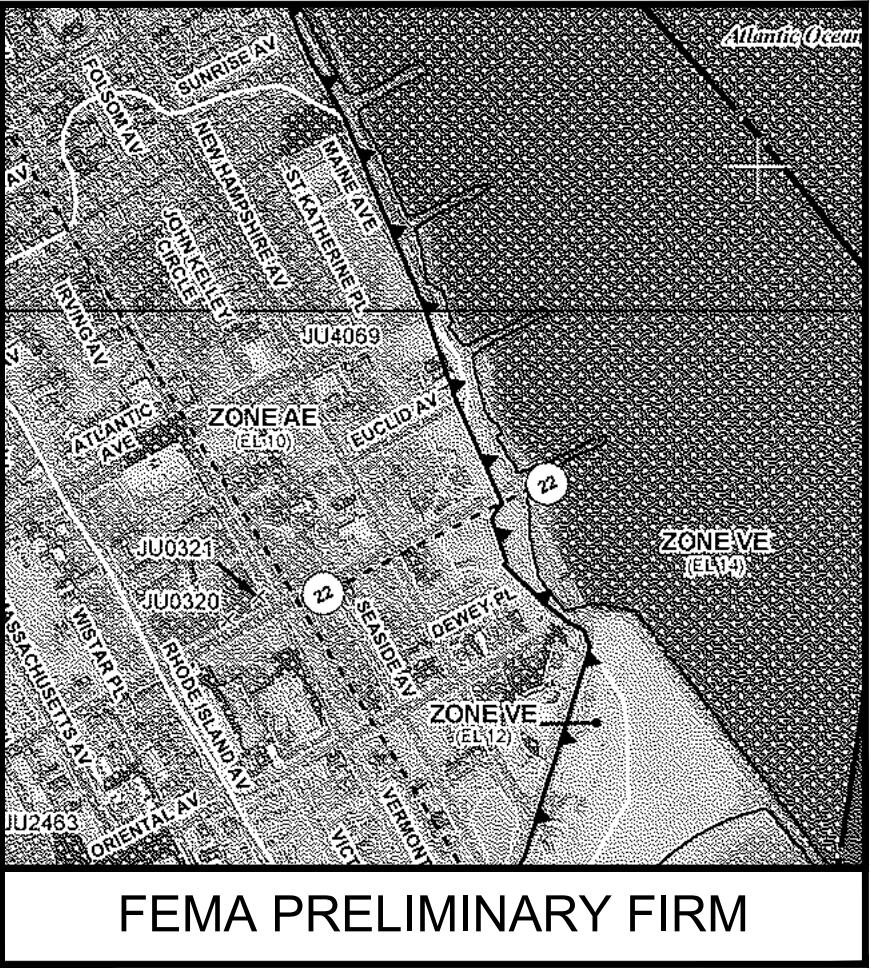
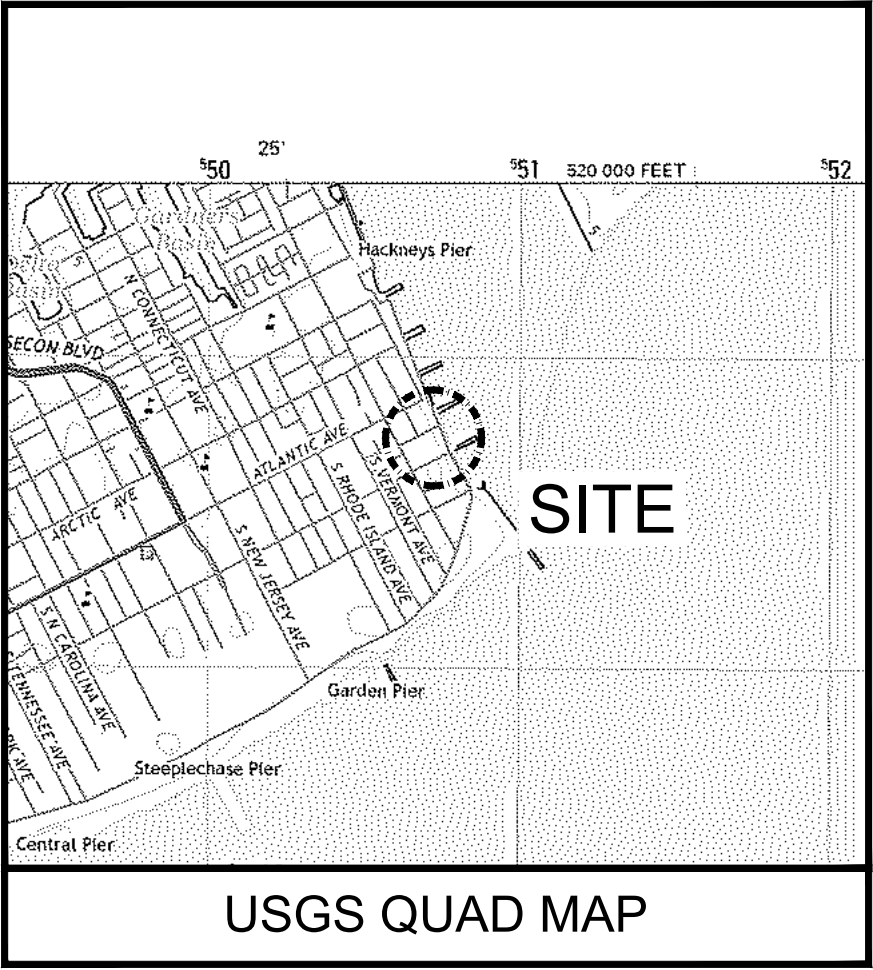
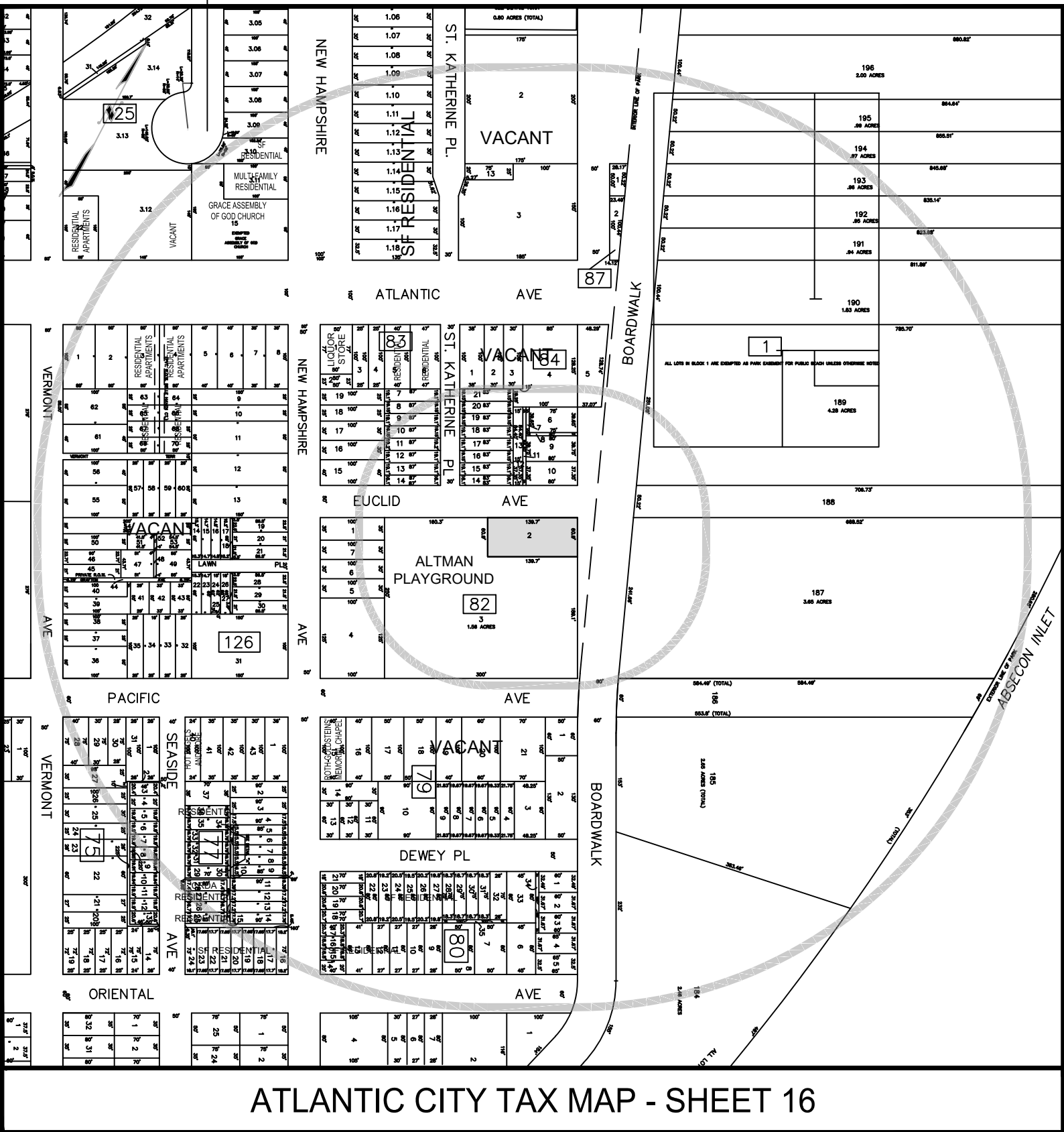
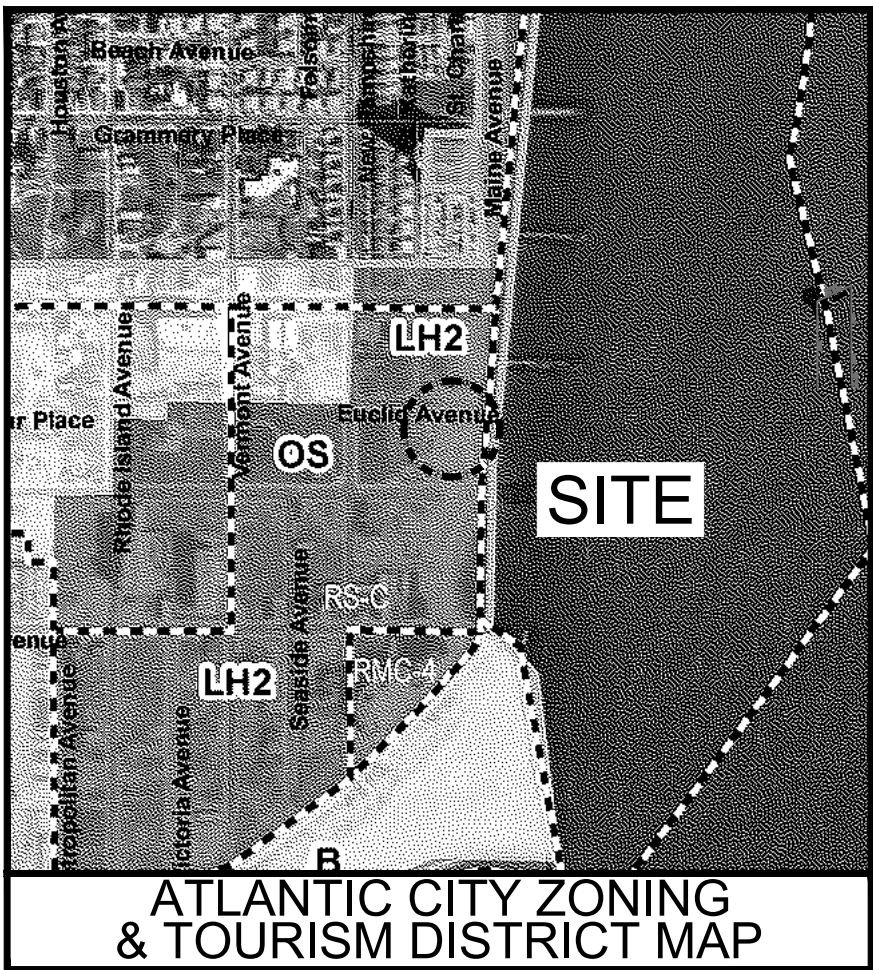
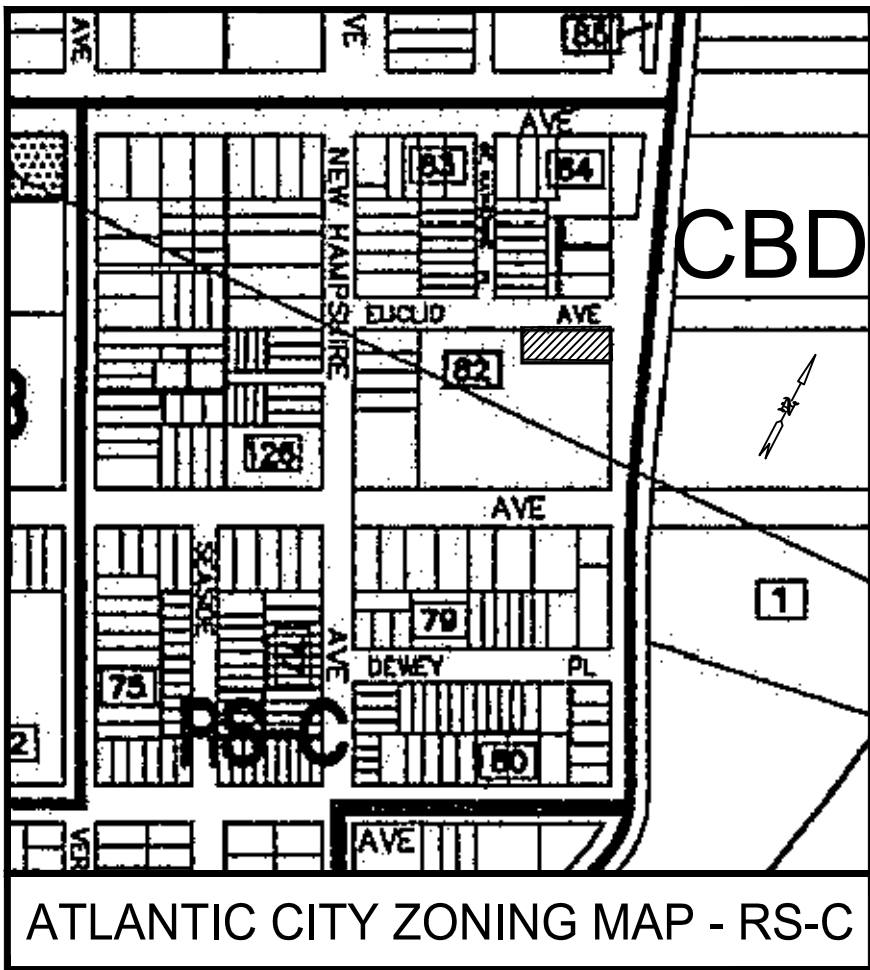




CRDA VARIANCE PLAN NORTH BEACH MINI GOLF PROPOSED MINIATURE GOLF COURSE

BLOCK 82 LOT 2
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SHEET INDEX	
C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	SITE PLAN
C-4	LIGHTING PLAN
C-5	FENCING PLAN
C-6	SOIL EROSION & SEDIMENT CONTROL PLAN
C-7	ENGINEERING DETAILS

Approved by Resolution # _____	Dated: _____
CRDA Planner _____	Date: _____
CRDA Engineer _____	Date: _____
CRDA Land Use Regulation & Enforcement Officer _____	Date: _____
CRDA Hearing Officer _____	Date: _____

PROJECT IS SUBJECT TO NJDEP CAFRA REGULATIONS. AN APPLICATION WITH THE NJDEP IS PENDING, FILE # 0102-09-0005.1 Intrieri LUP210001 CAF IP.

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02	5/14/21	TAD	3/25 REVIEW MEMO				
01	2/26/21	TAD	COMPLETENESS				
REVISIONS							

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

THOMAS A. DASE
PROFESSIONAL PLANNER N.J. NO. 33LI00625100
PROFESSIONAL ENGINEER N.J. NO. GE48387

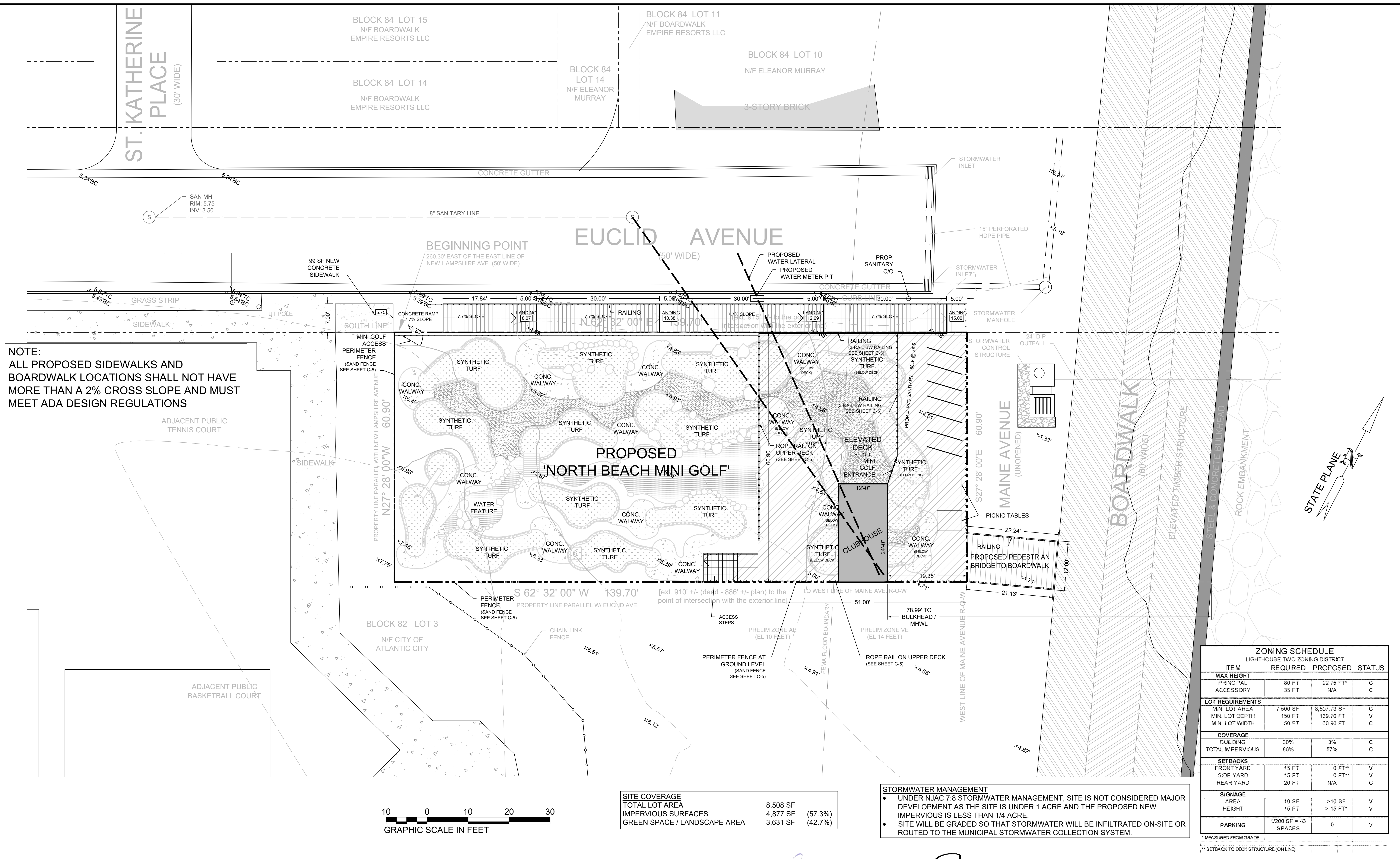
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

COVER SHEET
BLOCK 82 LOT 2 120 EUCLID AVENUE
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0"
DATE: 11/25/2020

BY: T DASE
PROJ. NO.:35550

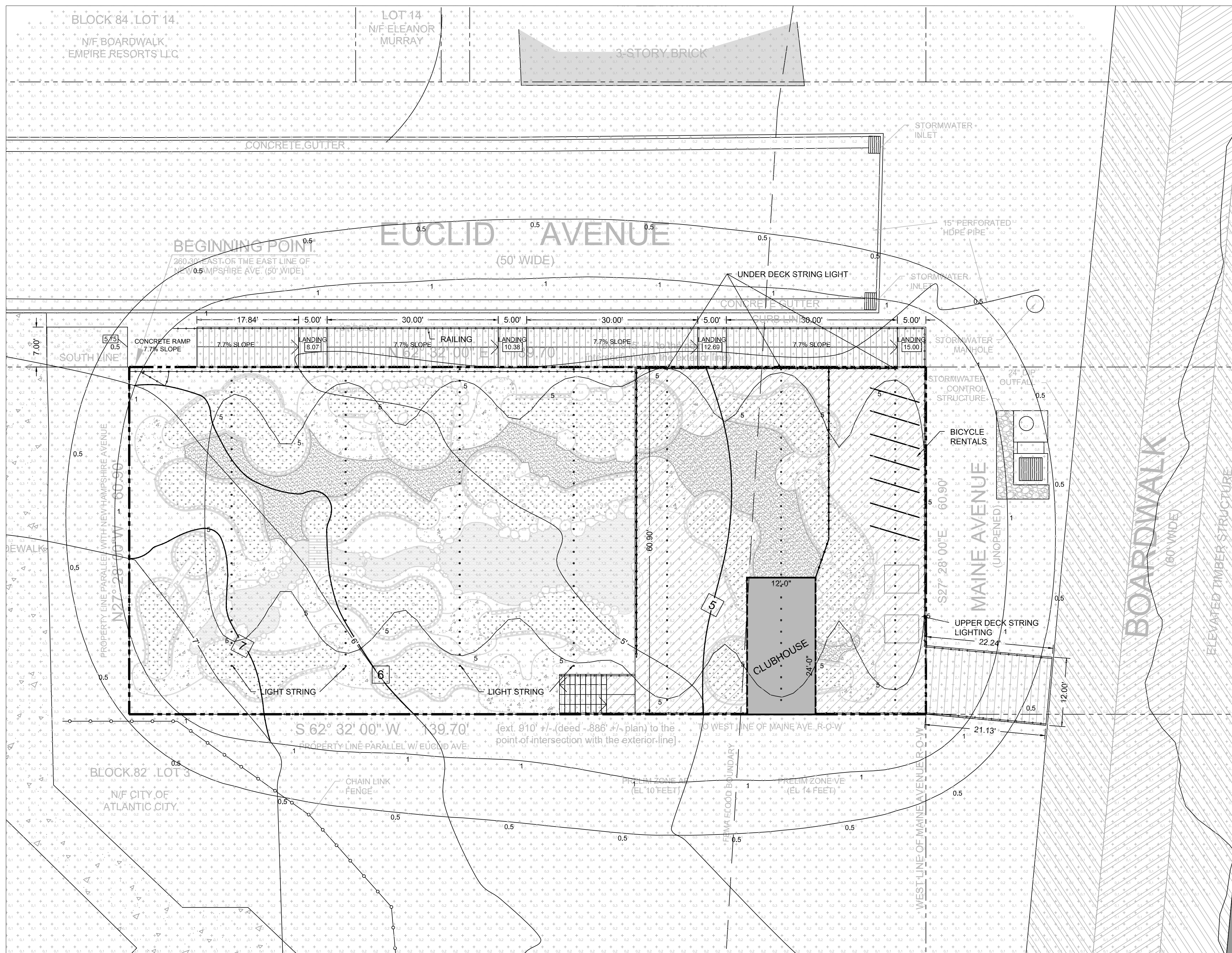
SHEET NO.
C-1
SHEET 1 of 7



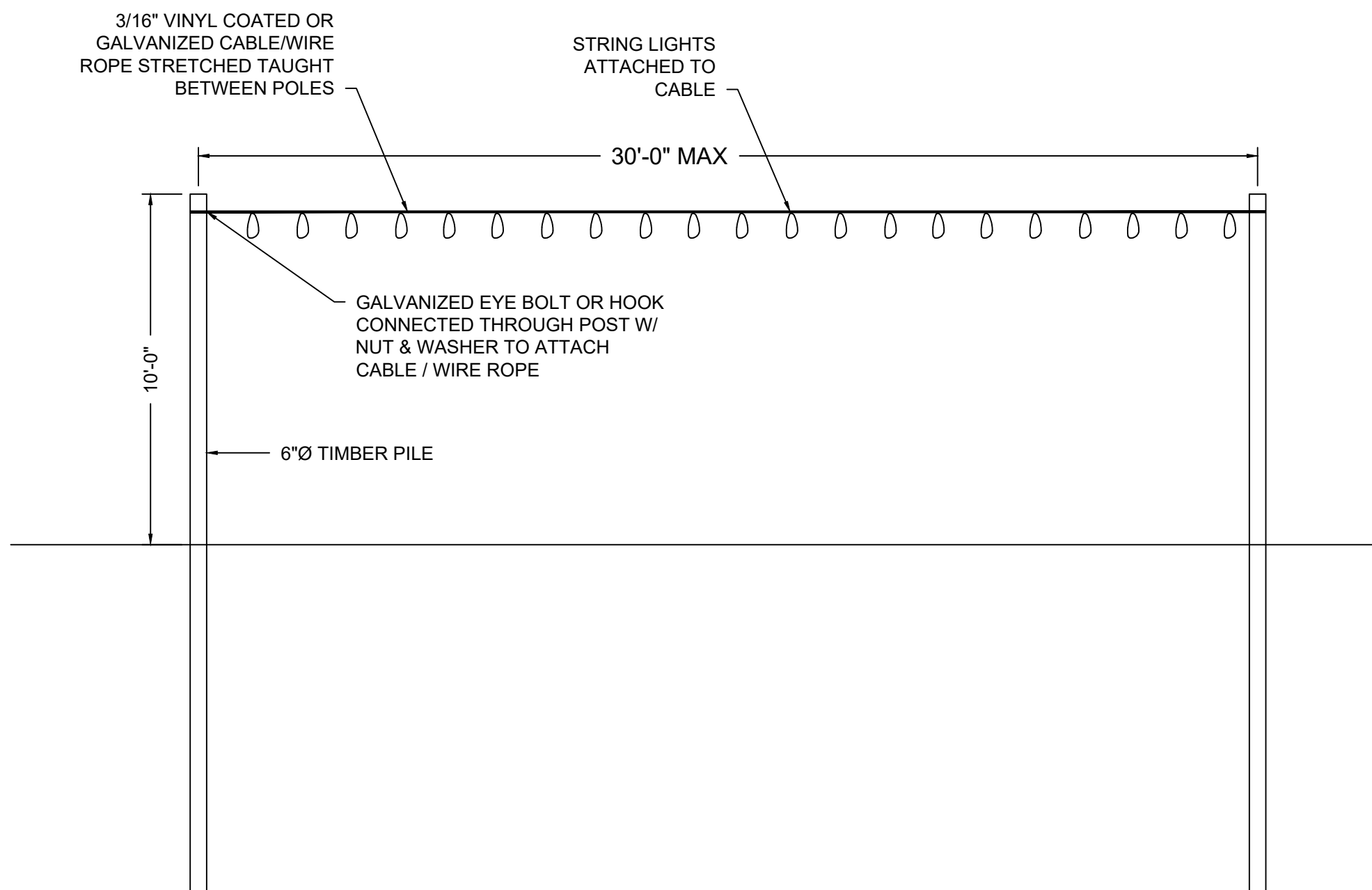
ZONING SCHEDULE				
LIGHTHOUSE TWO ZONING DISTRICT				
ITEM	REQUIRED	PROPOSED	STATUS	
MAX HEIGHT				
PRINCIPAL ACCESSORY	80 FT 35 FT	22.75 FT* N/A	C C	
LOT REQUIREMENTS				
MIN. LOT AREA	7,500 SF	8,507.73 SF	C	
MIN. LOT DEPTH	150 FT	139.70 FT	V	
MIN. LOT WIDTH	50 FT	60.90 FT	V	
COVERAGE				
BUILDING	30%	3%	C	
TOTAL IMPERVIOUS	80%	57%	C	
SETBACKS				
FRONT YARD	15 FT	0 FT**	V	
SIDE YARD	15 FT	0 FT**	V	
REAR YARD	20 FT	N/A	C	
SIGNAGE				
AREA	10 SF	>10 SF	V	
HEIGHT	15 FT	> 15 FT*	V	
PARKING	1/200 SF = 43 SPACES	0	V	

* MEASURED FROM GRADE

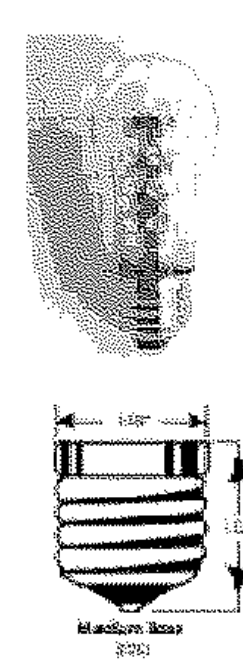
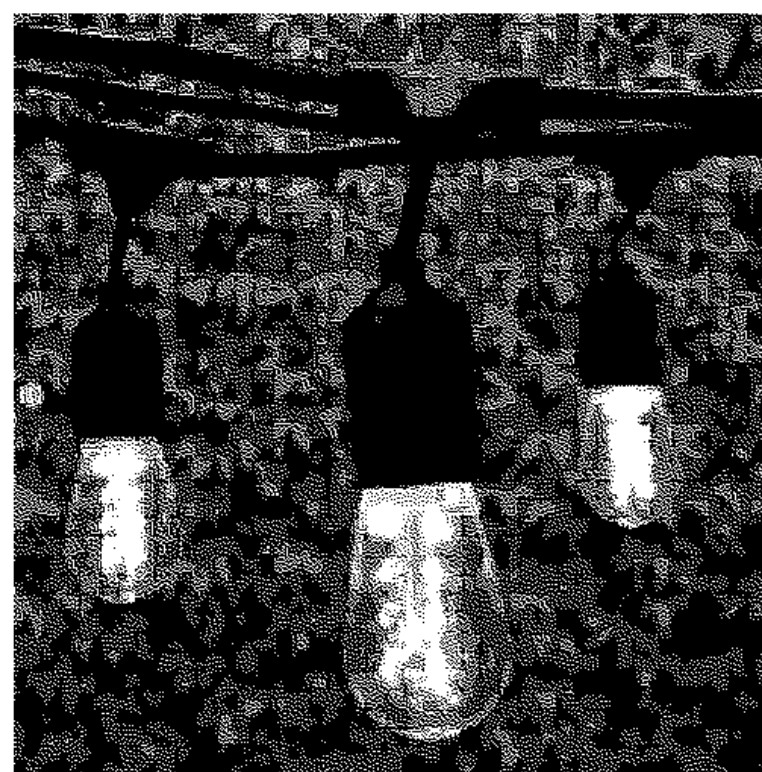
02	5/14/21	TAD	3/25 REVIEW MEMO						
01	2/26/21	TAD	COMPLETENESS						
NO.	DATE	BY	DESCRIPTION	REVISIONS	NO.	DATE	BY	DESCRIPTION	



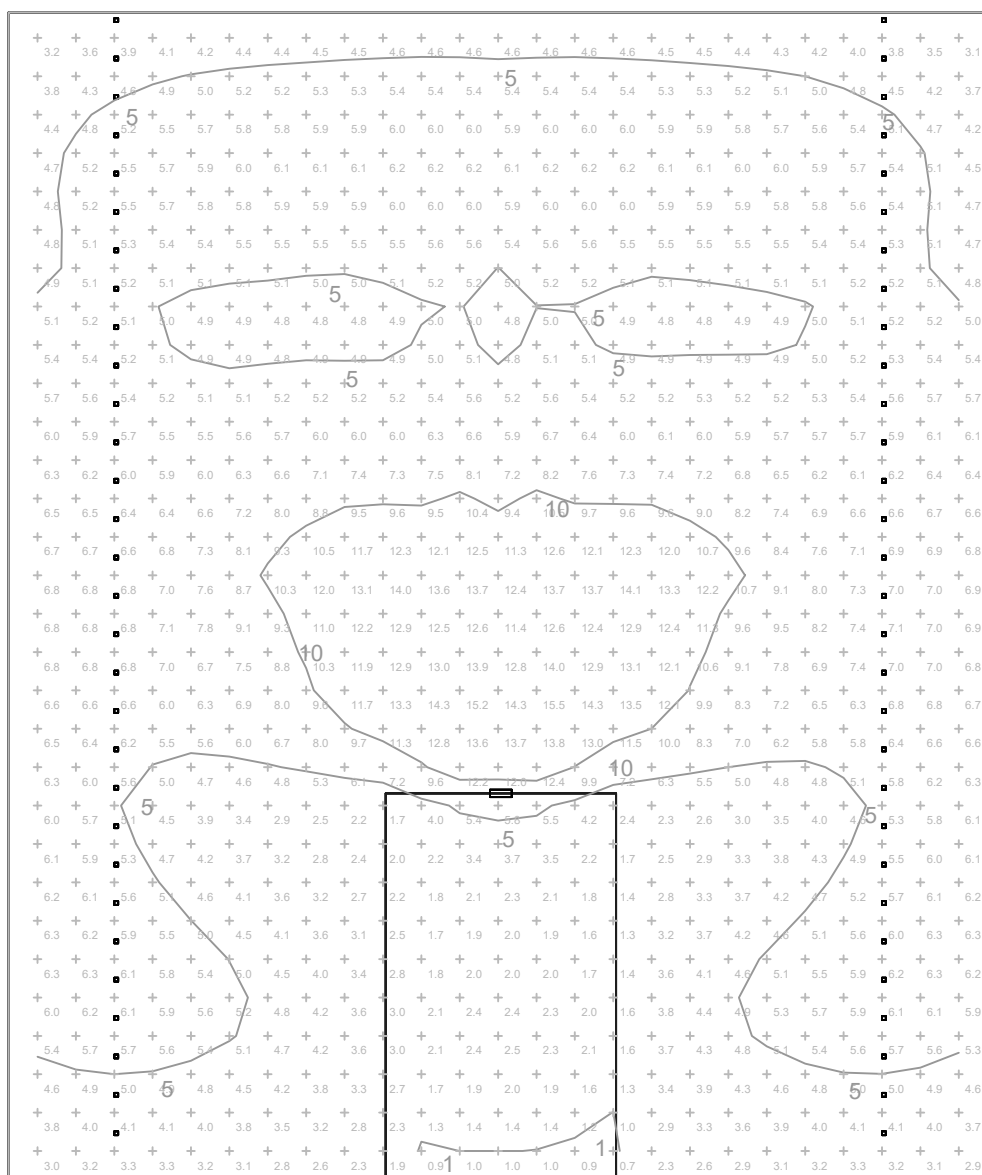
NOTE: LIGHTING CONTOURS
REPRESENT LIGHT LEVELS AT GRADE.



- 330 ft Black Commercial Suspended Socket String Light
& LED S14 Premium Warm White Bulbs**
- Kit comes with 165 of the LED S14 Premium bulbs (0.55 watts each).
 - Kit includes one reel and 165 bulbs.
 - Bulb size: 1.75" wide and 3.5" high with base.
 - Average bulb life: 30,000 hours
 - Not dimmable
 - Made of weather-resistant, break resistant durable plastic
 - Medium base is 1" wide
 - If one bulb burns out, the rest stay lit.
 - 24" spacing between sockets. 165 sockets per reel. Total length is 330 feet.
 - Maximum run is 1800 watts. With LED bulbs, you can use the entire reel.
 - The sockets have suspenders which hang 4" from the cord (to the bottom of the socket). With bulbs, they hang down about 7"
 - This reel DOES NOT come with plugs. It is intended to be hard-wired to a power source or you can attach your own plugs.
 - Manufactured with 14-gauge wire and high-quality sockets.
 - PVC socket forms a tight waterproof seal around the bulb
 - For indoor or outdoor use and typically permanent installation.
 - Light strings shall be professionally installed by an electrician.
 - Lights shall be permanently mounted to structures per manufacturer's recommendations. Manufacturer's recommended maximum overall length on one line shall be followed. Manufacturer's recommended distances between support structures shall be followed. Lights shall not dip to a height of less than 6 feet above grade. Supports (typical 4"x4" pressure treated posts or steel poles) shall be installed permanently into ground in order to provide a stable structure for lights.
 - Lights shall be set on timers with the ability to provide approximately 25% of the lights to operate in the closed hours for security purposes (and 75% to be off during closed hours).
 - Assembly required. Bulbs will need to be screwed in.



STRING LIGHT DETAIL & NOTES



LIGHTING AT DECK LEVEL
SCALE: 1" = 10'-0"

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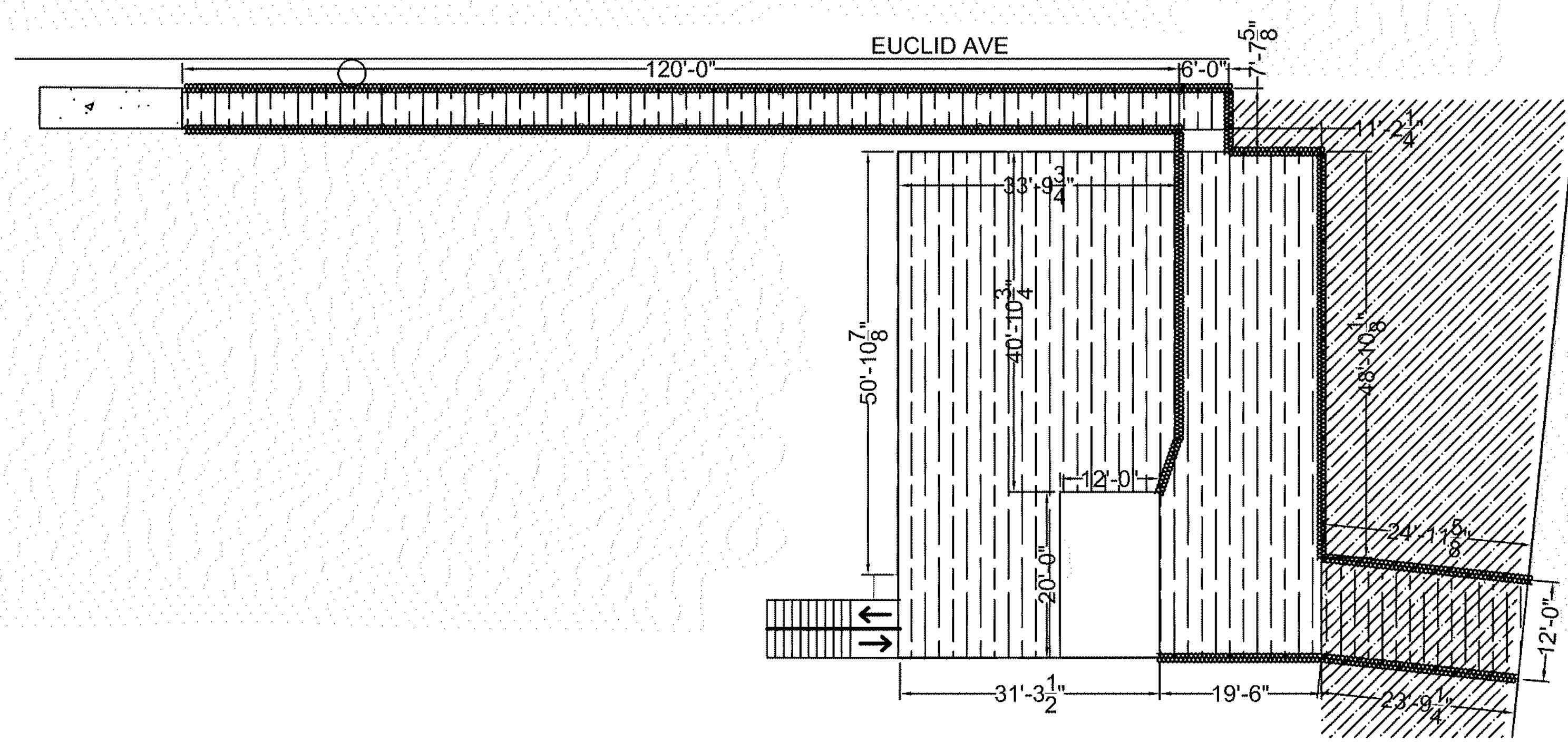
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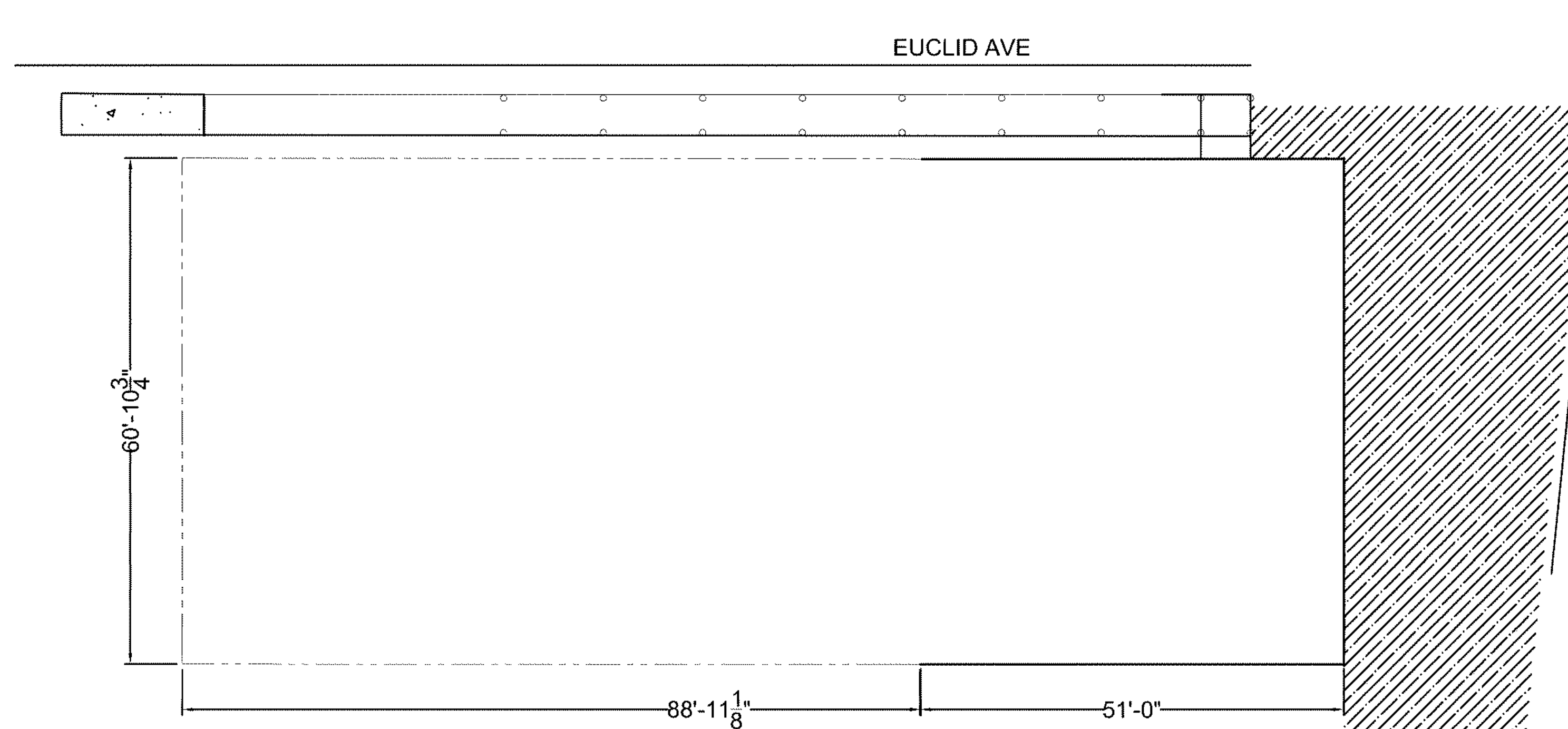
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LIGHTING PLAN
BLOCK 82 LOT 2
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: NTS
DATE: 1/29/2021
BY: T DASE
PROJ. NO.:35550

SHEET NO.
C-4
SHEET 4 of 7

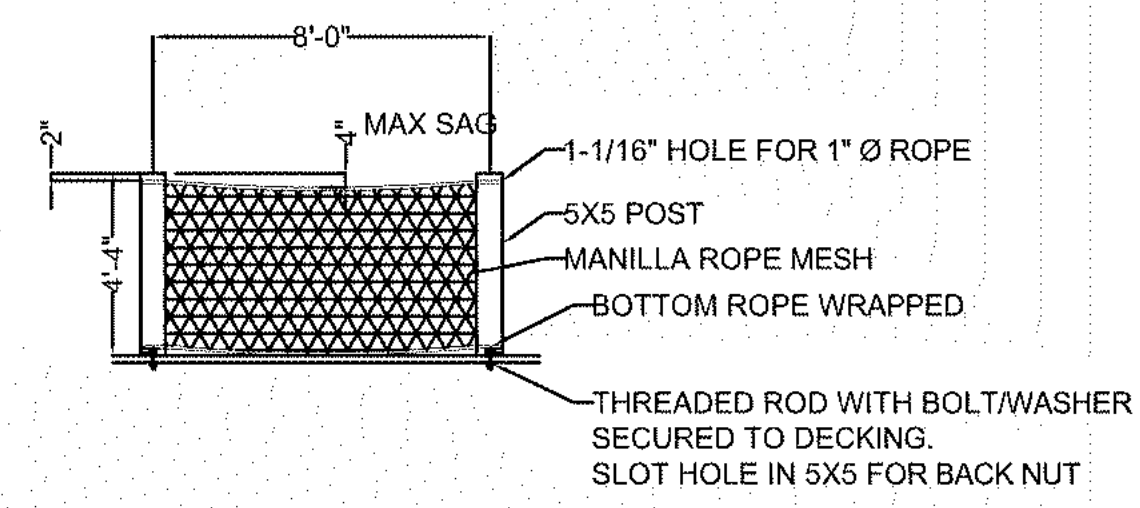


RAILING PLAN (DECK ELEVATION)

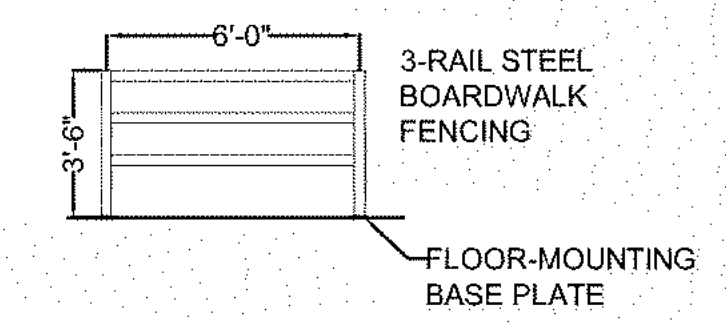


FENCING PLAN (GROUND ELEVATION)

- RAILING KEY**
- 3-RAIL ALUMINUM BOARDWALK RAILING (FLOOR MOUNTED BOLTED TO DECKING) TOTAL QTY = 416 LF
 - 5X5 WITH MANILLA ROPE MESH - SECURED TO DECK TOTAL QTY = 116 LF

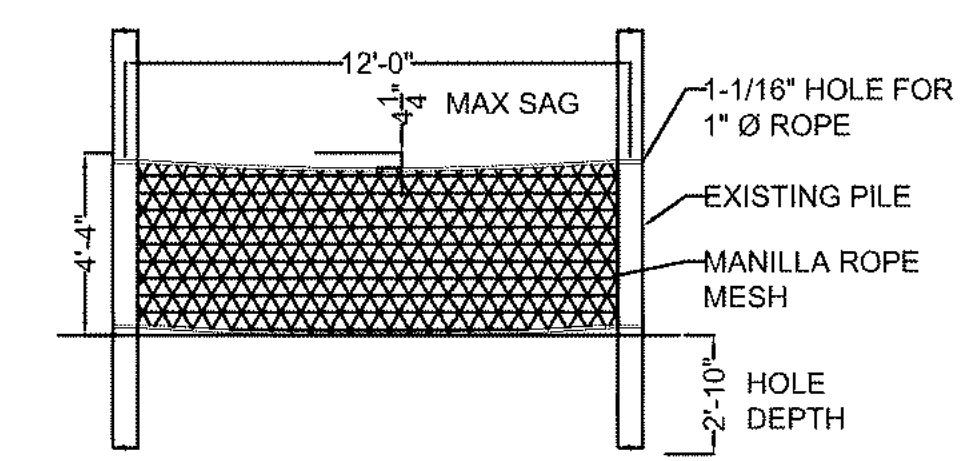


ROPE RAIL DETAIL

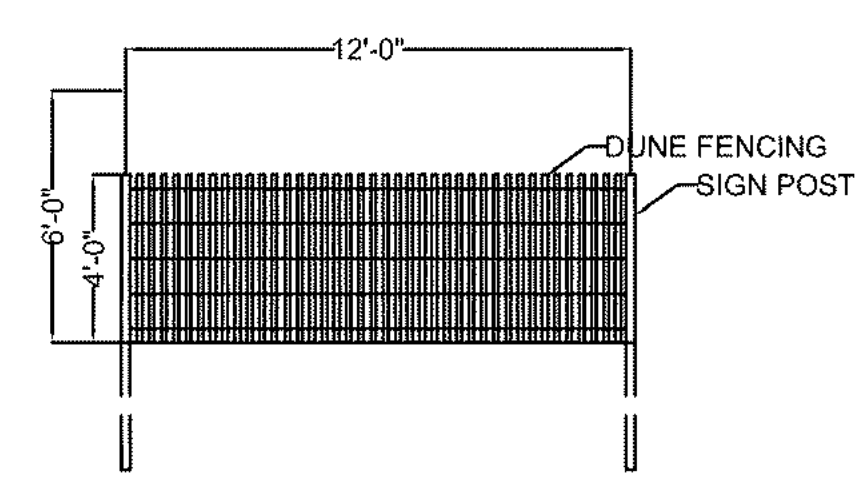


STEEL RAIL DETAIL

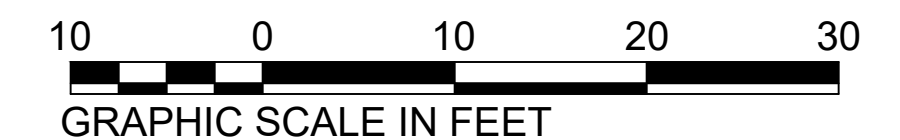
- FENCING KEY**
- SAND FENCE DETAIL TOTAL QTY = 239 LF
 - ROPE FENCE DETAIL TOTAL QTY = 163 LF



ROPE FENCE DETAIL



SAND FENCE DETAIL



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PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

FENCING PLAN
BLOCK 82 LOT 2
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0"
DATE: 1/29/2021

BY: T DASE
PROJ. NO.:35550

SHEET NO.
C-5
SHEET 5 of 7

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

STRUCTURAL MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE: The Contractor shall construct a temporary stone apron at the designated entrances to the site to limit mud tracking onto area roadways. It shall consist of ASTM C-33, size #20-3 crushed stone surface 30' wide x 50' long x 8" deep.
2. HAY BALE DAM: The Contractor shall construct a Hay Bale Dam around all stockpile areas. The Hay Bale Dam shall be constructed with the following provisions:
 - a. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
 - b. Each bale shall be embedded in the soil a minimum of 4'.
 - c. Bales shall be securely anchored in place by stakes, steel pickets, or rebars driven through the bales. The first stake in each bale shall be angled toward the previously laid bale.
 - d. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
 - e. The sediment collected along the hay bales shall be periodically gathered and placed on the site.
 - f. Bales shall be removed when they have served their usefulness so as not to block or impeded storm flow or drainage.
3. SILT FENCE: A silt fence shall be constructed at locations shown on the Engineering Plan. Installation will be as follows:
 - a. Install fence posts 8' o.c. on a slight angle toward the anticipated runoff source.
 - b. Dig a 6" trench along the uphill side of the fence line.
 - c. Lay out silt fence fabric along post line.
 - d. Wrap fabric around the first post and tie securely with cord.
 - e. Take fabric to the next post and make a 1 1/2" slit in the hem directly above the cord.
 - f. Repeat above step until last post is reached, wrap fabric around the post and secure with the cord.
 - g. Draw the lower 6" of fabric in the trench, curled up-hill.
 - h. Back fill trench.
4. LOW POINT INLET SEDIMENT FILTER: The Contractor shall construct low point inlet sediment filters at those locations on the Engineering Plan to prevent the transport of sediment into the stormwater management system and surface water bodies. The Inlet Sediment Filter shall consist of:
 - a. Hardware cloth or comparable wire mesh with 1/2" openings shall be placed over the curb inlet opening so that at least 12" of wire extends across the concrete gutter from the inlet opening.
 - b. Stone shall be piled against the wire so as to anchor it against the gutter and inlet cover and to cover the inlet opening completely. Two to three inches of coarse aggregate shall be used.
 - c. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stone must be pulled away from the inlet, cleaned and replaced.

NON-STRUCTURAL MEASURES

1. PERMANENT VEGETATION: Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetative cover all exposed and disturbed soils. Permanent vegetative cover shall be accomplished as specified below:
 - a. Topsoiling: The Contractor shall prepare areas to be stabilized with permanent vegetative cover by applying topsoil to a uniform depth of 5". Topsoil shall be friable and loamy and of good quality.
 - b. Seeded Preparation: Immediately following topsoiling the Contractor shall apply pulverized dolomitic limestone at the rate of 80 pounds per 1000 square feet and fertilizer (10-20-10) at the rate of 14 pounds per 1000 square feet. The line and fertilizer shall then be worked into the soil to a depth of 4" with a disc springtooth harrow or other suitable equipment.
 - c. Seeding: Seed shall consist of 31% perennial ryegrass, 23% chewings red fescue, 1% Kentucky bluegrass, applied at the rate of 3 pounds per 1000 square feet.
 - d. Apply mulch uniformly by hand or mechanically. Mulch anchoring shall be accomplished immediately after placement through use of Peg and Twine method (or other approved method).
 - e. Seeding Dates: 2/15-5/1 or 8/15-10/15. If seed is not planted within these dates, the Contractor shall stabilize with mulch.
2. TEMPORARY VEGETATIVE COVER: Prior to halting construction for periods longer than 60 days and during the off-season, the Contractor shall stabilize with temporary vegetative cover all exposed soils.
 - a. Temporary stabilization shall be accomplished by the following methods and materials:

Materials	Type	Rate
lime	pulverized dolomitic	90 lbs./1000sf
fertilizer	10-20-10	14 lbs./1000sf
seed	annual ryegrass	3 lbs./1000sf

Materials

- (1) Work lime and fertilizer into soil to a depth of 2" with a disc, springtooth harrow, or other suitable equipment.
- (2) Apply seed at the given rate and firm with a roller or light drag.
- (3) Apply mulch uniformly by hand or mechanically. Mulch anchoring shall be accomplished immediately after placement through use of Peg and Twine Method (or other approved method).
- (4) Seed dates: 2/15-5/1 or 8/15-10/15. (May be planted throughout summer of soil moisture is adequate or can be irrigated). If seed is not planted within these dates, the Contractor shall stabilize with mulch.
3. STABILIZATION WITH MULCH ONLY: Apply unrotted straw or salt hay at the rate of 70lbs./1000 sf. It shall be anchored immediately through the use of Peg and Twine Method.
4. PEG AND TWINE METHOD OF MULCH ANCHORING: Drive 8-10" wooden pegs to within 2 to 3 inches of the soil surface every 4' 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 turns.
5. DUST CONTROL: To control dust generation on-site, the Contractor shall wet construction traffic routes and staging areas.
6. MAINTENANCE:
 - a. Maintenance shall occur on a regular basis consistent with favorable plant growth, soils and climatic conditions.
 - b. When it becomes necessary, the Owner will inform the Contractor of unsatisfactory conditions of erosion and sediment devices, at such time the Contractor shall improve the conditions of said devices to meet with the approval of the Owner.
 - c. Should unforeseen erosive conditions develop during construction, the Contractor shall take steps to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement.
 - d. Seeded areas that have been washed away shall be filled and graded as necessary and then reseeded. This procedure shall be repeated after each storm or until no more signs of erosion are evident.
 - e. The sediment collected along the temporary divisions shall be periodically gathered and placed back on the site.
 - f. Control measures shall apply to subsequent owners if title is conveyed.
 - g. Control measures shall apply to dwelling construction on individual lots. (g. shall apply only to projects where dwellings are being constructed)
7. GENERAL:
 - a. Existing vegetative cover beyond the limits of construction shall be retained until final stabilization is complete.
 - b. The Contractor shall schedule and conduct his operations to minimize erosion of soils and to prevent silting and muddying of streams, rivers, irrigation systems and impoundments (lakes, reservoirs, etc.). Construction of drainage facilities and performance of their contract work which will contribute to the control of erosion and sedimentation shall be carried out in conjunction with earthwork operations or as soon thereafter as practicable.
 - c. When borrow material is obtained from other than commercially operated sources, erosion of the borrow site shall be so controlled both during and after completion of the work that erosion will be minimized and sediment will not enter streams or other bodies of water. Waste or disposal areas and construction roads shall be located and constructed in a manner that will keep sediment from entering streams.
 - d. When work areas are located in or adjacent to live streams, such areas shall be separated from the main stream by a dike or other barrier to keep sediment from entering a flowing stream.
 - e. Water from aggregate washing or other operation containing sediment shall be treated by filtration, a settling basin or other means sufficient to reduce the sediment content to not more than that of the stream into which it is discharged.
 - f. Pollutants such as fuels, lubricants, bitumens, raw sewage and other harmful materials shall not be discharged into or near rivers, streams and impoundments or into natural or manmade channels leading thereto. Wash water or waste from concrete mixing operations shall not be allowed to enter live streams.

CONSTRUCTION SCHEDULE

1. Construct temporary soil erosion and sediment control measures.
2. Clearing and grubbing.
3. Install underground utilities.
4. Rough grade.
5. Construction of deck, ramp & bridge.
6. Final grading.
7. Construct golf course.
8. Collect silt and sediment and place back on site.
9. Implementation of soil restoration measures.
10. Landscape treatment.

MISCELLANEOUS:

1. A REPORT OF COMPLIANCE MUST BE OBTAINED FROM THE 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 5 WORKING DAYS IN ADVANCE. THIS APPLIES TO BOTH COMPLETE (FINAL) AND CONDITIONAL (TEMPORARY) CERTIFICATES.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
3. 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.

EXISTING UTILITIES LEGEND

S = SANITARY SEWER CLEAN-OUT
S/MH = SANITARY SEWER MANHOLE
E = ELECTRIC METER
WV = WATER VALVE
WM = WATER METER
GV = GAS VALVE
TL = TRAFFIC LIGHT
UP = UTILITY POLE
F/H = FIRE HYDRANT
L/S = LIGHT STAND
M/W = MONITORING WELL

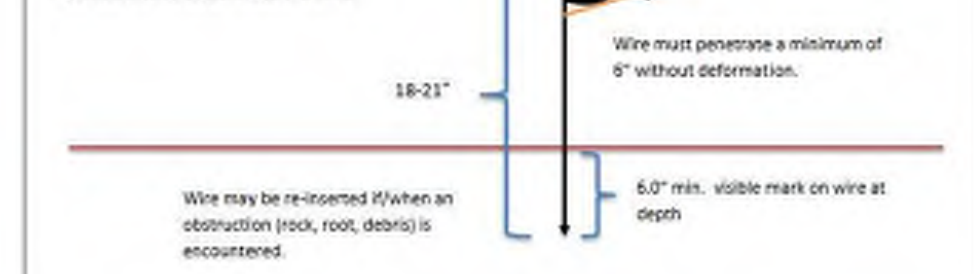
ELEVATION LEGEND

X.XX' = EXISTING SPOT ELEVATION ASSUMED 50'
X.XX' B = EXISTING BOTTOM OF CURB
X.XX' T = EXISTING TOP OF CURB
X.XX' CL = EXISTING CENTER LINE
X.XX' FL = EXISTING FLOW LINE (EDGE OF ASPHALT)

Simplified Testing Methods

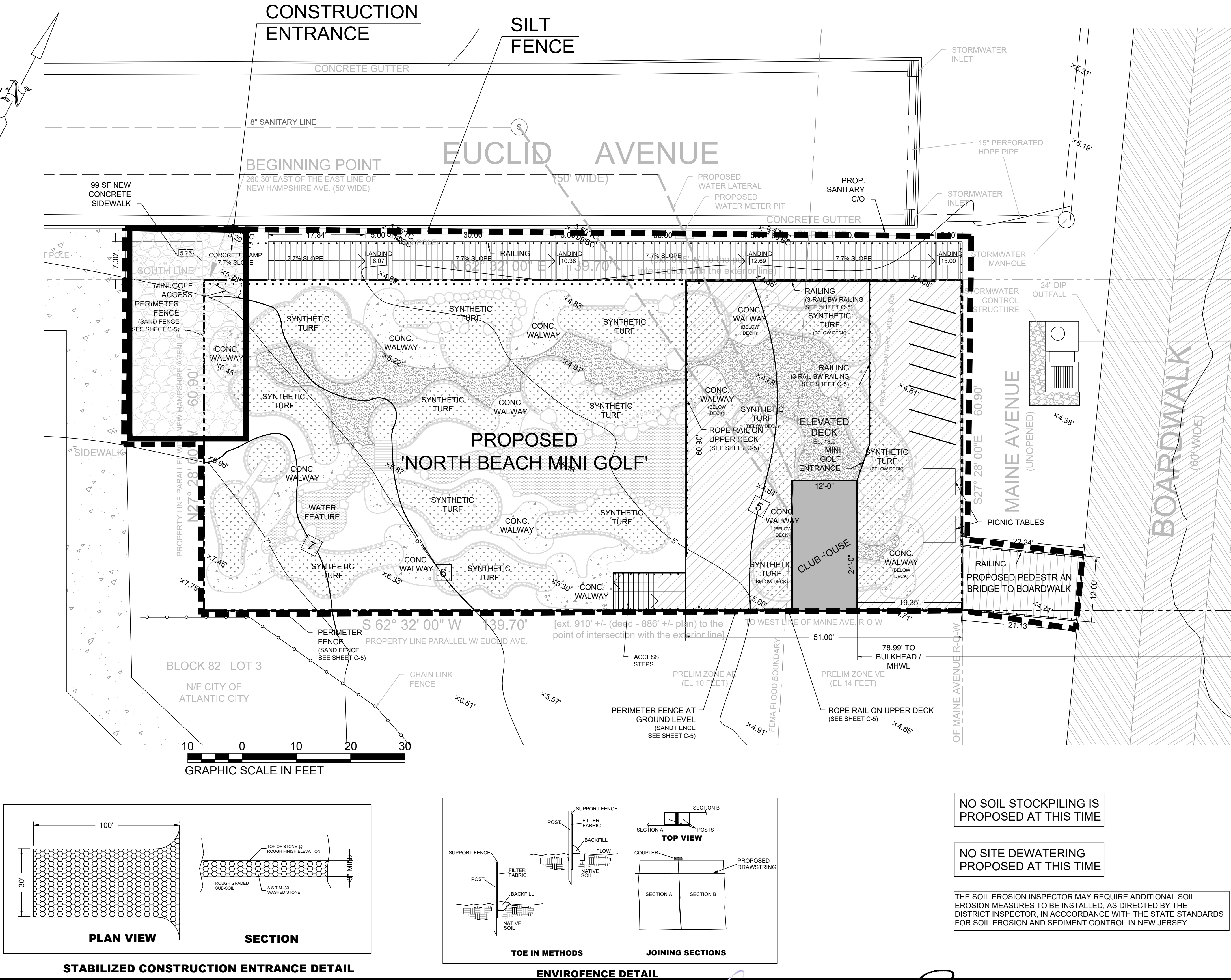
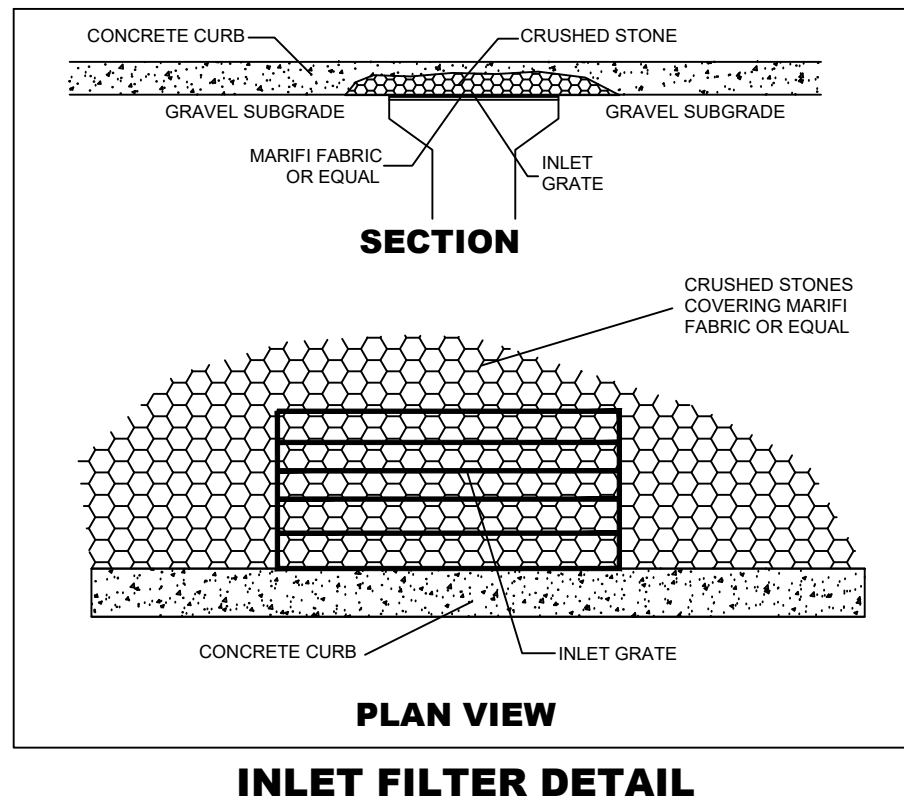
Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.



Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6 inches with less than 300 psi reading on the gage.



NO SOIL STOCKPILING IS PROPOSED AT THIS TIME

NO SITE DEWATERING PROPOSED AT THIS TIME

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR, IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) HIGH VOLTAGE PROXIMITY ACT OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, c.249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

AWP, PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
02	5/14/21	TAD	3/25 REVIEW MEMO				
01	2/26/21	TAD	COMPLETENESS				
REVISIONS							

AWP

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

THOMAS A. DASE
PROFESSIONAL PLANNER N.J. NO. 33LI00625100
PROFESSIONAL ENGINEER N.J. NO. GE48387

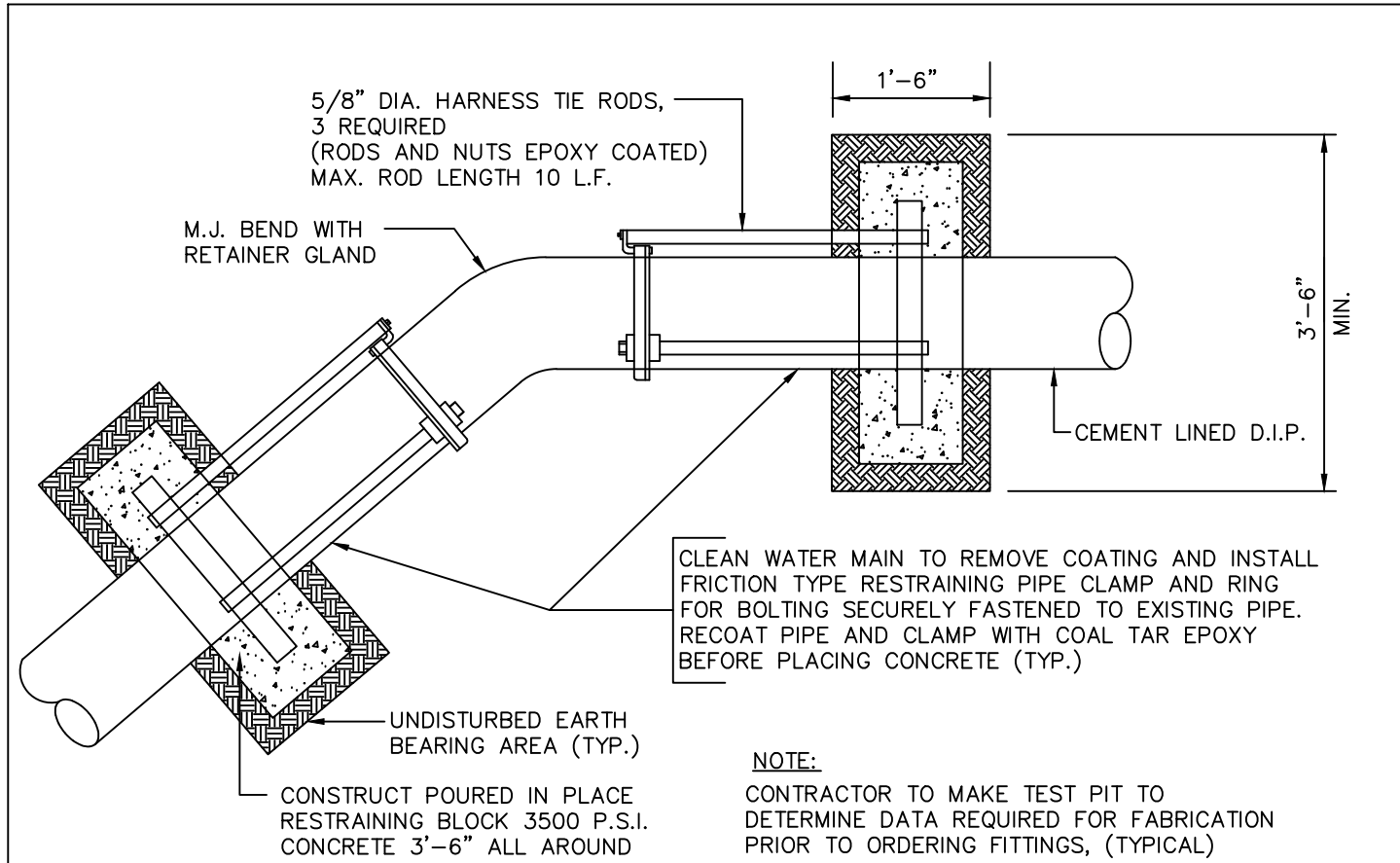
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SOIL EROSION & SEDIMENT CONTROL PLAN
BLOCK 82 LOT 2
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0"
DATE: 1/29/2021

BY: T DASE
PROJ. NO.: 35550

SHEET NO.
C-6
SHEET 6 of 7



NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET * TO BE RESTRAINED							
PIPE SIZE IN INCHES	90° TEE OR DEAD END PLUG			45°			
	No.	SIZE	LENGTH	No.	SIZE	LENGTH	No. SIZE LENGTH
4	2	3/4"	30'	2	3/4"	10'	2 3/4" 5'
6	2	3/4"	40'	2	3/4"	10'	2 3/4" 5'
8	2 OR 4	3/4" OR 7/8"	50'	2	3/4"	15'	2 3/4" 5'
10	2 OR 4	3/4" OR 1"	60'	2	3/4"	20'	2 3/4" 5'
12	4	7/8"	70'	2	3/4"	20'	2 3/4" 5'
14	4	1"	80'	2	3/4"	25'	2 3/4" 5'
16	4	1"	80'	2	3/4"	25'	2 3/4" 5'

* LENGTH OF PIPE TO BE RESTRAINED IS FOR EACH SIDE OF BEND

VERTICAL BEND RESTRAINTS

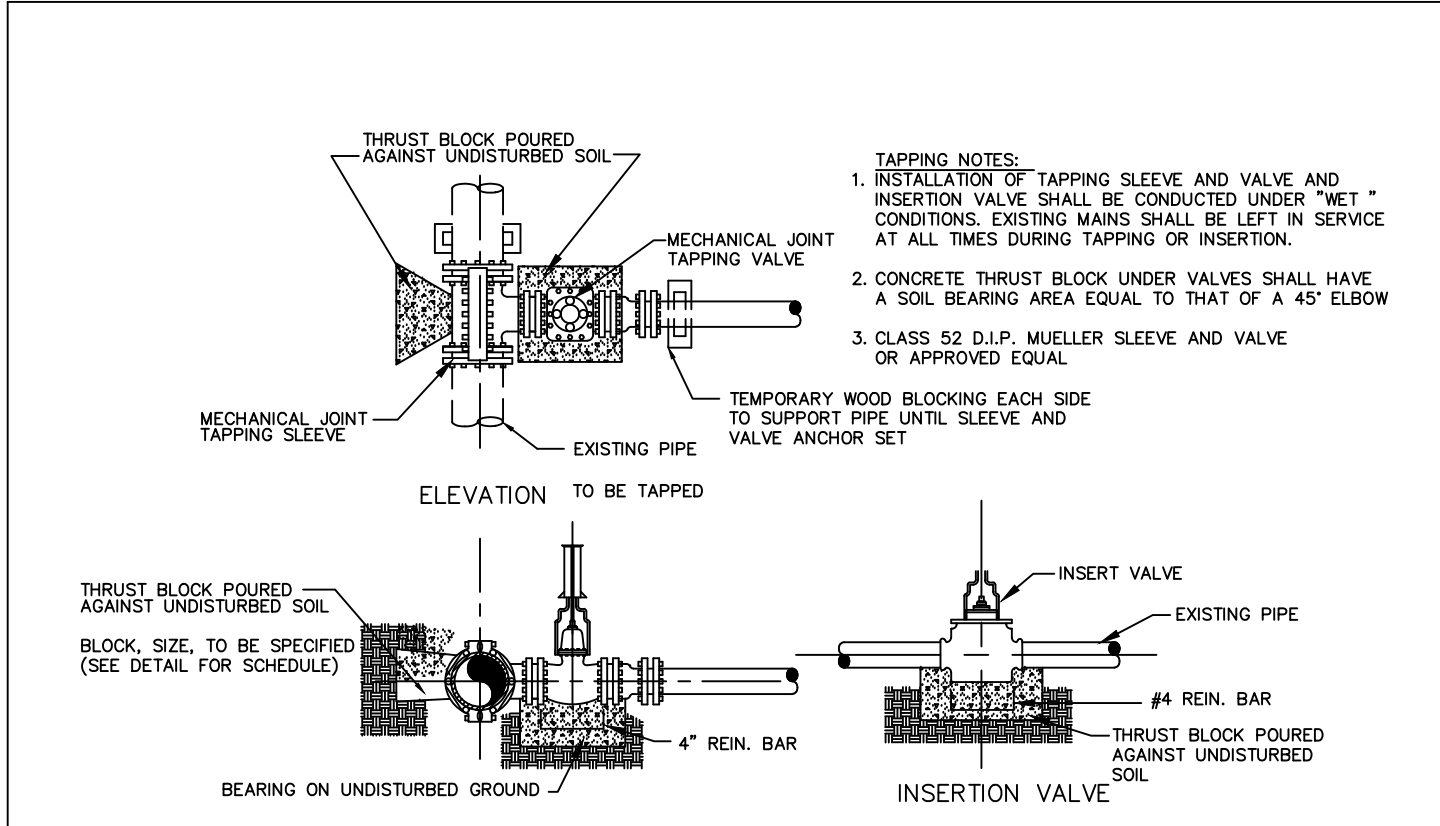
DIAMETER OF PIPE (d)	22 1/2" ELBOW	45° ELBOW	90° ELBOW	TEE	PLUG
	d	d	d	d	d
6"	1.1	2.1	4.0		2.8
8"	1.9	3.7	6.8		4.8
10"	2.8	5.6	10.3		7.3
12"	4.0	7.9	14.5		10.3
16"	7.0	13.6	25.2		17.8
20"	10.7	21.0	38.9		27.5
24"	15.3	30.0	55.5		39.2

"A" — CONTACT BEARING AREA OF BLOCK WITH EARTH, IN SQUARE FEET

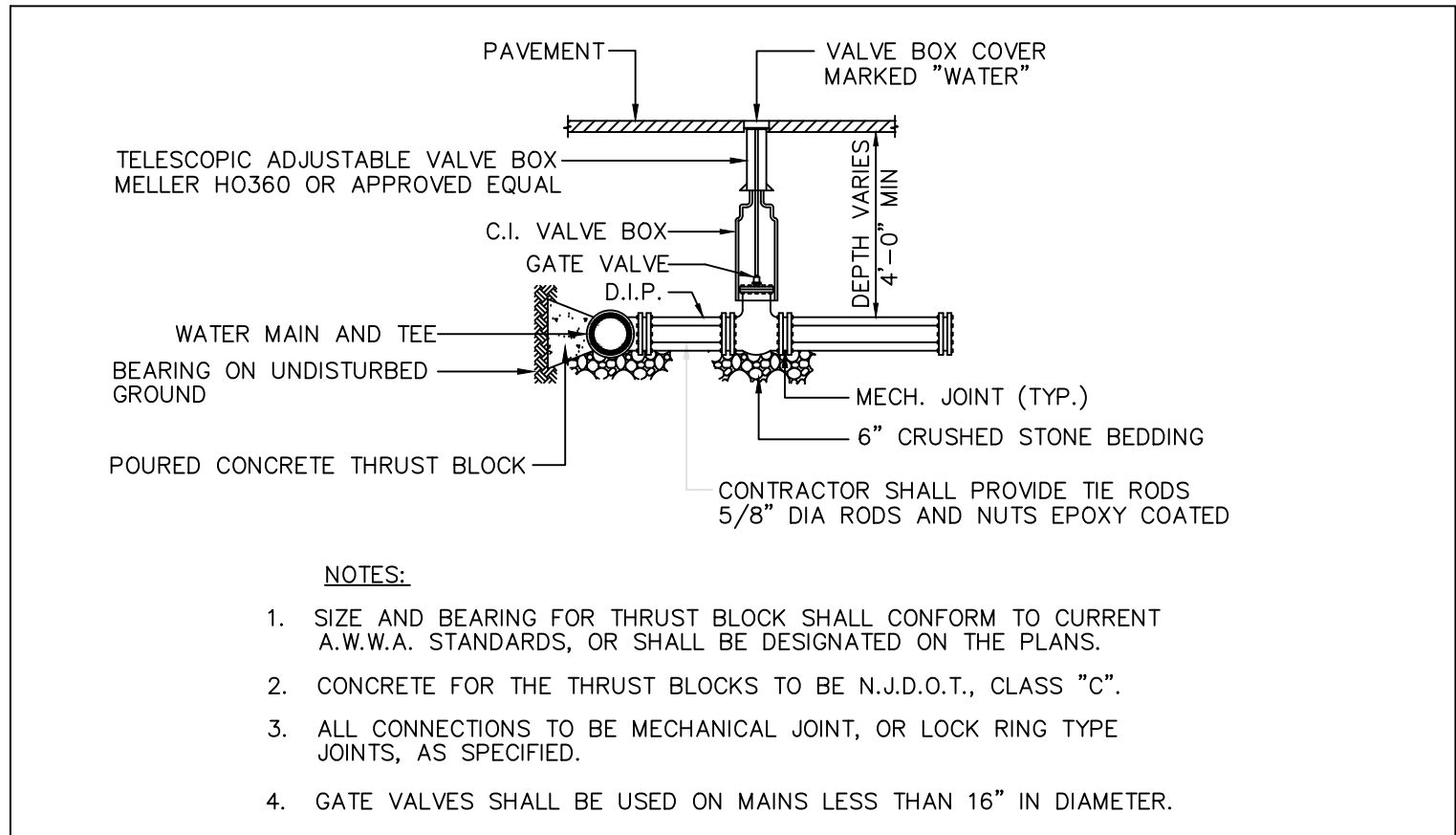
NOTES:

- BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 LBS. PER SQ. FT. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
- ALL CONCRETE THRUST BLOCKS SHALL BE CLASS "C".
- THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.
- THE COST OF THRUST BLOCKS SHALL BE INCLUDED IN THE PRICE BID FOR WATER MAINS.
- TEST PRESSURE = 150 P.S.I.

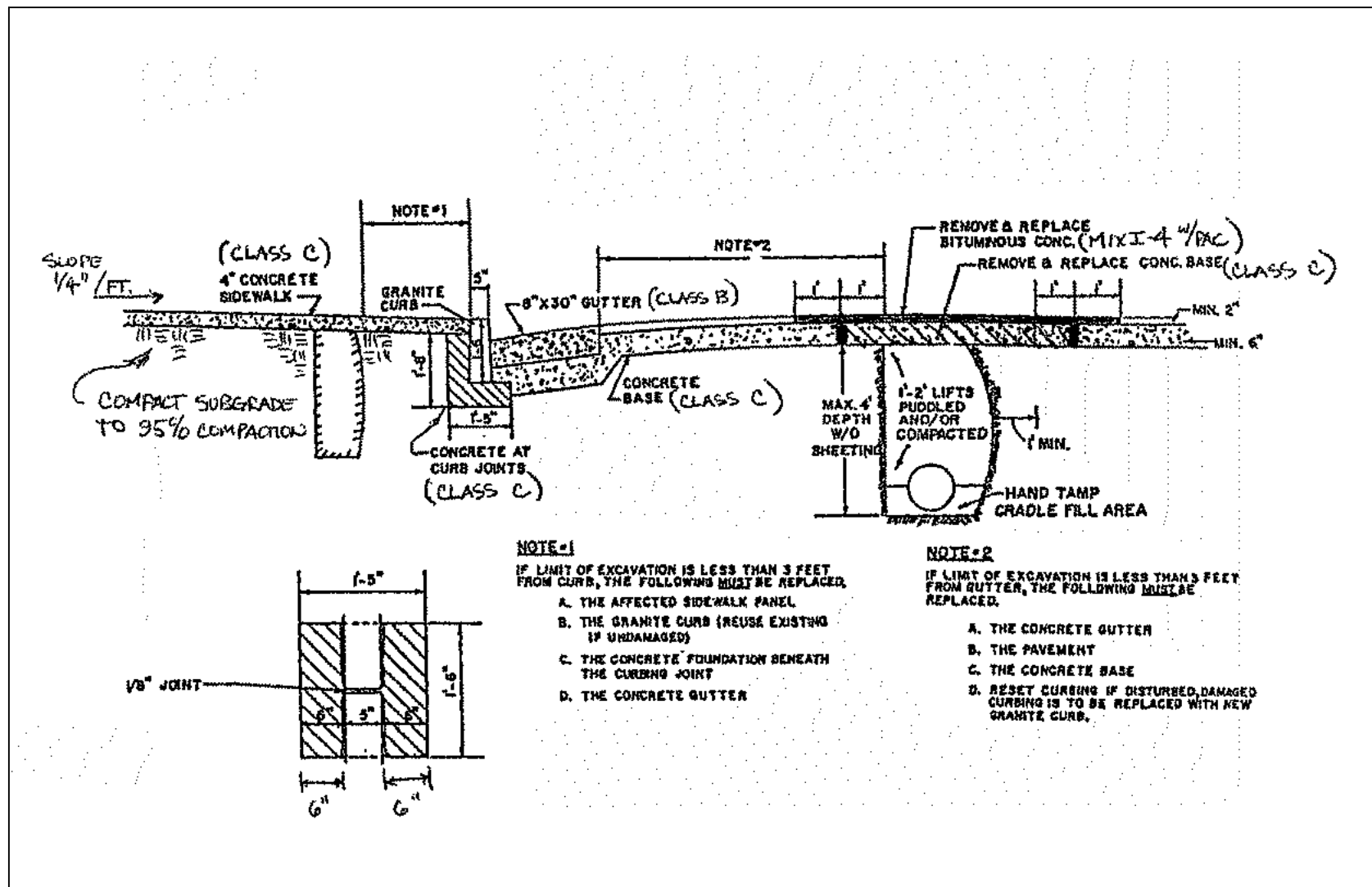
TABLE OF THRUST BLOCKS



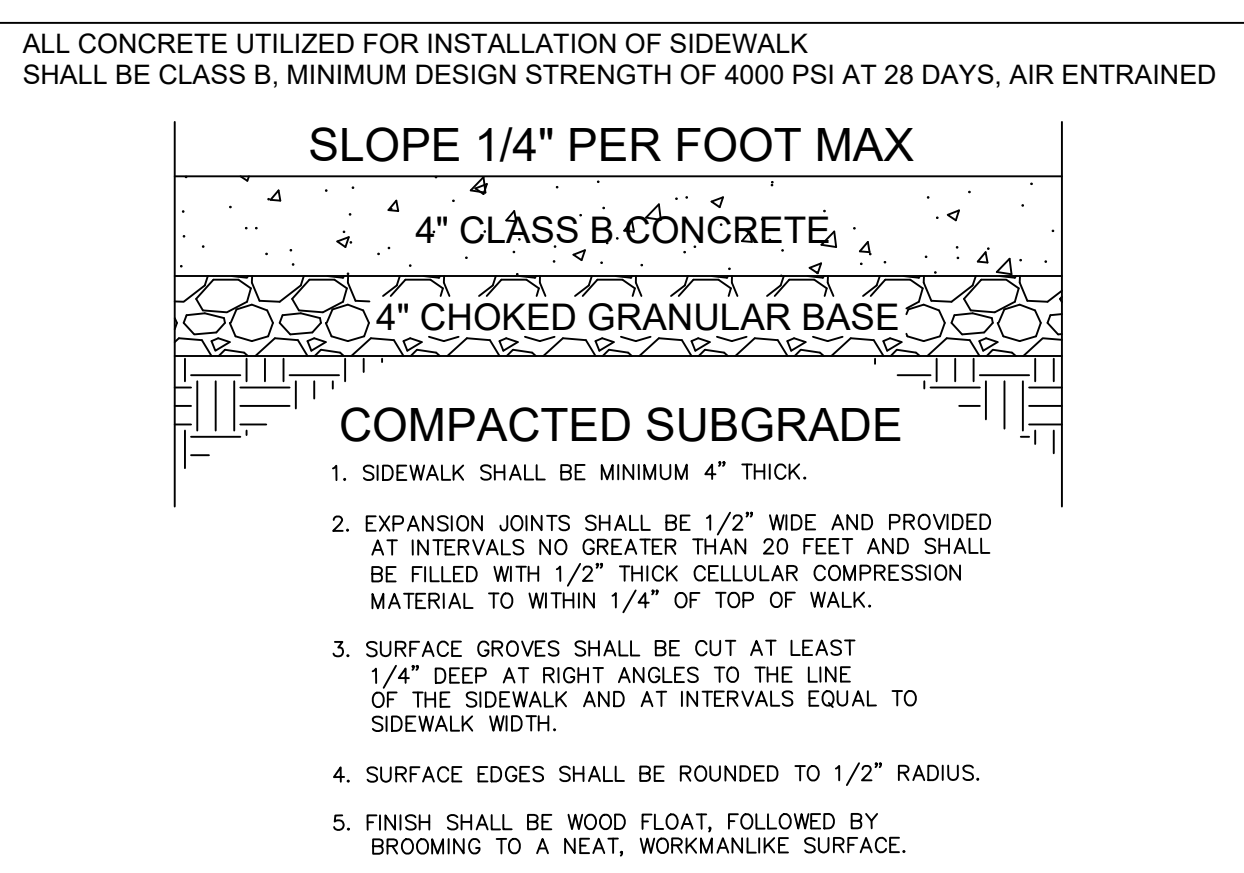
TAPPING VALVE AND SLEEVE ASSEMBLY



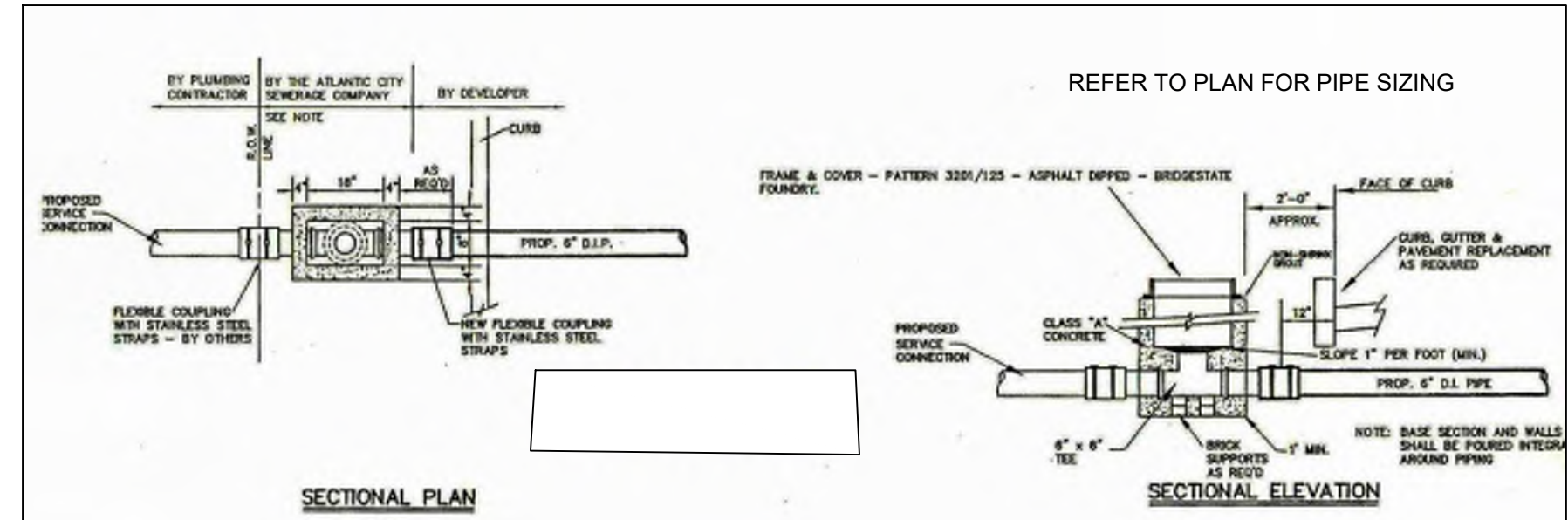
GATE VALVE ASSEMBLY



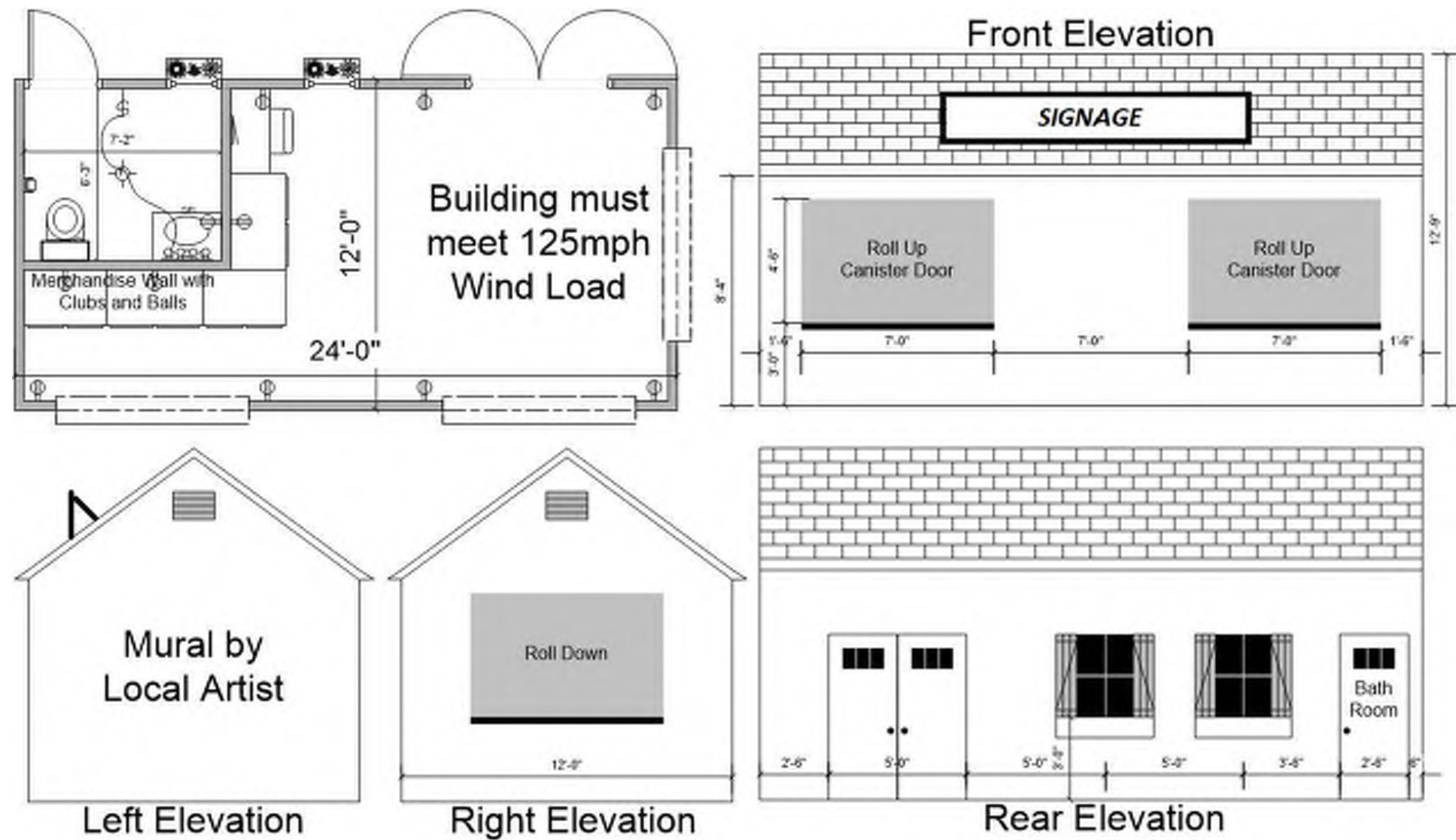
ROAD RESTORATION DETAIL



SIDEWALK DETAIL



SANITARY SERVICE BOX DETAIL



BUILDING & SIGNAGE SCHEMATIC