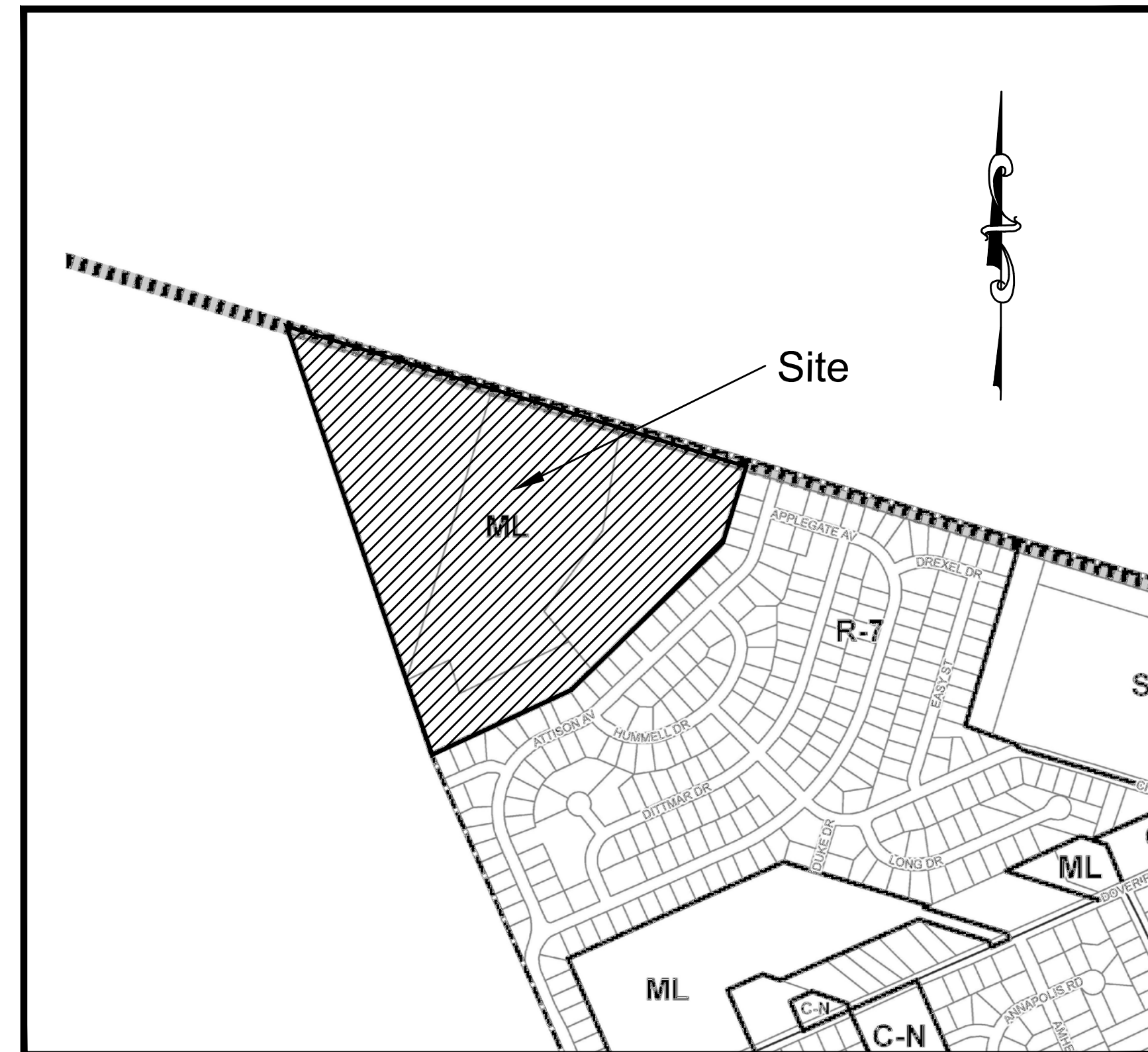
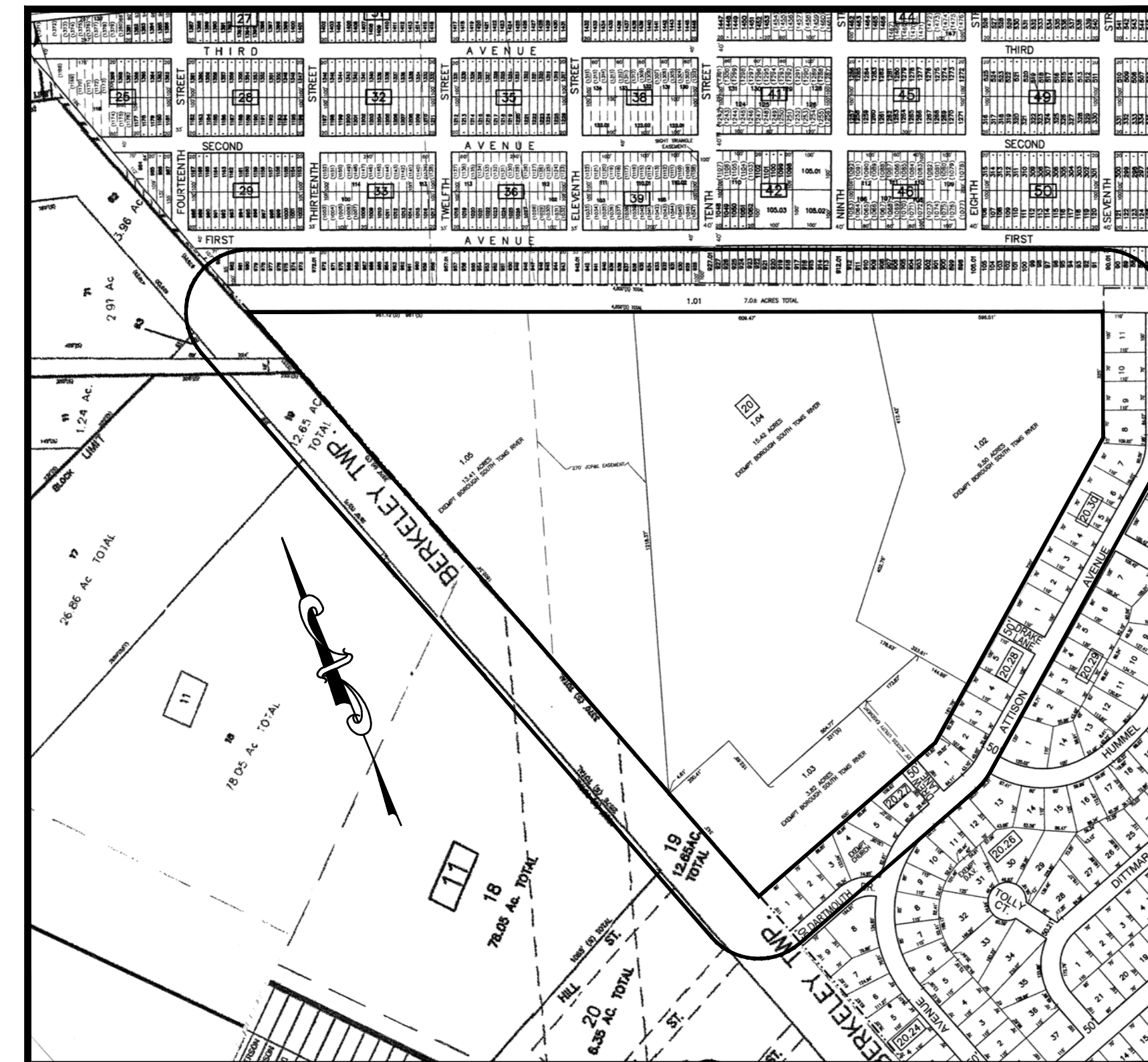


RESIDENTIAL REDEVELOPMENT PRELIMINARY & FINAL MAJOR SITE PLAN BLOCK 20 - LOTS 1.02, 1.03, 1.04 & 1.05 BOROUGH OF SOUTH TOMS RIVER, OCEAN COUNTY, NEW JERSEY



ZONING MAP
1"=1,000'



TAX MAP
1"=300'



STREET MAP
1"=1,000'

GENERAL NOTES

1. PROPERTY UNDER APPLICATION IS KNOWN AS BLOCK 20, LOTS 1.04 & 1.05 CONSISTING OF 28.83 ACRES LOCATED IN THE BOROUGH OF TOMS RIVER, AS SHOWN ON THE TOWNSHIP TAX MAP SHEET 12.
2. TOPOGRAPHIC INFORMATION BASED ON SURVEY BY MASER CONSULTING, RED BANK, NJ DATED 8/21/03.
3. OUTBOUND SURVEY INFORMATION BASED ON MINOR SUBDIVISION BY O'DONNELL, STANTON & ASSOCIATES, INC. TOMS RIVER NJ DATED 9/5/07.
4. SITE IS IN NAVD88 VERTICAL AND NAD83 HORIZONTAL DATUM. CONTOURS AND ELEVATIONS ARE BASED ON SAID DATUM (FEDERAL BENCHMARK #15 E 1).
5. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY & STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
6. THE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS.
7. DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES.
8. ALL DRAINAGE PIPING TO BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
9. WATER LINE AND SANITARY SEWER LINES TO HAVE A MINIMUM OF 10" SEPARATION HORIZONTALLY OR 18" VERTICALLY UNLESS OTHERWISE NOTED.
10. CONSTRUCTION MATERIAL AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
11. SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
12. BUILDINGS AND STRUCTURES WILL BE TYPE 5A CONSTRUCTION (WOOD FRAMED), FOR SPECIFIC BUILDING DETAILS AND ELEVATIONS, SEE ARCHITECTURAL DWGS.
13. ALL EXISTING OR PROJECT GENERATED DEBRIS ARE TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
14. TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SPOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST 6 INCHES OF DEPTH ON THOSE AREAS.
15. COMPACTION OF FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL CODE REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
16. SANITARY SEWER CONNECTIONS TO BE MAINTAINED BY THE PROPERTY OWNER.
17. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR THE TOWNSHIP OF TOMS RIVER.
18. NO WETLANDS EXIST ON SITE. AS APPROVED BY NJDEP LOI #1507-03-0207.1.
19. NO FLOOD PLAINS EXIST ON SITE.
20. ALL NON-PARKING AREA CURBING TO BE ROLLED BELGIAN BLOCK CURB. ALL PARKING AREA CURBING TO BE VERTICAL BELGIAN BLOCK.
21. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH RISIS REQUIREMENTS.

REDEVELOPMENT AREA CRITERIA

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	25 ACRES	1,164,358.80 S.F. (26.73 Acres)	1,164,358.80 S.F. (26.73 Acres)
MIN. LOT WIDTH	100 FEET	988± FEET	988± FEET
MIN. LOT FRONTAGE	100 FEET	988± FEET	988± FEET
MIN. LOT DEPTH	100 FEET	972± FEET	972± FEET
SETBACKS:			
FRONT YARD	25 FEET	N/A	N/A
SIDE YARD	10 FEET	N/A	10 FEET
SIDE YARD (BOTH)	25 FEET	N/A	25 FEET
REAR YARD	25 FEET	N/A	36 FEET
BUILDINGS TO PARKING AREAS	20 FEET	N/A	20 FEET
MAXIMUM LOT COVERAGE (Buildings)	25%	N/A	21.62%
MAXIMUM BUILDING HEIGHT	45 FEET/3 STORIES	N/A	45 FEET/3 STORIES
DISTANCE BETWEEN BUILDINGS			
WALL TO WALL	50 FEET	N/A	50 FEET
WINDOW WALL TO WINDOW WALL	30 FEET	N/A	30 FEET
MAXIMUM BUILDING LENGTH	200 FEET	N/A	200 FEET
ALLOWABLE LOT DENSITY	12 UNITS/ACRE	N/A	11.73 UNITS/ACRE
PARKING			
TOWNHOUSE	122 (3) BEDROOM	122 * 2.3 SPACES = 280.6 (261)	
CONDOMINIUM	6 (1) BEDROOM	6 * 1.8 SPACES = 10.8 (11)	
	178 (2) BEDROOM	178 * 2 SPACES = 356	
	8 (3) BEDROOM	8 * 2.1 SPACES = 16.8 (17)	
TOTAL		665 SPACES	680 SPACES

PLANNING BOARD APPROVALS

APPROVED AS A PRELIMINARY AND FINAL PLAN OF A MAJOR SITE PLAN BY THE SOUTH TOMS RIVER TOWNSHIP PLANNING BOARD ON _____

CHAIRPERSON _____
ATTEST: _____
SECRETARY _____ DATE _____

DRAWING INDEX

- T-1 TITLE SHEET
- EX-1 EXISTING SITE PLAN
- GP-1 PROPOSED CONCEPT PLAN

OWNER/APPLICANT:
M & T at SOUTH TOMS RIVER, L.L.C.
1260 STELTON ROAD
PISCATAWAY, NEW JERSEY 08854

PROPOSED FLOOR AREAS

BUILDING #	DESCRIPTION	BUILDING FOOTPRINTS (S.F.)
BLDG 1	CLUBHOUSE 1-STORY	4,632
BLDG 2	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 3	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 4	2-STORY TOWNHOUSE 4 UNIT	5,070
BLDG 5	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 6	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 7	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 8	2-STORY TOWNHOUSE 4 UNIT	5,070
BLDG 9	2-STORY TOWNHOUSE 8 UNIT	7,288
BLDG 10	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 11	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 12	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 14	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 15	2-STORY TOWNHOUSE 4 UNIT	5,070
BLDG 16	2-STORY TOWNHOUSE 4 UNIT	5,070
BLDG 17	2-STORY TOWNHOUSE 8 UNIT	9,613
BLDG 18	2-STORY TOWNHOUSE 6 UNIT	7,288
BLDG 19	2-STORY TOWNHOUSE 6 UNIT	7,288
BLDG 20	3-STORY TOWNHOUSE 24 UNIT	11,832
BLDG 21	3-STORY TOWNHOUSE 24 UNIT	11,832
BLDG 22	3-STORY TOWNHOUSE 24 UNIT	11,832
BLDG 23	3-STORY TOWNHOUSE 24 UNIT	11,832
BLDG 24	3-STORY TOWNHOUSE 24 UNIT	11,832
BLDG 25	3-STORY TOWNHOUSE 24 UNIT	11,832
BLDG 26	3-STORY TOWNHOUSE 24 UNIT	11,832
BLDG 27	3-STORY TOWNHOUSE 24 UNIT	11,832

UTILITY USAGE ESTIMATE:

POTABLE WATER DEMAND (N.J.A.C. 5:21-5.3 TABLE 5.1)
Proposed: Residential, Multi-Family

Condominium, 1 Bed (120 gal/unit) * 6 units =	720 gpd
Condominium, 2 Bed (175 gal/unit) * 178 units =	31,150 gpd
Condominium, 3 Bed (270 gal/unit) * 8 units =	2,160 gpd
Townhouse, 3 Bed (210 gal/unit) * 122 units =	25,620 gpd
Residential, Clubhouse (60 gal/unit) * 314 units =	18,840 gpd
TOTAL =	78,490 gpd

SANITARY SEWER RATES (N.J.A.C. 7:14A-23)

Proposed: Residential, Multi-Family

Residential, 1 Bed (150 gal/unit) * 6 units =	900 gpd
Residential, 2 Bed (225 gal/unit) * 178 units =	40,050 gpd
Residential, 3 Bed (300 gal/unit) * 130 units =	39,000 gpd
Residential, Clubhouse	
4,632 sf * (0.1 gpd/sf) =	463 gpd
275 per. max. occ. * (15 gpd/per) =	4,125 gpd
TOTAL =	84,538 gpd

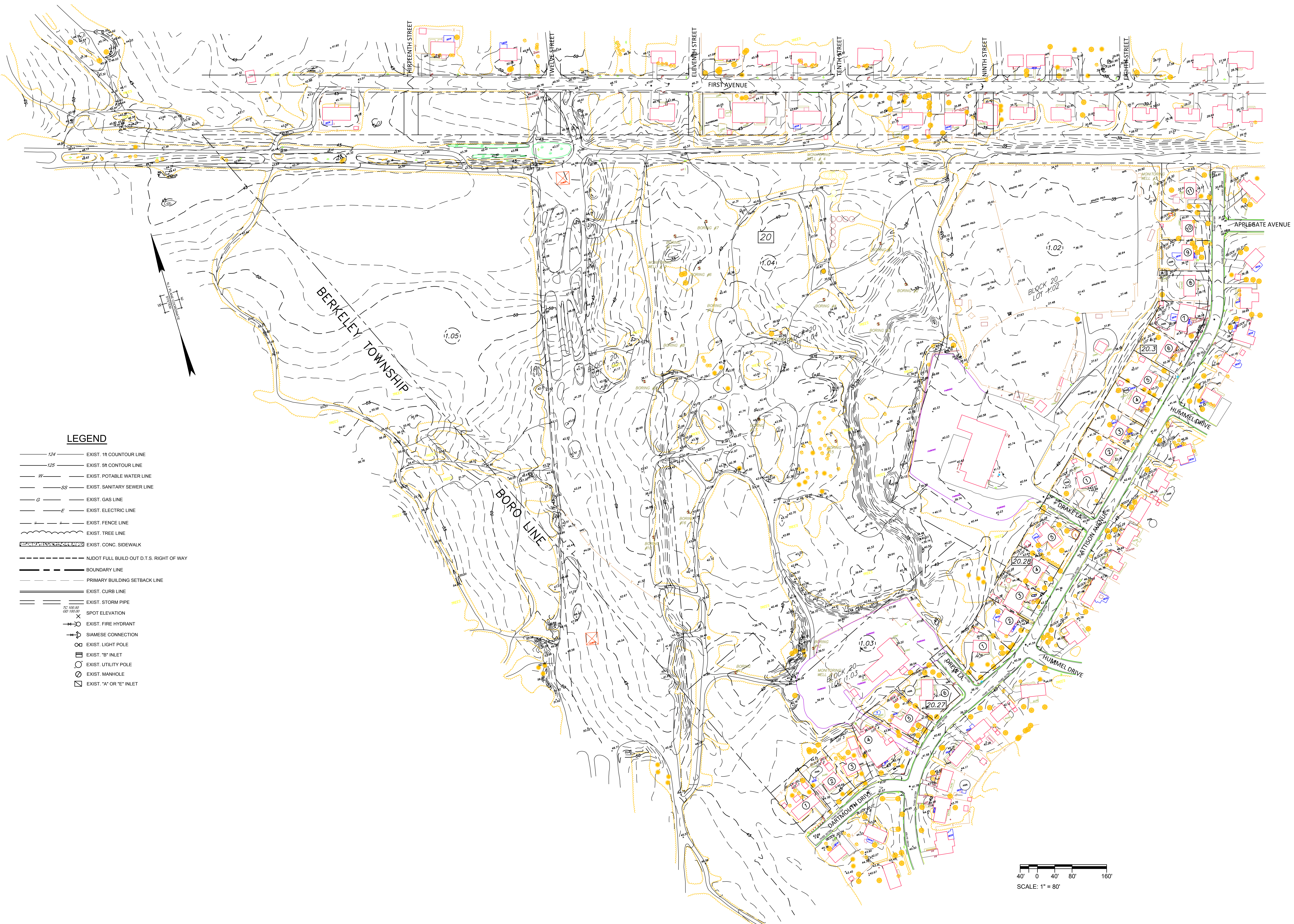
NO.	REVISIONS	DATE	BY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
PROFESSIONAL ENGINEER
N.J.P.E. LIC. NO. GE 43435

OWNER: RCA	DESIGNER: JM
DATE: 10/21/15	SCALE: NOT TO SCALE
PROJECT: 101	REVISION: 1 OF 3

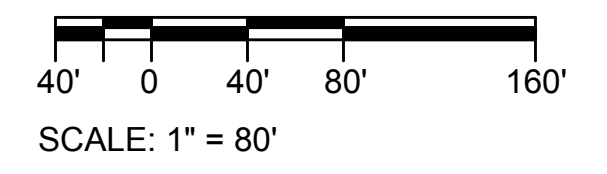
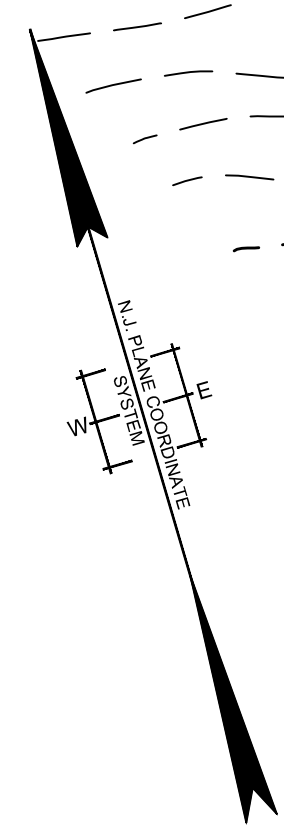
EP DESIGN SERVICES, LLC
State of New Jersey Certificate of Authorization #: 24GA28126500
Charlottesville Center
1260 Stelton Road
Piscataway, New Jersey 08854
(732) 945-1900 Fax: (732) 945-5588

TITLE SHEET
RESIDENTIAL REDEVELOPMENT
FOR
BLOCK 20 LOTS 1.02, 1.03, 1.04 & 1.05
BOROUGH OF SOUTH TOMS RIVER
OCEAN COUNTY NEW JERSEY



LEGEND

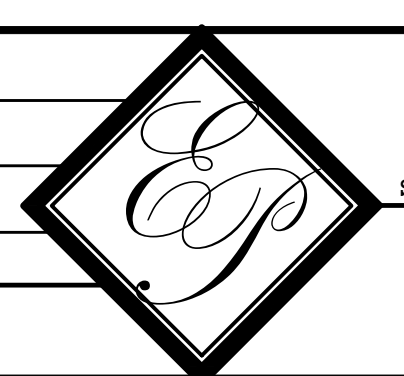
- 124 — EXIST. 1R CONTOUR LINE
- 125 — EXIST. 5R CONTOUR LINE
- W — EXIST. POTABLE WATER LINE
- SS — EXIST. SANITARY SEWER LINE
- G — EXIST. GAS LINE
- E — EXIST. ELECTRIC LINE
- — EXIST. FENCE LINE
- — EXIST. TREE LINE
- — EXIST. CONC. SIDEWALK
- — NJDOT FULL BUILD OUT D.T.S. RIGHT OF WAY
- — BOUNDARY LINE
- — PRIMARY BUILDING SETBACK LINE
- — EXIST. CURB LINE
- — EXIST. STORM PIPE
- TC 100.00
GD 100.00
X SPOT ELEVATION
- — EXIST. FIRE HYDRANT
- — SIAMESE CONNECTION
- — EXIST. LIGHT POLE
- — EXIST. "B" INLET
- — EXIST. UTILITY POLE
- — EXIST. MANHOLE
- — EXIST. "A" OR "E" INLET



NO.	REVISIONS	DATE	BY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. NO. GE-43435

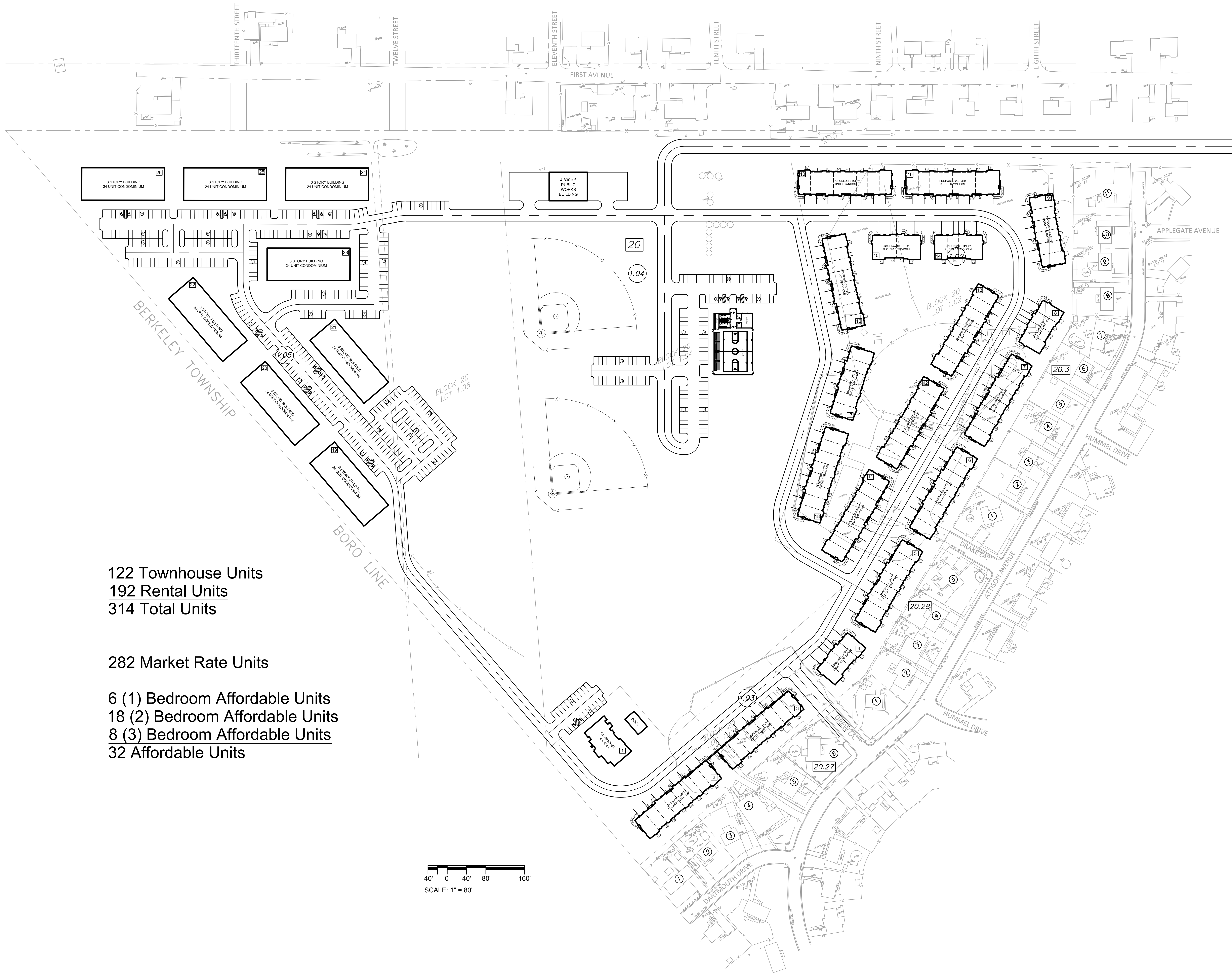
PROJECT NO.	RCA	DATE	10/21/15	DESIGNER	JM
PROJECT NAME	102	DATE	10/21/15	AS SHOWN	AS SHOWN
SCALE	2" = 4'	PROJECT NO.	102	DATE	10/21/15



EP DESIGN SERVICES, LLC
 State of New Jersey Certificate of Authorization #: 24GA28128800
 Charleston Center
 1260 Sutton Road
 Parsippany, New Jersey 08854
 (732) 965-1900 Fax: (732) 965-5588

EXISTING CONDITIONS PLAN
RESIDENTIAL REDEVELOPMENT
 FOR
BLOCK 20 LOTS 1.02, 1.03, 1.04 & 1.05
BOROUGH OF SOUTH TOMS RIVER
 OCEAN COUNTY NEW JERSEY

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LEGEND

PROPOSED

- 123 — PROP. 1ft CONTOUR LINE
- 125 — PROP. 5ft CONTOUR LINE
- W — PROP. POTABLE WATER LINE
- SS — PROP. SANITARY SEWER LINE
- G — PROP. GAS LINE
- E — PROP. ELECTRIC LINE
- X — PROP. FENCE LINE
- — PROP. CURB LINE
- — EXIST. TREE LINE
- — PROP. STORM PIPE
- — PROP. CONCRETE SIDEWALK
- TC 100.00
GD 100.00
X PROP. SPOT ELEVATION
- X — PROP. FIRE HYDRANT
- — PROP. SIAMESE CONNECTION
- — PROP. LIGHT POLE
- — PROP. P.I.V.
- — PROP. "B" INLET
- — PROP. UTILITY POLE
- — PROP. MANHOLE
- — PROP. "A" OR "E" INLET

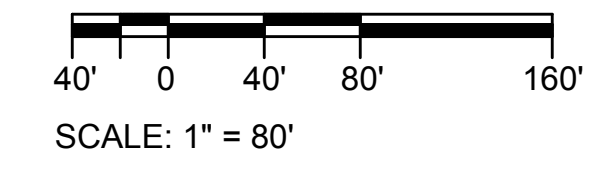
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- — EXIST. LIGHT POLE
- — EXIST. "B" INLET
- — EXIST. UTILITY POLE
- — EXIST. MANHOLE
- — EXIST. "A" OR "E" INLET

122 Townhouse Units
 192 Rental Units
 314 Total Units

282 Market Rate Units

6 (1) Bedroom Affordable Units
 18 (2) Bedroom Affordable Units
 8 (3) Bedroom Affordable Units
 32 Affordable Units



NO.	REVISIONS	DATE	BY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. NO. GE-43435

PROJECT	RCA	DESIGNED BY	JM
DATE	10/21/15	CHECKED BY	AS SHOWN
NO.	3 of 4	DATE	10/3-OS

EP DESIGN SERVICES, LLC
 State of New Jersey Certificate of Authorization # 24GA28126800
 Charleston Center
 1200 Station Road
 Pinebluff, New Jersey 08854
 (732) 945-1100 Fax: (732) 945-5588

**PROPOSED OVERALL PLAN
 RESIDENTIAL REDEVELOPMENT**
 FOR
BLOCK 20 LOTS 1.02, 1.03, 1.04 & 1.05
BOROUGH OF SOUTH TOMS RIVER
 OCEAN COUNTY NEW JERSEY

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