

## AERIAL/SURROUNDING FEATURES MAP

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



DIRECTOR OF ENGINEERING

DATE \_\_\_\_\_

STATE OF NJ-DOT  
1035 PARKWAY AVENUE  
TRENTON, N.J. 08618

OCEAN COUNTY PLANNING BOARD  
129 HOOPER AVENUE  
TOMS RIVER, N.J. 08753

BERKELEY TOWNSHIP MUA  
42 STATION ROAD  
BAYVILLE, N.J. 08721

UNITED WATER COMPANY  
1451 ROUTE 37 WEST, SUITE 2  
TOMS RIVER, N.J. 08755

SEASIDE HEIGHTS WATER COMPANY  
P.O. BOX 38  
SEASIDE HEIGHTS, N.J. 08751

GARDEN STATE PARKWAY  
NJ HIGHWAY AUTHORITY-PO BOX 5042  
KING GEORGES ROAD  
WOODBIDGE, N.J. 07095-5042

BERKELEY TOWNSHIP SEWERAGE AUTHORITY  
255 ROUTE 9  
BAYVILLE, N.J. 08721

AQUA NEW JERSEY INC.  
10 BLACK FOREST ROAD  
HAMILTON, N.J. 08691

SHORE WATER COMPANY  
P.O. BOX 408  
SEASIDE PARK, N.J. 08752

ATLANTIC COASTAL TRADING CORP  
3511 SILVERSIDE RD # 105  
WILMINGTON, DE 19810

**Signo**

MUNICIPAL ENGINEER      DATE

MY COMMISSION EXPIRES ON \_\_\_\_\_

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 AC.
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 CNA 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 LEAST ONCE A WEEK.
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 ACTION FWW220001 FOR ARVYA PROPERTIES.
13. APPLICANTS BUSINESS HOURS SHALL BE 7AM TO 9 PM MONDAY THRU SUNDAY. ALL DELIVERIES AND ONSITE TRUCK LOADING SHALL BE PERFORMED IN THE BUSINESS HOURS.
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. HAZEROUS MATERIALS ARE PROHIBITED ON SITE.
18. THE PROPOSED SANITARY SEWER SYSTEM TO BE INSTALLED AND MAINTAINED AS A PRIVATE SYSTEM.

1. 35-36.2 PAVING AND RIGHT OF WAY WIDTH OF EXISTING ROADS WITHIN 200 FEET OF THE SITE.

35-36.2.1 L. - EXISTING STREETS, WATER-COURSES, FLOOD PLAINS, FLOOD-WAYS AND FLOOD AREAS ON-SITE AND WITHIN 200 FEET OF THE BOUNDARIES HEREIN, BOTH THE WIDTH OF THE PAVING AND THE WIDTH OF THE RIGHT-OF-WAY OF EACH STREET, EXISTING PUBLIC ROADS AND TOWNSHIP BORDERS WITHIN 150 FEET OF THE SITE.

35-36.2.1 L. - SOIL BORINGS - SOIL LOGS TO A MINIMUM DEPTH OF 20 FEET DEEP TO GROUND WATER. BORINGS HAVE BEEN PROCURED FROM THE FOLLOWING LOCATIONS:

35-36.2.1.1 LIVING DECEASED TRUCK LOCATIONS HAVING A TRUNK SIZE OF SIX (6) INCHES DIAMETER OR MORE AT BREAST HEIGHT (TEMPORARY PENDING PRELIMINARY APPROVAL).

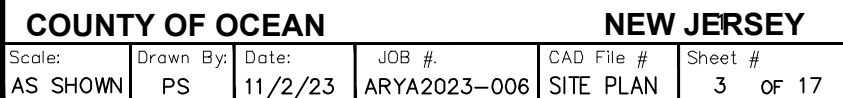
35-36.2.1.2 LOCATION OF CORNER TREES HAVING A TRUNK SIZE OF SIX (6) INCHES DIAMETER OR MORE AT BREAST HEIGHT (TEMPORARY PENDING PRELIMINARY APPROVAL).

[www.morganengineeringllc.com](http://www.morganengineeringllc.com)

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

COUNTY OF OCEAN			NEW JERSEY		
Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
AS SHOWN	PS	11/2/23	ARYA2023-006	SITE PLAN	1 OF 17





The logo for Morgan Engineering & Surveying features a stylized 'M' inside a circle, with a compass rose design. To the right of the logo, the company name 'MORGAN' is written in large, bold, sans-serif capital letters, with 'engineering & surveying' in a smaller, lowercase sans-serif font below it. To the right of the company name, the contact information is listed: 'P.O. BOX 5232', 'TOMS RIVER, N.J. 08754', 'TEL: 732-270-9690', and 'FAX: 732-270-9691'. Below the contact information, the website address 'www.morganengineeringllc.com' is provided. The entire logo and contact information are enclosed in a rectangular border.