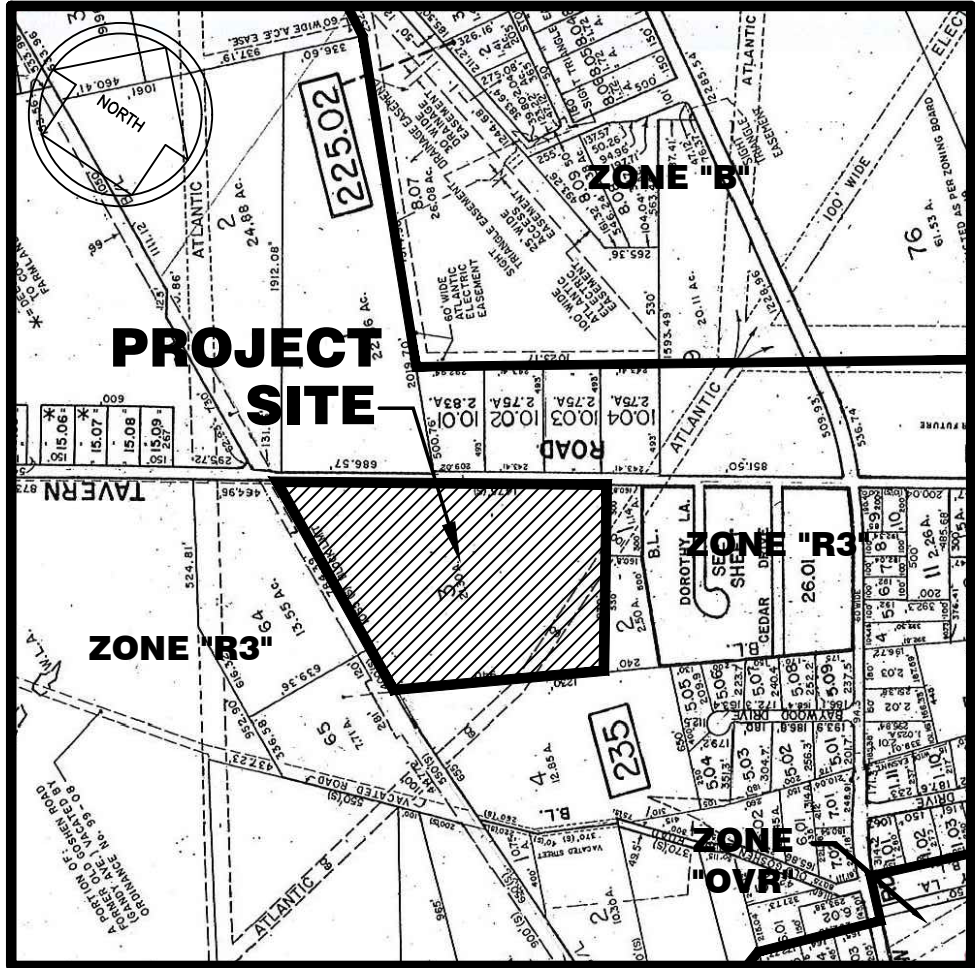


GENERAL NOTES:

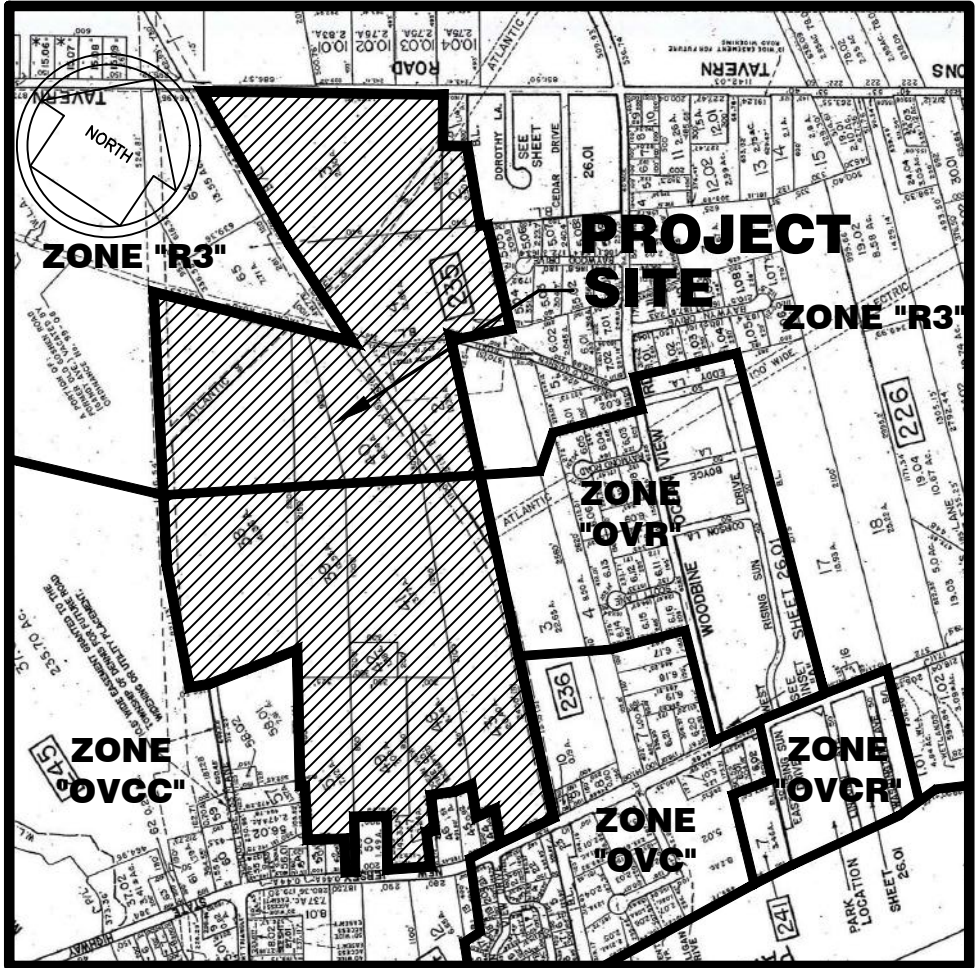
1. OWNER OF RECORD: TURNER PARTNERS, LP
C/O JOHN T. TURNER III
P.O. BOX 607
OCEAN VIEW, NEW JERSEY 08230-0607
PHONE: (609) 624-1085
2. APPLICANT: TURNER PARTNERS, LP
C/O JOHN T. TURNER III
P.O. BOX 607
OCEAN VIEW, NEW JERSEY 08230-0607
PHONE: (609) 624-1085
3. THE PROJECT SITE (I.E. PORTION OF THE SITE SUBJECT OF THIS APPLICATION) IS LOCATED WITHIN THE "R3" (RURAL DENSITY RESIDENTIAL) DISTRICT.
4. AREA OF THE SITE = 174.30 ACRES (LOTS 2, 3 & 4, BLOCK 235, LOTS 1 & 2, BLOCK 236 AND LOTS 38-43, 49 & 51, BLOCK 245).
5. THE PROJECT SITE IS LOCATED WITHIN THE CAFRA BOUNDARY; HOWEVER THE PROPOSED DEVELOPMENT AT THIS LOCATION IS NOT A REGULATED ACTIVITY.
6. THERE ARE NO MAPPED FRESHWATER OR COASTAL WETLANDS ON OR WITHIN 150' OF THE PROJECT SITE.
7. THE PROJECT SITE IS NOT LOCATED WITHIN THE PINELANDS PROTECTION AREA.
8. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK, AND SHALL ALSO VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL PLANS AND OTHER RELATED PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK IN QUESTION.
9. DO NOT SCALE DRAWINGS; FIGURED DIMENSIONS GOVERN.
10. NO ADDITIONAL SANITARY SEWAGE FACILITIES ARE PROPOSED.
11. NO ADDITIONAL DOMESTIC WATER SUPPLY OR SITE WELL ARE PROPOSED.
12. 6 ADDITIONAL PARKING SPACES ARE PROVIDED.
13. (1) ONE AREA LIGHT AT THE ENTRANCE TO THE PROPOSED DRIVEWAY IS PROPOSED.
14. (1) ONE 4'x6' SITE SIGN AT DRIVEWAY ENTRANCE IS PROPOSED.
15. BUILDING OPERATIONS PLAN:
THE PROJECT IS PROPOSED TO BE A SECONDARY ENTRANCE FOR THE CAMPGROUND.
A. THERE ARE NO NEW EMPLOYEES PROPOSED FOR THIS PROJECT.
B. THERE WILL BE NO PROPOSED SHIFTS TO BE WORKED, THE PROPOSED BUILDING IS A GUARDHOUSE.
C. ANY TRUCK AND TRACTOR TRAILER TRAFFIC WILL BE ARRIVING THRU THE MAIN ENTRANCE ON ROUTE 9.
D. THE PROJECT SHOULD NOT CAUSE ANY ADVERSE NOISE, GLARE, AIR, OR WATER POLLUTION.
E. THE PROPOSED FACILITY SHOULD POSE NO SAFETY HAZARD TO THE EMPLOYEES.
F. AT THE PRESENT TIME THERE ARE NO IMMEDIATE PLANS TO EXPAND THE PROPOSED FACILITY.
16. PROPOSED ELECTRIC SERVICE TO BE LOCATED UNDERGROUND FROM EXISTING ON SITE.
17. LIST OF REGULATORY APPROVALS AND/OR PERMITS FOR THIS PROJECT:
A. SITE PLAN APPROVAL FROM THE DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD.
B. SITE PLAN APPROVAL OR WAIVER FROM THE CAPE MAY COUNTY PLANNING BOARD.
C. MUNICIPAL BUILDING CONSTRUCTION PERMIT.
D. ANY AND ALL ADDITIONAL APPROVALS AND/OR PERMITS THAT MAY BE DEEMED NECESSARY.
18. LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:
A. WAIVER OF PROVIDING AN ENVIRONMENTAL IMPACT STUDY PER SECTIONS 165-54(B)(2)(i) AND 165-55(B)(1) OF THE CODE OF DENNIS TOWNSHIP. SINCE THERE ARE NO MAPPED ENVIRONMENTALLY SENSITIVE AREAS (IE WETLANDS) ON OR IMMEDIATELY ADJACENT TO THE PROJECT SITE, IT IS UNLIKELY THAT THIS PROJECT WOULD HAVE ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT.
B. WAIVER OF PROVIDING LOCATION OF LIGHTS, LIGHTING STANDARDS AND SIGNS WITHIN THE TRACT AND WITHIN ONE HUNDRED (100') FEET PER SECTION 165-54(B)(2)(b). THE LOCATION OF EXISTING LIGHTS AND SIGNS ON AND WITHIN 100' OF THE TRACT WILL HAVE NO ADVERSE IMPACT TO THIS PROJECT.
C. WAIVER OF PROVIDING THE LOCATION OF ALL SEWERAGE AND WATER FACILITIES PER SECTION 165-54(B)(2)(d). THE PROPOSED GUARDHOUSE IS A NON-SEWAGE GENERATING OR WATER UTILIZING FACILITY, AND THE LOCATION OF EXISTING SEWERAGE AND WATER FACILITIES WILL HAVE NO ADVERSE IMPACT TO THIS PROJECT.
D. ANY AND ALL ADDITIONAL VARIANCES AND/OR DESIGN WAIVERS THAT MAY BE DEEMED NECESSARY.
19. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL ARRANGE FOR A UTILITY MARK OUT AND OBTAIN VERIFICATION THAT THE PROPOSED WORK WILL NOT INTERFERE WITH OR DAMAGE ANY SUBSURFACE UTILITIES. CONTACT ONE CALL SYSTEM AT 1-800-272-1000 NO SOONER THAN (3) WORKING DAYS NOR GREATER THAN (10) WORKING DAYS BEFORE STARTING WORK.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES, AND IN GOOD CONSTRUCTION PRACTICE.
21. CONTRACTOR IS ADVISED THAT IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. THIS SITE PLAN IS NULL AND VOID UNLESS THE RAISED IMPRESSION SEAL OF THE SIGNING PROFESSIONAL ENGINEER IS AFFIXED HERETO.
22. THIS SITE PLAN AND ANY INFORMATION CONTAINED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF GIBSON ASSOCIATES, P.A. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GIBSON ASSOCIATES, P.A. GIBSON ASSOCIATES, P.A. SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RESERVED RIGHTS, IN ADDITION TO THE COPYRIGHT.
23. CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THE REVISIONS DATES LISTED IN THE REVISION SCHEDULE OF EACH DRAWING TO MAKE SURE THAT THE SET BEING WORKED FROM LISTS THE MOST RECENT AND/OR CURRENT REVISION DATE. DESIGN ENGINEER OR OWNER SHALL BE CONTACTED PRIOR TO STARTING WORK TO ENSURE CONTRACTOR IS WORKING FROM MOST RECENT SET OF PLANS. CONTRACTOR SHALL ALSO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WITH THE ARCHITECTURAL PLANS OF THE PROJECT (PREPARED BY OTHERS). ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND RESOLVED BEFORE PROCEEDING WITH WORK IN QUESTION.

SITE PLAN
FOR
TURNER PARTNERS, L.P.
PORTION OF LOT 3, BLOCK 235
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY



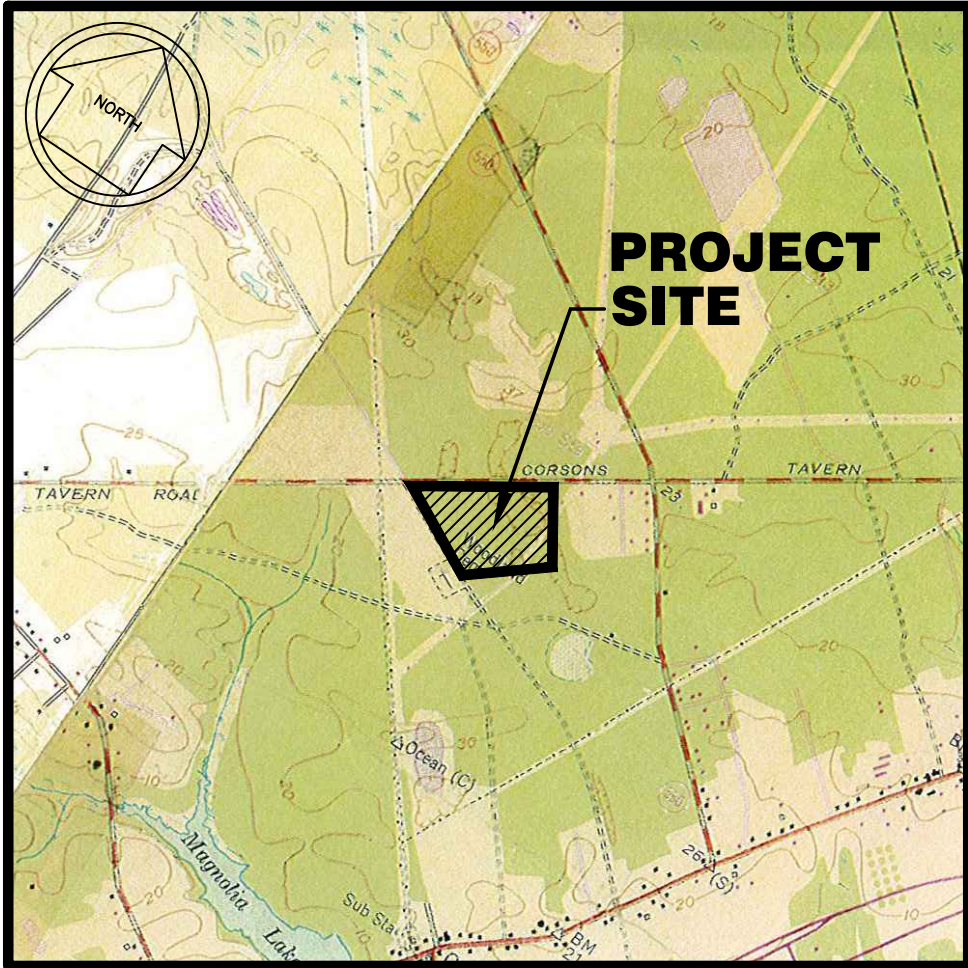
KEY & ZONING MAP

DENNIS TOWNSHIP TAX MAP SHEETS No. 26 & 27
NO SCALE



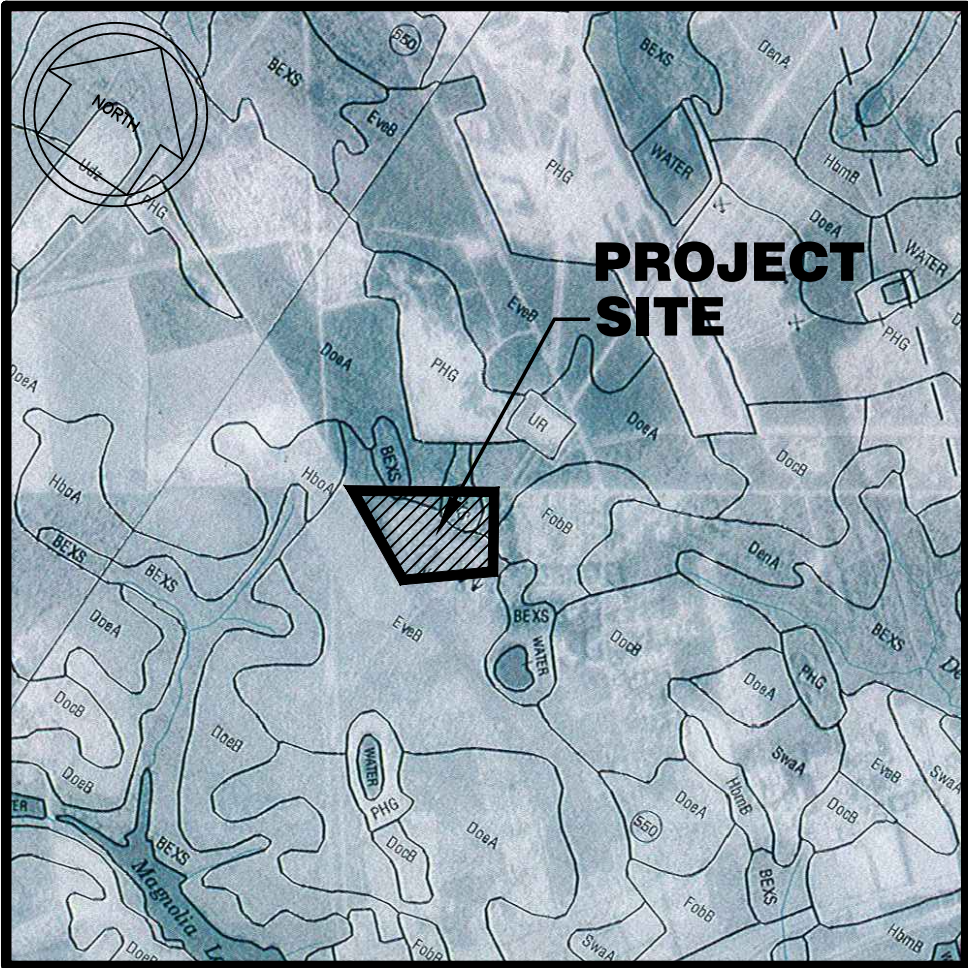
KEY & ZONING MAP

DENNIS TOWNSHIP TAX MAP SHEETS No. 26 & 27
FOR LOTS 2,3 & 4, BLOCK 235,
LOTS 1 & 2, BLOCK 236,
LOTS 38-43, 48, 49 & 51, BLOCK 245
NO SCALE



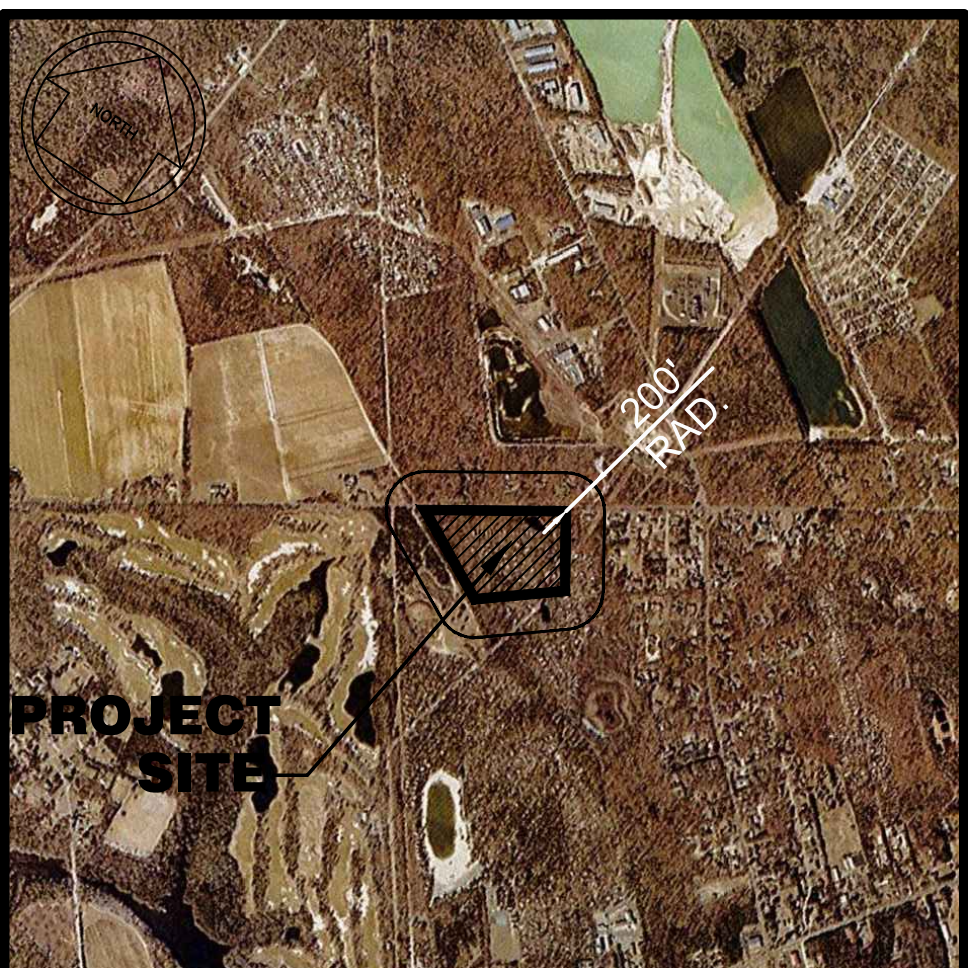
U.S.G.S. MAP

WOODBINE AND SEA ISLE CITY QUADRANGLE
SCALE: 1" = 2000'



SOILS MAP

SOILS MAP SHEET No. 6 & 7
SCALE: 1" = 2000'



AERIAL MAP

NO SCALE:
LOCATION OF ADJACENT STRUCTURES
WITHIN 200' OF THE PROJECT SITE

APPROVALS:

APPROVED BY THE COUNTY PLANNING BOARD OF CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSON VOID DATE DATE

SECRETARY VOID DATE DATE
APPROVED BY THE DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD, CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSON VOID DATE DATE

SECRETARY VOID DATE DATE

CONSOLIDATED LAND USE BOARD ENGINEER DATE

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED, AND THAT I HAVE REVIEWED THIS PLAN AND CONCUR WITH THIS SUBMISSION.

TURNER PARTNERS, LP DATE
C/O JOHN T. TURNER III

COVER SHEET



GIBSON ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
522 SEA ISLE BOULEVARD
OCEAN VIEW, NEW JERSEY 08230
(609) 624-1944

SITE PLAN FOR TURNER PARTNERS, LP
PORTION OF LOT 3, BLOCK 235
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

PREPARED BY:

LOUIS A. SCHEIDT
PROFESSIONAL ENGINEER
N.J.P.E. LICENSE No. 24321

DRAWN: RCO/JJS CHECKED: WPF/WFS

DATE: 07-31-23 SCALE: AS SHOWN SHEET 1 OF 6 DWG. No. 3638-2D

F3331-3638-2D(07-31-23)RD.DWG BOOK 37 PAGE 4 X-REF: 2561 FILE No. 3331



GENERAL NOTES:

1. BEING TAX LOTS 2, 3 AND 4 IN TAX BLOCK 235, TAX LOTS 1 AND 2 IN TAX BLOCK 236 AND TAX LOTS 38 THROUGH 43, 48, 49 AND 51 IN TAX BLOCK 245 AS SHOWN ON THE DENNIS TOWNSHIP TAX MAP SHEET Nos. 26 & 27, DATED APRIL 01, 1980, REVISED THROUGH MAY 21, 2012 CAPE MAY COUNTY, NEW JERSEY.
2. THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTIONS, OR COVENANTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
3. THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR UNMAPPED REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
4. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF JUNE 2008.
5. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM NEW JERSEY STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
6. THIS SURVEY IS NOT INTENDED TO BE USED FOR MORTGAGE AND/OR CONVEYANCE PURPOSES.
7. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
8. EXISTING TOPOGRAPHY SHOWN IS BASED ON AERIAL PHOTOGRAPHY AND PHOTOGRAMETRIC MAPPING PERFORMED BY PROMAPS, INC., 180 W. ROUTE 38, MOORESTOWN, N.J. 08057. DATE OF AERIAL PHOTOGRAPHY: MARCH 23, 2008 (JOB #334208).
9. INTERIOR LOT LINES SHOWN GRAPHICALLY ONLY AND ARE PLOTTED FROM VARIOUS SOURCES, INCLUDING PRIOR SURVEYS, FILED MAPS AND DEEDS.
10. RESOLUTION No. 92-152 INDICATED RAILROAD BED SUBJECT TO REVERSIONARY CLAUSES IN DEEDS THEREFORE TOWNSHIP HAD NO INTEREST AND HAVE PASSED RESOLUTION STATING SAME.
11. FOR CORNER MARKER DETAILS SEE PLAN ENTITLED "PLAN OF SURVEY, LOTS 2, 3 AND 4, BLOCK 235, LOTS 1 AND 2, BLOCK 236, LOTS 38 THROUGH 43, 48, 49 AND 51, BLOCK 245, DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY" DATED AUGUST 12, 2008, REVISED THROUGH SEPTEMBER 03, 2008, PREPARED BY GIBSON ASSOCIATES, P.A.

LEGEND:

- WOOD POST & RAIL FENCE
- VINYL FENCE
- WOOD FENCE OR RAILING
- CHAIN LINK FENCE
- PROPERTY LINE
- CONCRETE
- X-CUT SET
- X-CUT FOUND
- CM FOUND
- CM SET
- CM TO BE SET
- I.P. FOUND
- I.P. SET
- I.P. TO BE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- WOODS LINE
- TREE
- INLET
- CONC. CURB
- DEPRESSED CONC. CURB
- EDGE OF PAVEMENT
- EDGE OF STONE
- UTILITY POLE
- ROAD/TRAFFIC SIGN
- ROAD/TRAFFIC SIGN (2 POSTS)
- OVERHEAD WIRE
- UTILITY MARKOUTS:
- TELEPHONE
- ELECTRIC
- SANITARY SEWER
- WATER
- GAS
- P.O.B.
- POINT OF BEGINNING
- B.M.
- T.C.
- B.C.
- POINT OF CURVATURE
- P.C.
- P.T.
- EXISTING SPOT ELEVATION
- OLD LOT NUMBERS
- EXISTING CONTOURS
- CLEAR i.e. INSIDE SUBJECT PROPERTY LINE
- CENTERLINE
- YARD LIGHT
- PAVERS

LOT BEARINGS & DISTANCES ALONG ROUTE 9:

COURSE	BEARING	DISTANCE
①	S 31° 36' 36" W	376.27'
②	N 45° 38' 45" W	200.00'
③	S 31° 36' 36" W	100.00'
④	N 45° 38' 45" W	200.26'
⑤	S 31° 36' 49" W	100.00'
⑥	S 43° 49' 49" W	164.39'
⑦	S 45° 49' 11" E	211.56'
⑧	S 44° 04' 49" W	50.00'
⑨	S 45° 38' 11" E	210.54'
⑩ *	RADIUS=922.37'	129.22'
⑪ PT	S 52° 47' 49" W	129.57'
⑫	N 38° 02' 11" W	325.00'
⑬	S 52° 47' 49" W	200.02'
⑭	S 38° 02' 11" E	325.00'
⑮	S 52° 47' 49" W	67.74'
⑯	N 37° 12' 11" W	200.00'
⑰	S 52° 47' 49" W	210.90'

* CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH
⑩	922.37'	08° 01' 37"	129.22'	S 48° 47' 01" W	129.12'

PLAN OF SURVEY



SCALE 1" = 200'

PLAN OF SURVEY

TO: TURNER PARTNERS, L.P.;
THIS SURVEY HAS BEEN PREPARED IN
ACCORDANCE WITH N.J.A.C. 13:40-5.1
AND THE CERTIFICATION IS LIMITED TO
THE SPECIFIC PARTIES LISTED ABOVE.

William F. Seaman
WILLIAM F. SEAMAN
LICENSED PROFESSIONAL LAND SURVEYOR
N.J.P.L.S. LICENSE No. GS-041380



GIBSON ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
522 SEA ISLE BOULEVARD
OCEAN VIEW, NEW JERSEY 08230
(609) 624-1944

SITE PLAN FOR TURNER PARTNERS, LP
LOTS 2, 3 AND 4, BLOCK 235
LOTS 1 AND 2, BLOCK 236
LOTS 38 THROUGH 43, 48, 49 AND 51, BLOCK 245
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

DRAWN: JJS

CHECKED: WPF/WFS

DATE: 07-31-23

SCALE: 1" = 200'

SHEET 2 OF 6

DWG. No. 3638-2D

F3531-3638-2D(07-31-23)RD.DWG BOOK 37 PAGE 4 X-REF: 2561 FILE No. 3331



GENERAL NOTES:

1. VERTICAL CONTROL BASED ON N.A.V.D. 1988.
2. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM NEW JERSEY STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
3. THIS PLAN IS BASED ON SURVEY BASE MAP ENTITLED "PLAN OF SURVEY, LOTS 2, 3 AND 4, BLOCK 235, LOTS 1 AND 2, BLOCK 236, LOTS 38 THROUGH 43, 48, 49 AND 51, BLOCK 245, DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY" DATED AUGUST 12, 2008, REVISED THROUGH SEPTEMBER 03, 2008, PREPARED BY GIBSON ASSOCIATES, P.A. EXISTING TOPOGRAPHY AND ELEVATIONS FOR THE AREA OF PROPOSED IMPROVEMENTS WAS UPDATED DURING THE MONTH OF DECEMBER 2022.
4. PROPOSED GUARDHOUSE BASED ON PLANS ENTITLED "OCEAN VIEW RESORT, REAR GUARDHOUSE, 2555 SHORE ROAD, OCEAN VIEW, NJ, DENNIS TOWNSHIP-BLOCK 235, LOT 3" DATED APRIL 05, 2023, PREPARED BY FENWICK ARCHITECTS.
5. LIGHTING FOR GUARDHOUSE SHALL BE PROVIDED BY ARCHITECT.
6. TOPSOIL & SOIL DE-COMPACTION REQUIREMENTS:
 - A. A MINIMUM OF 5 INCHES OF TOPSOIL IS REQUIRED ON AREAS TO BE VEGETATED TO IMPROVE THE SOIL MEDIUM FOR PLANT ESTABLISHMENT AND MAINTENANCE PER CHAPTER 5 OF THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", JULY 2017.
 - B. SUBGRADE SOILS SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER PER CHAPTER 19 OF THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", JULY 2017.
 - C. SUBSOILS ARE TO BE PROACTIVELY DE-COMPACTED OR SOIL COMPACTION TESTED PRIOR TO THE APPLICATION OF TOPSOIL. COMPACTION TESTING METHOD/PROCEDURE SHALL BE PERFORMED PER CHAPTER 19 BY THE CONTRACTOR OR OTHER PROJECT OWNER'S REPRESENTATIVE. IF THE TESTING INDICATES SUBSOIL COMPACTION, THE SUBSOIL SHALL BE DE-COMPACTED TO A DEPTH OF 6 INCHES PRIOR TO THE APPLICATION OF TOPSOIL.
 - D. IF COMPACTION TESTING IS NOT PERFORMED, SUBSOILS SHALL BE SCARIFIED/TILLED TO A MINIMUM DEPTH OF 6 INCHES AS PART OF THE SEQUENCE OF CONSTRUCTION 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.
7. VEGETATIVE COVER:
 - A. SITE MUST BE PROPERLY MULCHED FOR NON-GROWING SEASONS USING STRAW MULCH AT 90-115 LBS./1000 SQ. FT. (3 BALES), PROPERLY ANCHORED OR TACKED.
 - B. WHEN REQUIRED, SITE MUST BE SEEDED TO ESTABLISH A TEMPORARY VEGETATIVE COVER. PERENNIAL RYEGRASS AT 1 LB./1000 SQ. FT. MAY BE UTILIZED.
 - C. PREPARE AREAS TO BE PERMANENTLY SEEDED BY TOPSOILING (A MINIMUM OF 5" IS REQUIRED), FERTILIZING AT 11 LBS./1000 SQ. FT. OF 10-20-10, AND APPLYING LIME AT 90 LBS./1000 SQ. FT.
 - D. SEED THE SITE TO ESTABLISH A PERMANENT VEGETATIVE COVER UTILIZING A TURF-TYPE TALL FESCUE/PERENNIAL RYEGRASS MIX AT 6-8 LBS./1000 SQ. FT., OR EQUIVALENT. APPLY STRAW MULCH AT 70-90 LBS./1000 SQ. FT. (2 BALES), AND ANCHOR OR TACK. SOD, STONE COVER OR MULCHED LANDSCAPE BEDS MAY BE SUBSTITUTED FOR SEEDING TO ESTABLISH A PERMANENT COVER.

LEGEND:

WOOD POST & RAIL FENCE	EDGE OF STONE
VINYL FENCE	UTILITY POLE
WOOD FENCE OR RAILING	ROAD/TRAFFIC SIGN (1 POST)
CHAIN LINK FENCE	ROAD/TRAFFIC SIGN (2 POSTS)
PROPERTY LINE	OVERHEAD WIRE
CONCRETE	UTILITY MARKOUTS:
X-CUT SET	TELEPHONE
X-CUT FOUND	ELECTRIC
CM FOUND	SANITARY SEWER
CM SET	WATER
CM TO BE SET	GAS
I.P. FOUND	P.O.B.
I.P. SET	B.M.
I.P. TO BE SET	T.C.
P.K. NAIL FOUND	B.C.
P.K. NAIL SET	P.C.
WOODS LINE	P.T.
TREE	X/X
INLET	(Lot X)
CONC. CURB	
DEPRESSED CONC. CURB	
EDGE OF PAVEMENT	Clr.
CENTERLINE	Star
PAVERS	
SOIL BORING	AREA SUBJECT TO SOIL DE-COMPACTION (9935 SQ. FT.)
PROPOSED CONTOURS	CT#
PROPOSED SPOT ELEVATIONS	
PROPOSED ASPHALT	

SITE PLAN

PREPARED BY:

Louis A. Scheidt
LOUIS A. SCHEIDT
PROFESSIONAL ENGINEER
N.J.P.E. LICENSE NO. 24321

DRAWN: JJS

CHECKED: WPF/WFS

DATE: 07-31-23

SCALE: 1" = 30'

SHEET 3 OF 6

DWG. No. 3638-2D

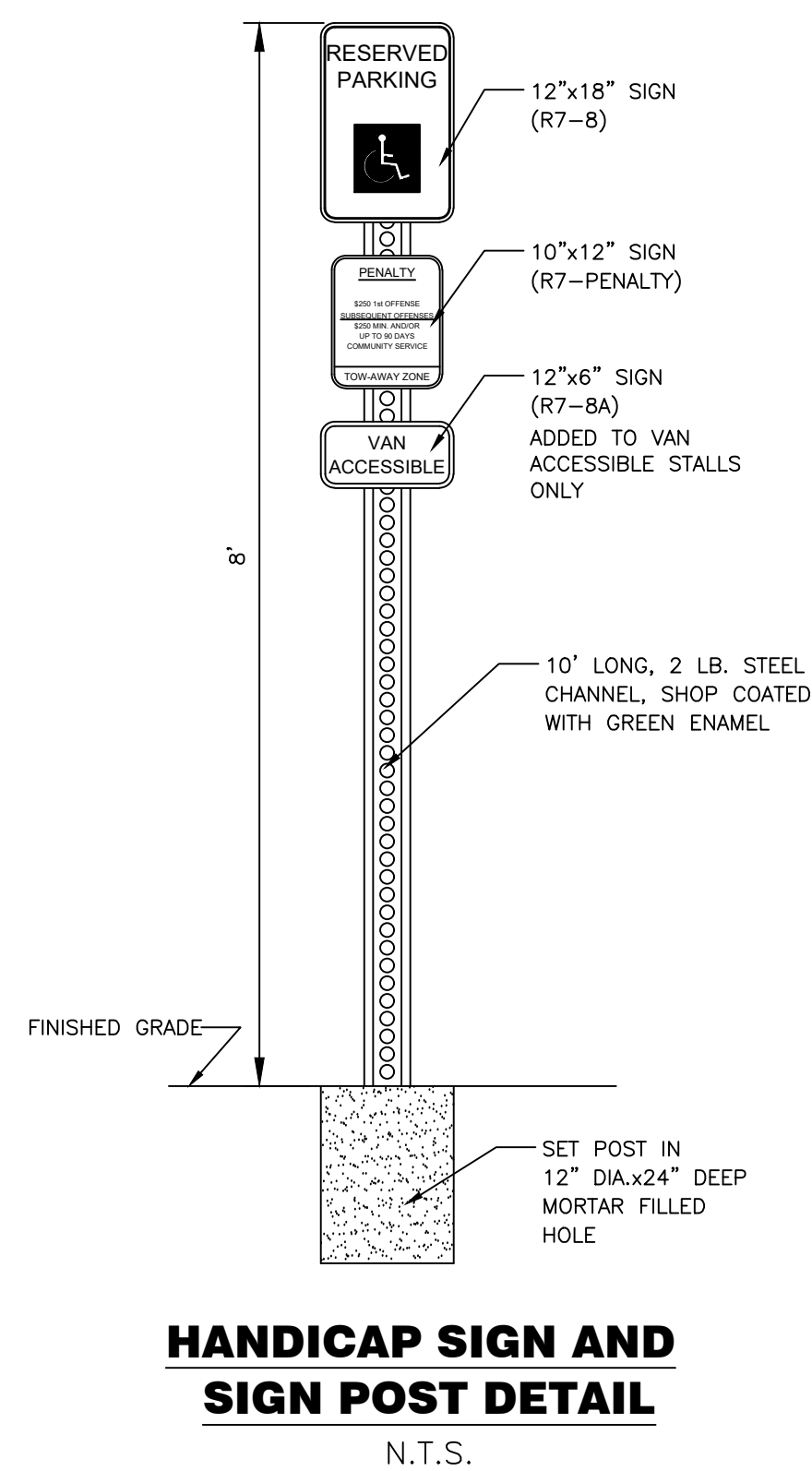
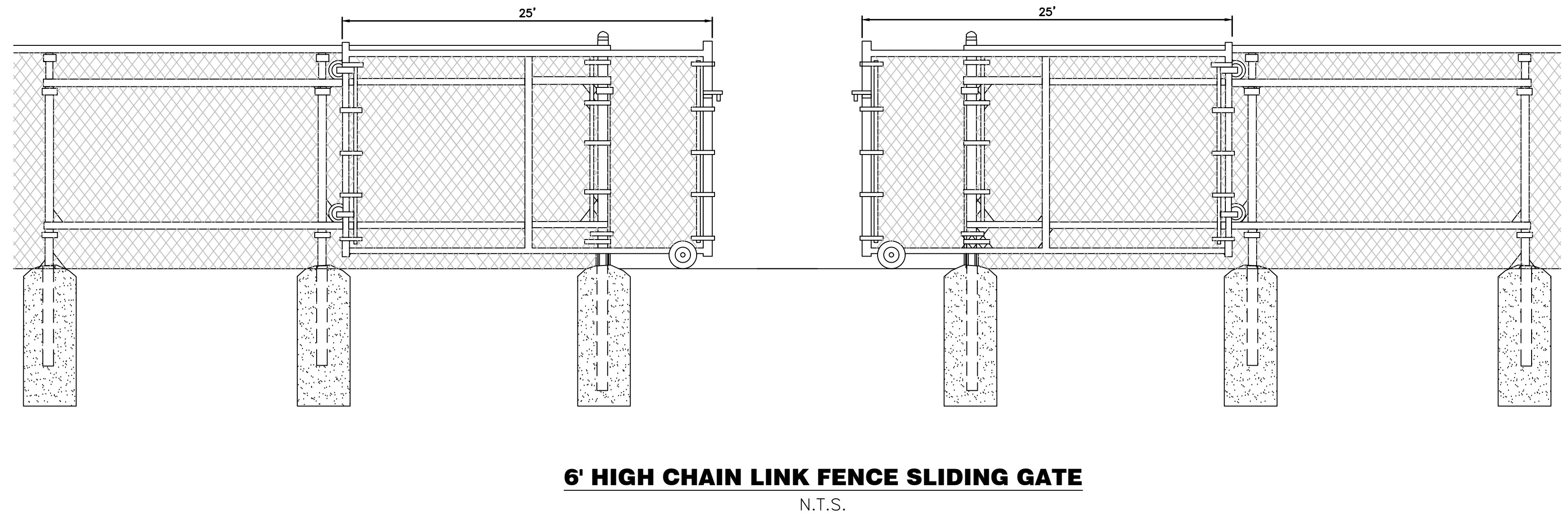
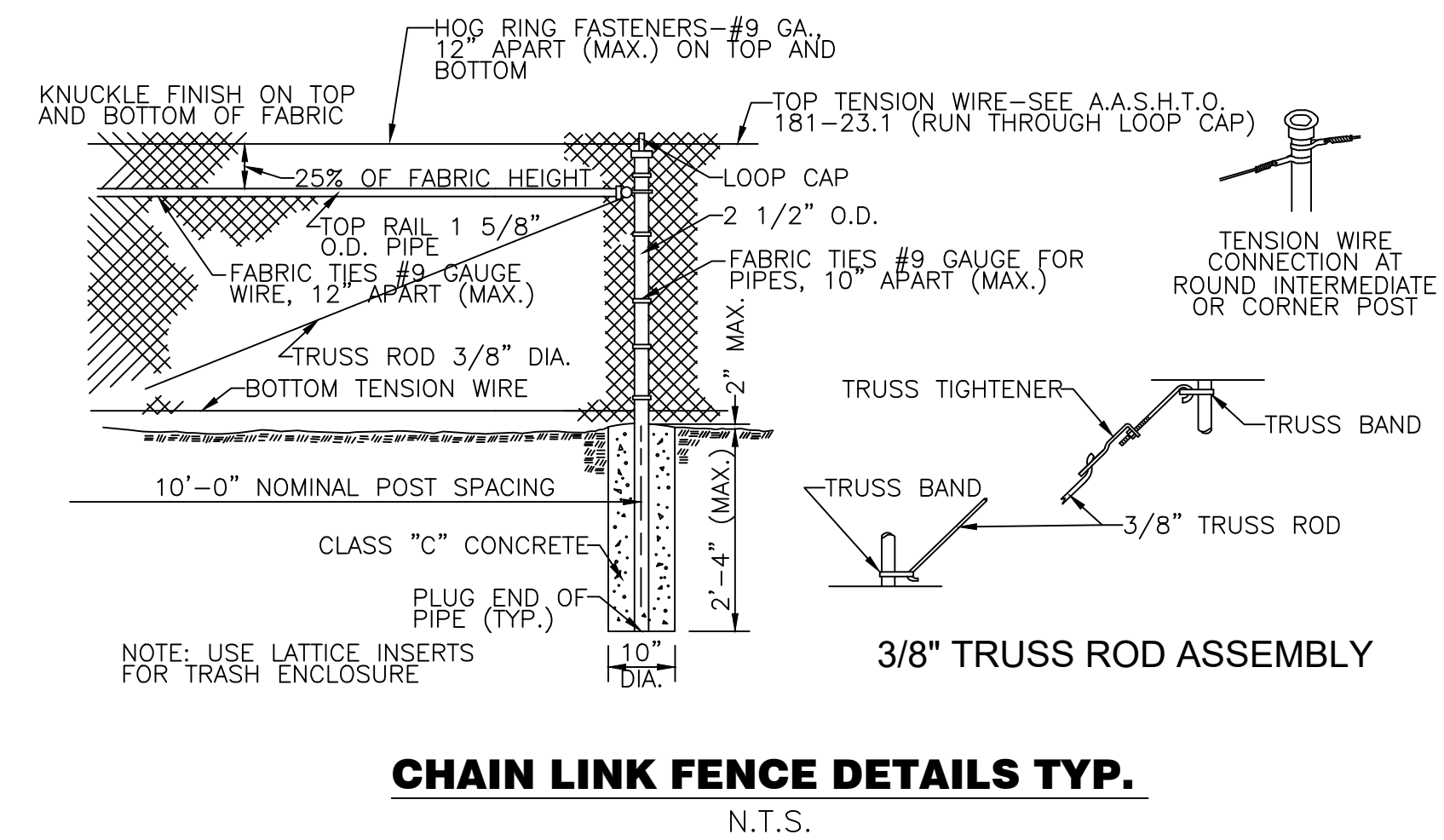
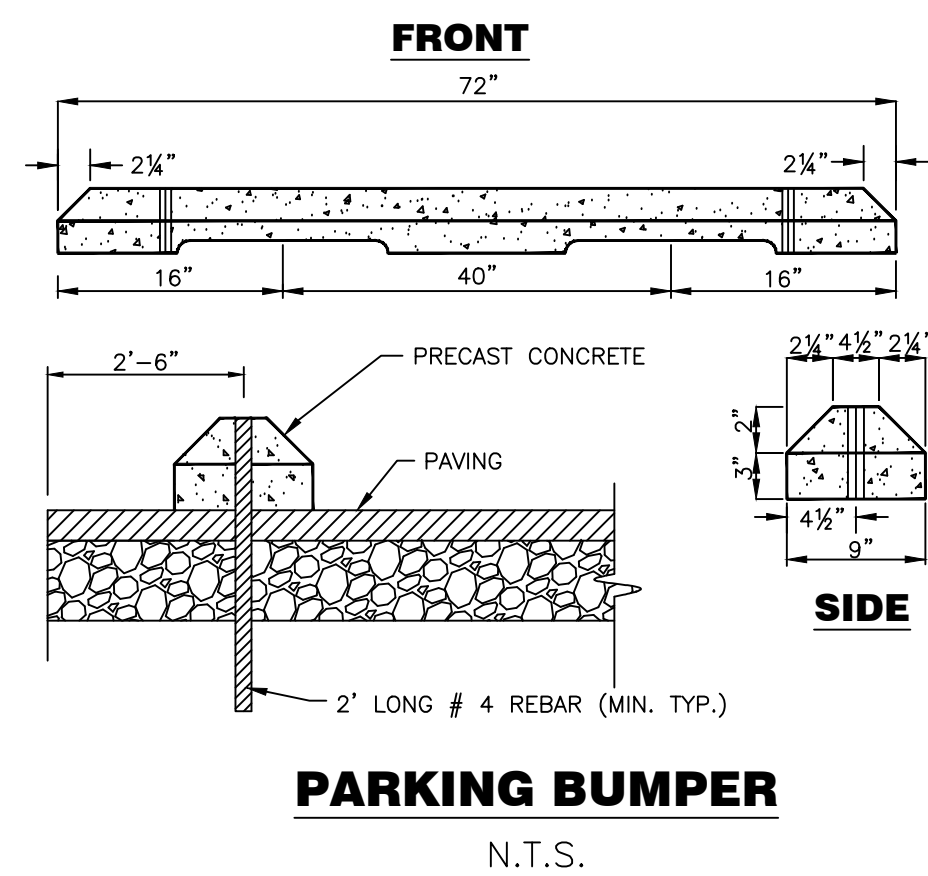
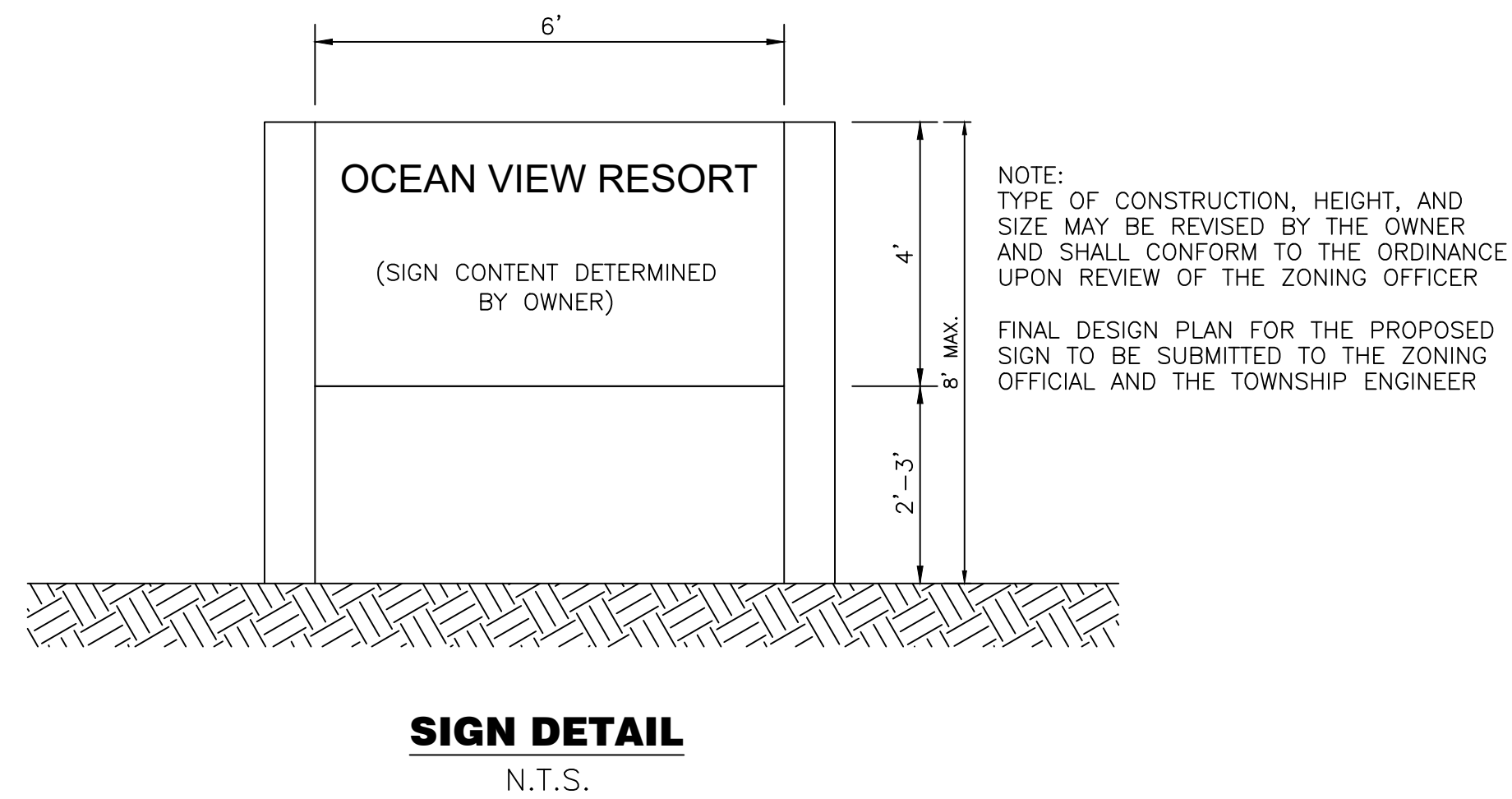
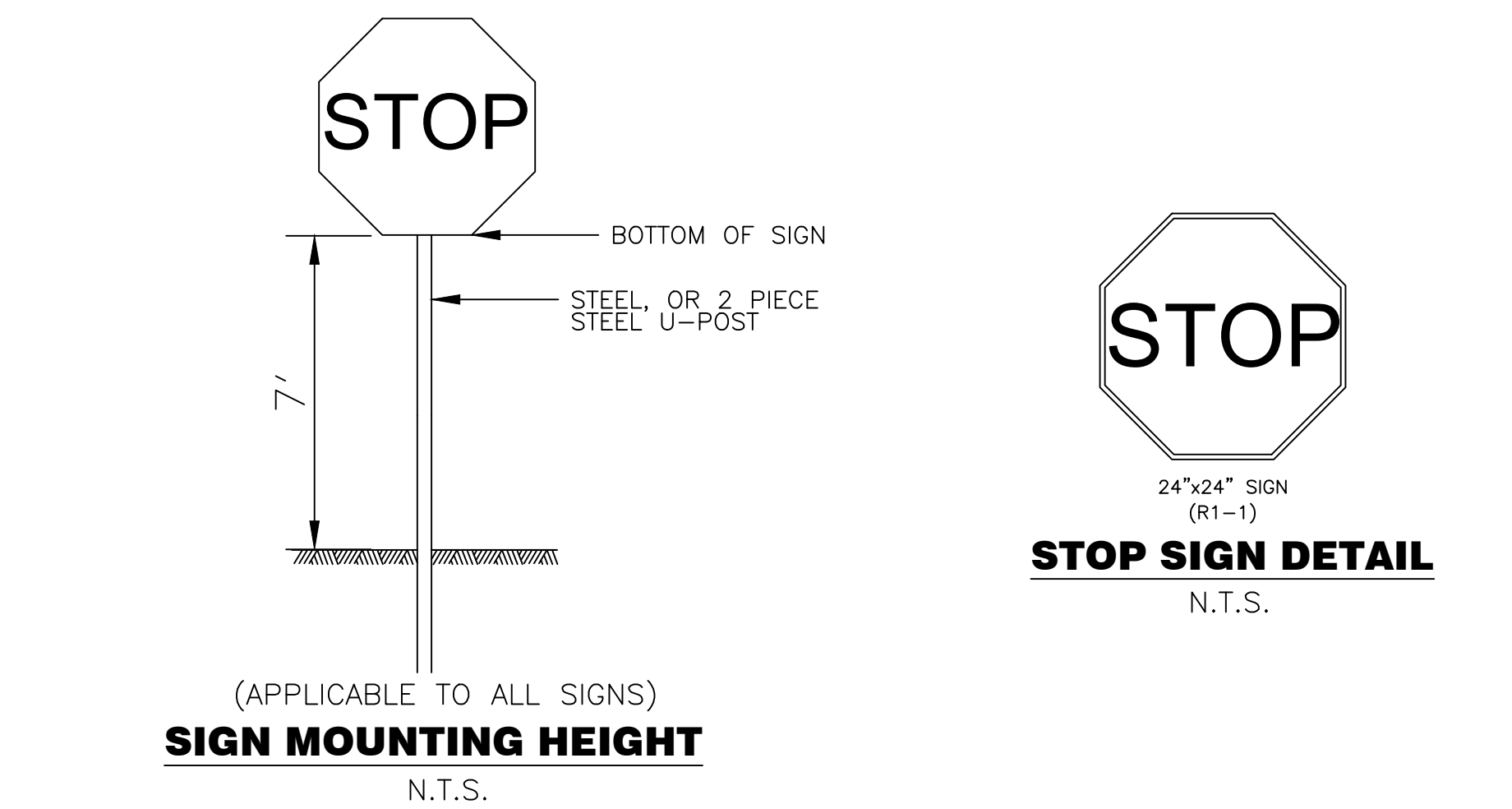


GIBSON ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
522 SEA ISLE BOULEVARD
OCEAN VIEW, NEW JERSEY 08230
(609) 624-1944

SITE PLAN FOR TURNER PARTNERS, LP
PORTION OF LOT 3, BLOCK 235
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

DATE

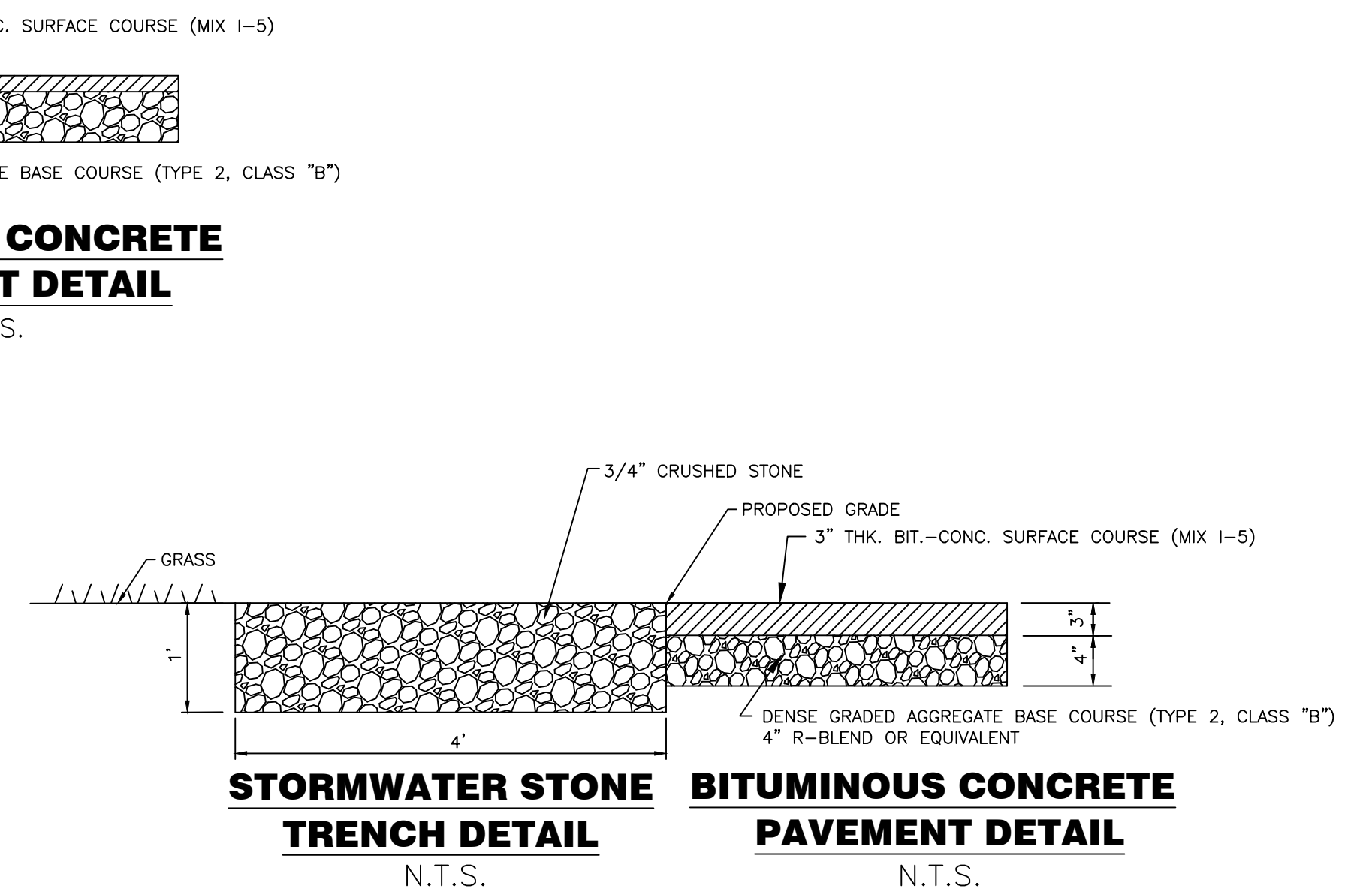
REVISIONS



SPECIFICATIONS:
MFG. BY HOLOPHONE PHONE: 866-HOLOPHONE
MODEL: MGLEDM (MONGOOSE MEDIUM LED)
P8 (38,000 LUMENS)
50K (5,000K CCT)
AG (AREA WITH REFRACTOR)

15° TILT, 15 FT. HEIGHT
(POLE MOUNTED)

NOTE:
UNIT TO HAVE PHOTOCONTROL AND
PROGRAMMABLE CAPABILITIES.



DETAILS

[illegible]

UTILITIES:

LEE ANN RUSS, CTA
Tax Assessor

RECEIVED

JUN 08 2023

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214



June 5, 2023

GIBSON ASSOCIATES, P.A.

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE WITHIN 200 FEET OF BLOCK 235 LOT 3 ACCORDING TO THE OFFICIAL TAX MAP OF DENNIS TOWNSHIP.

ATTEST Lee Ann Russ
LEE ANN RUSS, CTA

BLOCK 235 LOT 3

CAPE MAY COUNTY PLANNING BOARD
DN-309, CENTRAL MAIL ROOM
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS
% ENGINEERING DEPARTMENT
10 TANSBORO RD, FL 2
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY
% JOSEPH SCHNEIDER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
1 SO JERSEY PLAZA
FOLSOM, NJ 08037

CONECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

(CONTINUED)

LEE ANN RUSS, CTA
Tax Assessor

PAGE 2
RE: BLOCK 235 LOTS 3

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214



Phone: (609) 861-9700 ext. 241
Fax: (609) 861-9719

COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

BLOCK	LOT	QUAL	PROPERTY OWNER & MAILING ADDRESS PROPERTY LOCATION		PAGE
225.01	1		SEA QUEST ENTERPRISES LLC PO BOX 607 OCEAN VIEW, NJ CORSON TAVERN RD	08230.0607	
225.01	10.01		DEVER, MATTHEW & PATRICIA A 300 4TH PLACE SEA ISLE CITY, NJ 353 CORSON TAVERN RD	08243.1754	
225.01	10.02		MAIND, BRIAN & SANDRA G 363 CORSON TAVERN RD OCEAN VIEW, NJ 363 CORSON TAVERN RD	08230.1059	
225.01	10.03		DEVER, DANIEL O & JOHNN 373 CORSON TAVERN RD OCEAN VIEW, NJ 373 CORSON TAVERN RD	08230.1059	
225.01	10.04		SCHALL, FREDERICK R JR & JOHANN M 383 CORSON TAVERN RD OCEAN VIES, NJ 383 CORSON TAVERN RD	08230.1059	
234	11		TURNER, SCOTT J & KELLILYN 16 DOROTHY LA OCEAN VIEW, NJ 12 DOROTHY LA	08230.1034	
234	12		TURNER, SCOTT J & KELLILYN 16 DOROTHY LA OCEAN VIEW, NJ 16 DOROTHY LA	08230.1034	
234	13		MAHOWEY, MINIFRED &POUDRIER, RAYMOND 10 DOROTHY LA OCEAN VIEW, NJ 10 DOROTHY LA	08230.1034	
234	14		GUEST, EDWARD R JR & THERESA A 386 CORSON TAVERN RD OCEAN VIEW, NJ 386 CORSON TAVERN RD	08230.1022	
235	1		OKLEY, ELEANOR 382 CORSON TAVERN RD OCEAN VIEW, NJ 382 CORSON TAVERN RD	08230.1022	
235	2		TURNER PARTNERS LP PO BOX 607 OCEAN VIEW, NJ CORSON TAVERN RD-REAR	08230.0607	
235	4		TURNER PARTNERS LP PO BOX 607 OCEAN VIEW, NJ 240 OLD GOSHEN RD	08230.0607	
245	64		TURNER PARTNERS LP PO BOX 607 OCEAN VIEW, NJ 308 CORSON TAVERN RD	08230.0607	
245	65		OCEAN VIEW CEMETERY COMPANY PO BOX 607 OCEAN VIEW, NJ 253 OLD GOSHEN RD	08230.0607	
247	15.12	QFARM	D & B TURF LLC PO BOX 130 SOUTH SEAVILLE, NJ 353 CORSON TAVERN RD	08246.0130	

200' LIST

PREPARED BY:

Louis A. Schmitt

LOUIS A. SCHEIDT
PROFESSIONAL ENGINEER
N.J.P.E. LICENSE No. 24321

DRAWN: JJS

CHECKED: WPF/WFS

DATE: 07-31-23

SCALE: AS SHOWN

SHEET 5 OF 4

DWG. No. 3638-2



GIBSON ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
522 SEA ISLE BOULEVARD
OCEAN VIEW, NEW JERSEY 08230
(609) 624-1944

SITE PLAN FOR TURNER PARTNERS, LP
PORTION OF LOT 3, BLOCK 235
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

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I. NARRATIVE:

THE APPLICANT IS PROPOSING TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THE PRECEEDING PLANS.

CONSTRUCTION SHALL COMMENCE UPON ISSUANCE OF ALL REQUIRED PERMITS AND/OR APPROVALS. THE CAPE-ATLANTIC CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE STARTING DATE FOR WORK SHOWN HEREON.

II. SEQUENCE OF DEVELOPMENT:

- A. NOTIFY THE DISTRICT PRIOR TO SITE DISTURBANCE.
- B. DEMOLITION OF CONCRETE.
- C. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE ON COLUMBIA AVENUE.
- D. INSTALL TEMPORARY SILT FENCE, SEDIMENT AND TRAFFIC CONTROL BARRIER.
- E. INSTALL INLET FILTER AT EXISTING INLET
- F. COMMENCE CLEARING AND ROUGH GRADING OPERATIONS.
- G. COMMENCE SITE CONSTRUCTION.
- H. PERMANENT VEGETATIVE STABILIZATION AND LANDSCAPING.
- I. COMPLIANCE INSPECTION.

III. SOIL EROSION AND SEDIMENT CONTROL FACILITIES:

- A. TEMPORARY STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED IN ACCORDANCE WITH SECTION 27-1 OF THE STANDARDS*.
- B. TEMPORARY SILT FENCE SEDIMENT CONTROL BARRIER TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-1(C) OF THE STANDARDS*.
- C. TEMPORARY INLET FILTER TO BE INSTALLED IN ACCORDANCE WITH SECTION 28-1 OF THE STANDARDS*.
- D. TEMPORARY STABILIZATION TO BE INSTALLED IN ACCORDANCE WITH SECTION 7-1 OF THE STANDARDS*.
- E. PERMANENT VEGETATIVE STABILIZATION TO BE INSTALLED IN ACCORDANCE WITH SECTION 4-1 OF THE STANDARDS*.

IV. SOIL EROSION AND SEDIMENT CONTROL PROCEDURES:

- TEMPORARY STABILIZATION WITH MULCH ONLY:
 1. ALL DISTURBED AREAS LEFT EXPOSED LESS THAN (2) MONTHS OR WHEN SEASONS OR OTHER CONDITIONS ARE NOT SUITABLE FOR GROWING OR TEMPORARY VEGETATIVE COVER (OCTOBER 31ST, THROUGH FEBRUARY 14th, AND MAY 1ST, THROUGH AUGUST 14th.) WILL BE STABILIZED WITH MULCH TO MINIMIZE DAMAGE FROM WIND AND/OR WATER EROSION.
2. STABILIZATION WITH MULCH, INCLUDING ANCHORING TECHNIQUES, SHALL COMPLY WITH SECTION 7-1 OF THE STANDARDS*.
- B. TEMPORARY STABILIZATION WITH VEGETATIVE COVER:
 1. ALL DISTURBED AREAS LEFT EXPOSED FOR A PERIOD OF (2) TO (12) MONTHS WILL BE STABILIZED WITH EITHER ANNUAL OR PERENNIAL RYEGRASS TO MINIMIZE DAMAGE FROM WIND AND/OR WATER EROSION.
 2. RYEGRASS TO BE APPLIED AT THE RATE OF 2.5 LBS./1000 SQUARE FEET. 10-0-10 OR EQUIVALENT FERTILIZER SHALL BE APPLIED AT THE RATE OF 11 LBS./1000 SQUARE FEET.
 3. FERTILIZER AND LIME SHALL BE WORKED INTO THE SOIL TO A DEPTH OF (4) INCHES PRIOR TO SEEDING OPTIMUM SEEDING DEPTH TO BE (1) INCH FOR SANDY SOILS.
 4. MULCHING IS REQUIRED IMMEDIATELY AFTER SEEDING IS COMPLETE. MULCH MAY BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEED, OF SALT HAY APPLIED AT THE RATE OF 70 TO 90 LBS./1000 SQUARE FEET AND ANCHORED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND AND/OR WATER EROSION.
 5. TEMPORARY SEEDING DATES SHALL BE FEBRUARY 15th. THROUGH MAY 1st. AND AUGUST 15th. THROUGH OCTOBER 15th.
6. TEMPORARY VEGETATIVE COVER, INCLUDING ANCHORING TECHNIQUES, SHALL COMPLY WITH SECTION 16-1 OF THE STANDARDS*.
- C. DUST CONTROL:
 1. WHEN CONDITIONS EXIST DURING CONSTRUCTION THAT EXPOSED SOIL SURFACES EXHIBIT DUST BLOWING AND MOVEMENT, WHEN ON AND OFF SITE DAMAGE IS LIKELY, THOSE AREAS SHALL BE STABILIZED TO CONTROL THE DUST.
 2. THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR CONTROL OF DUST. THE CONTRACTOR SHALL CONTROL DUST ON A DAILY BASIS ON ANY INTERNAL CIRCULATION ROADS UTILIZED DURING CONSTRUCTION AND AREAS NOT TEMPORARILY STABILIZED.
 3. CONTROL OF DUST, SHALL COMPLY WITH SECTION 16-1 OF THE STANDARDS*.

V. SOIL STOCKPILES:

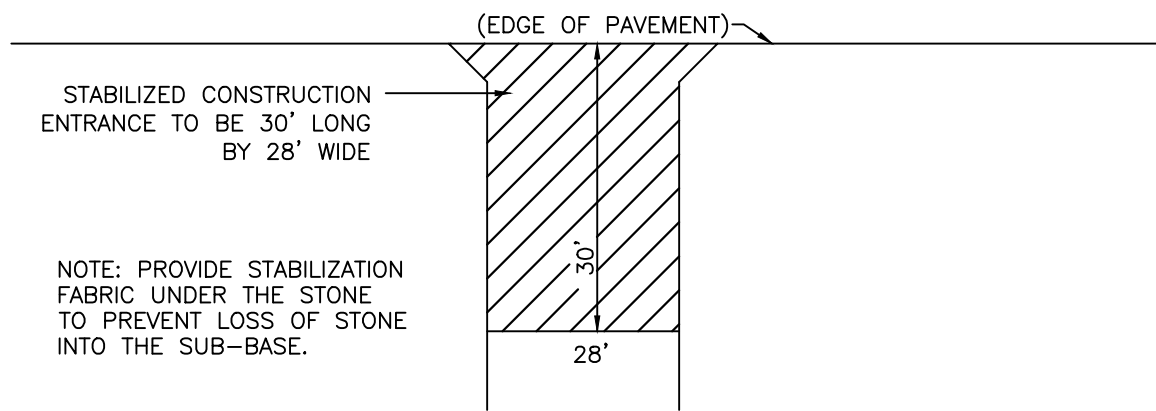
1. SILT FENCE SHALL BE PLACED AROUND ALL SOIL STOCKPILES.
2. SOIL STOCKPILES SHALL BE STABILIZED ACCORDING TO SECTIONS IV.A OR IV.B AS DESCRIBED ABOVE.

VI. REFERENCES AND/OR ACCOMPANYING SUPPORTING DATA:

- * "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", JULY 2017.

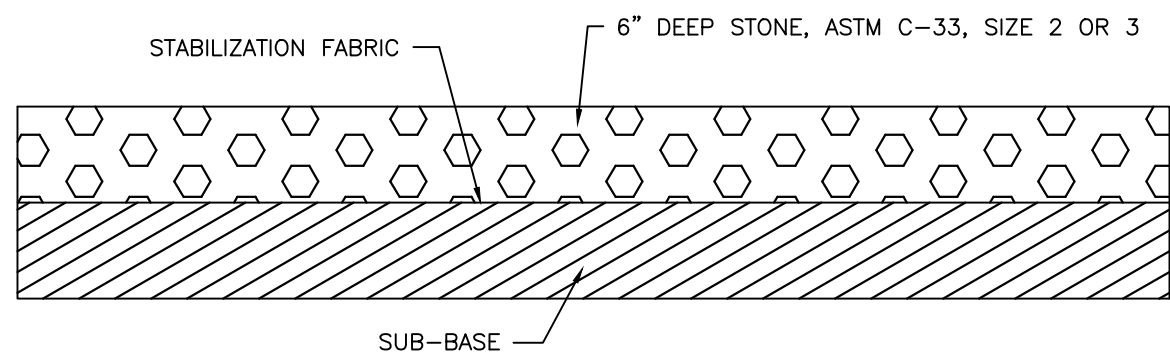
MAINTENANCE SCHEDULE FOR STORMWATER MANAGEMENT SYSTEM:

1. A VISUAL INSPECTION OF ALL COMPONENTS OF THE SYSTEM AT LEAST TWICE A YEAR.
2. REMOVAL OF ANY SILT, SOIL, LITTER, AND OTHER DEBRIS FROM TRENCH DRAINS AND UNDERGROUND PIPES AT LEAST TWICE A YEAR. FREQUENCY MAY BE ADJUSTED IF THE FIRST YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INSIGNIFICANT.
3. REGULAR SEASONAL WORK; MOWING, FERTILIZING, LIMING, WEED AND PEST CONTROL, RESEEDING AND TIMELY REPAIRS OF VEGETATIVE AREAS. VEGETATIVE MAINTENANCE SHALL COMPLY WITH SECTION 3-1 OF THE STANDARDS*.
4. IF SAND AND GRAVEL ARE USED ON PAVEMENTS DURING WINTER STORMS FOR SAFETY REASONS, PAVED AREAS SHOULD BE SWEEP AFTER SNOW AND ICE REMOVAL TO PREVENT SEDIMENT BUILD-UP IN THE DRAINAGE SYSTEM.
5. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.



DETAIL OF TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

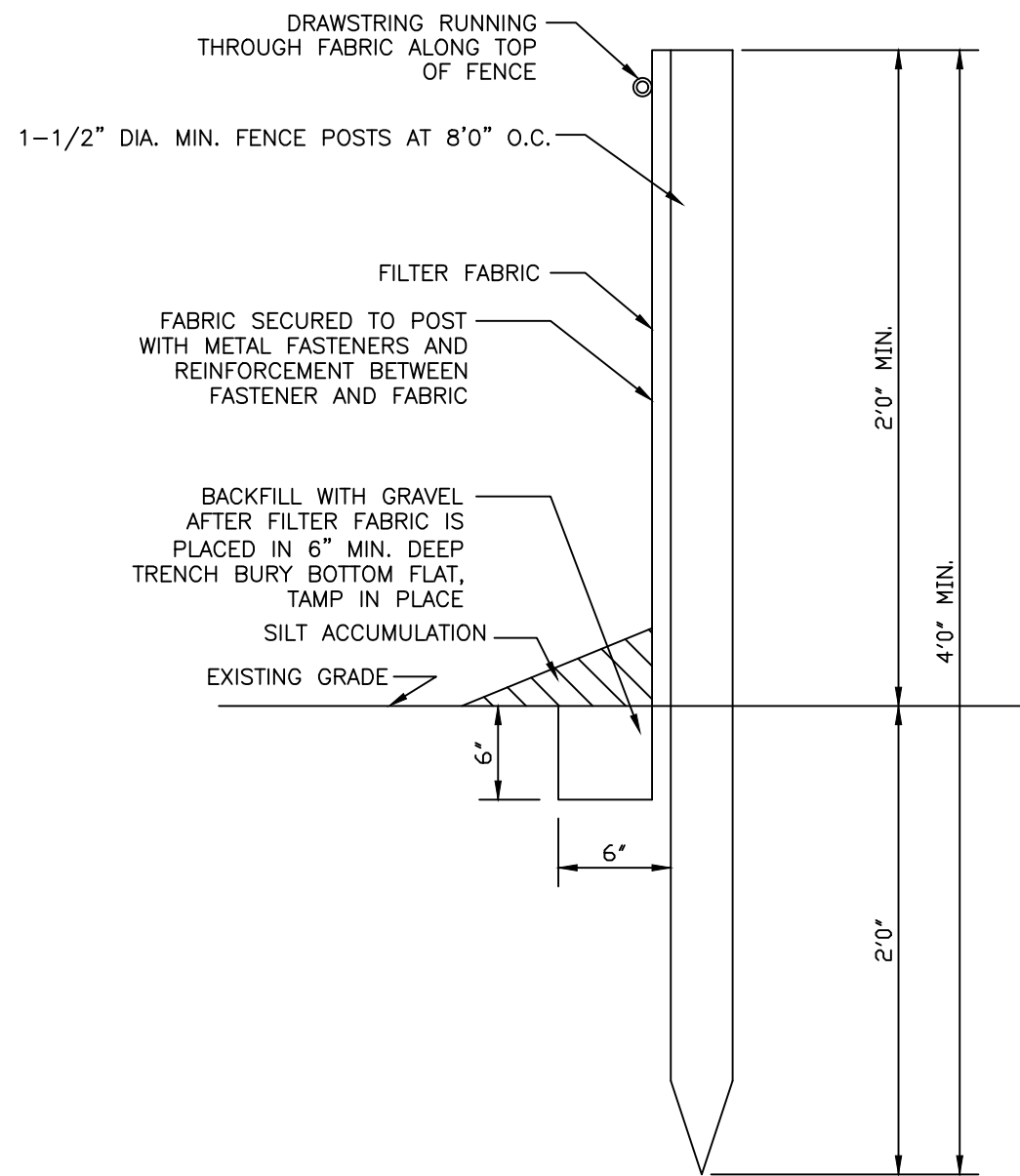


SECTION OF TEMPORARY
STABILIZED
CONSTRUCTION ENTRANCE

N.T.S.

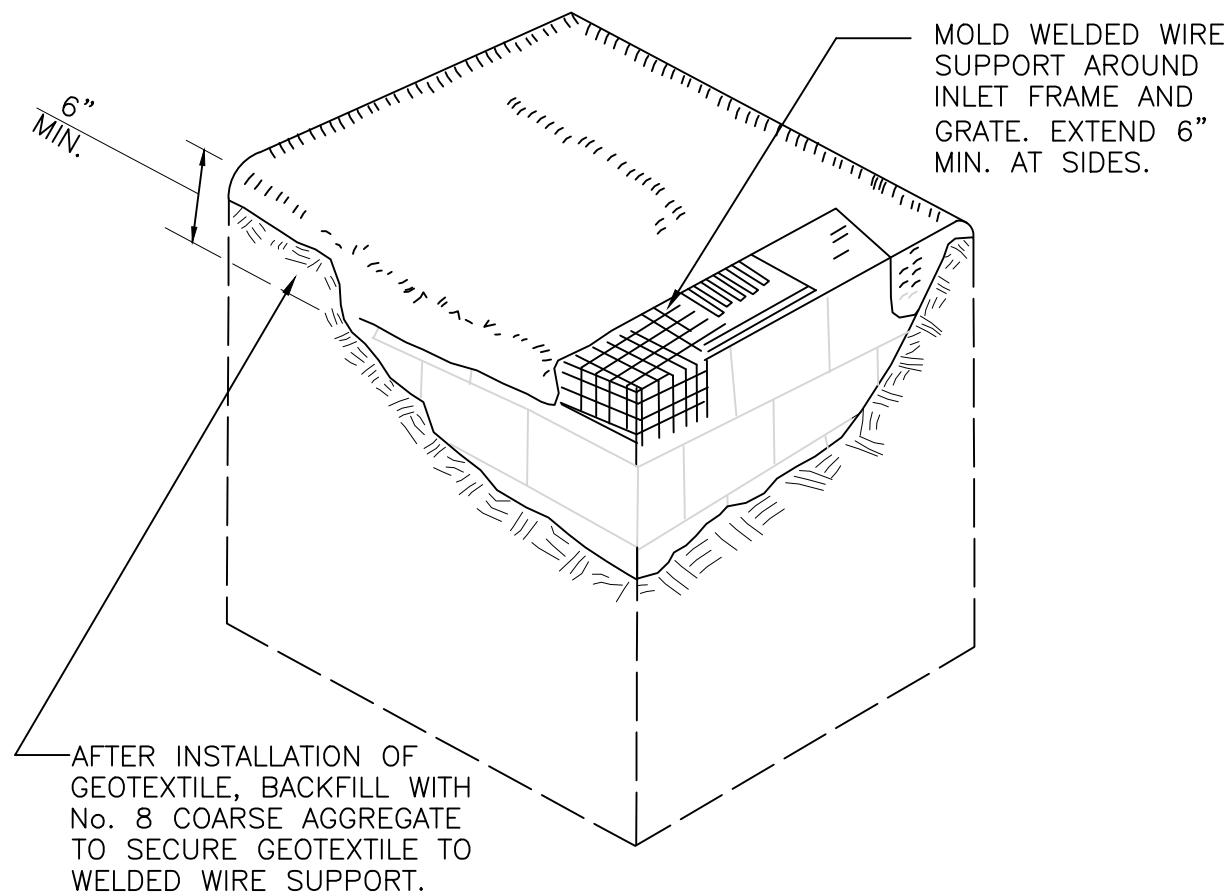
GENERAL NOTES:

1. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. INSTALL A STABILIZED CONSTRUCTION ENTRANCE BETWEEN PROPOSED LAND DISTURBANCE AREA AND PAVED ROADS.
2. A REPORT OF COMPLIANCE MUST BE OBTAINED FROM THE CAPE-ATLANTIC CONSERVATION DISTRICT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FROM THE MUNICIPALITY. A REQUEST FOR A DISTRICT INSPECTION FOR THE RELEASE OF A REPORT OF COMPLIANCE MUST BE MADE FIVE (5) WORKING DAYS IN ADVANCE. THIS APPLIES TO BOTH COMPLETE (FINAL) AND CONDITIONAL (TEMPORARY) CERTIFICATES.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.



TEMPORARY SILT FENCE DETAIL

N.T.S.



INLET FILTERS

N.T.S.

SOIL EROSION & SEDIMENT CONTROL PLAN

[illegible]