ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING, EXTINGUISHING AND VACATING PORTIONS OF CERTAIN STREETS, ACCEPTING THE DEDICATION OF OTHER PORTIONS OF LAND FOR PUBLIC STREETS AND TO FURTHER ACCEPT A DEDICATION OF PROPERTY

WHEREAS, pursuant to *N.J.S.A.* 40:67-1(b) and *N.J.S.A.* 40:67-19, the Township Committee may, by ordinance, vacate any public street or portion thereof, dedicated to public use, but not accepted by the Township, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12-5(a)(1) the Township of Lakewood is permitted to accept a dedication of land from private property owners for public purposes; and

WHEREAS, portions of Clinton Avenue, Fulton Avenue, Powell Avenue and Gates Avenue located off of Chestnut Street to the west of New Hampshire Avenue have environmental restrictions and utility easements that traverse properties fronting on portions of these streets presenting a difficult opportunity for the property owner of the parcels fronting on these streets to develop same in accordance with the paper streets that are laid out on Tax Map Sheet 150; and

WHEREAS, the Township of Lakewood is the owner of Lots 88 and 34 in Block 1159 currently utilized for public purposes but those parcels are separated by Lot 89 in Block 1159, a 9 ft. by 974 ft. strip of property (formerly a gore) owned by Congregation Maalos Hatorah, Inc., the proposed developer of properties fronting on Clinton Avenue, Fulton Avenue, Powell Avenue and Gates Avenue; and

WHEREAS, Congregation Maalos Hatorah, Inc. has proposed a subdivision in addition to variances before the Lakewood Township Zoning Board of Adjustment (Resolution No. 3967, memorialized on January 7, 2019, attached hereto) that involves the vacation of portions of the aforementioned streets as specifically described in the attached metes and bounds legal descriptions of portions of Clinton Avenue, Fulton Avenue, Powell Avenue and Gates Avenue as well as the subdivision of a portion of Lot 89 in Block 1159 and the dedication of same to Lakewood Township to unite its parcels as well as the dedication of a new right of way to be known as Chestnut Gardens Square in accordance with the Development Plan and subdivision application pending before the Lakewood Township Zoning Board of Adjustment, provided however that no street shall be vacated that shall preclude access by Block 1159.04, Lot 20 to Fulton Avenue, Clinton Avenue and out to Chestnut Street, or any renamed streets replacing same, and further

provided that this proposed subdivision, street vacation, street dedication and the grading of lots and streets shall not cause any stormwater to invade or affect Block 1159.04, Lot 20, and this developer shall at all times comply with the Stormwater Management Plan submitted as part of its development application, and in recognition of the attached Boundary and Topographic Survey prepared by Morgan Engineering for this Lot 20 in Block 1159.04 dated October 24, 2018 and annexed hereto; and

WHEREAS, portions of Clinton Avenue, Fulton Avenue, Powell Avenue and Gates Avenue hereinafter described may be vacated and returned to the owners of Lots 31, 33, 34 35, 36, 37, 38, 86 and 87 in Block 1159 and Lots 26, 28, 29, and 30 in Block 1159.04 in conjunction with the dedication of a newly subdivided portion of Block 1159 Lot 89 to Lakewood Township and the dedication of a new roadway to be designated as Chestnut Gardens Square to the Township as a public right of way in accordance with the Chestnut Gardens duplex project Development Plan submitted by Congregation Maalos Hatorah, Inc.; and

WHEREAS, pursuant to N.J.S.A. 40:67-1(b), the Township Committee must, by Ordinance, preserve the right of public utilities to maintain, repair and replace their existing utility facilities, including cable television facilities, in, adjacent to, over, or under the property or right-of-way to be vacated; and

WHEREAS, the developers, owners and/or the contract purchasers of the aforementioned properties in requesting this vacation and acceptance of dedication have agreed to construct the Chestnut Gardens Square roadway and attendant utilities depicted on the attached maps and Development Plan in accordance with RSIS standards at the cost and expense of the property owners, contract purchasers, and developers of the properties aforementioned, and completely in accordance with the plans submitted as part of its Preliminary and Final Subdivision application (finalized via Zoning Board Resolution # 3967) with no further revisions thereto, or these vacations shall be of no force and effect and the property shall revert back to the Township of Lakewood, and dedicate these public right of ways to the Township of Lakewood so that same become public rights-of-way and not private roadways, with all the representations set forth in this Ordinance to be incorporated into a Developer's Agreement as part of the subdivision resolution compliance procedures.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. All public easements, right and interests to portions of Clinton Avenue, Powell Avenue, Fulton Avenue and Gates Avenue as described hereinbelow are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any Cable Television Company, as defined in the "Cable Television Act," N.J.S.A. 48:5A-1 et seq., to maintain,

repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein, including the aforementioned reverter provisions; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

> Description of the portions of Clinton Avenue, Powell Avenue, Fulton Avenue and Gates Avenue being vacated (along with portions of Lot 89 Block 1159 to be dedicated to the Township):
>
> See attached plans and metes and bounds description prepared by Graham J. MacFarlane, P.E., P.P. & C.M.E., N.J. Licenses # 37110 (P.E.) & # 6104 (P.P.), dated July 24, 2018 with various revisions.

SECTION 2. The Township of Lakewood is hereby authorized in accordance with the provisions of the New Jersey Local Lands and Building Law, N.J.S.A. 40A:12-1 et seq., to accept the donation and transfer of the land known as a portion of Block 1159 Lot 89 on the Tax Map of Lakewood Township herein described and depicted on the attached plans.

SECTION 3. The Township Committee of the Township of Lakewood hereby acknowledges its anticipated acceptance of the dedication of a new right of way to be known as Chestnut Garden Square in accordance with the development plans referenced herein upon the completion of said right of way in accordance with RSIS standards and the conveyance of a Deed of Dedication thereof.

SECTION 4. The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage, pursuant to N.J.S.A. 40:49-6.

SECTION 5. The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

SECTION 6. The Township Clerk shall within sixty (60) days after such ordinance becomes effective file a certified copy of the ordinance vacating the streets and accepting the dedication of the streets referenced herein as depicted on the attached plans with the office of the County Clerk in a special book set aside for dedications and vacations, pursuant to N.J.S.A. 40:67-21.

SECTION 7. All ordinances or parts of ordinances inconsistent herewith are

hereby repealed to the extent of such inconsistency.

SECTION 8. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 9. This Ordinance shall take effect upon final passage and publication in accordance with law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on **April 17, 2019**, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 6:00 P.M. on **May 30, 2019.** At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.

Kathryn Hutchinson

Kathryn Hutchinson, RMC, CMC, CMR, RPPS
Township Clerk

CERTIFICATION

I, Kathryn Hutchinson, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **May 30, 2019** at 6:00 P.M., at the Municipal Building, located at 231 Third Street, Lakewood, NJ 08701.

Kathryn Hutchinson

Kathryn Hutchinson, RMC, CMC, CMR, RPPS
Township Clerk

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD • SUITE 1 • LAKEWOOD • NEW JERSEY 08701 • 732-363-0060 • FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P., AICP
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

JAMES J. KUHN, P.L.S.
ASSOCIATE

PDS Ref. No. 15301
April 15, 2019

Metes & Bounds Description of:
Apparent Gore area conveyed to the Township of Lakewood
Being a portion of Lot 89 in Block 1159
Situate: Township of Lakewood, Ocean County, New Jersey

All that certain lot, tract or parcel of land situate and lying in the Township of Lakewood, County of Ocean and State of New Jersey and being more particularly bounded and described as follows:

Beginning at the intersection of the centerline of Gates Avenue (50' wide), with the easterly terminus of said Right-of-Way, said beginning point being North 17 degrees, 55 minutes, 30 seconds East, a distance of 829.18' from the intersection of the northerly line of Chestnut Street (Variable width R.O.W.) and the easterly line of Lot 87 in Block 1159 as shown on the official tax maps of the Township of Lakewood and from said Beginning Point running; thence

1. North 17 degrees, 55 minutes, 30 seconds East, a distance of 145.00' to a point in the southerly line of Lot 156 in Block 1159; thence

2. South 72 degrees, 04 minutes, 30 seconds East, a distance of 9.28' to a point' thence

3. South 17 degrees, 54 minutes, 00 seconds West, a distance of 145.00' to a point; thence

4. North 72 degrees, 04 minutes, 30 seconds West, a distance of 9.34' to a point, said point being the point and place of Beginning.

Containing 1,349.93 square feet (0.03 Acres)

This description has been prepared in accordance with a map entitled "Preliminary and Final Major Subdivision - Final Plat for Block 1159 - Lots 35, 36, 37, 38, 86 & 89 and Block 1159.04 - Lots 25, 26, 28, 29 & 30, Tax Map Sheet No. 150, Township of Lakewood, Ocean County, New Jersey" , prepared by Professional Design Services, L.L.C., Project No. 15301, dated 04/19/2016, and revised 03/13/2019.

James J. Kuhn, PLS No. 34486

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

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PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

JAMES J. KUHN, P.L.S.
ASSOCIATE

PDS Ref. No. 15301
December 4, 2018
Rev: March 25, 2019
Rev: April 15, 2019

Metes & Bounds Description of
Proposed Street Vacations
Being A Portion of Clinton Avenue, Gates Avenue and Fulton Avenue and all of Powell Avenue
Situate in: Township of Lakewood, Ocean County, New Jersey

All that certain lot, tract or parcel of land situate and lying in the Township of Lakewood, County of Ocean and State of New Jersey and being more particularly bounded and described as follows:

Tract I

Being a portion of a certain tract of land lying within the right of way of Clinton Avenue, (50 foot R.O.W.) from its intersection with the northerly line of Fulton Avenue, (50 foot R.O.W.) to its northerly terminus at the division line of Tax Lots 31 and 152 in Block 1159 and Tax Lots 33 and 153 in Block 1159.

Containing 35,000.00 square feet (0.80 Acres)

Tract II

All that tract of land lying within the right of way of Powell Avenue, (50 foot R.O.W.) from its easterly terminus at the division line of Tax Lot 86 in Block 1159 and Tax Lot 37 in Block 1159 to its westerly terminus at the division line of Tax Lot 29 in Block 1159 and Tax Lot 28 in Block 1159.

Containing 33,000.00 square feet (0.76 Acres)

Tract III

Being a portion of a certain lot, tract or parcel of land lying within the right of way of Gates Avenue, (50 foot R.O.W.) and being more particularly bounded and described as follows:

Beginning at a point at the southeast terminus Gates Avenue, (50' wide) and from said beginning point running; thence

1) North 72 degrees, 04 minutes, 30 seconds West, a distance of 451.05' to a point; thence,
2) North 17 degrees, 55 minutes, 30 seconds East, a distance of 50.00' to a point; thence,
3) South 72 degrees, 04 minutes, 30 seconds East, a distance of 451.05' to a point; thence,
4) South 17 degrees, 55 minutes, 30 seconds West, a distance of 50.00' to the point and place of beginning.

Containing 22,552.50 square feet (0.52 Acres)

Tract IV

Being a portion of a certain lot, tract or parcel of land lying within the right of way of Fulton Avenue, (50 foot R.O.W.) and being more particularly bounded and described as follows:

Beginning at a point at the southeast terminus of Fulton Avenue, (50.00' wide) and from said beginning point running; thence,

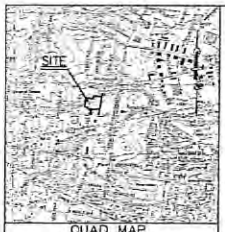
1) North 72 degrees, 04 minutes, 30 seconds West, a distance of 92.80' to a point; thence,
2) North 17 degrees, 55 minutes, 30 seconds East, a distance of 50.00' to a point; thence,
3) South 72 degrees, 04 minutes, 30 seconds East, a distance of 92.80' to a point; thence,
4) South 17 degrees, 55 minutes, 30 seconds West, a distance of 50.00' to the point and place of beginning.

Containing 4,640.00 square feet (0.11 Acres)

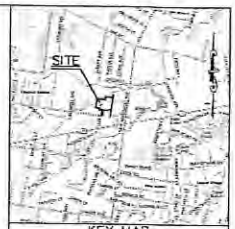
This description has been prepared in accordance with a map entitled "Preliminary and Final Major Subdivision - Final Plat for Block 1159 - Lots 35, 36, 37, 38, 86 & 89 and Block 1159.04 - Lots 25, 26, 28, 29 & 30, Tax Map Sheet No. 150, Township of Lakewood, Ocean County, New Jersey" , prepared by Professional Design Services, L.L.C., Project No. 15301, dated 04/19/2016, and revised 03/13/2019.

James J. Kuhn, PLS No. 34486

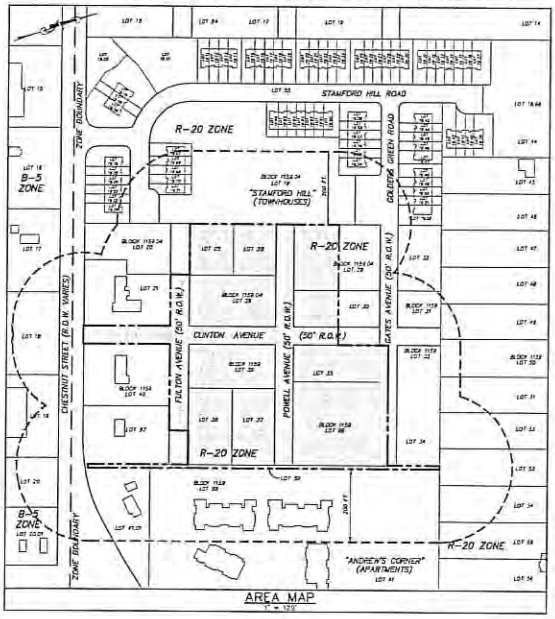
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS
FOR
BLOCK 1159 - LOTS 35, 36, 37, 38, 86 & 89
BLOCK 1159.04 - LOTS 25, 26, 28, 29 & 30
TOWNSHIP OF LAKEWOOD - OCEAN COUNTY - NEW JERSEY



QUAD MAP
1" = 2,000'



KEY MAP
1" = 2,000'



AREA MAP
1" = 100'

PROPERTY OWNERS LIST WITHIN 200 FT.

BLOCK 1156, LOT 38
PAUL & SAMANTHA HOFFMAN
2 16TH CARRIAGE DR
LAKEWOOD NJ 08701

BLOCK 1156, LOT 34
MOSHE & MELISSA BOTWICK
1584 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 33
MOSHE & MELISSA BOTWICK
1584 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 32
AARON HERMAN
1580 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 31
ISRAEL & ESTHER STEELES
1578 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 30
ROSA & LUCIOLA ESPINOZA
13 OSCAR STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 49
ROSA & LUCIOLA ESPINOZA
13 OSCAR STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 48
DOLORES SECTTY
1555 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 47
CONSTANCE L. DAVIES
1544 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 46
CONSTANCE L. DAVIES
1544 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1159, LOT 43
SALOMA PENA
1540 SALEM STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 24
CONGREGATION MAALOS HATORAH, INC.
802 FIFTH STREET
LAKEWOOD NJ 08701

BLOCK 1156, LOT 18.02
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1156, LOT 18.01
STANFORD HILL 54, LLC
3434 WEST FARGO
LAKEWOOD NJ 08701

BLOCK 1156, LOT 18.03
STANFORD HILL 54, LLC
3434 WEST FARGO
LAKEWOOD NJ 08701

BLOCK 1156, LOT 18.04
STANFORD HILL 54, LLC
3434 WEST FARGO
LAKEWOOD NJ 08701

BLOCK 1156, LOT 18.05
STANFORD HILL 54, LLC
3434 WEST FARGO
LAKEWOOD NJ 08701

BLOCK 1156, LOT 18.06
STANFORD HILL 54, LLC
3434 WEST FARGO
LAKEWOOD NJ 08701

BLOCK 1156, LOT 18.07
STANFORD HILL 54, LLC
3434 WEST FARGO
LAKEWOOD NJ 08701

BLOCK 1156.04, LOT 18.54
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.55
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.57
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.58
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.59
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.60
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.75
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.76
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.77
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.78
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.79
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.80
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 18.81
STANFORD HILL 54, LLC
3434 WEST FARGO
SKOKIE IL 60077

BLOCK 1159.04, LOT 25
ROBERT ROT LLC
1 CLINTON AVE
SPRING VALLEY NY 10977

BLOCK 1159.04, LOT 26
KENNETH JR & MATTESSA SHARPS
482 CHESTNUT STREET
LAKEWOOD NJ 08701

BLOCK 1159, LOT 18
TOWNSHIP OF LAKEWOOD
THIRD DISTRICT
LAKEWOOD NJ 08701

BLOCK 1159, LOT 19
TOWNSHIP OF LAKEWOOD
THIRD DISTRICT
LAKEWOOD NJ 08701

BLOCK 1159, LOT 41
CHESTNUT GARDENS 2 LLC
1422 ZEDAR RUN
LAKEWOOD NJ 08701

BLOCK 1159, LOT 42
PETER PANTOZZI
470 CHESTNUT STREET
LAKEWOOD NJ 08701

BLOCK 1159, LOT 87
REGINA BERGER
480 CHESTNUT STREET
LAKEWOOD NJ 08701

BLOCK 1159, LOT 410
THOMAS & SUSAN WARNICK
525 CHESTNUT STREET
LAKEWOOD NJ 08701

ATTN: SANDY HOFFMAN
539 NEWMAN SPRINGS RD
SUITE 203, THIRD FLOOR
LINCROFT NJ 07738
OCEAN COUNTY SURVEYOR

NEW JERSEY-AMERICAN WATER COMPANY
1025 LAUREL OAK RD
VOORHEES NJ 08043

VERIZON NJ INC
112 W MAIN ST
FREEHOLD NJ 07728-2325

SUBDIVISION OF MONMOUTH
42 PINE ST
UNION FALLS NJ 07753

LAKEWOOD TOWNSHIP MUA
390 NEW HAMPSHIRE AVE
LAKEWOOD NJ 08701

NJ DEPT OF TRANSPORTATION
1035 PARKWAY AVE
TRENTON NJ 08625

LAKEWOOD POLICE DEPT
231 SPRUCE ST
ZIP THIRD ST
LAKEWOOD NJ 08701

NJ NATURAL GAS CO.
PO BOX 1464
WALL NJ 07719

TOMS RIVER NJ 08753

SPARKS
ROOM #731-1000 HOWARD BLVD
MT LAUREL CORPORATE PLAZA
MT LAUREL NJ 08054

NJ TURNPIKE AUTHORITY - LEGAL DEPT
PO BOX 5042
581 MAIN ST
WOODBRIDGE NJ 07095-5042

OCEAN COUNTY
PLANNING BOARD
129 HOOPER AVE
TOMS RIVER NJ 08753

OWNER
BLOCK 1159 LOTS 35, 37, 38 & 86 &
BLOCK 1159.04 LOT 25, 29 & 30
CONGREGATION MAALOS HATORAH, INC.
802 FIFTH STREET
LAKEWOOD, NJ 08701

OWNER
BLOCK 1159 LOT 36 &
BLOCK 1159.04 LOT 26
MMK PROPERTIES, LLC
P.O. BOX 709
LAKEWOOD, NJ 08701

OWNER
BLOCK 1159.04 LOT 33
KAREN WANDEL
P.O. BOX 709
LAKEWOOD, NJ 08701

APPLICANT
CONGREGATION MAALOS HATORAH, INC.
802 FIFTH STREET
LAKEWOOD, NJ 08701

GENERAL NOTES:

1. BEING KNOWN AS BLOCK 1159, LOTS 35, 36, 37, 38, 86 & 89 BLOCK 1159.04, LOTS 25, 26, 28, 29 & LOT 30 AS SHOWN ON SHEET 169 OF THE LAKEWOOD TOWNSHIP TAX MAP. TOTAL SITE AREA = 8.41 AC. ±
2. OUTBOUNDS & TOPOGRAPHIC INFORMATION SHOWN PURSUANT TO A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX BLOCK 1159 – TAX LOTS 31, 32, 33, 35, 36, 37, 38, 86 & 89 TAX BLOCK 1159.04 – TAX LOTS 25, 26, 28, 29 & 30 TOWNSHIP OF LAKEWOOD, OCEAN COUNTY, NEW JERSEY" PREPARED BY PROFESSIONAL DESIGN SURVEYING, LLC. DATED APRIL 27, 2014 AND LAST REVISED FEBRUARY 22, 2016.
3. THE PROPERTY LIES WITHIN THE R-20 ZONE IN THE TOWNSHIP OF LAKEWOOD.
4. IT IS PROPOSED TO SUBDIVIDE THE PROPERTY FOR THE CONSTRUCTION OF DUPLEX HOUSING UNITS.
5. WATER SERVICE WILL BE SUPPLIED BY AN EXTENSION OF PUBLIC WATER.
6. SEWAGE DISPOSAL WILL BE SUPPLIED BY AN EXTENSION OF PUBLIC SEWER.
7. ALL UTILITIES (ELECTRIC, TELEPHONE, ETC.) TO BE PROVIDED UNDERGROUND. THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
8. THE EIGHT FINANCE EASEMENTS ARE SUBJECT TO RESTRICTIONS CONTAINED WITHIN THE LAKEWOOD TOWNSHIP'S LAND USE ORDINANCE.
9. ALL DISTURBED AREAS WILL BE INSTANTLY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
10. ALL TRAFFIC CONTROL SIGNAGE, INCLUDING PAVEMENT MARKINGS, WILL BE PROVIDED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
11. THE OWNER OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.20(a) OF THE N.J. UNIFORM CONSTRUCTION CODES AND OSHA 1926.20(b) (USDOL CONSTRUCTION SAFETY AND HEALTH REGULATIONS). PROFESSIONAL DESIGN SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
12. EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
13. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES AND MANUFACTURER'S REQUIREMENTS.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT, VISIT SITE PRIOR TO THE INITIATION OF CONSTRUCTION, INSURE THE CONSTRUCTION HAS NO CONFLICT WITH THE GEOMETRICS RELATIVE TO THE EXISTING CONDITIONS OR RELIANCE USED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THE WORK SATISFACTORILY, CORRECTIONS AND/OR ADDITIONS REQUIRED DUE TO SUCH CONFLICTS SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. CONTRACTOR SHALL BE RESPONSIBLE FOR AND CORRECT ALL DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES RESULTING FROM CONSTRUCTION OPERATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN, ENGINEERING AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATION AND GRADE REQUIREMENTS. DETAILED, FINISH NOTED AND EXTERIOR GRADING, UTILITY AND SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL CONTRACTORS TO AVOID CONFLICTS, AND DWELLING PROVIDE SEPTIC AND ASSOCIATED THE APPROPRIATE UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WASTE CONFLICTS COST ARE TO BE SHOWN SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
16. ALL FILL, COMPACTION AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
17. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SOIL METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
18. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO IN-STATING WORK.

FLOOD HAZARD AREA

1. FLOOD HAZARD AREA AS DEPICTED ON THESE PLANS HAS BEEN TAKEN FROM FLOOD HAZARD AREA VERIFICATION / REMOVAL PERMIT APPROVAL EMERSON COVE AREA APPROVAL FOR CHESTNUT STREET MAJOR SUBDIVISION" BY FAH ASSOCIATES FOR BLOCK 1159, LOTS 18, 42+44&45, NJDEP PERMIT NUMBER IS 1514-05-0002.1

FRESHWATER WETLANDS

FRESHWATER WETLANDS & BUFFER AREAS ARE LOCATED ON THE SUBJECT PROPERTY. WETLANDS HAVE BEEN DELINEATED AND SO LOCATED BY THE ACOE F., FILE #0514-05-0001.1. WETLANDS HAVE BEEN CLASSIFIED AS INTERMEDIATE RESOURCE VALUE & A 50 FT. BUFFER.

RIPARIAN BUFFER ZONE

IN ACCORDANCE WITH THE N.J. FLOOD HAZARD AREA CONTROL ACT RULES, N.J.A.C. 7:13, A RIPARIAN ZONE EXISTS ALONG EVERY REGULATED WATERWAY. THE RIPARIAN ZONE IS 50 FT. FROM THE TOP OF BANK OF LINEAR, FLUVIAL WATER.

APPROVED BY
THE LAKEWOOD TOWNSHIP ZONING BOARD

CHAIRMAN — DATE
SECRETARY — DATE
ENGINEER — DATE

SHEET INDEX

No.	DESCRIPTION	No.	DESCRIPTION
1	COVER SHEET	10	CONSTRUCTION DETAILS
2	DEVELOPMENT PLAN	11	CONSTRUCTION DETAILS
3	GRADING PLAN	12	CONSTRUCTION DETAILS
4	STORM DRAINAGE PLAN	13	SOIL EROSION & SEDIMENT CONTROL PLAN
5	UTILITY PLAN	14	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
6	LANDSCAPE PLAN	15	PRE DEVELOPED DRAINAGE AREA MAP
7	LIGHTING PLAN	16	POST DEVELOPED DRAINAGE AREA MAP
8	LANDSCAPE & LIGHTING DETAILS	17	COLLECTION SYSTEM DRAINAGE AREA MAP
9	ROAD PROFILE	1/1	FINAL PLAT

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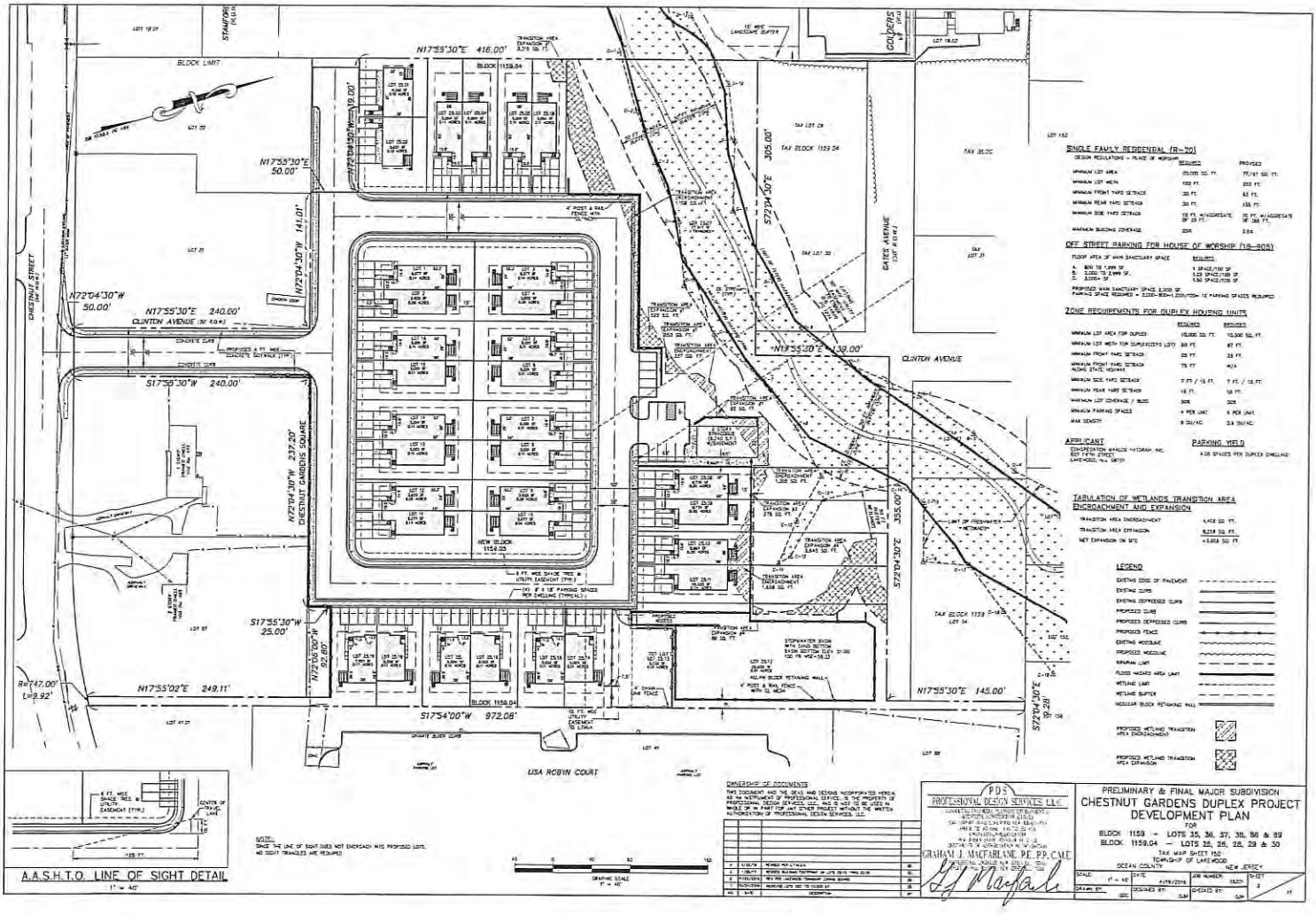
1	6/30/16	REVISED PER COMMENTS
2	11/28/16	REVISED BUILDING FOOTPRINT PER LATEST PLANS
1	07/20/2016	PER THE LAKEWOOD TOWNSHIP ZONING BOARD
1	06/09/2016	REVISED LOTS AND TO REVISE LOT
NO.	DATE	DESCRIPTION

PDS
PROFESSIONAL DESIGN SERVICES LLC
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
A CIVIL, ARCHITECTURAL & LAND DEVELOPMENT CONSULTING FIRM
1460 E. GRAND AVE. SUITE 2
LINDENWOLD, NEW JERSEY 08021
(856) 784-1111 FAX (856) 784-2501
DISTRICT OF COLUMBIA NJ VIRGINIA

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
PROFESSIONAL ENGINEER, PLANNER & LAND SURVEYOR
N.J. LIC. #GE37-000

PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
COVER SHEET
FOR
BLOCK 1159 – LOTS 35, 36, 37, 38, 86 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 169
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE:	DATE:	JOB NUMBER:	SHEET
1" = 100'	4/19/2016	1530	1
DRAWN BY:	DESIGNED BY:	CHECKED BY:	17
BSC	GJM	GJM	


N17°55'30"E 416.00'
BLOCK LIMIT
BLOCK 1159.04
N17°55'30"E 50.00'
N72°04'30"W 141.01'
N72°04'30"W 50.00'
N17°55'30"E 240.00'
CLINTON AVENUE (50' R.O.W.)
S17°55'30"W 240.00'
N72°04'30"W 237.20'
CHESTNUT GARDENS SQUARE
S17°55'30"W 25.00'
N17°55'30"W 92.80'
R=747.00'
L=9.92'
N17°55'02"E 249.11'
S17°54'00"W 972.08'
USA ROBIN COURT
NEW BLOCK 1159.03
N72°04'30"E 305.00'
N17°55'30"E 139.00'
CATES AVENUE (50' R.O.W.)
S72°04'30"E 355.00'
N17°55'30"E 145.00'
S72°04'30"E 19.28'
TAX BLOCK 1159.04
TAX BLOCK 1159.03
TAX BLOCK 1159.04 LOT 34
LOT 19.01
LOT 19.02
LOT 19.03
LOT 19.04
LOT 19.05
LOT 19.06
LOT 19.07
LOT 19.08
LOT 19.09
LOT 19.10
LOT 19.11
LOT 19.12
LOT 19.13
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LOT 19.16
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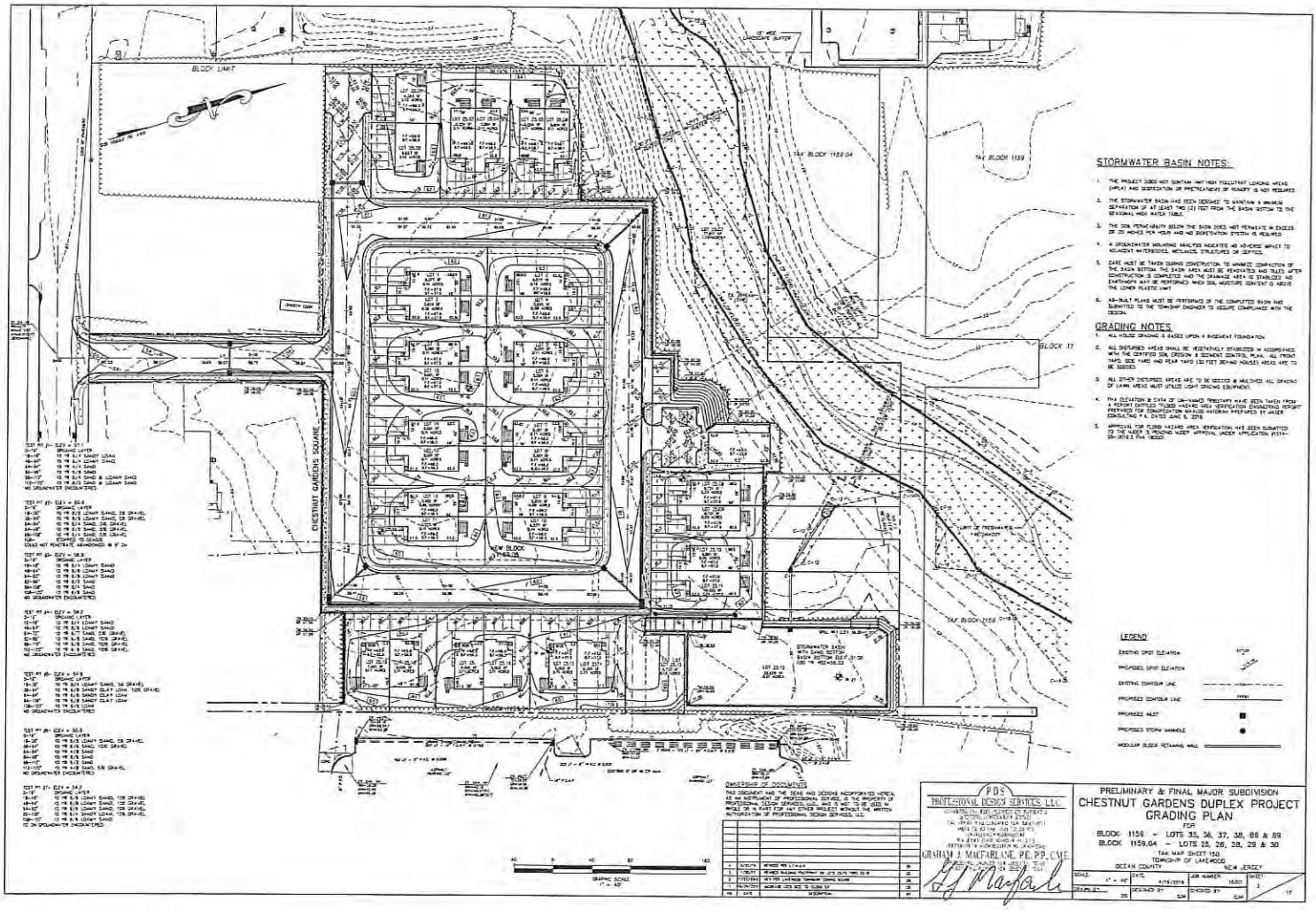
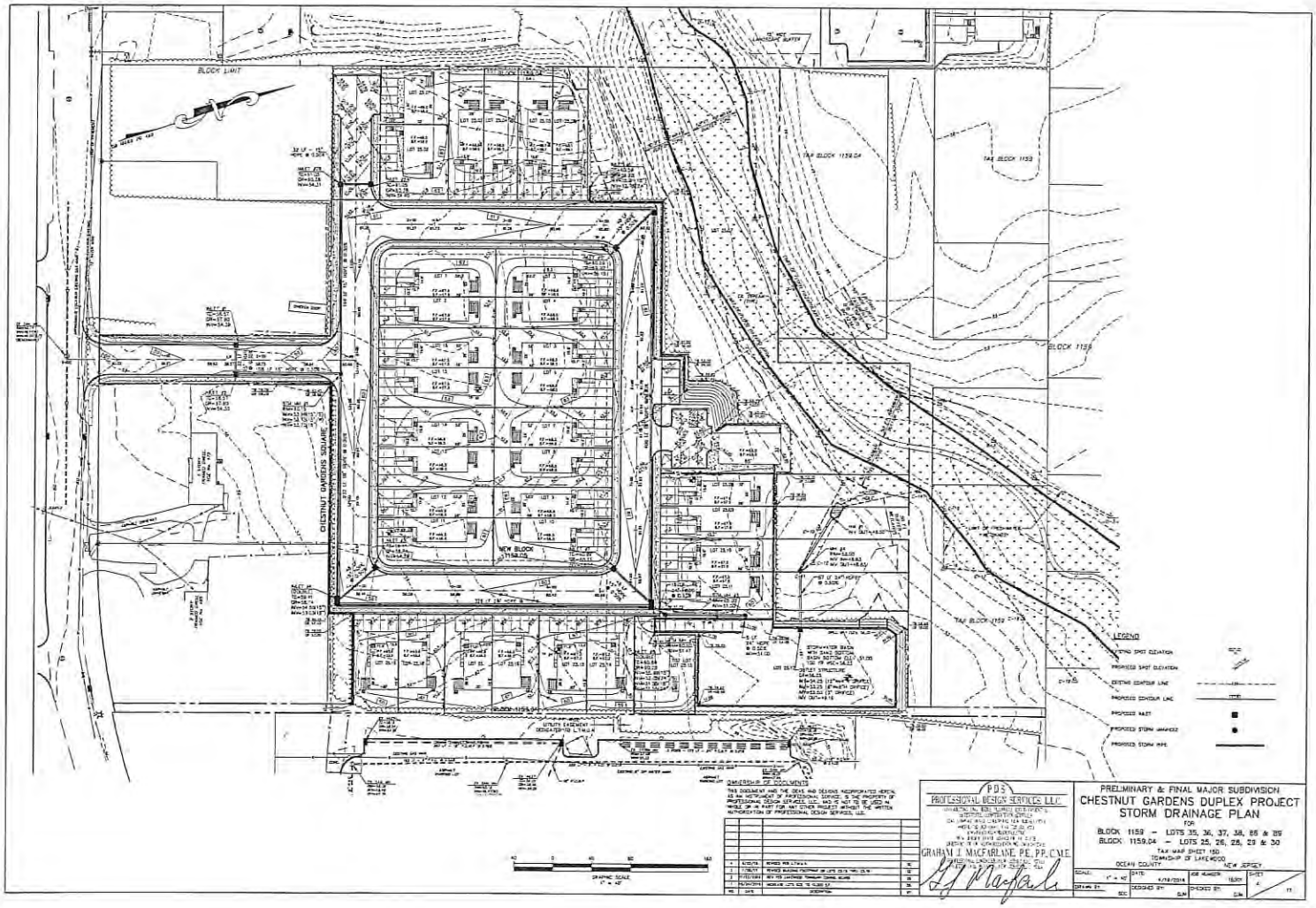
LOT 19.19
LOT 19.20
LOT


BLOCK LIMIT
TAX BLOCK 1159.04
TAX BLOCK 1159
BLOCK 11
CHESTNUT GARDENS SQUARE
NEW BLOCK 1159.05
LOT 1 FRESHWATER WETLANDS
STORMWATER BASIN
TOP ELEV=31.00
BOTTOM ELEV=27.50
SEE TYP. PROFILE C-12
LOT 23.12
BLOCK 11
SEE NOTE 2
SEE NOTE 3
SEE NOTE 4
SEE NOTE 5
SEE NOTE 6
SEE NOTE 7
SEE NOTE 8
SEE NOTE 9
SEE NOTE 10
SEE NOTE 11
SEE NOTE 12
SEE NOTE 13
SEE NOTE 14
SEE NOTE



PDS
PROFESSIONAL DESIGN SERVICES, LLC

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.

PRELIMINARY & FINAL MAJOR SUBDIVISION

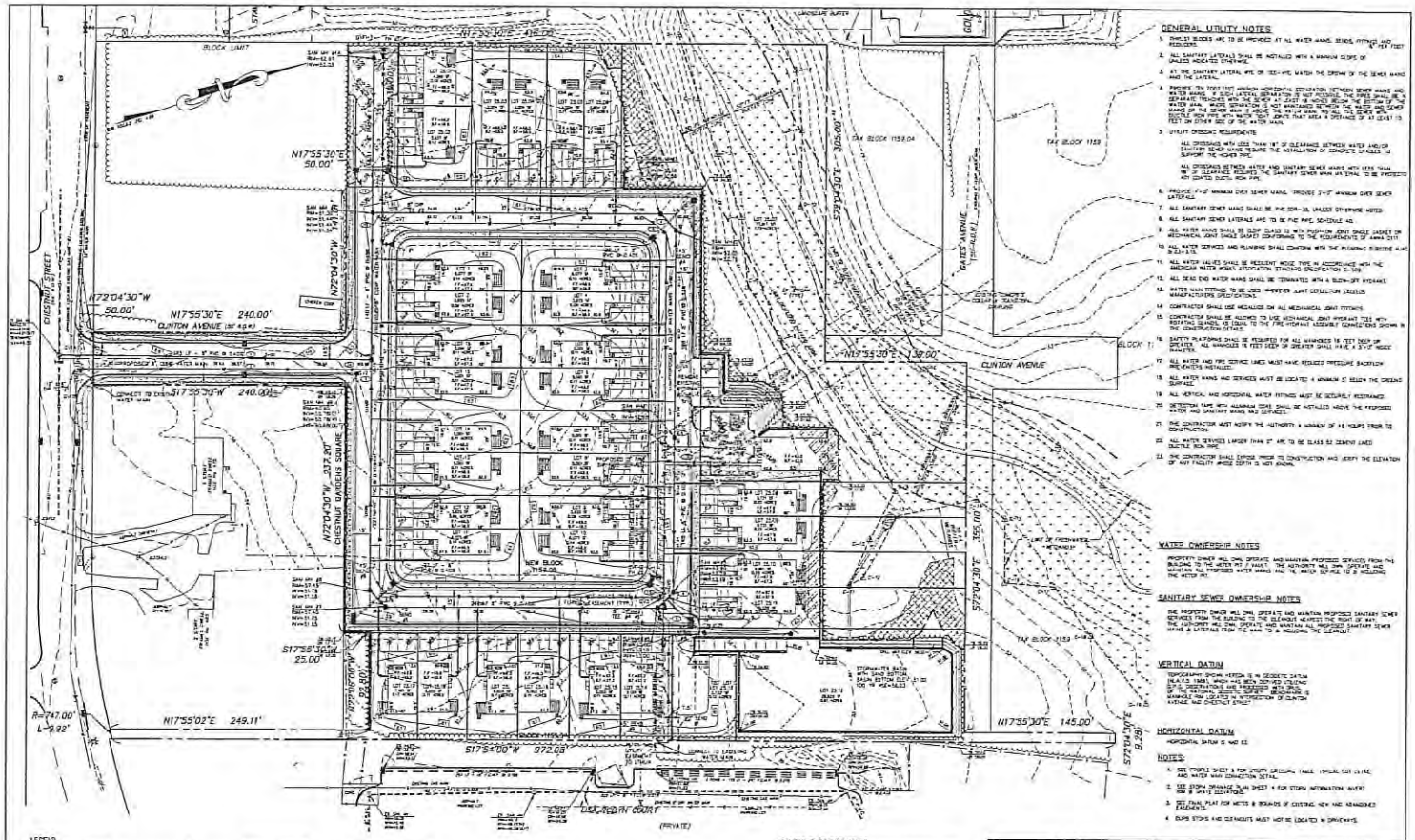
CHESTNUT GARDENS DUPLEX PROJECT
STORM DRAINAGE PLAN

FOR

BLOCK 1159 – LOTS 35, 36, 37, 38, 85 & 86
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30

TAX MAP SHEET 150
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 40'	DATE:	4/18/2014	JOB NUMBER:	15301	SHEET:	4
DRAWN BY:	BDC	DESIGNED BY:	GJM	CHECKED BY:	GJM		11



GENERAL UTILITY NOTES

1. ENDCAP BLOCKS ARE TO BE PROVIDED AT ALL WATER MAINS, BENDS, FITTINGS AND 6" PER FOOT REDUCERS.
2. ALL SANITARY LATERALS SHALL BE INSTALLED WITH A MINIMUM SLOPE OF UNLESS INDICATED OTHERWISE.
3. AT THE SANITARY LATERAL WYE OR TEE-WYE MATCH THE CROWN OF THE SEWER MAINS AND THE LATERAL.
4. PROVIDE TEN FOOT TEST MINIMUM HORIZONTAL SEPARATION BETWEEN SEWER MAINS AND WATER MAINS. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE SEPARATED TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. SUCH SEPARATION IS NOT MAINTAINED BETWEEN THE WATER AND SEWER MAINS, THE SEWER MAIN SHALL BE CONSTRUCTED OF WATER MAIN MATERIAL AND SHALL BE PRESSURE TESTED IN PLACE TO INSURE THAT AREA A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE WATER MAIN.
5. UTILITY CROSSING REQUIREMENTS

   ALL CROSSINGS WITH LESS THAN 18" OF CLEARANCE BETWEEN WATER AND/OR SANITARY SEWER MAINS REQUIRE THE INSTALLATION OF CONCRETE ON CRADLE TO SUPPORT THE HIGHER PIPE.

   ALL CROSSINGS BETWEEN WATER AND SANITARY SEWER MAINS WITH LESS THAN 18" OF CLEARANCE REQUIRED, THE SANITARY SEWER MAIN MATERIAL TO BE PROTECTED WITH CONCRETE DUCTILE IRON PIPE.
6. PROVIDE 4"-0" MINIMUM OVER SEWER MAINS. PROVIDE 3'-0" MINIMUM OVER SEWER LATERALS.
7. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35, UNLESS OTHERWISE NOTED.
8. ALL SANITARY SEWER LATERALS ARE TO BE PVC PIPE, SCHEDULE 40.
9. ALL WATER MAINS SHALL BE CLASS 52 WITH PUSH-ON JOINT SINGLE GASKET OR MECHANICAL JOINT SINGLE GASKET CONFORMING TO THE REQUIREMENTS OF ANSI A21.11.
10. ALL WATER SERVICES AND PLUMBING SHALL CONFORM WITH THE PLUMBING SUBCODE N.J.A.C. 5:23-3.15.
11. ALL WATER VALVES SHALL BE RESILIENT WEDGE TYPE IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD SPECIFICATION C-509.
12. ALL DEAD END WATER MAINS SHALL BE TERMINATED WITH A BLOW-OFF HYDRANT.
13. WATER MAIN FITTINGS TO BE CAST IRONFITTINGS JOINT DEFLECTION EXCEEDS MANUFACTURERS SPECIFICATIONS.
14. CONTRACTOR SHALL USE MEGALUGS ON ALL MECHANICAL JOINT FITTINGS.
15. CONTRACTOR SHALL BE REQUIRED TO USE MECHANICAL JOINT HYDRANT TEES WITH ROTATING GLANDS, AS SHOWN TO THE FIRE HYDRANT ASSEMBLY CONNECTIONS SHOWN IN THE CONSTRUCTION DETAILS.
16. SAFETY PLATFORMS SHALL BE REQUIRED FOR ALL MANHOLES 16 FEET DEEP OR GREATER. ALL MANHOLES 16 FEET DEEP OR GREATER SHALL HAVE A 5'-0" INSIDE DIAMETER.
17. ALL WATER AND FIRE SERVICE LINES MUST HAVE REDUCED PRESSURE BACKFLOW PREVENTERS INSTALLED.
18. ALL WATER MAINS AND SERVICES MUST BE LOCATED A MINIMUM 10' BEHIND THE CURBLINE/ SLOPE AREA.
19. ALL VERTICAL AND HORIZONTAL WATER FITTINGS MUST BE SECURELY RESTRAINED.
20. DETECTION TAPE WITH ALUMINUM CORE SHALL BE INSTALLED ABOVE THE PROPOSED WATER AND SANITARY MAINS AND SERVICES.
21. THE CONTRACTOR MUST NOTIFY THE AUTHORITY A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
22. ALL WATER SERVICES LARGER THAN 2" ARE TO BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE.
23. THE CONTRACTOR SHALL EXPOSE PRIOR TO CONSTRUCTION AND VERIFY THE ELEVATION OF ANY FACILITY WHERE DEPTH IS NOT KNOWN.

WATER OWNERSHIP NOTES

PROPERTY OWNER WILL OWN, OPERATE AND MAINTAIN PROPOSED SERVICES FROM THE BUILDING TO THE METER NO (IF ANY). THE AUTHORITY WILL OWN, OPERATE AND MAINTAIN ALL PROPOSED WATER MAINS AND THE WATER SERVICE TO A BUILDING NO METER (IF ANY).

SANITARY SEWER OWNERSHIP NOTES

THE PROPERTY OWNER WILL OWN, OPERATE AND MAINTAIN PROPOSED SANITARY SEWER SERVICES FROM THE BUILDING TO THE CLEANOUT NEAREST THE RIGHT OF WAY. THE AUTHORITY WILL OWN, OPERATE AND MAINTAIN ALL PROPOSED SANITARY SEWER MAINS & LATERALS FROM THE MAIN TO A BUILDING THE CLEANOUT.

VERTICAL DATUM

TOPOGRAPHIC SPOT ELEVATIONS SHOWN HEREON IS IN GEODETIC DATUM (N.A.V.D. 1988) WHICH HAS BEEN DERIVED FOLLOWING G.P.S. OBSERVATIONS AND PROCESSING WITH OPUS. BENCHMARK USED FOR SURVEY: BENCHMARK IS A BRASS CAP MONUMENT AT THE INTERSECTION OF CLINTON AVENUE AND CHESTNUT STREET.

HORIZONTAL DATUM

HORIZONTAL DATUM IS NAD 83

NOTES:

1. SEE PROFILE SHEET 8 FOR UTILITY CROSSING TABLE, TYPICAL LOT DETAIL AND WATER MAIN CONNECTION DETAIL.
2. SEE STORM DRAINAGE PLAN SHEET 4 FOR STORM INFORMATION, INVERT RIM & PIPE SIZE/TYPE.
3. SEE FINAL PLAT FOR METES & BOUNDS OF EXISTING, NEW AND REMAINING EASEMENTS.
4. DUPS STOPS AND CLEANOUTS MUST NOT BE LOCATED IN DRIVEWAYS.

LEGEND

EXISTING SANITARY MANHOLE	PROPOSED SANITARY LINE
EXISTING SANITARY LINE	PROPOSED SANITARY FORCE MAIN
EXISTING OVERHEAD ELECTRIC LINE	PROPOSED SANITARY MANHOLE
EXISTING WATER LINE	PROPOSED SANITARY CLEANOUT
EXISTING WATER CURB STOP	PROPOSED WATER LINE
EXISTING HYDRANT	PROPOSED WATER VALVE
EXISTING WATER VALVE	PROPOSED WATER CURB STOP
PROPOSED BOUNDARY	UTILITY CROSSING IDENTIFICATION
EXISTING CHAIN LINK FENCE	PROPOSED RETAINING WALL
EXISTING UTILITY POLE	PROPOSED POST & RAIL FENCE
EXISTING LIGHT POLE	PROPOSED CONSERVATION EASEMENT LINE
EXISTING STREAM	PROPOSED UTILITY EASEMENT LINE
	PROPOSED FIRE HYDRANT

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NO.	DATE	REVISION	BY
4	5/20/15	REVISED PER COMMENTS	GJM
3	1/30/15	REVISED BUILDING LOCATIONS	GJM
2	11/10/14	REVISED PER CLEARWOOD TOWNSHIP ZONING REVIEW	GJM
1	10/31/14	ADDED LOTS 25, 28, 29 & 30 BLOCK 1159.04	GJM
NO.	DATE	DESCRIPTION	BY

PDS
PROFESSIONAL DESIGN SERVICES, LLC
CIVIL ENGINEERING, SURVEYING, PLANNING
GRAHAM J. MACFARLANE, PE, PP, CME
PROFESSIONAL ENGINEER, PLANNER, CME
NEW JERSEY LICENSE NO. GE 45921

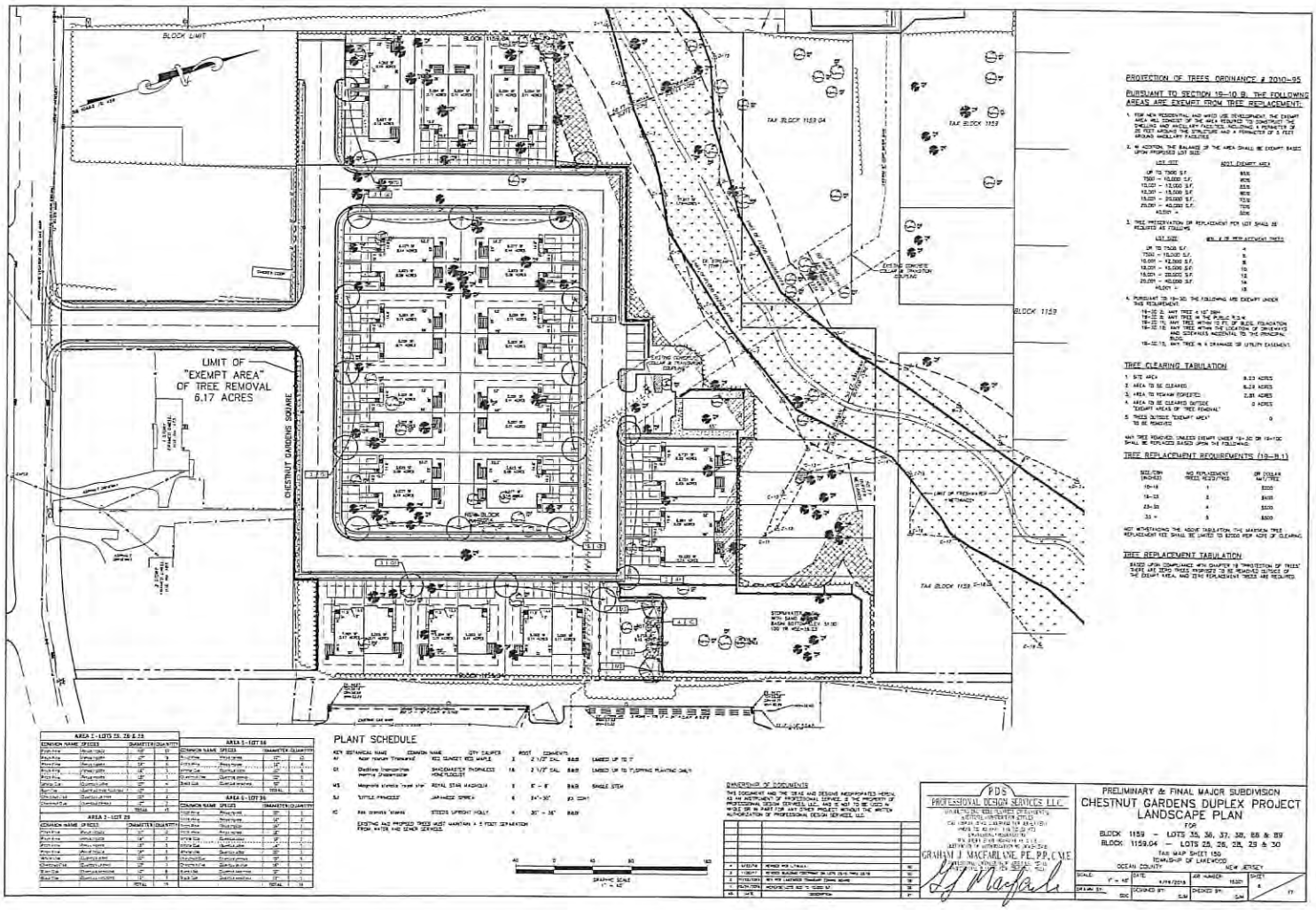
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
UTILITY PLAN

FOR

BLOCK 1159 – LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 – LOTS 25, 28, 29 & 30

TAX MAP SHEET 102
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE:	DATE:	JOB NUMBER:	SHEET
1" = 40'	4/18/2014	1159	5
DRAWN BY:	DESIGNED BY:	CHECKED BY:	11
SDC	GJM	GJM	



PROTECTION OF TREES ORDINANCE # 2010-95

PURSUANT TO SECTION 19-10.9, THE FOLLOWING AREAS ARE EXEMPT FROM TREE REPLACEMENT:

1. FOR NEW RESIDENTIAL AND MIXED USE DEVELOPMENT, THE EXEMPT AREA WILL CONSIST OF THE AREA REQUIRED TO CONSTRUCT THE DWELLING AND ANCILLARY FACILITIES, INCLUDING A PERIMETER OF 25 FEET AROUND THE STRUCTURE AND A PERIMETER OF 5 FEET AROUND ANCILLARY FACILITIES.
2. IN ADDITION, THE BALANCE OF THE AREA SHALL BE EXEMPT BASED UPON PROPOSED LOT SIZE:

LOT SIZE	EXEMPT AREA
UP TO 7500 S.F.	65%
7500 – 10,000 S.F.	60%
10,001 – 12,000 S.F.	55%
12,001 – 15,000 S.F.	50%
15,001 – 20,000 S.F.	70%
20,001 – 40,000 S.F.	75%
40,001 +	80%

3. TREE PRESERVATION OR REPLACEMENT PER LOT SHALL BE REQUIRED AS FOLLOWS:

LOT SIZE	MIN. # OF TREES REQUIRED
UP TO 7500 S.F.	4
7500 – 10,000 S.F.	5
10,001 – 12,000 S.F.	6
12,001 – 15,000 S.F.	10
15,001 – 20,000 S.F.	12
20,001 – 40,000 S.F.	14
40,001 +	15

4. PURSUANT TO 19-10.9D, THE FOLLOWING ARE EXEMPT UNDER THIS REQUIREMENT:
   - 19-10.9.a. ANY TREE 4 1/2" DBH
   - 19-10.9.b. ANY TREE IN THE PUBLIC R.O.W.
   - 19-10.9.c. ANY TREE WITHIN 10 FT. OF BLDG. FOUNDATION
   - 19-10.9.d. ANY TREE WITHIN THE LIMITS OF DRIVEWAYS AND WALKWAYS OTHERWISE ACCESSIBLE TO THE PRINCIPAL BLDG.
   - 19-10.9.h. ANY TREE IN A DRAINAGE OR UTILITY EASEMENT.

TREE CLEARING TABULATION

1. SITE AREA	8.23 ACRES
2. AREA TO BE CLEARED	6.24 ACRES
3. AREA TO REMAIN FORESTED	2.81 ACRES
4. AREA TO BE CLEARED OUTSIDE "EXEMPT AREAS OF TREE REMOVAL"	0 ACRES
5. TREES OUTSIDE "EXEMPT AREA" TO BE REMOVED	0

ANY TREE REMOVED, UNLESS EXEMPT UNDER 19-10.9D OR 19-11C SHALL BE REPLACED BASED UPON THE FOLLOWING:

TREE REPLACEMENT REQUIREMENTS (19-8.1)

SIZE ITEM (INCHES)	NO. REPLACEMENT TREES REQUIRED	OR DOLLAR AMOUNT
10-18	1	$300
19-22	2	$600
23-30	4	$1200
31 +	6	$1800

NOTWITHSTANDING THE ABOVE TABULATION, THE MAXIMUM TREE REPLACEMENT FEE SHALL BE LIMITED TO $2000 PER ACRE OF CLEARING.

TREE REPLACEMENT TABULATION

BASED UPON COMPLIANCE WITH CHAPTER 19 "PROTECTION OF TREES" THERE ARE ZERO TREES PROPOSED TO BE REMOVED OUTSIDE OF THE EXEMPT AREA, AND ZERO REPLACEMENT TREES ARE REQUIRED.

AREA 1 - LOTS 35, 36 & 37		
COMMON NAME (PROP.)	DIAMETER	QUANTITY
Red Maple	12"	10
Red Maple	10"	9
Red Maple	8"	6
Red Maple	6"	1
Red Maple	4"	1
Sweet Gum	12"	1
Sweet Gum	10"	4
Sweet Gum	8"	1
Sweet Gum	6"	1
Sweet Gum	4"	1
TOTAL		35

AREA 2 - LOT 29		
COMMON NAME (PROP.)	DIAMETER	QUANTITY
Red Maple	12"	1
Red Maple	10"	2
Red Maple	8"	1
Red Maple	6"	1
Red Maple	4"	1
White Oak	12"	1
White Oak	10"	1
White Oak	8"	1
Chestnut Oak	12"	1
Chestnut Oak	10"	1
Black Gum	12"	2
Black Gum	10"	1
Black Gum	8"	1
TOTAL		15

AREA 3 - LOT 28		
COMMON NAME (PROP.)	DIAMETER	QUANTITY
Red Maple	12"	1
Red Maple	10"	1
Red Maple	8"	1
White Oak	12"	1
White Oak	10"	1
White Oak	8"	1
Chestnut Oak	12"	1
Chestnut Oak	10"	1
Chestnut Oak	8"	1
Black Gum	12"	1
Black Gum	10"	1
Black Gum	8"	1
TOTAL		12

AREA 4 - LOT 27.06		
COMMON NAME (PROP.)	DIAMETER	QUANTITY
Red Maple	12"	1
Red Maple	10"	1
Red Maple	8"	1
White Oak	12"	1
White Oak	10"	1
White Oak	8"	1
Chestnut Oak	12"	1
Chestnut Oak	10"	1
Chestnut Oak	8"	1
Black Gum	12"	1
Black Gum	10"	1
Black Gum	8"	1
TOTAL		12

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	CALIPER	ROOT	COMMENTS
AT	Acer rubrum 'Franksred'	RED SUNSET RED MAPLE	3	2 1/2" CAL.	B&B	LIMBED UP TO 7'
GT	Gleditsia triacanthos inermis 'Shademaster'	SHADEMASTER THORNLESS HONEYLOCUST	18	2 1/2" CAL.	B&B	LIMBED UP TO FUNCTIONAL PLANTING SHELF
MS	Magnolia stellata 'royal star'	ROYAL STAR MAGNOLIA	3	8' - 9'	B&B	SINGLE STEM
SJ	'LITTLE PRINCESS'	JAPANESE SPIREA	6	24"-30"	#3 CONT.	
IC	Ilex crenata 'stokes'	STOKES UPRIGHT HOLLY	4	30" - 36"	B&B	

EXISTING AND PROPOSED TREES MUST MAINTAIN A 5 FOOT SEPARATION FROM WATER AND SEWER SERVICES.

OWNERSHIP OF DOCUMENTS

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NO.	DATE	DESCRIPTION	BY
4	9/12/19	REVISED PER LETTER	GJM
3	7/29/19	REVISED BUILDING FOOTPRINT IN LOTS 28-29 PER LOT 28	GJM
2	7/15/19	REV PER PLANNING COMMENT LETTER DATED 6/28/19	GJM
1	6/24/19	ADDITIONAL LOTS ADDED TO SUBDIVISION	GJM
NO.	DATE	DESCRIPTION	BY

PDS
PROFESSIONAL DESIGN SERVICES L.L.C.
GRAHAM J. MACFARLANE, PE, PP, CME
PROFESSIONAL ENGINEER & PLANNER
NEW JERSEY LICENSE NO. 24GE04
AUTHORITY OF AUTHORIZATION NO. 24GA27
NEW JERSEY CERTIFIED PLANNER NO. 5115

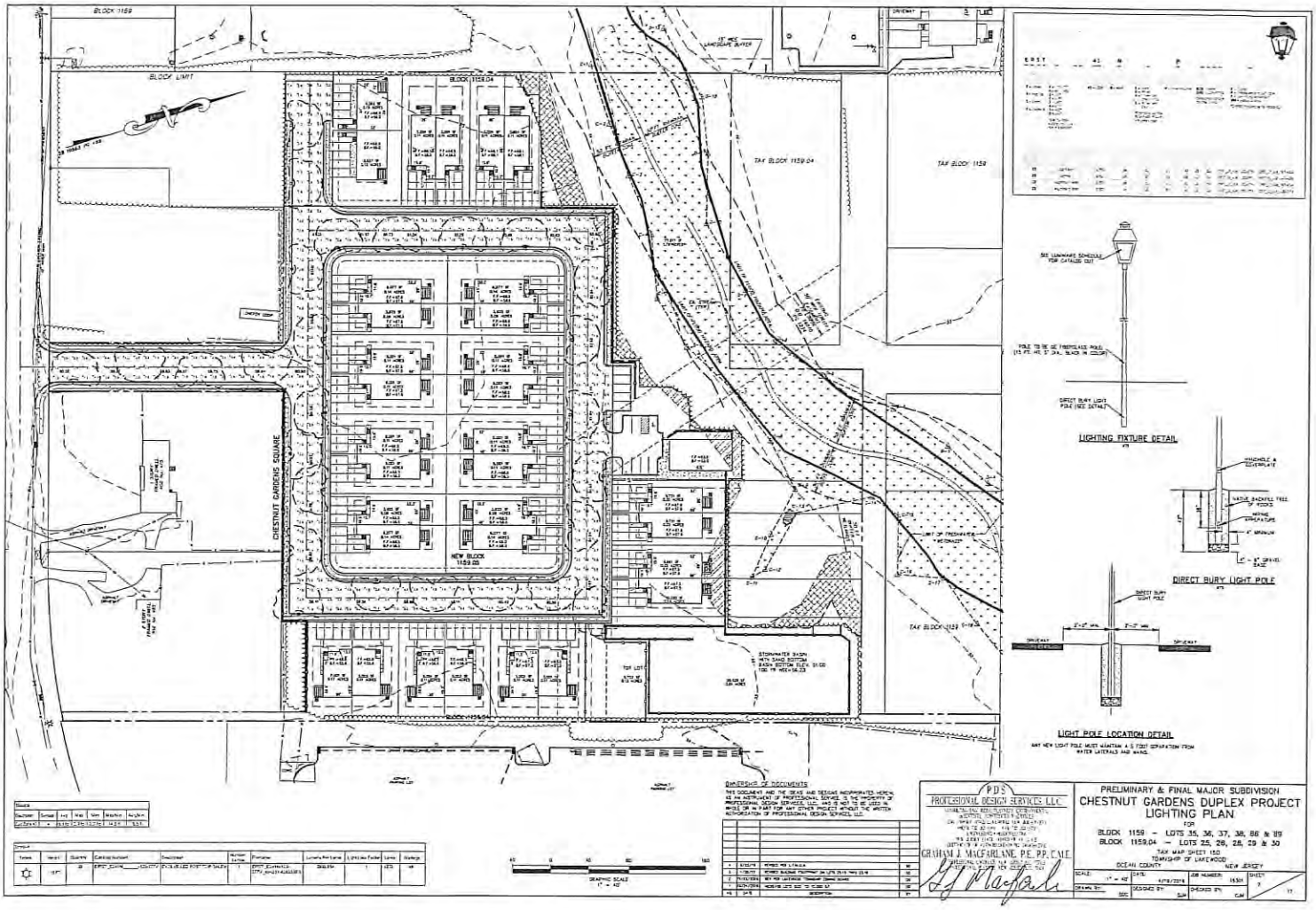
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
LANDSCAPE PLAN

FOR

BLOCK 1159 – LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30

TAX MAP SHEET 150
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE	DATE	JOB NUMBER	SHEET
1" = 40'	9/19/2019	19-201	6 OF 17
DRAWN BY: SDC	DESIGNED BY: GJM	CHECKED BY: GJM	

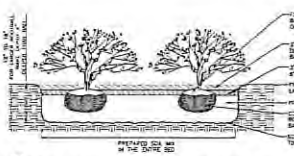


PDS
PROFESSIONAL DESIGN SERVICES LLC

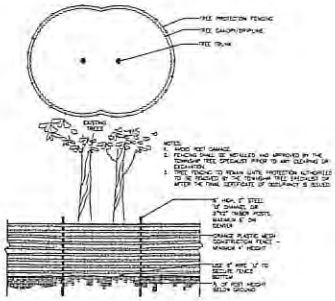
GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.

PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT LIGHTING PLAN
FOR
BLOCK 1159 – LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 150
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

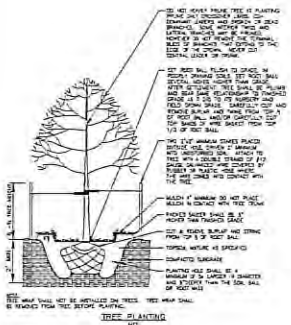
SCALE: 1" = 40' | DATE: 4/18/2016 | JOB NUMBER: 1530 | SHEET 7 OF 17
DRAWN BY: SSC | DESIGNED BY: SJM | CHECKED BY: GJM



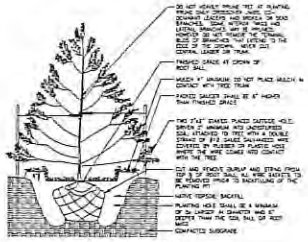
SHRUB PLANTING
N.T.S.



TREE PROTECTION FENCING
N.T.S.

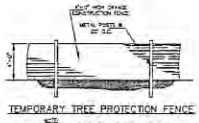


TREE PLANTING
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.

LANDSCAPE ARCHITECTURAL NOTES



TEMPORARY TREE PROTECTION FENCE

DETENTION BASIN SEEDING

EASTERN SHAWEDGE	5 LBS / ACRE
REDTOP OR CREEPING BENTGRASS	2 LBS / ACRE
TORO BLUEGRASS	5 LBS / ACRE
WILD RYE	5 LBS / ACRE
SWITCHGRASS	5 LBS / ACRE

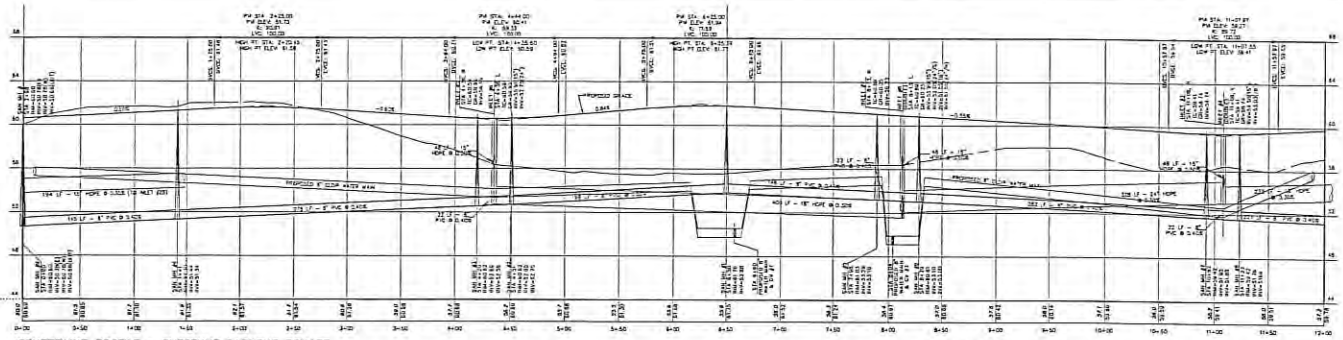
OWNERSHIP OF DOCUMENTS

4	8/2016	REVISED PER COMMENTS	MC
3	7/2016	REVISED BASINS TOPOGRAPHY ON LOT 25 & TYPICAL SECTION	MC
2	7/15/2016	SITE PLAN LANDSCAPE TRANSMITTAL COMMENTS REVISED	MC
1	6/24/2016	REVISED LOT LINES TO FOLLOW CURVE	MC
NO.	DATE	DESCRIPTION	BY

PDS
PROFESSIONAL DESIGN SERVICES, LLC
GRAHAM J. MACFARLANE, PE, PP, CME

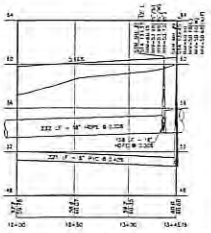
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
LANDSCAPE & LIGHTING DETAILS
FOR
BLOCK 1159 — LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 — LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 150
TOWNSHIP OF LINWOOD
OCEAN COUNTY NEW JERSEY

SCALE:	DATE:	JOB NUMBER	SHEET
AS SHOWN	5/31/2016	15-329	5
DRAWN BY:	DESIGNED BY:	CHECKED BY:	OF 17
BDS	DJM	GJM	



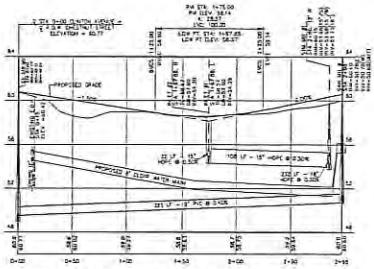
CENTERLINE PROFILE – CHESTNUT GARDENS SQUARE

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



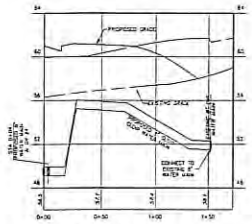
CENTERLINE PROFILE – CHESTNUT GARDENS SQUARE

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



CENTERLINE PROFILE – CLINTON AVENUE

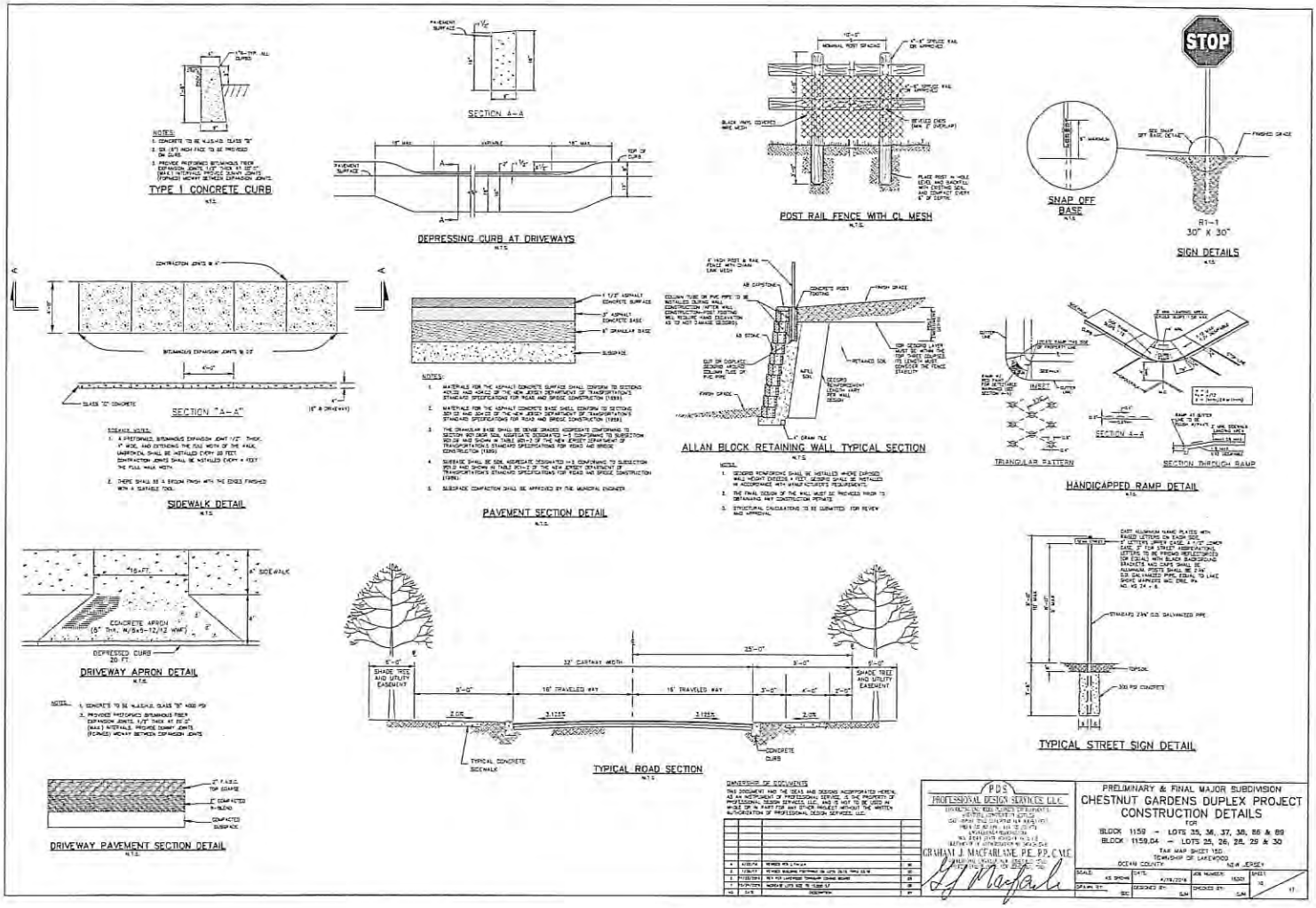
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



UTILITY EASEMENT PROFILE LOTS 25.13 & 25.14

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

UTILITY CROSSING TABLE



PROFESSIONAL DESIGN SERVICES, L.L.C.

GRAHAM J. MACFARLANE, PE, PP, CME

PRELIMINARY & FINAL MAJOR SUBDIVISION

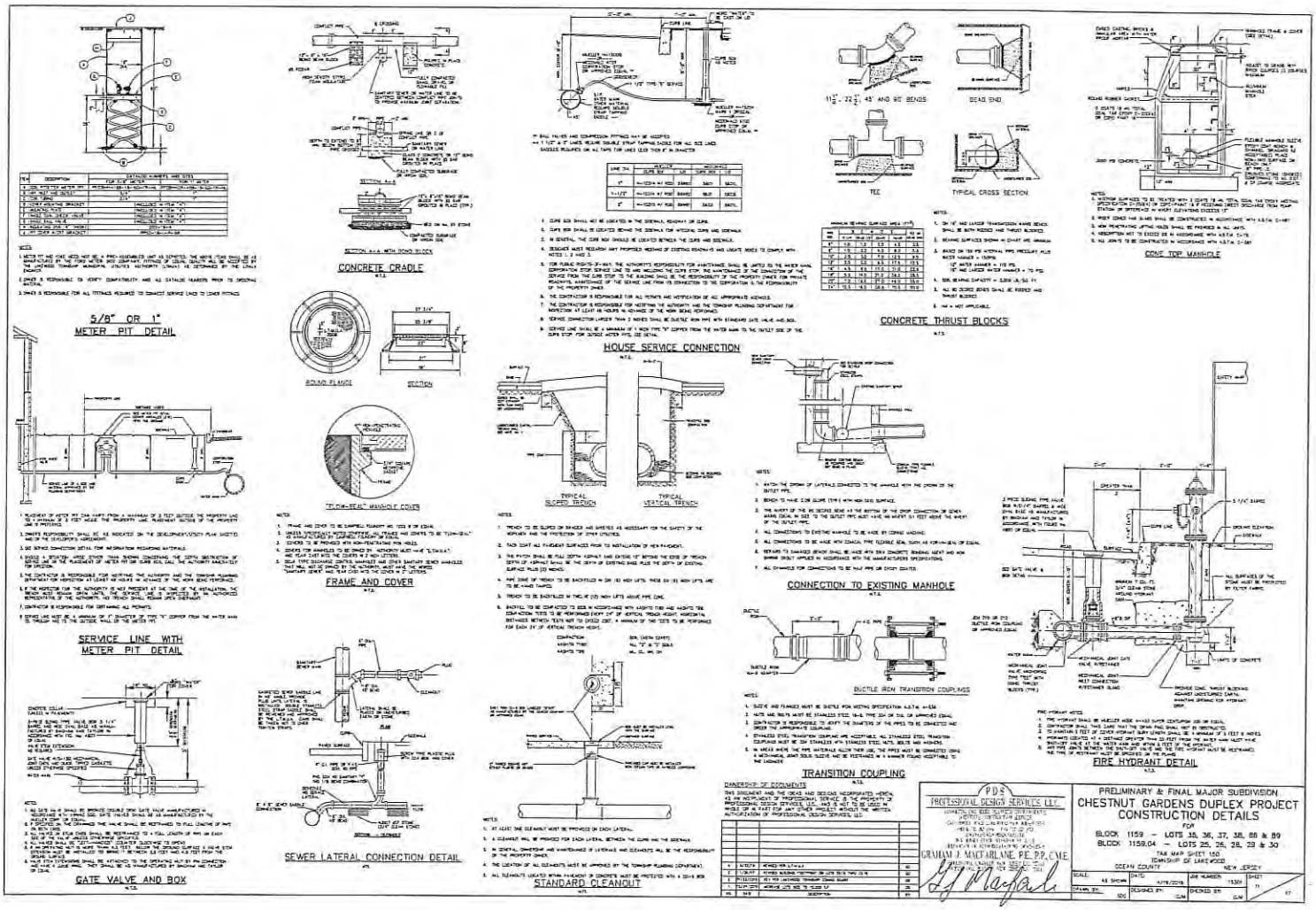
CHESTNUT GARDENS DUPLEX PROJECT CONSTRUCTION DETAILS

BLOCK 1159 – LOTS 35, 36, 37, 38, 86 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30

TAX MAP SHEET 160
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE: AS SHOWN | DATE: 4/19/2016 | JOB NUMBER: 15301 | SHEET NO. 10 OF 17

DRAWN BY: BSC | DESIGNED BY: GJM | CHECKED BY: GJM



5/8" OR 1" METER PIT DETAIL
SERVICE LINE WITH METER PIT DETAIL
GATE VALVE AND BOX
CONCRETE CRADLE
FRAME AND COVER
SEWER LATERAL CONNECTION DETAIL
HOUSE SERVICE CONNECTION
STANDARD CLEANOUT
CONCRETE THRUST BLOCKS
CONNECTION TO EXISTING MANHOLE
TRANSITION COUPLING
CONE TOP MANHOLE
FIRE HYDRANT DETAIL

PDS
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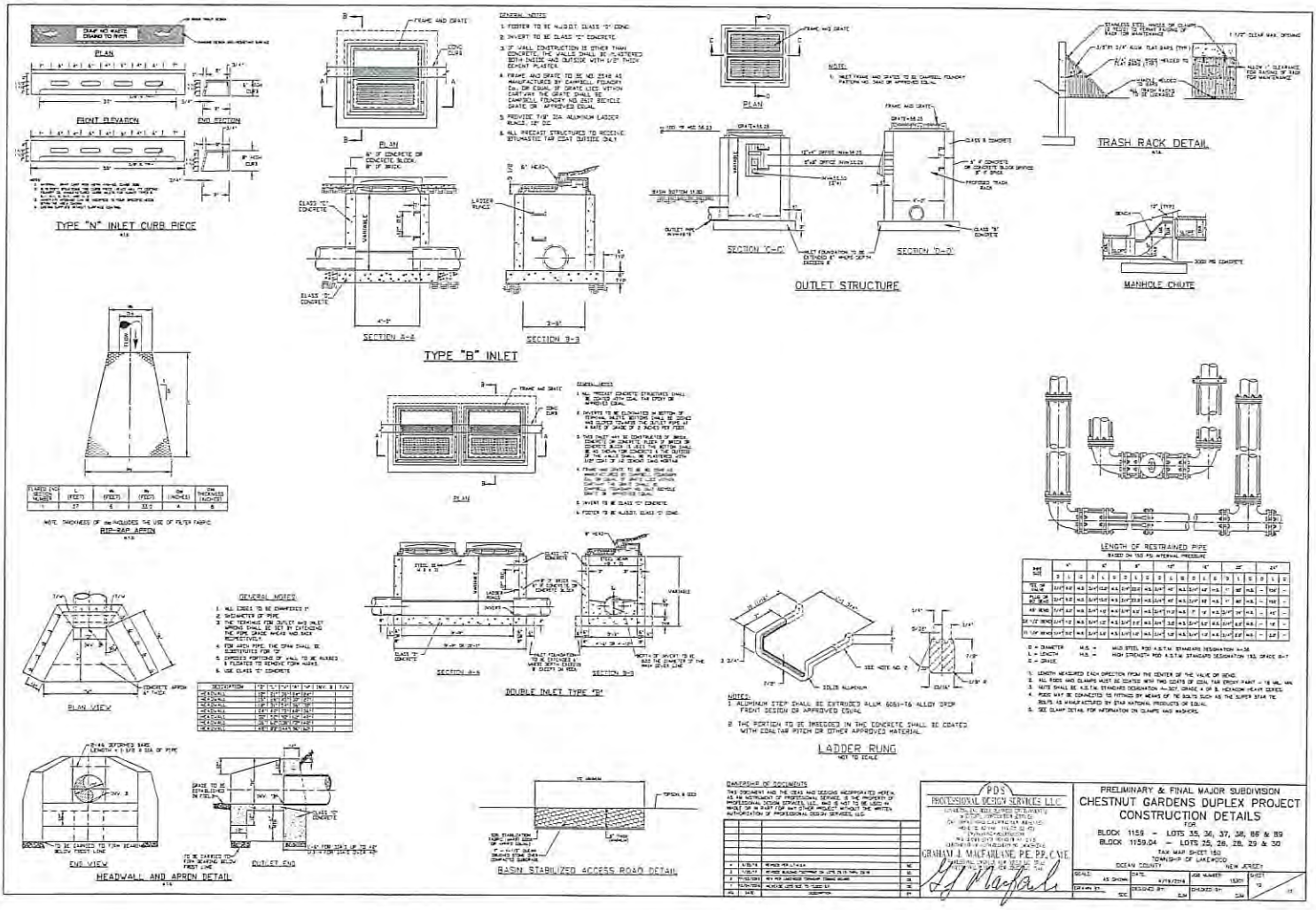
GRAHAM J. MACFARLANE, PE, PP, CME

PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
CONSTRUCTION DETAILS
FOR
BLOCK 1159 – LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 150
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE:	DATE:	JOB NUMBER:	SHEET
AS SHOWN	4/19/2019	1530	11
DRAWN BY:	DESIGNED BY:	CHECKED BY:	17


TYPE "N" INLET CURB PIECE
TYPE "B" INLET
SECTION A-A
SECTION B-B
OUTLET STRUCTURE
SECTION "C-D"
SECTION "D-D"
TRASH RACK DETAIL
MANHOLE CHUTE
RIP-RAP APRON
DOUBLE INLET TYPE "B"
SECTION A-A
SECTION B-B
LENGTH OF RESTRAINED PIPE
LADDER RUNG
NOT TO SCALE
PLAN VIEW
END VIEW
HEADWALL AND APRON DETAIL
OUTLET END
BASIN STABILIZED ACCESS ROAD DETAIL
GENERAL NOTES
GENERAL NOTES
NOTES:
1. ALUMINUM STEP SHALL BE EXTRUDED ALUM. 6061-T6 ALLOY STOCK FRONT DESIGN OR APPROVED EQUAL
2. THE PORTION TO BE EMBEDDED IN THE CONCRETE SHALL BE COATED WITH COAL TAR PITCH OR OTHER APPROVED MATERIAL
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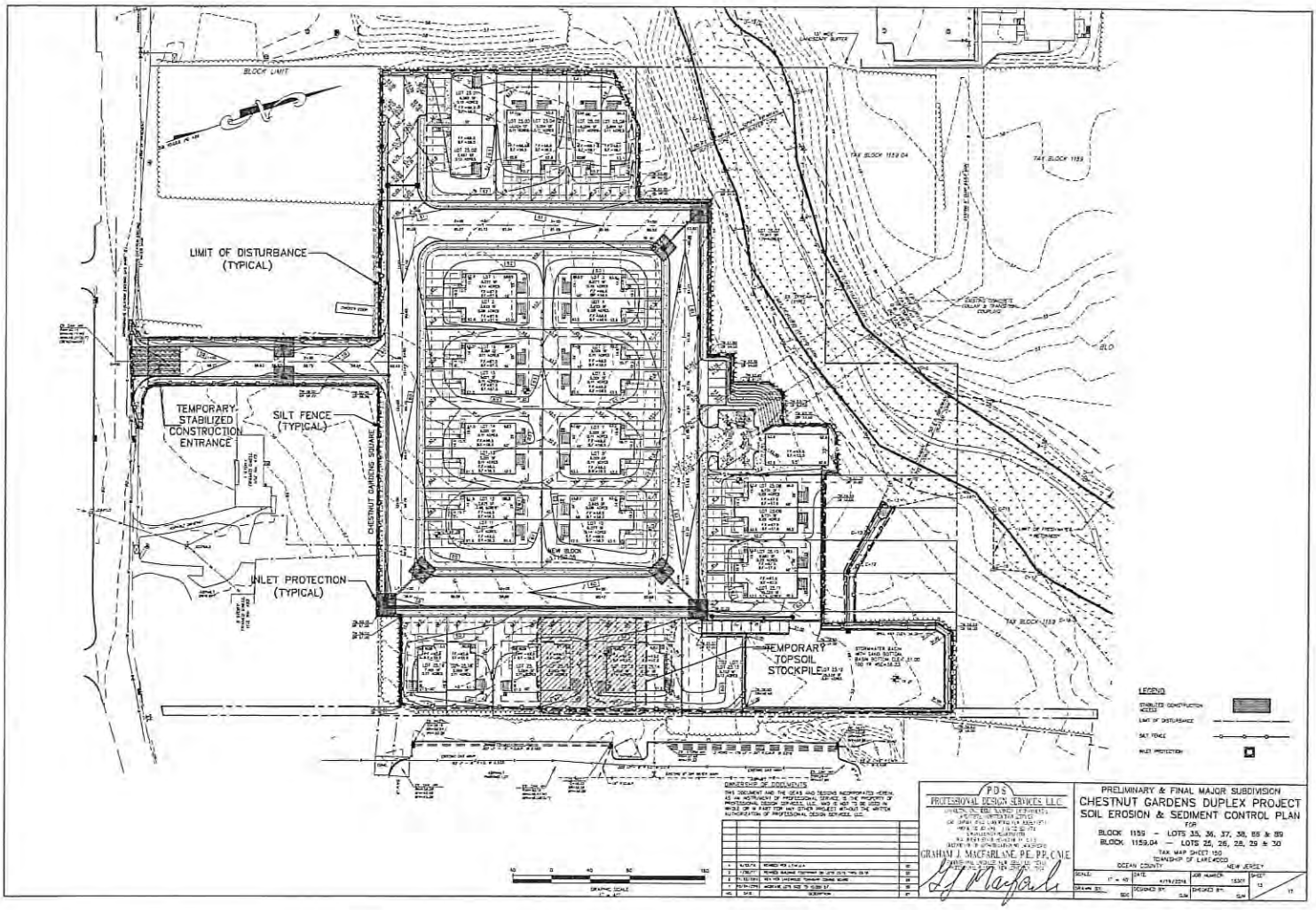
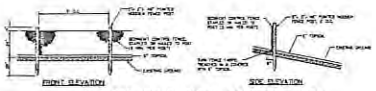
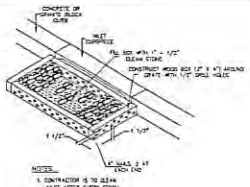
GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
CONSTRUCTION DETAILS
FOR
BLOCK 1159 - LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 - LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 160
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY
SCALE: AS SHOWN
DATE: 4/19/2016
JOB NUMBER: 15201
SHEET 12 OF 13
DRAWN BY: SDC
DESIGNED BY: GJM
CHECKED BY: GJM


LIMIT OF DISTURBANCE (TYPICAL)
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE (TYPICAL)
INLET PROTECTION (TYPICAL)
TEMPORARY TOPSOIL STOCKPILE
LEGEND
PDS
PROFESSIONAL DESIGN SERVICES LLC
GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
SOIL EROSION & SEDIMENT CONTROL PLAN
FOR
BLOCK 1159 – LOTS 35, 36, 37, 38, 85 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 150
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY



TEMPORARY SILTATION CONTROL FENCE



INLET PROTECTION

SEEDING SCHEDULE

1. TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OR PEARL MILLET APPLIED AT A RATE OF 0.5 LBS. PER 1,000 S.F. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING

2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL + OPTIMUM SEEDING DATES ARE (BETWEEN MARCH 1 TO APRIL 30 AND AUGUST 15 TO NOVEMBER 15)

LAWN	LB./ACRE
HARD FESCUE	120
PERENNIAL RYEGRASS	40
KY. BLUEGRASS (BLEND)	40
DETENTION BASIN	LB./ACRE
SWITCHGRASS	20
REDTOP	5
WILD RYE (ELYMUS)	15
SWITCHGRASS	25

3. PERMANENT SEEDING EXCEPT STORM WATER BASIN TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE 200#/ACRE, ALL AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 5.

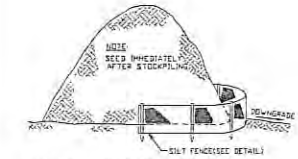
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-20 APPLIED AT A RATE OF 1#/1000 S.F. OR AS DETERMINED BY SOIL TEST. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 50#/1000 S.F. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 135#/1000 S.F.

5. IF SEASON PREVENTS THE ESTABLISHMENT TO TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 5.

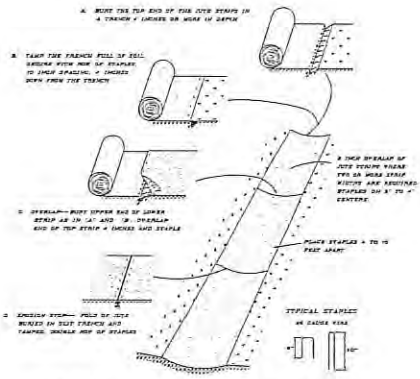
6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE MULCH WILL BE SPREAD AT RATES OF 90 TO 115 LBS. PER 1000 S.F. AND ANCHORED WITH MULCHING ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDING.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE OCEAN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBANCE.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR AS THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
5. N.J.S.A. 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THESE HAS BEEN ESTABLISHED WITH PERMANENT OR TEMPORARY STABILIZATION MEASURES. ALL SITE WORK, AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS MUST BE COMPLETED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY IS THE MUNICIPALITY.
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL AT A RATE OF 2 TO 2.5 TONS PER ACRE, ACCORDING TO STATE STANDARDS FOR STABILIZATION WITH MULCH ONLY.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND FOUNDAT EXCAVATIONS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 1.5 TO 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
8. A NON-WOVEN GEOTEXTILE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
9. ANY STEEP SLOPES (3:1 OR GREATER) OR ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES.
10. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD AT ALL CONSTRUCTION DRIVEWAYS WHERE VEHICLES WILL ACCESS PAVED ROADWAYS FROM UNPAVED AREAS OF THE SITE.
11. ALL SEDIMENT WASHED, DROPPED, SPILLED OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES WILL BE REMOVED IMMEDIATELY.
12. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. AT THE TIME OF THE FINAL INSPECTION, YOU ARE REQUIRED TO PROVIDE CONFIRMATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME, AND FERTILIZER HAVE BEEN USED FOR PERMANENT STABILIZATION. WEAK STRAW MULCH IS FOUNDED ON ALL SEEDING.
13. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE UNDERTAKEN, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND FITNESS TO SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
14. IN ACCORDANCE WITH THE STANDARDS MANAGEMENT OF HIGH VELOCITY DISCHARGE ZONES, ANY SLOPE 3:1 OR STEEP OR CONTAINING NON DISTURBED SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
15. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
16. UNLIMITED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARDS FOR DEWATERING.
17. BEFORE THE CONSTRUCTION OF ROAD AT THE SITE IS NECESSARY, THE SITE WILL BE STAKED/FLAGGED UNTIL THE SUBGRADE IS COMPLETED. ALL SEDIMENT BASINS, SEWER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARDS FOR DUST CONTROL.
18. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE SEQUENCE OF ALL STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLANS WILL BE REQUIRED FOR THESE ACTIVITIES.
19. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #5.
20. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
21. BASINS MUST BE PROPERLY CONSTRUCTED AND PERMANENTLY STABILIZED, AND CONDUIT OUTLET PROTECTION INSTALLED, PRIOR TO DRAINAGE SYSTEM BECOMING OPERATIONAL.
22. THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL HAVE SPECIFIC REQUIREMENTS FOR TEMPORARY AND THE INSTALLATION OF SEED, TEMPORARY AND/OR PERMANENT VEGETATIVE COVER, AND MULCHING. THE TEST EQUALS ON PAGES 5-7 (SEED 22), 7-7 (SEED, MULCH 5-6 (SEED, 20) AND 19-7 (SEE SPECIFICS) SERVE TO HELP ENHANCE SOIL STABILIZATION AND REDUCE EXPENDITURES.
23. OWNERSHIP AND RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE DETENTION STRUCTURE MUST BE DETERMINED DURING DESIGN AND SHOWN ON THE FINAL PLANS AND ON THE COMPLETED MAINTENANCE AND REPAIRS DATA BASE SUMMARY FORM. TO BE EFFECTIVE OVER A LONG PERIOD OF TIME, THE STRUCTURE MUST BE PROPERLY MAINTAINED.



TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE



DETAIL FOR STABILIZING WATERWAYS WITH JUTE THATCHING

TYPICAL TOPSOIL STOCKPILE

SEQUENCE OF CONSTRUCTION

	APPROXIMATE TIME
1. INSTALLATION OF SEDIMENT FENCE AND TREE PROTECTION FENCE PRIOR TO ANY LAND DISTURBANCE.	1 DAYS
2. APPLICATION OF WATER MEASURES ON THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL INCLUDING THE SEDIMENT BARRIER WHERE SHOWN ON THE PLANS.	15 DAYS
3. CONSTRUCT VEHICLE WASH FACILITIES AS MUST WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS.	1 DAY
4. ROUGH GRADING, STORM SEWER, CURBING, ROAD AND PARKING AREAS AS SHOWN ON THE GRADING PLANS WITH APPROPRIATE EROSION CONTROL FACILITIES.	180 DAYS
5. PROVIDE AND INSTALL TEMPORARY STABILIZATION MEASURES AS REQUIRED.	5 DAYS
6. CONSTRUCTION OF UNDER BUILDING / MUNICIPAL STORMWATER MANAGEMENT BASIN AND INSTALLATION OF EROSION CONTROL MEASURES FOR DRAINAGE STRUCTURES.	30 DAYS
7. INSTALLATION OF GUARD'S DWELLING AND SUB-BASE COURSE AS PER PLAN.	30 DAYS
8. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL.	90 DAYS
9. RESTORE AND STABILIZATION OF LAWN AREAS.	15 DAYS
10. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES WITH PERMANENT EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLANS.	30 DAYS

INDIVIDUAL LOT CONSTRUCTION TO TAKE PLACE BETWEEN STAGE OF A-D AND WILL NOT OCCUR UNTIL THE STORMWATER BASIN IS CABLE TO STORAGE AS A SEDIMENT BASIN FROM THE SITE.

OWNERSHIP OF DOCUMENTS

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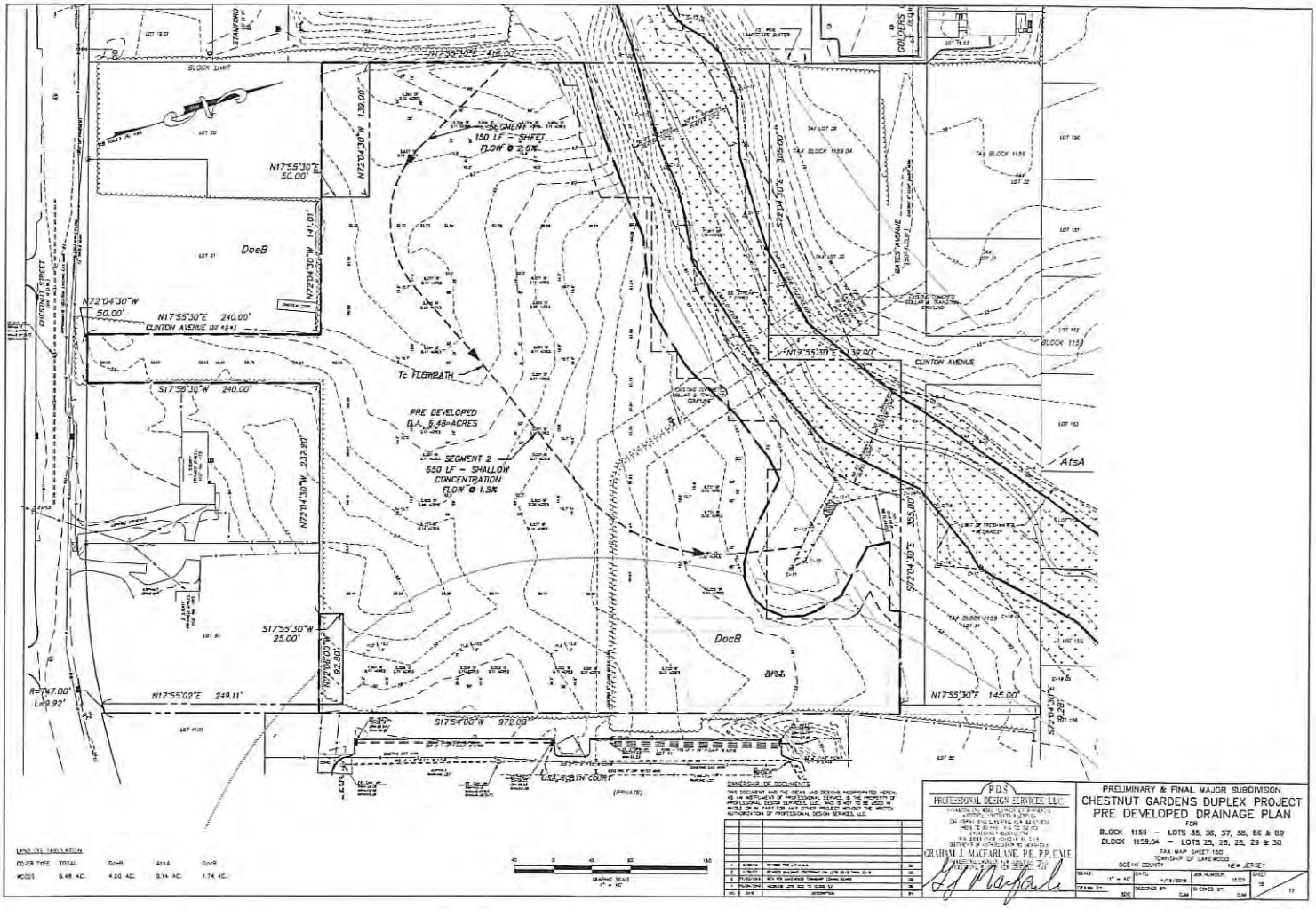
NO.	DATE	DESCRIPTION	BY
1	9/30/24	REVISED PER LETTER	JE
2	1/28/25	REVISED BUILDING FOOTPRINT ON LOTS 28 & 29 & TYPICAL SECTION	JE
3	7/16/2025	PER THE LATEST TOWNSHIP COMMENTS	JE
4	10/21/2025	REVISED LOTS 28 & 29 AND TYPICAL SECTION	JE
5	3/4/26	REVISED PER LATEST TOWNSHIP COMMENTS	JE

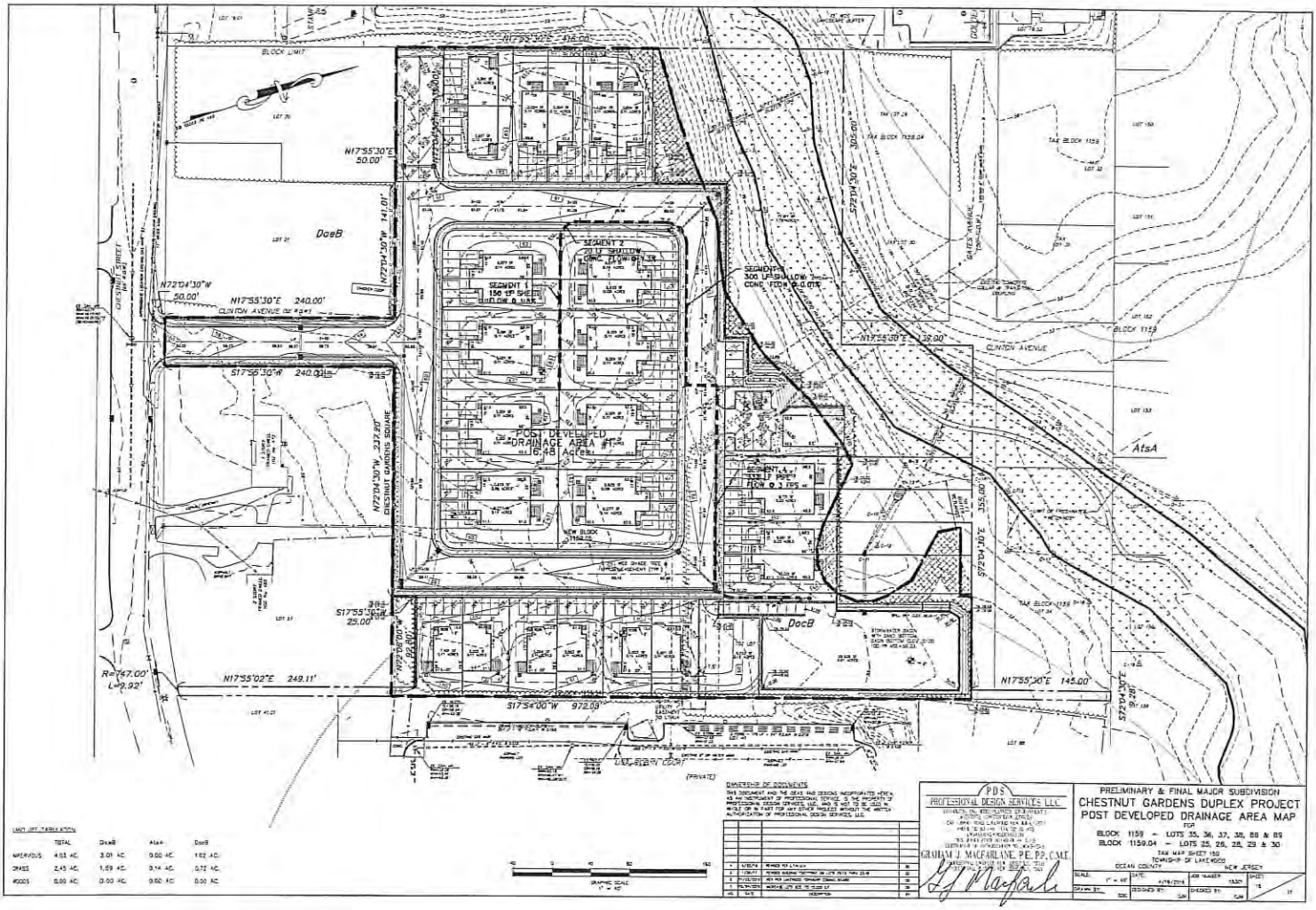
PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
GRAHAM J. MACFARLANE, PE, PP, CME
PROFESSIONAL ENGINEER & PLANNER
NEW JERSEY LICENSE NO. 24GE04033600

PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

FOR
BLOCK 1158 – LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 180
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE:	DATE:	JOB NUMBER:	SHEET:
AS SHOWN	4/16/2026	1530	14
DRAWN BY:	RECHKED BY:	CHECKED BY:	17
SDS	GJM	GJM	


SEGMENT 1
150 LF - SHEET
FLOW @ 2.6%
Tc FLOWPATH
PRE DEVELOPED
D.A. 5.48±ACRES
SEGMENT 2
650 LF - SHALLOW
CONCENTRATION
FLOW @ 1.3%
DocB
AtsA
CLINTON AVENUE
CHESTNUT STREET
LAKE AVENUE
OCEAN COUNTY COURT
(PRIVATE)
N17°55'30"E 240.00'
S17°55'30"W 240.00'
N72°04'30"W 50.00'
N17°55'30"E 50.00'
N72°04'30"W 139.00'
N72°04'30"W 141.01'
N72°04'30"W 332.80'
S17°55'30"W 25.00'
N72°04'30"W 82.80'
N17°55'02"E 249.11'
S17°54'00"W 972.00'
N17°55'30"E 132.00'
S72°04'30"E 355.00'
N17°55'30"E 145.00'
S72°04'30"E 99.28'
R=747.00'
L=9.92'
LAND USE TABULATION
COVER TYPE TOTAL DocB 412A DocB
WOODS 5.48 AC. 4.00 AC. 0.14 AC. 1.74 AC.
GRAPHIC SCALE
1" = 40'
OWNERSHIP OF DOCUMENTS
PDS
PROFESSIONAL DESIGN SERVICES, LLC
GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
PRE DEVELOPED DRAINAGE PLAN
FOR
BLOCK 1159 - LOTS 35, 36, 37, 38, 86 & 89
BLOCK 1159.04 - LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 150
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY
SCALE: 1" = 40'
DATE: 4/19/2018
JOB NUMBER: 15329
SHEET: 13 of 17
DRAWN BY: SDC
DESIGNED BY: GJM
CHECKED BY: GJM


BLOCK LIMIT
N17°55'30"E 416.00'
N17°55'30"E 50.00'
DocB
N72°04'30"W 50.00'
N17°55'30"E 240.00'
CLINTON AVENUE (50' R/W)
S17°55'30"W 240.00'
CHESTNUT GARDENS SQUARE
N72°04'30"W 237.00'
POST DEVELOPED DRAINAGE AREA #1 16.48 Acres
S17°55'30"W 25.00'
R=767.00' L=9.92'
N17°55'02"E 249.11'
S17°54'00"W 972.09'
SEGMENT 2 20 LF SHALLOW CONC. FLOW @ 2.0%
SEGMENT 1 150 LF SHEET FLOW @ 5.0%
SEGMENT 3 300 LF SHALLOW CONC. FLOW @ 2.0%
S72°04'30"E 305.00'
N17°55'30"E 35.00'
CLINTON AVENUE
S72°04'30"E 355.00'
N17°55'20"E 145.00'
S72°04'30"E 225.00'
AtsA
DocB
LOT 21.01
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
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LOT 31
LOT 32
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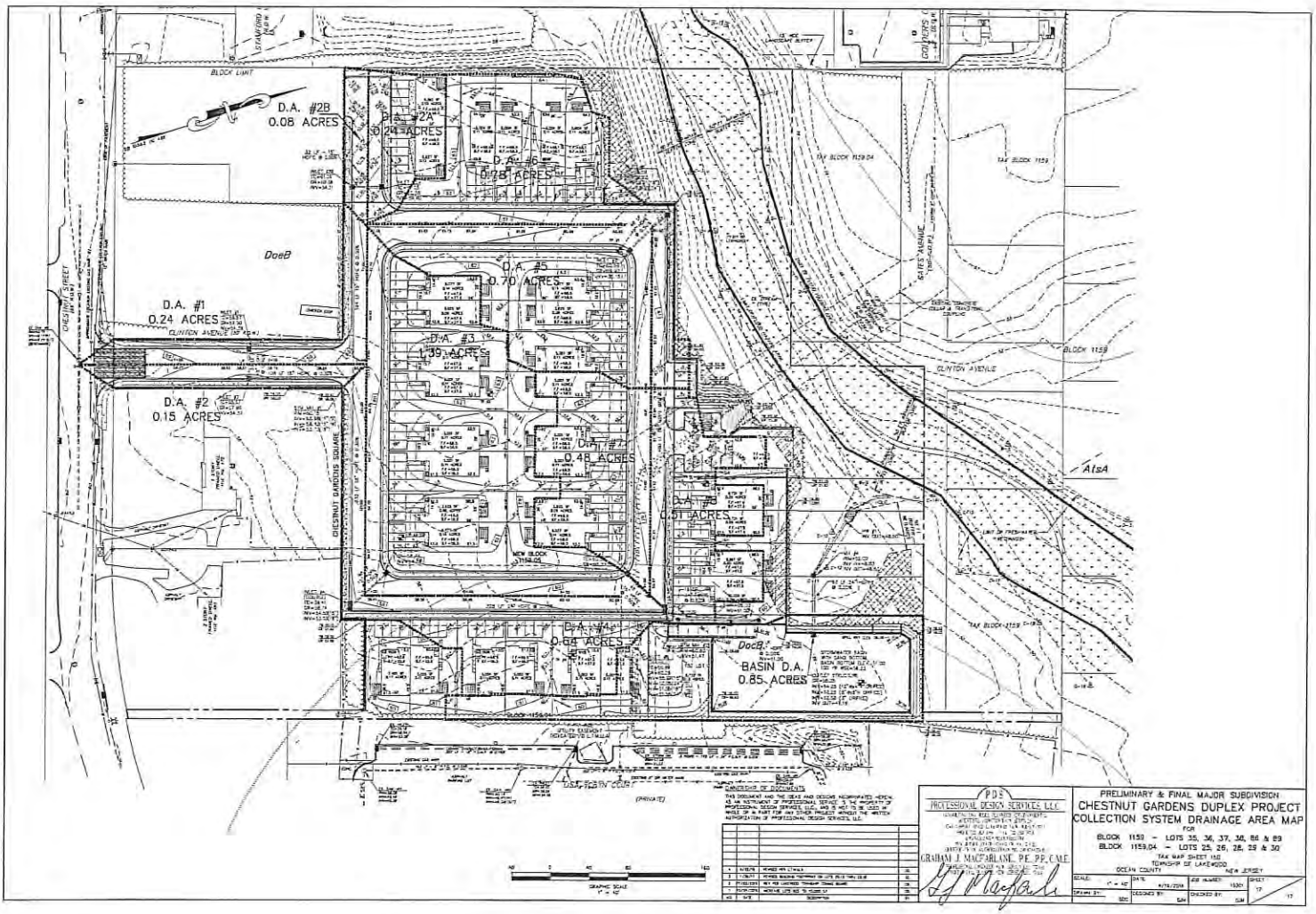
LOT 38
LOT 39
LOT

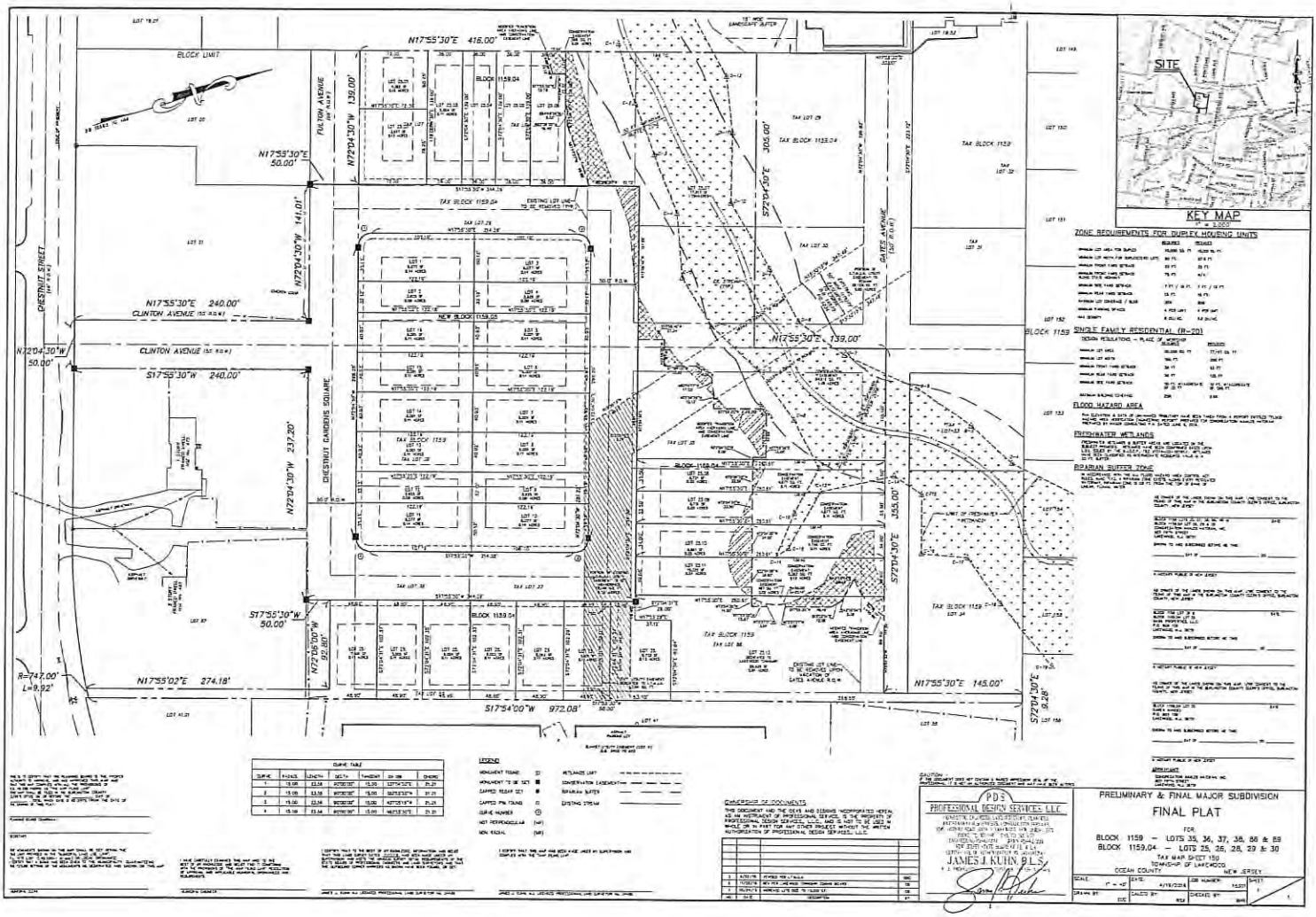


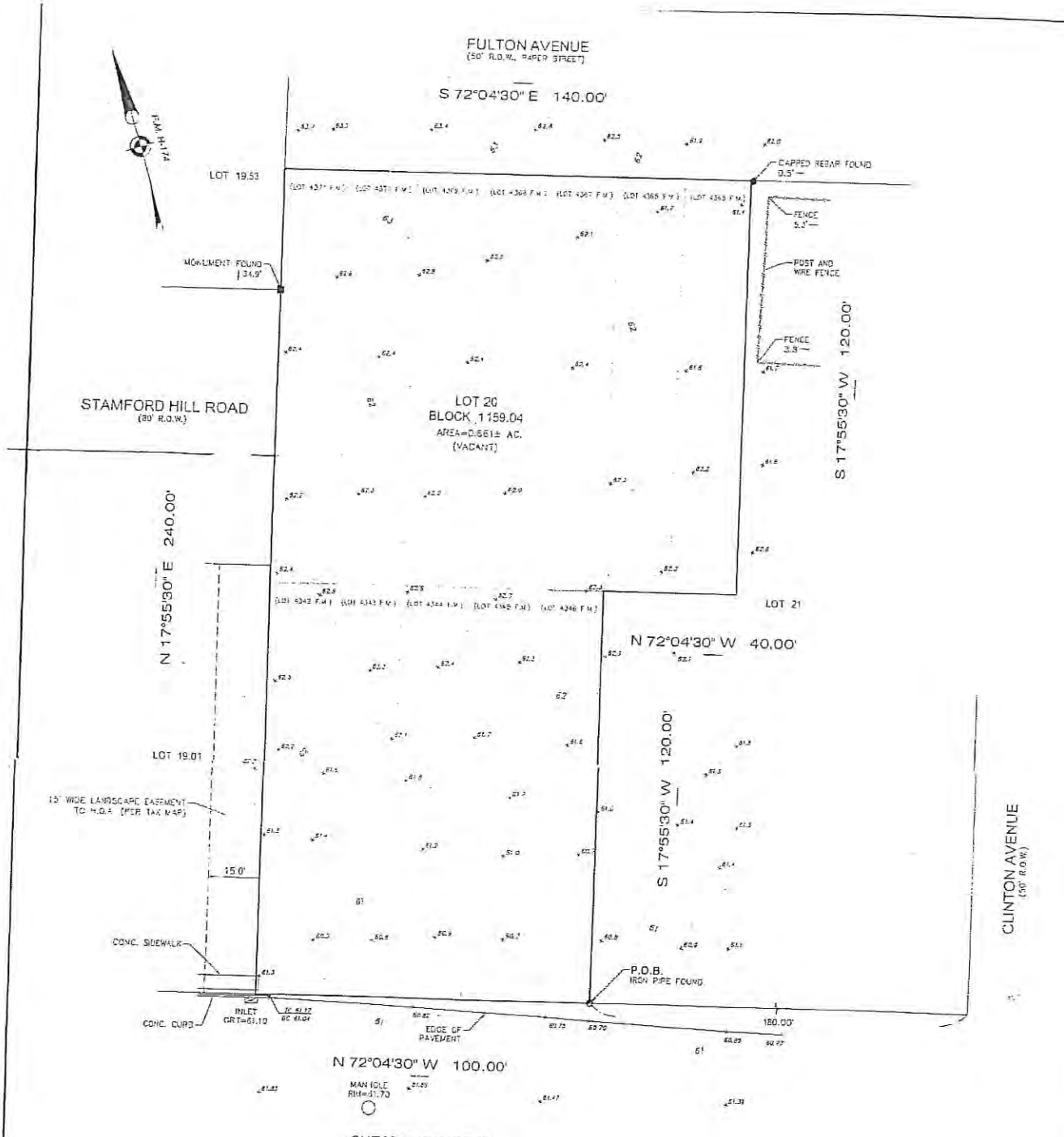
PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.

GRAHAM J. MACFARLANE, PE, PP, CME

PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
COLLECTION SYSTEM DRAINAGE AREA MAP
FOR
BLOCK 1159 – LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET #10
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 40' DATE: 4/19/2024 JOB NUMBER: 19301 SHEET: 17
DRAWN BY: SDC DESIGNED BY: GJM CHECKED BY: GJM 17


KEY MAP
SITE
ZONE REQUIREMENTS FOR DUPLEX HOUSING UNITS
SINGLE FAMILY RESIDENTIAL (R-20)
FLOOD HAZARD AREA
FRESHWATER WETLANDS
RIPARIAN BUFFER ZONE
CHESTNUT GARDENS SQUARE
CLINTON AVENUE
FULTON AVENUE
GATES AVENUE
CHESTNUT STREET
N17°55'30"E 416.00'
N72°04'30"W 139.00'
N17°55'30"E 50.00'
N72°04'30"W 141.01'
N17°55'30"E 240.00'
N12°04'30"W 50.00'
S17°55'30"W 240.00'
N72°04'30"W 237.20'
S17°55'30"W 50.00'
N72°06'00"W 92.80'
R=747.00'
L=9.92'
N17°55'02"E 274.18'
S17°54'00"W 972.08'
S72°04'30"E 305.00'
N17°55'30"E 139.00'
S72°04'30"E 355.00'
N17°55'30"E 145.00'
S72°04'30"E 91.26'
BLOCK 1159.04
BLOCK 1159
TAX BLOCK 1159
TAX BLOCK 1159.04
LEGEND
CURVE TABLE
PDS
PROFESSIONAL DESIGN SERVICES, LLC
JAMES J. KUHN, P.L.S.
PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL PLAT
FOR
BLOCK 1159 – LOTS 35, 36, 37, 38, 88 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29 & 30
TAX MAP SHEET 150
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY NEW JERSEY



PREPARED FOR: *TWO RIVER ENGINEERING*

NOTE:
ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.

Prior Map Reference	Prior Map Block	Prior Map Lot	Survey Date	Field Book No.
LAKEWOOD, N.J., RIVER AVENUE, SECTION C		4342-4345, 4361-4371	3/12/1924	H-174

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/24/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT, N.J.A.C. 13:40-5.1(b)3.

CERTIFICATE OF AUTHORIZATION: 24GA28128600

DB 15711 PG 1520

MORGAN
engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9590
FAX: 732-270-9591
www.morganengineeringllc.com

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 20 BLOCK 1159.04

TOWNSHIP OF LAKEWOOD

COUNTY OF OCEAN NEW JERSEY

Scale	Drawn By	Date	JOB #	CAD File #	Sheet #
1"=20'	DVD	10/24/18	18-10150	18-10150_TOPO	1 OF 1

RESOLUTION
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY
GRANTING PRELIMINARY AND FINAL MAJOR SUBDIVISION
AND USE VARIANCE APPROVAL
TO CONGREGATION MAALOS HATORAH
FOR A PROPERTY KNOWN AND DESIGNATED AS
BLOCK 1159.04, VARIOUS LOTS,
LAKEWOOD TOWNSHIP, NEW JERSEY

RESOLUTION NO. 3967

WHEREAS, the Zoning Board of Adjustment of the Township of Lakewood, County of Ocean, State of New Jersey (hereinafter referred to as "the Zoning Board") has received an application for preliminary and final major subdivision and use variance approval for a property known as designated as Block 1159, various Lots in Block 1159.04, (all specific lots listed on the application for approval) Lakewood Township, New Jersey (hereinafter referred to as "The Property"); and

WHEREAS, the owners and Applicants are as follows:

a. Congregation Maalos Hatorah, Inc.
Block 1159, Lots 35, 37, 38, 86
Block 1159.04, Lots 28, 29, 30

b. Mark Properties, LLC
Block 1159, Lot 36
Block 1159.04, Lot 26

c. Karen Mandel
P.O. Box 109, Lakewood, New Jersey
Block 1159.04, Lot 25

WHEREAS, the purpose of this application is to seek use variance relief and preliminary and final subdivision approval to construct a major subdivision on the 368,082 square foot (8.45 acres) property. As referenced on the site plans, the subdivision layout depicts nineteen (19) duplexes (38) units, one (1) synagogue, one (1) tot lot, one (1) open space lot, and one (1) storm basin lot. As depicted on the subdivision plans, the property is located between the "Stamford Hill" townhouse development to the west, and "Andrew's Corner" apartments to the east. The property is traversed by (undeveloped) right-of-ways for Clinton Avenue and Gates Avenue bordered by Prospect Street to the north and Cross Street to the south. The property is predominantly wooded and undeveloped in its current condition. The property is bordered by (undeveloped) right-of-ways for Fulton Avenue and Caldwell Avenue to the north and east, respectfully. Both frontages are proposed to be curbed and paved with a thirty foot pavement

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width. The property being bordered by Chestnut Street to the south. The area is predominately wooded and undeveloped in its current condition. Existing/ future development east and west of the development is predominantly multi-family in nature (hereinafter referred to as "The Project"); and

WHEREAS, the Applicant is represented by Miriam Weinstein, Esquire Lakewood, New Jersey; and

WHEREAS, the property is located in the R-20 Single-Family Residential Zone, and therefore use variance approval is needed to allow for the construction of the project; and

WHEREAS, a public hearing held on August 16, 2018, at which time the Zoning Board expressed suggestions as to how the project should be modified, and as a result, in part, the proposed project was downsized to 32 duplex units from the previously requested 38 duplex units; and

WHEREAS, the Applicant submitted in support of the application the following documents, which have been reviewed by the Zoning Board:

1. Lakewood Township Zoning Board of Adjustment Application dated April 22, 2016.

2. Lakewood Township Land Development Checklist dated October 26, 2015.

3. One (1) copy of a Stormwater Management Report for Chestnut Gardens Duplex Housing Project, Block 1159, Lots 35, 36, 37, 38 & 86 , Block 1159.04 Lots 25, 26, 28, 29, and 30, prepared by Professional Design Services, LLC, signed and sealed by Graham J. Macfarlane, P.E., P.P., C.M.E., revised through June 26, 2018.

4. One (1) copy of a Traffic Impact Assessment prepared by John H. Rea, P.E., and Scott T. Kennell, of McDonough & Rea Associates, Inc. dated November 20, 2017, revised November 2, 2018.

5. One (1) set of architectural plans consisting of six (6) sheets entitled "Proposed Two Story Building, Chestnut Gardens Shul, Block 1159.04, Lot 25.10", prepared, signed and sealed by Anthony F. Zero, Architect, dated November 21, 2016.

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WHEREAS, at the public hearing held on December 10, 2018, the Zoning Board considered the following uncontroverted expert testimony from Graham MacFarlane, P.E., P.P. and Scott Kennel, traffic consultant;

1. No variances are being requested as a result of this application.

2. The 2017 Master Plan proposes that this area be re-zoned R-10A. If the enabling ordinances are adopted by the Township Committee, this application would be a permitted use and a use variance will not be necessary.

3. The property is surrounded by wetlands.

4. The duplexes, in accordance with the recommendation of the Zoning Board which was voiced at a previous meeting on August 16, 2018, will all be located on lots with a minimum of 10,000 square feet. As a result of conversation and recommendations from the Zoning Board, the project has been scaled down from a proposed 38 duplex to 32 duplexes.

5. All HVAC units will be located behind the building.

6. The property is in the Townships sanitary sewer area.

7. A current LOI has been prepared and approved by NJDEP.

8. NJDEP has approved the flood hazard area.

9. This application is compatible with the adjoining properties which include townhouses and apartments, all multi-family dwellings.

10. This application meets the intent and goals of the Township 2017 Master Plan because:

a. It will address the impact of compact building design;

b. It will preserve open space;

c. It will preserve critical areas;

d. It will in fill between the existing apartments and townhouses;

e. There will be no bulk variances

f. It will provide for a tot lot in terms of open space in order to benefit the occupants and residents.

g. The developer intends to utilize modern design standards.

h. The density will be similar to the surrounding property owners. There will be attics for each of the duplexes but they will only be serviced by pull down stairs. At this point, no bedrooms contemplated in the attics, although that is not a condition of approval. There will be no commercial kitchens in the properties.

i. The footprint for each of the duplexes is 32 feet by 55 feet.

j. For the shul, there will be 11 standard parking spaces and 1 handicapped space, all of which is compliant with the Township UDO. Mr. Kennel testified as to the existing and proposed traffic improvements being undertaken by the County of Ocean, all of which will address and alleviate existing and potential adverse traffic impact from this project.

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11. Although Mr. Kennel testified that the project anticipates two-way traffic flow though out the development, and no off-street parking, the Zoning Board, as a condition of approval, will require one-way traffic loop in order to allow for on-street parking, on the outside of the loop.

WHEREAS, at the public hearing the following documents were entered into evidence:

A-1 The prior plan prepared on behalf of the project dated April 19, 2016, which was not approved or adopted.

A-2 The proposed project site plan/sub division map dated June 22, 2018.

A-3 A floor plan of the proposed shul dated November 21, 2016.

WHEREAS, there being no comments from the public with regard to this application; and

WHEREAS, all required fees and real estate property taxes have been paid in full to date; and

WHEREAS, the Applicant has complied with all notification requirements of the Township UDO; and

NOW, THEREFORE, BE IT RESOLVED this 10th day of December, 2018, by the Zoning Board of Adjustment of the Township of Lakewood, County in Ocean, State of New Jersey, that the aforementioned application for preliminary and final major subdivision and use variance approval herein is granted subject to the following:

1. The Applicant will comply with all terms, conditions, and recommendations set forth in the aforementioned review letter from Terence Vogt, P.E., P.P., dated November 15, 2018.

2. The project will be modified to reflect that there will be a one-way (counter-clockwise) loop throughout the development in order to allow on-street parking.

3. The on-street parking will be allowed on outside of the loop, not the inside of the loop.

4. No parking signs will be installed, after approval from the Township Committee, on the entrance and exit roads to the site. In that regard, the Zoning Board will forward a copy of this Resolution to the Township Clerk for consideration in order to allow the Applicant to install no parking signs along the entrance and exit roads.

5. There will be no outside steps to the attics.

6. Although bedrooms are not now proposed in the attic, there is no restriction to construction of beds in the attic.

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KOUTSOURIS & CONNORS

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7. Each of the homes will be improved with landscaping, irrigation, and at least one-third of the front of each home will be improved with stucco, brick or stone.

8. Any offsite drainage generated by this development will not adversely impact upon Block 1159.04, Lot 20. In addition, the stormwater generated from the subject property will not increase the drainage flow onto the aforementioned Lot 20. Also, the Applicant, as a condition of approval, will construct a mountable curb along the northerly property line of Lot 20.

In so approving the aforementioned application, the Zoning Board has made the following findings of fact:

1. The Applicant is either the owner or contract purchaser of the property and therefore has a proprietary interest in the application.
2. All required fees and real estate property taxes have been paid in full to date.
3. The Applicant has complied with all notification requirements set forth in the Township UDO.
4. The application is therefore a complete application as defined by the New Jersey Municipal Land Use Law.
5. This application meets the goal and intent of the 2017 Master Plan. If there comes a point in time where the Township Committee decides to adopt Ordinances to implement the recommendations of the Master Plan, this application will be a permitted use in the zone, therefore a use variance would not have been required.
6. No bulk variances are requested. The application is in complete conformity with the Township UDO in that regard.
7. As modified herein, the application will not cause any adverse impact to the surrounding property owners.
8. The Applicant has provided sufficient proofs as required by N.J.S.A. 40:55D-70(d) to grant the use variance request.

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McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS

COUNSELLORS AT LAW

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FORKED RIVER, N.J. 08731

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and designated to execute this Resolution, as well as any and all other documents in order to implement the intent of this Resolution.

BE IT FURTHER RESOLVED that this determination is based upon the documents and representations and testimony at the hearing. In addition, the Applicant will reimburse the

Zoning Board within thirty (30) days of receipt of any and all invoices for professional fees expended by the Zoning Board in conjunction with this application.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant's Attorney, the Building Department and the Township Clerk by the Zoning Board Secretary.

BE IT FURTHER RESOLVED that notification of this Resolution be published in an official newspaper of Lakewood Township by the Zoning Board Secretary within ten (10) days of its passage.

The foregoing Motion to approve this Resolution was made by Mr. Gelley, seconded by Mr. Gonzalez.

AYES: Mr. Halvorson, Mr. Lankry, Mr. Ribiat. Mr. Gonzalez, and Mr. Halberstam, Mr. Gross, Mr. Ingber.

NAYES: None.

CERTIFICATION

I certify the foregoing Resolution was duly adopted by the Zoning Board of Adjustment of the Township of Lakewood at their meeting held on December 10, 2018, and thereafter memorialized by vote of the Zoning Board of Adjustment on January 7, 2019 a quorum being present and voting in the majority.

FRANCINE SIEGEL, SECRETARY
LAKEWOOD TOWNSHIP ZONING BOARD
OF ADJUSTMENT

DASTI, MURPHY
McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS

COUNSELLORS AT LAW

620 WEST LACEY ROAD
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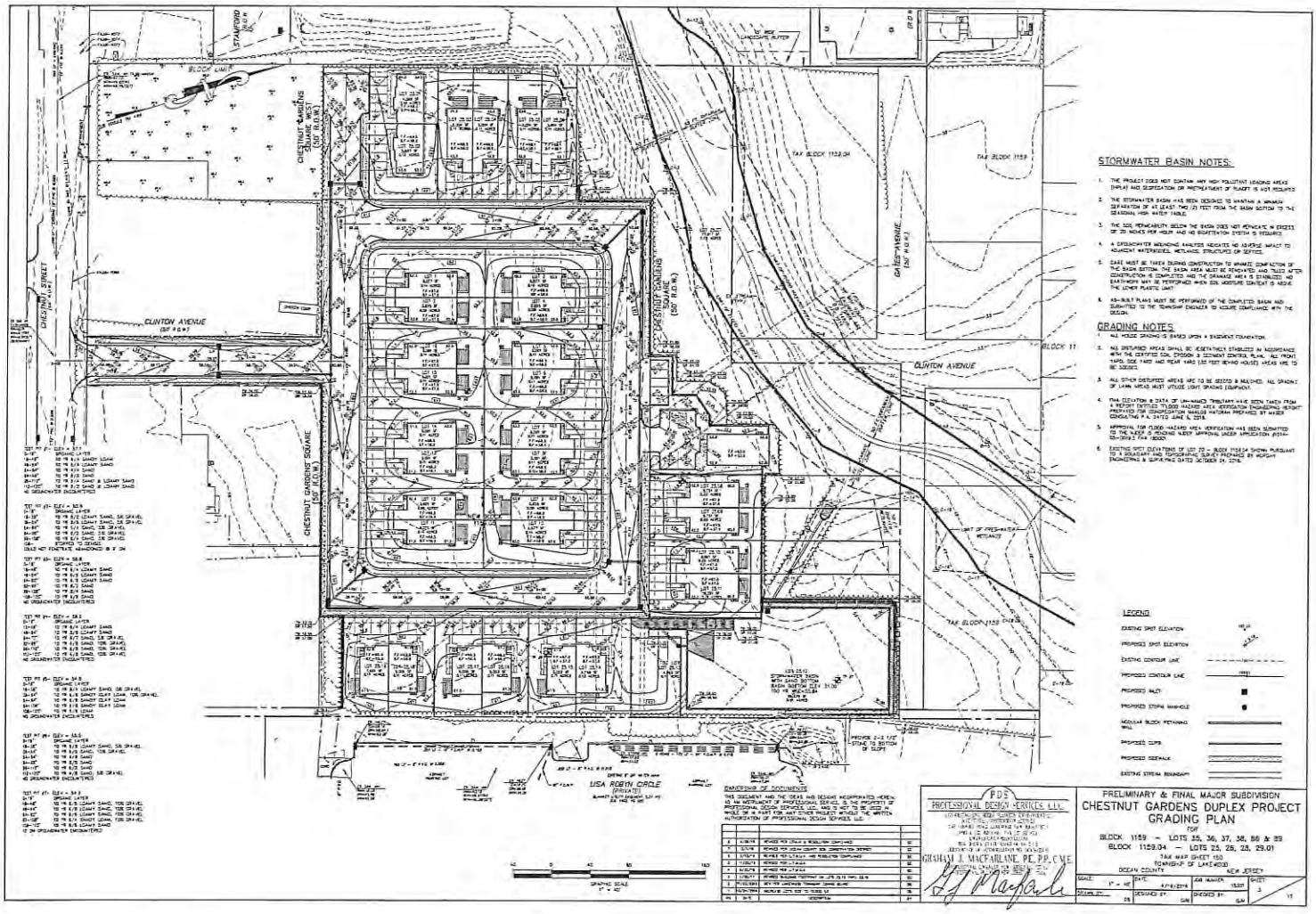
CLINTON AVENUE
CHESTNUT GARDENS SQUARE
CHESTNUT GARDENS
CHESTNUT STREET
GREY AVENUE
STANFORD
USA ROBIN CIRCLE (PRIVATE)
TAX BLOCK 1159
TAX BLOCK 1159.04
BLOCK 17
BLOCK LINE
SHEET LINE
LIMIT OF FRESHWATER WETLANDS
STORMWATER BASIN NOTES:
1. THE PROJECT DOES NOT CONTAIN ANY HIGH POLLUTANT LOADING AREAS (HPLA) AND SEDIMENTATION OR PRETREATMENT OF RUNOFF IS NOT REQUIRED.
2. THE STORMWATER BASIN HAS BEEN DESIGNED TO MAINTAIN A MINIMUM SEPARATION OF AT LEAST TWO (2) FEET FROM THE BASIN BOTTOM TO THE SEASONAL HIGH WATER TABLE.
3. THE SOIL PERMEABILITY BELOW THE BASIN DOES NOT PENETRATE IN EXCESS OF 20 INCHES PER HOUR AND NO REMEDIATION SYSTEM IS REQUIRED.
4. A GROUNDWATER MOUNDING ANALYSIS INDICATES NO ADVERSE IMPACT TO ADJACENT WATERSHEDS, WETLANDS, STRUCTURES OR SEPTICS.
5. CARE MUST BE TAKEN DURING CONSTRUCTION TO MINIMIZE COMPACTION OF THE BASIN BOTTOM. THE BASIN AREA MUST BE EXCAVATED AND TILLED AT THE CONSTRUCTION IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. NO EARTHWORK MAY BE PERFORMED WHEN SOIL MOISTURE CONTENT IS ABOVE THE LOWER PLASTIC LIMIT.
6. AS-BUILT PLANS MUST BE PERFORMED OF THE COMPLETED BASIN AND SUBMITTED TO THE TOWNSHIP ENGINEER TO ASSURE COMPLIANCE WITH THE DESIGN.
GRADING NOTES:
1. ALL HOUSE GRADING IS BASED UPON A BASEMENT FOUNDATION.
2. ALL DISTURBED AREAS SHALL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION & SEDIMENT CONTROL PLAN. ALL FRONT YARD, SIDE YARD AND REAR YARD (50 FEET BEHIND HOUSE) AREAS ARE TO BE SODDED.
3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED & MULCHED. ALL GRADING OF LAWN AREAS MUST UTILIZE LIGHT GRADING EQUIPMENT.
4. FINAL ELEVATION & DATA OF UNNAMED TRIBUTARY HAVE BEEN TAKEN FROM A REPORT ENTITLED "FLOOD HAZARD AREA VERIFICATION ENGINEERING REPORT PREPARED FOR CONSERVATION MANAGER NATURAL PREPARED BY MAYER CONSULTING P.A. DATED JUNE 6, 2016.
5. APPROVAL FOR FLOOD HAZARD AREA VERIFICATION HAS BEEN SUBMITTED TO THE NJDEP IS PENDING NJDEP APPROVAL UNDER APPLICATION #0514-2016-2 FHA 00001.
6. EXISTING SPOT ELEVATIONS OF LOT 70 – BLOCK 1159.04 SHOWN PURSUANT TO A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORGAN ENGINEERING & SURVEYING DATED OCTOBER 24, 2016.
LEGEND
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
PROPOSED INLET
PROPOSED STORM MANHOLE
MODULAR BLOCK RETAINING WALL
PROPOSED CURB
PROPOSED SIDEWALK
EXISTING STREAM BOUNDARY
GRAPHIC SCALE
1" = 40'
PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
GRAHAM J. MACFARLANE, PE, PP, CME
PRELIMINARY & FINAL MAJOR SUBDIVISION
CHESTNUT GARDENS DUPLEX PROJECT
GRADING PLAN
FOR
BLOCK 1159 – LOTS 35, 36, 37, 38, 86 & 89
BLOCK 1159.04 – LOTS 25, 26, 28, 29.01
TAX MAP SHEET 100
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY
NEW JERSEY
SCALE: 1" = 40'
DATE: 4/18/2018
JOB NUMBER: 15301
SHEET: 3
DESIGNED BY: GJM
DRAWN BY: DS
CHECKED BY: GJM