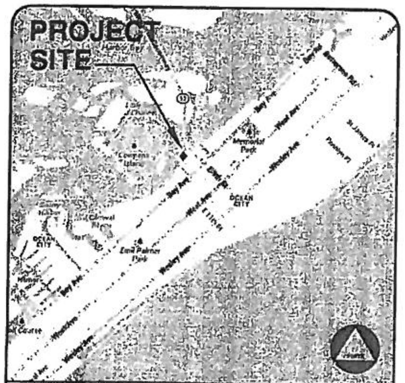
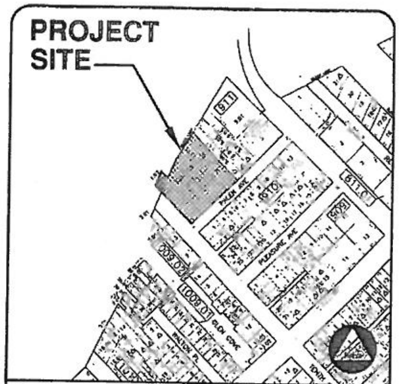
EXHIBIT A

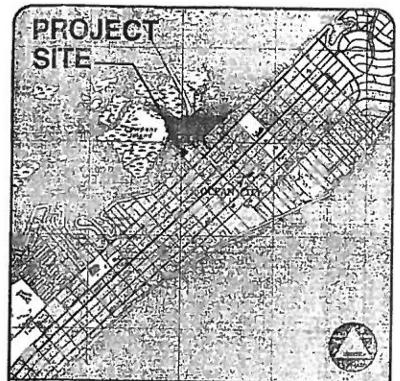
Concept Plans



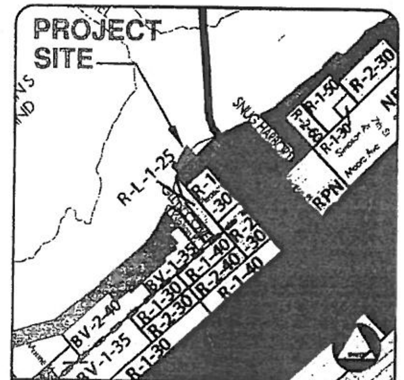
GENERAL LOCATION 1" = 2000'
(CAPE MAY COUNTY ROADWAY MAP)



CITY OF OCEAN CITY TAX MAP 1" = 200'
(SHEET #14)



U.S.G.S. MAP 1" = 2000'
(OCEAN CITY QUADRANGLE)



CITY OF OCEAN CITY ZONING MAP 1" = 500'

PROPERTY OWNERS WITHIN 200' OF BLOCK 911, LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01 CITY OF OCEAN CITY, CAPE MAY COUNTY, NJ

[illegible]

PROPERTY OWNERS LIST WITHIN 200'

1. Applicant/Owner:
   Bayfront Preservation Foundation, LLC
   6825 Tilton Road, Building C
   Egg Harbor Township, NJ 08234-4426
   609/788-3819
2. The project site is known as Block 911, Lots 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01, as shown on the Ocean City Tax Map, Plate #14
3. The project site is located in the (MVH) Marine Village Harbor Zoning District.
4. The project site consists of an area of 1.07 Acres (46,487.09 SF) with 24,792.06 SF upland and 21,695.03 water.
5. An existing 2-story frame/masonry duplex building, an existing 2-story frame dwelling and an existing 1-story frame building along with an existing concrete pavement and crushed shell parking lot are located on the project site.
6. The applicant proposes to demolish the three (3) existing structures and construct a 3 story residential/commercial building along with a 44-space adjacent parking lot.
7. The site is designed on AE11 Flood Zone as per the FEMA Preliminary Work Maps Issued in September, 2013.
8. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
9. All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
10. The proposed application will require approvals from the following agencies:
   - Ocean City Planning Board
   - Cape May County Planning Board
   - Cape-Atlantic Soil Conservation District
   - New Jersey Department of Environmental Protection.

GENERAL NOTES

Outbound and topographic survey information taken from plan entitled "Survey of Premises", Tax Block 911, Tax Lots 1, 1.01, 2, 2.01, 3, 3.01, 4 & 4.01, City of Ocean City, Cape May County County, New Jersey prepared by Hyland Design Group, Michael W. Hyland N.J.P.L.S. #20509, dated 6/20/13.

Elevation Data:
Reference Datum: NAVD 1988
Benchmark: Triangle cut on the eastern corner of 10th Street and Palen Avenue elevation 2.16

SURVEY INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate "Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

(MVH) MARINE VILLAGE HARBOR ZONING DISTRICT LAND USE CONTROLS FOR THE REDEVELOPMENT PLAN FOR PALEN AVENUE & TENTH STREET AREA IN NEED OF REHABILITATION

Description	Required	Proposed
Minimum Lot Area	24,000 SF	24,792.06 SF
Minimum Lot Width	70'	224.78'
Minimum Lot Frontage	70'	224.78' / 156.02'
Minimum Front Yard	0'	5.5' / 0'
Minimum Rear Yard	0' *	0'
Minimum Side Yard	10'	152.78'
Maximum Building Height	30.5' **	30.5'
Maximum Building Coverage	45%	19.69%
Minimum Impervious Coverage	90%	89.5%
Minimum Number of Parking Spaces	23	44

* Intercoastal Waterway Bulkhead to Deck
** From roof peak to F.F. Elev. 18.0

ZONING INFORMATION

MAJOR SITE PLAN
BLOCK 911
LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

SCHEDULE OF SHEETS	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
COVER SHEET	1 OF 8	7/24/13	9/12/13
OVERALL / EXISTING CONDITION / DEMOLITION PLAN	2 OF 8	7/24/13	9/12/13
MAJOR SITE PLAN	3 OF 8	7/24/13	9/12/13
GRADING AND DRAINAGE PLAN	4 OF 8	7/24/13	9/12/13
LANDSCAPING AND LIGHTING PLAN	5 OF 8	7/24/13	9/12/13
ENGINEERING DETAILS PLAN	6 OF 8	7/24/13	-
ENGINEERING DETAILS PLAN	7 OF 8	7/24/13	9/12/13
SOIL EROSION AND SEDIMENT CONTROL PLAN	8 OF 8	7/24/13	-

CITY OF OCEAN CITY APPROVAL BLOCK

Chairman ____________ Date ____
Secretary ____________ Date ____
Engineer ____________ Date ____

EDA Engineering Design Associates, P.A.
Engineers · Environmental Planners · Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 · Fax (609) 390-9204
CERTIFICATE of AUTHORIZATION 24GA27972500

COVER SHEET
BLOCK 911 LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37094

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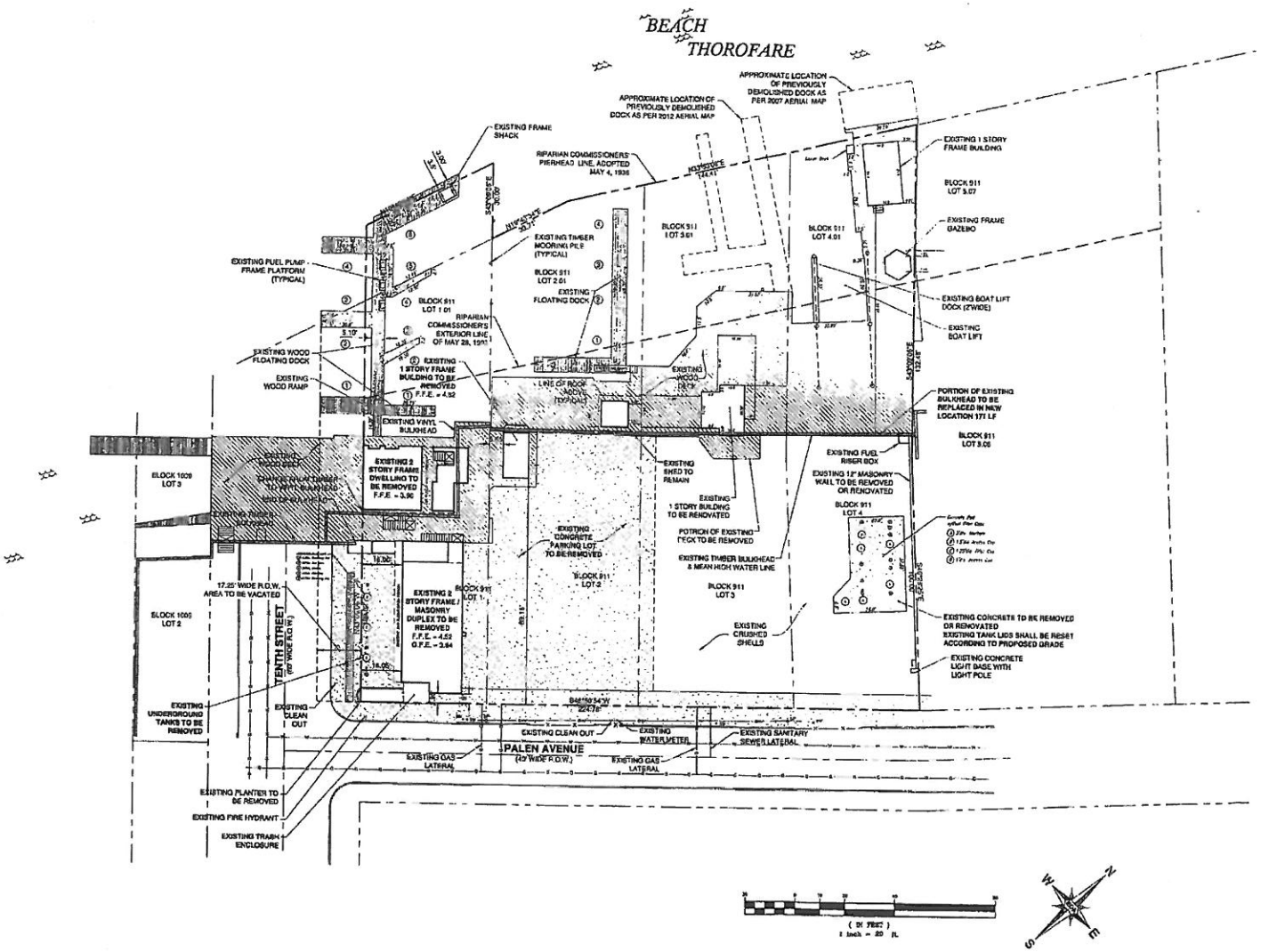
REVISION	DATE	BY
REV. FOR REDEVELOPMENT SUBMISSION	9/18/13	PTJ
REV. SHEETS 3, 4 & 5	9/01/13	PTJ

EDA

DATE: 7/24/13	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 6623	SHEET: 1 OF 8

EDA Engineers - Landscape Architects - Planners



OVERALL / EXISTING CONDITION / DEMOLITION PLAN

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
Engineers • Surveyors • Landscape Architects
CAMPBELL'S CORNER, INC. OFFICE
5 Cambridge Drive, Ocean View, New Jersey 08230
(609) 624-1111 Fax (609) 399-2004
(NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28000300)

OVERALL / EXISTING CONDITION / DEMOLITION PLAN
BLOCK 911 LOTS 1.01, 1.02, 2.01, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

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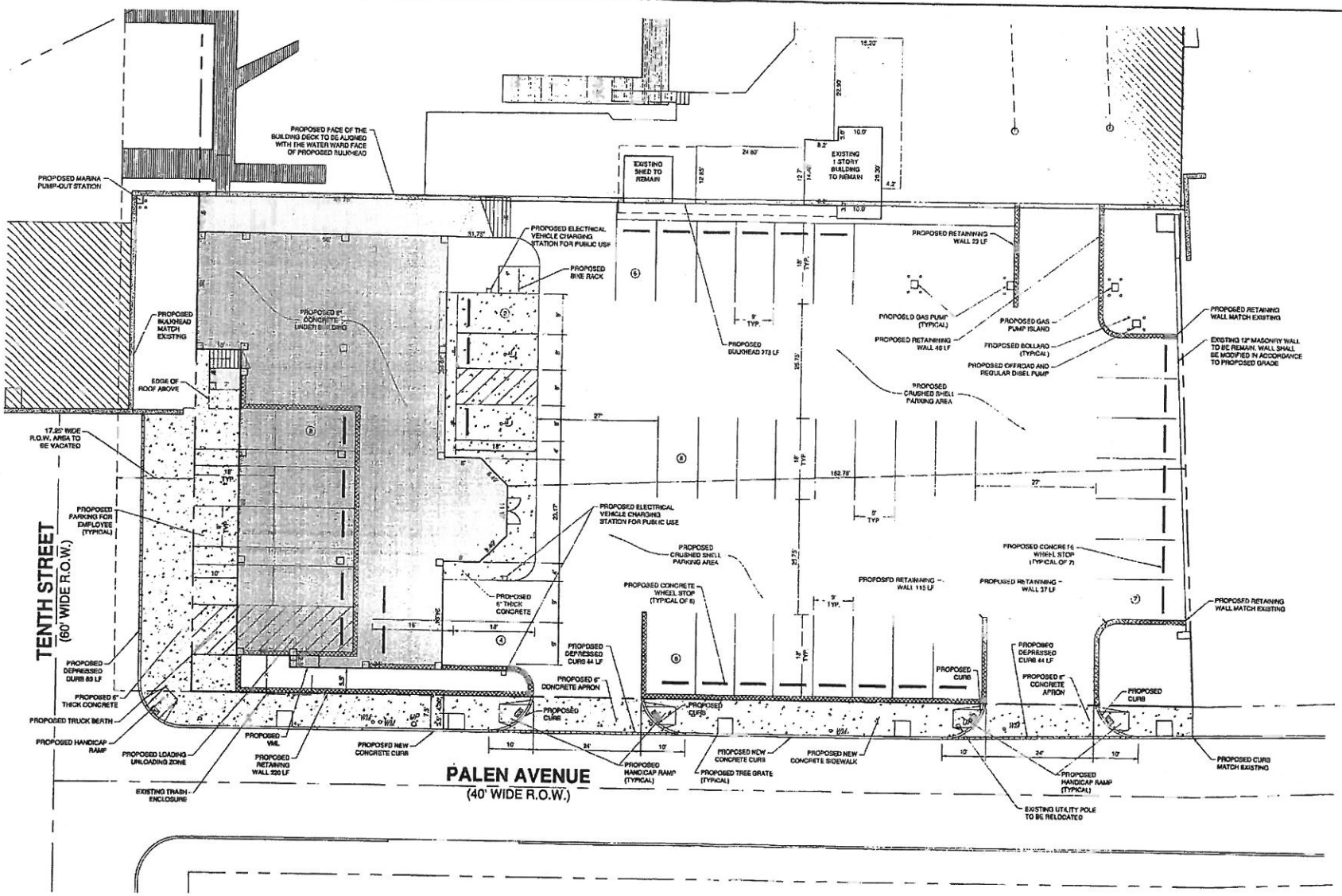
REVISION	DATE	BY
REV. FOR REDEVELOPMENT SUBMISSION	9/13/13	PTJ

EDA

DATE: 7/24/13	DRAWN BY: PTJ
SCALE: 1" = 20'	CHECKED BY: JHM
PROJECT #: 6623	SHEET: 2 OF 8



MAJOR SITE PLAN

EDA Engineers - Landscape Architects - Planners

(IN FEET)
1 inch = 10 ft

EDA Engineering Design Associates, P.A.
Engineers · Environmental Consultants · Landscape Architects · Surveyors
CAMBRIDGE PROFESSIONAL OFFICES
55 Cambridge Drive · Ocean View, New Jersey 08230
(609) 390-0500 · Fax (609) 390-0584
CERTIFICATE OF AUTHORIZATION No. 24GA28000300

MAJOR SITE PLAN
BLOCK 911 LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

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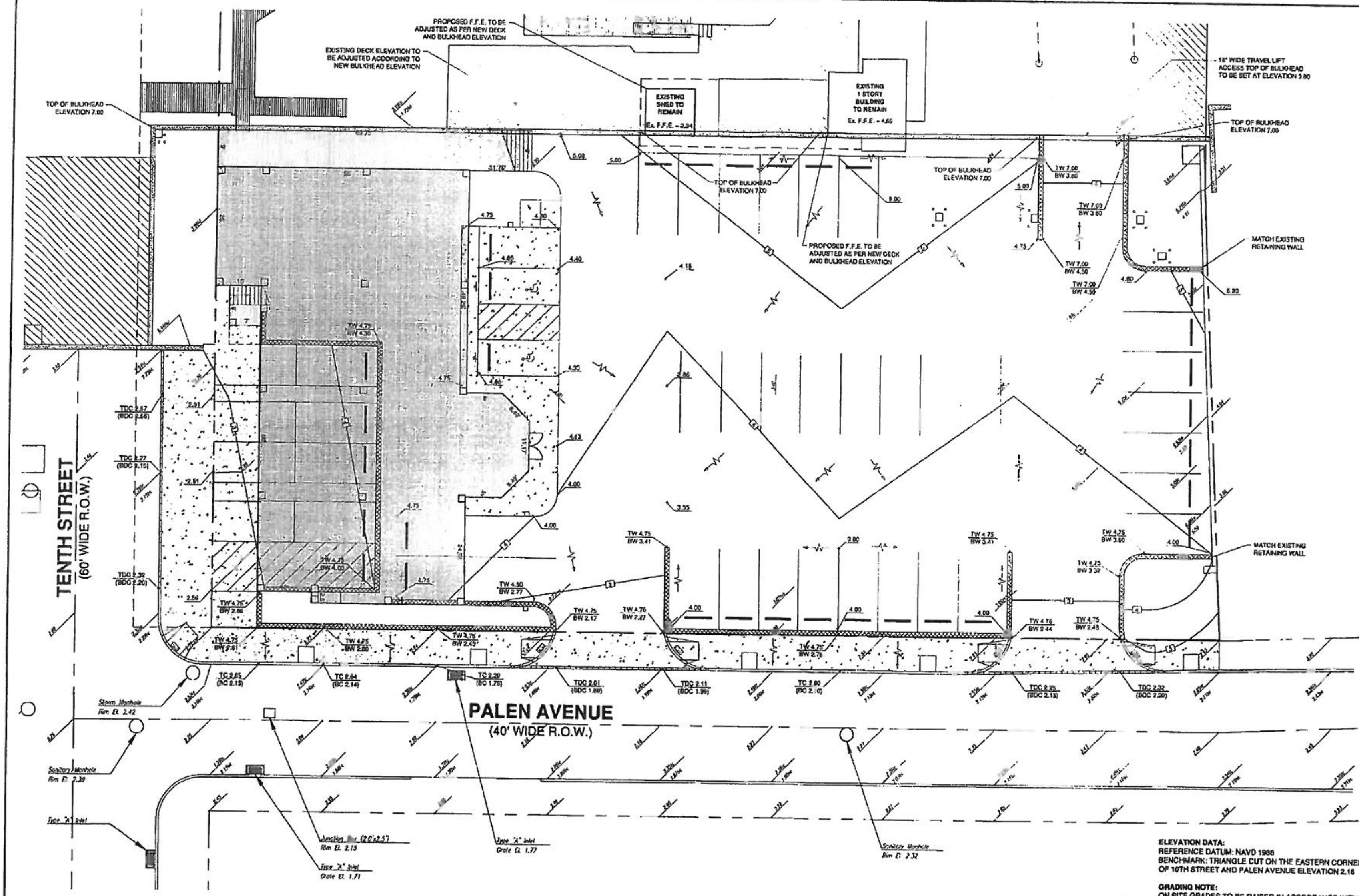
REVISION	DATE	BY
REV. FOR REDEVELOPMENT SUBMISSION	9/12/13	PTJ
REV. BUILDING FRONT YARD SETBACK & DECK SIZE	8/31/13	PTJ

EDA

DATE: 7/24/13	DRAWN BY: PTJ
SCALE: 1" = 10'	CHECKED BY: JHM
PROJECT #: 6623	SHEET: 3 OF 8



ELEVATION DATA:
REFERENCE DATUM: NAVD 1988
BENCHMARK: TRIANGLE CUT ON THE EASTERN CORNER OF 10TH STREET AND PALEN AVENUE ELEVATION 2.16

GRADING NOTE:
ON SITE GRADES TO BE RAISED IN ACCORDANCE WITH PROPOSED RECONSTRUCTION OF PALEN AVENUE AS DESIGNED BY THE OCEAN CITY ENGINEER'S OFFICE.

(IN FEET)
1 inch = 10 ft.

GRADING & DRAINAGE PLAN

EDA Engineering Design Associates, P.A.

GRADING & DRAINAGE PLAN

BLOCK 911 LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37694

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REVISION	DATE	BY
REV. FOR REDEVELOPMENT SUBMISSION	9/12/13	PTJ
REV. BUILDING FRONT YARD SETBACK & DECK SIZE	9/01/13	PTJ

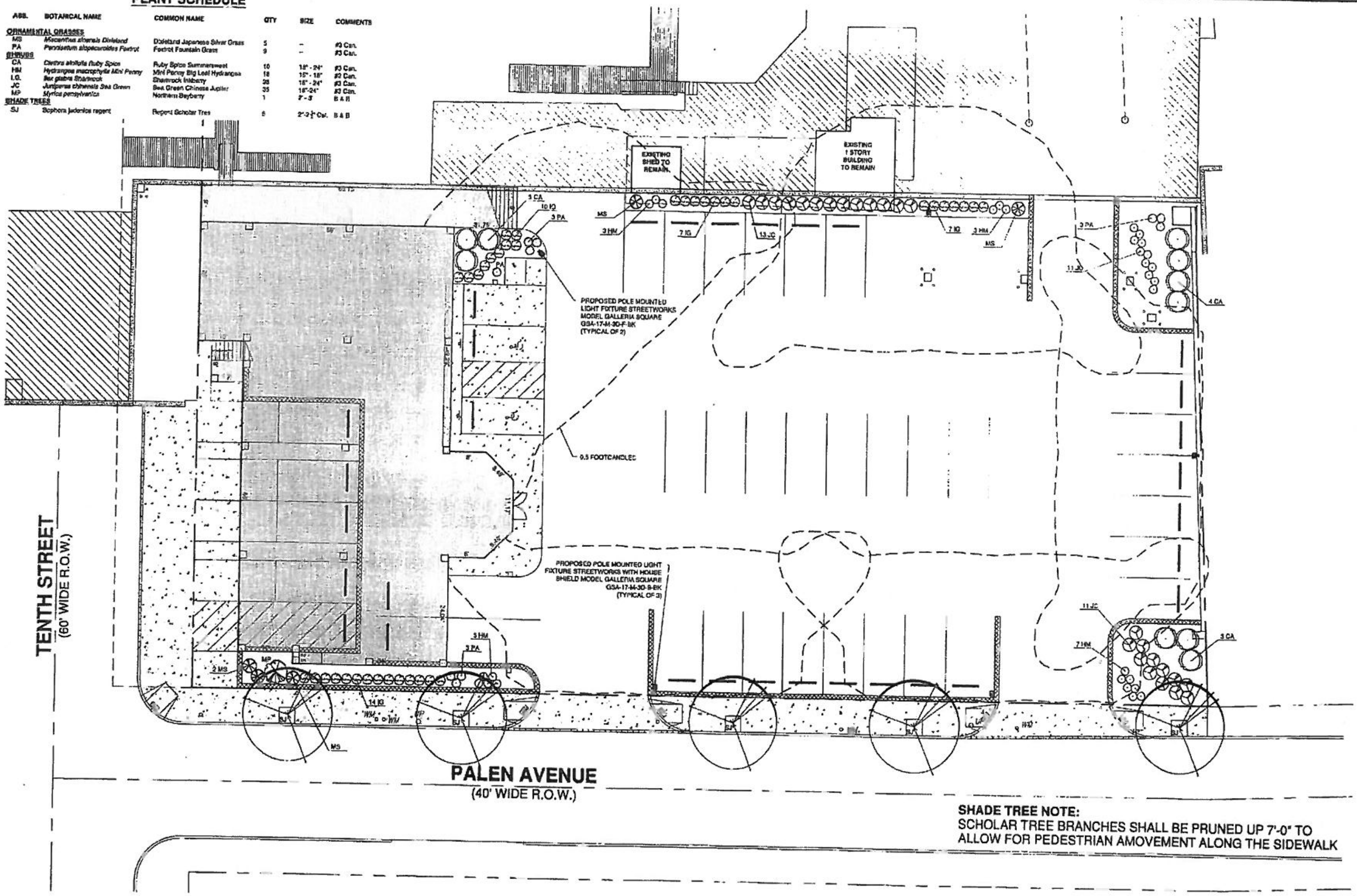
EDA

DATE: 7/24/13	DRAWN BY: PTJ
SCALE: 1" = 10'	CHECKED BY: JHM
PROJECT #: 8623	SHEET: 4 OF 8

EDA Engineers - Landscape Architects - Planners

PLANT SCHEDULE

ABB.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
ORNAMENTAL GRASSES					
MS	*Miscanthus sinensis Dixieland*	Dixieland Japanese Silver Grass	5	–	#3 Can.
PA	*Pennisetum alopecuroides Foxtrot*	Foxtrot Fountain Grass	9	–	#3 Can.
SHRUBS					
CA	*Clethra alnifolia Ruby Spice*	Ruby Spice Summersweet	10	18" - 24"	#3 Can.
HM	*Hydrangea macrophylla Mini Penny*	Mini Penny Big Leaf Hydrangea	18	15" - 18"	#2 Can.
I.G.	*Ilex glabra Shamrock*	Shamrock Inkberry	28	18" - 24"	#3 Can.
JC	*Juniperus chinensis Sea Green*	Sea Green Chinese Juniper	35	18"-24"	#3 Can.
MP	*Myrica pensylvanica*	Northern Bayberry	1	2' - 3'	B & B
SHADE TREES					
SJ	*Sophora japonica regent*	Regent Scholar Tree	6	2"-2½" Cal.	B & B



SHADE TREE NOTE:
SCHOLAR TREE BRANCHES SHALL BE PRUNED UP 7'-0" TO ALLOW FOR PEDESTRIAN AMOVEMENT ALONG THE SIDEWALK

LANDSCAPING & LIGHTING PLAN

(IN FEET)
1 inch = 10 ft.

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Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION 24GA28017300

LANDSCAPING & LIGHTING PLAN
BLOCK 911 LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

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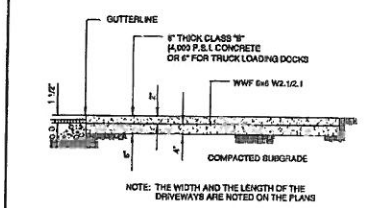
REVISION	DATE	BY
REV. FOR REDEVELOPMENT SUBMISSION	9/12/13	PTJ
REV. BUILDING FRONT YARD SETBACK & DECK SIZE	8/01/13	PTJ

EDA

DATE: 7/24/13	DRAWN BY: PTJ
SCALE: 1" = 10'	CHECKED BY: JHM
PROJECT #: 6623	SHEET: 5 OF 8



CONCRETE PAD/APRON DETAIL

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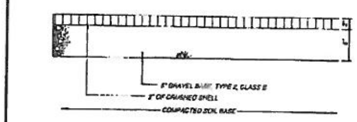

CRUSHED SHELL PAVEMENT DETAIL

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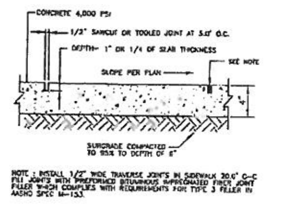

CONCRETE SIDEWALK DETAIL

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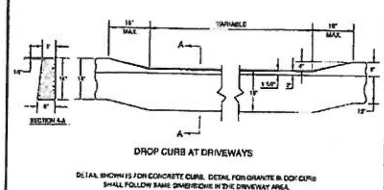

DEPRESSED CONCRETE CURB DETAIL

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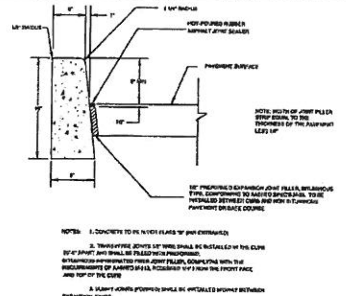

CONCRETE CURB DETAIL

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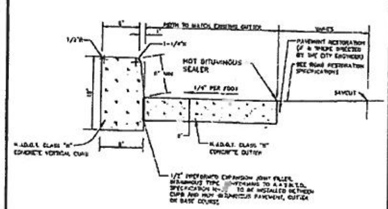

CONCRETE CURB AND GUTTER DETAIL

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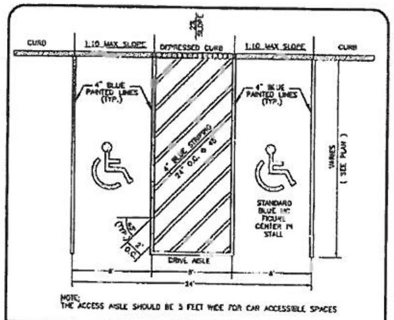
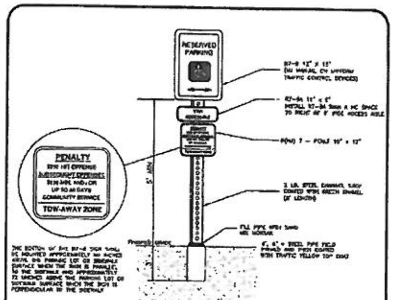


HANDICAP PARKING SPACE DETAIL

N.T.S.



HANDICAP SIGN DETAIL

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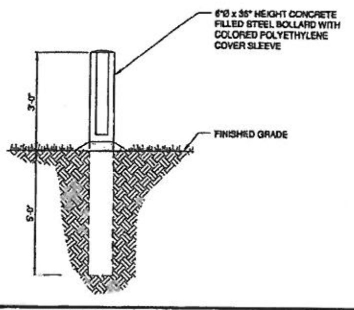

BOLLARD DETAIL

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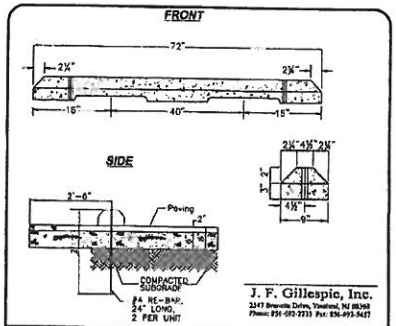


WHEEL STOP DETAIL

N.T.S.

LANDSCAPE CONTRACTOR NOTES

1. DRAWINGS TO BE SCALED FOR PURPOSES OF LOCATING SOIL BERMS, PLANT MATERIAL, PLANTING BEDS, GROUND COVER AREAS AND OTHER SITE AMENITIES SHOWN. DRAWINGS ARE DIAGRAMATIC; PLANT MATERIAL SUBJECT TO FIELD ADJUSTMENT
2. ALL PLANT MATERIAL TO BE SET IN PREPARED MULCH BEDS. FINAL BED LINES TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. PLAN HOLDS PRECEDENT.

GRASSES

AREAS TO BE SEEDED SHALL CONSIST OF THE FOLLOWING SEED MIXTURES TO INSURE A HIGH QUALITY GRASS.

REBEL II TALL FESCUE - 8 LBS PER 1000 SF
ECLIPSE KENTUCKY BLUE GRASS - 4 LBS PER 1000 SF

FERTILIZING AND LIMING SHALL BE COMPLETED PRIOR TO SEEDING LAWN AREAS TWICE PER YEAR.

PLANTING BED

PLANTING BED TO BE CONSTRUCTED AS SHOWN ON DETAIL. BED TO BE CONSTRUCTED USING THE FOLLOWING SPECIFICATIONS OR AN APPROVED EQUAL.

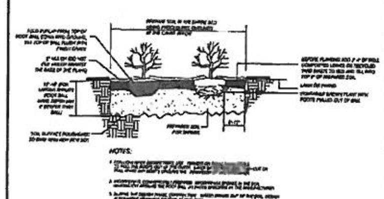
A. MULCH - BEDS TO BE FILLED WITH A 4" LAYER OF LICORICE ROOT MULCH (RIGHT DRESS INC.)

B. WEED BARRIER - MULCH TO BE PLACED OVER TERRA TOP 1.5 WEED CONTROL FABRIC OR 4 MIL. BLACK POLYETHYLENE.

C. EDGING - PLANTING BED TO BE EDGED WITH BLACK DIAMOND POLYETHYLENE BED DIVIDER (VALLEY VIEW SPECIALTIES CO.)

LANDSCAPING NOTES

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

ENGINEERING DETAILS

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204

ENGINEERING DETAILS
BLOCK 911
LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
NJ P.E. LIC. #37894

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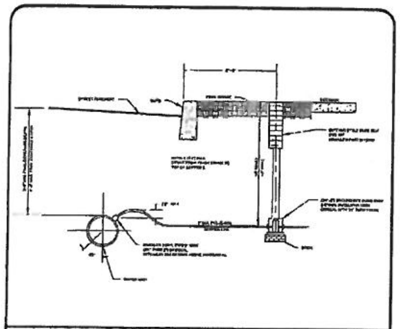
REVISION	DATE	BY

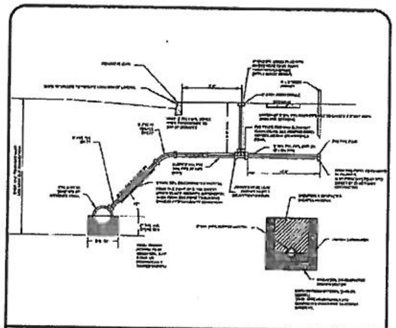
EDA

DATE: 7/24/13	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 6623	SHEET: 6 OF 9



WATER MAIN CONNECTION

N.T.S.



SEWER MAIN CONNECTION DETAIL

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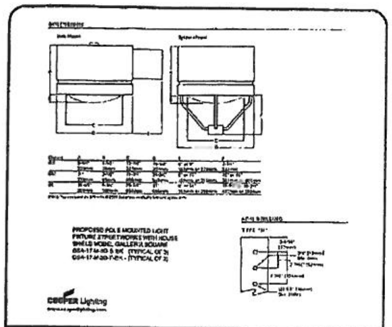
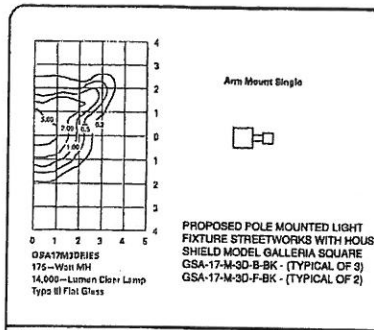


POLE MOUNTED LIGHTING DETAIL

N.T.S.



POLE MOUNTED LIGHTING DETAIL

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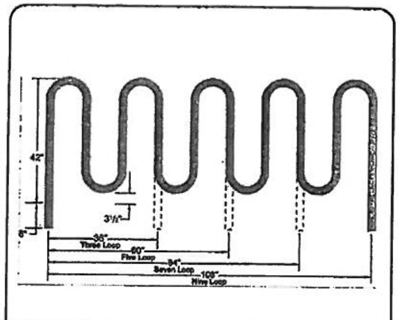
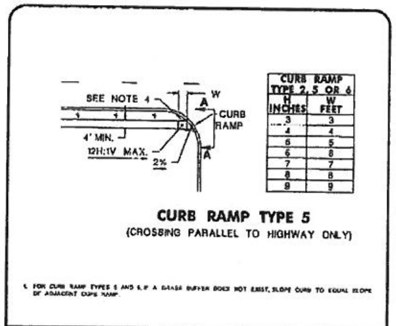


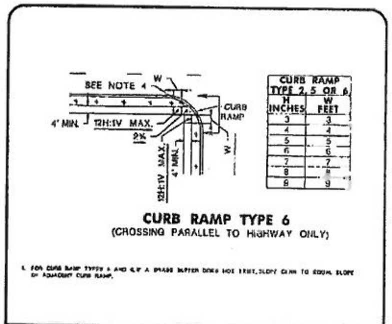
BIKE RACK DETAIL

N.T.S.



HANDICAP RAMP DETAIL

N.T.S.



HANDICAP RAMP DETAIL

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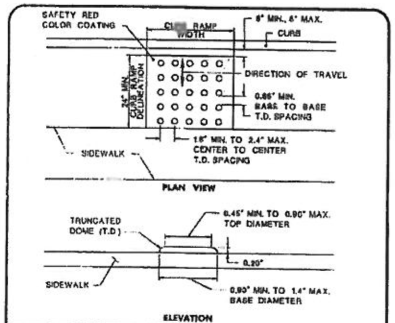
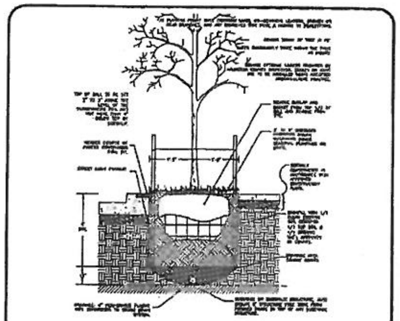


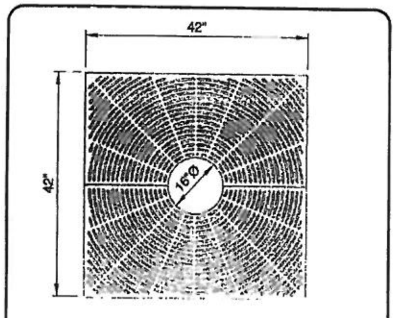
DETECTABLE WARNING SURFACE DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



TREE PLANTING GRATE DETAIL

N.T.S.

ENGINEERING DETAILS

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.

ENGINEERING DETAILS
BLOCK 911
LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC.

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REVISION	DATE	BY
REV. FOR REDEVELOPMENT SUBMISSION	9/12/13	FTJ

DATE: 7/24/13	DRAWN BY: FTJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 8623	SHEET. 7 OF 8

SOIL EROSION AND SEDIMENT CONTROL PLAN

1. All applicable erosion and sediment control practices shall be in place prior to any grading or installation of proposed structures or utilities.
2. Soil Erosion and Sediment Control practices on this plan shall be constructed in accordance with the standards of Soil Erosion and Sediment Control in New Jersey.
3. Applicable erosion and sediment control practices shall be left in place until construction is completed and/or the area is stabilized.
4. The contractor shall perform all work, furnish all materials and install all measures required to reasonably control soil erosion resulting from construction operations and prevent excessive flow of sediment from the construction site.
5. Any disturbed area that is to be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and fertilization in accordance with the New Jersey Standards and their rates should be included in its narrative. If the season prohibits temporary seeding, the disturbed areas will be mulched with hay or equivalent and reseeded in accordance with the New Jersey Standards (ie. pea and oats, mulch netting or liquid mulch binder).
6. It shall be the responsibility of the developer to provide confirmation of lime, fertilizer and seedbed seed applications and rates of application at the request of the gloucester soil conservation district.
7. All project areas subject to erosion will receive a temporary seeding in combination with straw mulch at a rate of 2 tons per acre, according to the New Jersey Standards. Immediately following rough grading.
8. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
9. All stormwater structures will be inspected and maintained on a regular basis and after every storm event.
10. A crushed stone, the standing pad will be installed whenever a construction access exists. The stabilized pad will be installed according to the standards for stabilized construction access.
11. All driveways must be stabilized with 2 1/2" washed stone or subbase prior to individual lot construction.
12. All paved areas must be kept clean at all times.
13. All catch basin inlets will be protected according to the certified plan.
14. All storm drainage outlet will be stabilized, as required, before the discharge points become operational.
15. All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable sediment filter fabric. (see detail). This fabric must be dewatered to normal pool within 10 days of the design storm.
16. NJSA 4:24-39, Et Seq. requires that no final grade of occupancy be issued before of provisions of the certified soil erosion and sediment control plan have been complied with for permanent measures. All site work for the project must be completed prior to the district issuing a report of compliance as a prerequisite to the issuance of a certificate of occupancy by the municipality.
17. Mulching is required on all seeded areas to insure against erosion before grass is established in perennial winter vegetation cover.
18. Offsite sediment disturbance may require additional control measures to be determined by the erosion control inspector.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be maintained on the project site during construction.
20. The Gloucester Soil Conservation District shall be notified 48 hours prior to any land disturbance.
21. Any conveyance of site project prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
22. Immediately after the completion of stripping and stockpiling of topsoil, the stockpile must be stabilized according to the standards for temporary vegetative cover. Stockpiles topped with straw mulch for protection if the season does not permit the application and establishment of temporary seeding. All soil stockpiles are not to be located within fifty (50) feet of a floodplain, slope, roadway or drainage facility and the base must be protected with a sediment barrier.
23. Any changes to the site plan will require the submission of a revised Soil Erosion and Sediment Control Plan to the Gloucester Soil Conservation District. The revised plan must be in accordance with the current New Jersey Standards for Soil Erosion and Sediment Control
24. Requires for the management of high acid producing soils shall be in accordance with the standards. High acid producing soils are those found to contain iron sulfides or have a pH of 4 or less.
25. Temporary and permanent seeding measures must be applied according to the New Jersey Standards, and mulched with straw hay or equivalent and anchored in accordance with the New Jersey Standards (ie. pea and oats, mulch netting or liquid mulch binder).
26. Minimum site slopes of all exposed surfaces shall not be constructed steeper than 3:1 unless otherwise approved by the district.
27. Dust is to be controlled by an approved method presenting to the New Jersey Standards and may include watering with a solution of calcium chloride and water
28. Adjoining properties shall be protected from sedimentation and land filling operations on the proposed site
29. Use proper construction methods to minimize exposed surfaces, where applicable.
30. All vegetative material shall be selected in acceptance with American Standards for Nursery Stock of the American Association of the Nurseryman and in accordance with the New Jersey Standards.
31. Natural vegetation and species shall be retained where specified on the Landscaping Plan.
32. The soil erosion inspector may require additional soil erosion measures to be installed, as directed by the district inspector.

STORMWATER MANAGEMENT MAINTENANCE PROGRAM

BASIN MAINTENANCE

In order to ensure that all retention and detention basins function properly, a maintenance program must be followed. The following are the minimum requirements for the maintenance of all basins.

1. Annual visual inspection of outlet structures and basins.
   a. Inspection of outlet structures to include checking for obstructions of outlet pipes and the accumulation of silts and sediments.
   b. Inspection of basins to include the removal of debris and accumulated particles such as silts and sediments.
2. For maintenance of vegetated basins:
   a. Mowing of grass is required regularly to ensure the aesthetic quality of the site. All clippings shall be raked and bagged in order to avoid clogging.
   b. A dense turf, with excessive root growth, is encouraged to reduce erosion and infiltration throughout the bottom and the side of the basin. Well-established turf of the floor and sides will grow through sediment deposits, thus forming a product turf and preventing the formation of an impermeable layer.
   c. Grasses of the fescue family are recommended for seeding, primarily due to their adaptability to any sandy soil, drought resistance, hardiness, and ability to withstand trial foundations. Fescues will also permit longer intervals between mowings.
   d. Seed type: A mixture of the following special water-tolerant seed will ensure a high quality grass for retention basins.

INGREDIENTS	SEEDING RATE
Mixture B	
Fendlar	0.1Lb./1,000 SF
Perennial Rye Grass	0.95Lb./1,000 SF
Kentucky Bluegrass	0.25Lb./1,000 SF
White Clover	0.1Lb./1,000 SF

   e. Fertilizing and liming: Bi-annually
      Fertilize with 10-20-10 at a rate of 11lbs./1,000 SF
      Lime with pulverized dolomite limestone at a rate of 90lbs./1,000 SF
3. Long term Maintenance
   a. In order to ensure proper function of all basins, every seven years each basin bottom shall be scarified to a depth of 4" to remove bad tufts and silts. Then 4" of topsoil must be added and reseeded.

STORMWATER STRUCTURE MAINTENANCE

Maintenance is the work required to keep structures in practice, or restore them to their original physical and functional condition. Maintenance as it applies to this checklist will be divided into two groups; that which is necessary to allow for continuing performance of stormwater controls during the construction period and long term maintenance following construction. Both groups are necessary for the life of the stormwater structures and systems.

SOIL CONSERVATION NOTES

STORMWATER MANAGEMENT MAINTENANCE PROGRAM

1. MINIMUM REQUIREMENTS FOR MAINTENANCE
   a. TRENCH/SWALES
      Trenches/swales to be inspected for stability or absence of obstructions, bank failure, accumulation of silts and sediments, vegetation regrowth, erosion, and overall system failure.
   b. OUTLET STRUCTURE/OUTLET
      Inspection of outlet structures and outlets to include checking for accumulation of pipes, accumulation of silts and sediments, cracking, corrosion, deterioration from flooding, lack of obstruction, excessive wear or damage from settling.
   c. SPILLWAY/OUTLET/STRAW BALES
      Inspection to include checking for cracking, erosion, obstructions, sediment, wear or chips. Check any gates, bolts, or gaskets, for damage from corrosion, bent stems. Check for unauthorized modifications, subsiding or vandalism.
2. LONG TERM MAINTENANCE
   As noted, any basin, pipe, pit, swale or inlet not functioning as designed will be thoroughly as prescribed. Any system that continues to operate inoperative after thorough cleaning must be removed and replaced.

RESPONSIBILITY

All stormwater facilities shall be the sole responsibility of the developer/owner, his assigns and/or heir. The responsibility shall include but not limited to installation, inspection, and maintenance.

DETERIORATION/CAUSE/MAINTENANCE

The primary mechanical equipment use in the Annual Maintenance of the Basins will be for harvesting. The harvester and use of this equipment is to be determined by the maintenance service under contract for the project.

MULCHING

Mulching is required on all seeding. It is defined as providing exposed soils with non-erosive materials. The purpose is to protect exposed soil surfaces from erosion damage and to reduce other environmental damage. Mulching promotes temporary environmental stabilization of exposed soil and retains soil moisture until permanent vegetative cover may be established. This practice is recommended to erosion prone areas, where the season and other conditions may not be suitable for growing. An erosion-resistant cover or other stabilization is needed for a short period until more suitable protection can be applied.

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 Standards for Land Grading, pg 19-1.
B. 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.

PROTECTIVE MATERIALS

A. Mulch stationary should be anchored when grass grows, hay lose at winds, or salt hay to be applied at the rate of 2.0 to 2.5 tons per acre (90 to 110 pounds per 1,000 square feet.)

Asphalt emulsion is recommended at the rate of 200 to 1,200 gallons per acre. This is suitable for a limited period of time where travel by people, animals, or machines is not a problem.

Synthetics or organic and stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.

Wood fiber or paper fiber mulch at a rate of 1,200 pounds per acre may be applied by a hydroseeder.

Mulch netting such as paper jute, excelsior, cotton, or plastic, may be used.

Wood chips applied uniformly to a minimum depth of 2 inches may be used. Wood chips will not be used on areas where flowing water or soil wash down has an level and slope.

Crushed stone, gravel, or rock at the rate of 2 cubic yards per 1,000 SF applied uniformly to a minimum depth of 2 inches may be used. 2 in 1 or 3 (NO 1 or 2) is recommended.

B. Mulch anchoring should 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 depending upon the size of the area, steepness of slopes, and costs.

1. Peg and Twine - Drive 2 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 with hot or cold staples.
2. Mulch Anchors - Simple spear, lark sutton, or plastic netting; in the soil surface. Use a degradable netting to avoid to be removed.
3. Crimper Tender stationary tool - A crimper-anchor implement, horizontal like a disc harrow, especially designed to push or indentate the processed hay into the soil. It is 2 inches into the soil. In order to crimp and leave just standing upright. This technique is limited to areas accessible by a tractor, which must operate on the contour of slopes. Some mulch rate must be 2 tons per acre. No tackifying or adhesive agent is required.

B. Liquid Mulch Binders - May be used to anchor salt hay, hay, or straw mulches.
   a. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of terrace. Reinforcement of area should be uniform in appearance.
   b. Use one of the following:
      (1) Emulsified asphalt - grade 1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1, and CRS-2. Apply 0.04 gallons/sq. or 184 gallons per 1 acre less than 8 feet high. On slopes 8 feet or more high, use 0.075 gallons/yd. or 365 gallons. These materials may be difficult to apply uniformly and will discourage workers.
      (2) Organic and Vegetable Based Binders - Naturally occurring, power based, hydrophilic materials that mixed with formulation a gel and when applied to mulch under satisfactory curing conditions will form a continuous water-fast of insolubility polymers. This vegetative gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Vegetable based gum shall be applied at rates and weather conditions recommended by the manufacturer.
      (3) High polymer synthetic emulsions, when water when diluted and following application in mulch, dryes and curing shall no longer be soluble or dispersed in water. It shall be applied at room weather conditions recommended by the manufacturer and provide tacky and permanent of grass.

STANDARDS FOR TOPSOILING

METHODS AND MATERIALS

Topsoil shall be friable and loamy, free of debris, objectionable weeds and stones, and contain no toxic substance that may be harmful to plant growth. It pH range of 6.0-7.5 is acceptable. But the soil should not be acceptable permeability less than 0.5 inches per condition. Topsoil loaded in from off site should have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additions.

1. Stockpiling
   a. Stockpiles of topsoil should be located so as not to impede natural drainage or create off site environmental damage.
   b. Stockpiles should be vegetated in accordance with temporary seeding specifications on soil erosion plan.
2. Site Preparation
   a. Grade as needed and is suitable to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.
   b. Subsoil should be loosened to 3 inches minimum and homogenous, if needed, should be applied to bring soil pH to 6.5 and incorporate into as nearly as practical to a depth of 4 inches.
   c. Immediately prior to topsoil distribution, the surface should be scarified to provide a good bond with the topsoil.
   d. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways.
3. Applying Topsoil
   a. Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., free from field capacity.
   b. A uniform application to a depth of 5 inches (uncompacted) is recommended. Soils with a pH of 4.0 or less in underlying subsoil shall be amended with a minimum depth of 12 inches of soil having a pH of 6.0 or more.

DUST CONTROL STANDARDS

The following methods should be considered for it will control at the request of the Township Construction Code Official, or upon inspection by an S.C.D. official.

1. Spray - On Adhesive - On relatively safe (not affected on much dust.) Keep traffic off these areas.

Material	Water Dilution	Type of Nozzle	Apply Dilution/Acre
Anionic asphalt emulsion	7:1	Coarse spray	1,200
Latex emulsion	12 to1 :1	Fine spray	525
Resin in water	4:1	Fine spray	300

2. Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel plow furrows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.
3. Sprinkling - Site is sprinkled until the surface is wet.
4. Barriers - Solid board fences, snow fences, burlap fences, straw bale, bales of hay and similar material can be used to divert wind barrier of any and similar material can be used to prevent air currents and soil blowing.
5. Calcium Chloride - Applied by the form of flakes dry granules and is more than will keep surface moist but not lower or below the enough to hold through extremely windy operations, pollution or plant damage. If used as emergent dispers. Then pollution or plant damage. If used on emergent dispers. Then use other practices to prevent entering into streams or conservation around plants.
6. Stone - Cover surface with crushed stone or coarse gravel.
7. Mulch - Stabilization with approved mulches and vegetation cover being temporary of permanent.

SEEDING SPECIFICATIONS

Temporary Seeding		
Fertilizer	(10-20-10 or equivalent)	11 Lbs./1,000 SF
Limestone	(50% Calcitic plus MgO)	90 Lbs./1,000 SF
Perennial Rye Grass	(Lolium multiflorum)	1 Lb./1,000 SF
Permanent Seeding		
Fertilizer	(10-20-10 or equivalent)	11 Lbs./1,000 SF
Limestone	(50% Calcitic plus MgO)	90 Lbs./1,000 SF
Mixture B-15	Kentucky Bluegrass	0.5 Lbs./1,000 SF
	(Three Cultivar Blend)	
	Hard Fescue	4.0 Lbs./1,000 SF
	Perennial Rye Grass	0.2 Lbs./1,000 SF

FERTILIZER

Work lime and fertilizer into soil as nearly as practical to depth of four inches (4"). Remove from the surface of stones two inches (2") or larger. Fall and lime the seed bed where feasible. Use specifications as shown above.
Note: Optimum seeding dates February 1 to April 30 and August 15 to October 30.

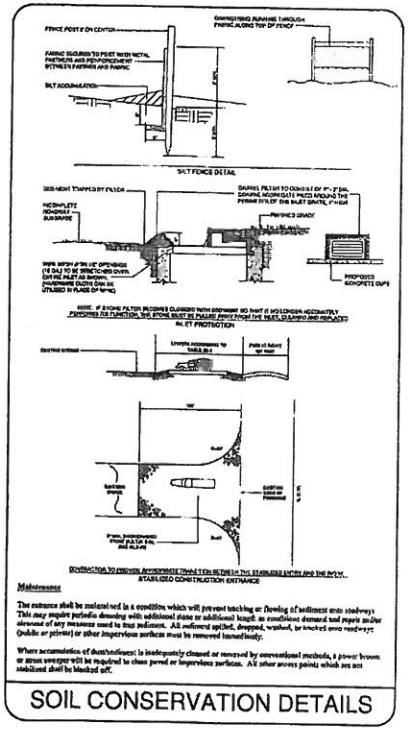
SOIL CONSERVATION NOTES

PHASE	OPERATION	TIME PERIOD
A.	ESTABLISH EROSION CONTROL MEASURES	2 DAYS
B.	SITE CLEARING	5 DAYS
C.	ROUGH GRADING	2 DAYS
D.	CONSTRUCT STORMWATER BASIN INCLUDING VEGATATIVE STABILIZATION	NA
E.	CONSTRUCT SANITARY SEWER SYSTEM & WATER SYSTEM	5 DAYS
F.	CONSTRUCT STORM DRAINAGE STRUCTURES	NA
G.	FINE GRADE AND CONSTRUCT STONE BASE	5 DAYS
H.	CONSTRUCT DRAINAGE SWALES	NA
I.	PERFORM TEMPORARY SEEDING AS NECESSARY	NA
J.	PERFORM PAVING AND CONSTRUCT SIDEWALKS	5 DAYS
K.	LAY BUILDING FOUNDATIONS AND CONSTRUCT DWELLINGS	60 DAYS
L.	PERFORM PERMANENT SEEDING AND LANDSCAPING	5 DAYS

VARIOUS LOT GRADING TO CONTINUE THROUGHOUT CONSTRUCTION SEQUENCE
DURATION OF EACH SEQUENCE WILL VARY DUE TO SECTIONALIZATION
AND MARKET CONDITIONS.
CONSTRUCTION WILL BEGIN SUMMER 2013.

CONSTRUCTION SEQUENCE

S.C.D. SOILS MAP SCALE: 1"=1000'



Maintenance

The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto roadways. This may require periodic dressing with additional stone or additional length as conditions demand and repair and/or clean of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto roadways (public or private) or other impervious surfaces must be removed immediately.

Where accumulation of dust/sediment is inadequately cleaned or removed by conventional methods, a power broom or street sweeper will be required to clean paved or impervious surfaces. All other access points which are not stabilized shall be blocked off.

SOIL CONSERVATION DETAILS

SOILS DESCRIPTION

Soil Type: Urban-land Psammentes (URPTS)

This soil consists of soils that are covered by asphalt, concrete, buildings or other impervious materials. Psamments have fill material that ranges from 2-4' in thickness. A typical soil profile is not provided. Excessive runoff can increase the hazard of flooding. Variable soil properties require on site investigation.

Classification: Urban Land Vitic
Psammentic Vitic

Description as per U.S.D.A. Soil Conservation Service, County Soil Survey dated 2002.

SOILS DESCRIPTION

LAND COVER

A. Total Area of Site: ..... 1.07 Acres
B. Present Cover: ..... Developed
C. Total Area of Disturbance: ..... 0.85 Acres
D. Adjacent Site Conditions: ..... Developed/Residential

RESPONSIBILITY

All soil erosion and sediment control measures and facilities shall be the sole responsibility of the developer/owner. The responsibility shall include, but not limited to installation, inspection, and maintenance of conditions during and following construction.

APPLICANT/OWNERS:

Rayhart Preservation Foundation, LLC
8273 Tilton Road, Building C
Egg Harbor Township, NJ 08234-4426
609/788-3815

GENERAL INFORMATION

EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
1 Cambridge Drive, Egg Harbor Township, NJ 08234
(609) 390-0333 • Fax (609) 390-0094
(800) EDA-1 for authorization inquiries

SOIL EROSION & SEDIMENT CONTROL
BLOCK 911 LOTS 1, 1.01, 1.02, 2, 2.01, 3, 3.01, 4 & 4.01
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

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REVISION	DATE	BY

DATE: 7/24/13	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 6633	SHEET: 8 OF 8

EDA Engineers - Landscape Architects - Planners

EST. 1922
10TH ST. WHARF
MARINA • CAFE • SHOPS • FUEL

A/1 NORTH ELEVATION (PARKING LOT)

10th STREET WHARF

10th STREET & PALEN AVENUE
OCEAN CITY
NEW JERSEY 08226
BLOCK: 911 LOT: 1, 1.01, 1.02, 2, 3, 3.01, 4 & 4.01

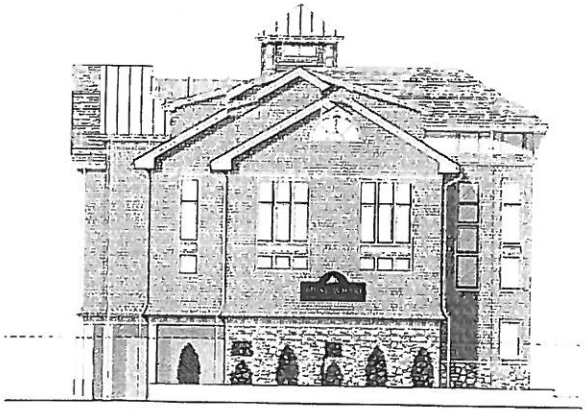
Proposed Mixed-Use Building

COVER PAGE

Daniel Paul Wheaton

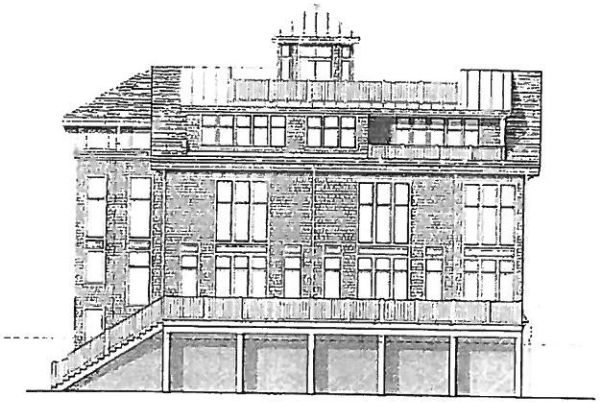
Registered Architect
269 Ruth Avenue
Manahawkin
New Jersey
267.901.9372

Drawn	Date	Revisions
DPW	9-12-13	
Checked	Scale	
DPW	1/4" = 1'-0"	
Dwg. No.	File No.	
A-1	0313	

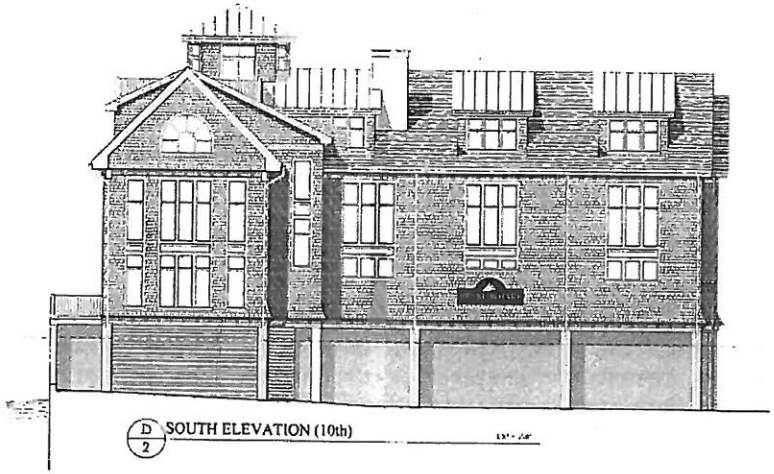


A/2 EAST ELEVATION (PALEN)

B/2 NORTH ELEVATION (PARKING LOT)



C/2 WEST ELEVATION (THE BAY)



D/2 SOUTH ELEVATION (10th)

10th STREET WHARF

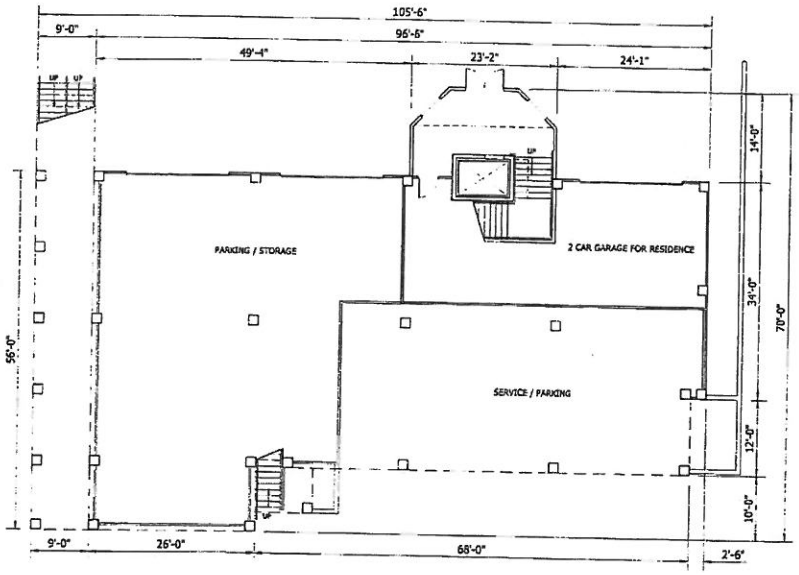
10th STREET & PALEN AVENUE
OCEAN CITY
NEW JERSEY 08226
BLOCK: 911 LOT: 1, 1.01, 1.02, 2, 3, 3.01, 4 & 4.01

Proposed Mixed-Use Building

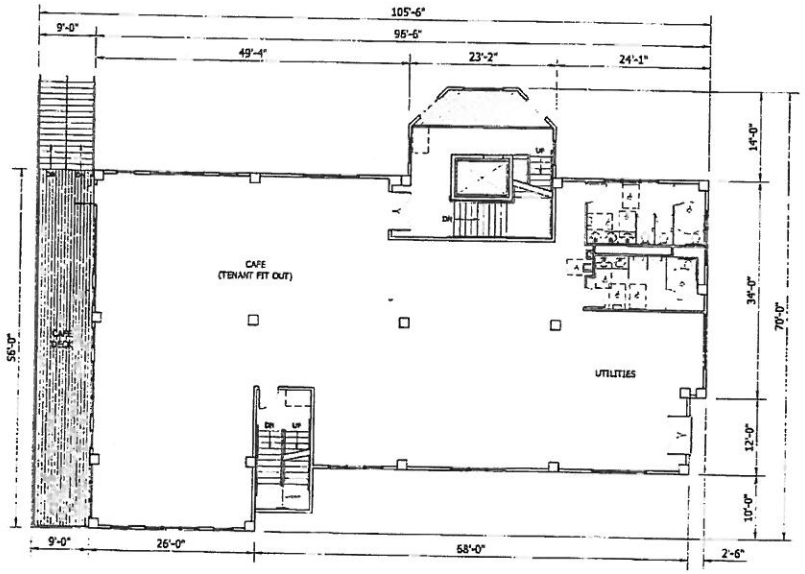
EXTERIOR ELEVATIONS

Daniel Paul Wheaton
Registered Architect
200 Bath Avenue
Manchester in
New Jersey
267 900 5072

Drawn	DPW
Checked	DPW
Dwg. No.	A-2
Date	9-12-13
Scale	1/8" = 1'-0"
File No.	0313



A 3 GROUND FLOOR PLAN 1/8" = 1'-0"



B 3 1st FLOOR PLAN (CAFE & PUBLIC BATHROOMS) 1/8" = 1'-0"

10th STREET WHARF

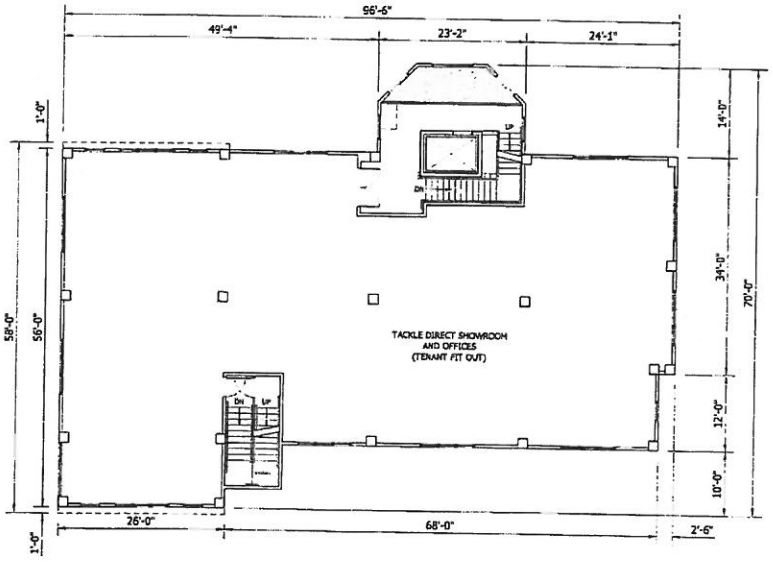
10th STREET & PALEN AVENUE
OCEAN CITY
NEW JERSEY 08226
BLOCK: 911 LOT: 1, 1.01, 1.02, 2, 3, 3.01, 4 & 4.01

Proposed Mixed-Use Building

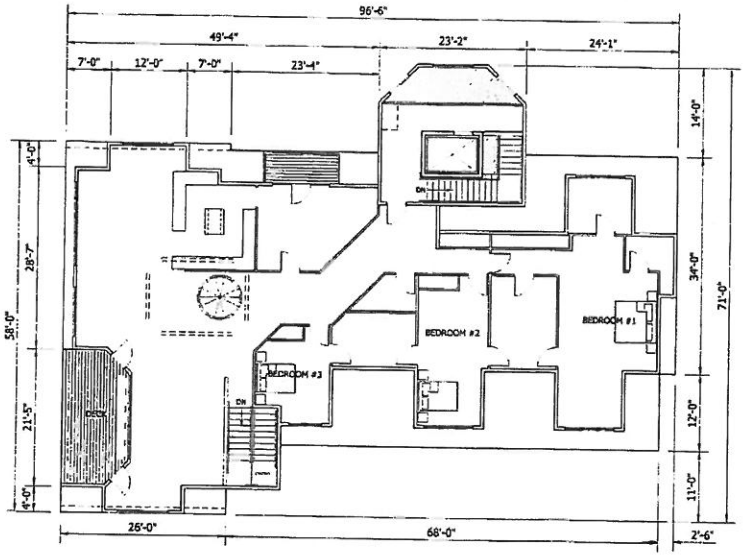
GROUND FLOOR & FIRST FLOOR PLANS

Daniel Paul Wheaton
Registered Architect
340 Bath Avenue
Margate, New Jersey
Daniel P. Wheaton

Drawn by:	
Checked by:	
Date:	9-12-13
Scale:	1/8" = 1'-0"
Drwg. No.	A-3
File No.	0313



A 4 2nd FLOOR PLAN (TACKLE DIRECT) 1/8" = 1'-0"



B 4 3rd FLOOR PLAN (3 BEDROOM RESIDENCE) 1/8" = 1'-0"

10th STREET WHARF

10th STREET & PALEN AVENUE
OCEAN CITY
NEW JERSEY 08226
BLOCK: 911 LOTS: 1, 1.01, 1.02, 2, 3, 3.01, 4 & 4.01

Proposed Mixed-Use Building

SECOND FLOOR &
THIRD FLOOR PLANS

Daniel Paul Wheaton

Registered Architect

200 Bell Avenue
Atlantic City
New Jersey
267.901.9272

Date 8-12-15
Scale 1/8" = 1'-0"
File No. 0313
Drawing No. A-4