN 40
LOTS 242-244
LOTS 245-247
LOTS 248-250
LOTS 251-253
LOTS 266-268
LOTS 269-271
LOTS 272-274
LOTS 275-277
LOTS 290-292
LOTS 293-295
LOTS 296-298
LOTS 299-301
LOTS 386-388
LOTS 389-391
LOTS 392-394
LOTS 395-397
LOTS 398-400
89 LF 15" DIA. HDPE @ 0.00%
108 LF 15" DIA. HDPE @ 0.00%
97 LF 15" DIA. HDPE @ 0.00%
TYPE 'B' INLET 2401
STA. 1+58.23, 14.00' L
GR= 34.10
INV (IN) 30.65 15" HDPE
INV (OUT) 30.65 15" HDPE
121 LF 15" DIA. HDPE @ 0.30%
82 LF 15" DIA. HDPE @ 0.30%
TYPE 'B' INLET 2400
STA. 1+58.23, 14.00' R
GR= 34.10
INV (OUT) 30.73 15" HDPE
FES 2403
INV (IN) 30.04 15" HDPE
TYPE 'B' INLET 282
STA. 16+82.20, 14.00' L
GR= 31.50
INV (OUT) 28.75 15" HDPE
28 LF 15" DIA. HDPE @ 0.30%
40 LF 15" DIA. HDPE @ 0.30%
TYPE 'B' INLET 281
STA. 16+82.20, 14.00' R
GR= 31.50
INV (IN) 28.66 15" HDPE
INV (OUT) 28.66 15" HDPE
FES 280
INV (IN) 28.54 15" HDPE
145 LF 15" DIA. HDPE @ 0.50%
174 LF 15" DIA. HDPE @ 0.60%
STORM MH 3914
RIM=29.00
INV (IN) 23.04 15" HDPE
INV (OUT) 23.04 15" HDPE
STORM MH 3913
RIM=30.00
INV (IN) 24.08 15" HDPE
INV (OUT) 24.08 15" HDPE
TYPE 'E' INLET 3912
GR= 30.20
INV (IN) 24.80 15" HDPE
INV (OUT) 24.80 15" HDPE
132 LF 15" DIA. HDPE @ 0.50%
TYPE 'E' INLET 3911
GR= 32.00
INV (IN) 25.46 15" HDPE
INV (OUT) 25.46 15" HDPE
132 LF 15" DIA. HDPE @ 0.50%
TYPE 'E' INLET 3910
GR= 32.10
INV (IN) 26.12 15" HDPE
INV (OUT) 26.12 15" HDPE
132 LF 15" DIA. HDPE @ 0.50%
TYPE 'E' INLET 3909
GR= 32.70
INV (IN) 26.78 15" HDPE
INV (OUT) 26.78 15" HDPE
161 LF 15" DIA. HDPE @ 0.50%
28 LF 15" DIA. HDPE
STORM MH 3908
RIM=32.40
INV (IN) 27.58 15" HDPE
INV (IN) 27.58 15" HDPE
INV (OUT) 27.58 15" HDPE
183 LF 15"
TYPE 'B' INLET 403
STA. 24+00, 14.87' L
GR= 33.10
INV (OUT) 30.40 15" HDPE
29 LF 15" DIA. HDPE @ 0.30%
TYPE 'B' INLET XX
STA. 24+00, 14.00' R
GR= 33.10
INV (IN) 30.31 15" HDPE
INV (OUT) 30.31 15" HDPE
22 LF 15" DIA. HDPE @ 0.30%
FES 401
INV (IN) 30.24 15" HDPE
OCS 400
GR= 31.98
INV (OUT) 27.86 15" HDPE
STORM MH 3915
RIM=26.86
INV (IN) 22.67 15" HDPE
INV (OUT) 22.67 15" HDPE
Block 287
Lot 8.02
Lands N/F Kimberly
Development Corporation
Block 287
Lot 8.02
Beach Lunar Lane
Block 287.05
Lot 13
Block 287.05
Lot 1
Block 287.05
Lot 3
Block 287.05
Lot 4
Block 287.05
Lot 5
Lot 1
Lot 13
Lot 4
Lot 6
SCALE: 1" = 30'
30' 15' 0 30' 60'
SCALE IN FEET
NORTH

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NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. GE 47200

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www.arhassociates.com
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1.	REVISED PER TWP REVIEW LETTER DATED 6/4/2025
revisions	

DRAINAGE PLAN (10)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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LAST SAVE BY	ptucker



43 of 86	date: MAY 30, 2025 scale: As Shown drawn by: P.T. checked: C.M. proj. no.: 5052918	DRAINAGE PLAN (11) FOR LENNAR BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21 VENUE AT SUMMERS CORNER LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY	1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025 revisions	ARH ASSOCIATES certificate of authorization NJ no. 24GA27973300, DE no. 2167 ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. 215 BELLEVUE AVENUE PO BOX 579 HAMMONTON, NJ 08037-2019 TEL (609) 561-0482 FAX (609) 567-8909	Carolyn A. Feigin CAROLYN A. FEIGIN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04247200

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DRAINAGE PLAN (12)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
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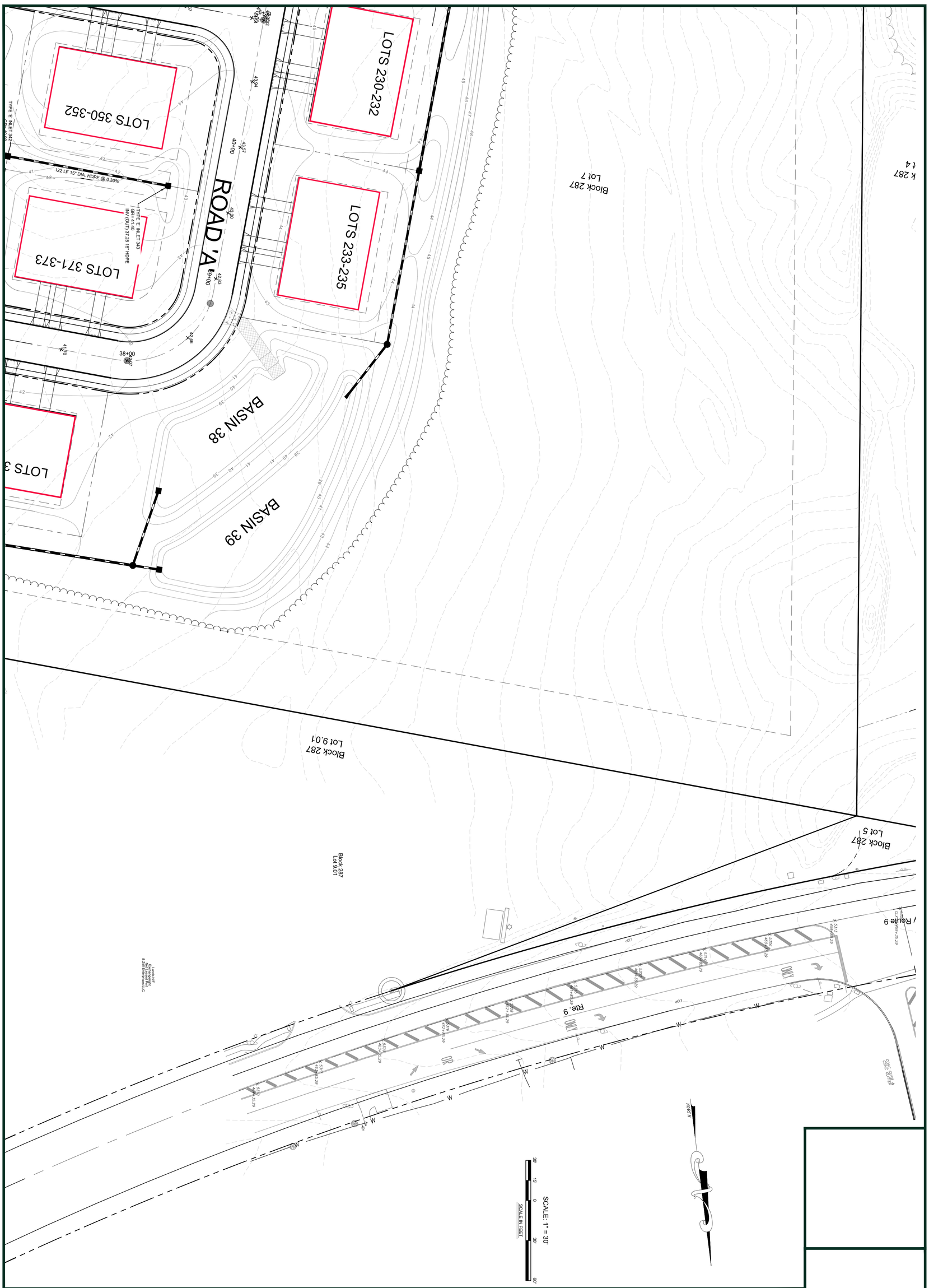
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DRAINAGE PLAN (13)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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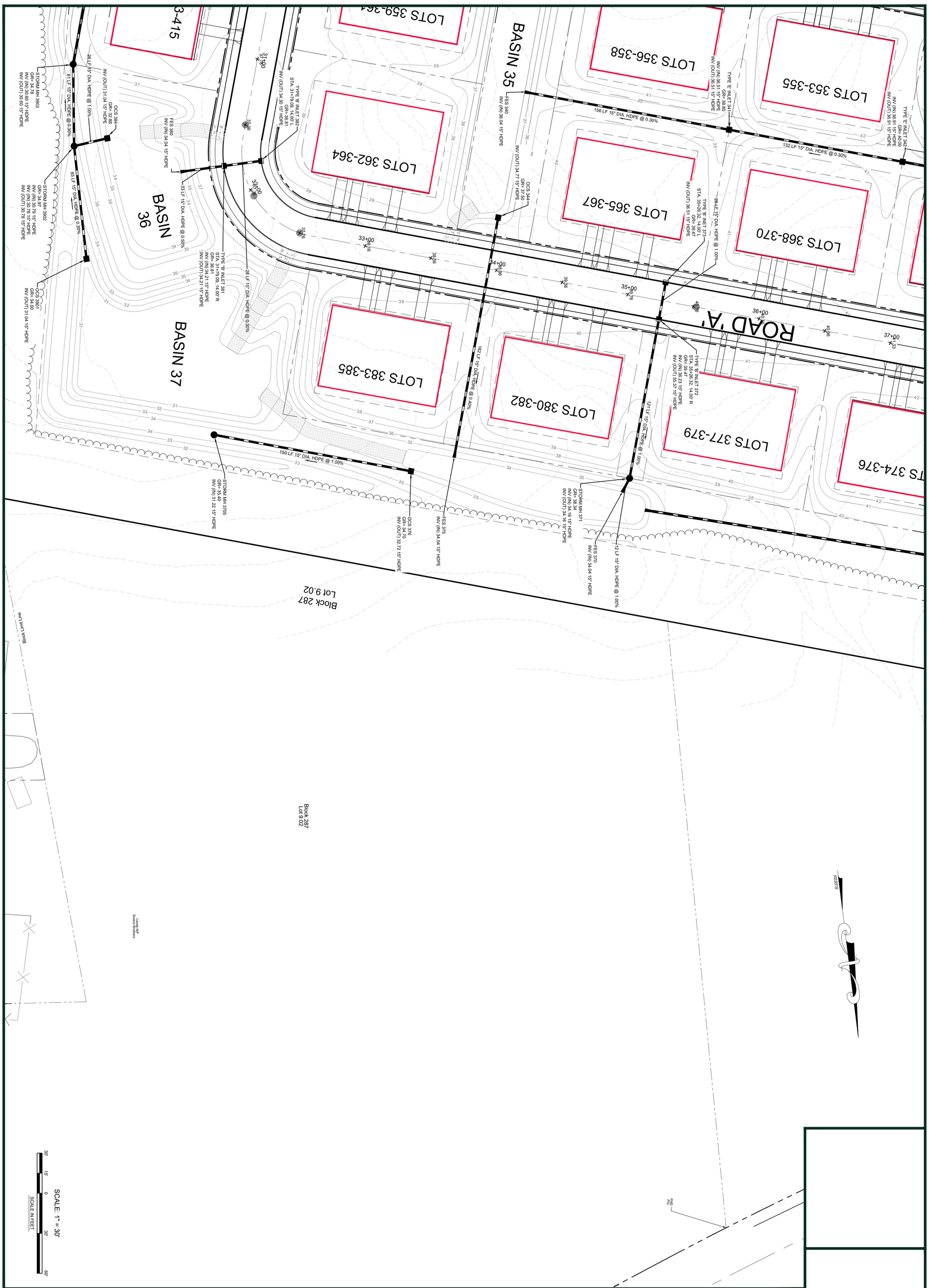
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DRAINAGE PLAN (14)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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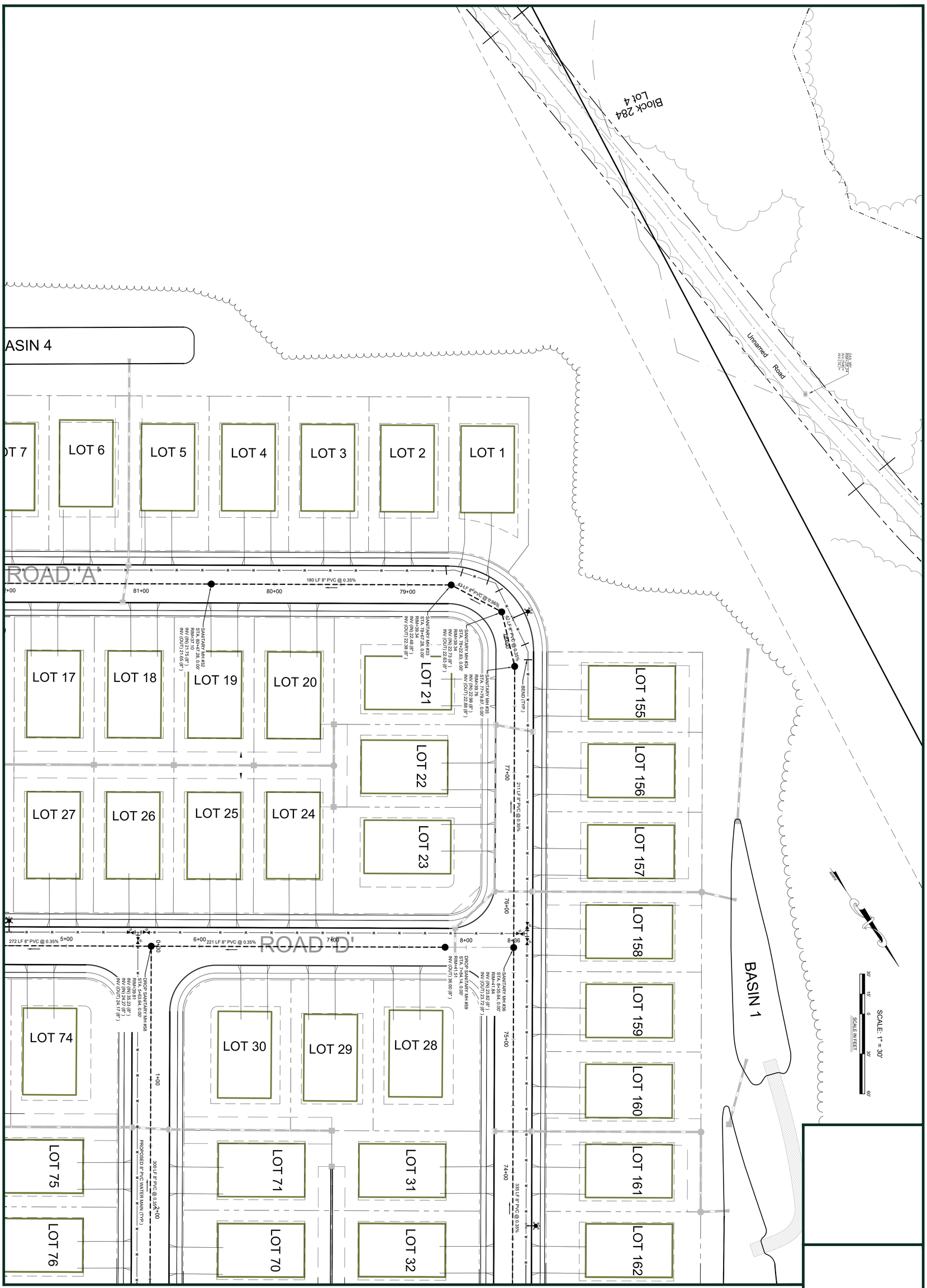
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UTILITIY PLAN (1)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

2. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
1.REV FOR TENTATIVE LEHMUA APPROVAL DATED 05/22/2025
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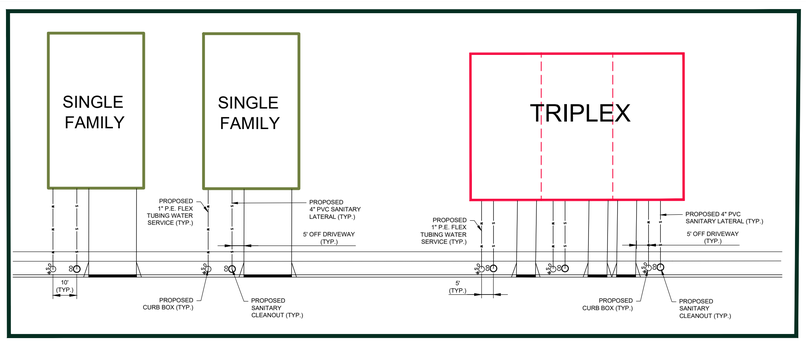
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TYPICAL LOT UTILITY LAYOUT

SCALE: 1" = 30'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT-OF-WAY		
LOT NUMBER	LOT 45	LOT 45
EASEMENT LINE		
EDGE OF WOODS		
ELEVATION	× 45.55	× 45.55
CONTOUR	83	83
BUILDING		
EDGE OF PAVEMENT		
FENCE		
CURB		
SIDEWALK		
RETAINING WALL		
SIGN		
STREET SIGN		
UTILITY POLE		
SANITARY SEWER	CO MANHOLE	CO MANHOLE
WATER	VALVE METER HYDRANT	VALVE METER HYDRANT
STORM DRAINAGE	MANHOLE INLET	MANHOLE INLET

FIRE HYDRANT ASSEMBLY

BENDS: 90° BEND, 22.5° BEND, 45° BEND, 11° BEND

NOTES:

1. **CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION WORK ON SITE. ANY DAMAGES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.**
2. **CONTRACTOR SHALL MAINTAIN SAFE DISTANCE FROM ALL EXISTING UTILITIES THAT ARE TO REMAIN.**
3. **ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY RULES AND REGULATIONS.**
4. **SANITARY SEWER SERVICE SHALL BE PROVIDED VIA GRAVITY CONNECTION TO THE EXISTING SEWER MAIN IN CENTER STREET, OWNED AND OPERATED BY THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY. PIPE MATERIALS SHALL BE PVC SDR-35. SEWER MAINS AND LATERALS SHALL BE INSTALLED TO PROVIDE A MINIMUM THREE (3') FEET OF COVER FROM THE TOP OF THE PIPE TO PROPOSED GRADE.**
5. **WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN ON CENTER STREET. PIPE MATERIALS SHALL BE C900 PVC. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM FOUR (4') FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.**
6. **ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TEN (10') FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT).**

NORTH

BASIN 3
BASIN 4
BASIN 5
BASIN 6
BASIN 7

LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 14
LOT 15

ROAD 'A'

287 LF 8" PVC @ 0.35%
82+00
83+00
84+00

SANITARY MH #31
STA. 83+14.28, 0.00'
RIM=37.49
INV (IN) 20.72 (8")
INV (OUT) 20.62 (8")

30 LF 8" PVC @ 0.35%
8 LF 8" PVC @ 0.35%

PROPOSED FIRE HYDRANT ASSEMBLY (TYP.)

SANITARY MH #30
STA. 83+53.26, 0.00'
RIM=37.10
INV (IN) 20.49 (8")
INV (OUT) 20.39 (8")

PROPOSED 8" PVC WATER MAIN (TYP.)

SANITARY MH #29
STA. 83+88.36, 0.00'
RIM=36.74
INV (IN) 20.27 (8")
INV (OUT) 20.17 (8")

CENTER STREET

DOUBLE YELLOW LINE

351 LF 8" PVC @ 0.35%

358 LF 8" PVC @ 0.35%

EOP

12"GAS MARKOUT

CONNECT TO EX SAN. MH #0
STA. 65+99.70, 2.10'
RIM=23.14
INV (IN) 13.80 (8") PROP.
INV (IN) 13.57 (10") EX.
INV (OUT) 13.51 (10") EX.

SANITARY MH #1
STA. 62+50.45, 34.60'
RIM=29.50
INV (IN) 15.13 (8")
INV (OUT) 15.03 (8")

Block 285
Lot 18

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04147200

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revisions
1.REV FOR TENTATIVE LEHMUA APPROVAL DATED 05/22/2025.
2. REVISED PER TWP REVIEW LETTER DATED 10/14/2025.

UTILITIY PLAN (2)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	APRIL 25, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

DRAWING LOCATION	W:\FILEROOM\TP\5052918\ENGDWGS\E-5052918-UTILITIES.dwg
LAST DATE SAVED	6/5/2025
LAST SAVE BY	plucker

LOT 27
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 73
LOT 72
LOT 16
LOT 88
LOT 87
LOT 86
LOT 85
LOT 84
LOT 83
LOT 82
BASIN 10
PROP. FIRE HYDRANT ASSEMBLY (TYP.)
LOT 139
LOT 140
LOT 13
LOT 89
LOT 90
LOT 91
LOT 92
LOT 93
LOT 94
LOT 95
LOT 96
LOT 97
LOT 98
LOT 99
BASIN 8
BASIN 9
BASIN 13

272 LF 8" PVC @ 0.35%
229 LF 8" PVC @ 0.35%
226 LF 8" PVC @ 0.35%
300 LF 8" PVC @ 0.35%
342 LF 8" PVC @ 0.35%
147 LF 8" PVC @ 0.35%
74 LF 8" PVC @
97 LF 8" PVC @ 0.35%

DROP SANITARY MH #4
STA. 2+91.64, 0.00'
RIM=37.72
INV (IN) 23.22 (8")
INV (IN) 19.38 (8")
INV (IN) 17.86 (8")
INV (OUT) 17.76 (8")

SANITARY MH #5
STA. 89+13.95, 0.00'
RIM=40.16
INV (IN) 19.01 (8")
INV (OUT) 18.91 (8")

SANITARY MH #6
STA. 92+55.67, 0.00'
RIM=38.01
INV (IN) 20.31 (8")
INV (OUT) 20.21 (8")

SANITARY MH #7
STA. 1+48.56, 0.0
RIM=36.97
INV (IN) 20.92 (8"
INV (OUT) 20.82 (

SANITARY MH #2
STA. 58+92.00, 37.36'
RIM=33.20
INV (IN) 16.48 (8")
INV (OUT) 16.38 (8")

SANITARY MH #3
STA. 0+52.68, 0.00'
RIM=33.85
INV (IN) 16.92 (8")
INV (OUT) 16.82 (8")

PROPOSED 8" PVC WATER MAIN (TYP.)
PROPOSED WET TAP CONNECTION AND 8" GATE VALVE
PROPOSED WET TAP CONNECTION AND 8" GATE VALVE
Lot 39

ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'C'
CENTER STREET
CENTER STREET
(County Route #103)
(46.5' R.O.W.)
R.O.W. LINE

85+00
86+00
37+00
88+00
89+00
90+00
91+00
92+00
92+56
0+00
1+00
2+00
3+00
4+00
5+00
6+00
0+00
1+00
2+00
0+00

Block 285
Lot 18.01
Block 285
Lot 18
Block 285
Lot 11.54

SCALE: 1" = 30'
30' 15' 0 30' 60'
SCALE IN FEET

W:\FILEROOM\TP\5052918\ENGDWGS\E-5052918-UTILITIES.dwg
6/5/2025
plucker
DRAWING LOCATION
LAST DATE SAVED
LAST SAVE BY

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04147200

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ARH ASSOCIATES
ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
NJ no. 24GA27973300, DE no. 2167

2. REVISED PER TWP REVIEW LETTER DATED 10/15/25
1. REV FOR TENTATIVE LEHMUA APPROVAL DATED 05/22/2025
revisions

UTILITIY PLAN (3)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date: MAY 30, 2025
scale: As Shown
drawn by: P.T.
checked: C.M.
proj. no.: 5052918

LOT 79
LOT 80
LOT 81
LOT 84
LOT 83
LOT 82
LOT 96
LOT 97
LOT 98
LOT 99
LOT 100
LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 106
LOT 107
LOT 108
LOT 109
LOT 63
LOT 62
LOT 61
LOT 60
LOT 59
LOT 58
LOT 57
LOT 138
LOT 137
LOT 136
LOT 135
LOT 134
LOT 133
LOT 132
LOT 131
LOT 130
LOT 139
LOT 140
LOT 141
LOT 142
LOT 143
LOT 144
LOT 145
LOT 146
LOT 147
LOT 148
LOT 149

BASIN 10
BASIN 9
BASIN 13
BASIN 14
BASIN 15

ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'

342 LF 8" PVC @ 0.35%
80 LF 8" PVC @ 0.35%
72 LF 8" PVC @ 0.35%
76 LF 8" PVC @ 0.35%
296 LF 8" PVC @ 0.35%
181 LF
PROPOSED 8" PVC WATER MAIN (TYP.)
342 LF 8" PVC @ 0.35%
147 LF 8" PVC @ 0.35%
74 LF 8" PVC @ 0.35%
300 LF 8" PVC @ 0.35%
306 LF

SANITARY MH #62
STA. 7+21.56, 0.00'
RIM=39.61
INV (IN) 27.09 (8")
INV (OUT) 26.99 (8")

SANITARY MH #61
STA. 6+41.72, 0.00'
RIM=40.26
INV (IN) 26.71 (8")
INV (OUT) 26.61 (8")

SANITARY MH #63
STA. 7+93.76, 0.00'
RIM=39.04
INV (IN) 27.44 (8")
INV (OUT) 27.34 (8")

SANITARY MH #64
STA. 8+70.00, 0.00'
RIM=38.43
INV (IN) 27.81 (8")
INV (OUT) 27.71 (8")

SANITARY MH #65
STA. 11+66.00, 0.00'
RIM=36.06
INV (IN) 28.95 (8")
INV (OUT) 28.85 (8")

SANITARY MH #6
STA. 92+55.67, 0.00'
RIM=38.01
INV (IN) 20.31 (8")
INV (OUT) 20.21 (8")

SANITARY MH #7
STA. 1+46.56, 0.00'
RIM=36.97
INV (IN) 20.92 (8")
INV (OUT) 20.82 (8")

SANITARY MH #8
STA. 2+20.62, 0.00'
RIM=36.46
INV (IN) 21.28 (8")
INV (OUT) 21.18 (8")

SANITARY MH #9A
STA. 2+94.76, 0.00'
RIM=35.94
INV (IN) 21.64 (8")
INV (OUT) 21.54 (8")

SANITARY MH #9
STA. 5+94.31, 0.00'
RIM=33.84
INV (IN) 22.79 (8")
INV (OUT) 22.69 (8")

PROP. FIRE HYDRANT ASSEMBLY (TYP.)
BEND (TYP.)
PROPOSED WET TAP CONNECTION AND 8" GATE VALVE
Lot 39
CENTER STREET
WINDSAIL DRIVE
Metal Storage Container

SCALE: 1" = 30'
30' 15' 0 30' 60'
SCALE IN FEET

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 91+00 92+00

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04147200

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revisions	
2. REVISED PER TWP REVIEW LETTER, DATED 08/22/2025	
1.REV FOR TENTATIVE LEHMUA APPROVAL, DATED 03/22/2025	

UTILITIY PLAN (4)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

50 of 86

DRAWING LOCATION	W:\FILER\OMITF\5\05052918\ENG\DWG\E-5052918-UTILITIES.dwg
LAST DATE SAVED	6/5/2025
LAST SAVE BY	plucker

BASIN 1

BASIN 2

BASIN 11

BASIN 12

NORTH

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 70

LOT 69

LOT 68

LOT 67

LOT 66

LOT 65

LOT 64

335 LF 8" PVC @ 0.35%

PROPOSED 8" PVC WATER MAIN (TYP.)

246 LF 8" PVC @ 0.35%

110 LF 8" PVC @ 0.35%

200 LF 8" PVC @ 0.35%

112 LF 8" PVC @ 0.35%

65 LF 8" PVC @ 0.35%

126 LF 8" PVC @ 0

74+00

73+00

72+00

71+00

70+00

69+00

68+00

67+00

66+00

65+00

4+00

3+92

SANITARY MH #37
STA. 72+34.00, 0.00'
RIM=44.35
INV (IN) 25.10 (8")
INV (OUT) 25.00 (8")

SANITARY MH #38
STA. 69+87.48, 0.00'
RIM=43.10
INV (IN) 26.06 (8")
INV (OUT) 25.96 (8")

SANITARY MH #39
STA. 68+77.36, 0.00'
RIM=42.48
INV (IN) 26.54 (8")
INV (OUT) 26.44 (8")

SANITARY MH #40
STA. 66+76.68, 0.00'
RIM=43.88
INV (IN) 27.34 (8")
INV (OUT) 27.24 (8")

SANITARY MH #41
STA. 65+64.68, 0.00'
RIM=43.64
INV (IN) 27.83 (8")
INV (OUT) 27.73 (8")

SANITARY MH #42
STA. 65+00.00, 0.00'
RIM=42.52
INV (IN) 28.13 (8")
INV (OUT) 28.06 (8")

SANITARY MH #60
STA. 3+00.00, 0.00'
RIM=42.19
INV (IN) 25.42 (8")
INV (OUT) 25.32 (8")

BEND (TYP.)

ROAD 'A'

ROAD 'B'

ROAD 'A1'

W:\FILER\ZOMITF\5\5052918\ENG\DWG\E-5052918-UTILITIES.dwg

DRAWING LOCATION

6/5/2025

LAST DATE SAVED

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LAST SAVE BY

Carolyn A. Feigin

CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE-46472200

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2. REVISED PER TWP REVIEW LETTER DATED 08/22/2025	
1.DEV FOR TENTATIVE LEHMJA APPROVAL DATED 05/22/2025	
revisions	

UTILITIY PLAN (5)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP - OCEAN COUNTY - NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

NORTH

SCALE: 1" = 30'

30' 15' 0 30' 60'

SCALE IN FEET

Wetlands

LOT 176 LOT 177 LOT 178 LOT 179 LOT 180 LOT 181 LOT 182 LOT 183 LOT 184 LOT 185 LOT 186 LOT 187 LOT 188 LOT 189 LOT 190 LOT 191 LOT 193 LOT 194 LOT 195

ROAD 'A'

ROAD 'F'

BASIN 19

BASIN 20

BASIN 22

BASIN 23

SANITARY MH #43
STA. 63+74.23, 0.00'
RIM=42.61
INV (IN) 28.70 (8")
INV (OUT) 28.57 (8")

SANITARY MH #44
STA. 62+43.00, 0.00'
RIM=42.37
INV (IN) 29.26 (8")
INV (OUT) 29.16 (8")

DROP SANITARY MH #45
STA. 61+88.60, 0.00'
RIM=41.88
INV (IN) 29.55 (8")
INV (IN) 31.77 (8")
INV (OUT) 29.45 (8")

SANITARY MH #46
STA. 61+31.12, 0.00'
RIM=41.06
INV (IN) 29.83 (8")
INV (OUT) 29.75 (8")

SANITARY MH #47
STA. 58+89.00, 0.00'
RIM=40.15
INV (IN) 30.80 (8")
INV (OUT) 30.68 (8")

SANITARY MH #48
STA. 57+00.00, 0.00'
RIM=42.25
INV (IN) 31.56 (8")
INV (OUT) 31.46 (8")

SANITARY MH #49
STA. 56+31.44, 0.00'
RIM=43.08
INV (IN) 31.90 (8")
INV (OUT) 31.80 (8")

SANITARY MH #50
STA. 54+87.30, 0.00'
RIM=44.77
INV (IN) 32.50 (8")
INV (OUT) 32.40 (8")

SANITARY MH #73
STA. 6+09.00, 0.00'
RIM=43.77
INV (OUT) 34.90 (8")

DROP SANITARY MH #72
STA. 3+50.00, 0.00'
RIM=38.59
INV (IN) 33.99 (8")
INV (OUT) 28.45 (8")

54 LF 8" PVC @ 0.35%
131 LF 8" PVC @ 0.35%
57 LF 8" PVC @ 0.35%
242 LF 8" PVC @ 0.35%
189 LF 8" PVC @ 0.35%
68 LF 8" PVC @ 0.35%
144 LF 8" PVC @ 0.35%
269 LF 8" PVC @ 0.35%

PROPOSED 8" PVC WATER MAIN (TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY (TYP.)

BEND (TYP.)

61+00 62+00 63+00 64+00 59+00 60+00 57+00 56+00 55+00 7+00 6+00 5+00 4+00

DRAWING LOCATION	W:\FILEROOM\TF-5\05291\ENG\DWGS\E-05291B-UTILITIES.dwg
LAST DATE SAVED	6/5/2025
LAST SAVE BY	plucker

Carolyn A. Feigin

CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04642700

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ARH ASSOCIATES
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NJ no. 24GA27973300, DE no. 2167

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2.	REVISED PER TWP REVIEW LETTER DATED 06/04/2025
1.	REV FOR TENTATIVE/ELEMNIA APPROVAL DATED 05/22/2025
revisions	

UTILITIY PLAN (6)
FOR
LENNAR

VENUE AT SUMMERS CORNER

BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

SANITARY MH #42
STA. 65+00.00, 0.00'
RIM=42.52
INV (IN) 28.13 (8")
INV (OUT) 28.06 (8")

LOT 45 LOT 46 LOT 47 LOT 48 LOT A LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56

288 LF 8" PVC @ 0.35%

SANITARY MH #69
STA. 3+26.60, 0.00'
RIM=37.60
INV (OUT) 32.60 (8")

4+00 3+00 16+36 16+00

SANITARY MH #67
STA. 14+49.44, 0.00'
RIM=35.48
INV (IN) 30.14 (8")
INV (OUT) 30.04 (8")

SANITARY MH #66
STA. 13+47.23, 0.00'
RIM=34.71
INV (IN) 29.68 (8")
INV (OUT) 29.58 (8")

102 LF 8" PVC @ 0.35%

55 LF 8" PVC @ 0.35% 15+00

SANITARY MH #68
STA. 15+08.44, 0.00'
RIM=35.85
INV (OUT) 30.35 (8")

SANITARY MH #70
STA. 2+24.54, 0.00'
RIM=35.76
INV (OUT) 28.14 (8")

ROAD 'B'

12+00 181 LF 8" PVC @ 0.35% 13+00

SANITARY MH #65
STA. 11+66.00, 0.00'
RIM=36.06
INV (IN) 28.95 (8")
INV (OUT) 28.85 (8")

LOT 1 LOT 126 LOT 127 LOT 124 LOT 123 LOT 130 LOT 129 LOT 128 BASIN 16

ROAD 'E'

225 LF 8" PVC @ 0.35%

BASIN 21

BASIN 24

LOT 198 LOT 199

306 LF 8" PVC @ 0.35% 2+00 1+00

SANITARY MH #15
STA. 15+10.98, 0.00'
RIM=30.64
INV (IN) 26.61 (8")
INV (OUT) 26.51 (8")

120 LF 8" PVC @ 0.35% 16+00 15+00

96 LF 8" PVC @ 0.35%

SANITARY MH #16
STA. 16+31.10, 0.00'
RIM=31.49
INV (IN) 27.13 (8")
INV (IN) 27.13 (8")
INV (OUT) 27.03 (8")

155 LF 8" PVC @ 0.35% 14+00

SANITARY MH #14
STA. 14+14.71, 0.00'
RIM=30.28
INV (IN) 26.17 (8")
INV (OUT) 26.07 (8")

LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 154 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122

42 LF 8" PVC @ 0.35% 13+00

SANITARY MH #13
STA. 12+80.08, 0.00'
RIM=31.38
INV (IN) 25.60 (8")
INV (OUT) 25.50 (8")

DROP SANITARY MH #12
STA. 12+37.91, 0.00'
RIM=32.98
INV (IN) 27.35 (8")
INV (IN) 25.35 (8")
INV (OUT) 25.25 (8")

ROAD 'A'

12+00 11+00 236 LF 8" PVC @ 0.35% 10+00 102 LF 8" PVC @ 0.35% 9+00 7+00 306 LF 8" PVC @ 0.35% 8+00

PROPOSED 8" PVC WATER MAIN (TYP.)

SANITARY MH #11
STA. 10+02.13, 0.00'
RIM=31.92
INV (IN) 24.42 (8")
INV (OUT) 24.32 (8")

SANITARY MH #10
STA. 9+00.00, 0.00'
RIM=31.50
INV (IN) 23.96 (8")
INV (OUT) 23.86 (8")

BASIN 17 BASIN 18 BASIN 25

NORTH

SCALE: 1" = 30'

30' 15' 0 30' 60'
SCALE IN FEET

DRAWING LOCATION: W:\FILEROOM\TF\50\5052918ENG\DWG\E-5052918-UTILITIES.dwg
LAST DATE SAVED: 6/5/2025
LAST SAVE BY: pfucker

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04147200

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ARH ASSOCIATES
Adams, Rehmann & Heggan Associates
NJ no. 24GA27973300, DE no. 2167

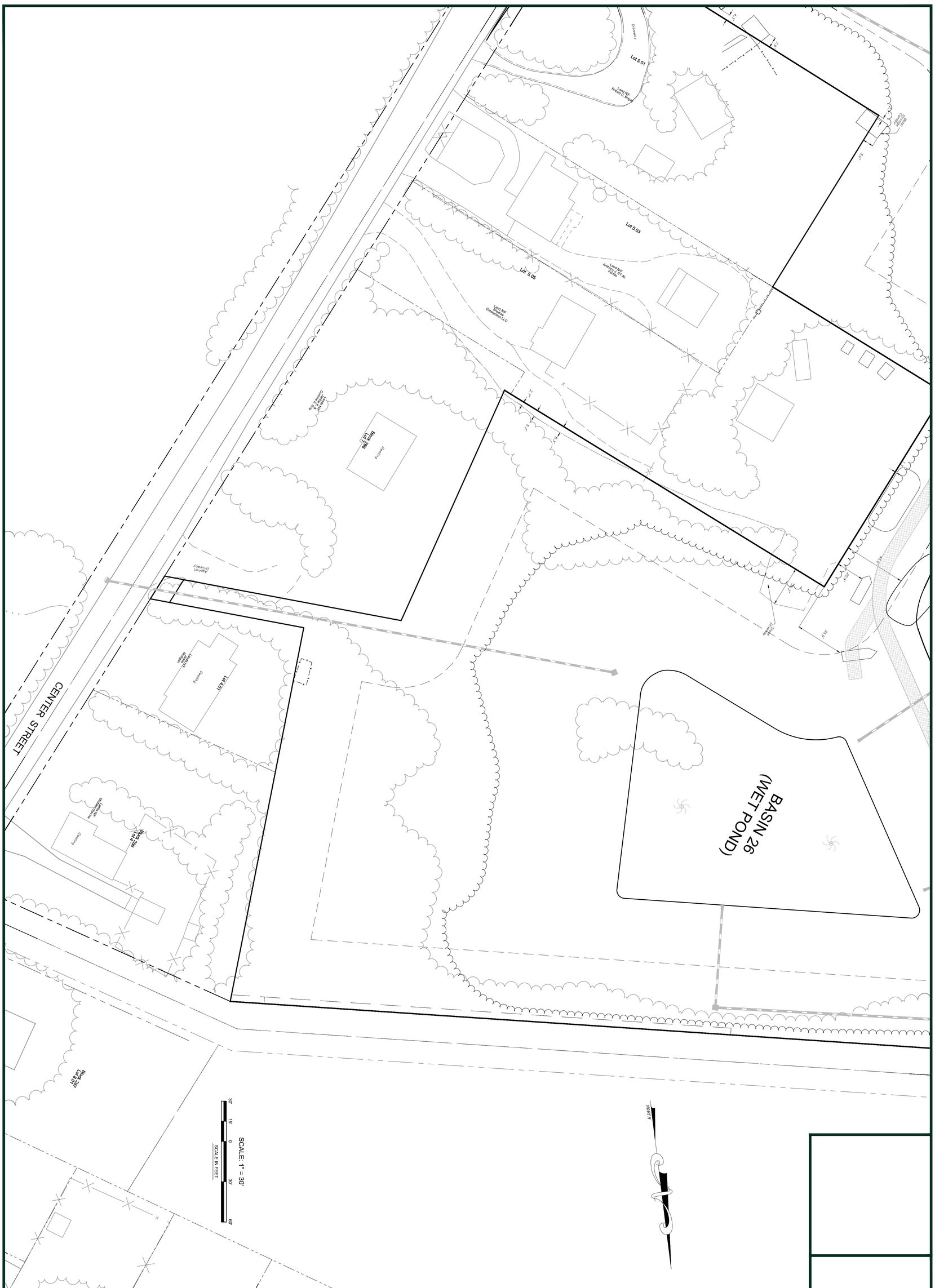
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2.	REVISED PER TWP REVIEW LETTER DATED 5/6/2025
1.	REV FOR TENTATIVE LEHMIJA APPROVAL DATED 05/22/2025
revisions	

UTILITIY PLAN (7)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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CENTER STREET
BASIN 26
(WET POND)
Lot 5.01
Land NF
Robert C Hand
Lot 5.03
Lot 5.05
Land NF
Anthony ET AL
Land NF
Eastwind LLC
Bldg 286
Lot 7
Bldg 285
Lot 6.01
Bldg 287
Lot 8.01
Bldg 287
Lot 8
Driveway
Asphalt Driveway
Concrete Walk
Shed
Pavilion
Gazebo
Deck
Pool
Concrete Pool Deck
Bay Avenue
Concrete Walk
Asphalt Walk
Concrete Curb
Asphalt Curb
Concrete Apron
Asphalt Apron
Concrete Driveway
Asphalt Driveway

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UTILITIY PLAN (9)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

2. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
1.REV FOR TENTATIVE LEHMUA APPROVAL DATED 05/22/2025
revisions

ARH ASSOCIATES
certificate of authorization
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HAMMONTON, NJ 08037-2019
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FAX (609) 567-8909

CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

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LOTS 242-244
LOTS 251-253
LOTS 266-268
LOTS 275-277
LOTS 290-292
LOTS 299-301
LOT 197
LOT 198
LOT 199
ROAD 'F'
BASIN 29
BASIN 30
BASIN 31
LOTS 245-247
LOTS 248-250
LOTS 269-271
LOTS 272-274
LOTS 293-295
LOTS 296-298
ROAD 'G'
ROAD 'H'
ROAD 'I'
ASIN 24
DROP SANITARY MH #74
STA. 3+00.00, 0.00'
RIM=40.30
INV (IN) 35.80 (8")
INV (OUT) 29.33 (8")
DROP SANITARY MH #76
STA. 3+00.00, 0.00'
RIM=40.99
INV (IN) 36.50 (8")
INV (OUT) 30.38 (8")
306 LF 8" PVC @ 0.35%
300 LF 8" PVC @ 0.35%
SANITARY MH #71
STA. 0+44.00, 0.00'
RIM=32.46
INV (IN) 27.38 (8")
INV (OUT) 27.28 (8")
ANITARY MH #15
A. 15+10.98, 0.00'
W=30.64
V (IN) 26.61 (8")
V (OUT) 26.51 (8")
120 LF 8" PVC @ 0.35%
111 LF 8" PVC @ 0.35%
BEND (TYP.)
159 LF 8" PVC @ 0.35%
270 LF 8" PVC @ 0.35%
PROPOSED 8" PVC WATER MAIN (TYP.)
SANITARY MH #16
STA. 16+31.10, 0.00'
RIM=31.49
INV (IN) 27.13 (8")
INV (IN) 27.13 (8")
INV (OUT) 27.03 (8")
SANITARY MH #17
STA. 17+41.89, 0.01'
RIM=32.64
INV (IN) 27.62 (8")
INV (OUT) 27.52 (8")
SANITARY MH #18
STA. 19+01.24, 0.00'
RIM=34.28
INV (IN) 28.28 (8")
INV (IN) 28.28 (8")
INV (OUT) 28.18 (8")
SANITARY MH #19
STA. 21+71.24, 0.00'
RIM=35.42
INV (IN) 29.33 (8")
INV (IN) 29.33 (8")
INV (OUT) 29.23 (8")
SANITARY MH #20
STA. 24+41.24, 0.00'
RIM=33.99
INV (IN) 30.38 (8")
INV (IN) 30.38 (8")
INV (OUT) 30.28 (8")
LOT 121
LOT 122
BASIN 28
LOTS 386-388
LOTS 389-391
LOTS 392-394
LOTS 395-397
LOTS 398-400
BASIN 40
ROAD 'A'
50' PERIMETER SETBACK
NORTH
SCALE: 1" = 30'
30' 15' 0 30' 60'
SCALE IN FEET
Block 287
Lot 8.02
Base Line Lane
Block 287.05 Lot 13
Block 287.05 Lot 1
Block 287.05 Lot 3
Block 287.05 Lot 4
Block 287.05 Lot 5
Lot 1
Lot 4
Lot 13
Lands N/F Kimberly Development Corporation

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revisions
2. REVISED PER TWP REVIEW LETTER DATED 09/22/2025
1. REV FOR TENTATIVE LEHMIJA APPROVAL DATED 09/22/2025

UTILITIY PLAN (10)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY

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UTILITIY PLAN (11)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

2. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
1.REV FOR TENTATIVE LEHMUA APPROVAL DATED 05/22/2025
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Carolyn A. Feigin
CAROLYN A. FEIGIN
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NEW JERSEY LICENSE No. 24GE04247200

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UTILITIY PLAN (12)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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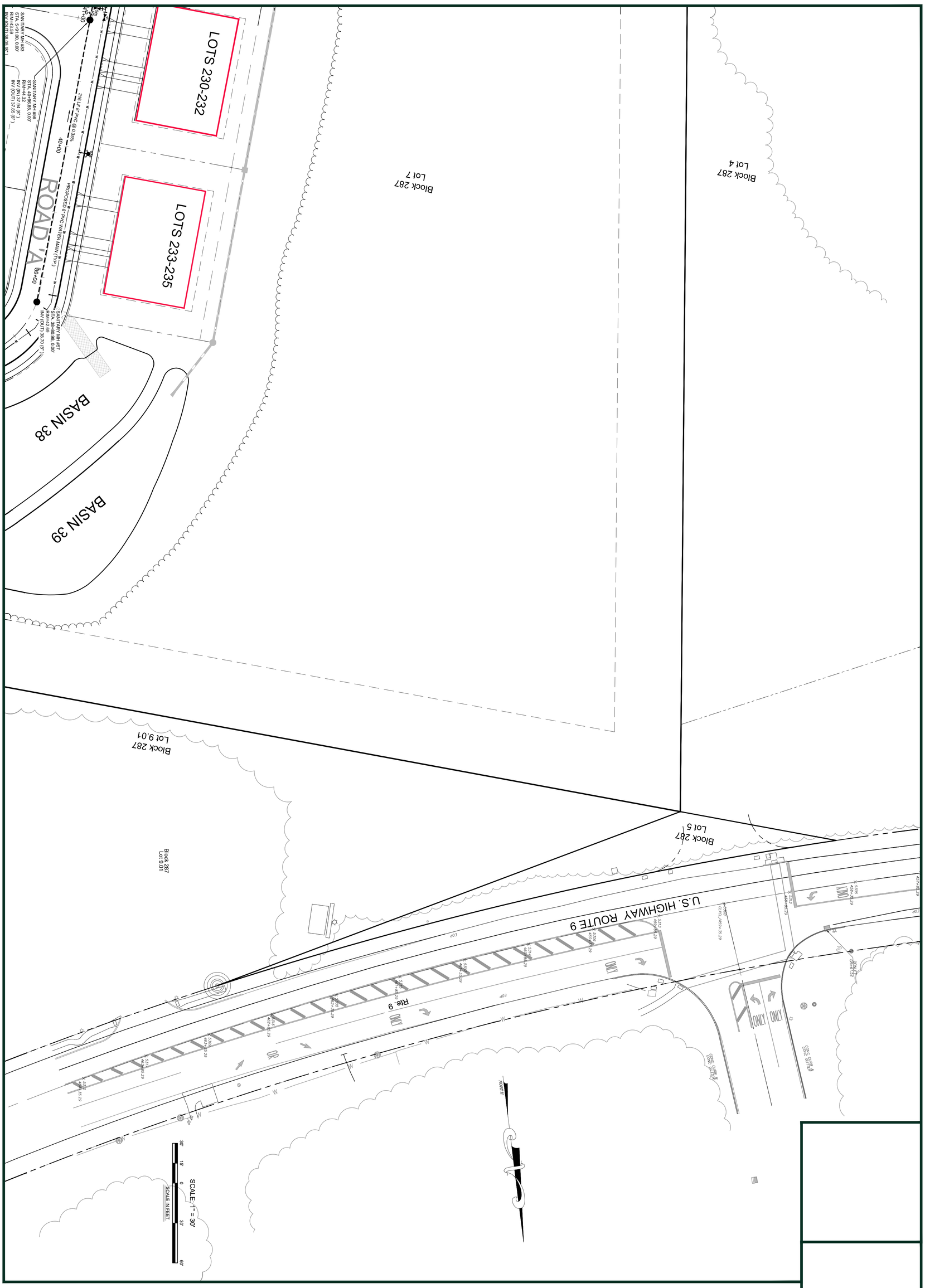
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UTILITIY PLAN (13)
FOR
LENNAR
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VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

2. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
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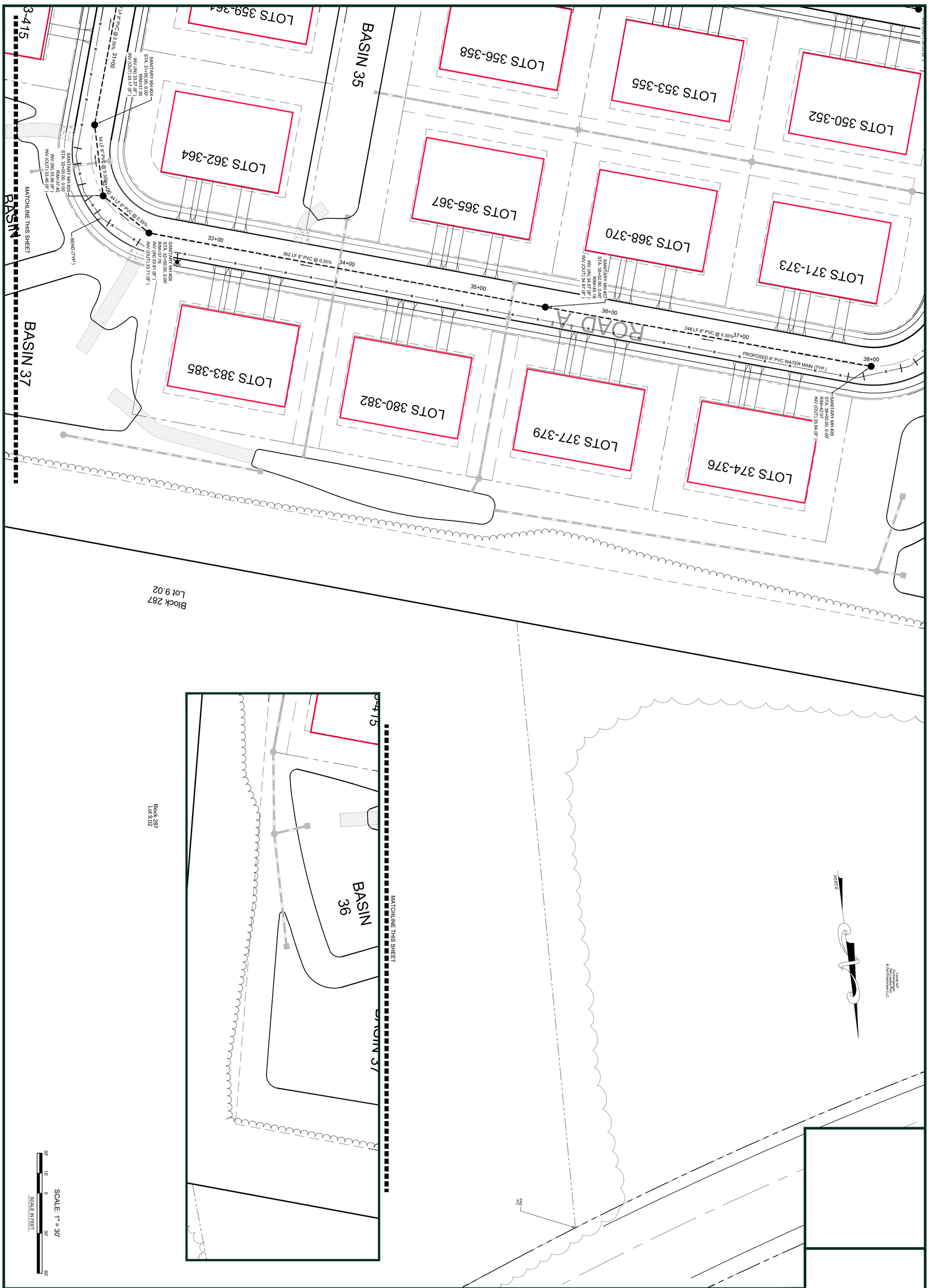
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UTILITIY PLAN (14)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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CAROLYN A. FEIGIN
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PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

HORIZONTAL
SCALE: 1"=30'
30' 15' 0 30'

VERTICAL
SCALE: 1"=3'
3' 1.5' 0 3'

SCALE IN FEET

PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

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ROAD PROFILE (1)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 8 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

HORIZONTAL
SCALE: 1"=30'
30' 15' 0 30'

VERTICAL
SCALE: 1"=3'
3' 1.5' 0 3'

SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
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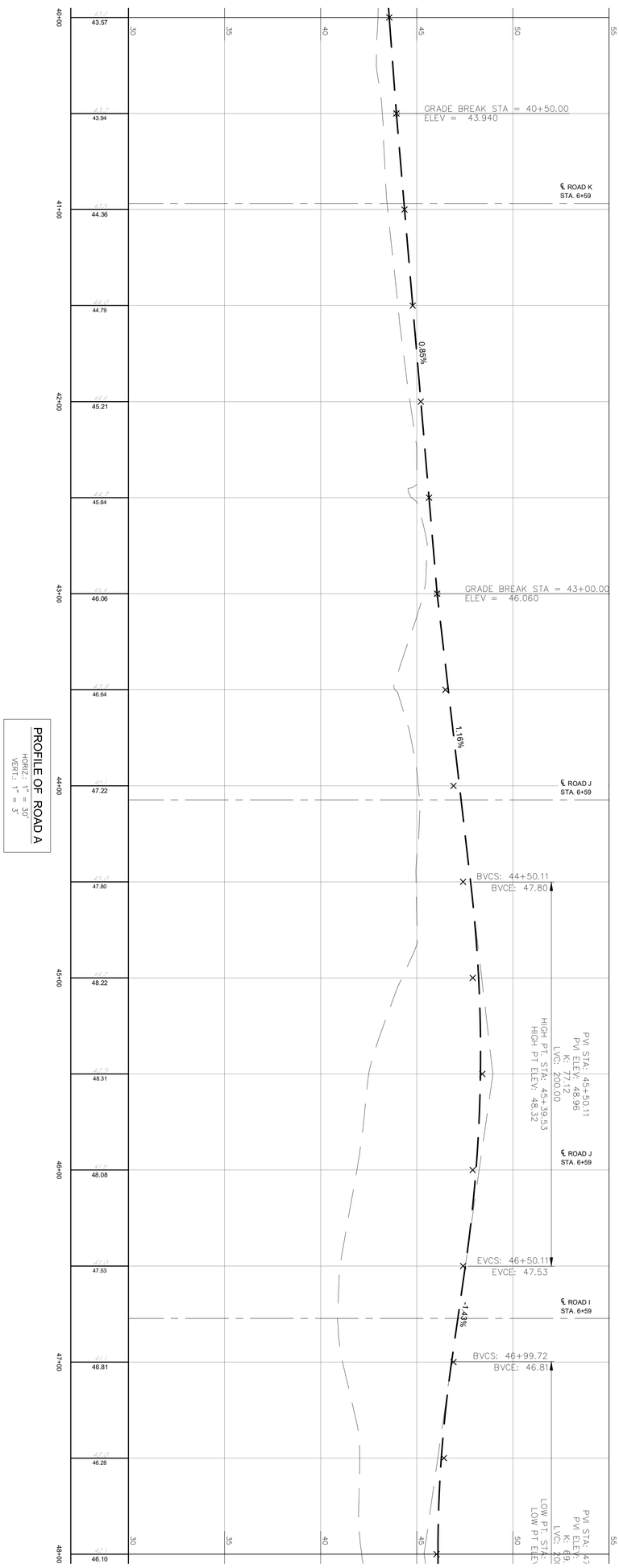
ROAD PROFILE (2)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 8 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

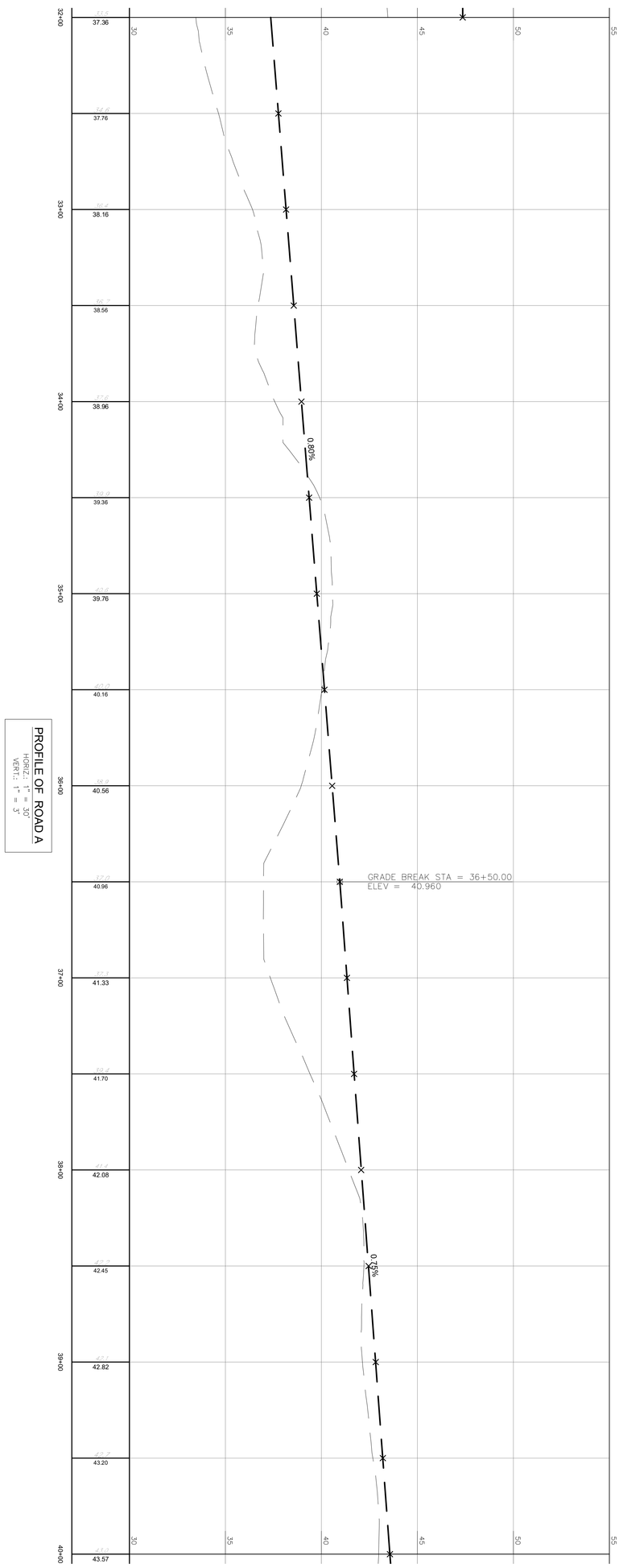
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ROAD PROFILE (3)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

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Carolyn A. Feigin
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NEW JERSEY LICENSE No. 24GE04247200

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HORIZ.: 1" = 30'
VERT.: 1" = 3'

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VERT.: 1" = 3'

HORIZONTAL
SCALE: 1"=30'
30' 15' 0 30'

VERTICAL
SCALE: 1"=3'
3' 1.5' 0 3'

SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04042200

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ROAD PROFILE (4)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 8 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

HORIZONTAL
SCALE: 1"=30'
30' 15' 0 30'

VERTICAL
SCALE: 1"=3'
3' 1.5' 0 3'
SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE47200

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revisions	

ROAD PROFILE (5)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 8 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

DRAWING LOCATION	W:\FILEROOM\TF\5050291\ENG\DWG\E-5052918-PROFILES.dwg
LAST DATE SAVED	6/5/2025
LAST SAVE BY	plucker

PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

PROFILE OF ROAD A
HORIZ.: 1" = 30'
VERT.: 1" = 3'

HORIZONTAL
SCALE: 1"=30'
30' 15' 0 30'
VERTICAL
SCALE: 1"=3'
3' 1.5' 0 3'
SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE46742200

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ROAD PROFILE (5)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 8 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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PROFILE OF ROAD B
HORIZ.: 1" = 30'
VERT.: 1" = 3'

PROFILE OF ROAD B
HORIZ.: 1" = 30'
VERT.: 1" = 3'

HORIZONTAL
SCALE: 1"=30'
30' 15' 0 30'

VERTICAL
SCALE: 1"=3'
3' 1.5' 0 3'
SCALE IN FEET

Carolyn A. Feggin
CAROLYN A. FEGGIN
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. GE47200

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ROAD PROFILE (6)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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PROFILE OF ROAD C
HORIZ.: 1" = 30'
VERT.: 1" = 3'

PROFILE OF ROAD D
HORIZ.: 1" = 30'
VERT.: 1" = 3'

HORIZONTAL
SCALE: 1"=30'
30' 15' 0 30'

VERTICAL
SCALE: 1"=3'
3' 1.5' 0 3'
SCALE IN FEET

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE047200

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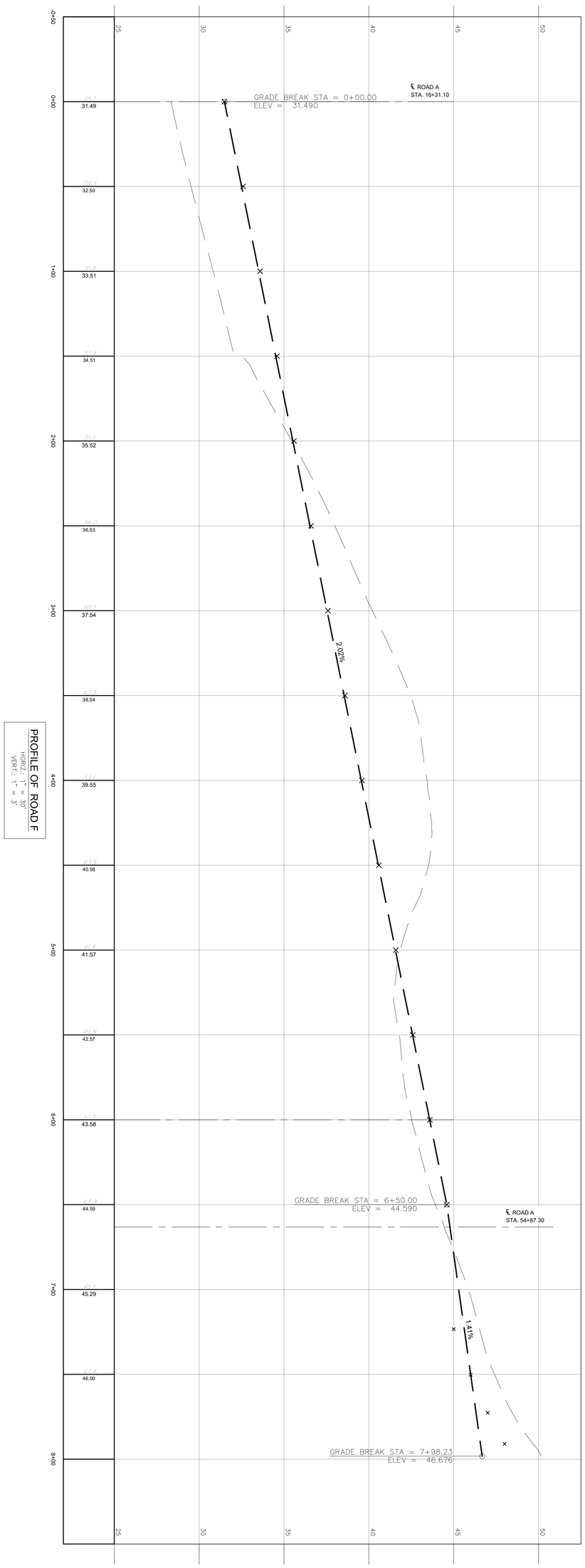
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ROAD PROFILE (7)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

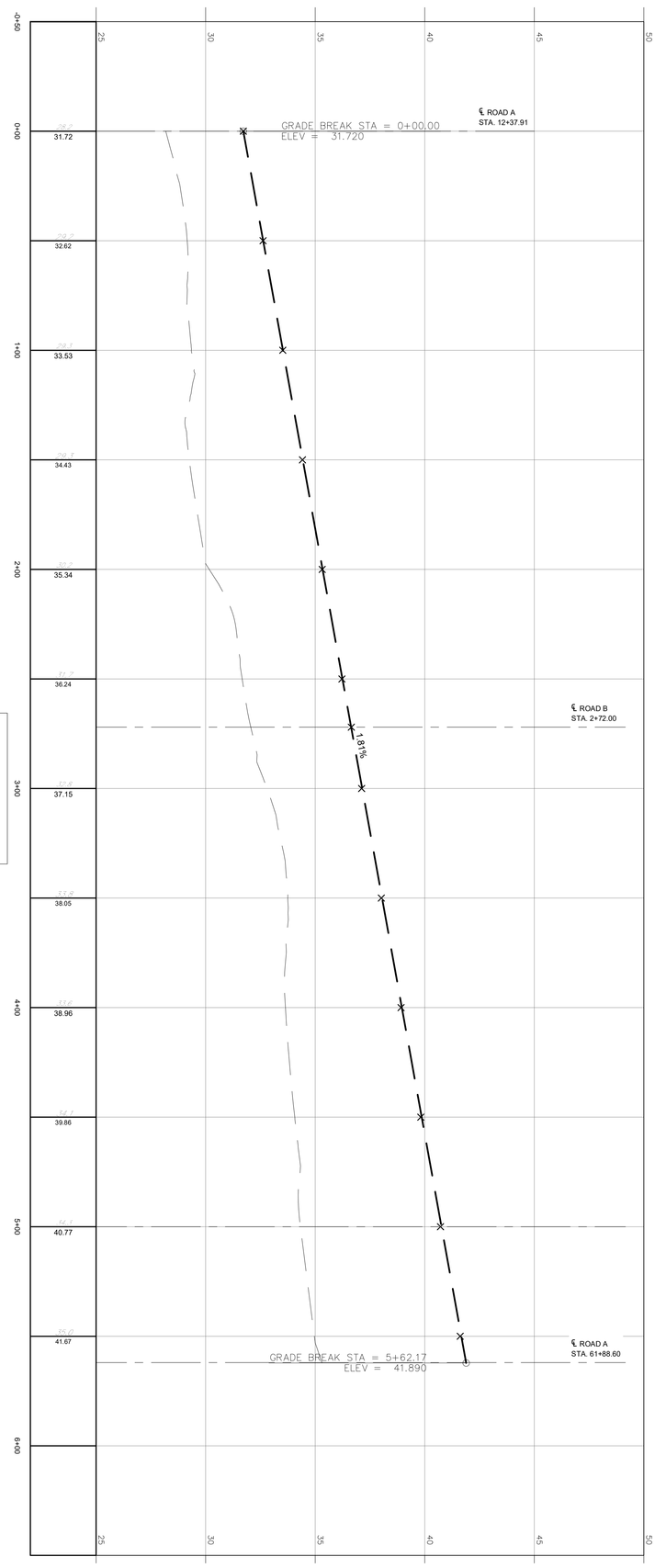
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scale:	As Shown
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proj. no.:	5052918

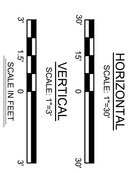
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PROFILE OF ROAD E
HORIZ.: 1" = 30'
VERT.: 1" = 3'





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ROAD PROFILE (8)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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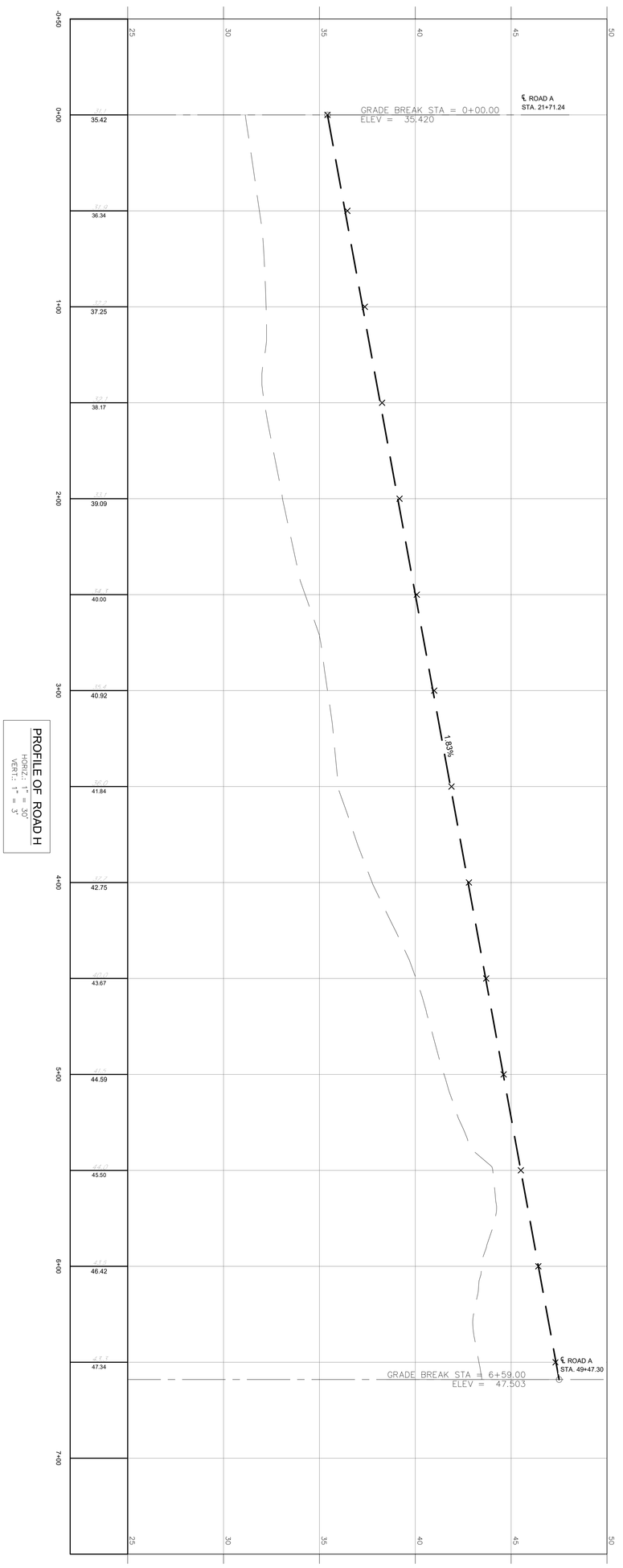
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HAMMONTON, NJ 08037-2019
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FAX (609) 567-8909

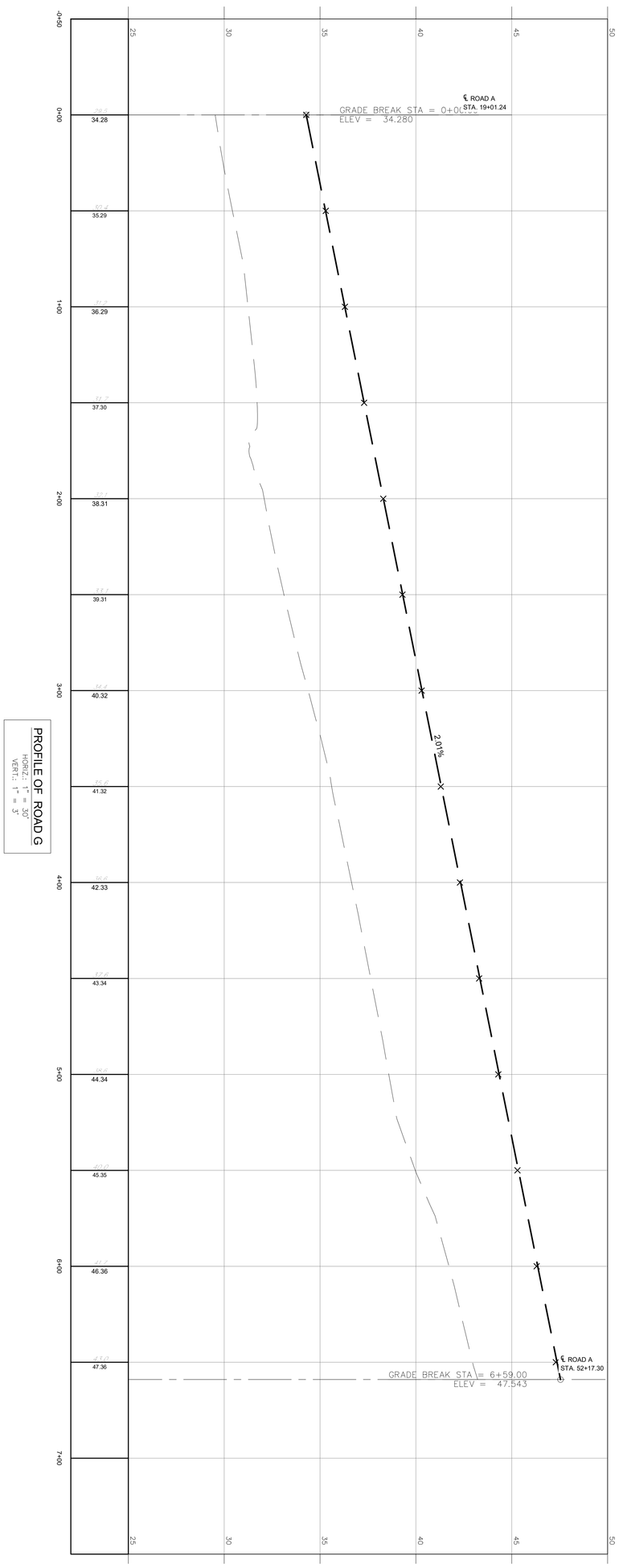
Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

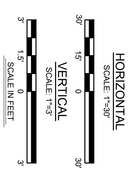
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ROAD PROFILE (9)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

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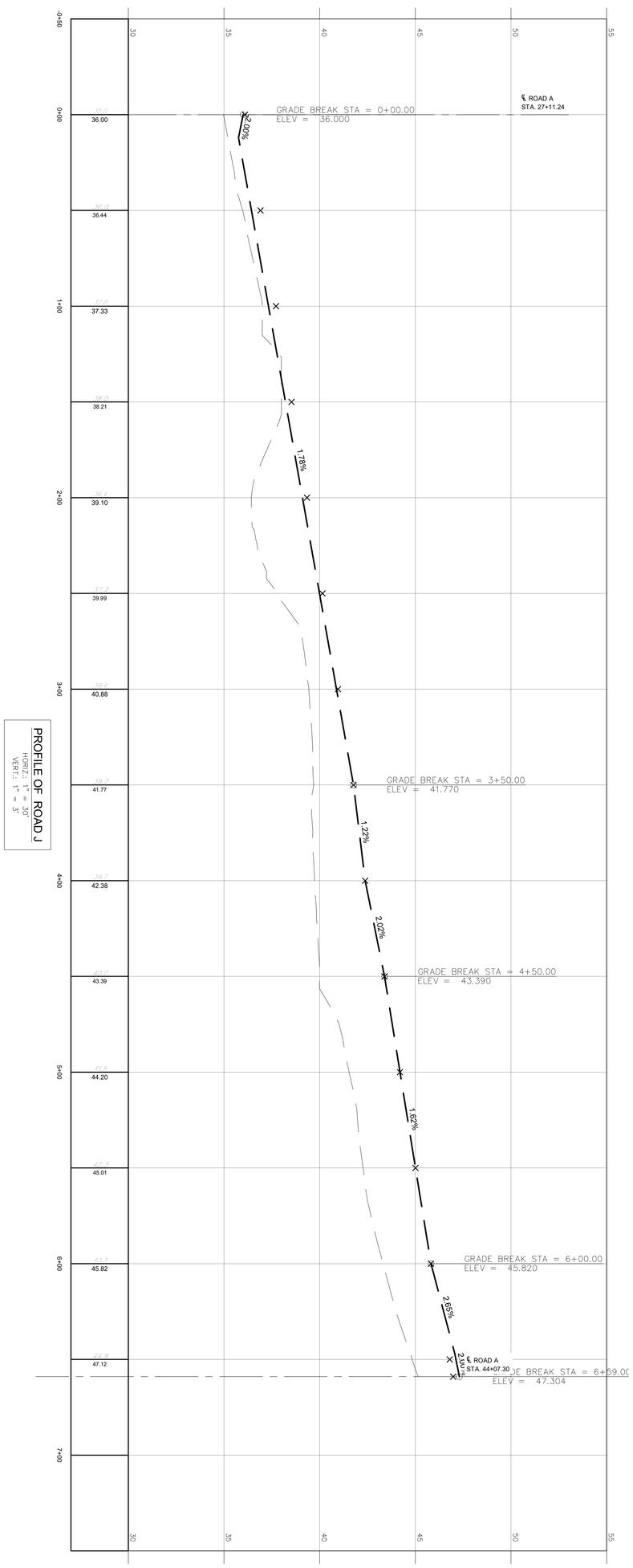
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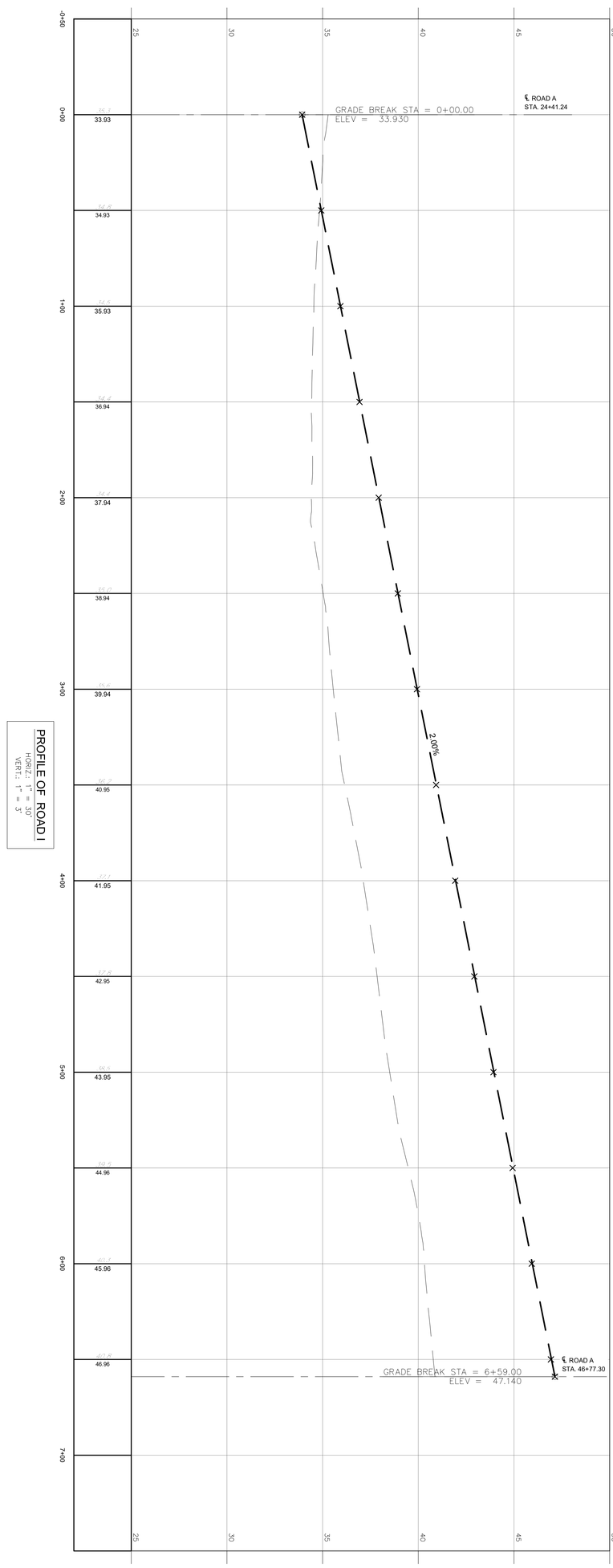
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

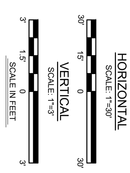
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ROAD PROFILE (10)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

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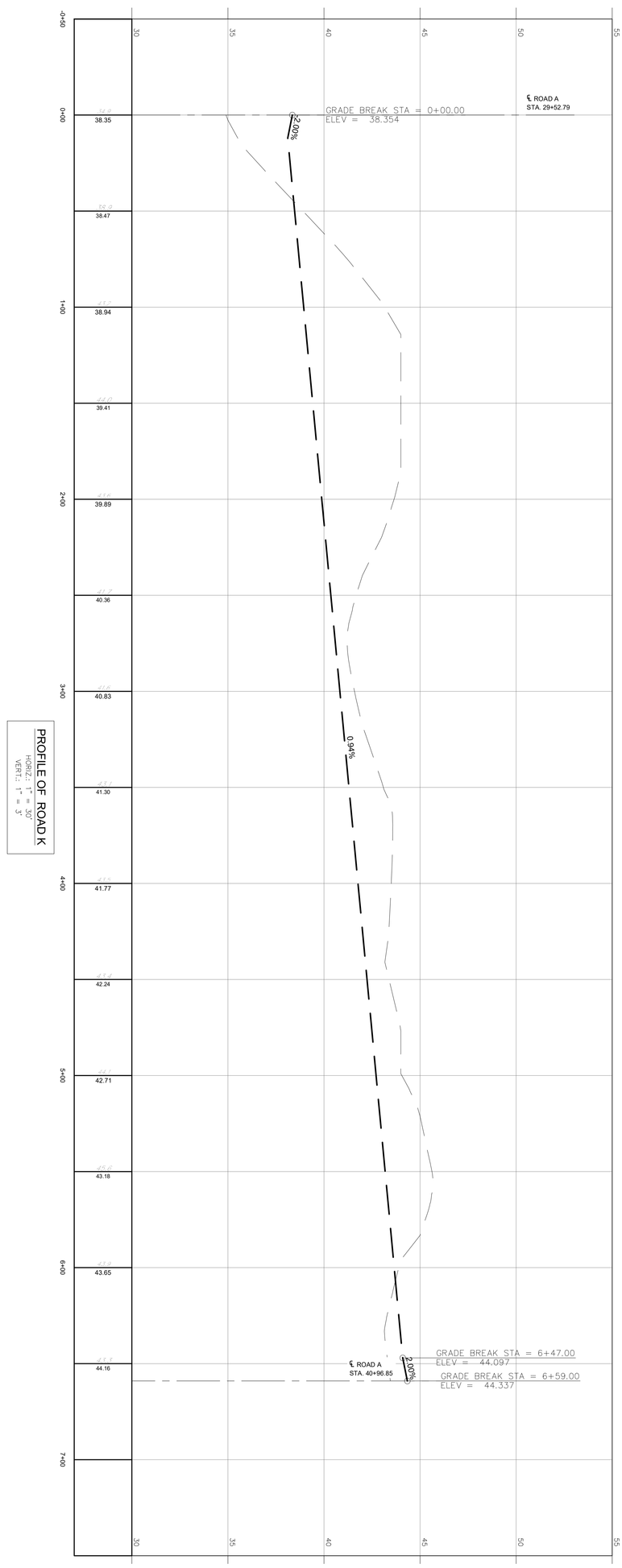
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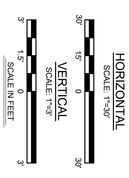
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CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

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checked:	C.M.
proj. no.:	5052918

ROAD PROFILE (11)
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

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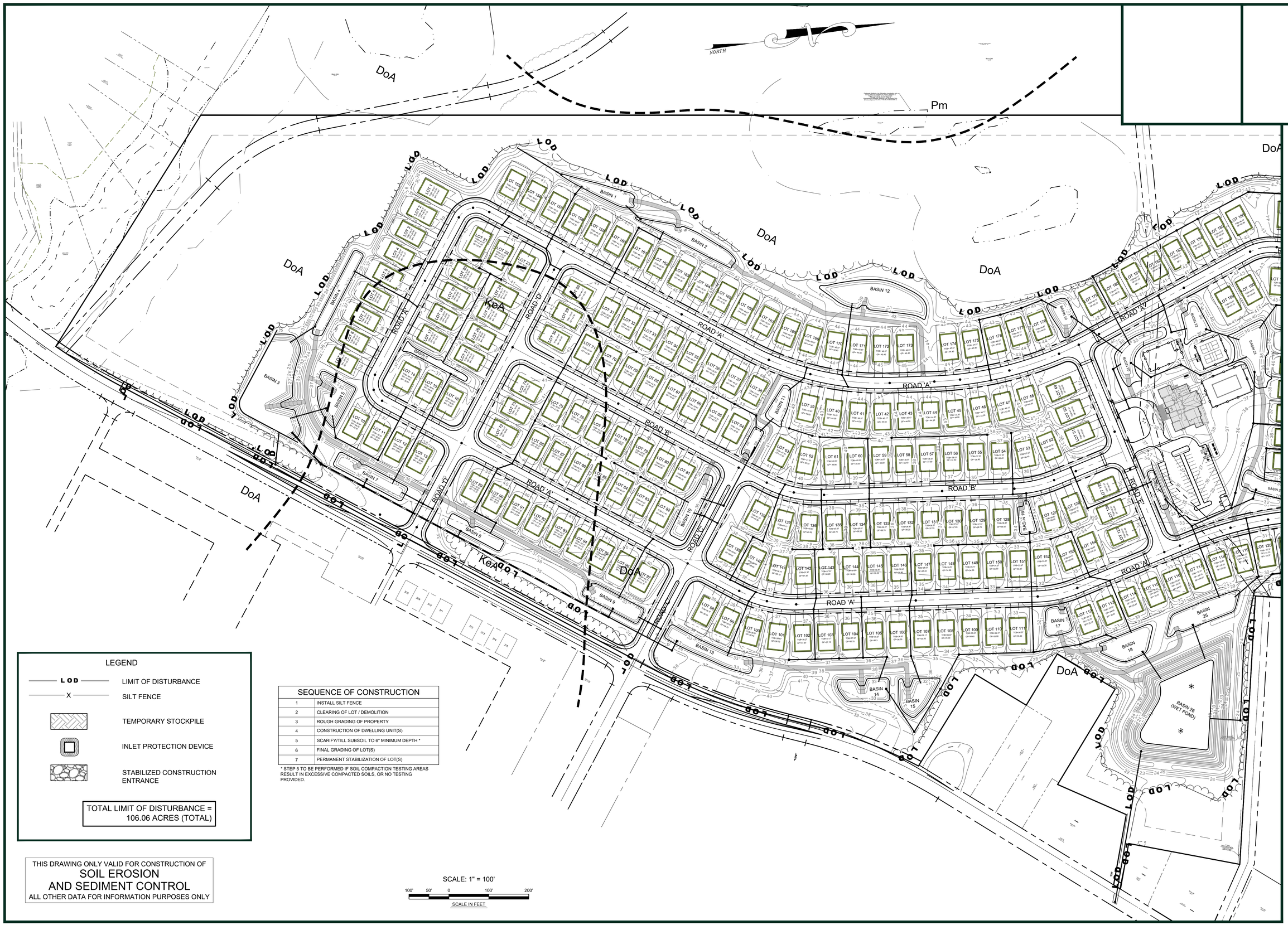
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HAMMONTON, NJ 08037-2019
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Carolyn A. Feigin
CAROLYN A. FEIGIN
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NEW JERSEY LICENSE No. 24GE04247200

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LEGEND

LOD	LIMIT OF DISTURBANCE
X	SILT FENCE
	TEMPORARY STOCKPILE
	INLET PROTECTION DEVICE
	STABILIZED CONSTRUCTION ENTRANCE

TOTAL LIMIT OF DISTURBANCE = 106.06 ACRES (TOTAL)

SEQUENCE OF CONSTRUCTION

1	INSTALL SILT FENCE
2	CLEARING OF LOT / DEMOLITION
3	ROUGH GRADING OF PROPERTY
4	CONSTRUCTION OF DWELLING UNIT(S)
5	SCARIFY/TILL SUBSOIL TO 6" MINIMUM DEPTH *
6	FINAL GRADING OF LOT(S)
7	PERMANENT STABILIZATION OF LOT(S)

* STEP 5 TO BE PERFORMED IF SOIL COMPACTION TESTING AREAS RESULT IN EXCESSIVE COMPACTED SOILS, OR NO TESTING PROVIDED.

THIS DRAWING ONLY VALID FOR CONSTRUCTION OF
SOIL EROSION
AND SEDIMENT CONTROL
ALL OTHER DATA FOR INFORMATION PURPOSES ONLY

SCALE: 1" = 100'

100' 50' 0 100' 200'

SCALE IN FEET

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CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE #GE47200

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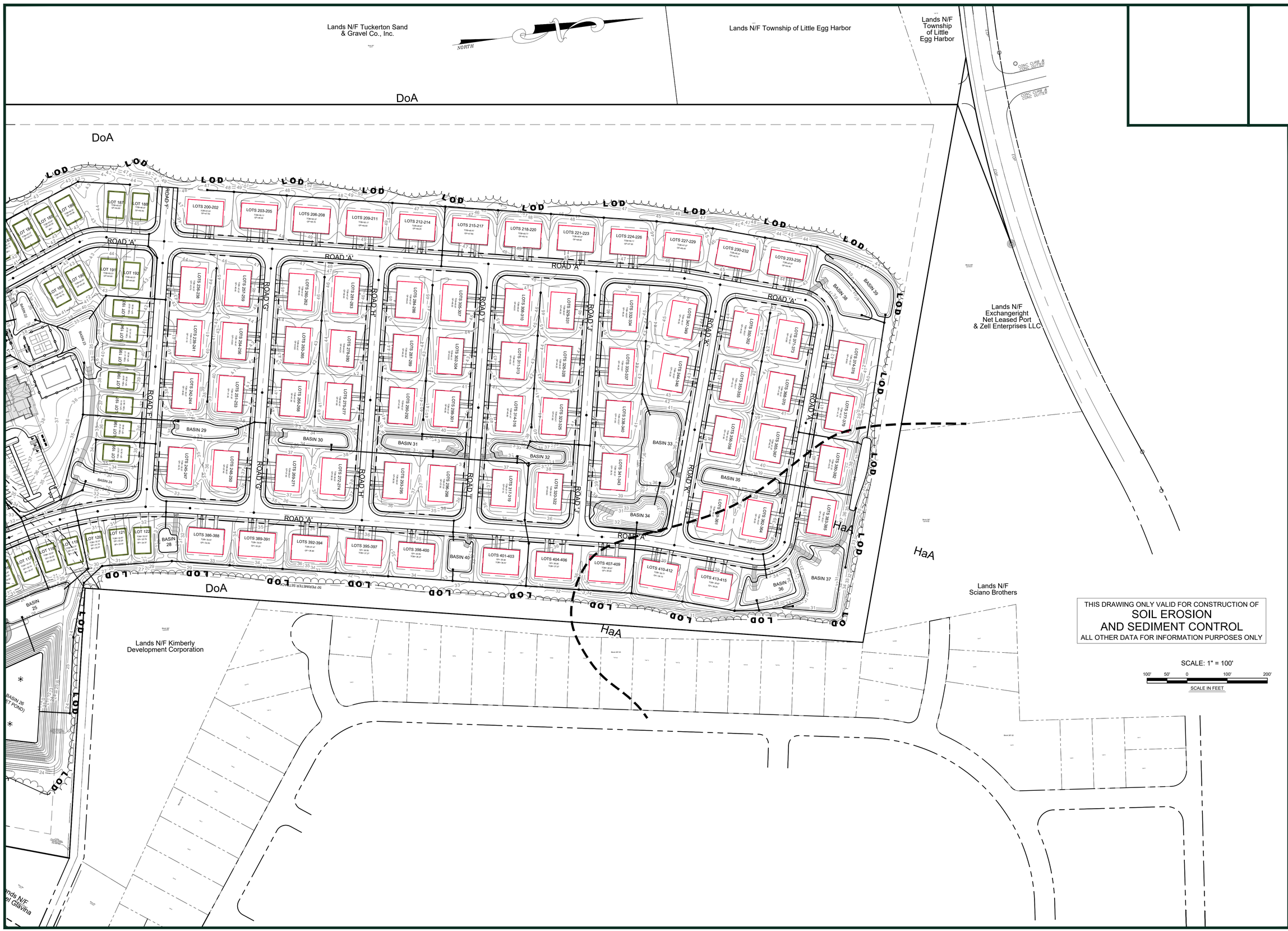
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1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

SOIL EROSION & SEDIMENT CONTROL PLAN (1)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP - OCEAN COUNTY - NEW JERSEY

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CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04042200

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revisions
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SOIL EROSION & SEDIMENT CONTROL PLAN (2)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
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drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

NORTH

Freshwater Wetlands Line Delineation investigation and survey stake-out completed by Adams, Rehmann & Heggan Associates, Inc. in August 2024.
This plan is for N.J.D.E.P.. Letter of Interpretation/Freshwater Wetlands Line verification Only. (Previous Approval N.J.D.E.P. File No.1516-03-0049.1)

Lands N/F Tuckerton Sand & Gravel Co., Inc.
Block 286
Lot 2

Lands N/F Robert J. & Trinity A. Jason
Lot 6.14
Lot 6.13
Lands N/F Dennis J. & Barbara J. Lang
Lot 4[12
Lands N/F Mark & Kathleen Friedman
Lot 6.11
Lands N/F Jason & Jessica Klein
Lands N/F Christopher & Colleen McKelvey
Lot 6.10
Block 284
Lot 6.09
Block 284
Lot 4
Block 285
Lot 18
Block 285
Lot 18.01
Block 285
Lot 17.04
Block 286
Lot 1
Lot 39
Pm
Wetlands
DoA
KeA
Center
Street
(County Route #TU3)
Tuckerton Beach Blvd.
BASIN 1
BASIN 2
BASIN 3
BASIN 4
BASIN 5
BASIN 6
BASIN 7
BASIN 8
BASIN 9
BASIN 10
BASIN 11
BASIN 12
BASIN 13
BASIN 14
BASIN 15
BASIN 16
BASIN 17
BASIN 18
BASIN 19
BASIN 20
BASIN 21
BASIN 22
BASIN 23
BASIN 24
BASIN 25
ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
ROAD 'E'
ROAD 'F'
LOD
Lot 163 Block 285 Kimberly A. Ku
Lot 4&5 Block 286 Eweesdale, LLC
Lot 4.01 Block 286 Lands N/F Lance Mulligan
Block 286 Lot 4 Lands N/F Michael Caverra
Block 286 Lot 2 Lands N/F Jackie K. & Connie E. Eng
Block 287 Lot 8.01
Driveway
Existing Dwelling
Proposed Dwelling
FIRE HYDRANT W.O.S. #87
5' Wide Temporary Grading, Construction & Shade Tree Easement (See Note #8c)
5' Wide Permanent Grading, Construction & Shade Tree Easement (See Note #8d)
BASIN 26 (WET POND)

LEGEND

SOIL COMPACTION TEST LOCATION (SEE SOIL DE-COMPACTION AND TESTING REQUIREMENTS)

SOIL COMPACTION TESTING AREAS

TOTAL DE-COMPACTION AREA = 15.85 ACRES (TOTAL)

THIS DRAWING ONLY VALID FOR CONSTRUCTION OF
SOIL EROSION
AND SEDIMENT CONTROL
ALL OTHER DATA FOR INFORMATION PURPOSES ONLY

SCALE: 1" = 100'
100' 50' 0 100' 200'
SCALE IN FEET

DRAWING LOCATION: W:\FILEROOM\TF\5\052918\ENG\DWG\E-505218-SES.dwg
LAST DATE SAVED: 6/6/2025
LAST SAVE BY: plucker

Carolyn A. Feigin
CAROLYN A. FEIGIN
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. GE 24A07272200

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ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
215 BELLEVUE AVENUE
P.O. BOX 2572
HAMMONTON, N.J.08037-2019
TEL (609) 561-0462
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ARH ASSOCIATES
NJ no. 24GA27973300, DE no. 2167

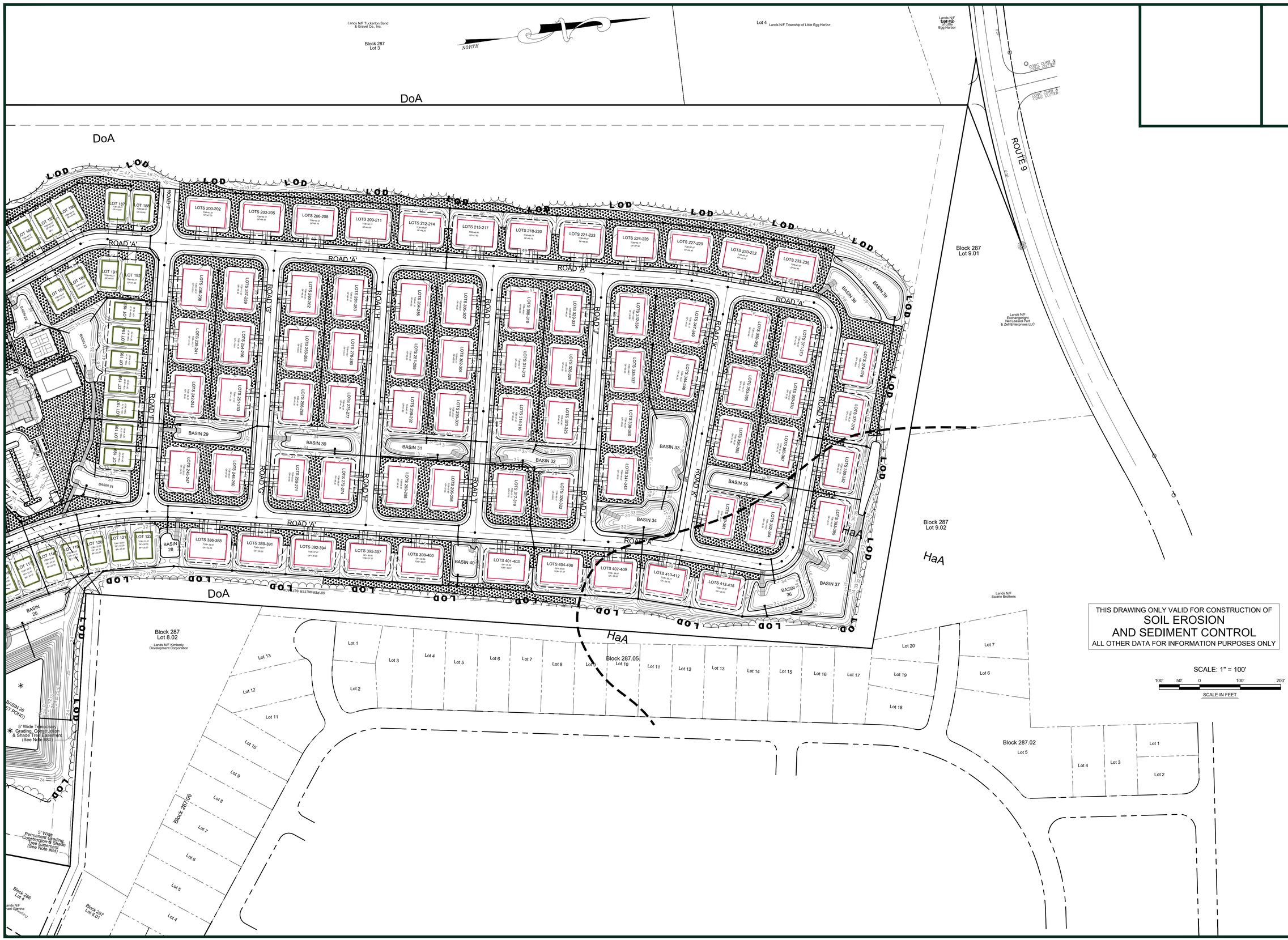
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025
revisions

SOIL EROSION & SEDIMENT CONTROL DE-COMPACTION PLAN (3)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date: MAY 30, 2025
scale: As Shown
drawn by: P.T.
checked: C.M.
proj. no.: 5052918

78 of 86

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SOIL EROSION AND SEDIMENT CONTROL

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SCALE: 1" = 100'

100' 50' 0 100' 200'

SCALE IN FEET

DRAWING LOCATION: W:\FILEROOM\TF\5052918\ENGI\DWG\E-5052918-SES.dwg
LAST DATE SAVED: 6/6/2025
LAST SAVE BY: plucker

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04041200

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revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

SOIL EROSION & SEDIMENT CONTROL DE-COMPACTION PLAN (4)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

GENERAL SOIL EROSION NOTES:

1. All soil erosion vegetative & structural standard noted on this sheet are portions of the complete standards found in the manual entitled, "The Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition dated January 2014". For the entirety of the standard, the contractor shall refer to this manual. The above Standards are being referenced in these notes where the "7th Edition Manual" is noted.
2. All soil erosion and sediment control details shall be constructed and maintained in accordance with the manual entitled, "The Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition dated January 2014" and each specific plan detail. If there any discrepancies between the detail and the standards, the standard shall govern.

SOIL EROSION VEGETATIVE STANDARD NOTES:

I. STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS

Where Applicable

This practice is applicable to any high acid-producing soil materials. Such materials have been found in the Coastal Plain areas of Burlington, Camden, Cumberland, Gloucester, Mercer, Middlesex, Monmouth, Ocean, Salem and Somerset Counties.

Planning Criteria

Early recognition and burial, removal or disposal of high acid-producing soils is essential for limiting the amount of acidic material produced. Review a surface geology map for the proposed site to investigate the presence of geologic formations which commonly contain high acid-producing deposits.

Contact the local Soil Conservation District to determine the historical presence of high acid-producing soils in the vicinity of the proposed development site.

High acid-producing soils may be present in undisturbed soils at varying depths, including near the soil surface to excavation or deep disturbances. Its presence on a site may be significant or limited in the soil profile. High acid-producing soils are commonly black, dark brown, gray or greenish with silvery pyrite or marcasite nuggets or flakes. Alternatively, sandy soils or reddish, yellowish or light to medium brown soil materials are usually free of high acid-producing deposits.

Methods and Materials

1. Limit the excavation area and exposure time when high acid-producing soils are encountered.
2. Topsoil stripped from the site shall be stored separately from temporarily stockpiled high acid producing soils.
3. Stockpiles of high acid-producing soil should be located on level land to minimize its movement, especially when this material has a high clay content.
4. Temporarily stockpiled high acid-producing soil material to be stored more than 48 hours should be covered with properly anchored, heavy grade sheets of polyethylene where possible. If not possible, stockpiles shall be covered with a minimum of 3 to 6 inches of wood chips to minimize erosion of the stockpile. Silt fence shall be installed at the toe of the slope to contain movement of the stockpiled material. Topsoil shall not be applied to the stockpiles to prevent topsoil contamination and subsequent problems.
5. High acid-producing soils with a pH of 4.0 or less or containing iron sulfide (including borrow from cuts or dredged sediment) shall be ultimately placed or buried with limestone applied at the rate of 10 tons per acre (or 450 pounds per 1,000 square feet of surface area) and covered with a minimum of 12 inches of settled soil with a pH of 5.0 or more except as follows:
   a. Areas where trees or shrubs are to be planted shall be covered with a minimum of 24 inches of soil with a pH of 5.0 or more.
   b. Disposal area shall not be isolated within 24 inches of any surface of a slope or bank, such as berms, stream banks, ditches, and others, to prevent potential lateral leaching damages.
6. Equipment used for movement of high acid-producing soils should be cleaned at the end of each day to prevent spreading of high acid-producing soil materials to other parts of the site, into streams or stormwater conveyances, and to protect machinery from accelerated rusting.
7. Non-vegetative erosion control practices (stone tracking pads, strategically placed limestone check dam, sediment barrier, wood chips) should be installed to limit the movement of high acid-producing soils from, around, or off the site.
8. Following burial or removal of high acid-producing soil, topsoiling and seeding of the site (see Temporary Vegetative Cover for Soil Stabilization, Permanent Vegetative Cover and Soil Stabilization, and Topsoiling), monitoring must continue for a minimum of 6 months to ensure there are no adverse acid-producing soil problems emerge. If problems still exist, the affected area must be treated as indicated above to correct the problem.

II. STANDARD FOR DUNE STABILIZATION

Where Application

This practice is applicable along ocean and bay shorelines where blowing sands and storm waters may cause erosion damage. Stay at least one hundred feet (horizontal distance) from mean high tide water line (MHT)

Methods and Materials

Sand dunes form on barrier islands, shorelines exposed directly to the ocean, and inland sand deposits. The source of this wind born sand in the ocean or its bays. These parallel ridges of sand form perpendicular to prevailing winds and grow toward its source of sand. Periodic storm events and human activity continually alter their development and original configuration. Once developed, the sand dunes provide protection from storms and tides. The existence and maintenance of vegetation on dunes provides a network of root and foliage which holds unconsolidated sand in place. American beachgrass is the dominant, naturally occurring, vegetation of the frontal dunes of New Jersey. When beachgrass is established with structural resources and other dune species, a formidable well anchored storm barrier is established. Refer to the Standards for Soil Erosion and Sediment Control in New Jersey (7th Edition, January 2014) for additional information regarding vegetation stabilization and sand fencing.

III. STANDARD FOR MAINTAINING VEGETATION

Methods and Materials

A preventative maintenance program anticipates requirements and accomplishes work when it can be done with least effort and expense to insure adequate cover.

Maintenance should occur on a regular basis, consistent with favorable plant growth, soil, and climatic conditions. This involves regular seasonal work for mowing, fertilizing, liming, watering, pruning, fire control, weed and pest control, reseeding, and timely repairs.

The degree of preventative maintenance needed depends upon the type of vegetation and its proposed function or use.

1. Mowing is a recurring practice and its intensity depends upon the function of the ground cover. On high to moderate (A to B) maintenance areas, such as lawns, certain recreation fields, and picnic areas, mowing will be frequent (2 to 7 day intervals) and typically at a height of 2.5 to 3 inches. Return clippings from mowing (mulching mower) to the turf to reduce the amount of fertilizer needed to maintain the turf by as much as 50%. Some turf mixtures can be managed as naturalized stands requiring only one (cool season mixtures) or two (warm season mixtures) mowings per year. Mowing of naturalized areas is typically done at heights of no less than 4 inches and should not be done between April 1st and July 15th to avoid disturbing ground nesting birds. The large amount of clipping debris generated by mowing naturalized areas will need to be removed and/or dispersed so the vegetation is not smothered. Burning of naturalized areas is another procedure used to manage naturalized turfs. Low maintenance (D) areas may be left un-mowed to permit natural succession.
2. Incorporation of organic matter (for example, mature compost) into the soil will substantially reduce the need for fertilizer and irrigation inputs.
3. Fertilizer and lime should be applied as needed to maintain a dense stand of desirable species. Frequently mowed areas and those on sandy soils will require more frequent fertilization but at a lower nutrient rate per application.
4. Lime requirement should be determined by soil testing every 2 or 3 years. Fertilization may increase the need for liming. Contact the local county extension office for details on soil testing and fertilization and pest control recommendations online at: http://njaes.rutgers.edu/county/.
5. Fertilization and additions of other soil amendments must be made according to recommendations based on the Pinelands National Reserve. See the Standard for Permanent Vegetative Stabilization for specific requirements in the PNR.
6. Weed invasion may result from abusive mowing and from inadequate fertilizing and liming. Many newly established grasses will not survive if mowed at heights below 2.5 inches and are more greatly damaged by close mowing. Weed invasion is a common consequence of lack of mowing. The amount of weeds or brush that can be tolerated in any vegetated area depends upon the intended use of the land. Drainage ways are subject to rapid infestation by weed and woody plants. These should be controlled, since they often reduce drainage way efficiency. Control of weeds on a broad scale is best accomplished by using herbicides or mechanical methods.
7. Fire hazard is greater where dry vegetation has accumulated. The taller the vegetation, the greater the hazard.
8. Prune trees and shrubs to remove dead or damaged branches. Remove undesirable or invasive plants to maintain integrity of the landscape and enhance quality of permanent vegetative cover.

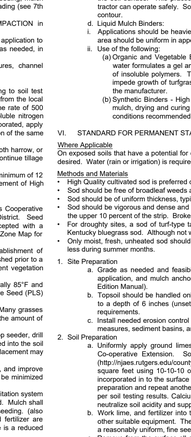
IV. STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

SEEDING SCHEDULE		
SEED MIX #12	PLANTING RATE	RECOMMENDED OPTIMUM SEEDING DATE (ZONE 7A, 7B)
TURF TYPE TALL FESCUE	8LBS/1000SF	8/15 TO 10/30

Methods and Materials (Areas other than Pinelands National Reserve)

1. Site Preparation
   a. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading (see 7th Edition Manual).
   b. Immediately prior to seeding and topsoil application, the area shall be evaluated for DE-COMPACTION in accordance with the Standard for Land Grading (see 7th Edition Manual).
   c. Topsoil should be handled only when dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all site. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.
   d. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins and waterways.
2. Seedbed Preparation
   b. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet (or 450 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen) unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.
   b. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
   c. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for specific requirements.
3. Seeding
   a. Select a mixture from Table 4-3 in the 7th Edition Manual or use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested. See applicable USDA Plant Hardiness Zone Map for New Jersey for planting dates.
   i. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. A 30% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.
   ii. Warm-season grasses are grasses and legumes which maximize growth at high temperatures, generally 85°F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.
   iii. Cool -season mixtures are grasses and legumes which maximize growth at temperatures below 85°F. Many grasses become active at 65°F. See Table 4-3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.
   b. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of ½ to ¾ inch, by raking or dragging. Depth of seed placement may be ½ inch deeper on coarse-textured soil.
   c. After seeding, firming the soil with a corrugated roller will assure seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
   d. Hydroseeding is a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short-fibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-Mulching below). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. When poor seed to soil contact occurs, there is a reduced seed germination and growth.
4. Mulching
   Mulching is required on all seeding. Mulch will protect against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.
   a. Straw or Hay: Unrotted small grain straw, hay free of seeds, to be applied at the rate of 1.5 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch crimper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.
      Application: Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.
      Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.
      i. Peg and Twine: Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
      ii. Mulch Nettings: Staple paper, jute, cotton or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
      iii. Crimper (mulch anchoring coulter tool): A tractor- drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.
   b. Liquid Mulch Binders: May be used to anchor salt hay, hay or straw mulch.
      (a) Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.
      (b) Use of the following:
         (1) Organic and Vegetable Based Binders - Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membranel networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in phytotoxic effect or impede growth of turf grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.
         (2) Synthetic Binders: High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.
            Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.
   b. Wood-fiber or paper-fiber mulch shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and applied with a hydroseeder. Mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
   c. Pelletized mulch - compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weedseed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.
5. Irrigation (where feasible)
   If soil moisture is deficient, supply new seeding with adequate water (a minimum of ¼ inch applied up to twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on drought sites.
6. Topdressing
   Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A - Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.
7. Establishing Permanent Vegetative Stabilization
   The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rate apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowing once. This designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

Figure 4-1
USDA Plant Hardiness Zones
Average Annual Minimum Temperature
New Jersey



After USDA-ARS Misc. Publication 1475 NJDA
State Soil Conservation Committee April 1999

V. STANDARD FOR STABILIZATION WITH MULCH ONLY

Where Applicable

This practice is applicable to areas subject to erosion, where the season and other conditions may not be suitable for growing an erosion-resistant cover where stabilization is needed for a short period until more suitable protection can be applied.

Methods and Materials

1. Site Preparation:
   iv. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading (see 7th Edition Manual).
   v. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42, in the 7th Edition Manual.
2. Protection Materials:
   a. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly at 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.
   b. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
   c. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.
   d. Mulch netting, such as paper jute, excelsior, cotton or plastic, may be used.
   e. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.
   f. 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.
3. Mulch Anchoring:
   Should be accomplished immediately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slopes.
   a. Peg and Twine - Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
   b. Mulch Nettings - Staple paper, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and up to 300 feet long.
   c. Crimper Mulch Anchoring Coulter Tool - A tractor-drawn implement especially designed to punch and anchor mulch into the soil surface. This practice affords maximum erosion control, but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.
   d. Liquid Mulch Binders:
      i. Applications should be heavier at edges where wind catches the mulch in valleys, and at crests of banks. Remainder of area should be uniform in appearance.
      ii. Use of the following:
         (a) Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials that mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phyto-toxic effect or impede growth of turfgrass. Vegetable based gels shall be applied at rate and weather conditions recommended by the manufacturer.
         (b) Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

VI. STANDARD FOR PERMANENT STABILIZATION WITH SOD

Where Application

On exposed soils that have a potential for causing off-site environmental damage where an immediate, permanent vegetative cover is required (rain or irrigation) is required for success; access to irrigation is essential during drought.

Methods and Materials

- High Quality cultivated sod is preferred over native or pasture sod.
- Sod should be free of broadleaf weeds and undesirable coarse and fine weed grasses.
- Sod should be of uniform thickness, typically ¾ inch, plus or minus ¼ inch, at time of cutting (excludes top growth).
- Sod should be vigorous and dense and be able to retain its own shape and weight when suspended vertically with a firm grasp from the upper 10 percent of the strip. Broken pads and rolls or torn and uneven ends will not be acceptable.
- For drought sites, a sod of turf-type tall fescue or turf-type tall fescue mixed with Kentucky bluegrass is preferred over a 100% Kentucky bluegrass sod. Although not widely available, a sod of fine fescue is also acceptable for drought sites.
- Only moist, fresh, unheated sod should be used. Sod should be harvested, delivered, and installed within a period of 24 hours or less during summer months.

1. Site Preparation
   a. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading (see 7th Edition Manual).
   b. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 6 inches (unsettled) is required on all sites. See the Standard for Topsoiling for topsoil and amendment requirements.
   c. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways.
2. Soil Preparation
   a. Uniformly apply ground limestone, and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500pounds per acre or 11 pounds per 1,000 square feet using 10-10-10 or equivalent with 50% water insoluble nitrogen) unless a soil test indicates otherwise and incorporated in to the surface 4 inches. If fertilizer is not incorporated, apply ½ the rate described above during seedbed preparation and repeat another ½ rate application of the same fertilizer within 3 to 5 weeks after seeding. Apply limestone per soil testing results. Calcium carbonate is the preferred form of lime. Pure calcium carbonate is

OCEAN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE DISTRICT INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH "THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION, JANUARY 2014, REVISED JULY 2017." (SESC STANDARDS)
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE SESC STANDARDS.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES 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 SOIL 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 SESC STANDARDS. STANDARDS: HTTP://WWW.STATE.NJ.US/AGRICULTURE/DIVISIONS/ANR/NRC/NJEROSION.HTML
5. N.J.S.A 4-24-39 ET SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THERE HAS BEEN COMPLIANCE WITH PROVISIONS OF A CERTIFIED PLAN FOR PERMANENT MEASURES. ALL SITE WORK, AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL WITHIN 14 DAYS, AT A RATE OF 2 TO 2 ½ TONS PER ACRE AND ANCHORED IN PLACE ACCORDING TO THE SESC STANDARD FOR STABILIZATION WITH MULCH ONLY.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E., STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 1 ½ TO 2 TONS PER ACRE AND ANCHORED IN PLACE ACCORDING TO THE SESC STANDARDS.
8. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
9. ANY STEEP SLOPES (3:1 OR GREATER) OR ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES.
10. THE SESC STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD USING CLEAN, CRUSHED, ANGULAR STONE (ASTM C-33, SIZE NO. 2 OR 3) AT ALL CONSTRUCTION DRIVEWAYS WHERE VEHICLES WILL ACCESS PAVED ROADWAYS FROM UNPAVED AREAS OF THE SITE.
11. PERMANENT VEGETATION IS TO BE SEEDED 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 CONFIRMATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME AND FERTILIZER HAVE BEEN USED FOR PERMANENT STABILIZATION WORK. STRAW MULCH PROPERLY ANCHORED IN PLACE IS REQUIRED ON ALL SEEDING IN ACCORDANCE TO THE SESC STANDARDS.
12. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE 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.
13. IN ACCORDANCE WITH THE SESC STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
14. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. CONDUIT OUTLET PROTECTION INSTALLATION SHALL BE POSTPONED IN BASINS ACTING AS SEDIMENT BASINS DURING CONSTRUCTION.
15. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE SESC STANDARD FOR DEWATERING.
16. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED, MULCH SHALL BE APPLIED AND ANCHORED IN PLACE, OR OTHER DUST CONTROL METHOD SHALL BE EMPLOYED AS REQUIRED BY THE SESC STANDARD FOR DUST CONTROL.
17. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF AN AMENDED SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.
18. ALL SOIL STOCKPILES ARE TO BE SURROUNDED WITH A SEDIMENT BARRIER AND STABILIZED IN ACCORDANCE WITH THE SESC STANDARDS. STOCKPILES SHOULD BE SITUATED SO AS TO NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
19. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

OCEAN COUNTY SOIL COMPACTION MITIGATION NOTES:

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
3. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

OCEAN COUNTY TOPSOILING NOTES:

1. TOPSOILING SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
2. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5" (MINIMUM 4") FIRMED IN PLACE IS REQUIRED.
3. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON A LEAST 90% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL DE-COMPACTION TESTING REQUIREMENTS

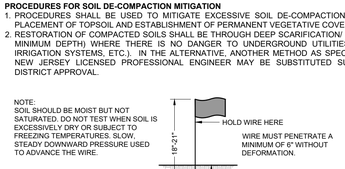
1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE DE-COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO DE-COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. DE-COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. LOCATION ID'S SHALL BE USED TO COMPLETE THE DE-COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATES DE-COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/ OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) DE-COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE DE-COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE DE-COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

DE-COMPACTION TESTING METHODS

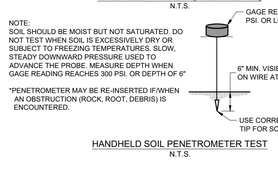
1. PROBING WIRE TEST (SEE DETAIL).
2. HAND-HELD PENETROMETER TEST (SEE DETAIL).
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED).
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED).
5. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
6. DETAILED REQUIREMENTS FOR EACH DE-COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19. "STANDARD FOR LAND GRADING" OF THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
7. SOIL DE-COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL DE-COMPACTION REMEDIATION (SCARIFICATION/ TILLAGE [6" MINIMUM DEPTH] OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL DE-COMPACTION MITIGATION

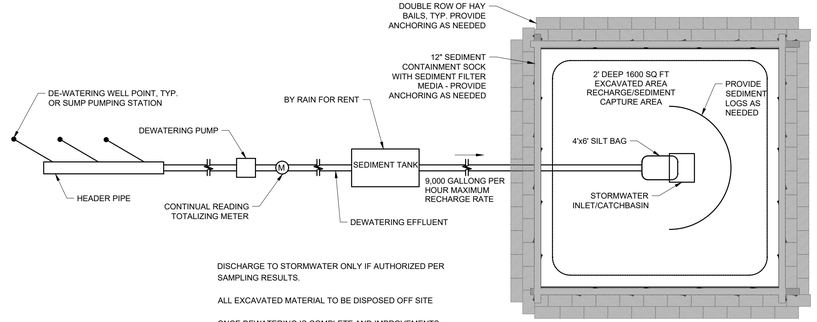
1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL DE-COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/ TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)
N.T.S.



HANDHELD SOIL PENETROMETER TEST
N.T.S.

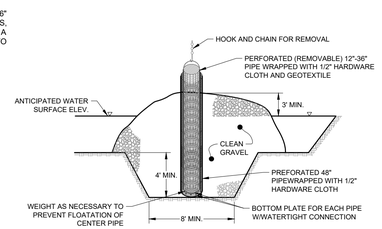


DISCHARGE TO STORMWATER ONLY IF AUTHORIZED PER SAMPLING RESULTS.

ALL EXCAVATED MATERIAL TO BE DISPOSED OFF SITE

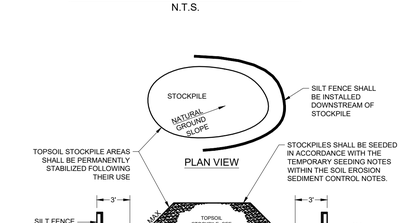
ONCE DEWATERING IS COMPLETE AND IMPROVEMENTS ARE CONSTRUCTED CONTRACTORS SHALL BACKFILL ANY EXCAVATED AREAS WITH CLEAN SELECT SAND FILL

DEWATERING SCHEMATIC
N.T.S.

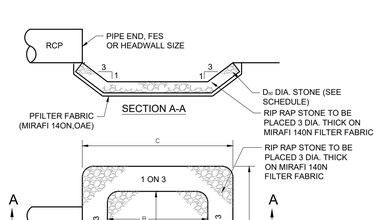


CONSTRUCTION SPECIFICATIONS
1. THE OUTER PIPE SHOULD BE 48" DIA. OR SHALL IN ANY CASE BE AT LEAST 4" GREATER IN DIA. THAN THE CENTER PIPE. THE OUTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH TO PREVENT BACK FILL MATERIAL FROM ENTERING THE PERFORATIONS.
2. AFTER INSTALLING THE OUTER PIPE BACK FILL AROUND OUTER PIPE WITH 2" AGGREGATE OR CLEAN GRAVEL.
3. THE INSIDE STANDPIPE (CENTER PIPE) SHOULD BE CONSTRUCTED BY PERFORATING A CORRUGATED OR PVC PIPE BETWEEN 12" AND 36" IN DIAMETER. THE PERFORATIONS SHALL BE 1/2" x 6" SLITS OR 1" DIAMETER HOLES 6" ON CENTER. THE CENTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH FIRST THEN WRAPPED AGAIN WITH GEOTEXTILE CLASS E.
4. THE CENTER PIPE SHOULD EXTEND 12" -TO 18" ABOVE THE ANTICIPATED WATER SURFACE ELEVATION OR RISER CREST ELEVATION WHEN DEWATERING A BASIN.

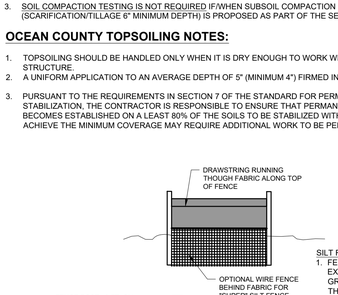
(DURING CONSTRUCTION DEWATERING)
REMOVABLE PUMPING STATION
N.T.S.



STOCKPILE DETAIL
N.T.S.



PREFORMED SCOUR HOLE DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S

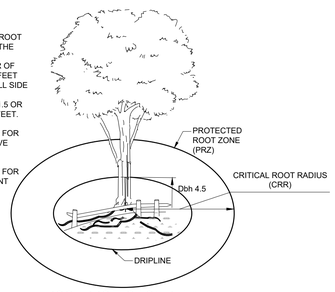
SILT FENCE REQUIREMENTS NOTES:
1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND TO AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
2. "SUPER" SILT FENCE- A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED. "SUPER" SILT FENCE IS NOT TO BE USED N PLACE OF PROPERLY DESIGNED DIVERSIONS WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE MAINTENANCE NOTES.
1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF ⅃ THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

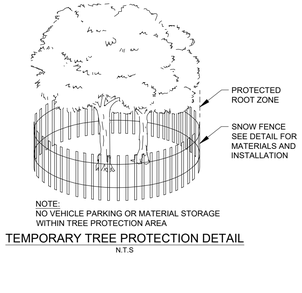
NOTES:
ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED Dbh BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

Dbh x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

Dbh x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

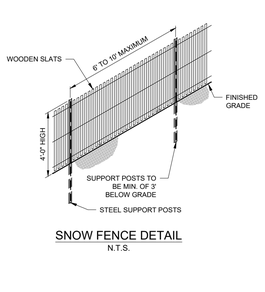


ROOT PROTECTION DETAIL
N.T.S.

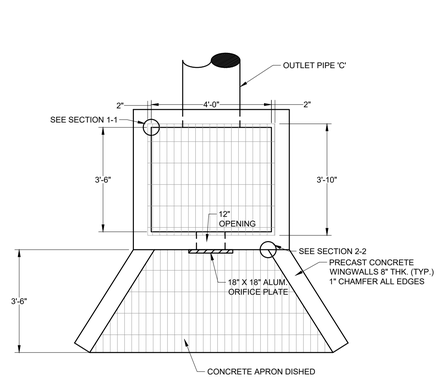


NOTE:
NO VEHICLE PARKING OR MATERIAL STORAGE WITHIN TREE PROTECTION AREA

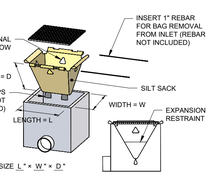
TEMPORARY TREE PROTECTION DETAIL
N.T.S



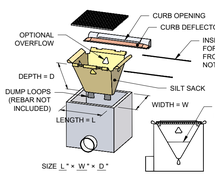
SNOW FENCE DETAIL
N.T.S.



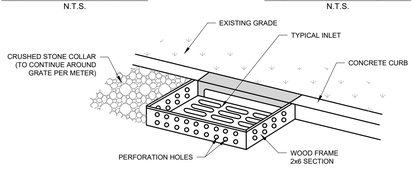
TOP VIEW



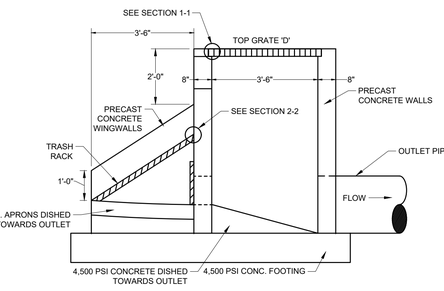
SILT SACK - TYPE A
INLET PROTECTION METHOD
N.T.S.

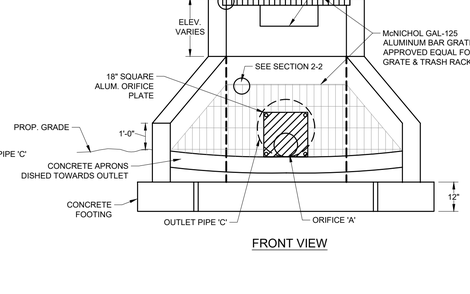


SILT SACK - TYPE B
INLET PROTECTION METHOD
N.T.S.



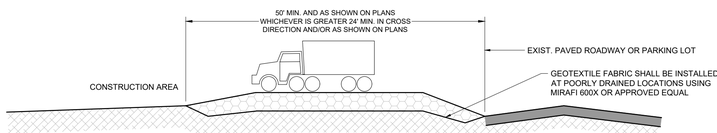
BOARD AND STONE
INLET PROTECTION METHOD
N.T.S.





FRONT VIEW

OUTLET CONTROL STRUCTURE - TYPICAL DETAIL
N.T.S.



NOTE:
STONE SIZE SHALL BE No. 2 OR 3 CRUSHED STONE AS DETERMINED BY ASTM C-33 NO. 2 STONE IS 1-1/2 TO 2-1/2 INCH STONE. NO. 3 STONE IS 1 TO 2 INCH STONE. THICKNESS SHALL BE NOT LESS THAN SIX (6) INCHES.

MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS NEEDED ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

W:\FILEROOM\TF\5052918\ENG\DWG\E-5052918-SES.dwg
6/6/2025
plucker

DRAWING LOCATION
LAST DATE SAVED
LAST SAVE BY

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04127200

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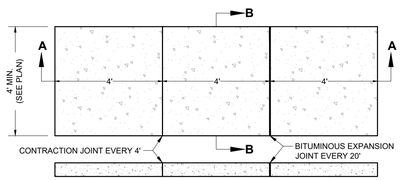
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ARH ASSOCIATES
Civil Engineers • Surveyors • Planners
NJ no. 24GA27973300, DE no. 2167

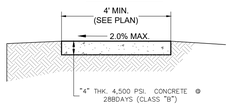
revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

SOIL EROSION & SEDIMENT CONTROL DETAILS (2)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918



SECTION A-A



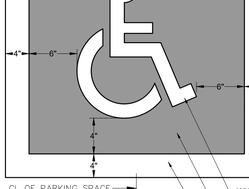
SECTION B-B

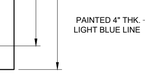
NOTES:

1. A PREFORMED BITUMINOUS EXPANSION JOINT, ½" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.
2. THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.
3. 4" COMPACTED SUB-BASE TO BE INSTALLED UNDER SIDEWALK.

CONCRETE SIDEWALK DETAIL

N.T.S.





GENERAL NOTE:

1. ONLY UNCOATED CAST IRON TRUNCATED DOME CASTINGS IN ACCESSIBLE SIDEWALK RAMPS WITHIN THE MUNICIPAL RIGHT-OF-WAY.

TYPICAL ACCESSIBLE DOME SPACING DETAIL

N.T.S.



R1-1
30" X 30"

STOP SIGN

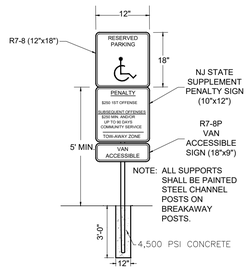
N.T.S.



R(NJ) 9-9A
18"x24"

CROSSWALK PEDESTRIAN YEILD SIGN

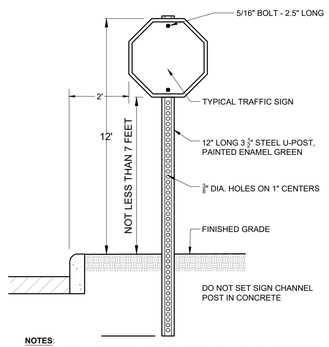
N.T.S.



NOTE: ALL TRAFFIC CONTROL SIGNS, POSTS, AND MISC. DEVICES ARE TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST REVISION.

HANDICAP SIGN W/ VAN DETAIL

N.T.S.

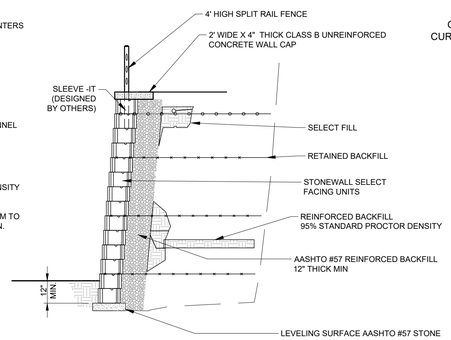


NOTES:

1. ALL REGULATORY AND WARNINGS SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING.
2. ALL OTHER SIGNS SHALL BE ENGINEER GRADE SHEETING.
3. ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES", LATEST EDITION.
4. SIGN POSTS SHALL BE 3lbs./ft.

TYPICAL SIGN POST DETAIL

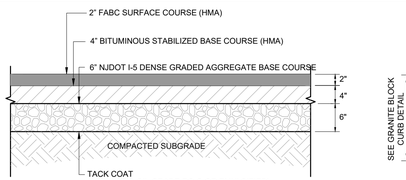
N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DESIGN TO BE SIGNED AND SEALED BY PROFESSIONAL ENGINEER.

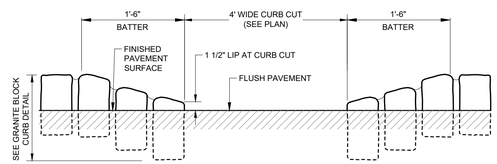
RETAINING WALL TYPICAL SECTION

N.T.S.



BITUMINOUS PARKING LOT DETAIL

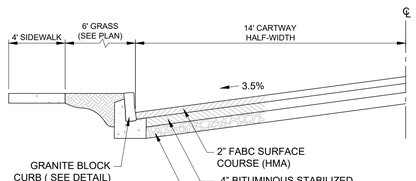
N.T.S.



NOTE
4' WIDE CURB CUT TO BE FLUSH WITH FINISHED PAVEMENT.

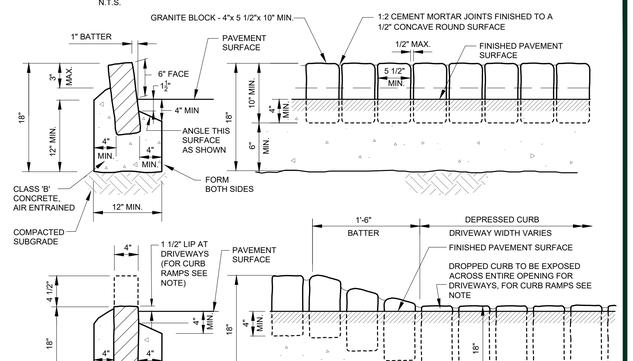
GRANITE BLOCK CURB CUT DETAIL

N.T.S.



TYPICAL ROAD SECTION DETAIL

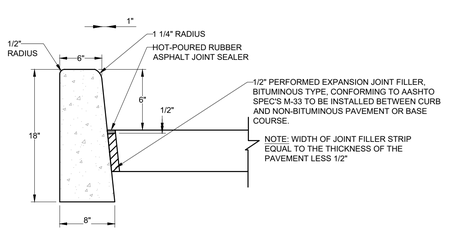
N.T.S.



NOTE
AT CURB RAMPS, OMIT GRANITE BLOCK CURB AND POUR CONCRETE RAMP MONOLITHICALLY WITH CURB FOOTING. RAMP TO BE FLUSH WITH FINISHED PAVEMENT.

GRANITE BLOCK CURB DETAIL

N.T.S.

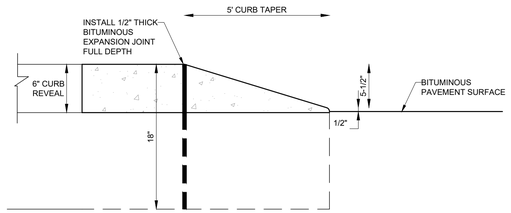


NOTES:

1. CONCRETE TO BE N.J.D.O.T. CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE IN STALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHELL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

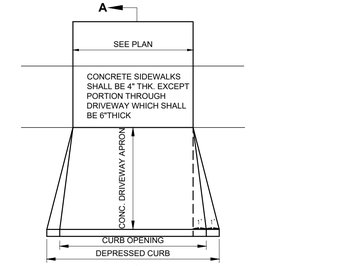
CONCRETE VERTICAL CURB DETAIL

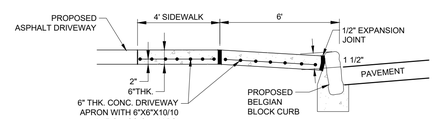
NTS



CONCRETE CURB TAPER DETAIL

NTS





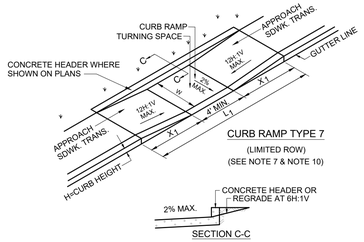
SECTION A-A

DRIVEWAY APRON DETAIL

N.T.S.

GENERAL NOTES FOR ALL DRIVEWAYS:

1. RIGHT OF WAY OPENING PERMITS SHALL BE REQUIRED FOR INSTALLATION OF DRIVEWAYS. DEVELOPERS ARE URGED TO COORDINATE THE LOCATION OF PROPOSED DRIVEWAYS WITH THE CITY ENGINEER TO DETERMINE THE SAFEST LOCATION. FAILURE TO DO SO MAY RESULT IN THE DRIVEWAY BEING ORDERED TO BE REMOVED.
2. CONCRETE APRONS ARE REQUIRED FOR ALL DRIVEWAYS. APRONS SHALL BE INSTALLED FROM CURBLINE/EDGE OF PAVEMENT (E.O.P.) TO SIDEWALK, IF APPLICABLE. IF NO SIDEWALK, APRON SHALL BE INSTALLED TO END OF CURB RADII, IF NO CURB RADII APRON SHALL EXTEND AT LEAST 4 FEET BACK FROM CURBLINE/E.O.P. FOR RESIDENTIAL DRIVEWAYS, AND AT LEAST 10 FEET BACK FROM CURBLINE/E.O.P. FOR NON-RESIDENTIAL DRIVEWAYS.
3. DRIVEWAY OPENINGS SHALL BE MEASURED AT THE CURB LINE AND SHALL INCLUDE THE DRIVEWAY WIDTH PLUS THE CURB RADII.
4. MAXIMUM RADIUS FOR DRIVEWAY OPENING SHALL BE 45 FEET.
5. MAXIMUM NON-RESIDENTIAL DRIVEWAY OPENINGS SHALL ONLY BE PERMITTED FOR DRIVEWAYS THAT WILL RECEIVE TRAFFIC BY WHEEL BASE-50 VEHICLES.

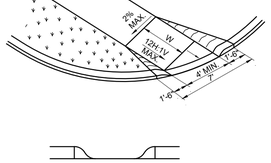


CURB RAMP TYPE 7

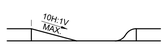
(LIMITED ROW)
(SEE NOTE 7 & NOTE 10)

ADA ACCESSIBLE RAMP DETAIL

N.T.S.

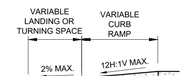


SECTION A-A

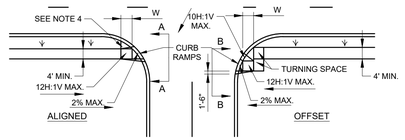


SECTION B-B

NOTE:
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).



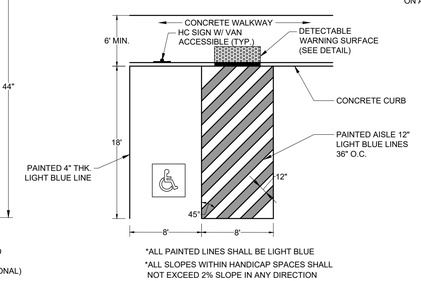
SECTION THROUGH CURB RAMPS 5 AND 6



CURB RAMP TYPE 5

NOTES:

1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
2. FOR DIMENSIONS SEE CD-606-3 AND CD-606-4.
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT THE ENTIRE WIDTH OF THE RAMP (4 FEET MIN.) AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, USE CURB RAMP TYPE 7, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
9. THE 12H:1V MAX SLOPE IS THE RUNNING SLOPE FOR CURB RAMPS, BUT ONLY THE 12H:1V SLOPE MEASURED AS X IS THE RUNNING SLOPE FOR TYPE 3 AND TYPE 4 CURB RAMPS. ENSURE THE RUNNING SLOPE OF CURB RAMPS DOES NOT REQUIRE ITS LENGTH TO EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.
10. CURB RAMP TYPE 1 THROUGH 7 ARE NORMALLY PLACED ON THE RADIUS RETURN AT THE INTERSECTION AND ON A TANGENT SECTION AS DRAWN.



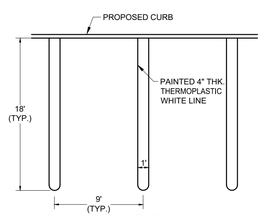
ACCESSIBLE PARKING SYMBOL DETAIL

N.T.S.

*ALL PAINTED LINES SHALL BE LIGHT BLUE
*ALL SLOPES WITHIN HANDICAP SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

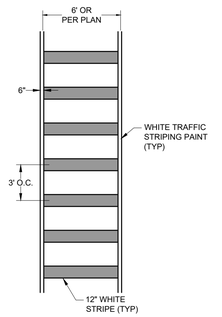
HANDICAP PARKING LAYOUT DETAIL

N.T.S.



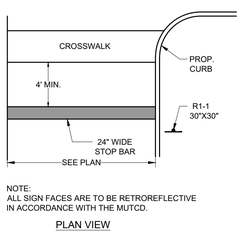
TYPICAL 90° HAIRPIN PARKING LAYOUT DETAIL

N.T.S.



CROSSWALK DETAIL

N.T.S.



NOTE:
ALL SIGN FACES ARE TO BE RETROREFLECTIVE IN ACCORDANCE WITH THE MUTCD.

PLAN VIEW

STOP BAR DETAIL

N.T.S.

CAROLYN A. FEGAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04472200

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CIVIL ENGINEERS
SURVEYORS
PLANNERS
NJ no. 24GA27973300, DE no. 2167

revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

CONSTRUCTION DETAILS
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
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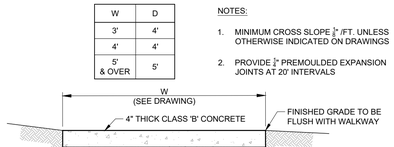
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LAST DATE SAVED	6/6/2025
LAST SAVE BY	pfucker

PLAN

W	D
3'	4'
4'	4'
5' & OVER	5'

NOTES:

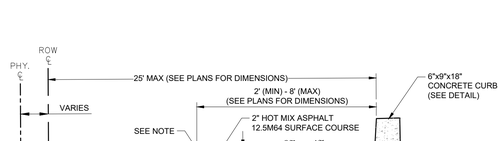
1. MINIMUM CROSS SLOPE ¼" /FT. UNLESS OTHERWISE INDICATED ON DRAWINGS
2. PROVIDE ½" PREMOULDED EXPANSION JOINTS AT 20' INTERVALS



SECTION

CONCRETE SIDEWALK DETAIL

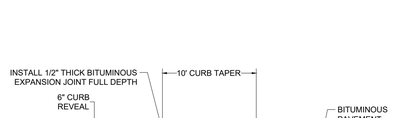
(FOR ALL OCEAN COUNTY ROADS)
N.T.S.



NOTE:
1. WHERE CURB ABUTS EXISTING PAVEMENT SAWCUT PAVEMENT @ 18" FROM PROPOSED FACE OF CURB.

ROAD RESTORATION DETAIL

(FOR ALL OCEAN COUNTY ROADS)
NTS

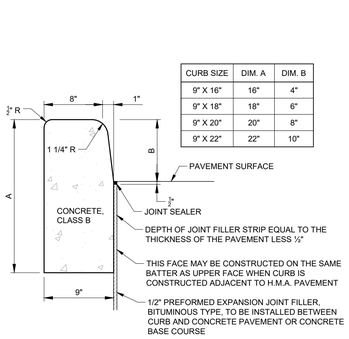


NOTES:
1. WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA,THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE WITH A SHARP TOOL AND THE NEW PAVEMENT SHALL BE TACKED & BUTTED TO EXISTING PAVEMENT.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS- IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

COUNTY CURB END TAPER DETAIL

(FOR ALL OCEAN COUNTY ROADS)
NTS

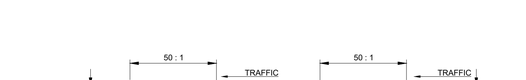
CURB SIZE	DIM. A	DIM. B
9" X 16"	16"	4"
9" X 18"	18"	6"
9" X 20"	20"	8"
9" X 22"	22"	10"



TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER RECESSED ½" IN FROM FRONT FACE AND TOP OF CURB. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE CURB

CONCRETE VERTICAL CURB DETAIL

(FOR ALL OCEAN COUNTY ROADS)
N.T.S.



NOTE A:

HOT MIX ASPHALT PATCH MILLING TRANSITION TO BE USED WHEN LEADING EDGE DEVELOPED BY MILLING OPERATION EQUAL TO OR GREATER THAN 1". NONE REQUIRED FOR EDGE LESS THAN 1".

NOTE B:

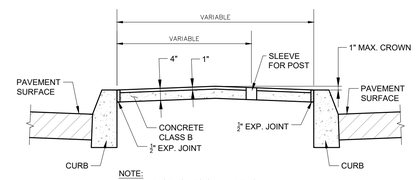
HOT MIX ASPHALT PATCH MILLING TRANSITION TO BE USED WHEN LEADING EDGE DEVELOPED BY MILLING OPERATION EQUAL TO OR GREATER THAN 1½". NONE REQUIRED FOR EDGE LESS THAN 1½".

MILLING TRANSITIONS DETAIL

(FOR ALL OCEAN COUNTY ROADS)
N.T.S.

COUNTY CURB (8"x9"x18") DETAIL

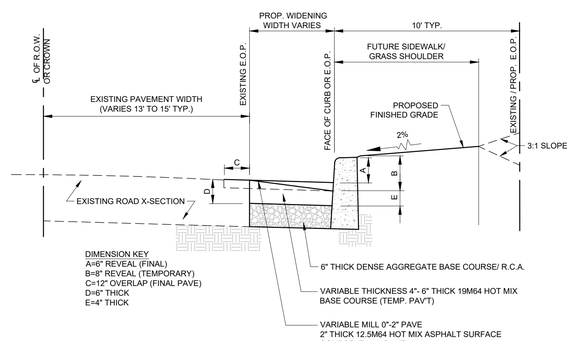
(FOR ALL OCEAN COUNTY ROADS)
NTS



NOTE:
TRANSVERSE JOINTS SHALL BE AS CONSTRUCTED FOR CONCRETE VERTICAL CURB

CONCRETE ISLAND DETAIL

(FOR ALL OCEAN COUNTY ROADS)
N.T.S.



ROAD WIDENING DETAIL

(FOR ALL OCEAN COUNTY ROADS)
NTS

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE47200

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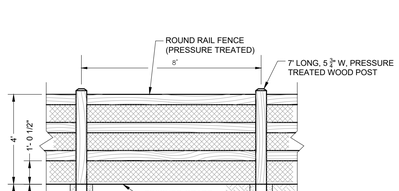
ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
215 BELLEVUE AVENUE
P.O. BOX 370
HAMMONTON, N.J.08037-2019
TEL (609) 561-0482
FAX (609) 567-4809
ARH ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
N.J.no. 24GA27973300, DE no. 2167

revisions
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025

CONSTRUCTION DETAILS (2)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

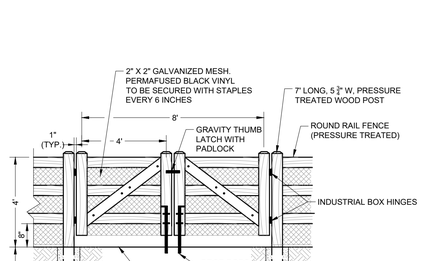
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LAST DATE SAVED	6/6/2025
LAST SAVE BY	plucker



NOTES:
1. ALL WIRE FABRIC AND FENCE HARDWARE SHALL BE GALVANIZED.
2. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.

4' HIGH SPLIT RAIL FENCE DETAIL

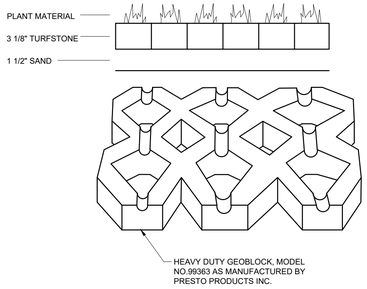
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NOTES:
1. ALL WIRE FABRIC AND FENCE HARDWARE SHALL BE GALVANIZED.
2. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.

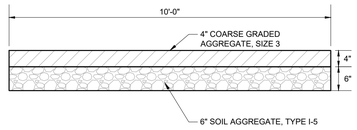
4' HIGH SPLIT RAIL GATE W/ PROTECTIVE MESH DETAIL

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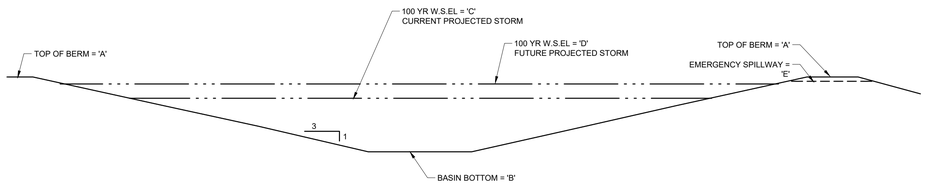
GRASSED PAVERS DETAIL

N.T.S.



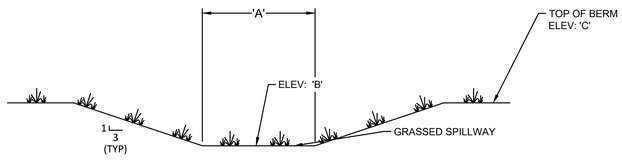
BASIN ACCESS ROAD DETAIL

N.T.S.



INFILTRATION BASIN - TYPICAL SECTION

N.T.S.



INFILTRATION BASIN - TYPICAL SECTION EMERGENCY SPILLWAY DETAIL

N.T.S.

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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04047200

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FAX (609) 567-4869

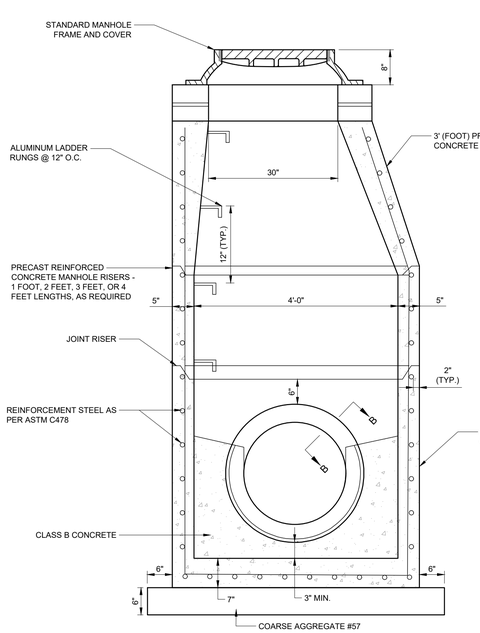
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1	REVISED PER TWP REVIEW LETTER DATED 6/4/2025
revisions	

CONSTRUCTION DETAILS (3)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

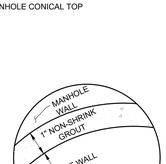
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proj. no:	5052918



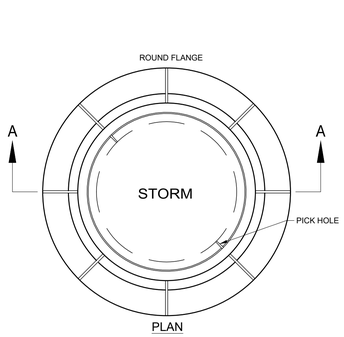
(PRECAST REINFORCED CONCRETE MANHOLE SECTIONS TO CONFORM TO ASTM C478)

STORM MANHOLE DETAIL

N.T.S.



SECTION B-B



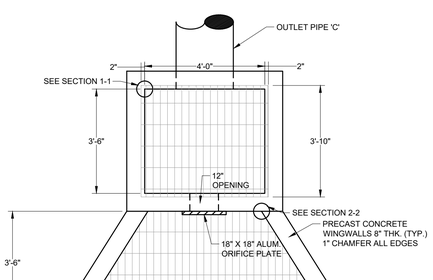
PLAN

SECTION A-A

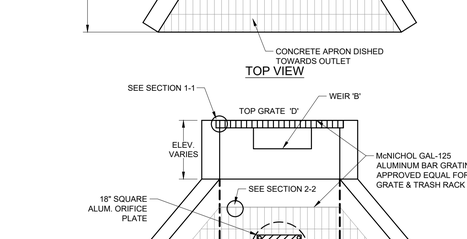
NOTES:
1. COVER SHALL BE SUPPLIED WITH SPECIAL NON-PENETRATING WATERTIGHT PICKHOLES.
2. BEARING SURFACE OF FRAME AND COVER SHALL BE MACHINED.
3. COVER SHALL BE SUPPLIED WITH 1 1/2" HIGH BLOCK LETTERING, RAISED.
4. CAMPBELL FOUNDRY PATTERN NUMBER 1012B OR APPROVED EQUAL.

STORM MANHOLE FRAME & COVER DETAIL

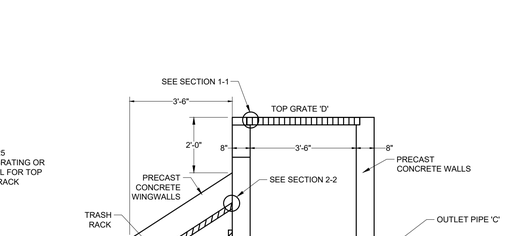
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TOP VIEW

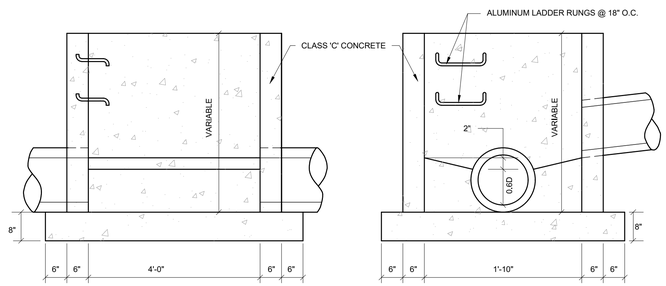


FRONT VIEW



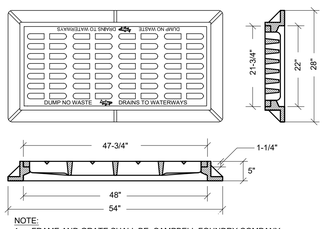
OUTLET CONTROL STRUCTURE - TYPICAL DETAIL

N.T.S.



TYPE 'A' INLET

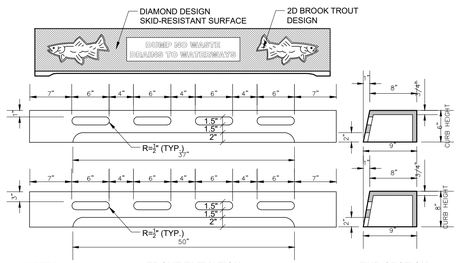
N.T.S.



NOTE:
1. FRAME AND GRATE SHALL BE CAMPBELL FOUNDRY COMPANY BICYCLE GRATE PATTERN NUMBER #3405 OR APPROVED EQUAL.

TYPE 'A' FRAME & GRATE DETAIL

N.T.S.

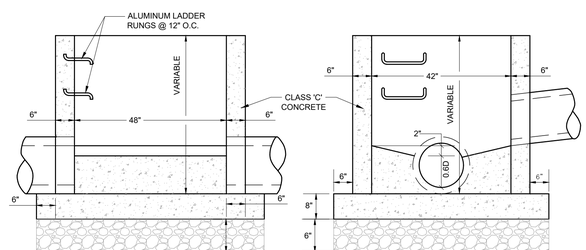


NOTES: **FRONT ELEVATION** **END SECTION**

1. MATERIAL: GRAY CAST IRON ASTN A48-83, CLASS 30B
2. CASTING SUPPLIED WITHOUT SURFACE COATING.
3. CAMPBELL FOUNDRY COMPANY TYPE 'N', 6" HIGH CURB PIECE OR APPROVED EQUAL

TYPE 'N-ECO' INLET CURB PIECE DETAIL

N.T.S.

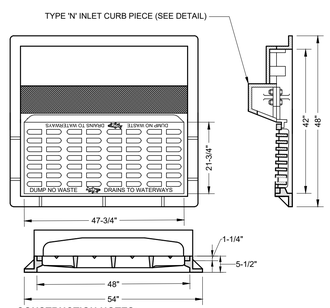


CONSTRUCTION NOTES:

1. INLET GRATES SHALL NOT BE SET LESS THAN 2 INCHES, NOR MORE THAN 4" BELOW THE GUTTER GRATE.
2. SURFACE OF PAVING ADJACENT TO THE INLETS SHOULD BE CONSTRUCTED TO BLEND INTO THE LOWER GUTTER GRADE IN SUCH A MANNER THAT A SUDDEN DROP OFF OR DIP WILL NOT BE CREATED.

TYPE 'B' OR 'E' INLET DETAIL

N.T.S.

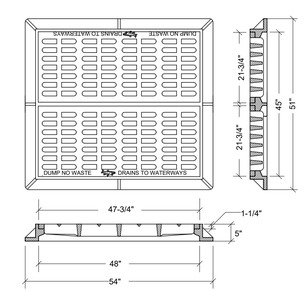


CONSTRUCTION NOTES:

1. FRAME AND GRATE SHALL BE CAMPBELL FOUNDRY COMPANY BICYCLE GRATE PATTERN NUMBER 2618 OR APPROVED EQUAL.
2. B INLETS ARE TO BE CONSTRUCTED WITH THE FRAME LEVEL WITH THE BASE PAVING. AT THE TIME OF FINAL PAVING, TWO INCHES OF BASE PAVING ARE TO BE REMOVED FOUR FEET INTO THE CARTWAY AND 6 FEET ALONG THE GUTTER. THE TOP PAVING IS TO TRANSITION INTO THE INLET WITHIN 15 FEET OF GUTTER GRADE. THIS DESIGN WILL AVOID PONDING AT THE INLET DURING CONSTRUCTION AND ALLOW INCREASED SLOPE INTO THE INLET AFTER FINAL PAVING.

TYPE 'B' INLET FRAME & GRATE DETAIL

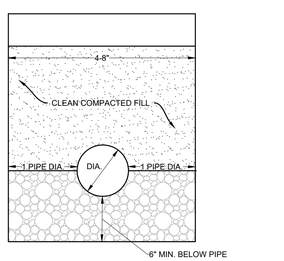
N.T.S.



NOTE: FRAME AND GRATE SHALL BE CAMPBELL FOUNDRY COMPANY BICYCLE GRATE PATTERN NUMBER 3425 OR APPROVED EQUAL.

TYPE 'E' INLET FRAME & GRATE DETAIL

N.T.S.



REINFORCED CONCRETE PIPE DETAIL

N.T.S.

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE-49742700

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ARH ASSOCIATES
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revisions	date
1. REVISED PER TWP REVIEW LETTER DATED 6/4/2025	

DRAINAGE DETAILS (2)
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 30, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

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LAST SAVE BY	plucker

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LAST DATE SAVED	6/6/2025
LAST SAVE BY	ptucker

date: MAY 30, 2025
scale: As Shown
drawn by: P.T.
checked: C.M.
proj. no.: 5052918

BASIN SECTIONS DETAILS
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

revisions

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certificate of authorization
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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04247200

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checked:	C.M.
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OUTLET CONTROL STRUCTURE DETAILS
FOR
LENNAR
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
VENUE AT SUMMERS CORNER
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

revisions

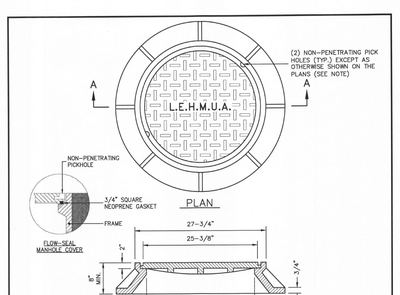
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Carolyn A. Feigin
CAROLYN A. FEIGIN
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MANHOLE FRAME AND COVER

NOTES:

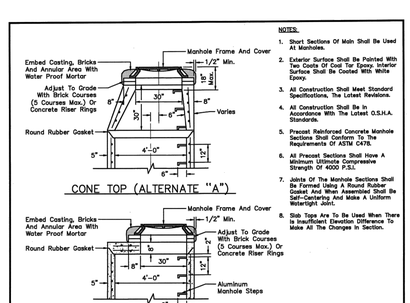
1. ALL TERMINAL (END-OF-LINE) MANHOLES SHALL BE VENTED USING PENETRATING TYPE PICK HOLES.
2. CASTINGS SHALL BE FULLY COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH.
3. BEARING SURFACE OF FRAME AND COVER SHALL BE MACHINED.
4. COVER SHALL BE SUPPLIED WITH 1-1/2" HIGH BLOCK LETTERING, RAISED.
5. CAMPBELL FOUNDRY PATTERN NO. 12028 OR EQUAL.
6. "FLOW-SEAL MANHOLE COVER" REQUIRED FOR MANHOLES LOCATED IN AREAS BELOW AN ELEVATION 10.

LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY
P.O. BOX 660
LITTLE EGG HARBOR, NEW JERSEY, 08087
PHONE : (609) 296-1168

RVE

REMINGTON & VERNICK ENGINEERS
9 ALLEN STREET, TOMS RIVER, NJ 08753
(732) 286-9220, FAX (732) 505-8416, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	JOB No.:	PLATE No.
N.T.S.	4 / 2022	BK	ABD	Pub Sanitary Sewer Details.dwg	1



NOTES:

1. Short Sections Of Main Shall Be Used At Manholes.
2. Exterior Surface Shall Be Painted With Two Coats Of Coal Tar Epoxy. Interior Surface Shall Be Coated With White Epoxy.
3. All Construction Shall Meet Standard Specifications, The Latest Revisions.
4. All Construction Shall Be In Accordance With The Latest O.S.H.A. Standards.
5. Precast Reinforced Concrete Manhole Sections Shall Conform To The Requirements Of ASTM C478.
6. All Precast Sections Shall Have A Minimum Ultimate Compressive Strength Of 4000 P.S.I.
7. Joints Of The Manhole Sections Shall Be Formed Using A Round Rubber Gasket And When Assembled Shall Be Self-Centering And Make A Uniform Watertight Joint.
8. Slab Tops Are To Be Used When There Is Insufficient Elevation Difference To Make All The Changes In Section.

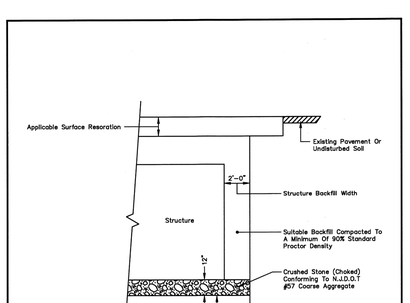
STANDARD MANHOLE

LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY
P.O. BOX 660
LITTLE EGG HARBOR, NEW JERSEY, 08087
PHONE : (609) 296-1168

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(732) 286-9220, FAX (732) 505-8416, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:	JOB No.:	PLATE No.
N.T.S.	4 / 2022	BK	ABD	Pub Sanitary Sewer Details.dwg	3



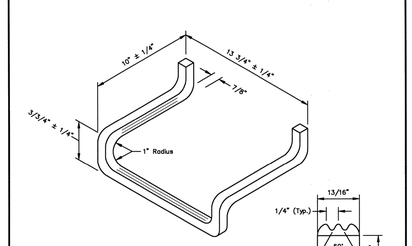
TYPICAL STRUCTURE BACKFILL DETAIL

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ALUMINUM MANHOLE STEP

NOTES:

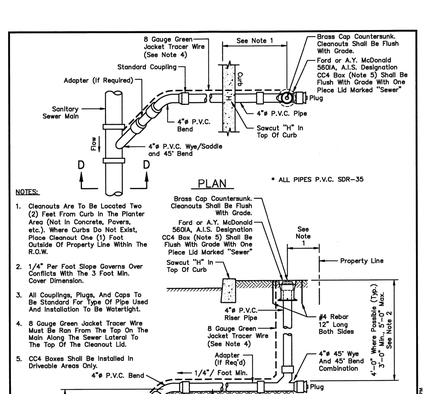
1. Aluminum Manhole Steps Shall Be Extruded Alum. 6061-T6 Alloy Drop Front Design Or Approved Equal.
2. The Portion To Be Embedded In The Manhole Shall Be Coated With Coal Tar Pitch Or Other Approved Material And Shall Be In Accordance With The Latest O.S.H.A. Standard.
3. Manholes Up To 15 Feet Shall Have Embedded Aluminum Manhole Steps. For Depths Greater Than 15 Feet, An Aluminum Ladder Shall Be Bolted To The Structure Wall By Means Of Anchor Bolts.

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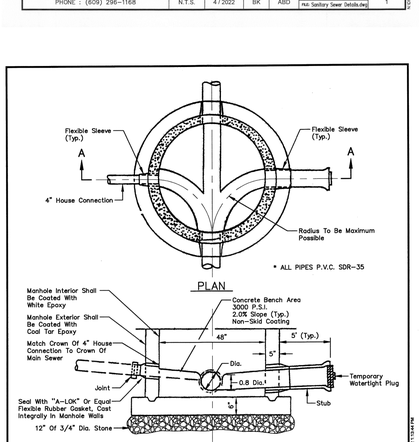
TYPICAL 4" SERVICE CONNECTION

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MANHOLE WITH STUB AND 4" SERVICE CONNECTION

NOTE:

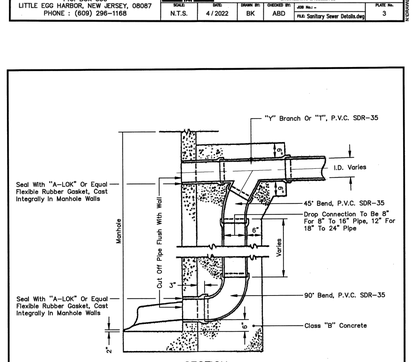
1. House Connections Shall Only Be Permitted To The Sewer Main Except In Culdesacs, House Connections (Maximum Of Two) Shall Be Permitted To The Terminal (End Of Line) Manhole Provided That The Hole Is Precast Into The Manhole Or Cored By Machine.

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TYPICAL DROP MANHOLE

NOTES:

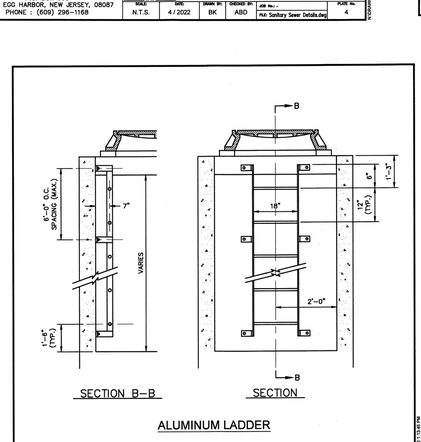
1. All Drop Manholes Shall Be Internally Lined With A White Epoxy Coating. The Coating Shall Be Applied In A Minimum Of Two (2) Coats And Have A Total Thickness Of 16 mils. Benches Shall Be Non-Skid.
2. Inside Drop Manholes (Internally Lined) Shall Only Be Permitted Where "Inside Drop Manholes" Is Specifically Stated At The Manhole On The Utility Plan. All Other Drop Manholes Shall Be Outside Drop Manholes.
3. Manhole Exterior Shall Be Coated With Coal Tar Epoxy.

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ALUMINUM LADDER

Note:

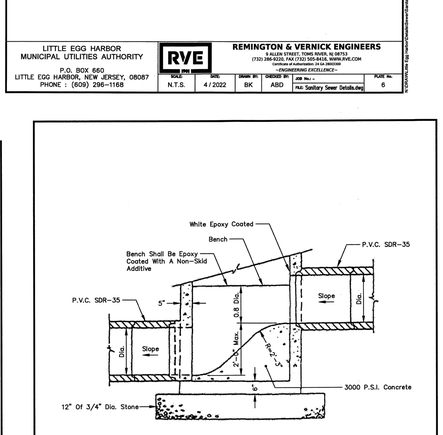
1. Rungs-3/4"ø x 19" Lg. x 12" O.C. Rolls & Brackets-2 1/2" x 3/8" Fl. Bar Fastened To Concrete With 1/2"ø St. Stl. Bolts And Exp. Shields. Rungs To Extend Thru Rolls, Weld All Around, Both Sides.

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MANHOLE CHUTE

NOTE:

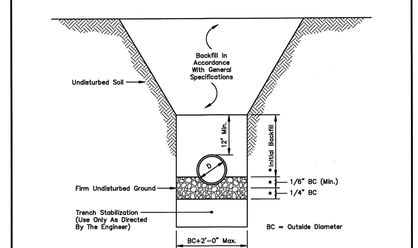
1. A Manhole Chute Shall Only Be Used When The Difference Between The Outgoing And Incoming Pipe Inverts Is Less Than 2 Feet.

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* Initial Backfill And Bedding Material Shall Be Soil Aggregate Designation 1-B Conforming To The Requirements Of Article 901.09, Table 901-2 Of The Standard Specifications, 1983 Supplement Or Stone Crushings To Conform With A.A.S.H.T.O. Designation M-43-54 (1974) (A.S.T.M. Designation D448-54), Size No. 8, 1/8" To 3/8" (2.36 mm To 9.25 mm) Clean, Free Flowing And Shall Meet All A.S.T.M. C-33 Specifications For Quality And Soundness.

Install Class 52 D.I.P. When Depth Of Installation Exceeds 20' From Grade To Invert.

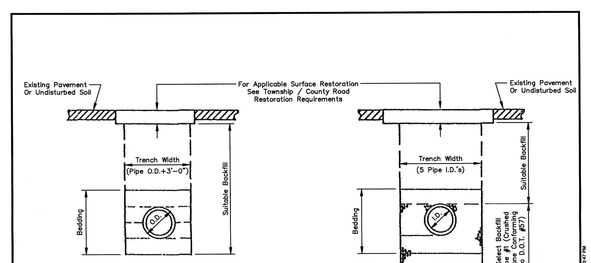
SDR-35 P.V.C. SANITARY SEWER TRENCH DETAIL

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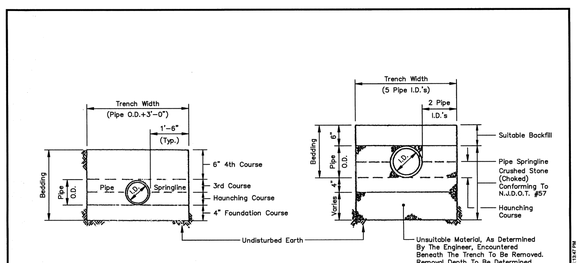
P.V.C. GRAVITY SEWER PIPE BACKFILL DETAILS

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P.V.C. GRAVITY SEWER BEDDING DETAILS

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Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04247200

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TEL (609) 561-0462
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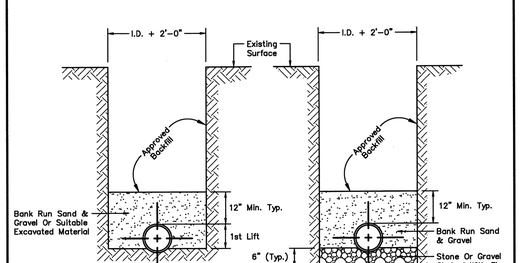
ARH ASSOCIATES
Professional Engineers, Planners & Surveyors
NJ no. 24GA27973300, DE no. 2167

revisions	DATE
2. REVISED PER TWP REVIEW	05/29/2025
1. REV FOR TENTATIVE LEMNUA APPROVAL DATED 05/22/2025	

SANITARY DETAILS
FOR
LENNAR
VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

date:	MAY 22, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

DRAWING LOCATION	W:\FILEROOM\TF\5052918\ENG\DWG\E-5052918-DETAILS .dwg
LAST DATE SAVED	6/6/2025
LAST SAVE BY	plucker



BANK RUN SAND & GRAVEL
(Dry, Suitable Bedding Conditions)

SCREENED GRAVEL OR STONE
(Clay, Wet Or Unsuitable Bedding Conditions)

STANDARD BEDDING DETAILS

NOTES:

1. Bank Run Sand & Gravel To Be Thoroughly Compacted In 6" Layers By Hand Tamping (If And Where Directed).
2. Bank Run Sand & Gravel Shall Be Compacted To 95% Standard Proctor Density (Typical).
3. Approved Backfill Compacted As Per Specifications.
4. Magnetic Tape Shall Be Placed In Trench When Non-Metallic Piping Six (6") Inch And Larger Is Laid.

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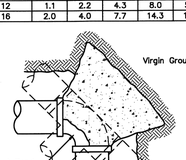
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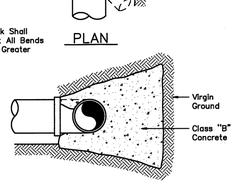
Min. Concrete Reaction Backing Bearing Area Required In Square Feet (For Safe Oil Bearing Pressure Of 1.5 Tons/S.F. Or Greater Only)

Pipe Diameter (Inches)	SQ. FT. MIN. PER BEND				
	11 1/4°	22 1/2°	45°	90°	Dead End Or Tee
4	1.0	1.0	1.0	1.0	1.0
6	1.0	1.0	1.1	2.0	1.5
8	1.0	1.0	2.0	3.5	2.5
10	1.0	1.5	3.0	5.6	4.0
12	1.1	2.2	4.3	8.0	5.6
16	2.0	4.0	7.7	14.3	10.1



* Note: Thrust Block Shall Be Used At All Bends 11 1/4° Or Greater

PLAN



ELEVATION

TYPICAL THRUST BLOCK

NOTES:

1. For Lesser Soil Bearing Capacity These Reaction Backing Bearing Areas Shall Be Increased Accordingly.
2. Reaction Backing Bearing Areas Based On A Water Main Test Pressure Of 150 P.S.I. For Higher Test Pressure These Reaction Backing Bearing Areas Shall Be Increased Accordingly.

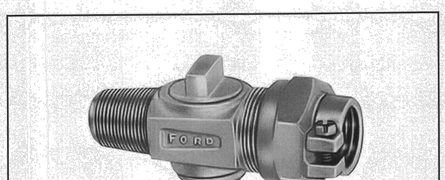
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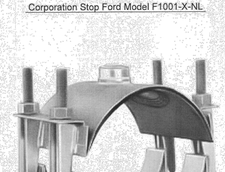
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Corporation Stop Ford Model F1001-X-NL



Stainless Steel Saddle Ford Model FRS202

CORPORATION SHUT OFF DETAILS

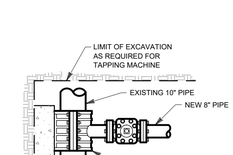
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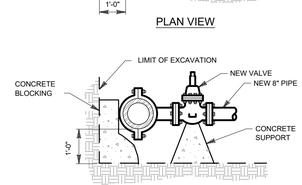
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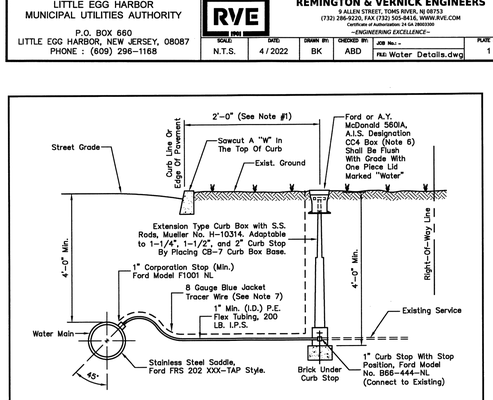
PLAN VIEW



SECTIONAL VIEW

TAPPING SLEEVE AND VALVE INSTALLATION DETAIL

N.T.S.



TYPICAL WATER SERVICE CONNECTION INSTALLATION

NOTES:

1. 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. Or Never In Concrete Or Paved Areas, Including Pavers, Interlocking Blocks, Bricks, Etc.
2. No Connection Shall Be Backfilled Until Written Approval Is Made By The Engineer Or His Representative. Violators Will Be Required To Expose The Work For Inspection Before Acceptance Of The Connection.
3. Water Meter And Remote Receptacle Shall Be Provided By The Authority At The Developer's/Owner's Cost.
4. The Site Contractor Shall Extend The Service Piping To The Property Line.
5. Saddles Shall Be Used For Services One (1) Inch Or Larger. Saddle Manufacturer And Model No. Shall Be Ford FRS 202 XXX-TAP, For D.I.P. Main, A Direct Tap Is Authorized For Services Equal Or Smaller Than One (1) Inch. For All Other Main Materials A Saddle Must Be Used For Any Size Service.
6. CC4 Boxes Shall Be Installed In Driveable Areas Only.
7. 8 Gauge Blue Jacket Tracer Wire Must Be Ran From The Top On The Main Along The Water Line To The Top Of The Water Box.

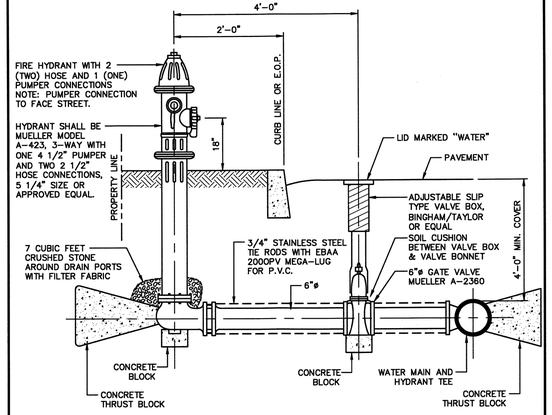
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FIRE HYDRANT ASSEMBLY

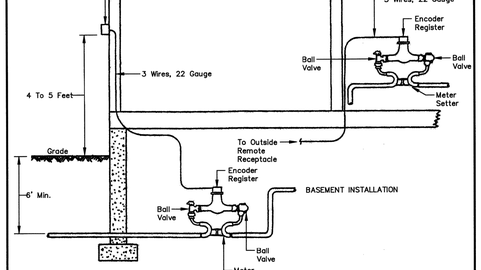
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RESIDENTIAL WATER METER INSTALLATION

NOTES:

1. The Location Of The Water Meter Shall Be Standardized.
2. Water Meter And Remote Receptacle Shall Be Provided By The Authority At The Developer's/Owner's Cost.
3. The Cable Shall Be Provided By The Authority And Installed By The Contractor/Owner Without Spliced Connections.
4. The Meter Setter Or Ends Shall Be Provided And Installed By The Contractor/Owner.

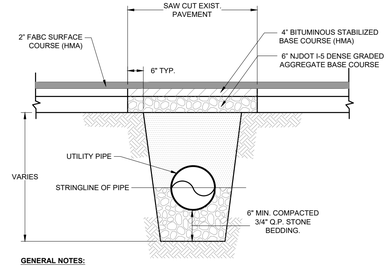
LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY
P.O. BOX 660
LITTLE EGG HARBOR, NEW JERSEY, 08087
PHONE : (609) 296-1168

RVE

REMINGTON & VERNICK ENGINEERS
9 ALLEN STREET, TOMS RIVER, NJ 08753
(732) 286-9220, FAX (732) 505-8416, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	JOB No.: -	PLATE No.
N.T.S.	4 / 2022	BK	ABD	FILE: Water Details.dwg	10

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GENERAL NOTES:

1. EXCAVATION FOR TRENCH SHALL MEET ALL REQUIREMENTS OF JURISDICTIONAL AGENCY INCLUDING OSHA.
2. COMPACTED GRANULAR BACKFILL TO 95% MODIFIED PROCTOR DENSITY, (A.S.T.M.D1557)

TYPICAL TRENCH AND ASPHALT PAVEMENT DETAIL

N.T.S.

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GA28047200

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2.	REVISED PER TWP REVIEW LETTER DATED 6/6/25
1.	03/22/2025: REVISION
	TENTATIVE LEHMUA APPROVAL
	revisions

WATER DETAILS
FOR
LENNAR

VENUE AT SUMMERS CORNER
BLOCK 286, LOTS 3, 5 & 6 & BLOCK 287, LOTS 5 & 7, TAX SHT. #17 & 21
LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY, NEW JERSEY

date:	APRIL 25, 2025
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052918

DRAWING LOCATION: W:\FILEROOM\TF\5052918\ENG\DWG\E-5052918-DETAILS .dwg
LAST DATE SAVED: 6/6/2025
LAST SAVE BY: plucker