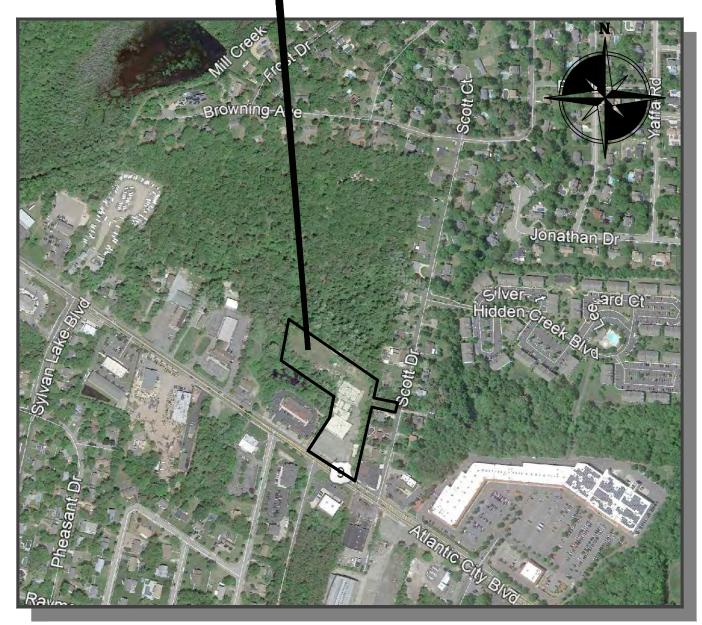
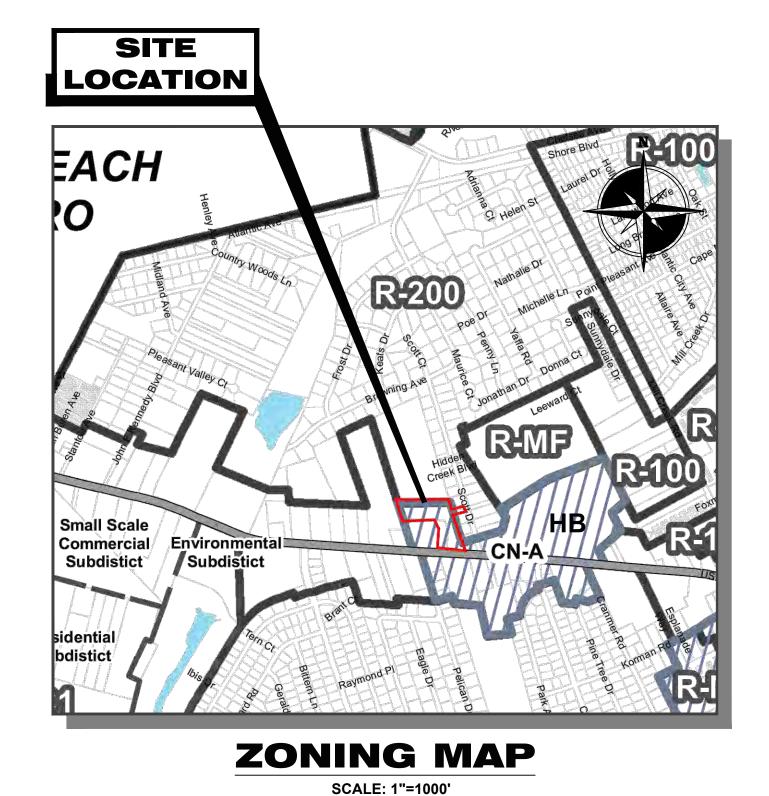
PRELIMINARY & FINAL MAJOR SITE PLAN BLOCK 882 LOT 38.19 BERKELEY TOWNSHIP, OCEAN COUNTY, NEW JERSEY





LOCATION



SHEET INDEX				
SHEET No.	SHEET DESCRIPTION			
1	TITLE SHEET			
2	EXISTING CONDITIONS PLAN			
3	SITE LAYOUT PLAN			
4	GRADING, DRAINAGE AND STORMWATER PLAN			
5	STORMWATER MANAGEMENT & SOIL EROSION DETAILS			
6	UTILITY PLAN			
7	LANDSCAPE PLAN & TREE REMOVAL PLAN			
8	LIGHTING PLAN			
9	LANDSCAPE & LIGHTING DETAILS			
10	SOIL EROSION & SEDIMENT CONTROL PLAN			
11	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS			
12-14	CONSTRUCTION DETAILS			
15-16	NJDOT PLAN AND TRAFFIC CONTROL DETAILS			
17	VEHICLE CIRCULATION PLAN			

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PO BOX 2198-DEPT 8700

HORTON, DAVID & NANCY

BAYVILLE NJ

ISLAND HEIGHTS, NJ

ARYA PROPERTIES

130 CENTRAL AVE ISLAND HEIGHTS, NJ

7 SCOTT DR BAYVILLE NJ

FIORE, ANTHONY J 23 SCOTT DR BAYVILLE NJ

BAYVILLE NJ

BAYVILLE NJ

PARKE, CHRISTOPHER I & DENISE C

DUFOUR, KIMBERLY A & WARREN E JR

SANDLAING REALTY LLC

AUTO ZONE

210 ROUTE 9

285 ROUTE 9

7 SANDER WAY

23 SCOTT DE

25 SCOTT DR

AERIAL/SURROUNDING FEATURES MAP

SOURCE: GOOGLE EARTH PRO SCALE: 1"=500'±

TAX MAP

TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF BERKELEY, OCEAN COUNTY, NEW JERSEY" SHEET NUMBERS 77 & 85 SCALE: 1"=500'

GENERAL NOTES:

- 1. SITE IS KNOWN AS LOTS 38.19 IN BLOCK 882, AS SHOWN ON THE BERKELEY TOWNSHIP TAX MAP, SHEETS #77 & 85. THE PROPERTY CONTAINS 4.381
- 2. THE PROPERTY WAS SUBDIVIDED AND FILED IN THE OCEAN COUNTY CLERKS OFFICE ON MARCH 10, 2023 AS MAP NO. "J4348".
- 3. THE APPLICANT IS PROPOSING TO CONSTRUCT A CONTRACTOR OFFICE AND STORAGE UNITS WITH ASSOCIATED IMPROVEMENTS.
- 4. THE PROPERTY IS SITUATED IN THE CN-A OVERLAY ZONE IN THE HIGHWAY BUSINESS ZONE.
- 5. DEVELOPMENT WILL CONFORM TO SUBJECT HB HIGHWAY BUSINESS ZONING REQUIREMENTS OF THE BERKELEY TOWNSHIP LAND USE ORDINANCE. 6. SITE WILL BE SERVICED BY GRAVITY SEWER AND TOWNSHIP WATER.
- 7. PROPOSED STORMWATER MANAGEMENT IS PROVIDED AND IN CONFORMANCE WITH NJAC AND NJDEP BMP REQUIREMENTS.
- 8. GARBAGE COLLECTION BY PRIVATE CARTING COMPANY WITH A PROPOSED DUMPSTER FOR REFUSE AND RECYCLING. REFUSE TO BE REMOVED AT
- 9. PROPOSED LIGHTS ARE PLACED TO PREVENT LIGHT SPILLAGE TO ADJACENT LOTS.
- 10. SURVEY AND TOPOGRAPHY INFORMATION OBTAINED FROM PLAN PREPARED BY MORGAN ENGINEERING, BASED ON NAVD 1988 DATUM.
- 11. ALL ASPECTS OF THIS PROPOSED DEVELOPMENT SHALL COMPLY WITH THE BERKELEY TOWNSHIP FIRE CODE.
- 12. WETLANDS LETTER OF INTERPRETATION FOR PRESENCE DETERMINATION WAS ISSUED FROM NJDEP ON MAY 1, 2023 FILE NO. 1505-04-0100.1 ACTIVITY FWW220001 FOR ARYA PROPERTIES.
- 13. APPLICANTS BUSINESS HOURS SHALL BE 7AM TO 9 PM MONDAY THRU SUNDAY. ALL DELIVERIES AND ONSITE TRUCK LOADING SHALL BE PERFORMED
- 14. NO OUTDOOR FABRICATION WILL BE PERMITTED AT THE SITE.
- 15. OUTDOOR LIGHTING TO BE INSTALLED WITH TIMERS OR MOTION ACTIVATORS TO LIMIT AFTER HOURS ILLUMINATION.
- 16. THE SITE TO HAVE REFUSE AND RECYCLING REMOVED ONCE A WEEK
- 17. HAZERDOUS MATERIALS ARE PROHIBITED ON SITE.
- 18. THE PROPOSED SANITARY SEWER SYSTEM TO BE INSTALLED AND MAINTAINED AS A PRIVATE SYSTEM.

REQUIRED DESIGN WAIVERS 1. 35-36.2f: PAVING AND RIGHT OF WAY WIDTH OF EXISTING ROADS WITHIN 200 FEET OF THE SITE.

BREAST HEIGHT. (TEMPORARY PENDING PRELIMINARY APPROVAL)

- 2. CHECKLIST L.D. EXISTING STREETS, WATER-COURSES, FLOOD PLAINS, FLOOD-WAYS AND FLOOD AREAS ON-SITE AND WITHIN 200 FEET OF THE BOUNDARIES THEREOF, BOTH THE WIDTH OF THE PAVING AND THE WIDTH OF THE RIGHT-OF-WAY OF EACH STREET, EXISTING PUBLIC EASEMENTS AND TOWNSHIP BORDERS WITHIN 150 FEET OF THE
- 3. CHECKLIST L.D. SOIL BORINGS SOIL LOGS TO A MINIMUM DEPTH OF 20 FEET (DEPTH TO GROUND WATER,
- GROUND ELEVATION). BORINGS HAVE BEEN PROVIDED, HOWEVER NOT TO THE DEPTH OF 20 FEET. 4. 35-36.2ee1:LIVING DECIDUOUS TREE LOCATIONS HAVING A TRUNK SIZE OF SIX (6) INCHES DIAMETER OR MORE AT
- 5. 35-36.2ee2 LOCATION OF CONIFER TREES HAVING A TRUNK SIZE OF SIX (6) INCHES DIAMETER OR MORE AT BREAST HEIGHT.(TEMPORARY PENDING PRELIMINARY APPROVAL)

BEFORE YOU DIG CALL TOLL FREE IN NJ 811 or 1-800-272-1000





STATE OF NJ-DOT

TRENTON, N.J. 08618

129 HOOPER AVENUE

42 STATION ROAD

BAYVILLE, N.J. 08721

TOMS RIVER, N.J. 08755

P.O. BOX 38

TOMS RIVER, N.J. 08753

BERKELEY TOWNSHIP MUA

UNITED WATER COMPANY

SEASIDE HEIGHTS, N.J. 0875 L

1451 ROUTE 37 WEST, SUITE 2

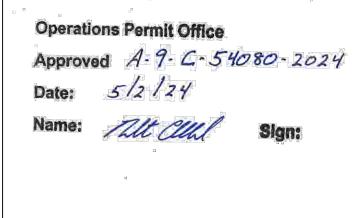
SEASIDE HEIGHTS WATER COMPANY

1035 PARKWAY AVENUE

OCEAN COUNTY PLANNING BOARD

APPROVED BY BERKELEY TOWNSHIP SEWERAGE AUTHORITY

DIRECTOR OF ENGINEERING



NJDOT APPROVAL

MILEPOST 88.1

APPLICATION # A-9-C-54080-20

PUBLIC UTILITIES

GARDEN STATE PARKWAY

WOODBRIDGE, N.J. 07095-5042

KING GEORGES ROAD

BAYVILLE, NJ. 08721

HAMILTON, N.J. 08691

AOUA NEW JERSEY INC.

10 BLACK FOREST ROAD

SHORE WATER COMPANY

SEASIDE PARK, N.J. 08752

3511 SILVERSIDE RD # 105

WILMINTON, DE 19810

ATLANTIC COASTAL TRADING CORP

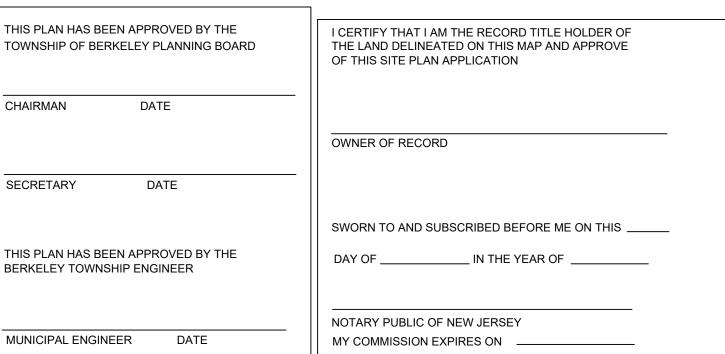
255 ROUTE 9

P.O. BOX 408

NJ HIGHWAY AUTHORITY-PO BOX 5042

BERKELEY TOWNSHIP SEWERAGE AUTHORITY

		SECRETARY	DAT	Ē	
	•	THIS PLAN HAS B BERKELEY TOWN			
24					
		MUNICIPAL ENGI	NEER	DATE	



OWNER & APPLICANT **ARYA PROPERTIES AT** 295 ROUTE 9, LLC 130 CENTRAL AVENUE ISLAND HEIGHTS, NJ 08732

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS." REV CERTIFICATE OF AUTHORIZATION: 24GA28229800 P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com		1	11			
CERTIFICATE OF AUTHORIZATION: 24GA28229800 P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringlic.com	ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND					
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LICENSE No. 50652

1/11/24 REV. PER RESOLUTION 3/21/24, RVE REVIEW 2/7/24 SCD REVIEW LTR 12/20/24, NJDEP REVIEW AND BTSA LETTER DATED 12/12/23. DESCRIPTION

PRELIMINARY AND FINAL **MAJOR SITE PLAN** 295 ROUTE 9 (M.P. 88.1)

TITLE SHEET

LOT 38.19 BLOCK 882 FORMALLY KNOWN AS LOTS 37 & 38, FILED PLAT "J4348") **TOWNSHIP OF BERKELEY** NTY OF OCEAN **NEW JERSEY**

11/2/23 ARYA2023-006 SITE PLAN

UNDERGROUND UTILITY INFORMATION DEPICTED ON THESE PLANS IS BASED ON UTILITY FEATURES OBSERVED AT THE GROUND SURFACE. MORGAN ENGINEERING LLC DID NOT PERFORM A DETAILED SUBSURFACE UTILITY INVESTIGATION FOR ONSITE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESENCE/ABSENCE OF SUBSURFACE UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES VIA CONTRACTING WITH A PRIVATE UTILITY COMPANY AND/OR CONTACTING NJ ONE-CALL. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES.

UTILITY DISCLAIMER:

