PRELIMINARY AND FINAL SITE PLAN

FOR

PALLU ASSOCIATES, LLC
HYDE PARK RESIDENTIAL DEVELOPMENT

BLOCK 146, LOT 25 & 26; TAX MAP SHEET #25 - LATEST REV. DATED FEB. 2007
TEXAS ROAD & FALSON LANE,
TOWNSHIP OF MARLBORO
MONMOUTH COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
DUCOM LAND DEVELOPMENT LLC [illegible] COURT MARLBORO, NJ	119	23,30
[illegible] LAND DEVELOPMENT, LLC [illegible] STREET TOMS RIVER, NJ 08757	119	[illegible]
PALLU, ROBERT L. & DC INC A. 1 MONTICELLO COURT MARLBORO, NJ 07751	119	32,31
SMITH, TONI & CHADWI, KEDRA 3 MONTICELLO COURT MARLBORO, NJ 07751	119	32,32
LAURA, MITCHELL 40 WOODSTOWN ROAD MARLBORO, NJ 07751	120,01	15
FALCONET, ANTHONY JOSEPH 37 FALSON LANE MARLBORO, NJ 07751	146	22
CHOW ASSOCIATES, LLC 3 MANOR STREET MARLBORO, NJ 07751	146	23
SCHULZ, ROBERT & PATRICIA 27 FALSON LANE MARLBORO, NJ 07751	146	24
CATRAM, ELIA 334 TEXAS ROAD MARLBORO, NJ 07751	146	27
MIDWAY AUTO, INC. 326 TEXAS ROAD MARLBORO, NJ 07751	146	28
MILLER, STEPHEN PO BOX 79 MARLBORO, NJ 07747	147	12
DEFRESCHI, GEANNA 308 TEXAS ROAD MARLBORO, NJ 07751	147	14
HAGDI AMERICAN TEMPLE & CULTURAL CT. 21 WOODSTOWN ROAD MARLBORO, NJ 07751	147	15.01, 18, 17.01

ALSO TO BE NOTIFIED

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1563
FREEHOLD, NJ 07728

PALLU
100 PENCEL ROAD
HOLMDEL, NJ 07733
ATTN: GARY LEANDERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

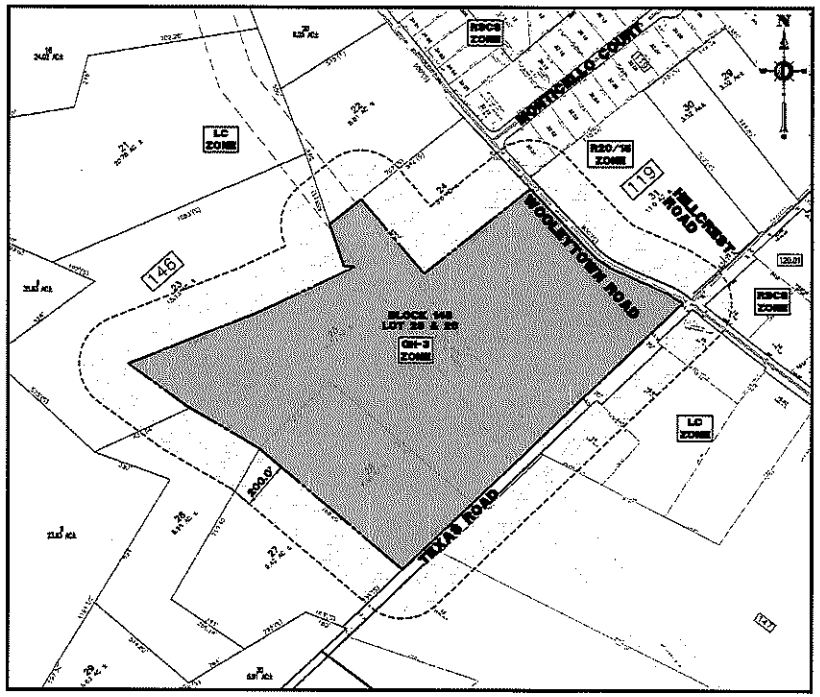
CENTRAL COMMON WATER UTILITY
27 MONTICELLO ROAD
MARLBORO, NJ 07746

N.J. NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719
ATTN: FRANK GRAY

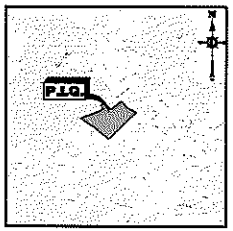
CABLEVISION OF MONMOUTH
50 PARK STREET
TINTON FALLS, NJ 07753

VERIZON NEW JERSEY INC.
299 MONTAUK AVENUE
NEPTUNE, NJ 07753

JCP&L CENTRAL POWER AND LIGHT COMPANY
1001 WOODMANSIE COUNTY ROAD
FREEHOLD, NJ 07728



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
826 NEWTOWN YARDLEY ROAD - SUITE 201
NEWTOWN, PA 18940
WWW.DYNAMICEC.COM

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN DATE

SECRETARY DATE

TOWNSHIP ENGINEER DATE

DYNAMIC ENGINEERING
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Newtown, PA 18940
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STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: COVER SHEET

DRAWN BY: HAS | DATE: 11/17/20
PROJECT #: 2841-09-001

SHEET No. 1 OF 30

PRELIMINARY AND FINAL SITE PLAN
FOR
PALLU ASSOCIATES, LLC
HYDE PARK RESIDENTIAL DEVELOPMENT

BLOCK 146, LOT 25 & 26; TAX MAP SHEET #25 - LATEST REV. DATED FEB. 2007
TEXAS ROAD & FALSON LANE,
TOWNSHIP OF MARLBORO
MONMOUTH COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
FALSON LN DEVELOPMENT LLC 11 CLYMER COURT MARLBORO, NJ	119	21.10
ZURICH LAND FUNDING, LLC 18 CASSIUS STREET TOMS RIVER, NJ 08757	119	31.11, 31.12, 31.13, 31.14, 31.15, 31.16, 31.17
KELLY, ROBERT L. & DE BIE A. 1 MONTICELLO COURT MORGANVILLE, NJ 07751	119	32.01
KHATRI, SUNIL & CHADHA, GEETA 3 MONTICELLO COURT MORGANVILLE, NJ 07751	119	32.02
LANZA, MITCHELL L. 48 WOOLEYTOWN ROAD MORGANVILLE, NJ 07751	120.01	10
FALCONITE, ANTHONY JOSEPH 21 FALSON LANE MORGANVILLE, NJ 07751	146	22
CHEN ASSOCIATES, LLC 5 ADAMS STREET MORGANVILLE, NJ 07751	146	23
REMOLE, JOSEPH & PATRICIA 23 FALSON LANE MORGANVILLE, NJ 07751	146	24
SOLOMAN, JULIA 414 TEXAS ROAD MORGANVILLE, NJ 07751	146	27
MIDWAY AUTO INC. 430 TEXAS ROAD MORGANVILLE, NJ 07751	146	28
MILLER, STEPHEN PO BOX 543 MADMAN, NJ 07747	147	12
DELVECCHIO, SILVANA 395 TEXAS ROAD MORGANVILLE, NJ 07751	147	14
HINDU AMERICAN TEMPLE & CULTURAL CE 71 WOOLEYTOWN ROAD MORGANVILLE, NJ 07751	147	15.01, 16, 17.01

ALSO TO BE NOTIFIED

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

N.J.A.W.A.
103 POISSON ROAD
ENGLISHTOWN, NJ 07726
ATTN: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

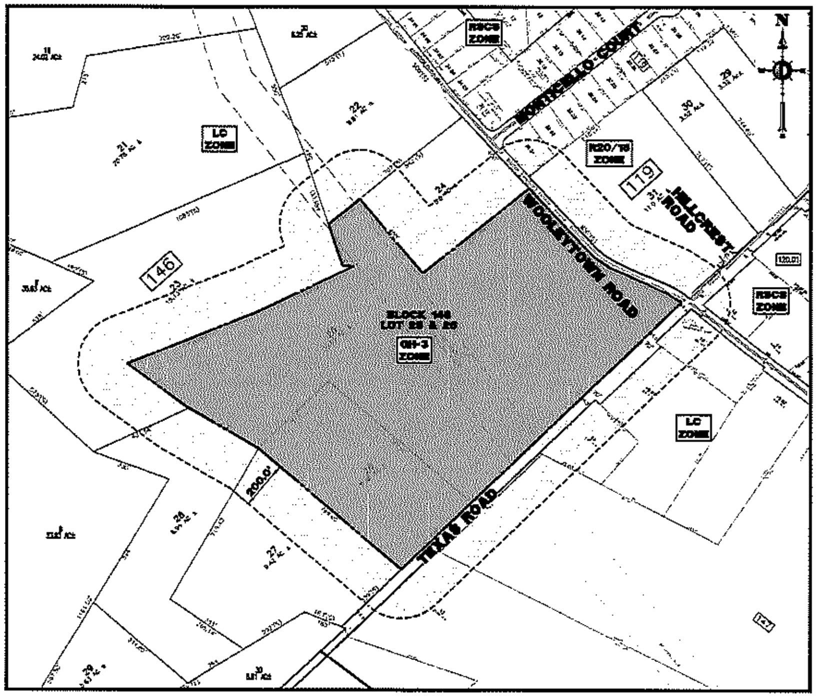
GORDONS CORNER WATER UTILITY
27 WARDENBURG ROAD
MARLBORO, NJ 07746

N.J. NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719
ATTN: FRANK GRAF

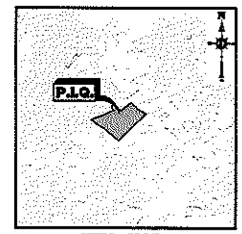
CABLEVISION OF MONMOUTH
40 PINE STREET
SHORE FALLS, NJ 07733

VERIZON NEW JERSEY INC.
700 WATSON ROAD
NEPTUNE, NJ 07753

JERSEY CENTRAL POWER AND LIGHT COMPANY
101 CRAWFORD CORNER ROAD
HOLMDEL, NJ 07733



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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CONSTRUCTION DETAILS	[illegible]
VEHICLE CIRCULATION PLAN (REFUSE)	[illegible]
VEHICLE CIRCULATION PLAN (FIRE)	[illegible]

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN ______ DATE ______

SECRETARY ______ DATE ______

TOWNSHIP ENGINEER ______ DATE ______

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
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NEWTOWN, PA 18940
WWW.DYNAMICEC.COM

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PROJECT: PALLU ASSOCIATES, LLC
HYDE PARK RESIDENTIAL DEVELOPMENT
BLOCK 146, LOTS 25 & 26
TEXAS ROAD & FALSON LANE
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: COVER SHEET

SCALE: AS SHOWN | DATE: 11/17/20
PROJECT No: 2841-99-001
SHEET No: 1 OF 50 | REV. D

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STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40944

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41666

TITLE:
AERIAL MAP

SCALE: 1" = 100'
DATE: 11/17/23
PROJECT No. 2541-20-001

SHEET No. 2 OF 50
Rev. A

SEE SHEET 02 OF 59 FOR DEMOLITION PLAN NOTES

SEE SHEET 39 OF 59 FOR TREE REMOVAL & REPLACEMENT TABLES

DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED TREE PROTECTION FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE TRANSPLANTED/RELOCATED
- EXISTING WOODLAND DESIGNATION IN LIMITED TO VEGETATION ONLY

TREE PLOT AREA A

TREE PLOT AREA B

TREE PLOT AREA C

TREE PLOT AREA D

TREE PLOT AREA E

TREE PLOT AREA F

PROP. TREE PROTECTION FENCE

JCP&L EASEMENT

LIMIT OF DISTURBANCE

LC ZONE

TAX LOT 25
N/F PALLU ASSOC. LLC C/O
BK. 3404, PG. 59

TAX LOT 26
N/F PALLU ASSOCIATES, LLC
BK. 8536, PG. 3411

TAX LOT 27
N/F JULIA GARDNER
BK. 4102, PG. 1822

TAX LOT 28
N/F MICHAEL JOSEPH, JR. & ANN MARIE PALLU
BK. 9102, PG. 1207

TAX LOT 33
N/F MICHAEL JOSEPH, JR. & ANN MARIE PALLU
BK. 9102, PG. 1207

TAX LOT 35
N/F CENTRAL PROPERTIES, LLC
BK. 3416, PG. 1361

TEXAS ROAD
(MIDDLE ROW WIDTH FOR THE MAP)

WOOLEYTOWN ROAD
(AKA FALSON LANE)

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

DYNAMIC ENGINEERING

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STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: DEMOLITION PLAN

DATE: 11/17/20

PROJECT NO. 2041-09-001

SHEET No. 3 OF 59

PROJECT: PALLU ASSOCIATES, LLC
AND PAUL MEDICINAL PROPERTIES
TEXAS RD. & WOOLEYTOWN RD.
TOWNSHIP OF MONROE, MONMOUTH COUNTY, NEW JERSEY

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PLANTING NOTES

[illegible]

TYPE	SIZE
TREES	2/1/2 TO 3/1/2
SHRUBS	2/1/2 TO 3/1/2
GRASS	1/1/2 TO 2/1/2

[illegible]

PLANTING SPECIFICATIONS

[illegible]

ADA NOTES

[illegible]

SIGNAGE TABLE

SIZE	DIMENSIONS	PROPOSED
MONUMENT	HEIGHT OF SIGNS: 1/ DIRECTORY OVERHEAD	HEIGHT OF SIGNS: 3 (TO HEIGHT OF DIRECTORY OVERHEAD)
	MAXIMUM SIGN AREA: 40 SF	SIGN AREA: 40 SF
	MAXIMUM SIGN HEIGHT: 8 FT + 2 FT SIGNS BASE (36 FT TOTAL)	SIGN HEIGHT: 3 FT
	MAXIMUM WIDTH OF SIGN: 6 FT	SIGN WIDTH: 6 FT
	MAXIMUM WIDTH OF SIGNS BASE: 20 FT	SIGNS BASE WIDTH: 16 FT
	MAXIMUM SIGN DEPTH: 6 FT	SIGN DEPTH:
	– STREET SIDE: 10 FT	– STREET SIDE: 14 FT
	– INTERNAL ROAD/ DRIVEWAY: 8 FT	– INTERNAL ROAD/ DRIVEWAY: 8 FT
WALL SIGNS	MAXIMUM OF FACADE SIGNS: 2/ SIGNS	NUMBER OF SIGNS: 2/ SIGNS
	MAXIMUM SIGN AREA: 6 SF/ SIGN	SIGN AREA: 6 SF/ SIGN
	MAX. SIGN HEIGHT: ONE OF ROOF	HEIGHT: < ONE OF ROOF
	MAX. PROJECTION: 8 INCHES (0.5 FT)	PROJECTION: < 0.5 FT
DIRECTIONAL	NUMBER OF SIGNS: N/S	NUMBER OF DIRECTIONAL SIGNS: 4
	MAXIMUM SIGN AREA: 15 SF/ SIDE	DIRECTIONAL SIGN AREA: 15 SF/ SIDE
	MAXIMUM SIGN HEIGHT: 4 FT	SIGN HEIGHT: < 3 FT
	MAXIMUM SIGN DEPTH: 4 FT	SIGN DEPTH: < 3 FT

N/S: NO STANDARD N/A: NOT APPLICABLE (1) EXISTING NON-CONFORMANCE (2) VARIANCE

DEMOLITION NOTES

[illegible]

EXISTING UTILITY NOTES

[illegible]

GRADING NOTES

[illegible]

UTILITY NOTES

[illegible]

GENERAL NOTES

[illegible]

MAXIMUM FLOOR AREA RATIO (FAR)		
–EXISTING	139 FT	N/A	132.0'
–PROPOSED	39 FT	N/A	114.0'
MINIMUM FRONT YARD SETBACK (PRINCIPAL BLDG)		
–EXISTING	72 FT	N/A	71.8'
–PROPOSED	39 FT	N/A	109.0'
MINIMUM SIDE YARD SETBACK		
–EXISTING	39 FT	N/A	34.0'
MINIMUM REAR YARD SETBACK (PRINCIPAL BLDG)		
–EXISTING	30 FT	N/A	34.0'
–PROPOSED	18 FT	N/A	30.0'
MINIMUM ACCESSORY BUILDING FRONT YARD SETBACK		
–EXISTING	3 FT	N/A	177.0'
MINIMUM ACCESSORY BUILDING SIDE YARD SETBACK		
–EXISTING	3 FT	N/A	31.0'
MINIMUM ACCESSORY BUILDING REAR YARD SETBACK		
–EXISTING	19 FT	N/A	>115.0'
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	3 STORIES/ 35 FT	N/A	<2.5 ST
MAXIMUM BUILDING HEIGHT (ACCESSORY)	2 STORIES/ 35 FT	N/A	<2.5 ST
MAXIMUM DEPT COVERAGE OF BUILDINGS	20%	N/A	[illegible]
MAXIMUM IMPERVIOUS COVERAGE	90%	89.78 SF	22.20 [illegible]
MAXIMUM BUILDING LENGTH	200 FT	N/A	104.0'
MAXIMUM BUILDING DEPTH	80 FT	N/A	71.0'
MINIMUM BUILDING SEPARATION			
– FRONT TO FRONT	80 FT	N/A	112'
– REAR TO REAR	40 FT	N/A	40.0'
– SIDE TO SIDE	20 FT	N/A	30.0'
– REAR TO SIDE	30 FT	N/A	30.0'
– BUILDING TO BUILDING	15 FT	N/A	15.0'

N/A: NOT APPLICABLE (1) EXISTING NON-CONFORMANCE (2) VARIANCE

[illegible]

DYNAMIC ENGINEERING CONSULTANTS, PC

REV	DATE	COMMENTS

TOTAL PLOT SIZE 34' PER PLOT/OUTSIDE DIMENSION
CELLY AREA EXIST OFF SITE UNDER PLOT DIMENSIONS

PROJECT: PAULIS ASSOCIATES, LLC
PROPOSED MIXED USE DEVELOPMENT
BLOCK 1001, LOTS 3, 4 & 5
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

DRAWN BY: LZ | DESIGN BY: DAN | PROJ. NO. 2041 | DATE:

PROJECT YOURSELF
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Offices conveniently located at:
[illegible]
www.dynamicpc.net

STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. [illegible]

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41566

TITLE: GENERAL NOTES

SCALE: 1"=30' | DATE: 11/17/20
PROJECT No. 2041-SP-001

SHEET No. 4 OF 20 | REV. 0

SEE SHEET 4 OF 53 FOR SITE PLAN NOTES

THIS PLAN IS FOR GRAPHICAL REPRESENTATION PURPOSES ONLY. NOT FOR CONSTRUCTION

PAVEMENT LEGEND

- PAVEMENT TO BE MILLED AND MOVED AS NECESSARY
- PROPOSED FULL DEPTH PAVEMENT

DEVELOPMENT SUMMARY

BUILDING 1-10 (SF)	170,000 SF
PAVEMENT (SF)	320,000 SF
SIDEWALK (SF)	45,000 SF
RECREATION (SF)	70,000 SF
TOTAL PARKING SPACES	600 SPACES

*PARKING FOOTPRINT IS ANTICIPATED TO BE TWENTY (20) FEET WIDER.

SITE KEY

NOT TO SCALE

A B C D

BUILDING SUMMARY

BUILDING #	BUILDING TYPE	PARKING (INCL. GARAGE)
1, 4, 7, 10, 13	TYPE A	N
2, 5, 8, 11, 14, 16, 17	TYPE B	Y (GARAGE)
3	TYPE C	N
9	TYPE D	N

LC ZONE

WOOLEYTOWN ROAD (AKA FALSON LANE)

TEXAS ROAD

GRAPHIC SCALE

1 INCH = 30 FT.

DYNAMIC ENGINEERING

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Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361

STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: OVERALL SITE PLAN

DATE: 11/17/20

PROJECT NO. 23411-09-001

SHEET NO. 5

SEE SHEET 4 OF 50 FOR SITE PLAN NOTES

PAVEMENT LEGEND

PAVEMENT TO BE MILLED AND REPAVED AS NECESSARY

PROPOSED FULL DEPTH PAVEMENT

SITE KEY

NOT TO SCALE

GRAPHIC SCALE

1 INCH = 20 FT.

DYNAMIC ENGINEERING

826 Newtown Yardley Road, Suite 201
Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361

STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: SITE PLAN 'A'

SHEET No. 6 OF 50

Rev. 0

SEE SHEET 4 OF 88 FOR SITE PLAN NOTES

WOOLEYTOWN ROAD
(AKA FALSON LANE)

SITE KEY
NOT TO SCALE

PAVEMENT LEGEND

GRAPHIC SCALE

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STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 46874

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41388

TITLE: SITE PLAN 'B'

SCALE: 1"=30'
DATE: 11/17/20
PROJECT No. 2341-09-001

SHEET No. 7
OF 30

SEE SHEET 4 OF 59 FOR SITE PLAN NOTES

TAX LOT 28
W/F PALLU ASSOCIATES, LLC
DB. 9808, PG. 3411

TAX LOT 27
W/F VAIN, BRYNER

TEXAS ROAD
(WIDENED ROW WITH POS TAX MAP)

PAVEMENT LEGEND

SITE KEY

GRAPHIC SCALE

DYNAMIC ENGINEERING

STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

SITE PLAN 'C'

11/17/20

2541-99-001

8

SEE SHEET 4 OF 33 FOR SITE PLAN NOTES

TEXAS ROAD
(VARIABLE ROW WIDTH PER TAX MAP)

WOOLSTOWN ROAD
(AKA FALSON LANE)

TAX LOT 25
N/F PALLU ASSOC. LLC C/O
DEL SASSO, PB. 30

MATCH LINE

SITE KEY
NOT TO SCALE

PAVEMENT LEGEND

PAVEMENT TO BE MILLED AND REPAVED AS NECESSARY

PROPOSED FULL DEPTH PAVEMENT

GRAPHIC SCALE
1 IN = 20 FT.

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STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 46894

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41886

TITLE:
SITE PLAN 'D'

SCALE: 1"=20'
DATE: 11/17/20
PROJECT #: 2341-09-001

SHEET No. 9 OF 30
Rev. 0

PROJECT: PALLU ASSOCIATES, LLC
AVON PARK RESIDENTIAL DEVELOPMENT
TAX MAP 1, BLOCK 3, LOT 4
TEXAS ROAD, BLOCK 3, LOT 4
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

DRAWN BY: LJZ
CHK'D BY: JMC
PERSUE BY: JMC
CHK'D BY:

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REVISIONS
NO. | DATE | COMMENTS

Plotted: 12/14/20 - 3:33 AM By: Admin
File: P:\2341 PALLU ASSOC\2341 Site Plans\2341-09-001 Avon Park\2341-09-001-SP-D.dwg --> 24 X 36 PLAN 'A'

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SEE SHEET 4 OF 59 FOR GRADING PLAN NOTES

THIS PLAN IS FOR GRAPHICAL REPRESENTATION PURPOSES ONLY. NOT FOR CONSTRUCTION

SITE KEY

TEXAS ROAD

WOOLEYTOWN ROAD (AKA FALSON LANE)

GRAPHIC SCALE

DYNAMIC ENGINEERING

826 Newtown Yardley Road, Suite 201
Newtown, PA 18940

T: 267.685.0274 | F: 267.685.0341

STEVEN R. CATTANI

PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ

PROFESSIONAL ENGINEER

TITLE: OVERALL GRADING PLAN

DATE: 11/17/20

PAGE No. 2841-20-001

SHEET No. 10

SEE SHEET 4 OF 59 FOR GRADING PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL & SUBDIVISION)
EXISTING PROPERTY LINES

EXIST.	PROP.
EXIST. CHAIN LINK	PROP. CHAIN LINK
EXIST. ELECTRIC LINE	PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE	PROP. FIBER OPTIC LINE
EXIST. GAS LINE	PROP. GAS LINE
EXIST. OVERHEAD WIRES	PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE	PROP. TELEPHONE LINE
EXIST. WATERCOURSE (TOP/TOE OF BANK) (NO. & SIZE OF CULVERTS NOT DEPICTED)	PROP. WATERCOURSE (TOP/TOE OF BANK) (NO. & SIZE OF CULVERTS NOT DEPICTED)
EXIST. WATER LINE	PROP. WATER LINE
EXIST. SANITARY SEWER LINE	PROP. SANITARY SEWER LINE
EXIST. STORM SEWER LINE	PROP. STORM SEWER LINE
EXIST. MAJOR CONTOUR & ELEVATION	PROP. FINISH GRADE CONTOUR & ELEVATION
EXIST. MONITORING WELL	
APPROX. TEST PIT LOCATION	
EXIST. SPOT ELEVATIONS	PROP. GRADE SPOT ELEV.
EXIST. BUILDING ELEV.	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. TOP OF CURB ELEV.	PROP. FINISHED FLOOR ELEV.
EXIST. FINISH FLOOR ELEV.	PROP. TOP OF BANK & FINISHED GRADE ELEV. (FOR TOP OF BANK & FINISHED GRADE ELEV. FOLLOWING IS NOT DISPLAYED BY WALL SYMBOL)
EXIST. GARAGE FLOOR ELEV.	
EXIST. TOE OF BANK	PROP. TOE OF BANK & FINISHED GRADE ELEV. (FOR TOE OF BANK & FINISHED GRADE ELEV. FOLLOWING IS NOT DISPLAYED BY WALL SYMBOL)
EXIST. GRADE GRADE	
EXIST. GAS VALVE	PROP. DIRECTION OF DRAINAGE FLOW ARROW
EXIST. GAS METER	PROP. GRADE BREAK
EXIST. CLEAN OUT	PROP. GAS VALVE
EXIST. WELL	PROP. GAS METER
EXIST. WATER SHUT OFF VALVE	PROP. GUARD ELEMENT
EXIST. TELEPHONE BOX	PROP. BARRIER ELEMENT
EXIST. CABLE TV BOX	PROP. WELL LOCAT
EXIST. UTILITY POLE	PROP. SURGE CONTROL STRUCTURE
EXIST. GUY POLE	PROP. DRAINAGE MANHOLE
EXIST. LIGHT POLE	PROP. SANITARY SEWER MANHOLE
EXIST. BUILDING LIGHT	PROP. "A" INLET
EXIST. TRAFFIC BOX LIGHT	PROP. "B" INLET
EXIST. TRAFFIC SIGNAL POLE	PROP. "C" INLET
EXIST. HYDRANT	PROP. "D" INLET
EXIST. "A" INLET	PROP. "E" INLET
EXIST. "B" INLET	PROP. "F" INLET
EXIST. "C" INLET	PROP. CURBED END SECTION
EXIST. "D" INLET	PROP. HYDRANT
EXIST. "E" INLET	
EXIST. "F" INLET	
EXIST. CURBED END SECTION	
EXIST. HYDRANT	

GRAPHIC SCALE

1 INCH = 30 FT.

SITE KEY

NOT TO SCALE

A B C D

DYNAMIC ENGINEERING

REV.	DATE	COMMENTS

PROJECT TOWNSHIP
BLOCK 1.03, LOT 25.01 & 26
TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY

PROJECT: PHILLI ASSOCIATES, LLC
PRELIMINARY & FINAL SITE PLAN
BLOCK 1.03, LOT 25.01 & 26
TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY

DRAWN BY: LJ | CHECKED BY: | DESIGNED BY: SRC | DESIGNED BY:

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Offices nationwide located at:
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STEVEN R. CATTANI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 46014

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41486

TITLE:
GRADING PLAN 'A'

SCALE: 1"=30' | DATE: 11/17/20
PROJECT #: 2541-20-091

SHEET #: 11 | OF 59 | REV. #: 0

SEE SHEET 4 OF 58 FOR GRADING PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL OR CLEARED)
OFF-SITE PROPERTY LINES

EXIST. CHAIN LINK	PROP. CHAIN LINK
EXIST. ELECTRIC LINE	PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE	PROP. FIBER OPTIC LINE
EXIST. GAS LINE	PROP. GAS LINE
EXIST. UNDERGROUND TANKS	PROP. UNDERGROUND TANKS
EXIST. TELEPHONE LINE	PROP. TELEPHONE LINE
EXIST. UNDERGROUND ELEC./CATV. SERVICE (WIL. BE REQ. BY COMPANIES NOT SHOWN)	PROP. UNDERGROUND ELEC./CATV. SERVICE (WIL. BE REQ. BY COMPANIES NOT SHOWN)
EXIST. WATER LINE	PROP. WATER LINE
EXIST. SANITARY SEWER LINE	PROP. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE	PROP. STORM DRAIN LINE
EXIST. MINOR CONTOUR w ELEVATION	PROP. MINOR CONTOUR w ELEVATION
EXIST. MAJOR CONTOUR w ELEVATION	PROP. MAJOR CONTOUR w ELEVATION
EXIST. MONITORING WELL	
APPROX. TEST PIT LOCATION	
EXIST. SPOT ELEVATION	PROP. GRADE SPOT ELEV.
EXIST. GUTTER ELEV.	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. TOP OF CURB ELEV.	PROP. GUTTER FLOW ELEV.
EXIST. FINISH FLOOR ELEV.	PROP. TOP OF WALL & FINISHED GRADE w TOP OF WALL ELEVATION, BOTTOM OF WALL ELEVATION IF DIFFERENT FROM TOP OF WALL ELEVATION
EXIST. BASEMENT FLOOR ELEV.	PROP. TOP OF STRUCTURE GRATE, INVERT ELEVATION, & PIPE INVERT ELEVATION
EXIST. FIRE HYDRANT	PROP. DIRECTION OF DRAINAGE FLOW ARROW
EXIST. WATER VALVE	PROP. WATER VALVE
EXIST. GAS VALVE	PROP. GAS VALVE
EXIST. GAS WATER	PROP. STORM CLEANOUT
EXIST. ELECTRIC METER	PROP. SANITARY CLEANOUT
EXIST. ELECTRIC BOX	PROP. AREA GRATE
EXIST. GUARD GAY	PROP. SCALLY CONTROL STRUCTURE
EXIST. WELL	PROP. DRAINAGE DRAINAGE
EXIST. BACKFLOW PREVENTER VALVE	PROP. SANITARY SEWER DRAINAGE
EXIST. TELEPHONE BOX	PROP. "A" INLET
EXIST. CABLE TV BOX	PROP. "B" INLET
EXIST. CIRCUIT POLE	PROP. "C" INLET
EXIST. GUY WIRE	PROP. "D" INLET
EXIST. LIGHT POLE	PROP. "E" INLET
EXIST. DECORATIVE LIGHT	PROP. "F" INLET
EXIST. STREET SIGN LIGHT	PROP. "G" INLET
EXIST. CROSS LIGHT POLE	PROP. "H" INLET
EXIST. TRAFFIC SIGNAL POLE	PROP. FLARED END SECTION
EXIST. DRAINAGE	PROP. HEADWALL
EXIST. "A" INLET	
EXIST. "B" INLET	
EXIST. "C" INLET	
EXIST. "D" INLET	
EXIST. FLARED END SECTION	
EXIST. HEADWALL	

SITE KEY
NOT TO SCALE

A B C D

WOOLEYTOWN ROAD (AKA FALSON LANE)

MAYCH LANE

GRAPHIC SCALE
1 INCH = 30 FT.

DYNAMIC ENGINEERING

STORM PILOT, NFPA 88 FOOD MANUFACTURING WAREHOUSE
CELT 2020 ELECT NOT SITE GOLD FORT CONSTRUCTION

PROJECT: PAULL ASSOCIATES, LLC
AVIS PARK RESIDENTIAL DEVELOPMENT
BLOCK 5.01, LOT 5.01
TOCKS ISLAND & TUCKER LANE
TOWNSHIP OF MANSFIELD, MONMOUTH COUNTY, NEW JERSEY

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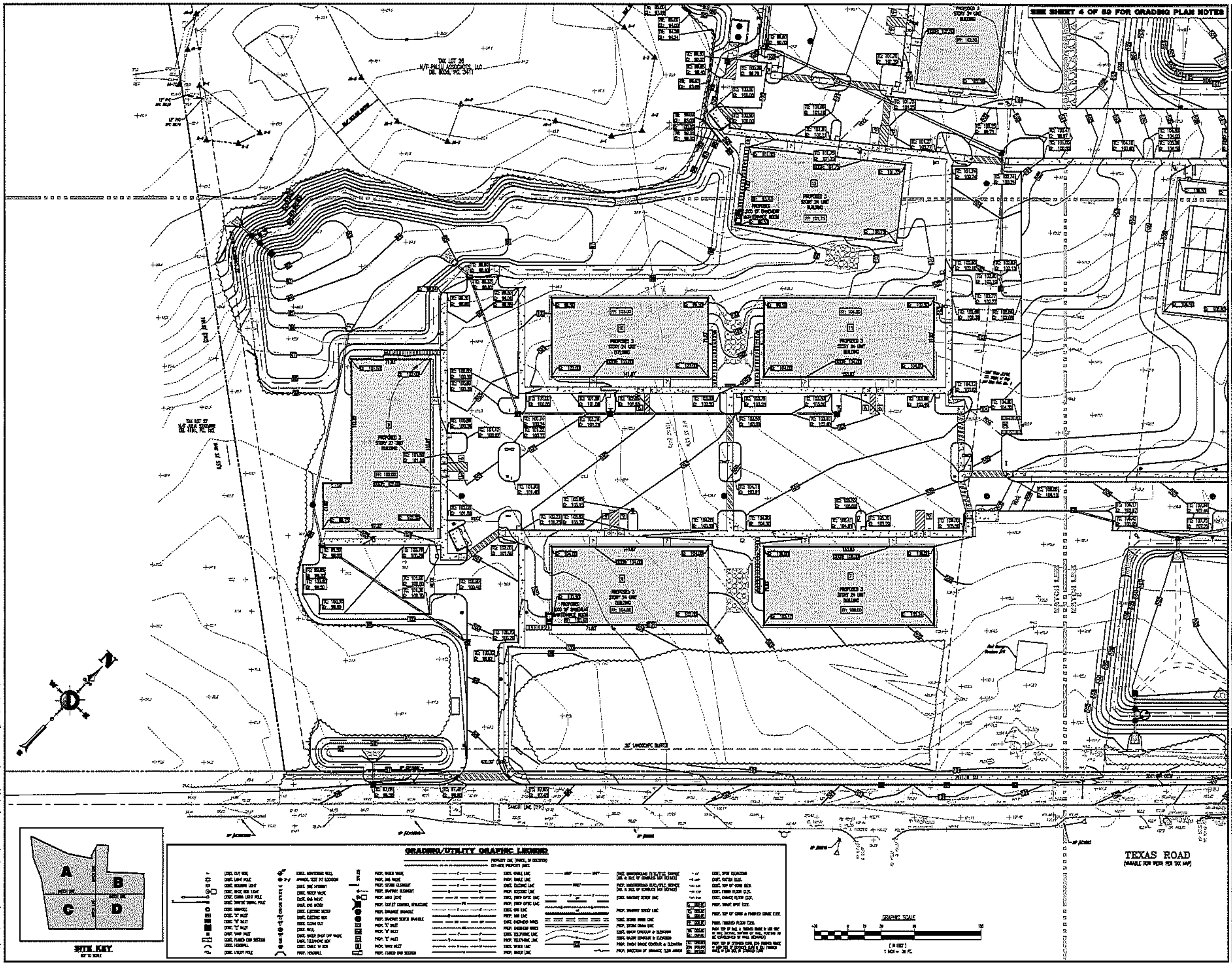
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41888

TITLE: GRADING PLAN 'B'

DATE: 11/17/20
PROJ. No. 2041-09-001

SHEET No. 12 OF 58



DYNAMIC

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: PALLU ASSOCIATES, LLC
HYDE PARK RESIDENTIAL DEVELOPMENT
BLOCK 146, LOTS 23 & 26
TEXAS ROAD & FALSON LANE
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

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Offices conveniently located in:

STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: GRADING PLAN 'C'

SCALE: 1" = 30'
DATE: 11/17/20
PROJECT No: 2641-09-001

SHEET No: 13 OF 59

SEE SHEET 4 OF 53 FOR GRADING PLAN NOTES

SITE KEY

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL OF SURVEY)
OFF-SITE PROPERTY LINES

EXIST. IRON PIPE
EXIST. LIGHT POLE
EXIST. BUILDING EDGE
EXIST. PARK WAY LIGHT
EXIST. CHAIN LINK FENCE
EXIST. WOODS BOUND. FENCE
EXIST. SHRUBS
EXIST. "A" VALVE
EXIST. "B" VALVE
EXIST. "C" VALVE
EXIST. YARD VALVE
EXIST. SANITARY CLEAN OUT
EXIST. DECIDUOUS
EXIST. UTILITY POLE

EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER VALVE AT METER
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
PROP. HYDRANT

PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE INVERTS
PROP. SANITARY SEWER INVERTS
PROP. "A" VALVE
PROP. "B" VALVE
PROP. "C" VALVE
PROP. "D" VALVE
PROP. YARD VALVE
PROP. FLARED END SECTION

EXIST. CABLE LINE
EXIST. GAS LINE
EXIST. ELECTRIC LINE
EXIST. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
EXIST. FIBER OPTIC LINE
EXIST. GAS LINE
EXIST. GAS LINE
EXIST. DRAINAGE PIPES
EXIST. DRAINAGE PIPES
EXIST. TELEPHONE LINE
EXIST. TELEPHONE LINE
EXIST. WATER LINE
EXIST. WATER LINE

EXIST. UNDERGROUND ELECT./CABLE SERVICE (ALL A SET OF STANDARD PER VERIFIED)
PROP. UNDERGROUND ELECT./CABLE SERVICE (ALL A SET OF STANDARD PER VERIFIED)
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. STORM SEWER LINE
PROP. STORM SEWER LINE
EXIST. BROOK CONTOUR & ELEVATION
PROP. BROOK CONTOUR & ELEVATION
PROP. FINISH CONTOUR CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW

EXIST. SPOT ELEVATIONS
EXIST. SURVEY ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE SURVEY ELEV.
PROP. GARAGE SPOT ELEV.
PROP. TOP OF CURB & FINISHED GARAGE ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE AT LOW POINT OF WALL (BOTTOM OF WALL ELEVATION TO BE CONSIDERED AT WALL ENDPOINTS)
PROP. TOP OF CONTOUR ELEV. (FOR CONTOUR CONTOUR, A SET OF ELEVATIONS ALL ARE TAKEN AT THE TOP OF CONTOUR LINE)

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NEW JERSEY LICENSE No. 46614

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41896

TITLE
GRADING PLAN
'D'

DATE 11/17/20
JOB 2841-09-001

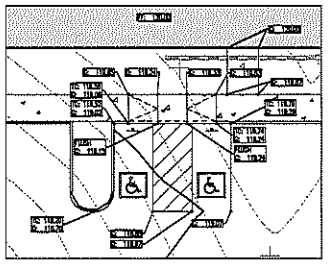
SHEET No. 14
REV. 0

PROJECT: PALLI ASSOCIATES, LLC
MIXED USE RESIDENTIAL DEVELOPMENT
BLOCK 1003, LOT 2.01
TEXAS AVE. & FALSON LANE
TOWNSHIP OF WINDSOR, BURLINGTON COUNTY, NEW JERSEY

DATE | BY | ISSUED BY | ISSUED TO | REVISED BY | REVISED TO

NO. | DATE | COMMENTS

DYNAMIC ENGINEERING



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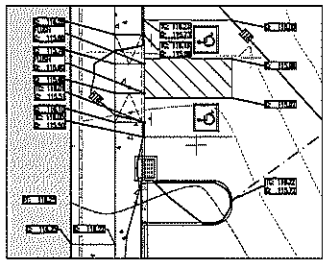
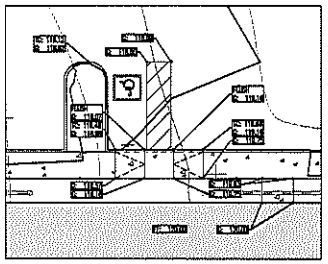


BUILDING 2



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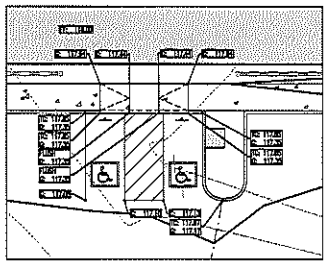
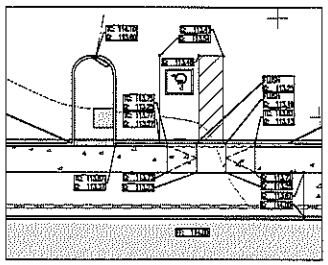
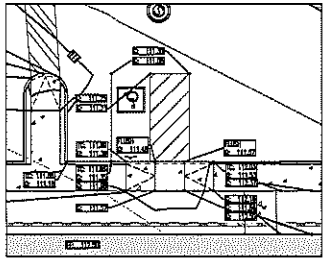


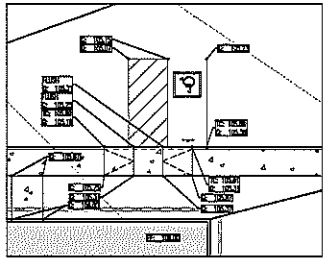
BUILDING 4



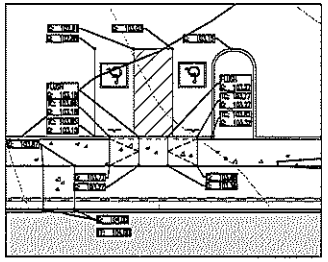
BUILDING 5



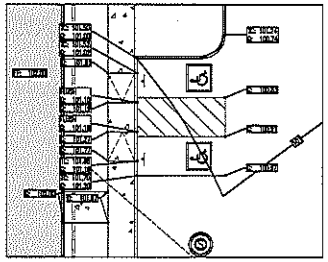
BUILDING 6



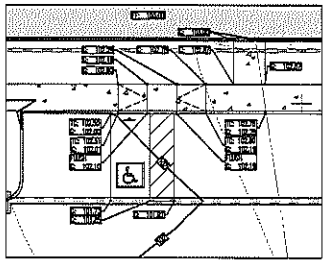
BUILDING 7



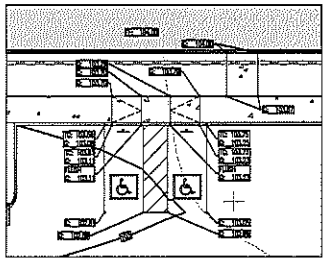
BUILDING 8



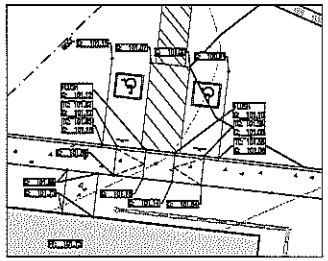
BUILDING 9



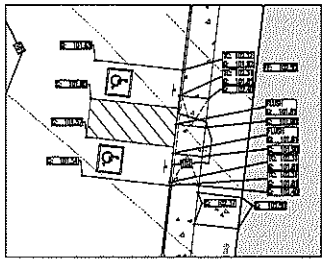
BUILDING 10



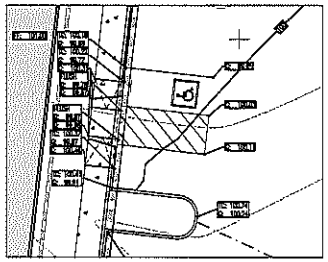
BUILDING 11



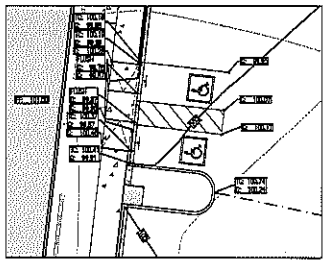
BUILDING 12



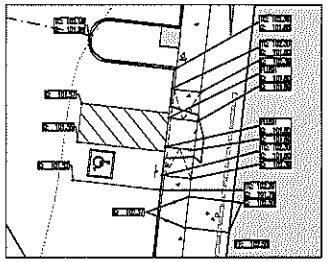
BUILDING 13



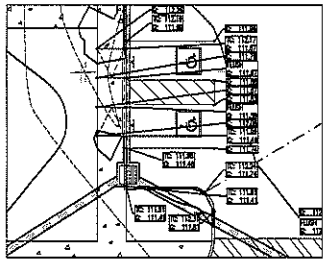
BUILDING 14



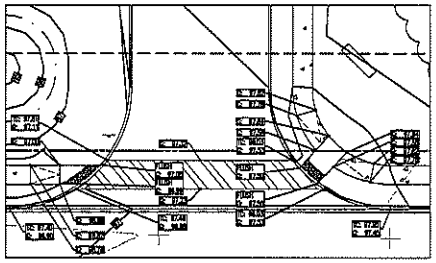
BUILDING 15



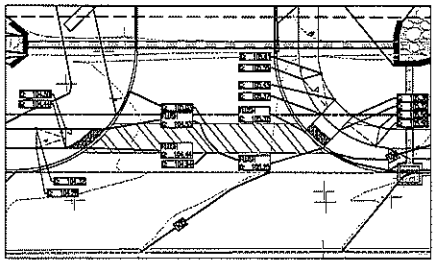
BUILDING 16



BUILDING 17



DRIVEWAY WEST



DRIVEWAY EAST

GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT.

DYNAMIC ENGINEERING CONSULTANTS, PC

NO.	DATE	COMMENTS

100% PLANS NOT IN FOR CONSTRUCTION PURPOSES
ONLY AND DO NOT INCLUDE ALL REQUIRED INFORMATION

DRAWN BY: AJW
ISSUE DATE: 11/04
DESIGN BY: DMG
CHECKED BY:

PROJECT: PALLI ASSOCIATES, LLC
FOX RUN RESIDENTIAL DEVELOPMENT
BLOCK 67.01, LOT 1.01
TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY

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Offices conveniently located at:

STEVEN R. CATTANI

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

BRETT W. SKAPINETZ

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41348

TITLE:

ADA GRADING PLAN

SCALE: 1"=10'
DATE: 11/17/20
PROJECT #: 2041-99-001

SHEET No. 15 OF 50
Rev. #: 0

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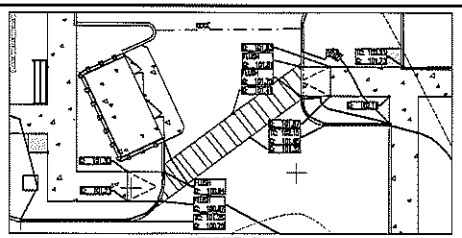
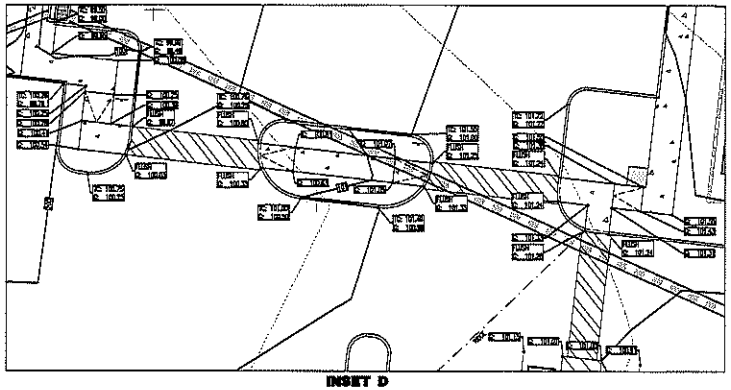


INSET A



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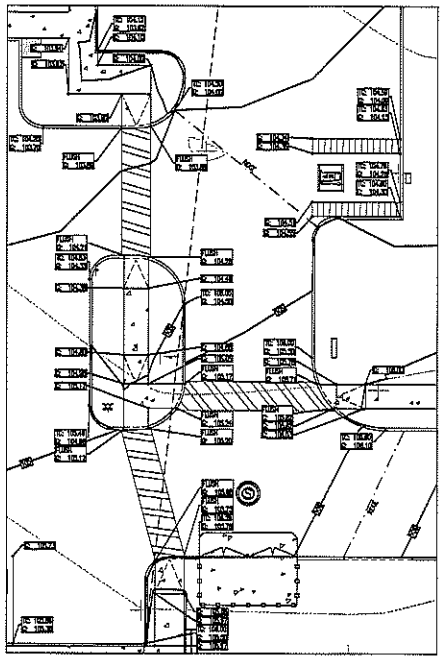

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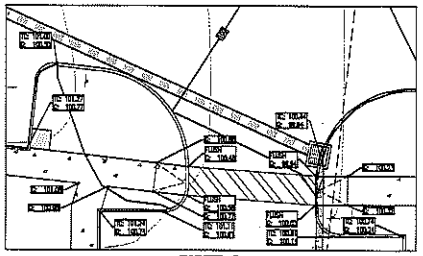

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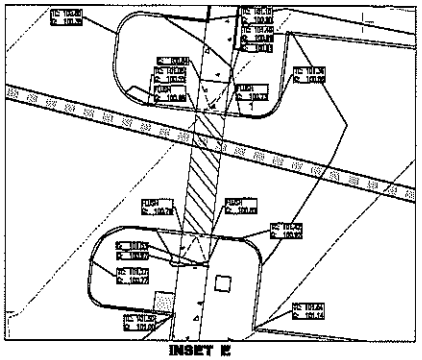

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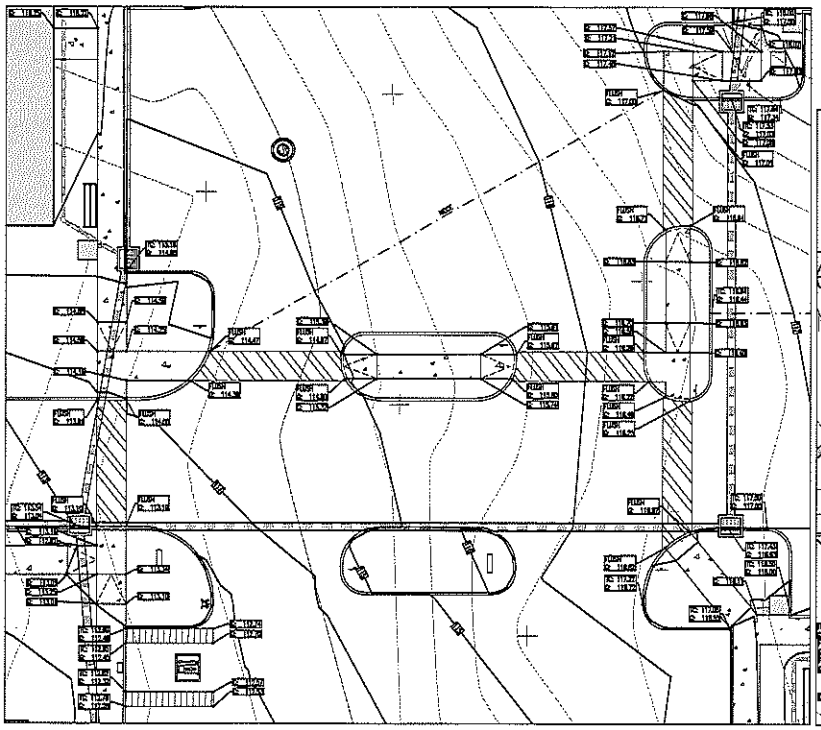

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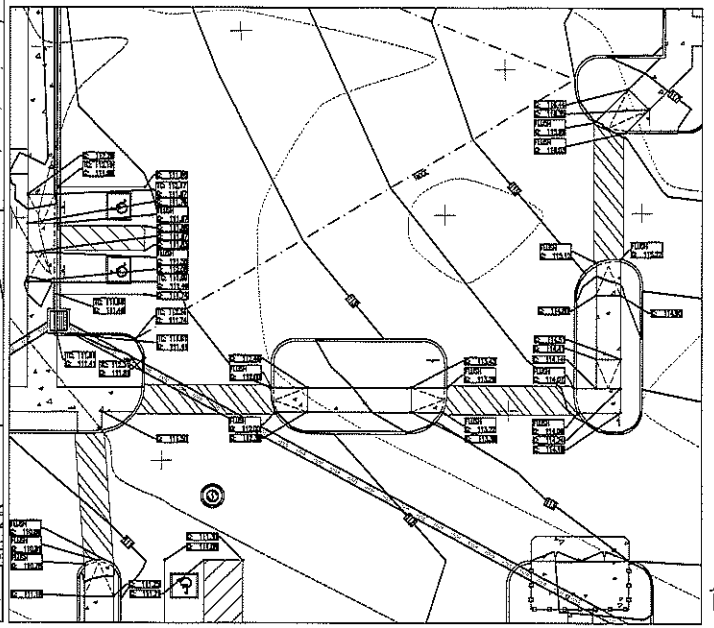
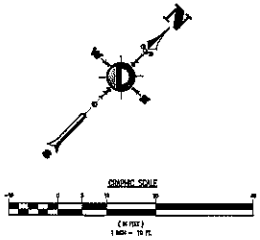


INSET G



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NO.	DATE	REVISIONS	BY

TOWN PLAZA REV BY PLAN VALIDATION (VERIZON)
CELL AND CELL SITE SITE PLAN (SEAN TOBIN)

PROJECT: PAULU ASSOCIATES, LLC
AVIS PARK REDEVELOPMENT
BLOCK 8.01, LOT 3.01 & 3.02
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

DRAWN BY: AJK | CHECKED BY: DJM | SCALE: 1"=10' | DATE: 11/17/20 | PROJECT NO. 2041-20-001

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STEVEN R. CATTANI
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NEW JERSEY LICENSE No. 40874

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41888

TITLE:
ADA ROUTE GRADING PLAN

SHEET No. 16 OF 30 | REV. D

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SEE SHEET 4 OF 59 FOR UTILITY PLAN NOTES

THIS PLAN IS FOR GRAPHICAL REPRESENTATION PURPOSES ONLY. NOT FOR CONSTRUCTION

MATCH KEY
NOT TO SCALE

A B C D

TEXAS ROAD
(VARIABLE ROW WIDTH PER TAX MAP)

TOWLETOWN ROAD
(AKA. FALSON LANE)

GRAPHIC SCALE
1 INCH = 30 FT.

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NEW JERSEY LICENSE No. 41868

TITLE: OVERALL DRAINAGE PLAN

SCALE: 1"=30'
DATE: 11/17/20
PROJECT No. 2341-99-001

SHEET No. 17 OF 56
Rev. 0

PROJECT: PAULI ASSOCIATES, LLC
KOZY PARK RESIDENTIAL DEVELOPMENT
BLOCK 1001, LOT 1.01, 1.02 & 1.04
TOWNSHIP OF WILLISTOWN, MONMOUTH COUNTY, NEW JERSEY

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SEE SHEET 4 OF 50 FOR UTILITY PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

SITE KEY

GRAPHIC SCALE

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STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: DRAINAGE PLAN 'A'

DATE: 11/17/20

PROJECT NO. 2041-28-001

SHEET NO. 18 OF 50

REV. D

PROJECT: PALLU ASSOCIATES, LLC
AREA VARIE RESIDENTIAL DEVELOPMENT
TAX MAP 4, PARCEL 4.24
TOWNSHIP OF WOODBURY, MONMOUTH COUNTY, NEW JERSEY

PROJECT YOURSELF

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DRAWN BY: AJM | CHECKED BY: | ISSUED BY: JMC | ISSUED ON: 12/20/19

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COUNTY OF MONMOUTH, NEW JERSEY

REV.	DATE	COMMENTS
D		
C		
B		
A		

SEE SHEET 4 OF 89 FOR UTILITY PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (WHICH IS SHOWN ON-MORE PROPERTY LINES)

EXIST. CABLE LINE
EXIST. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
EXIST. GAS LINE
EXIST. GUARDRAIL
EXIST. TELEPHONE LINE
EXIST. UNDERGROUND ELECTRICAL SERVICE (W/ A NOTE OF CHARGES NOT SHOWN)
EXIST. WATER LINE
EXIST. SANITARY SEWER LINE
EXIST. STORM SEWER LINE
EXIST. MINOR CONTOUR ELEVATION
EXIST. MAJOR CONTOUR ELEVATION
EXIST. MONITORING WELL
APPROX. TOP OF PIT LOCATION
EXIST. DITCH ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
EXIST. TREE, DECIDUOUS
EXIST. BRICK WALK
EXIST. GAS VALVE
EXIST. GAS MONITOR
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. HYD.
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SIGN BOX LIGHT
EXIST. CROSS LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "C" INLET
EXIST. TYPE INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL

PROP. CABLE LINE
PROP. ELECTRIC LINE
PROP. FIBER OPTIC LINE
PROP. GAS LINE
PROP. GUARDRAIL
PROP. TELEPHONE LINE
PROP. UNDERGROUND ELECTRICAL SERVICE (W/ A NOTE OF CHARGES NOT SHOWN)
PROP. WATER LINE
PROP. SANITARY SEWER LINE
PROP. STORM SEWER LINE
PROP. FINISH CONTOUR ELEVATION

PROP. GARAGE FLOOR ELEV.
PROP. TOP OF CURB & FINISHED GRADE ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE ELEV. (IF WALL BEYOND, BOTTOM OF WALL ELEVATION IS AS DETERMINED BY WALL DESIGNER)
PROP. TOP OF STEPPED CURB (WITH FINISHED GRADE ELEVATION AT TOP OF STEPPED CURB)
PROP. DIRECTION OF DRAINAGE FLOW ARROW
PROP. PAVED WALK
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. HIGH LIGHT
PROP. CURBED CONTROL DEPRESSION
PROP. DRAINAGE DIAPHRAGM
PROP. SANITARY SEWER DIAPHRAGM
PROP. "A" INLET
PROP. "B" INLET
PROP. "C" INLET
PROP. TYPE INLET
PROP. FLARED END SECTION
PROP. HEADWALL

SITE KEY
NOT TO SCALE

A B C D

WOOLEYTOWN ROAD (AKA FALSON LANE)

GRAPHIC SCALE
1 INCH = 30 FT.

DYNAMIC ENGINEERING CONSULTANTS, PC

NO.	DATE	REVISIONS	BY

STORM DRAINAGE REPORT FOR WOOLEYTOWN PROPERTIES
CERT. 2020-0010 SUBDIV. 2021-0001 SITE PLAN 2021-0001 CONDITIONAL USE

DRAWN BY: JAK | SCALE: 30M | DESIGN BY: | CHK.:

PROJECT: PAULI ASSOCIATES, LLC
MIXED USE RESIDENTIAL DEVELOPMENT
TAX MAP 1, BLOCK 1, LOT 1.01
TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY

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NEW JERSEY LICENSE No. 40574

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47886

TITLE: DRAINAGE PLAN 'B'

SCALE: AS NOTED | DATE: 11/17/20
DWG. No.: 2841-09-001

SHEET No. 19 OF 30 | REV. 0

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SEE SHEET 4 OF 59 FOR UTILITY PLAN NOTES

TEXAS ROAD
(MIRABLE FOR WIDTH PER TOE MAP)

GRAPHIC SCALE

SITE KEY
NOT TO SCALE

GRADING/UTILITY GRAPHIC LEGEND

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NEW JERSEY LICENSE No. 46854

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41886

TITLE:
DRAINAGE PLAN
'C'

SCALE: 1"=30'
DATE: 11/17/20
PROJECT No. 2341-09-001

SHEET No. 20 OF 59
Rev. D

PROJECT: PAULI ASSOCIATES, LLC
MIXED USE PROGRAM, PRELIMINARY
TAX MAP 1, LOT 25.01
TOWNSHIP OF BURLINGTON, BURLINGTON COUNTY, NEW JERSEY

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SEE SHEET 4 OF 89 FOR UTILITY PLAN NOTES

SITE KEY
NOT to SCALE

A B C D

WOOLSTOCK LANE

WOOLSTOCK LANE

WOOLSTOWN ROAD (AKA FALSON LANE)

PROPOSED CLUBHOUSE (LAND 'B')

PROPOSED 3 STORY 24 UNIT BUILDING

PROPOSED 3 STORY 24 UNIT BUILDING

PROPOSED 3 STORY 24 UNIT BUILDING

PROPOSED 3 STORY 24 UNIT BUILDING

TAX LOT 25
N/F PAULI ACCESS, LLC C/O
DR. SUSAN PL. W

20' LANDSCAPE BUFFER

GRADING/UTILITY GRAPHIC LEGEND

GRAPHIC SCALE
1 INCH = 30 FT.

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NEW JERSEY LICENSE No. 46914

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47988

TITLE
DRAINAGE PLAN 'D'

SCALE 1"=30' | DATE 11/17/20
PROJECT No. 2341-89-001

SHEET No. 21 | REV. D
OF 30

PROJECT: PAULI ASSOCIATES, LLC
MIXED USE RESIDENTIAL DEVELOPMENT
TAX MAP 46, BLOCK 4, LOT 24
TOWNSHIP OF WOOLWICH, GLOUCESTER COUNTY, NEW JERSEY

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SEE SHEET 4 OF 88 FOR UTILITY PLAN NOTES

THIS PLAN IS FOR GRAPHICAL REPRESENTATION PURPOSES ONLY. NOT FOR CONSTRUCTION

KEY MAP

TEXAS ROAD

WOOLETOWN ROAD (AKA FALLSON LANE)

GRAPHIC SCALE

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NEW JERSEY LICENSE No. 46874

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41998

TITLE: OVERALL UTILITY PLAN

DATE: 11/17/20

PROJECT No. 2541-99-001

SHEET No. 22 OF 88

Rev. D

SEE SHEET 4 OF 89 FOR UTILITY PLAN NOTES

GRAPHIC/UTILITY GRAPHIC LEGEND

SITE KEY

GRAPHIC SCALE

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STEVEN R. CATTANI
PROFESSIONAL ENGINEER

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER

TITLE: UTILITY PLAN 'A'

DATE: 11/17/20

23

SEE SHEET 4 OF 33 FOR UTILITY PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

SITE KEY
NOT TO SCALE

WOODLETTOWN ROAD
(AKA PAXSON LANE)

GRAPHIC SCALE
1 INCH = 20 FT.

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NEW JERSEY LICENSE No. 46014

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41588

TITLE: UTILITY PLAN 'B'

SCALE: 1"=20'
DATE: 11/17/20
PROJECT No. 2041-09-001

SHEET No. 24 OF 30
REV. 0

PALLIM ASSOCIATES, LLC
BLOCK 1101, LOTS 33 & 34
WOODLETTOWN ROAD & PAXSON LANE
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

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SEE SHEET 4 OF 29 FOR UTILITY PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

SITE KEY
NOT TO SCALE

GRAPHIC SCALE

TEXAS ROAD
(VARIABLE ROW WIDTH PER TAX MAP)

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41966

TITLE: UTILITY PLAN 'C'

DATE: 11/17/20
FILE No. 2841-99-001

SHEET No. 25 OF 29

PROJECT: PALLU ASSOCIATES, LLC
MIXED USE DEVELOPMENT
BLOCK 416, LOTS 1.01 & 1.02
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

REV | DATE | COMMENTS

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