

PRELIMINARY & FINAL MAJOR SITE PLANS

BLOCK 963 LOTS 1-5 & 18

BLOCK 964 LOTS 32-35, 6.02 & 6.03

BERKELEY TOWNSHIP, OCEAN COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET

Block Lot	Property Location	Property Class	Owner Name	Address	City, State
956 1	780 ROUTE 9	1	SURDA, CYNTHIA MAE	70 BOX 132	BAYVILLE NJ
956 2	756 ROUTE 9	2	TRIPLE C HOUSING INC	1320 ROUTE 130 N STE 201	ROSELAND NJ
956 3,02	750 ROUTE 9	4A	BASSER, KARIN C/O ROBERT NASSIE	750 ROUTE 9	BAYVILLE NJ
956.02 1	7 HENLOCK LN	2	STEFANIK, JESSICA I & KUCYK, JOHN P	7 HENLOCK LN	BAYVILLE NJ
956.02 2	9 HENLOCK LN	2	KOZELNIK, PETER & LINDSAY	9 HENLOCK LN	BAYVILLE NJ
956.02 3	11 HENLOCK LN	2	TARABOKHA, IVAN N & MARYANN	11 HENLOCK LN	BAYVILLE NJ
956.02 4	13 HENLOCK LN	2	KANAROWSKI, KEVIN & STEPHANIE P	13 HENLOCK LN	BAYVILLE NJ
956.02 5	14 HENLOCK LN	2	DURHAM, KAROLINA	14 HENLOCK LANE	BAYVILLE NJ
956.02 6	12 HENLOCK LN	2	YOUNG, ROSS & ELAINE	12 HENLOCK LAKE	BAYVILLE NJ
956.02 7	10 HENLOCK LN	2	GELETIKS, GERALYN H	10 HENLOCK LN	BAYVILLE NJ
956.02 8	8 HENLOCK LN	2	JOHNSON, CHRISTOPHER H	8 HENLOCK LN	BAYVILLE NJ
960 1	34 MARICEL AVE	2	SARUSCHAK, J & DANIELA-SARUSCHAK, S	34 MARICEL AVE	BAYVILLE NJ
961 1	4 VINE ST	2	RUIZ, ORLANDO	4 VINE STREET	BAYVILLE NJ
961 30	35 MARICEL AVE	2	OPS REALTY LLC	124 ROCKWOLD CT	LAKELWOOD NJ
963 1	MARICEL AVE	1	GARDEN STREET 1 LLC	780 ROUTE 9	BAYVILLE NJ
963 6	MARICEL AVE	1	SEID, ANTON J & CATHERINE	227 KNIGGS HIGHWAY	CONSUMERS NY
963 10	11 VINE ST	15F	STAH, ALBERT J	11 VINE ST	BAYVILLE NJ
964 1	18 CENTRAL PKWY	2	KABREL, FREDERICK B & BERNAUCCI, C	18 CENTRAL PKWY	BAYVILLE NJ
964 6.01	28 CENTRAL PKWY	2	DESARNO, ROBERT & EILEEN	28 CENTRAL PKWY	BAYVILLE NJ
964 6.02	MARICEL AVE	1	GARDEN STREET 1 LLC	780 ROUTE 9	BAYVILLE NJ
964 6.03	MARICEL AVE	1	GARDEN STREET 1 LLC	780 ROUTE 9	BAYVILLE NJ
964 6.04	20 CENTRAL PKWY	2	FLEISCHER, ROSALIE, JEFFREY ETAL	PO BOX 401	TOWNSHIP OF BERKELEY NJ
964 7	22 CENTRAL PKWY	2	HENRY, JOHN F	22 CENTRAL PKWY	BAYVILLE NJ
964 10	26 CENTRAL PKWY	2	KROGAN, MICHAEL & DANICO, ALESSA	26 CENTRAL PKWY	BAYVILLE NJ
964 19	97 VINE ST	2	RICCIO, MARY	305 PRINCETON AVE	BAYVILLE NJ
964 32	MARICEL AVE	1	GARDEN STREET 1 LLC	780 ROUTE 9	BAYVILLE NJ
966 1.01	780 ROUTE 9	4A	780 ROUTE 9 LLC	171 STATE ROUTE 173 #201	ASBURY NJ

OCEAN COUNTY PLANNING BOARD
129 HOOPER AVE CN 2191
TOMS RIVER, NJ 08753

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

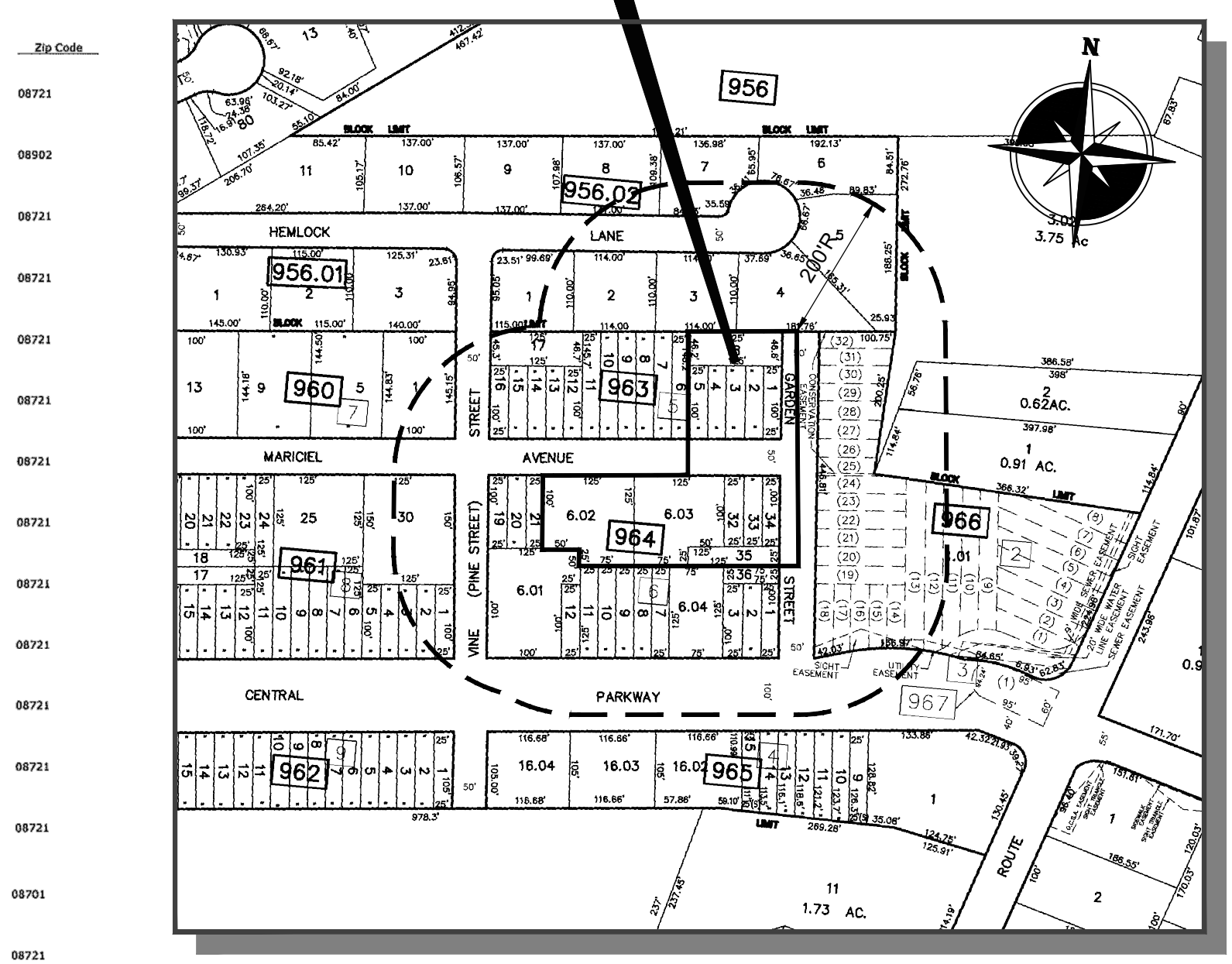
GARDEN STREET PARKWAY
NJ HIGHWAY AUTHORITY-PO BOX 5042
KING GEORGES ROAD
WOODBRIDGE, N.J. 07095-5042

BERKELEY TOWNSHIP SEWERAGE AUTHORITY
255 ROUTE 9
BAYVILLE, NJ, 08721

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

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

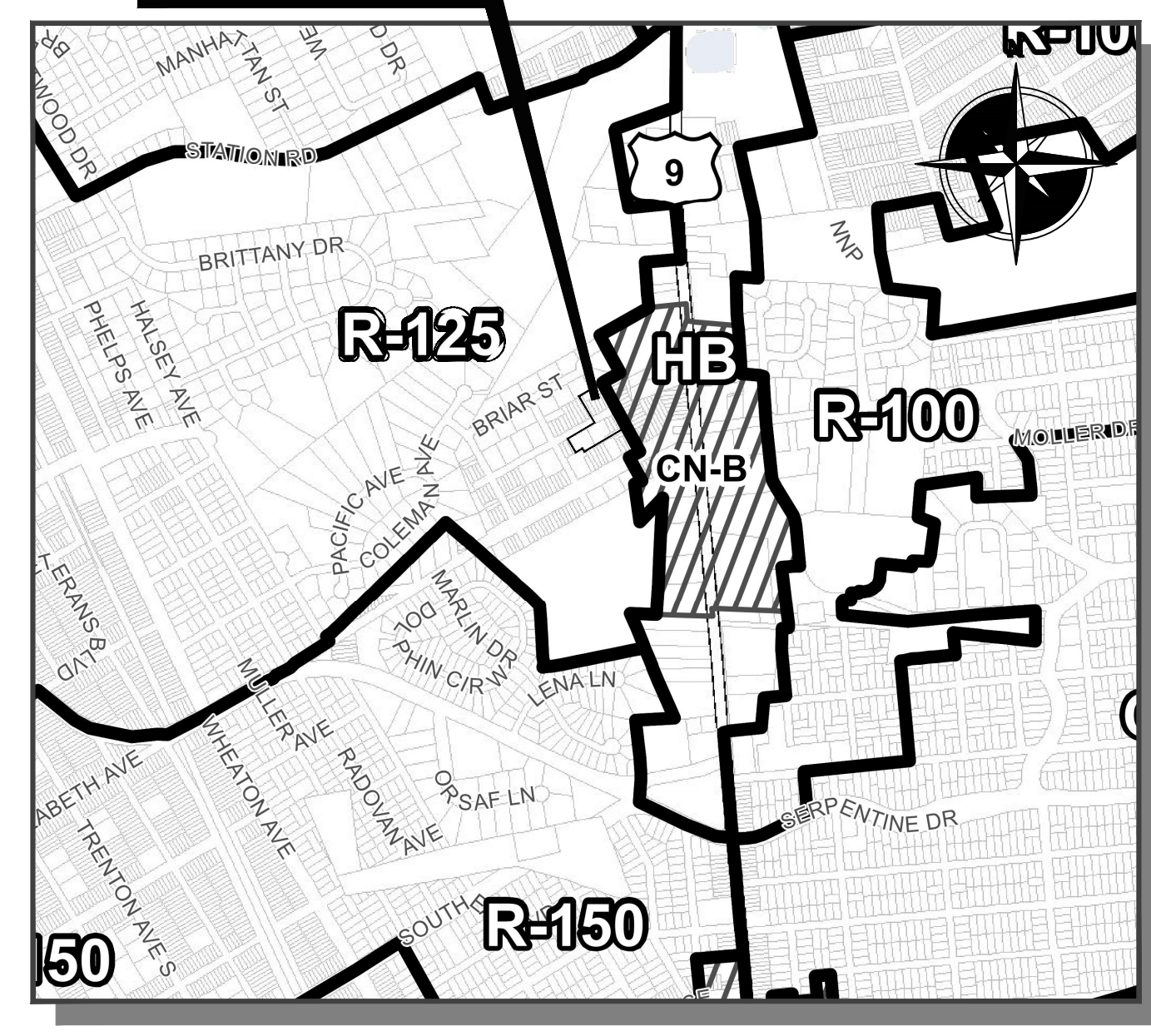
SITE LOCATION



TAX MAP

SCALE: 1"=200'
TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF BERKELEY, OCEAN COUNTY, NEW JERSEY SHEET NUMBERS #117

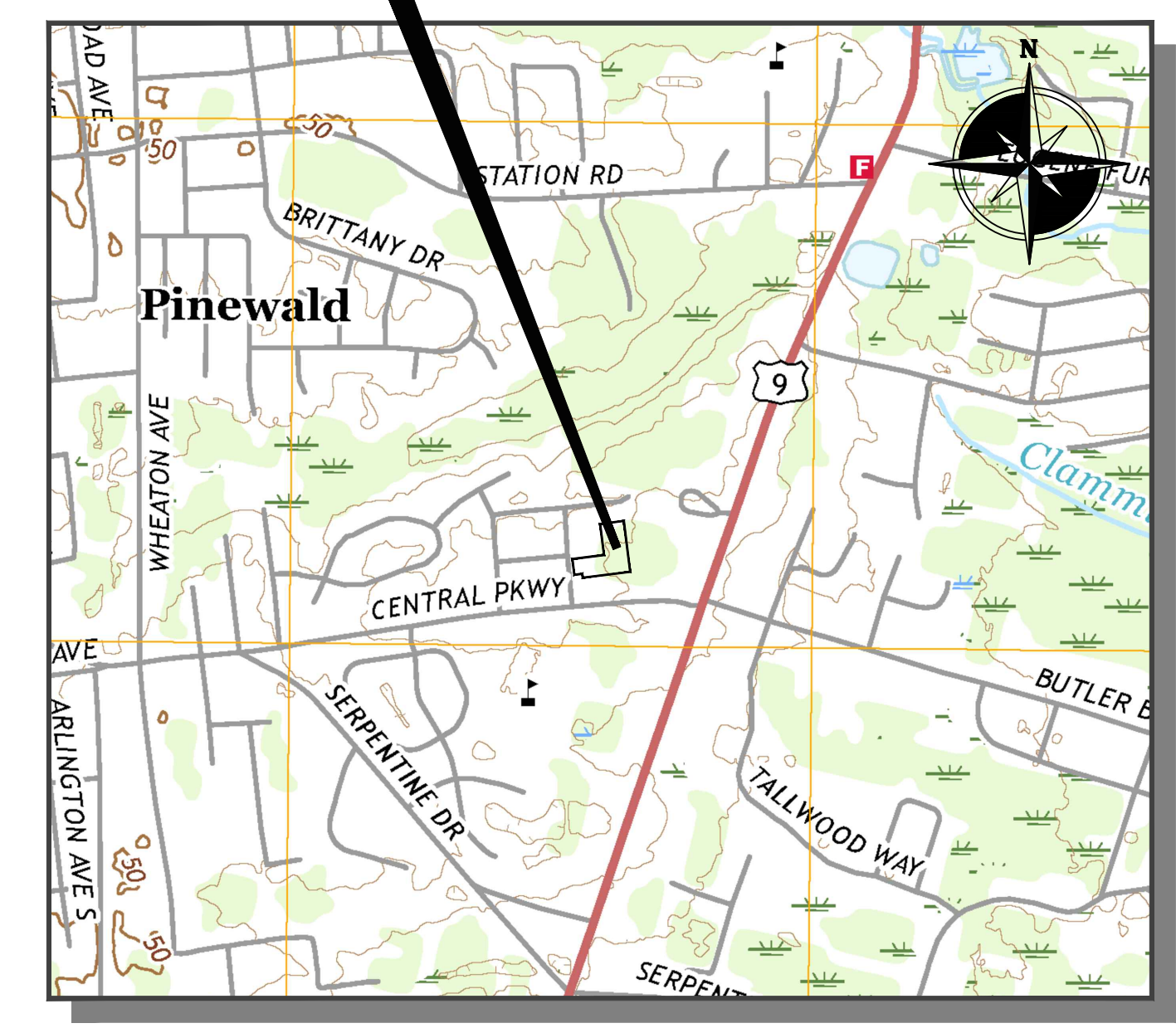
SITE LOCATION



ZONING MAP

SCALE: 1"=1,000'
ZONING MAP OF TOWNSHIP OF BERKELEY, OCEAN COUNTY, NEW JERSEY

SITE LOCATION



LOCATION MAP

SCALE: 1"=1,000'
TOMS RIVER QUADRANGLE

§35-106.7.C-2. MULTI-FAMILY DEVELOPMENT STANDARDS

(A) NO MULTI-FAMILY RESIDENTIAL STRUCTURE SHALL CONTAIN NEITHER FEWER THAN FOUR NOR MORE THAN 12 DWELLING UNITS, EXCEPT THAT ANY BUILDING CONTAINING DEED-RESTRICTED AFFORDABLE UNITS MAY CONTAIN UP TO 24 DWELLING UNITS. **COMPLIES.**

(B) ALL DEVELOPMENT APPROVALS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE AN AFFORDABLE SET-ASIDE OF 5% OF THE RESIDENTIAL UNITS IN THE DEVELOPMENT WHEN RENTAL UNITS ARE DEVELOPED, AND 20% OF THE RESIDENTIAL UNITS IN THE DEVELOPMENT WHEN FOR-SALE UNITS ARE DEVELOPED. SPECIFIC DETAILS ON THE SET-ASIDE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT ARE PROVIDED IN CHAPTER 35, ARTICLE XI OF THE BERKELEY TOWNSHIP CODE. **APPLICANT WILL COMPLY WITH CHAPTER 35, ARTICLE XI OF THE TOWNSHIP CODE EITHER THROUGH CONSTRUCTION OF A FINANCIAL COVENANTS REQUIRED BY THE SETTLEMENT AGREEMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH AND EVERY UNIT CONTROLLED BY THE APPROVED DEVELOPMENT.**

(C) DRIVEWAYS FOR ingress and egress shall connect with other than minor streets wherever possible and shall have a pavement width of at least 40 feet except where they are within a parking area, in which case they shall be not less than 25 feet in width. There shall be not less than two (2) exit/entrance roads to each garden apartment project. All driveways and street construction shall be in accordance with Article 5. All projects for which a major site plan approval is required must demonstrate that cross-access easements to connect interior roads and parking to adjacent previously developed sites are not feasible when proposing a new driveway cut directly on Route 9. **VARIANCE REQUIRED. PROPOSED DRIVEWAYS ARE 24 FEET IN WIDTH AND SERVED BY ONE ENTRANCE FROM CENTRAL PARKWAY.**

(D) THE MINIMUM YARD REQUIREMENTS OF THE SCHEDULE APPLY TO THE ENTIRE TRACT, AND NO BUILDINGS SHALL BE LOCATED WITHIN SUCH YARD AREAS. THE MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 25 FEET EXCEPT THAT NO WALL CONTAINING AN ENTRANCE TO A DWELLING UNIT SHALL BE CLOSER THAN 50 FEET TO ANOTHER WALL OF ANOTHER STRUCTURE. MARKED ACCESS EASEMENTS TO THE WALL CONTAINING THE ENTRANCE. **VARIANCE REQUIRED. SIDE YARD SETBACK VARIANCES ARE REQUIRED FOR EACH BUILDING.**

(E) PARKING AREAS MAY BE LOCATED IN ANY YARD OTHER THAN THE REQUIRED FRONT YARD, BUT NOT CLOSER THAN 25 FEET TO ANY PROPERTY LINE, AND SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THE PARKING REGULATIONS APPLICABLE TO ALL ZONES AS PROVIDED IN THIS CHAPTER. **VARIANCE REQUIRED. ROW OF 20 PARKING SPACES ARE PROPOSED 20 FEET FROM A REAR PROPERTY LINE WHERE THE REQUIRED REAR YARD IS 30 FEET.**

(F) COURTYARDS BOUNDED ON THREE OR MORE SIDES BY THE WINGS OF THE SAME BUILDING OR BY THE WALLS OF SEPARATE BUILDINGS SHALL HAVE A MINIMUM COURT WIDTH OF TWO FEET FOR EACH ONE FOOT OF HEIGHT OF THE TALLEST BUILDING. **NOT APPLICABLE.**

(G) EVERY BUILDING SHALL HAVE A MINIMUM SETBACK OF 10 FEET FROM ALL EXTERIOR ROADS, DRIVEWAYS AND PARKING AREAS. **VARIANCE REQUIRED. PARKING IS PROVIDED FOR THE UNITS BY GARAGES AS WELL AS DRIVEWAYS SERVING THE GARAGES. DUE TO THE LOCATION OF THE DRIVEWAYS, PARKING IS PROPOSED WITHIN 10 FEET OF THE PROPOSED BUILDINGS.**

(H) EVERY DEVELOPMENT SHALL BE PROVIDED WITH GARAGE AND REFUSE STORAGE AND COLLECTION AREAS SUITABLE FOR CONTAINERIZED COLLECTION, SCREENED FROM VIEW BY A SOLID FENCE OR BLOCK WALL ON THREE SIDES AND LOCATED AWAY FROM THE FRONTS OF BUILDINGS. COLLECTION SHALL BE THE RESPONSIBILITY OF THE OWNER. **COMPLIES.**

(I) IN ADDITION TO ANY STORAGE AREA WITHIN INDIVIDUAL DWELLING UNITS, 200 CUBIC FEET OF STORAGE AREA FOR EACH DWELLING UNIT SHALL BE PROVIDED IN A CONVENIENT, CENTRALLY LOCATED AREA IN THE BUILDING, WHERE PERSONAL BELONGINGS AND EFFECTS MAY BE STORED. LOCKS AND SEPARATE KEYS TO THE STORAGE AREA AND EFFECTS OF OTHER OCCUPANTS. **VARIANCE REQUIRED. NO COMMUNAL SPACES ARE PROPOSED IN THE BUILDINGS. ALL PROVIDED STORAGE IS ACCOMPLISHED ENTIRELY WITHIN THE INDIVIDUAL UNITS.**

(J) WALLS OF A STRUCTURE OR PARALLEL WALLS OF ADJACENT STRUCTURES SHALL NOT CONTINUE IN THE SAME PLANE FOR A LENGTH OF MORE THAN 75 FEET EXCEPT AS NOTED OR AT LEAST FOUR FEET. **COMPLIES.**

(K) EACH DEVELOPMENT SHALL PROVIDE A RECREATION AREA OR AREAS AT A STANDARD OF 1000 SQUARE FEET FOR EACH DWELLING UNIT. OUTDOOR RECREATION EQUIPMENT SHALL BE INSTALLED IN EACH RECREATION AREA IN CURRENT AMOUNT AND VARIETY TO SERVE THE OCCUPANTS OF THE DEVELOPMENT. **VARIANCE REQUIRED. NO RECREATIONAL AREA IS PROPOSED.**

(L) LAUNDRY FACILITIES MAY BE LOCATED WITHIN STRUCTURES FOR THE USE AND CONVENIENCE OF RESIDENTS OF THE PROJECT. EACH FACILITY SHALL BE APPROPRIATELY CONTROLLED TO PRECLUDE THEIR USE BY NONRESIDENTS OF THE PROJECT. **COMPLIES.**

(M) EVERY DWELLING UNIT SHALL HAVE A MINIMUM GROSS AREA IN ACCORDANCE WITH THE FOLLOWING:
(1) ONE-BEDROOM UNIT, 700 SQUARE FEET.
(2) TWO-BEDROOM UNIT, 800 SQUARE FEET.
(3) OTHER-BEDROOM UNIT, 1,000 SQUARE FEET. **COMPLIES.**

(N) ENTRANCES TO RESIDENTIAL BUILDINGS SHALL BE CLEARLY ACCENTUATED BY ARCHITECTURAL FEATURES AND PROVIDE DIRECT ACCESS TO PLAZAS OR COURT YARDS AS OPPOSED TO PARKING AREAS. **COMPLIES.**

(O) INDIVIDUAL UNITS SHALL BE ACCESSIBLE THROUGH COMMON INTERNAL LOBBIES OR VESTIBLES. **VARIANCE REQUIRED. AS THERE IS NO COMMON AREA AND GARAGES WITH DRIVEWAYS ARE PROPOSED, UNITS ARE ACCESS DIRECTLY FROM THE ADJUTING DRIVEWAY.**

(P) A PEDESTRIAN CIRCULATION PLAN SHALL BE SUBMITTED AS PART OF THE SITE PLAN REVIEW PROCESS THAT DEMONSTRATES A SAFE AND WORKABLE PEDESTRIAN SYSTEM THROUGHOUT THE SITE WITH DIRECT PEDESTRIAN ACCESS TO ROUTE 9. **COMPLIES. SIDEWALK IS PROPOSED THROUGHOUT THE ENTIRETY OF THE SITE AS WELL AS TO CENTRAL PARKWAY.**

(Q) PARKING SHALL BE NO CLOSER THAN 20 FEET TO A WALL OF A RESIDENTIAL BUILDING. THE TWENTY FOOT SETBACK AREA SHALL CONTAIN A SIDEWALK AND BE SUITABLY LANDSCAPED. **VARIANCE REQUIRED. DUE TO THE INTERSECTION OF A GARAGE AND DRIVEWAY, A VEHICLE IS PARKED IN THE DRIVEWAY IT WILL BE CLOSER THAN 20 FEET TO A PROPOSED BUILDING.**

APPLICANT PROPOSES 24 TOWNHOMES, 20% MOUNT LAUREL SET ASIDE WILL ASSIST THE TOWNSHIP WITH ITS HAIR SHARE OBLIGATION. THE UNITS SHALL BE AGE RESTRICTED SUCH THAT NO TENANTS SHALL BE UNDER THE AGE OF 45.

GENERAL NOTES:

- BEING KNOWN AND DESIGNATED AS BLOCK 963 LOTS 1-5 AND 18 AND BLOCK 964 LOTS 32-35, 6.02 AND 6.03 AS SHOWN ON SHEET 117 OF THE TOWNSHIP OF BERKELEY TAX MAP.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LOTS 1-5 & 18, BLOCK 963 AND LOTS 32-35, 6.02 AND 6.03, BLOCK 964, BERKELEY TOWNSHIP, OCEAN COUNTY, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED NOVEMBER 19, 2019 LAST REVISED DECEMBER 4, 2019.
- TOTAL AREA TRACT - 1.652 AC.
- PROPOSED UNIT NUMBERS AND ADDRESSES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS "TO BE REMOVED".
- EXISTING LOCATIONS FOR SEWER LATERAL AND WATER SERVICE TO BE USED FOR THE PROPOSED BUILDING. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO THE DEMOLITION OF ANY BUILDINGS.

RESOLUTION HAS APPROVED WAIVERS:
1. RECREATION AREA
2. ENVIRONMENTAL IMPACT STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND REPORTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE RESIDENTIAL SITE DESIGNMENT STANDARDS, NJAC 5:21.

Matthew R. Wilder
MATHEW R. WILDER, P.E., NJ# 50652

SHEET INDEX	
MAJOR SUBMISION DRAWINGS	
SHEET No.	SHEET DESCRIPTION
1	TITLE SHEET
2	SITE LAYOUT PLAN
3	GRADING AND DRAINAGE PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	PROFILES & SOIL BORINGS
7	LIGHTING PLAN
8	SOIL EROSION & SEDIMENT CONTROL PLAN
9	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
10	STORM MANAGEMENT PLAN
11	CONSTRUCTION DETAILS

OWNER'S CERTIFICATION:
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION, THAT I HAVE AUTHORIZED THE APPLICANT TO MAKE THIS APPLICATION AND THAT I AGREE TO BE BOUND BY THE APPLICATION, THE REPRESENTATIONS MADE AND THE DECISION IN THE SAME MANNER AS IF I WERE THE APPLICANT.

(IF THE OWNER IS A CORPORATION THIS MUST BE SIGNED BY AN AUTHORIZED CORPORATE OFFICER. IF THE OWNER IS A PARTNERSHIP, THIS MUST BE SIGNED BY A GENERAL PARTNER.)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20__

NOTARY PUBLIC _____ SIGNATURE OF OWNER _____

APPROVED BY:
BERKELEY TOWNSHIP ZONING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE
MUNICIPAL CLERK	DATE

OWNER / APPLICANT:
THE LLC
782 ROUTE 9
BAYVILLE, NJ 08721

CERTIFICATE OF AUTHORIZATION: 24G0222890

MORGAN
engineering & surveying
www.morganengineeringllc.com

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

Matthew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

REV	DATE	DESCRIPTION	BY
1	2/3/23	REV PER TOWNSHIP COMP. 1/16/23 & OCSCD 1/10/23	JAF

PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

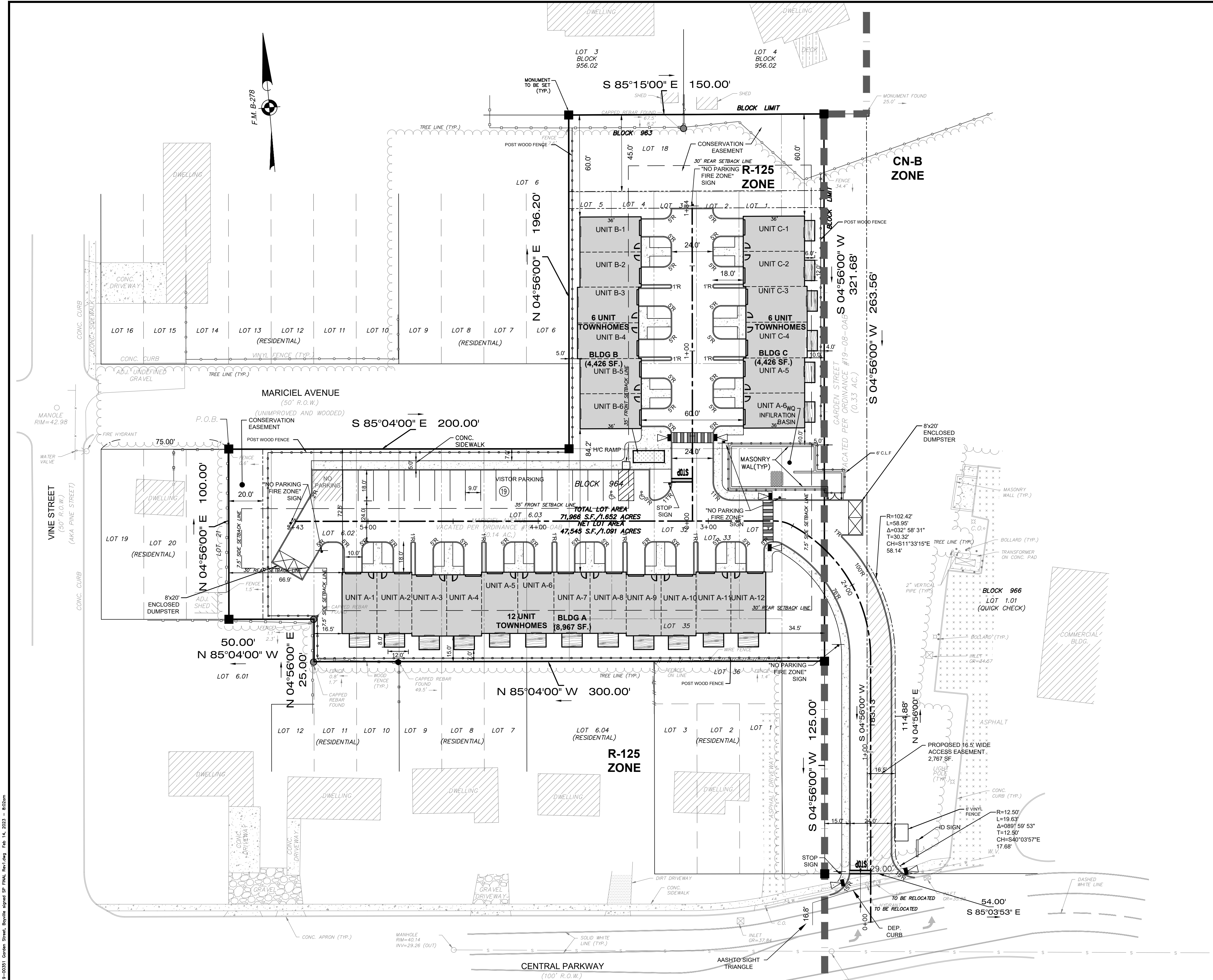
LOTS 1-5 & 18
LOTS 32-35, 6.02 & 6.03

BLOCK 963
BLOCK 964

TOWNSHIP OF BERKELEY

COUNTY OF OCEAN NEW JERSEY

Scale: AS NOTED Drawn By: JAF Date: 12/2/22 JOB #: E19-00351 CAD File #: USE VARIANCE Sheet #: 1 OF 11



TOTAL IMPERVIOUS COVERAGE CALCULATIONS:	
DESCRIPTION	PROPOSED
BUILDING	17,819 S.F.
ASPHALT PARKING LOT	26,664 S.F.
SIDEWALKS	4,765 S.F.
LOT COVERAGE	49,248 S.F.
LOT AREA	71,966 S.F.
TOTAL LOT COVERAGE	68.4%

REQUIRED PARKING (PER NJAC 5:21)
 2 BEDROOM TOWNHOUSE = 2.3 SPACES x 24 UNITS
 = 55.2 SPACES

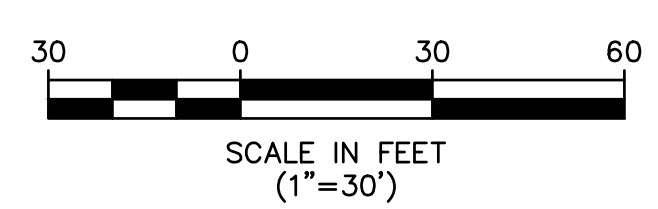
PROPOSED PARKING
 24 GARAGE PARKING SPACES
 24 DRIVEWAY PARKING SPACES
 17 EXTERIOR STALLS
 2 HC PARKING SPACES
 67 TOTAL SPACES PROPOSED

R-125 ZONING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	12,500	71,966	71,966
MIN. LOT FRONTAGE (FT.)	100	-	-
MIN. FRONT SETBACK (FT.)	35	-	5
MIN. REAR SETBACK (FT.)	30	-	15.0
MIN. SIDE SETBACK (FT.)	7.5	-	10
MIN. BOTH SIDES (FT.)	15	-	26.5
MAX. IMPERVIOUS COVERAGE (%)	25%	-	68.4%
MAX. FLOOR AREA RATIO	0.75	-	0.61
MAX. STRUCTURE HEIGHT (FT.)	35	-	35

NOTE:
 ONE (1) BEDROOM, NINE HUNDRED FIFTY (950) SQUARE FEET; TWO (2) BEDROOM, ONE THOUSAND ONE HUNDRED (1,100) SQUARE FEET; THREE (3) BEDROOM AND LARGER, ONE THOUSAND TWO HUNDRED FIFTY (1,250) SQUARE FEET.

SIGHT TRIANGLES IS A MIN REQUIREMENT OF 16.5. STOP BAR IS AT 16.8

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CERTIFICATE OF AUTHORIZATION: 24GA2228900

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 engineering & surveying
 www.morganengineeringllc.com

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 FAX: 732-270-9691

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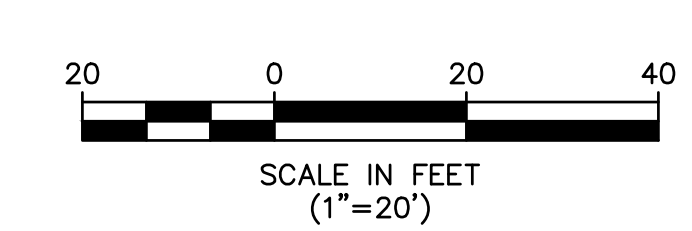
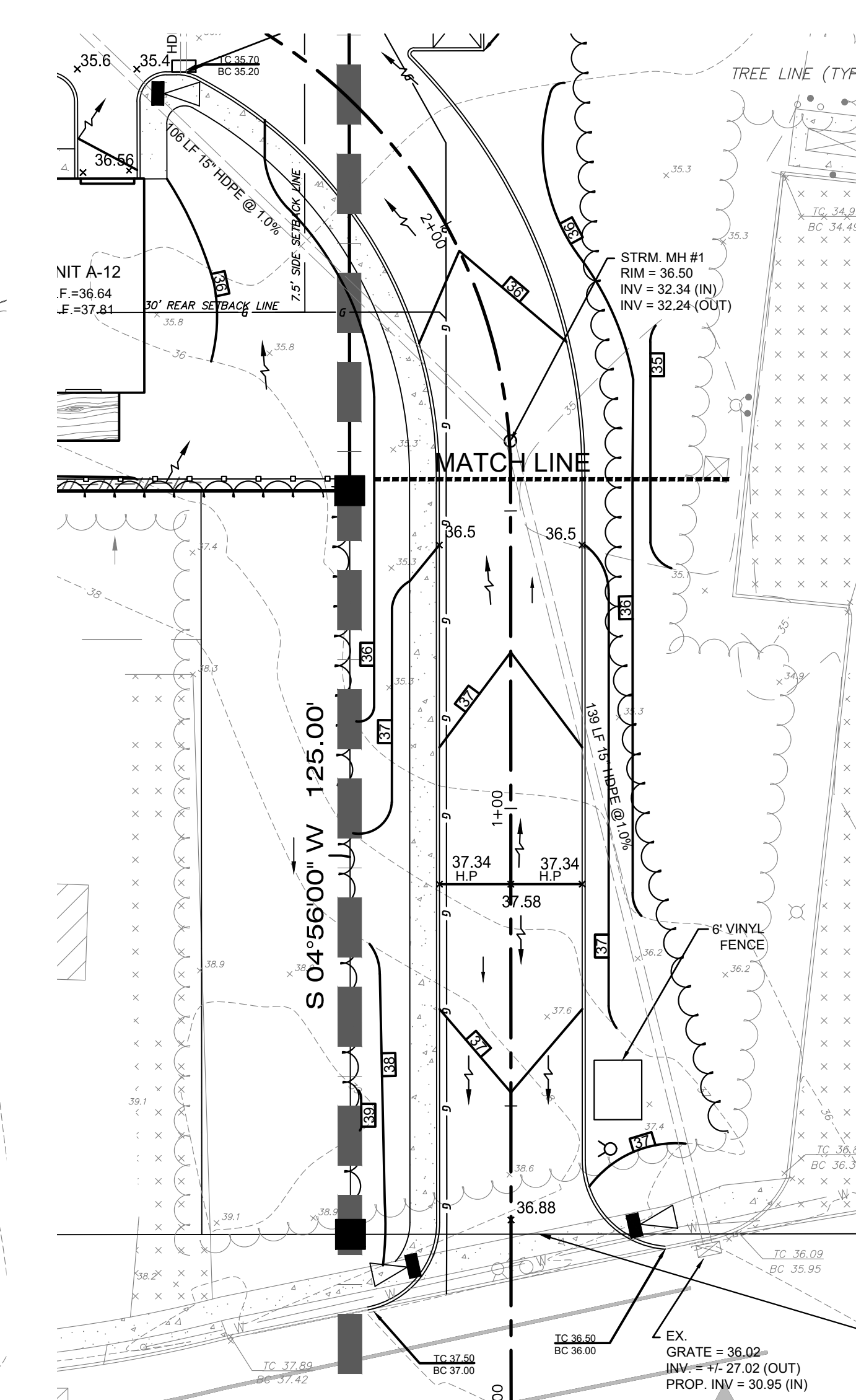
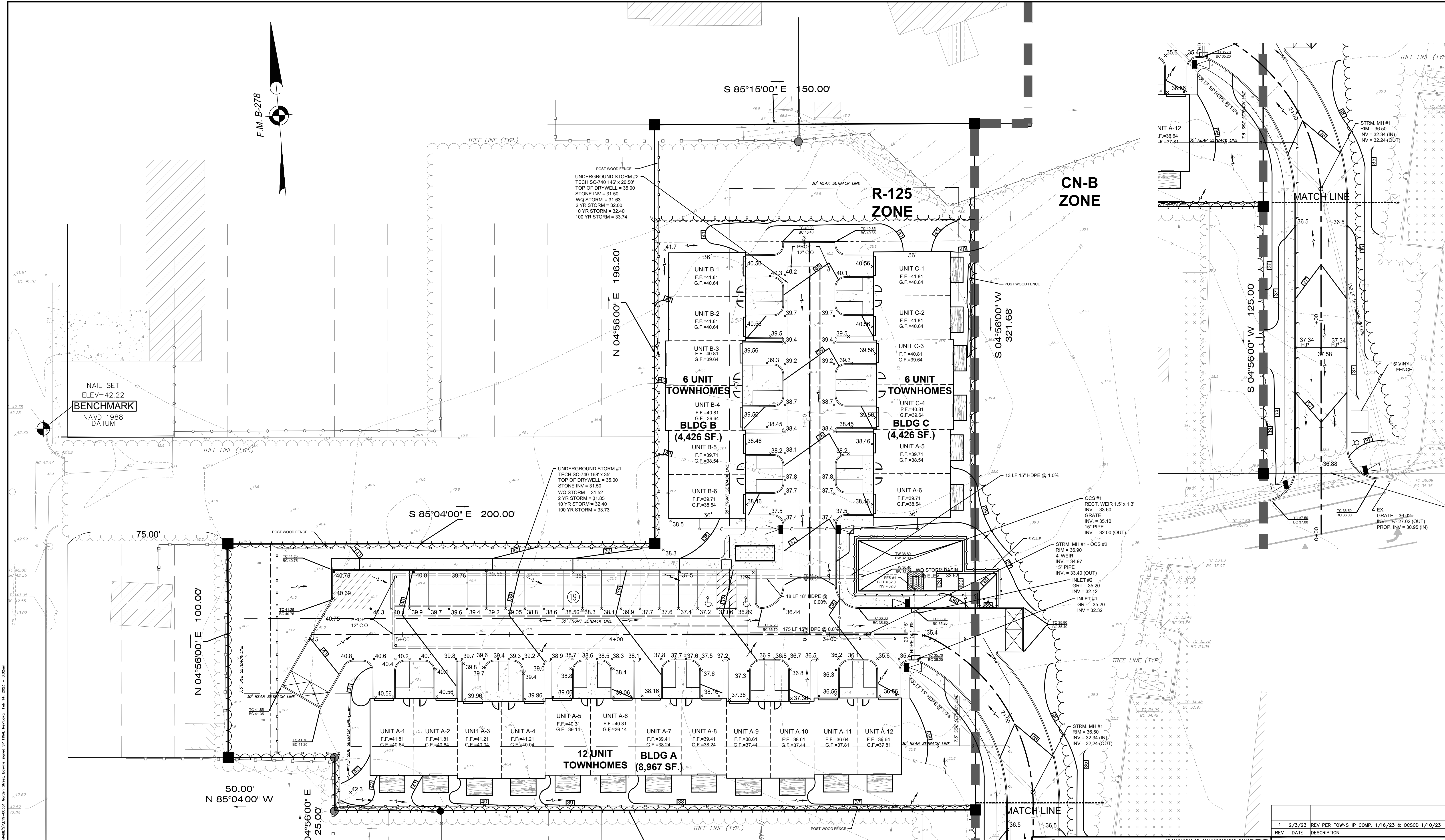
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1	2/3/23	REV PER TOWNSHIP COMP. 1/16/23 & OCSCD 1/10/23	JAF

PRELIMINARY & FINAL MAJOR SITE PLAN
SITE LAYOUT PLAN

LOTS 1-5 & 18 BLOCK 963
 LOTS 32-35, 6.02 & 6.03 BLOCK 964

TOWNSHIP OF BERKELEY
 COUNTY OF OCEAN NEW JERSEY

Scale: 1"=30' Drawn By: JAF Date: 12/2/22 Job #: E19-00351 CAD File #: USE VARIANCE Sheet #: 2 OF 11



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PRELIMINARY & FINAL MAJOR SITE PLAN
GRADING AND DRAINAGE PLAN

LOTS 1-5 & 18 BLOCK 963
LOTS 32-35, 6.02 & 6.03 BLOCK 964

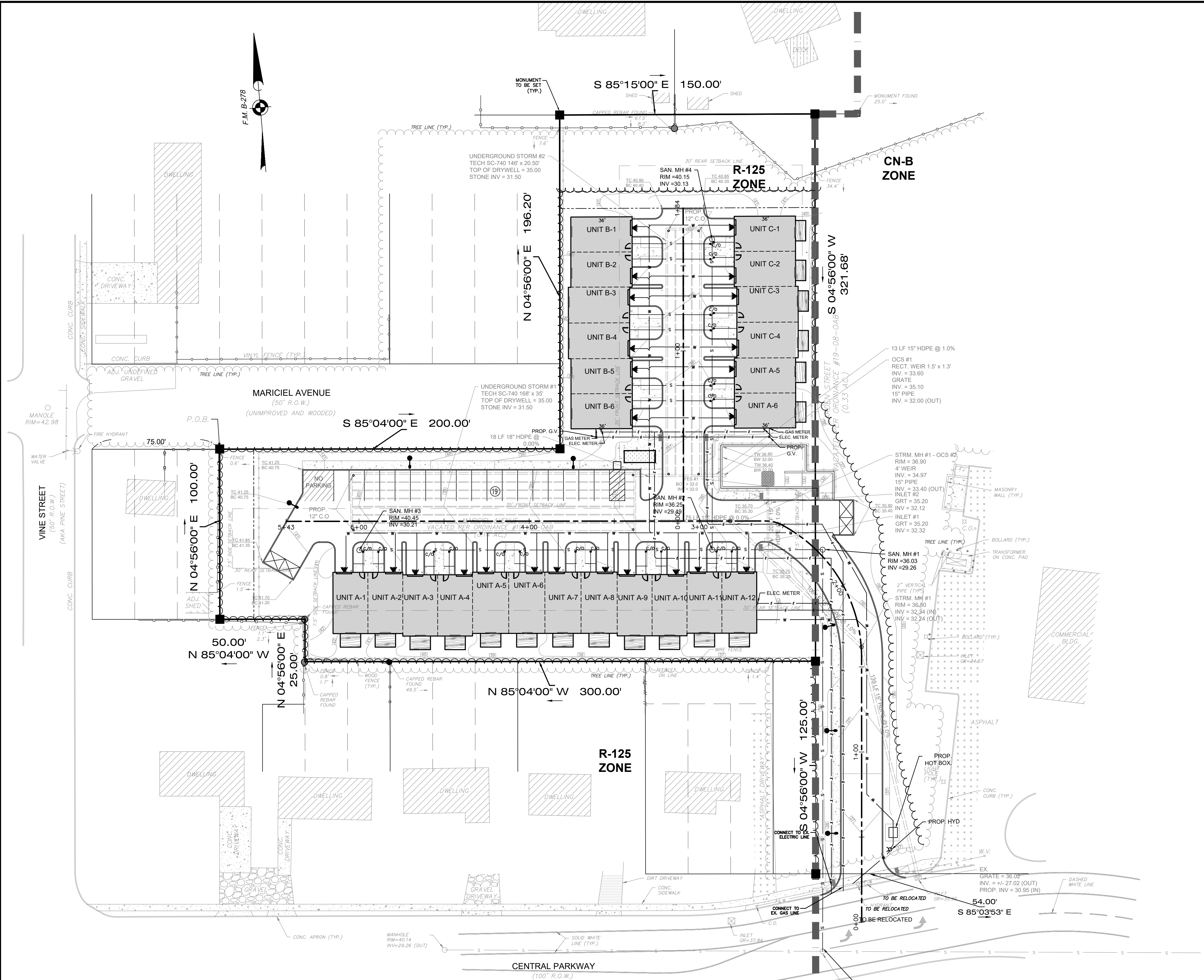
TOWNSHIP OF BERKELEY

COUNTY OF OCEAN NEW JERSEY

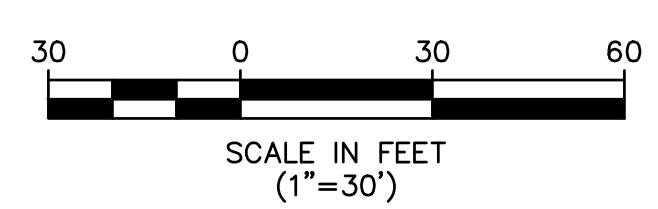
Scale: 1"=20'	Drawn By: JAF	Date: 12/2/22	JOB #: E19-00351	CAD File #: USE VARIANCE	Sheet #: 3 OF 11
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M:\Engineering\Design\Stormwater\Projects\19-00351 - Berkeley\19-00351 - Berkeley - Stormwater - Grading & Drainage - Final - Rev.dwg, File: 11, 2023 - 8:02am

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- UTILITY NOTES:**
- THRUST BLOCKS TO BE INSTALLED AT ALL WATER MAINS, BENDS AND FITTINGS.
 - ALL FIRE HYDRANTS TO HAVE 6" PIPE SERVING EACH HYDRANT.
 - LATERALS INSTALLED SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
 - SANITARY AND WATER LATERALS SHALL MATCH THE CROWN OF THE PIPE MAINS.
 - POTABLE WATER CROSSINGS SHALL MAINTAIN A MINIMUM SEPARATION AS PROVIDED IN NJAC CODE. PROVIDE A TEN FOOT HORIZONTAL DISTANCE BETWEEN SEWER MAINS AND WATER MAINS. IF LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH SEWER AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN. IF SEWER SEPARATION BETWEEN WATER AND SEWER MAINS ARE NOT POSSIBLE SEWER MAINS WILL NEED TO BE INSTALLED WITH DUCTILE IRON PIPE WITH WATER TIGHT JOINTS.
 - UTILITY CROSSINGS:
 WATER MAINS: INSTALL THE SEWER MAIN A MINIMUM OF 18" BELOW THE WATER MAIN. IF THE VERTICAL CLEARANCE BETWEEN MAINS IS LESS THAN THIS THE SEWER MAIN MUST BE DUCTILE IRON WITH WATER TIGHT JOINTS THAT ARE A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE WATER MAIN. IF THE MAIN MUST CROSS BENEATH THE SEWER MAIN TO MAINTAIN COVER, THE DUCTILE IRON PIPE SHALL BE PROVIDED AS NOTED, REGARDLESS OF THE VERTICAL DISTANCE.
 ALL OTHER PIPING AND UTILITIES EXCEPT WATER MAINS: PROVIDE 12" MINIMUM VERTICAL CLEARANCE BETWEEN SEWER MAINS AND OTHER PIPING OR UTILITIES CROSSING EITHER ABOVE OR BELOW. IF OTHER PIPING OR UTILITIES CROSS 12"-18" ABOVE THE SEWER SUPPORT THE TOP OF UTILITY WITH CONCRETE GRADES.
 PROVIDE 4 FT. OF MIN. COVER OVER PVC SEWER MAINS AND 3 FT. OVER DIP MAINS. PROVIDE 3 FT. MIN. COVER OVER SEWER LATERALS.
 ALL SANITARY SEWER SHALL BE P.V.C. CONFORMING TO ASTM D-3034, SDR-35 WITH PUSH ON JOINTS.
 ALL WATER MAINS SHALL BE PVC AWWA C900, DR 18.
 PROVIDE A MINIMUM OF 4 FT. OF COVER OVER THE WATER MAINS.
 ALL WATER SERVICES AND PLUMBING SHALL CONFORM WITH THE NJAC 5:23-3.15 SUBCODE.
 WATER VALVES SHALL BE RESILIENT WEDGE TYPE IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD SPECS C-509.
 WATER VALVES SHALL BE PLACED ON WATER MAINS NO MORE THAN 1000 FT. APART.
 A HYDRANT OR BLOW OFF VALVE SHALL BE LOCATED BEYOND THE LAST SERVICE CONNECTION ON TEMPORARY DEAD ENDS.
 CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE UTILITIES AUTHORITY RULES, REGULATIONS, FEES, SPECIFICATIONS AND SUBMISSION OF BONDS IN EFFECT AT THE TIME OF MEETING ALL CONDITIONS FOR FINAL APPROVAL.
 RELOCATION AND/OR SLEEVING OF EXISTING SERVICE CONNECTIONS IN CONFLICT WITH ANY UNDERGROUND UTILITIES SHALL BE AT APPLICANTS EXPENSE UNDER DIRECTION OF ALLENHURST MUA INSPECTOR. NO RE-ALLOCATIONS OF SLEEVES SHALL BE COVERED PRIOR TO INSPECTION BY ALLENHURST MUA.
 THE AUTHORITY WILL NOT APPROVE ANY LATERALS OR CLEANOUTS IN THE DRIVEWAY APRONS. ALL CURB CLEANOUTS MUST BE BETWEEN THE CURB AND THE SIDEWALK.
 ALL SANITARY AND STORM SEWER AND POTABLE WATER CROSSINGS MAINTAIN MIN. SEPARATION AS PROVIDED IN THE NJAC SPECIFICATIONS.
 ALL APPROVALS ARE SUBJECT TO ANY TOWNSHIP, COUNTY, STATE OR FEDERAL REQUIREMENTS.



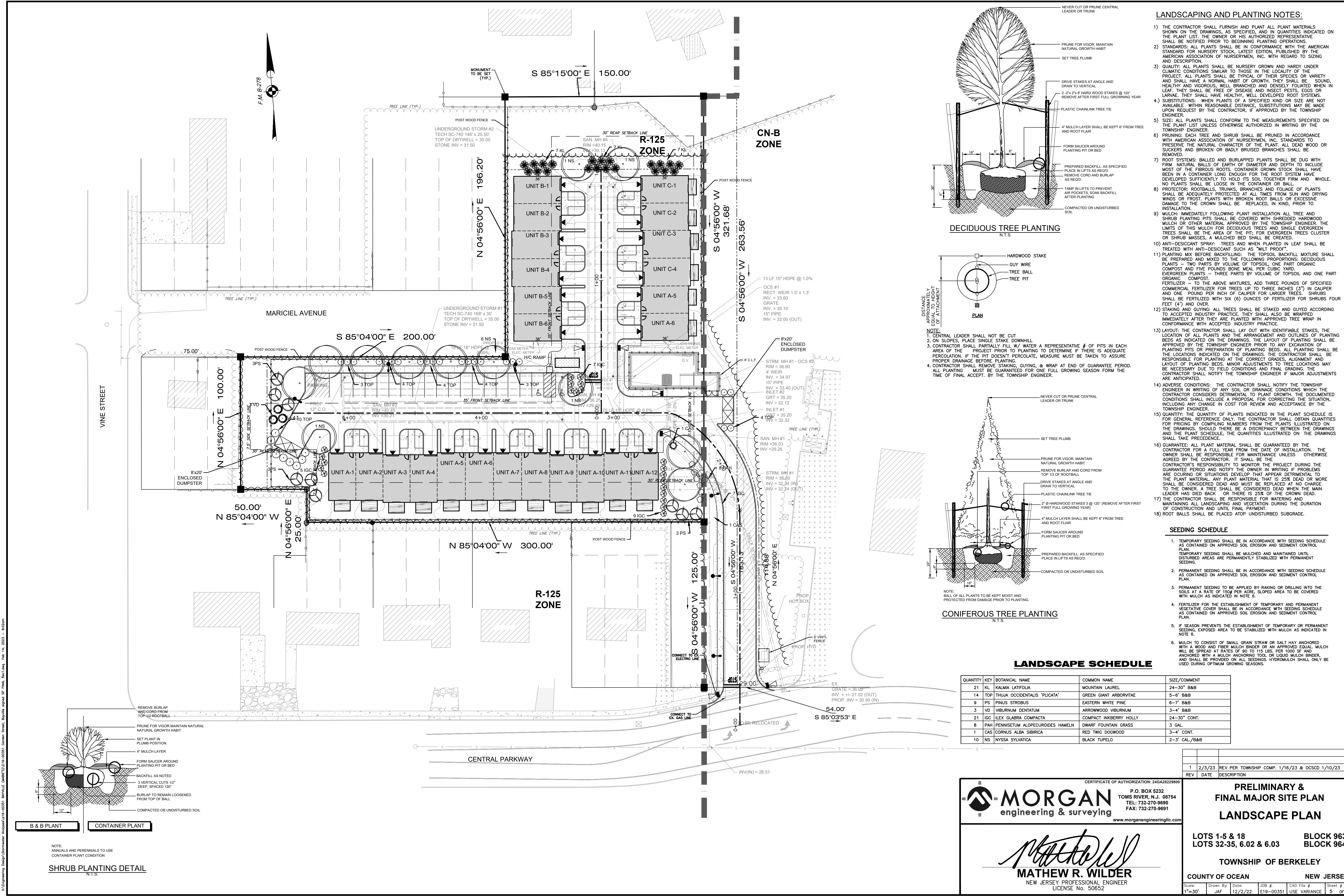
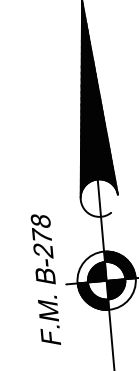
CERTIFICATE OF AUTHORIZATION: 24GA28228900
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MATHEW R. WILDER
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 LICENSE No. 50652

REV	DATE	DESCRIPTION	BY
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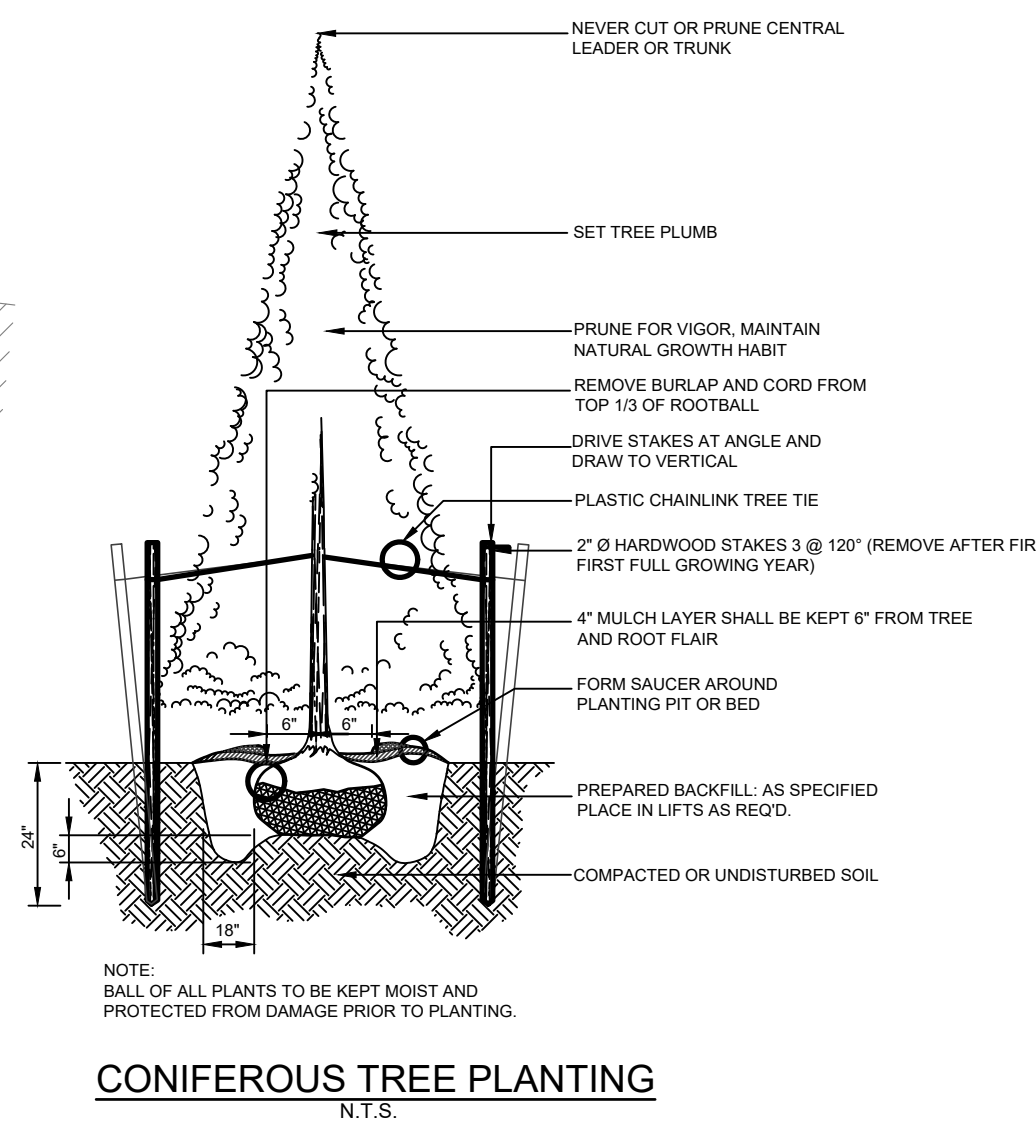
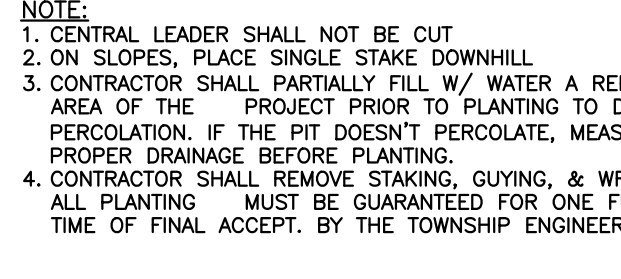
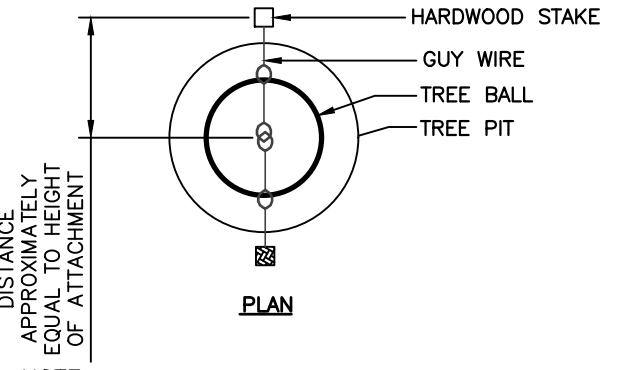
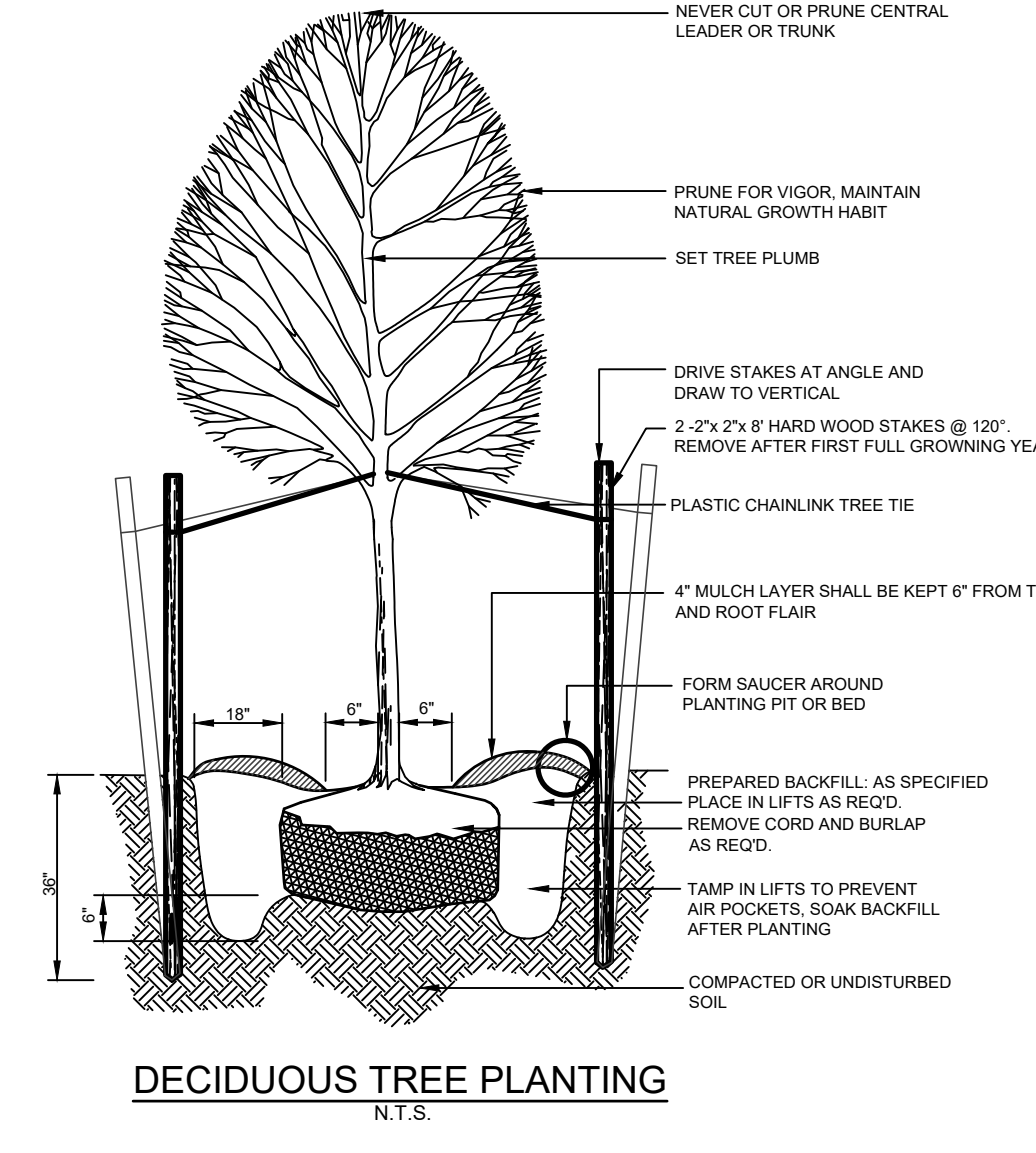
PRELIMINARY & FINAL MAJOR SITE PLAN
UTILITY PLAN
 LOTS 1-5 & 18 BLOCK 963
 LOTS 32-35, 6.02 & 6.03 BLOCK 964
 TOWNSHIP OF BERKELEY
 COUNTY OF OCEAN NEW JERSEY

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1"=30'	JAF	12/2/22	E19-00351	USE VARIANCE	4 OF 11



LANDSCAPING AND PLANTING NOTES:

- 1) THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- 2) STANDARDS: ALL PLANTS SHALL BE IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WITH REGARD TO SIZING AND DESCRIPTION.
- 3) QUALITY: ALL PLANTS SHALL BE NURSERY GROWN AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- 4) SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE TOWNSHIP ENGINEER.
- 5) SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE TOWNSHIP ENGINEER.
- 6) PRUNING: EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
- 7) ROOT SYSTEMS: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR BALL.
- 8) PROTECTOR: ROOTBALLS, TRUNKS, BRANCHES AND FOLIAGE OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUNLIGHT, DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED, IN KIND, PRIOR TO INSTALLATION.
- 9) MULCH: IMMEDIATELY FOLLOWING PLANT INSTALLATION ALL TREE AND SHRUB PLANTING PITS SHALL BE COVERED WITH SHREDDED HARDWOOD COMPOST AND FIVE POUNDS BONE MEAL PER CUBIC YARD. THE LIMITS OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT, FOR EVERGREEN TREES CLUSTER OR SHRUB MASSES, A MULCHED BED SHALL BE CREATED.
- 10) ANTI-DESICCANT SPRAY: TREES AND WHEN PLANTED IN LEAF SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS "WILT PROOF".
- 11) PLANTING MIX BEFORE BACKFILLING: THE TOPSOIL BACKFILL MIXTURE SHALL BE PREPARED AND MIXED TO THE FOLLOWING PROPORTIONS: DECIDUOUS PLANTS - TWO PARTS BY VOLUME OF TOPSOIL, ONE PART ORGANIC COMPOST AND FIVE POUNDS BONE MEAL PER CUBIC YARD. EVERGREEN PLANTS - THREE PARTS BY VOLUME OF TOPSOIL AND ONE PART ORGANIC COMPOST. FERTILIZER - TO THE ABOVE MIXTURES, ADD THREE POUNDS OF SPECIFIED COMMERCIAL FERTILIZER FOR TREES UP TO THREE INCHES (3") IN CALIPER AND ONE POUND PER INCH OF CALIPER FOR LARGER TREES. SHRUBS SHALL BE FERTILIZED WITH SIX (6) OUNCES OF FERTILIZER FOR SHRUBS FOUR FEET (4') AND OVER.
- 12) STAKING AND GUYING: ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE. THEY SHALL ALSO BE WRAPPED IMMEDIATELY AFTER THEY ARE PLANTED WITH APPROVED TREE WRAP IN CONFORMANCE WITH ACCEPTED INDUSTRY PRACTICE.
- 13) LAYOUT: THE CONTRACTOR SHALL LAY OUT WITH IDENTIFIABLE STAKES, THE LOCATION OF ALL PLANTS AND THE ARRANGEMENT AND OUTLINES OF PLANTING BEDS AS INDICATED ON THE DRAWINGS. THE LAYOUT OF PLANTING SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO ANY EXCAVATION OF PLANTING PITS OR PREPARATION OF PLANTING BEDS. ALL PLANTING SHALL BE THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT AND LAYOUT OF PLANTING BEDS. MINOR ADJUSTMENTS TO TREE LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IF MAJOR ADJUSTMENTS ARE ANTICIPATED.
- 14) ADVERSE CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IN WRITING OF ANY SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO PLANT GROWTH. THE DOCUMENTED CONDITIONS SHALL INCLUDE A PROPOSAL FOR CORRECTING THE SITUATION, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE TOWNSHIP ENGINEER.
- 15) QUANTITY: THE QUANTITY OF PLANTS INDICATED IN THE PLANT SCHEDULE IS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL DETERMINE QUANTITIES FOR PRICING BY COMPARING NUMBERS FROM THE PLANTS ILLUSTRATED ON THE DRAWINGS, SHOULD THERE BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE PLANT SCHEDULE, THE QUANTITIES ILLUSTRATED ON THE DRAWINGS SHALL TAKE PRECEDENCE.
- 16) GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A FULL YEAR FROM THE DATE OF INSTALLATION. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND NOTIFY THE OWNER IN WRITING IF PROBLEMS ARE OCCURRING OR SITUATIONS DEVELOP THAT APPEAR DETRIMENTAL TO THE PLANT MATERIAL. ANY PLANT MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE TO THE OWNER. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK OR THERE IS 25% OF THE CROWN DEAD.
- 17) THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPING AND VEGETATION DURING THE DURATION OF CONSTRUCTION AND UNTIL FINAL PAYMENT.
- 18) ROOT BALLS SHALL BE PLACED ATOP UNDISTURBED SUBGRADE.



LANDSCAPE SCHEDULE

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
21	KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24-30" B&B
14	TOP	THUJA OCCIDENTALIS 'PLICATA'	GREEN GIANT ARBORVITAE	5-6' B&B
9	PS	PINUS STROBUS	EASTERN WHITE PINE	6-7' B&B
3	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4' B&B
21	IGC	ILEX GLABRA COMPACTA	COMPACT INKBERY HOLLY	24-30" CONT.
8	PAH	PENNISETUM ALOPECUROIDES HAMELN	DWARF FOUNTAIN GRASS	3 GAL.
1	CAS	CORNUS ALBA SIBIRICA	RED TWIG DOGWOOD	3-4" CONT.
10	NS	NYSSA SYLVATICA	BLACK TUPELO	2-3" CAL./B&B

- SEEDING SCHEDULE**
1. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH SEEDING SCHEDULE AS CONTAINED ON APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
 2. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH SEEDING SCHEDULE AS CONTAINED ON APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
 3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE, SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
 4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN ACCORDANCE WITH SEEDING SCHEDULE AS CONTAINED ON APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
 5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
 6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL MULCH WILL BE SPREAD AT RATES OF 90 TO 115 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.

CERTIFICATE OF AUTHORIZATION: 24GA2228900

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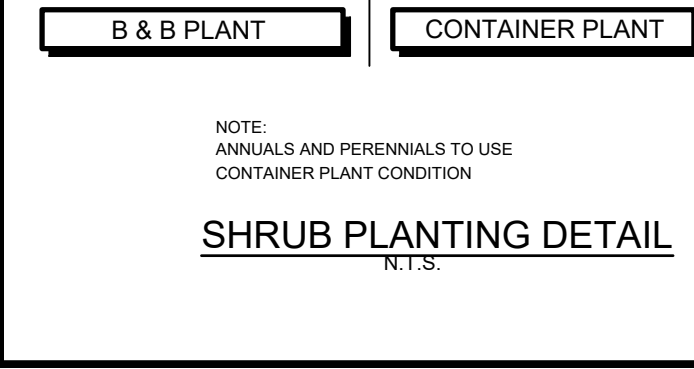
PRELIMINARY & FINAL MAJOR SITE PLAN
LANDSCAPE PLAN

LOTS 1-5 & 18
LOTS 32-35, 6.02 & 6.03

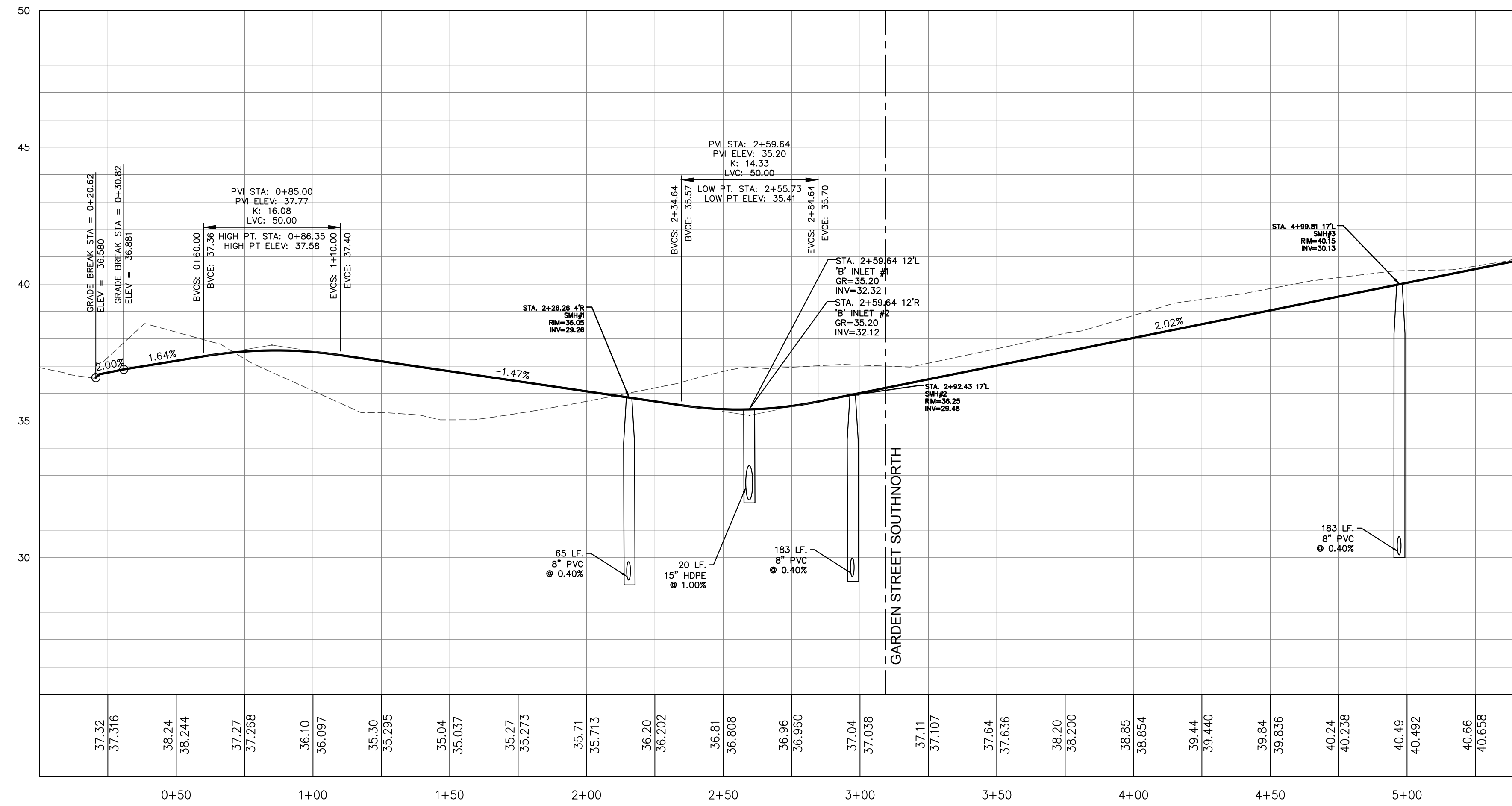
BLOCK 963
BLOCK 964

TOWNSHIP OF BERKELEY
COUNTY OF OCEAN
NEW JERSEY

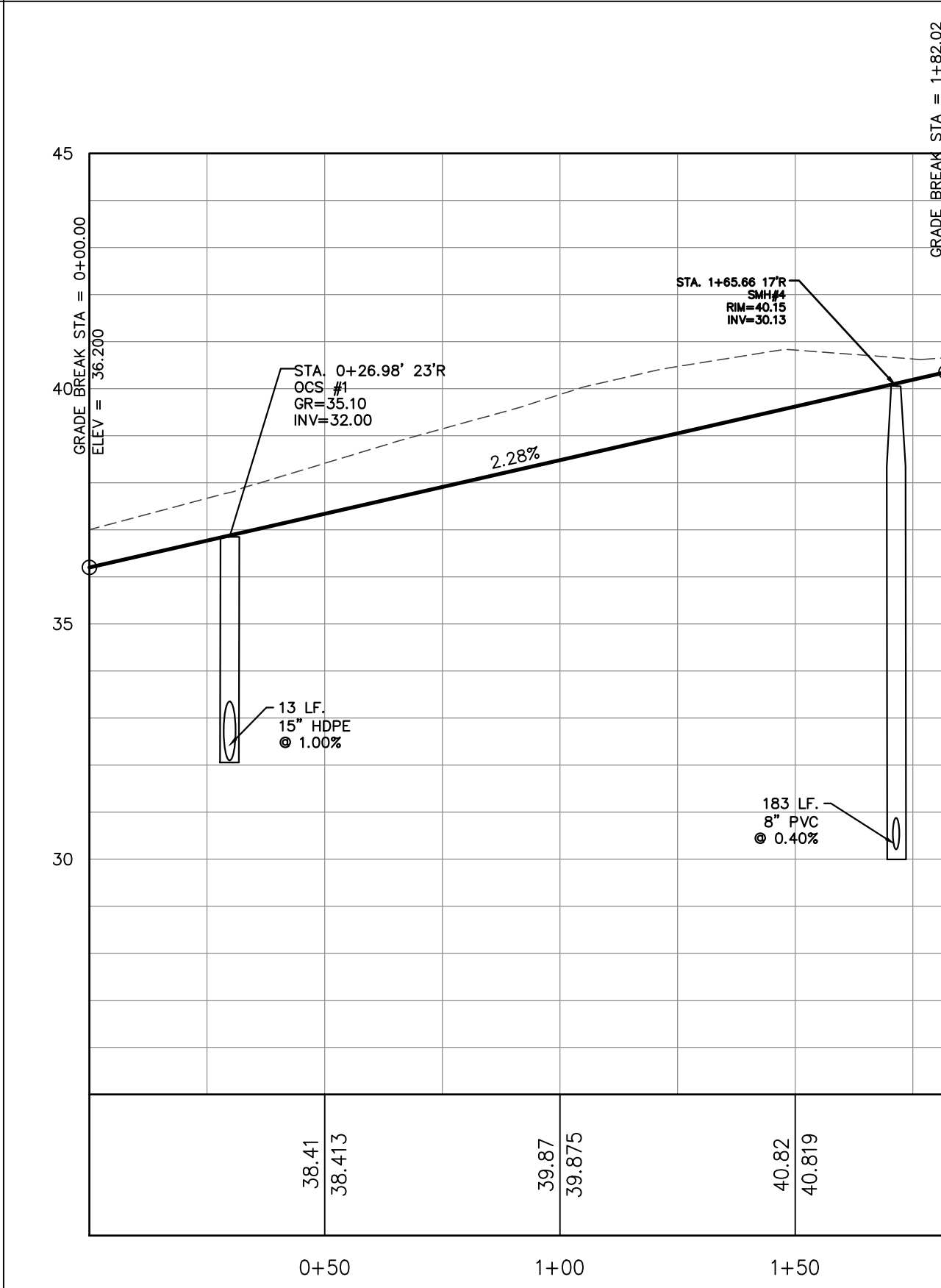
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Sheet #: 5 OF 11



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Garden Street EastWest
 HORIZ: 1"=30'
 VERT: 1"=3'



Garden Street SouthNorth
 HORIZ: 1"=30'
 VERT: 1"=3'



Date: January 24, 2023
 Project Location: (Garden Street) Berkeley Township, NJ
 Lots 1-5 & 18, Block 963, Lots 32-35, 6.02 & 6.03, Block 964
 Date of test: December 21, 2022
 Weather conditions: Clear and cold
 Location of borings: see attached map

Below are results of soil testing at the above referenced property:

SOIL LOG AND PERM TEST SUMMARY

	ELEV. AT GROUND	E.S.H.W.T. ELEV.	WATER SEEPAGE	SAMPLE ELEV.	K FACTOR OF SAMPLE
SB1	39.90	>132"	NONE	-125"	K5
SB2	37.80	>132"	NONE	-100"	K5
SB3	40.50	>140"	NONE	-132"	K5
SB4	38.80	>132"	NONE	-112"	K5
SB5	38.00	>132"	NONE	-96"	K5
SB6	38.20	>132"	NONE	-98"	K5

Elevations per plan by Morgan Engineering entitled "Use & D(4) Variance Plan, Existing Drainage Plan, Lots 1-5 & 18, Block 963, Lots 32-35, 6.02 & 6.03, Block 964, Township of Berkeley, County of Ocean, NJ" dated 12-10-19, Last Revised 12-15-20.

Signature of Soil Evaluator:  Date: 1-24-23
 Signature of Professional Engineer: Sandford S. Mersky, PE
 License # GE28106

SOIL BORING #1 (exist. ground elevation = 39.90)
 0'-6" gray (2.5Y 5/1) loamy sand, sub-angular blocky, friable
 6'-24" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 10% coarse
 24'-50" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 40% coarse
 50'-76" yellowish brown (10YR 5/8) sand, single grain, loose
 76'-132" brownish yellow (10YR 6/8) coarse sand, single grain, loose
 Sample taken @ -125". No mottles encountered, No water encountered

SOIL BORING #2 (exist. ground elevation = 37.80)
 0'-8" gray (2.5Y 5/1) loamy sand, sub-angular blocky, friable
 8'-28" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 10% coarse
 28'-52" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 40% coarse
 52'-77" yellowish brown (10YR 5/8) sand, single grain, loose
 77'-132" brownish yellow (10YR 6/8) coarse sand, single grain, loose
 Sample taken @ -100". No mottles encountered, No water encountered

SOIL BORING #3 (exist. ground elevation = 40.50)
 0'-6" gray (2.5Y 5/1) loamy sand, sub-angular blocky, friable
 6'-23" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 10% coarse
 23'-48" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 40% coarse
 48'-76" yellowish brown (10YR 5/8) sand, single grain, loose
 76'-140" brownish yellow (10YR 6/8) coarse sand, single grain, loose
 Sample taken @ -132". No mottles encountered, No water encountered

SOIL BORING #4 (exist. ground elevation = 38.80)
 0'-10" gray (2.5Y 5/1) loamy sand, sub-angular blocky, friable
 10'-30" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 10% coarse
 30'-60" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 40% coarse
 60'-82" yellowish brown (10YR 5/8) sand, single grain, loose
 82'-132" brownish yellow (10YR 6/8) coarse sand, single grain, loose
 Sample taken @ -112". No mottles encountered, No water encountered

SOIL BORING #5 (exist. ground elevation = 38.00)
 0'-10" gray (2.5Y 5/1) loamy sand, sub-angular blocky, friable
 10'-30" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 10% coarse
 30'-60" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 40% coarse
 60'-82" yellowish brown (10YR 5/8) sand, single grain, loose
 82'-132" brownish yellow (10YR 6/8) coarse sand, single grain, loose
 Sample taken @ -96". No mottles encountered, No water encountered

SOIL BORING #6 (exist. ground elevation = 38.20)
 0'-10" gray (2.5Y 5/1) loamy sand, sub-angular blocky, friable
 10'-30" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 10% coarse
 30'-60" light olive brown (2.5Y 5/6) loamy sand, sub-angular blocky, friable, 40% coarse
 60'-82" yellowish brown (10YR 5/8) sand, single grain, loose
 82'-132" brownish yellow (10YR 6/8) coarse sand, single grain, loose
 Sample taken @ -98". No mottles encountered, No water encountered

REV	DATE	DESCRIPTION	BY
1	2/3/23	REV PER TOWNSHIP COMP. 1/16/23 & OCSCD 1/10/23	JAF




MATHEW R. WILDER
 NEW JERSEY PROFESSIONAL ENGINEER
 LICENSE No. 50652

PRELIMINARY & FINAL MAJOR SITE PLAN
PROFILE & SOIL BORING
 LOTS 1-5 & 18 BLOCK 963
 LOTS 32-35, 6.02 & 6.03 BLOCK 964
 TOWNSHIP OF BERKELEY
 COUNTY OF OCEAN NEW JERSEY
 Scale: 1"=30' Drawn By: JAF Date: 12/2/22 Job #: E19-00351 CAD File #: USE VARIANCE Sheet #: 6 OF 11