

PROPERTY OWNERS LIST

NJ NATURAL GAS CO
PO BOX 1464
WALL NJ 07719

JCP&L CO
300 MADISON AVE
MORRISTOWN NJ 07932

MONMOUTH CABLEVISION ASSOC
1501 18TH AVE
WALL NJ 07719

VERIZON NJ INC
777 PARKWAY AVE
TRENTON NJ 08618

B 2507 – L 13
JOSEPH ROMEO
71 BRANDIS AVE
STATEN ISLAND NY 10312

B 2507 – L 12
JOSEPH ROMEO
71 BRNADIS AVE
STATEN ISLAND NY 10312

B 2503 – L 1
JACKSON TWP FIRST AID
PO BOX 516
JACKSON NJ 08527

B 2503 – L 8
J21NNW LLC
PO BOX 673
MANASQUAN NJ 08736

B 2503 – L 5
J21NNW LLC
PO BOX 673
MANASQUAN NJ 08736

B 2503 – L 7
J21NNW LLC
PO BOX 673
MANASQUAN NJ 08736

B 2503 – L 9
J21NNW LLC
PO BOX 673
MANASQUAN NJ 08736

B 2507 – L 24
VINCENT ALBERGATO
1606 SAMUELS RD
SANDPOINT ID 83864

B 2507 – L 23
BRIAN & BARBARA FLANNERY
257 E PLEASANT GROVE RD
JACKSON NJ 08527

B 2507 – L 26
TWP OF JACKSON
95 W VETERANS HWY
JACKSON NJ 08527

B 2507 – L 22
BRIAN & BARBARA FLANNERY
257 E PLEASANT GROVE RD
JACKSON NJ 08527

B 2507 – L 21
BRIAN & BARBARA FLANNERY
257 E PLEASANT GROVE RD
JACKSON NJ 08527

B 2507 – L 18
EMMANUEL G & TERESITA S
GUANZON
97 RICHARDSON AVE
EATONTOWN NJ 07724

B 2507 – L 9
PATRICIA BERGHORN
1017 LYON ST
LUDLOW MA 01056

B 2507 – L 17
PATRICIA BERGHORN
1017 LYON ST
LUDLOW MA 01056

B 2507 – L 14
EMMANUEL G & TERESITA S
GUANZON
97 RICHARDSON AVE
EATONTOWN NJ 07724

B 2507 – L 44
TWP OF JACKSON
95 W VETERANS HWY
JACKSON NJ 08527

B 2507 – L 20
TIMOTHY MCGAHRAN & P MATLOCK
251 W COMMODORE BLVD
JACKSON NJ 08527

B 2507 – L 5
BRIAN & BARBARA FLANNERY
257 E PLEASANT GROVE RD
JACKSON NJ 08527

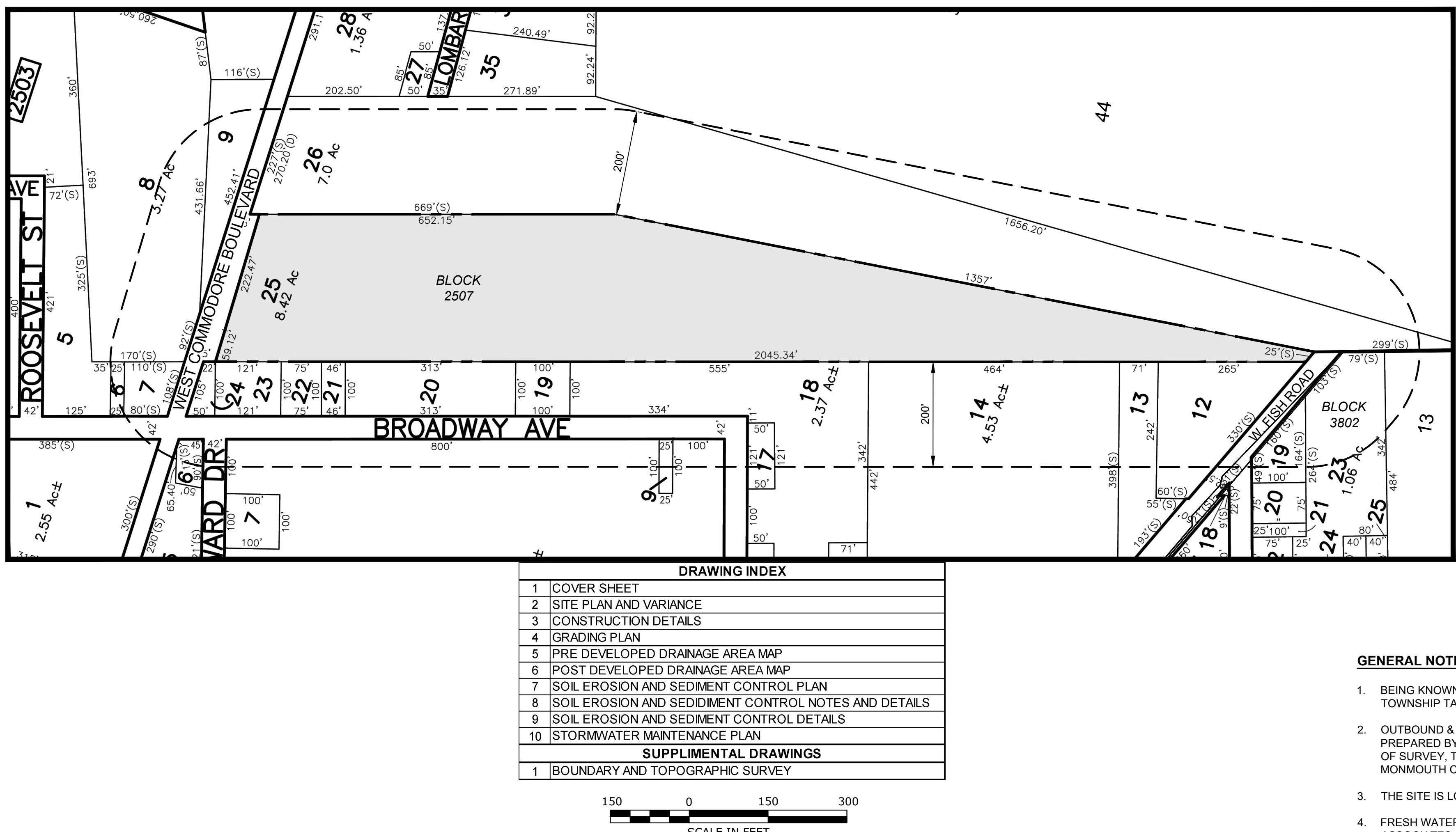
B 2507 – L 6
BRIAN & BARBARA FLANNERY
257 E PLEASANT GROVE RD
JACKSON NJ 08527

B 2507 – L 8
TIMOTHY MCGAHRAN & P MATLOCK
251 W COMMODORE BLVD
JACKSON NJ 08527

B 2507 – L 44.01
OCEAN COUNTY
101 HOOPER AVE
TOMS RIVER NJ 08754

B 4101 – L 18
J210S LLC
PO BOX 673
MANASQUAN NJ 08736

B 3802 – L 23 QFARM
EDWARD R & CAROL MARKS
805 CASSVILLE RD
JACKSON NJ 08527



GENERAL NOTES

1. BEING KNOWN AS TAX BLOCK 2507 - LOT 25 AS SHOWN ON THE JACKSON TOWNSHIP TAX MAP SHEET 25 AND CONTAINS 8.12 ACRES.
2. OUTBOUND & SURVEY INFORMATION SHOWN PURSUANT TO A MAP PREPARED BY PROFESSIONAL DESIGN SERVICES, LLC. ENTITLED "MAP OF SURVEY, TAX BLOCK 2507 - TAX LOT 25, TOWNSHIP OF JACKSON, MONMOUTH COUNTY, NEW JERSEY" DATED OCTOBER 6, 2022.
3. THE SITE IS LOCATED IN THE LC - LIMITED COMMERCIAL ZONE.
4. FRESH WATER WETLANDS HAVE BEEN DELINEATED BY DUBOIS AND ASSOCIATES. LOI REQUIRED FOR THE NJDEP TO CONFIRM LIMITS, RESOURCE CLASSIFICATION AND TRANSITION AREA WIDTH.
5. WAIVER IS REQUIRED FROM INSTALLATION OF SIDEWALK ALONG SITE FRONTAGE. CONTRIBUTION TO PEDESTRIAN SAFETY FUND TO BE PROVIDED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.
6. THERE IS NO TREE REMOVAL PROPOSED WITH THIS APPLICATION.
7. ALL EXISTING POLE MOUNTED AND BUILDING MOUNTED LIGHTS SHALL BE REPAIRED AS REQUIRED TO PROVIDE FUNCTIONAL SITE LIGHTING.

USE VARIANCE

1. IT IS PROPOSED TO UTILIZE THE SITE FOR A MIXTURE OF COMMERCIAL

- a. RESTAURANT
- b. RETAIL SALES FOR OUTDOOR SHEDS
- c. OFFICE FOR THE SHED SALES
- d. WAREHOUSE
- e. FOR LEASE PARKING AREA

THE LC ZONE DOES NOT PERMIT ANY OF THE ABOVE USES, USE VARIANCE APPROVAL IS REQUIRED IN ACCORDANCE WITH NJSA 40:55D-70d

OWNER/APPLICANT

OWNER/APPLICANT
FALZARANO GROUP, LLC.
237 WEST COMMODORE BOULEVARD
JACKSON TOWNSHIP, NJ 08527

APPROVED BY
JACKSON TOWNSHIP ZONING BOARD
S A MINOR SITE PLAN WITH USE VARIANCE, TO RETAIN
RESTAURANT USE, CONVERT A SINGLE FAMILY
(FD) TO A SALES OFFICE, ALLOW OUTDOOR SHED
EASED PARKING FOR BLOCK 2507, LOT 25 BY THE
TOWNSHIP ZONING BOARD OF ADJUSTMENT VIA

RD CHAIRMAN DATE

RD SECRETARY DATE

DATE DESCRIPTION BY

P D S

PROFESSIONAL DESIGN SERVICES, L.L.C.

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ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKWOOD, NEW JERSEY 08701
PHONE 732 363 0060 FAX 732 363 0073
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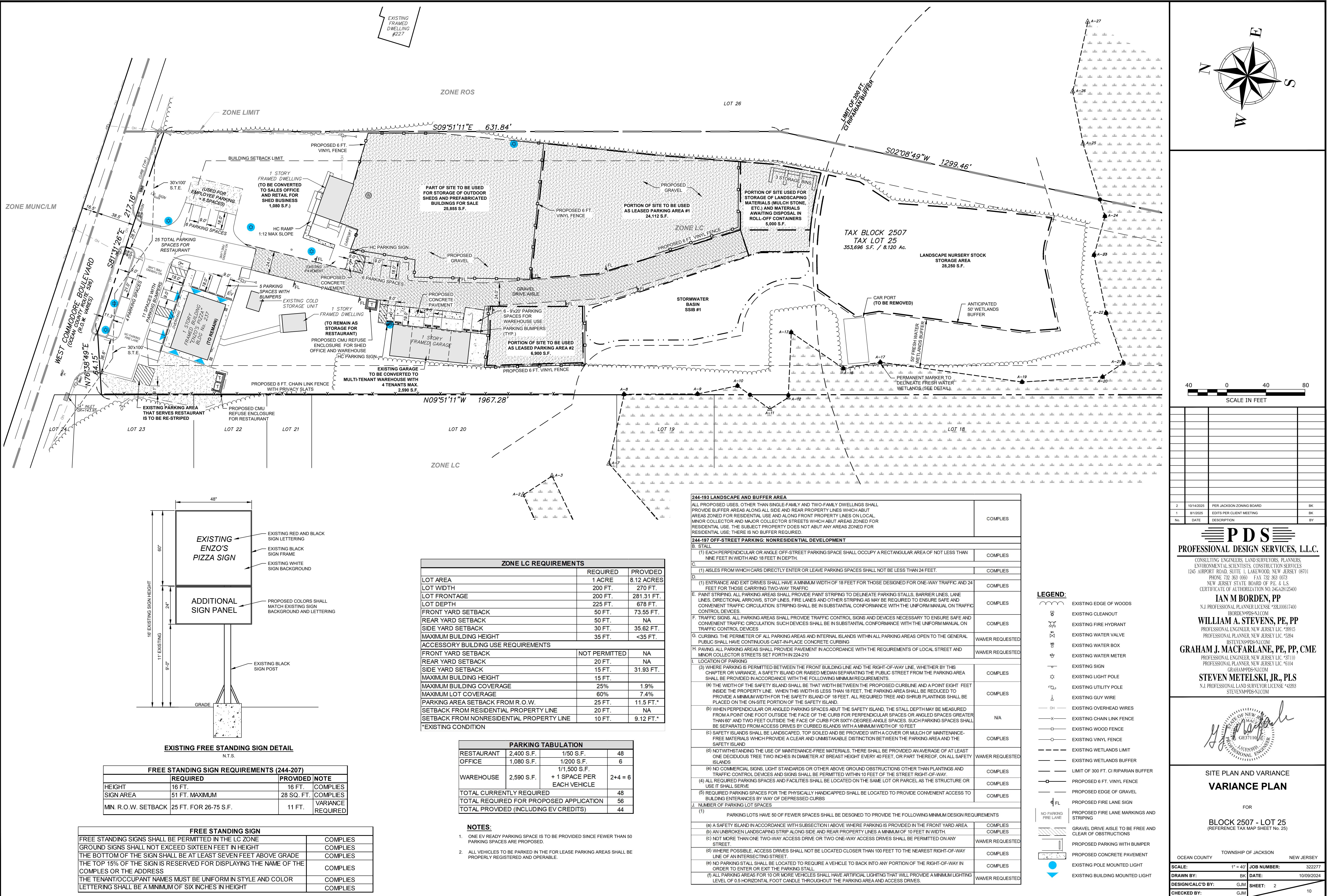
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400
IAN M BORDEN, PP
N.J. PROFESSIONAL PLANNER LICENSE #33LI00617400
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WILLIAM A. STEVENS, PE, PP
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PROFESSIONAL PLANNER, NEW JERSEY LIC. #5204

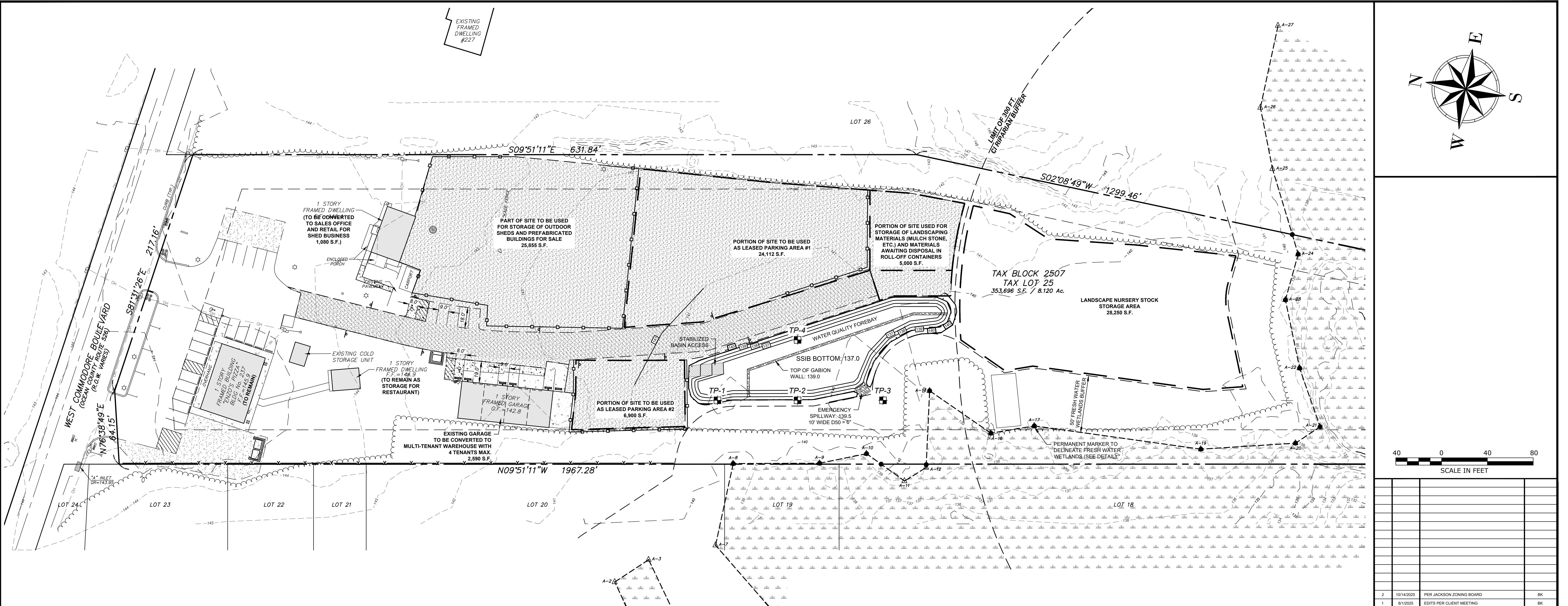
PROFESSIONAL PLANNER, NEW JERSEY LIC. #3594
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SITE PLAN AND VARIANCE COVER SHEET

FOR
BLOCK 2507 - LOT 25
(REFERENCE TAX MAP SHEET No. 25)





PDS
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PHONE: 732-363-1000 FAX: 732-363-0090
NEW JERSEY STATE BOARD OF P. E. & L.S.
CERTIFICATE OF AUTHORIZATION NO 24G-L28/25400

IAN M BORDEN, PP

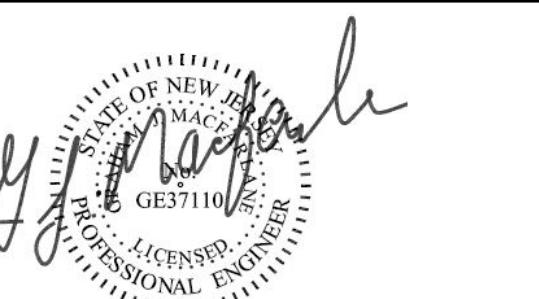
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LEGEND:	
	EXISTING EDGE OF WOODS
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING OVERHEAD WIRES
	EXISTING WETLANDS LIMIT
	EXISTING WETLANDS BUFFER
	LIMIT OF 300 FT. CI RIPARIAN BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED 6 FT. VINYL FENCE
	PROPOSED EDGE OF GRAVEL
	PROPOSED FIRE LANE SIGN
	GRAVEL DRIVE AISLE TO BE FREE AND CLEAR OF OBSTRUCTIONS
	PROPOSED CONCRETE PAVEMENT

SITE PLAN AND VARIANCE
GRADING PLAN

FOR

BLOCK 2507 - LOT 25
(REFERENCE TAX MAP SHEET No. 25)

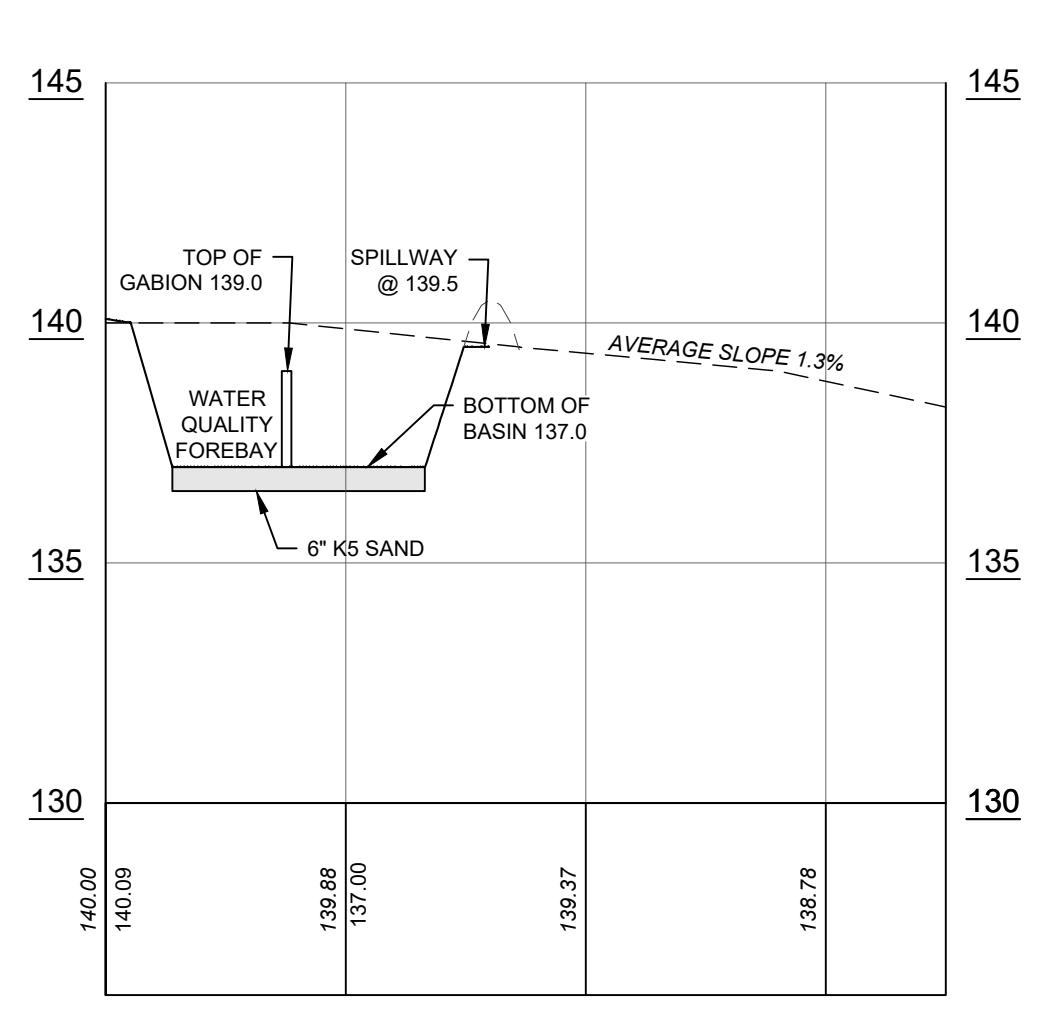
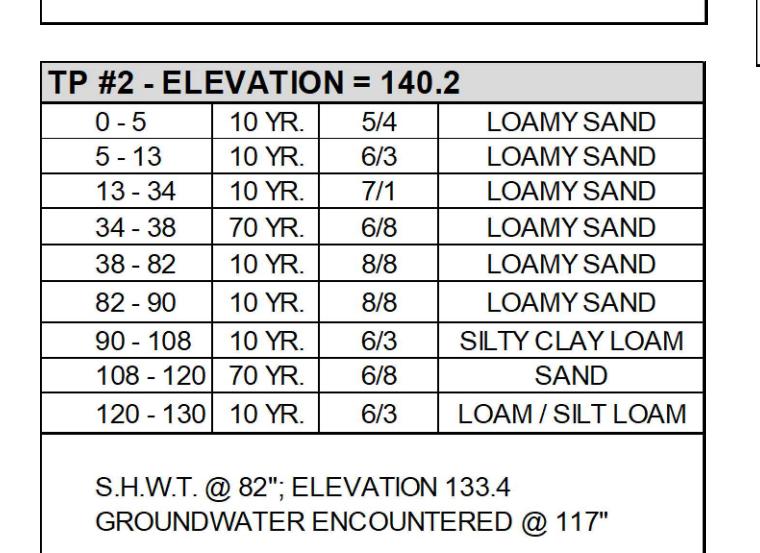
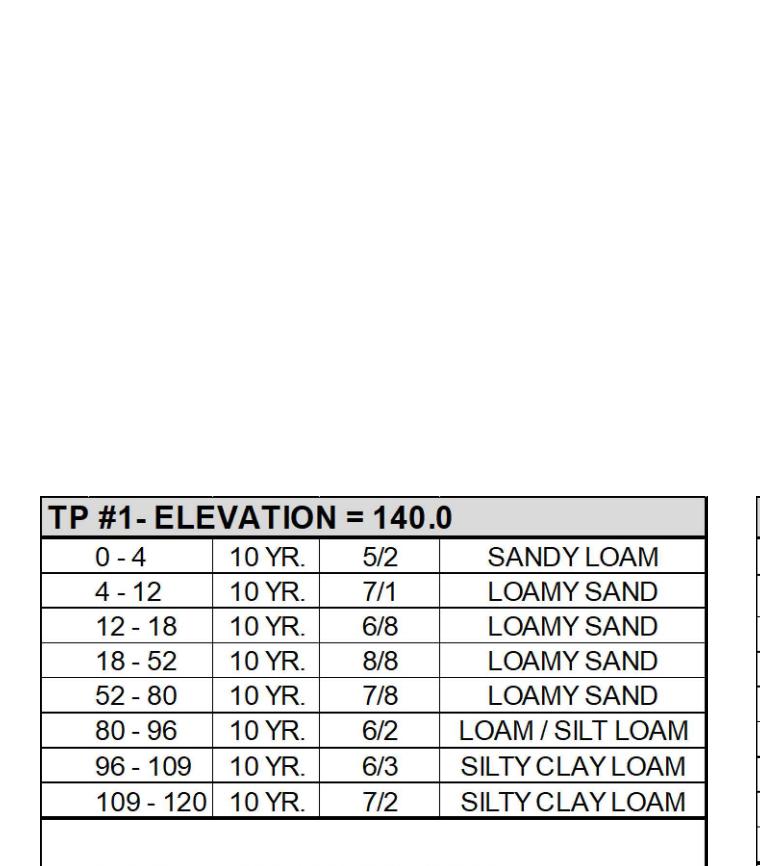
TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 40' JOB NUMBER: 322277

DRAWN BY: BK DATE: 10/09/2024

DESIGN/CALC'D BY: GJM SHEET: 3

CHECKED BY: GJM



NOTES:

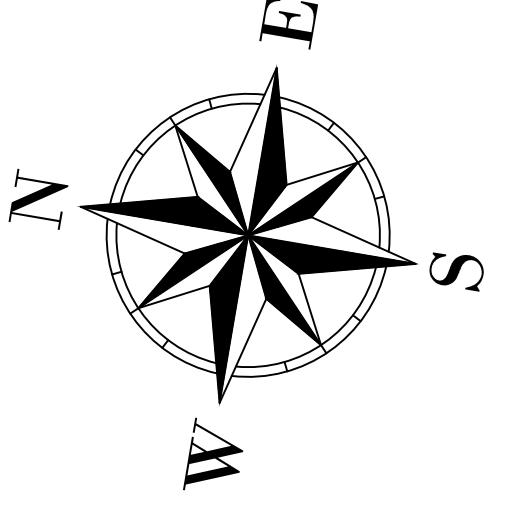
- 6" THICK BOTTOM SAND LAYER SHALL CONSIST OF K5 SAND WITH NO MORE THAN 15% FINES AND SHALL HAVE A MINIMUM INFILTRATION RATE OF 20 INCHES PER HOUR AS CERTIFIED BY A PROFESSIONAL ENGINEER.
- NO CONSTRUCTION EQUIPMENT PERMITTED IN THE AREA OF THE BASIN BOTTOM.
- SEE TEXT FOR ADDITIONAL REQUIREMENTS AND DESCRIPTIONS.
- IF A LAYER OF HYDRAULICALLY RESTRICTIVE MATERIAL IS ENCOUNTERED, IT MUST BE REMOVED AND REPLACED WITH COARSE GRADED MATERIAL HAVING A PERMEABILITY OF AT LEAST 10 IN./HR. BENEATH THE BASIN FOOTPRINT.
- BOTTOM OF BASIN TO HAVE MINIMUM PERMEABILITY RATE OF 10 IN./HR. A STATE LICENSED PROFESSIONAL ENGINEER SHALL BE PRESENT DURING CONSTRUCTION TO TEST SOIL CONDITIONS AND DETERMINE IF THE BOTTOM OF STONE HAS THE MINIMUM PERMEABILITY RATE PRIOR TO INSTALLATION, AND IF THIS MINIMUM RATE IS NOT ACHIEVED, THE SOIL SHALL BE REMOVED AND REPLACED FROM THE BOTTOM OF STONE TO THE SWWT WITH A MATERIAL MEETING THIS CRITERIA.

TP #3 - ELEVATION = 139.7

0 - 4	10 YR.	5/4	LOAMY SAND
4 - 11	10 YR.	7/1	LOAMY SAND
11 - 15	10 YR.	6/8	LOAMY SAND
15 - 32	70 YR.	8/8	LOAMY SAND
32 - 70	10 YR.	8/8	LOAMY SAND
70 - 80	10 YR.	6/8	SANDY LOAM
80 - 96	70 YR.	6/3	LOAM / SILT LOAM
96 - 111	10 YR.	6/8	SAND
111 - 120	10 YR.	6/3	SILTY CLAY LOAM

S.H.W.T. @ 80°, ELEVATION 133.0
GROUNDWATER ENCOUNTERED @ 108"

S.H.W.T. @ 82°, ELEVATION 133.5
GROUNDWATER ENCOUNTERED @ 120"



A scale bar consisting of a horizontal line with six black segments and four white segments. Below the scale bar, the text "SCALE IN FEET" is printed in a bold, sans-serif font.

No.	DATE	DESCRIPTION	BY
2	10/14/2025	PER JACKSON ZONING BOARD	BK
1	8/1/2025	EDITS PER CLIENT MEETING	BK

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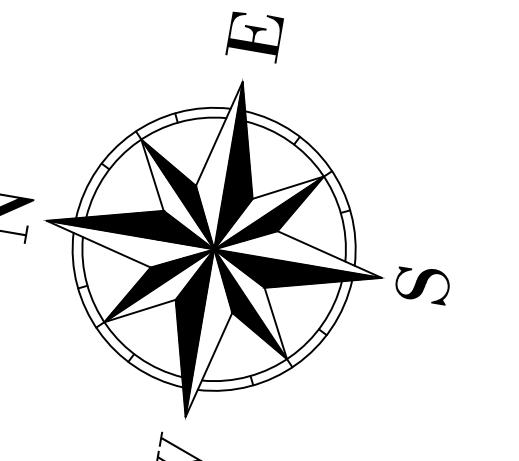
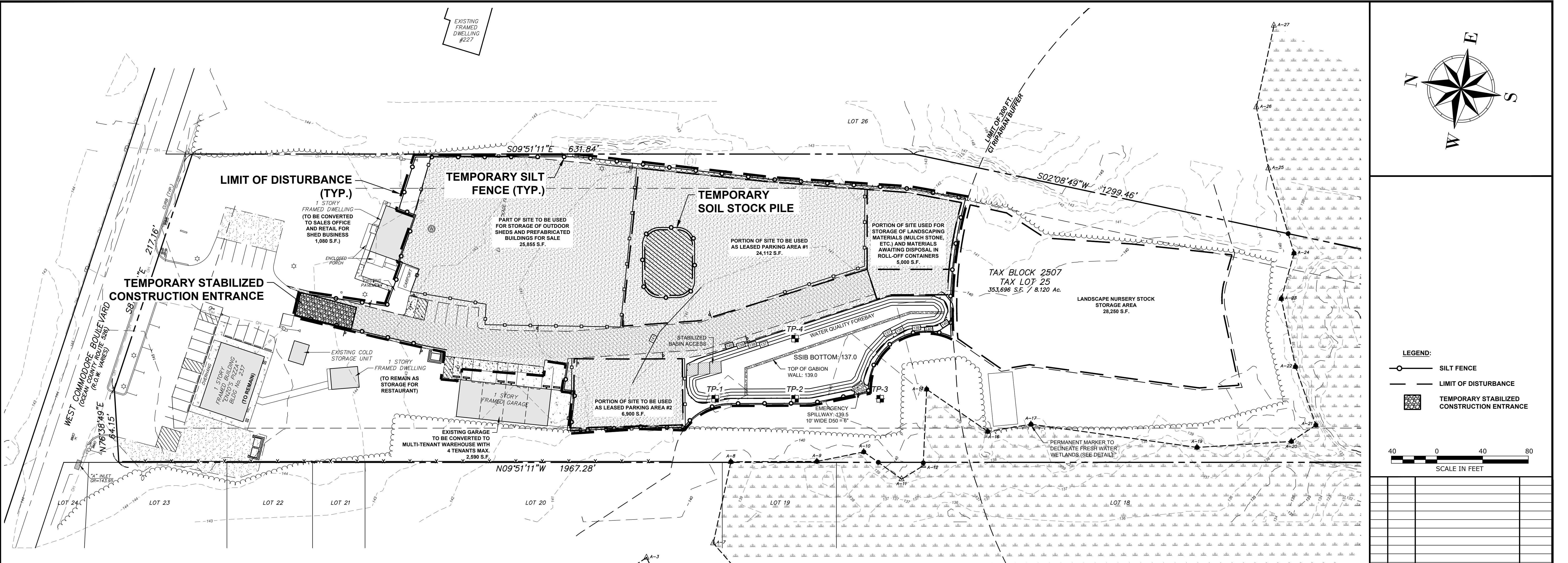
LEGEND:	
~~~~~	EXISTING EDGE OF WOODS
oo	EXISTING CLEANOUT
xx	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WB	EXISTING WATER BOX
wo	EXISTING WATER METER
—o—	EXISTING SIGN
o	EXISTING LIGHT POLE
o	EXISTING UTILITY POLE
Δ	EXISTING GUY WIRE
— OH —	EXISTING OVERHEAD WIRES
— X —	EXISTING CHAIN LINK FENCE
— □ —	EXISTING WOOD FENCE
— o —	EXISTING VINYL FENCE
— - - -	EXISTING WETLANDS LIMIT
— — —	EXISTING WETLANDS BUFFER
— — —	LIMIT OF 300 FT. CI RIPARIAN BUFFER
— □ —	PROPOSED 6 FT. VINYL FENCE
— — —	PROPOSED EDGE OF GRAVEL
o FL	PROPOSED FIRE LANE SIGN
NO PARKING FIRE LANE	PROPOSED FIRE LANE MARKINGS AND STRIPING
— — —	GRAVEL DRIVE AISLE TO BE FREE AND CLEAR OF OBSTRUCTIONS
— — —	PROPOSED PARKING WITH BUMPER
— — —	PROPOSED CONCRETE PAVEMENT

<b>POST DEVELOPED LAND USE</b>		
	LakB	BerAr
IMPERVIOUS	1,372 S.F.	233 S.F.
GRAVEL	39,713 S.F.	37,865 S.F.
GRASS	923 S.F.	22,280 S.F.

## SITE PLAN AND VARIANCE **POST DEVELOPED**

FOR  
BLOCK 2507 - LOT 25

TOWNSHIP OF JACKSON		NEW JERSEY
SEAN COUNTY	1" = 40'	JOB NUMBER: 322277
OWN BY: BK	DATE: 10/09/2024	
GN/CALC'D BY: GJM	SHEET: 6	
ED BY: GJM	10	



**LEGEND:**  
 — SILT FENCE  
 — LIMIT OF DISTURBANCE  
 ■ TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

40 0 40 80  
SCALE IN FEET

**PDS**  
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NEW JERSEY STATE BOARD OF P. E. & L.S.  
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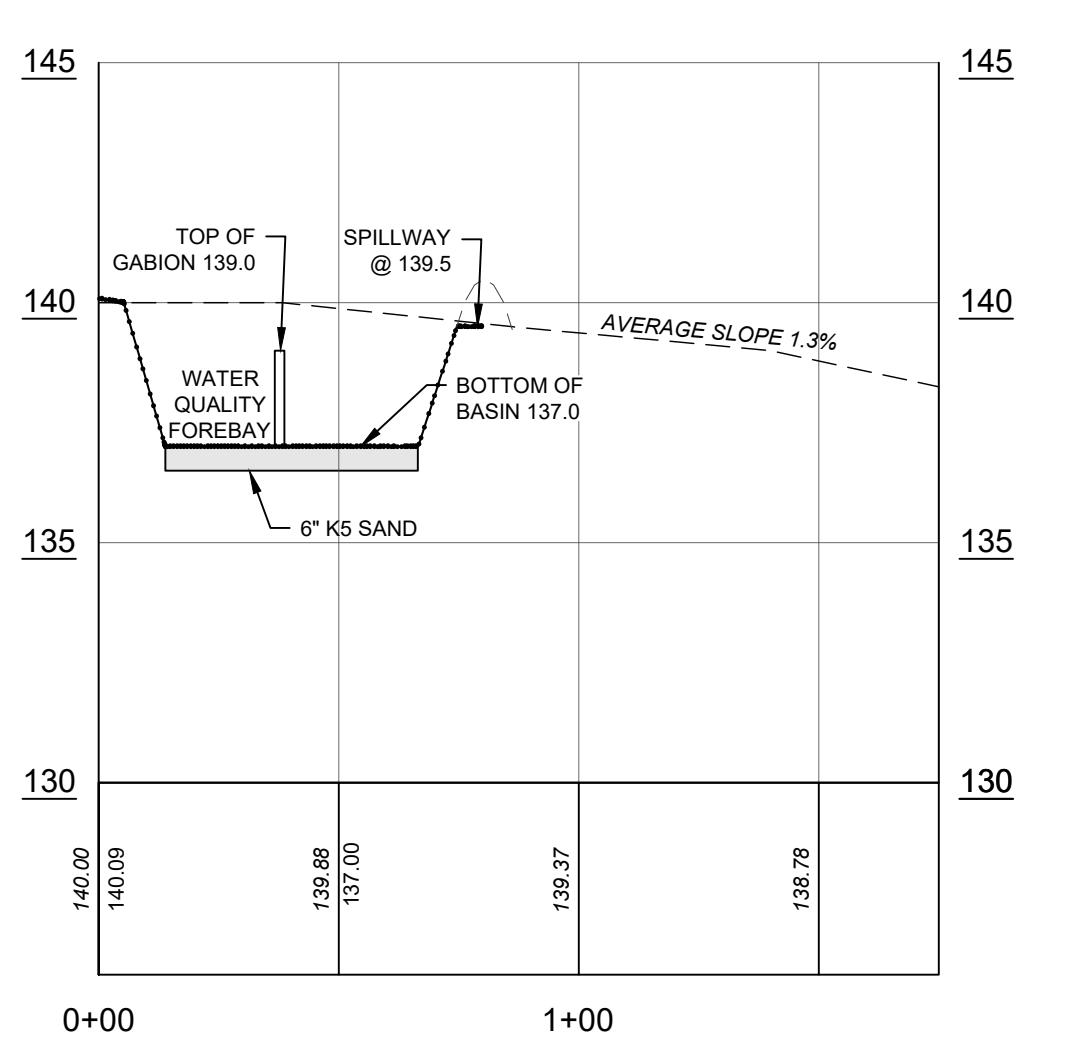
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#### SEQUENCE OF CONSTRUCTION APPROXIMATE TIME

- NOTIFY THE OCEAN COUNTY SOIL CONSERVATION DISTRICT (OCSCD) IN WRITING AT LEAST 48 HOURS PRIOR TO LAND DISTURBANCE.
- INSTALLATION OF SEDIMENT FABRIC, EXISTING ADJACENT INLET EROSION CONTROL, AND TREE PROTECTION FENCE PRIOR TO ANY LAND DISTURBANCE. 7 DAYS
- APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL INCLUDING THE SEDIMENT BARRIER WHERE SHOWN ON THE PLANS. 10 DAYS
- CONSTRUCT VEHICLE WHEEL CLEANING BLANKET WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS. 1 DAY
- SITE GRADING, CLEARING SITE AS SHOWN ON THE GRADING PLANS WITH APPROPRIATE EROSION CONTROL FACILITIES. 60 DAYS
- PROVIDE AND INSTALL TEMPORARY STABILIZATION MEASURES AS REQUIRED. 5 DAYS
- CONSTRUCTION OF VARIOUS DRAINAGE FACILITIES, STORMWATER MANAGEMENT BASINS, PERMANENTLY STABILIZE BASIN SLOPES. INTERIM GRADING MAY BE REQUIRED TO SAFELY CONVEY STORMWATER DURING CONSTRUCTION. BASIN MUST BE USED AS SEDIMENT BASIN DURING CONSTRUCTION. 60 DAYS
- INSTALLATION OF CONCRETE CURB AND SUB-BASE COURSE AS PER PLAN. 30 DAYS
- CONDUCT SOIL COMPACTION TESTS IN LOCATIONS SHOWN ON SOIL MANAGEMENT & PREPARATION PLAN. TESTING MUST BE WITNESSED BY OCSCD INSPECTOR. IF TESTS PASS, SUBMIT TEST RESULTS TO OCEAN COUNTY SOIL CONSERVATION DISTRICT. IF TESTS FAIL, RESTORATION OF COMPACTED SOILS SHALL BE CONDUCTED THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH). 5 DAYS
- CONVERT TO FINAL BASIN DESIGN AND REMOVE HYDRAULICALLY RESTRICTIVE MATERIAL FROM FOOT OF INLET. INSTALLATION OF SEDIMENT PLACEMENT SOILS, MINIMUM PERMEABILITY OF 10 IN/H, INSTALLED SAME, GABION WALL, AND CONCRETE CURB PROTECTION. GABION BASINS ONCE THE PROJECT AREA IS PERMANENTLY STABILIZED TO AVOID CONTAMINATION DURING CONSTRUCTION, THE STORMWATER MANAGEMENT BASIN WILL BE FULLY CONSTRUCTED AND PERMANENTLY STABILIZED PRIOR TO RUNOFF BEING CREATED FROM THE DEVELOPMENT OF THE SITE. 15 DAYS
- MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL. 10 DAYS
- REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES WHEN PERMANENT EROSION CONTROL MEASURES AND FACILITIES ARE ACCEPTED BY THE TOWNSHIP ENGINEER AND OCSCD. 10 DAYS
- MUST OBTAIN A FINAL REPORT OF COMPLIANCE BY THE OCSCD. 10 DAYS



0+00 1+00  
STORMWATER BASIN SECTION

SCALE: 1" = 40' HORIZ.  
1" = 4' VERT.

NOTES:

- 6" THICK BOTTOM SAND AND 12" THICK COAT OF INfiltration NO MORE THAN 12" THICK AND SHALL HAVE A MINIMUM INFILTRATION RATE OF 20 INCHES PER HOUR AS CERTIFIED BY A PROFESSIONAL ENGINEER.
- NO CONSTRUCTION EQUIPMENT PERMITTED IN THE AREA OF THE BASIN BOTTOM.
- SEE TEXT FOR ADDITIONAL REQUIREMENTS AND DESCRIPTIONS.
- IF A SOIL OF HYDRAULICALLY RESTRICTIVE MATERIAL IS ENCOUNTERED, THIS SOIL LAYER SHALL BE REMOVED AND REPLACED WITH COARSE GRADED MATERIAL HAVING A PERMEABILITY OF AT LEAST 10 IN/H. BENEATH THE BASIN FOOTPRINT.
- BOTTOM OF BASIN TO HAVE MINIMUM PERMEABILITY RATE OF 10 IN/H. STATE TO BE USED BY PROFESSIONAL ENGINEER TO DETERMINE CONSTRUCTION TO TEST SOIL AND CONFIRM THAT THE BOTTOM OF BASIN HAS THE MINIMUM PERMEABILITY RATE PRIOR TO INSTALLATION, AND IF THIS MINIMUM RATE IS NOT ACHIEVED, THE SOIL SHALL BE REMOVED AND REPLACED FROM THE BOTTOM OF STONE TO THE SHWT WITH A MATERIAL MEETING THIS CRITERIA.

#### SITE PLAN AND VARIANCE

#### SOIL EROSION AND SEDIMENT CONTROL PLAN

FOR

BLOCK 2507 - LOT 25

(REFERENCE TAX MAP SHEET No. 25)

TOWNSHIP OF JACKSON  
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 40' JOB NUMBER: 322277

DRAWN BY: BK DATE: 01/24/2024

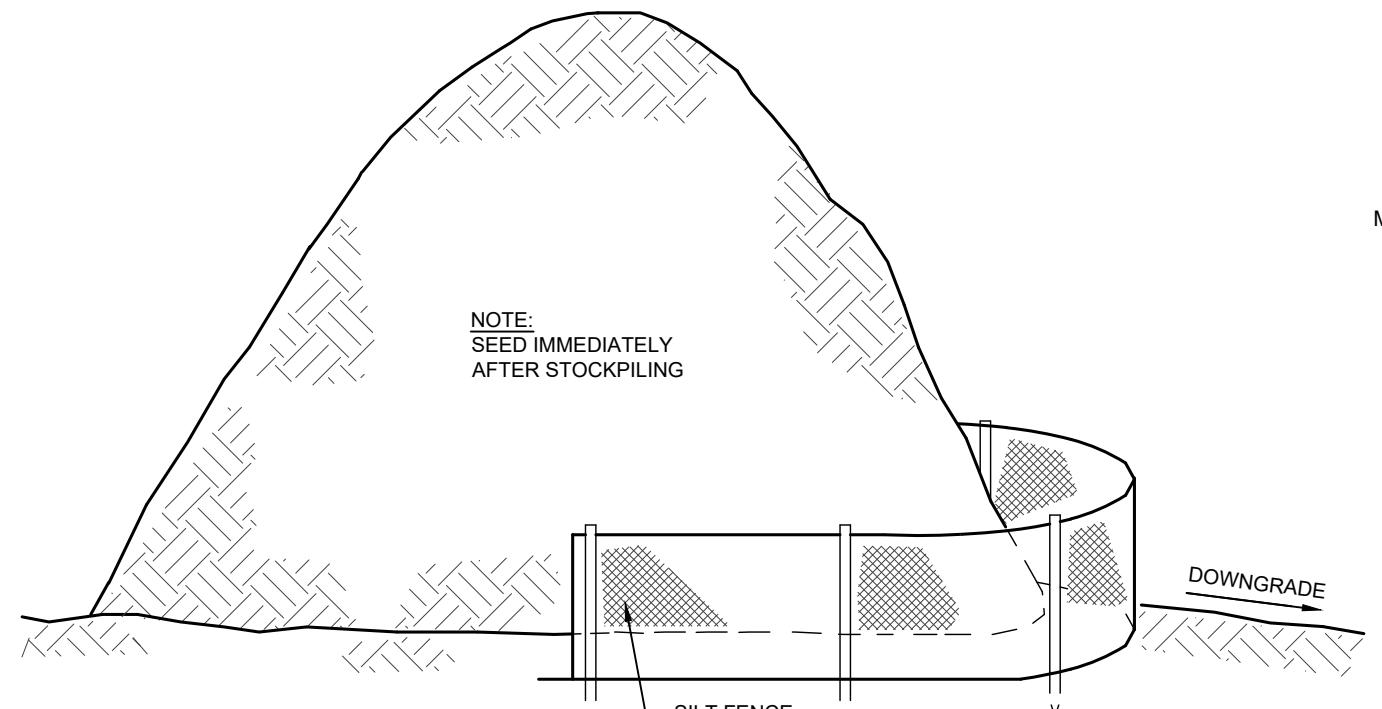
DESIGN/CALC'D BY: GJM SHEET: 7

CHECKED BY: GJM

10

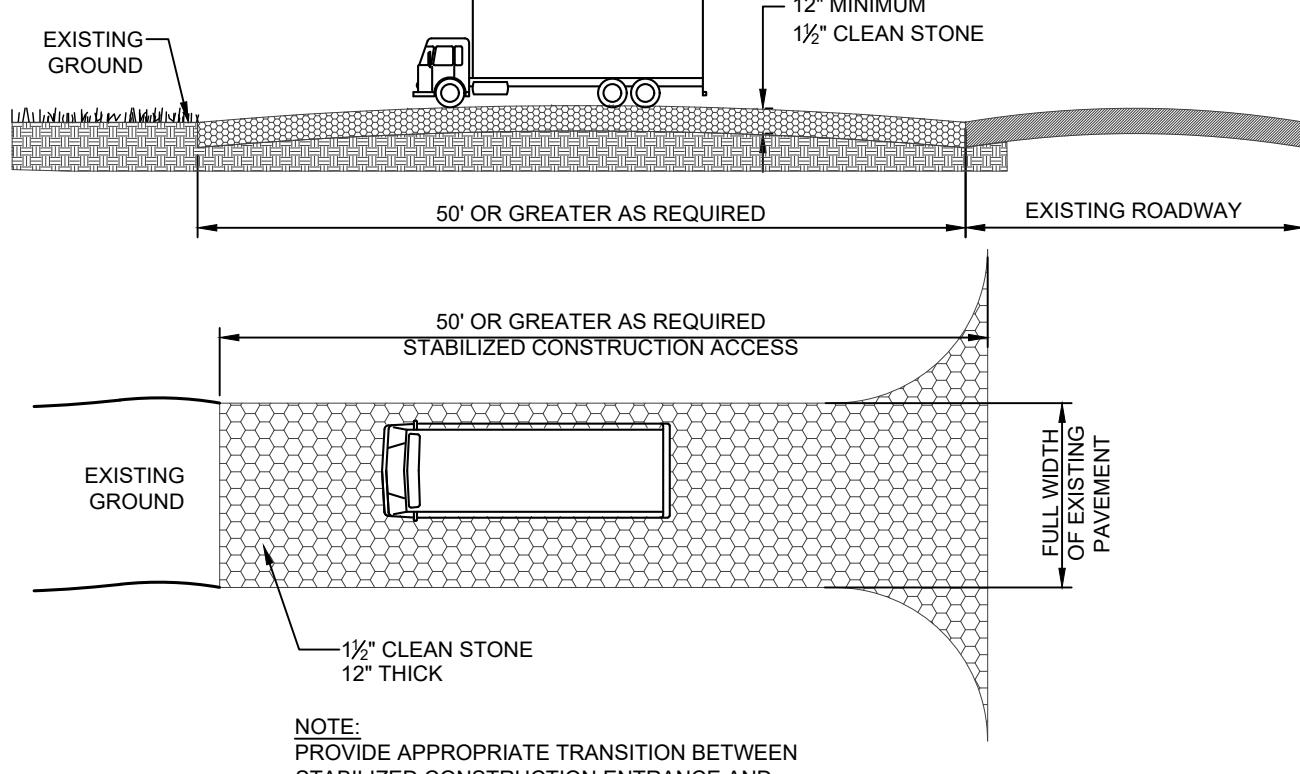
TOTAL AREA OF DISTURBANCE 102,258 S.F.





### TOPSOIL STOCKPILE

NTS  
NOTE: STOCKPILES ARE NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE OR WITHIN 100' OF A NATURAL STREAM.

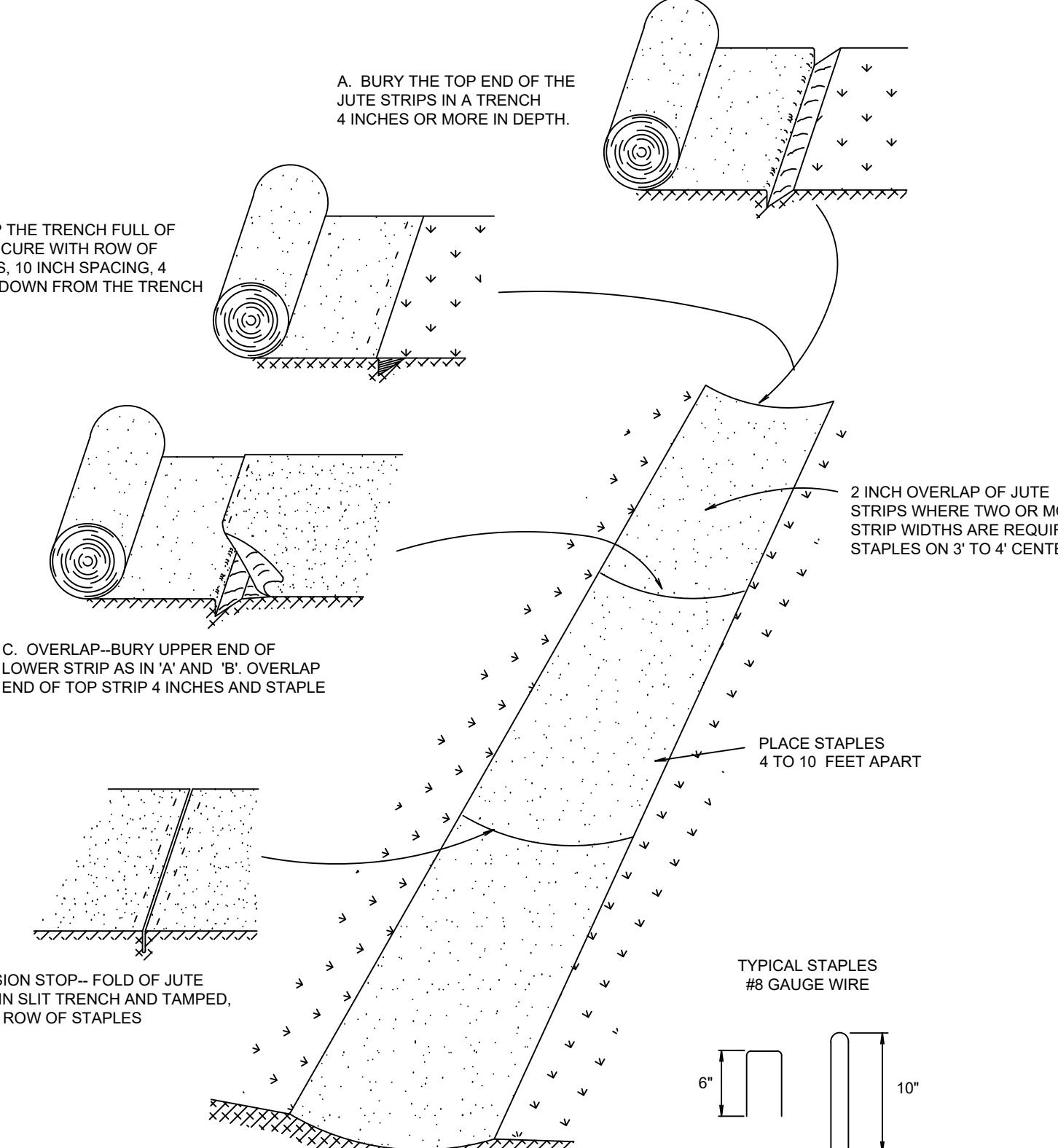


### SILT FENCE

NTS

NOTES:

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER TO CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1.5 INCHES.
2. "SUPER" SILT FENCE - A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 3 FEET HIGH MAY BE UTILIZED FASTENED TO THE FENCE POSTS. TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED. "SUPER" SILT FENCE IS NOT TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL GROMMETS, WASHERS, PLATE, AND STAPLES. THE FABRIC SHALL BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL GROMMETS, WASHERS, PLATE, AND STAPLES. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.
4. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
5. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
6. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.



### STABILIZING WATERWAYS WITH JUTE THATCHING

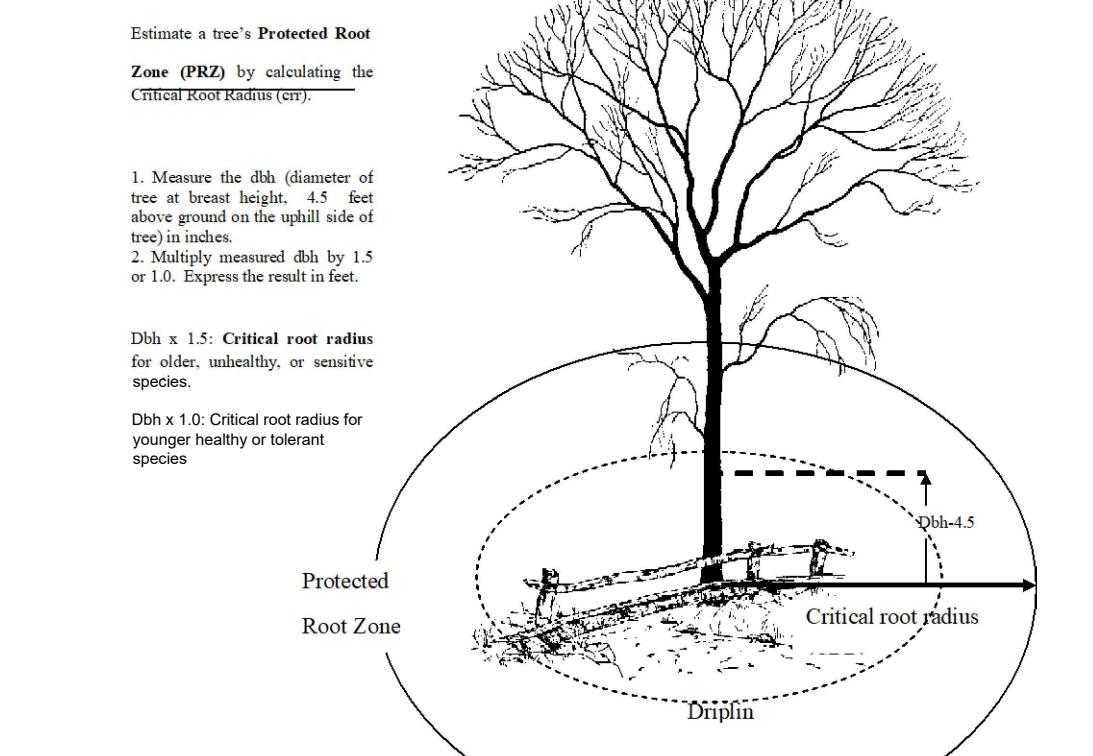
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### STABILIZED CONSTRUCTION ACCESS

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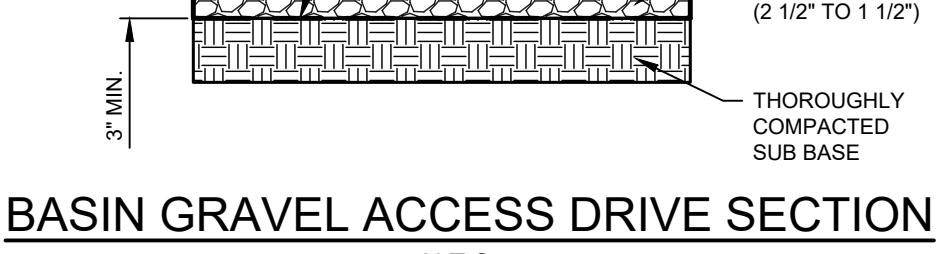
NOTES:

1. INDIVIDUAL LOT ENTRANCE AND EGRESS - AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT INGRESS/EGRESS POINTS MAY REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF NO. 3 STONE (1" TO 2") TO PREVENT OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF THE STONE INGRESS/EGRESS SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF 10 FEET IN LENGTH.
2. TIRE WASHING - IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.
3. WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR A STABILIZED ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CLEAN STATE AND USE MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
5. WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.



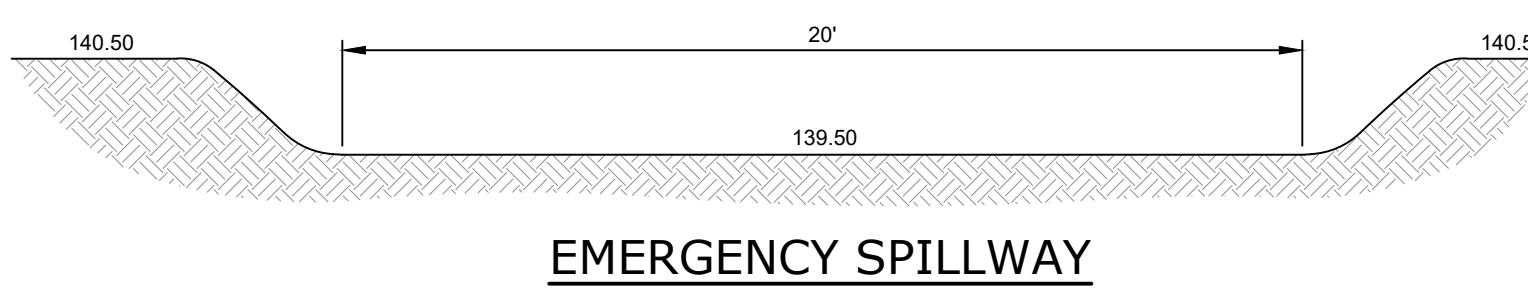
### ROOT PROTECTION DURING CONSTRUCTION GUIDE

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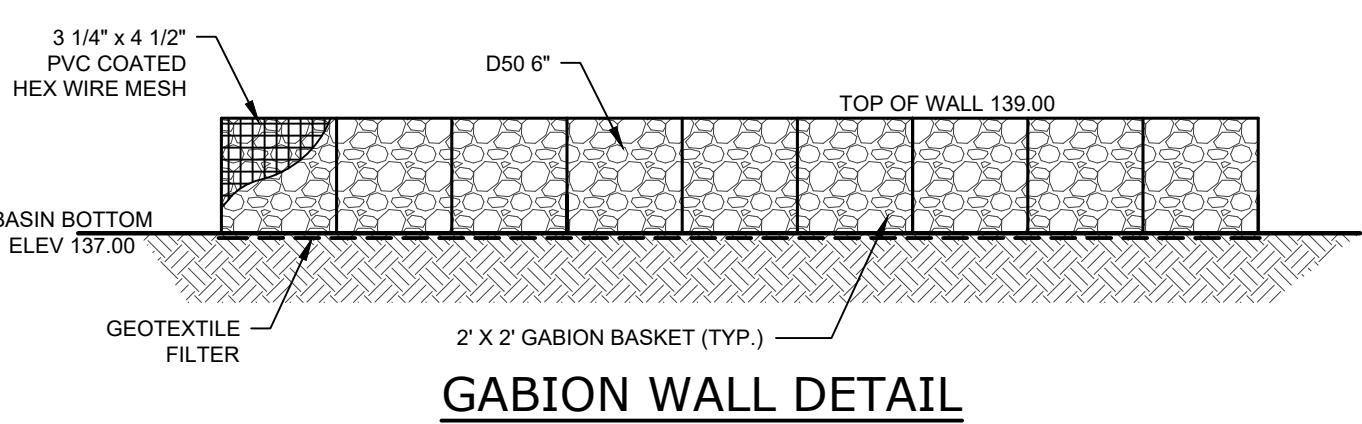
### BASIN GRAVEL ACCESS DRIVE SECTION

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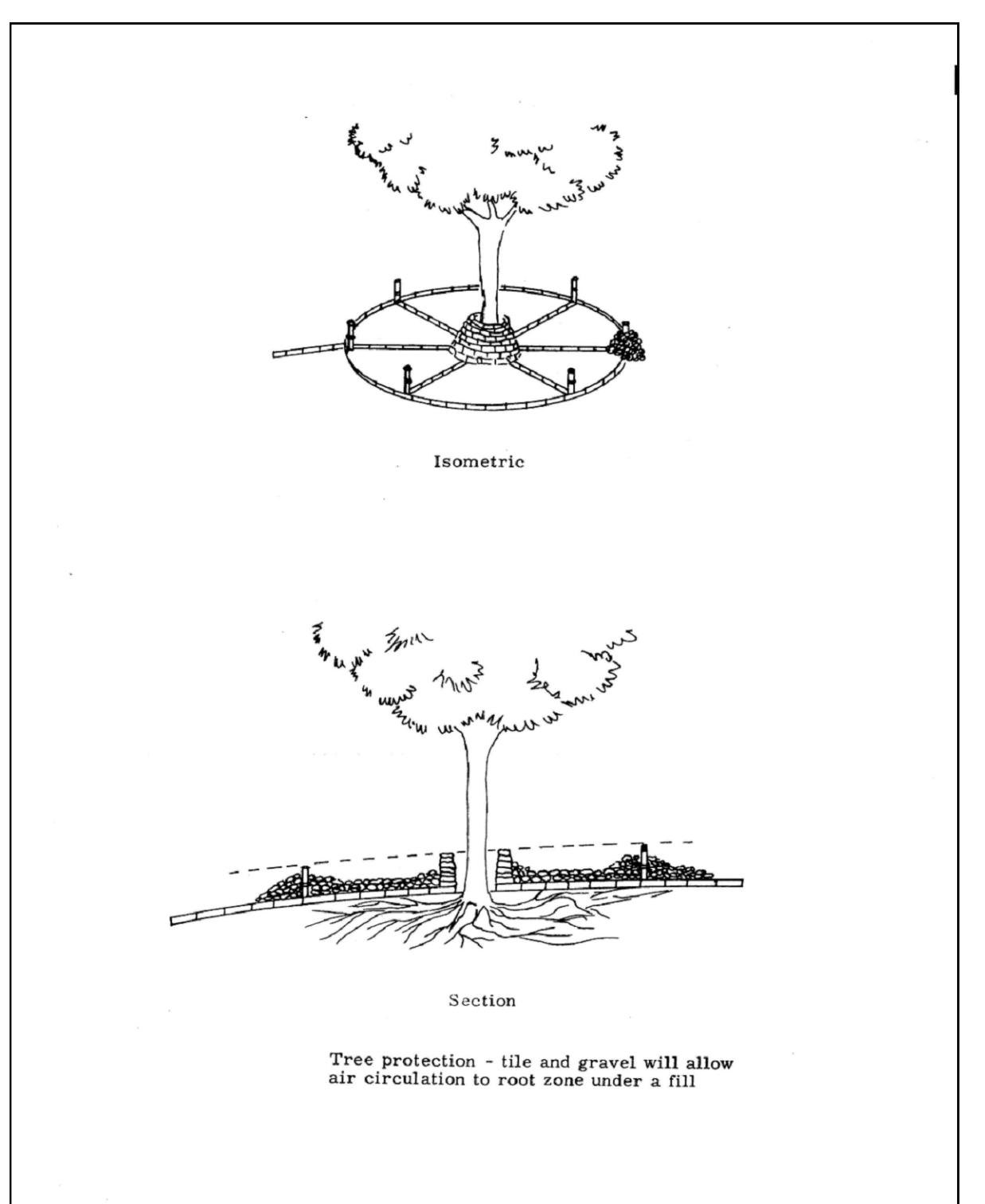
### EMERGENCY SPILLWAY

NTS.



### GABION WALL DETAIL

NTS.



### TREE PROTECTION IN FILL AREAS

SEDIMENT BASIN CALCULATIONS	
1. TRAP EFFICIENCY METHOD	
C = TOTAL CAPACITY UP TO EMERGENCY SPILLWAY (Ac-Ft)	
I = AVERAGE SURFACE RUN-OFF	
I = 23 INCHES, CONVERT TO Ac-Ft	
C = 0.47 Ac-Ft. TO ELEV 139.50	
I = 23 INCHES x 1/12in x 0.47 Ac = 0.90 Ac-Ft	
ENTER CURVE 26-1 WITH 75%	
FIND REQUIRED C/I = 0.025	
PROVIDED C/I = 0.47/0.90 = 0.52 > 0.025 OK	
2. SEDIMENT STORAGE CAPACITY PLUS 2 YEAR STORM RUN-OFF VOLUME METHOD	
V=ACCUMULATED SEDIMENT IN ACRES FEET / YEAR	
V= DA x A x DR x TE x 1/12 x 2,000 x 1/43,560	
A=50 TONS/ACRE/YEAR	
DR = 0.38	
TE = 0.70	
V = 90 pcf	
V = 0.47 x 0.006	
V = 0.0002 Ac-Ft	

DETENTION BASIN  
50% TEMPORARY EFFICIENCY  
ELEVATION = 0.0002 x 50% = 0.0001  $\frac{\text{AC. FT.}}{\text{YEAR}}$  = 100 C.F. - ELEVATION = 137.10  
A MARKER SHALL BE PROVIDED IN THE BASIN TO DEPICT THE ELEVATION FOR MAINTENANCE PURPOSES.

NOTES:

1. SEDIMENT BASIN TO BE MAINTAINED IN ACCORDANCE WITH STANDARDS AS OUTLINED IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN N.J."
2. PROJECT DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SEDIMENT BASIN DURING THE LIFE OF THE PROJECT.

2	10/14/2025	PER JACKSON ZONING BOARD	BK
1	8/1/2025	EDITS PER CLIENT MEETING	BK
No.	DATE	DESCRIPTION	BY

**PDS**  
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ENVIRONMENTALISTS, SURVEYORS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKewood, NEW JERSEY 07740  
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CERTIFICATE OF AUTHORIZATION NO 24G2825400

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STATE PLAN AND VARIANCE

**SOIL EROSION AND  
SEDIMENT CONTROL  
DETAILS**

FOR  
BLOCK 2507 - LOT 25  
(REFERENCE TAX MAP SHEET No. 25)

TOWNSHIP OF JACKSON  
OCEAN COUNTY NEW JERSEY

SCALE: AS SHOWN JOB NUMBER: 322277

DRAWN BY: BK DATE: 10/09/2025

DESIGN/CALC'D BY: GJM SHEET: 9

CHECKED BY: GJM

10

