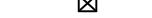


## Existing Features Legend

	UTILITY POLE
	GUY WIRE
	SIGN
	A/C UNIT
	CHAIN LINK FENCE
	WOODSLINE

**LEGEND**

- MONUMENT FOUND
- PIN/CAP FOUND
- IRON PIPE FOUND
- NAIL FOUND
- PK NAIL FOUND
- STONE FOUND
- PIN/CAP SET
- MONUMENT SET
- PK & DISC SET
- FILED MAP LOT #
- TEST PIT LOCATION

## **(I INDUSTRIAL ZONE) ZONING REQUIREMENTS**

<u>LOT REQUIREMENTS</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MAXIMUM AREA (ACRES)	2.0	2.319	NO CHANGE
LOT FRONTAGE (FEET)	125	200	NO CHANGE
LOT WIDTH (FEET)	200	200	NO CHANGE
LOT DEPTH (FEET)	200	505	NO CHANGE
<u>MINIMUM REQUIRED YARD AREAS</u>			
FRONT YARD (FEET)	100	98.7	NO CHANGE
SIDE YARD EACH (FEET)	30 (75 TOTAL)	46.4	NO CHANGE
REAR YARD (FEET)	50	-	NO CHANGE
ACCESSORY REAR (FEET)	50	-	NO CHANGE
ACCESSORY SIDE (FEET)	30	44.9	NO CHANGE
<u>BUILDING HEIGHT REQUIREMENTS</u>			
MAXIMUM HEIGHT (FEET)	50	-	NO CHANGE
MAXIMUM STORIES	-	-	NO CHANGE
MAXIMUM ACCESSORY HEIGHT (FEET)	25	-	NO CHANGE
<u>COVERAGES</u>			
IMPERVIOUS LOT COVERAGE (%)	75	16.62	NO CHANGE
BUILDING COVERAGE (%)	40	7.58	NO CHANGE

- EACH USE LOCATED IN THE I ZONE SHALL PROVIDE TRUCK LOADING AND UNLOADING FACILITIES ON THE SAME LOT AND IN OTHER THAN THE REQUIRED FRONT YARD SO AS TO PERMIT THE TRANSFER OF GOODS IN OTHER THAN A PUBLIC STREET.

NO REQUIRED OFF-STREET LOADING AREAS SHALL BE LOCATED IN ANY REQUIRED FRONT SETBACK.

WHERE THE I ZONE ABUTS A RESIDENTIAL ZONE, WHETHER ALONG A PROPERTY LINE OR ACROSS A STREET, THERE SHALL BE PROVIDED A ONE-HUNDRED-FOOT BUFFER SCREENING STRIP AS SET FORTH IN § 244-193.

EACH USE PERMITTED IN THE I ZONE SHALL BE SERVED BY A PUBLIC SEWAGE DISPOSAL SYSTEM OR BY A PRIVATE DISPOSAL SYSTEM WHICH MEETS THE APPROVAL OF THE STATE AND TOWNSHIP BOARDS OF HEALTH AND THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY. ANY PRIVATE DISPOSAL SYSTEM SHALL BE SO DESIGNED AS WILL, IN THE OPINION OF THE TOWNSHIP ENGINEER, ENABLE THE SYSTEM TO BE EFFICIENTLY CONNECTED TO THE PROSPECTIVE PUBLIC DISPOSAL SYSTEM WHEN CONSTRUCTED.

ALL INDUSTRIAL ACTIVITIES OR PROCESSES SHALL TAKE PLACE WITHIN A COMPLETELY ENCLOSED BUILDING. INCIDENTAL STORAGE OUT-OF-DOORS SHALL BE SHIELDED FROM ANY STREET OR ADJACENT RESIDENTIAL ZONE BY FENCING, LANDSCAPING OR OTHER APPROPRIATE MEASURE.

INDUSTRIAL PARKS CONTAINING SUCH PERMITTED USES AS SET FORTH HEREIN SHALL HAVE A TOTAL AREA OF NOT LESS THAN 20 ACRES. ALL STREETS WITHIN INDUSTRIAL PARKS SHALL BE PRIVATE, AND THERE SHALL BE ADEQUATE PROVISIONS FOR REPAIR AND MAINTENANCE SO AS TO RELIEVE THE TOWNSHIP OF JACKSON FROM ANY RESPONSIBILITY FOR THE UPKEEP OF SUCH STREETS.

NO USE SHALL BE CONDUCTED IN SUCH A WAY AS TO DISCHARGE ANY TREATED OR UNTREATED INDUSTRIAL WASTE, EXCEPT AS SHALL BE APPROVED BY THE HEALTH OFFICER, JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY AND ANY APPLICABLE STATE AGENCY HAVING JURISDICTION IN SUCH MATTERS.

ADAM DAY AYER TOWNSHIP OF JACKSON OCEAN COUNTY, NEW JERSEY

ADAY AV  
Block 22112, Lot 2

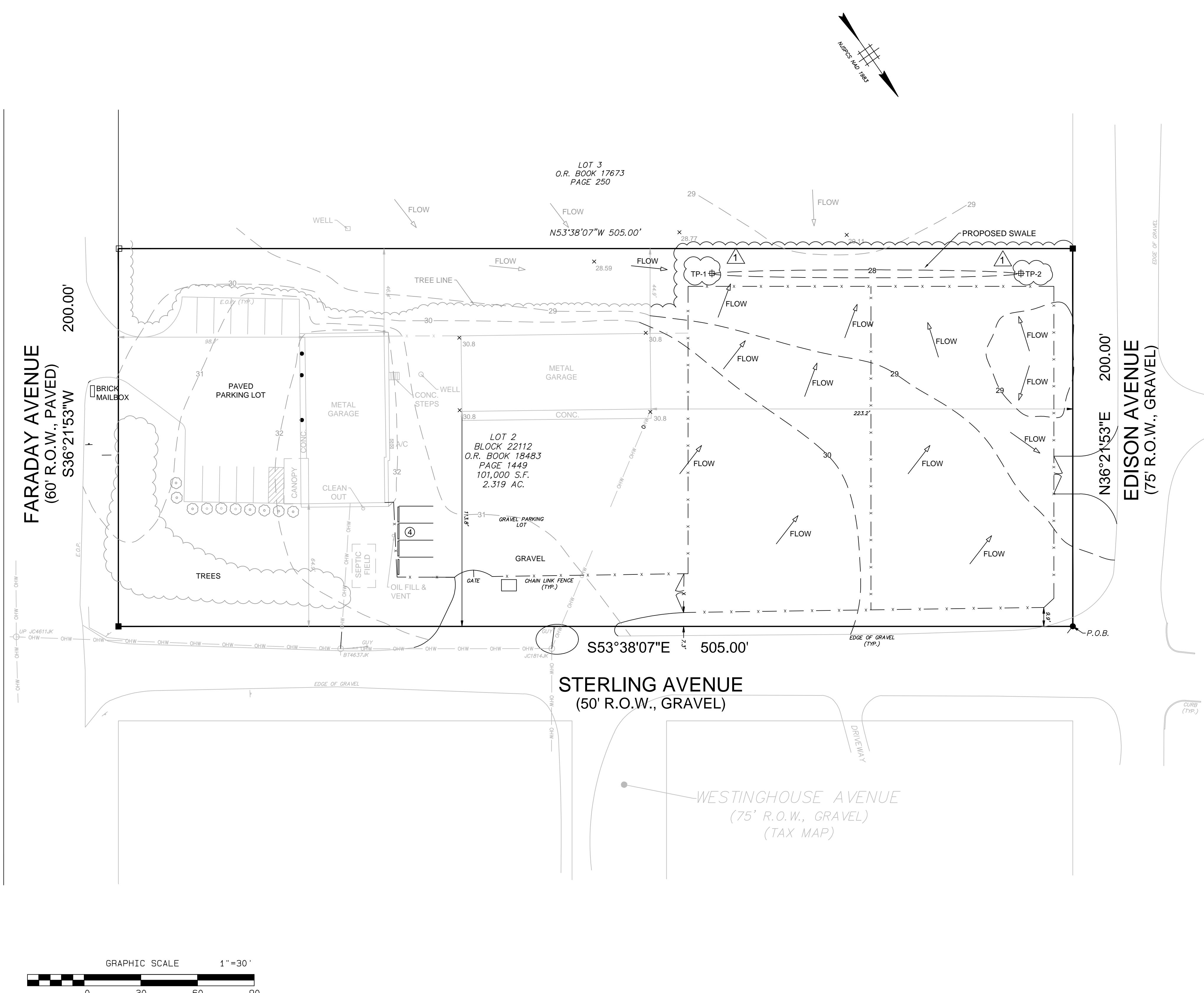
 <p><b>LINO DEALMEIDA III</b> LICENSED PROFESSIONAL ENGINEER STATE OF NEW JERSEY LICENSE NO. GE49375</p>		<p>Engineering &amp; Construction</p> <p>Designed LD Drawn LD Checked DC Approved LD</p> <p>DATE _____</p>																							
<p>1670 ROUTE 34, SUITE 3A WALL TOWNSHIP, NJ 07727 TEL: 732.282.0014 FAX: 732.282.1102 <a href="http://WWW.3DENGINEERING.COM">WWW.3DENGINEERING.COM</a></p>		<table border="1"> <tr> <td colspan="2">New Jersey State Board of Professional Engineers and Land Surveyors Certificate of Authorization No. 24GA28208200</td> <td>2026.01.22</td> <td>3</td> <td>PER ENGINEERING REVIEW</td> </tr> <tr> <td colspan="2">3D Engineering &amp; Construction assumes no liability for the use of this drawing by anyone other than the person(s) who originally contracted the work.</td> <td>2025.05.12</td> <td>2</td> <td>PER ENGINEERING STORMWATER REVIEW</td> </tr> <tr> <td colspan="2"></td> <td>2024.11.06</td> <td>1</td> <td>PER ENGINEERING STORMWATER REVIEW</td> </tr> <tr> <td colspan="2"></td> <td>Date</td> <td>Δ</td> <td>Revision</td> </tr> </table>				New Jersey State Board of Professional Engineers and Land Surveyors Certificate of Authorization No. 24GA28208200		2026.01.22	3	PER ENGINEERING REVIEW	3D Engineering & Construction assumes no liability for the use of this drawing by anyone other than the person(s) who originally contracted the work.		2025.05.12	2	PER ENGINEERING STORMWATER REVIEW			2024.11.06	1	PER ENGINEERING STORMWATER REVIEW			Date	Δ	Revision
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Scale	Date
As Noted	2024-05-14

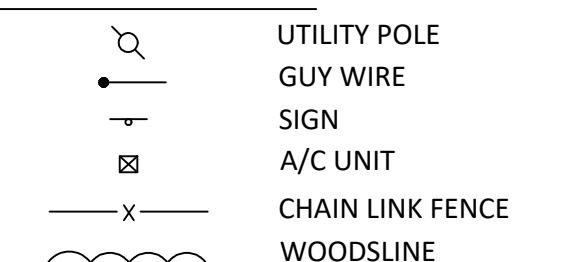
As Noted

2

Sheet No.



#### Existing Features Legend



#### LEGEND

- MONUMENT FOUND
- PIN/CAP FOUND
- IRON PIPE FOUND
- NAIL FOUND
- PK NAIL FOUND
- STONE FOUND
- PIN/CAP SET
- MONUMENT SET
- PK & DISC SET
- FILED MAP LOT #
- TEST PIT LOCATION

#### SOIL LOG INFORMATION

##### SOIL LOG PIT NO. 1

DATE: 06/21/2024

- 0" - 6" BROWN (7.5YR 4/4) - SANDY LOAM; 5% GRAVEL, NO MOTTLES, VERY FINE, SUBANGULAR BLOCKY, DRY & SOFT, SOME ROOTS.
- 6" - 24" DARK YELLOWISH/BROWN (10YR 4/6) - SANDY LOAM; 5% GRAVEL, NO MOTTLES, VERY FINE, SUBANGULAR BLOCKY, DRY & SOFT.
- 24" - 72" DARK YELLOWISH/BROWN (10YR 4/6) - SANDY LOAM; 10% GRAVEL, NO MOTTLES, VERY FINE, SUBANGULAR BLOCKY, DRY & SOFT.

ONE SOIL SAMPLE TAKEN FROM THE PIT FOR TUBE PERMEAMETER TEST.  
SOIL SAMPLE TAKEN AT 24".

##### SOIL LOG PIT NO. 2

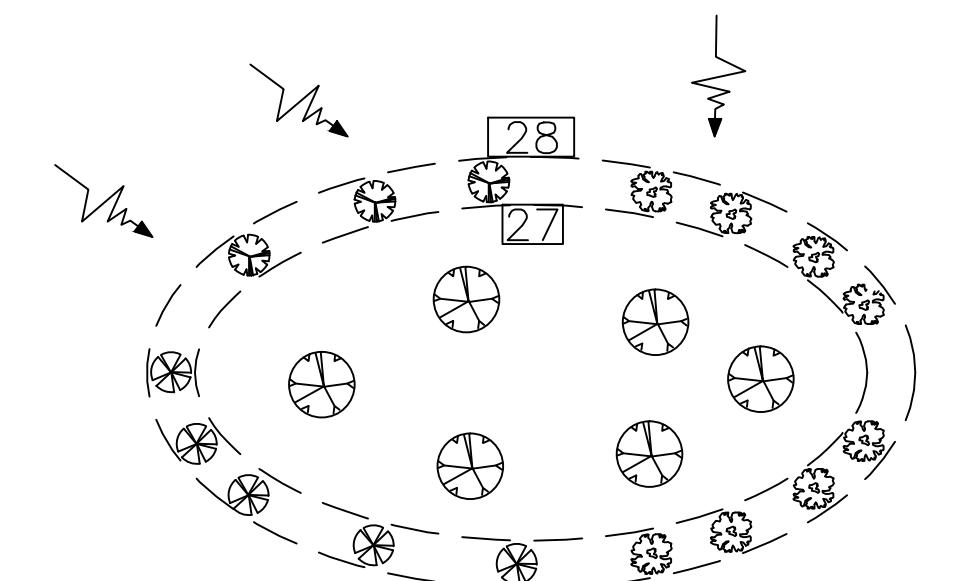
DATE: 06/21/2024

- 0" - 6" DARK YELLOWISH/BROWN (10YR 4/6) - SANDY LOAM; <5% GRAVEL, NO MOTTLES, VERY FINE, SUBANGULAR BLOCKY, DRY & SOFT, SOME ROOTS.
- 6" - 24" DARK YELLOWISH/BROWN (10YR 4/6) - SANDY LOAM; <5% GRAVEL, NO MOTTLES, VERY FINE, SUBANGULAR BLOCKY, DRY & SOFT.
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ONE SOIL SAMPLE TAKEN FROM THE PIT FOR TUBE PERMEAMETER TEST.  
SOIL SAMPLE TAKEN AT 24".

##### TUBE PERMEAMETER TEST RESULTS

TEST PIT / SAMPLE	DEPTH OF SAMPLE	SOIL TYPE	LOWEST PERMEABILITY (INCH/HOUR)
1	24"	K4	7.1
2	24"	K4	17.0



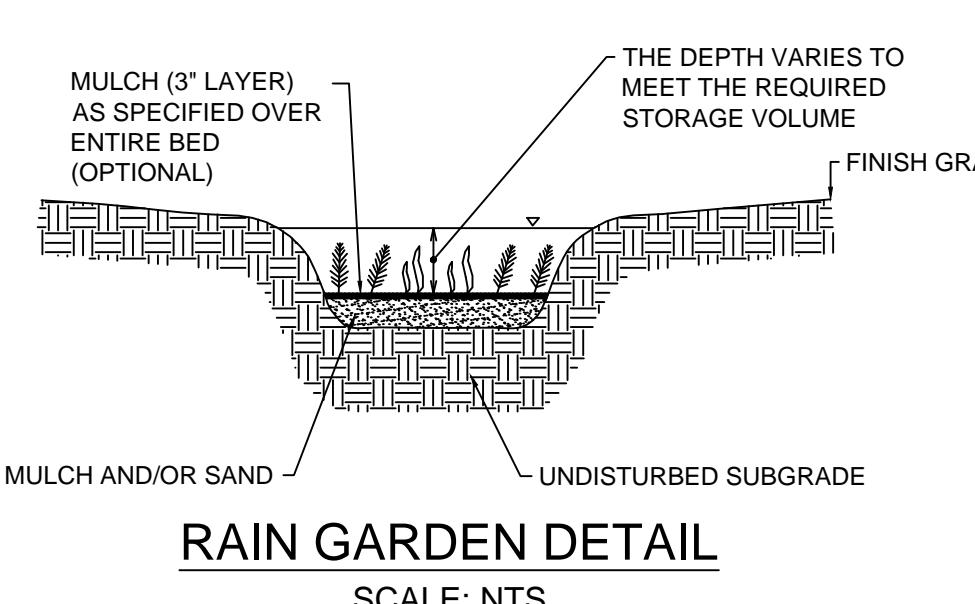
#### RAIN GARDEN

##### NOTES:

- CLIENT/APPLICANT TO HAVE A TEST PIT PERFORMED AND SOIL PERMEABILITY DETERMINED, TO ENSURE THAT THE UNDERLYING SOIL CONTENT IS SUITABLE FOR A RAIN GARDEN APPLICATION.
- BOTTOM OF RAIN GARDEN TO BE SURFACED WITH A COMBINATION IS SUBSTRATE MIXTURE OF 50% WATER DRENAGE GRAVEL, LOCAL BOULDERS MAY ALSO BE ADDED FOR ACCENT AND INTEREST.
- THE PREFERRED AMENDED SOIL CONTENT MIXTURE SHALL BE AS FOLLOWS: 50% SAND, 25% NATIVE TOPSOIL, 25% COMPOST.
- AMENDED SOIL MIXTURE TO BE PROVIDED TO AN 18" DEPTH WITH 6" OF TOP SOIL AND MULCH GRAVEL ABOVE.

#### LANDSCAPE SCHEDULE

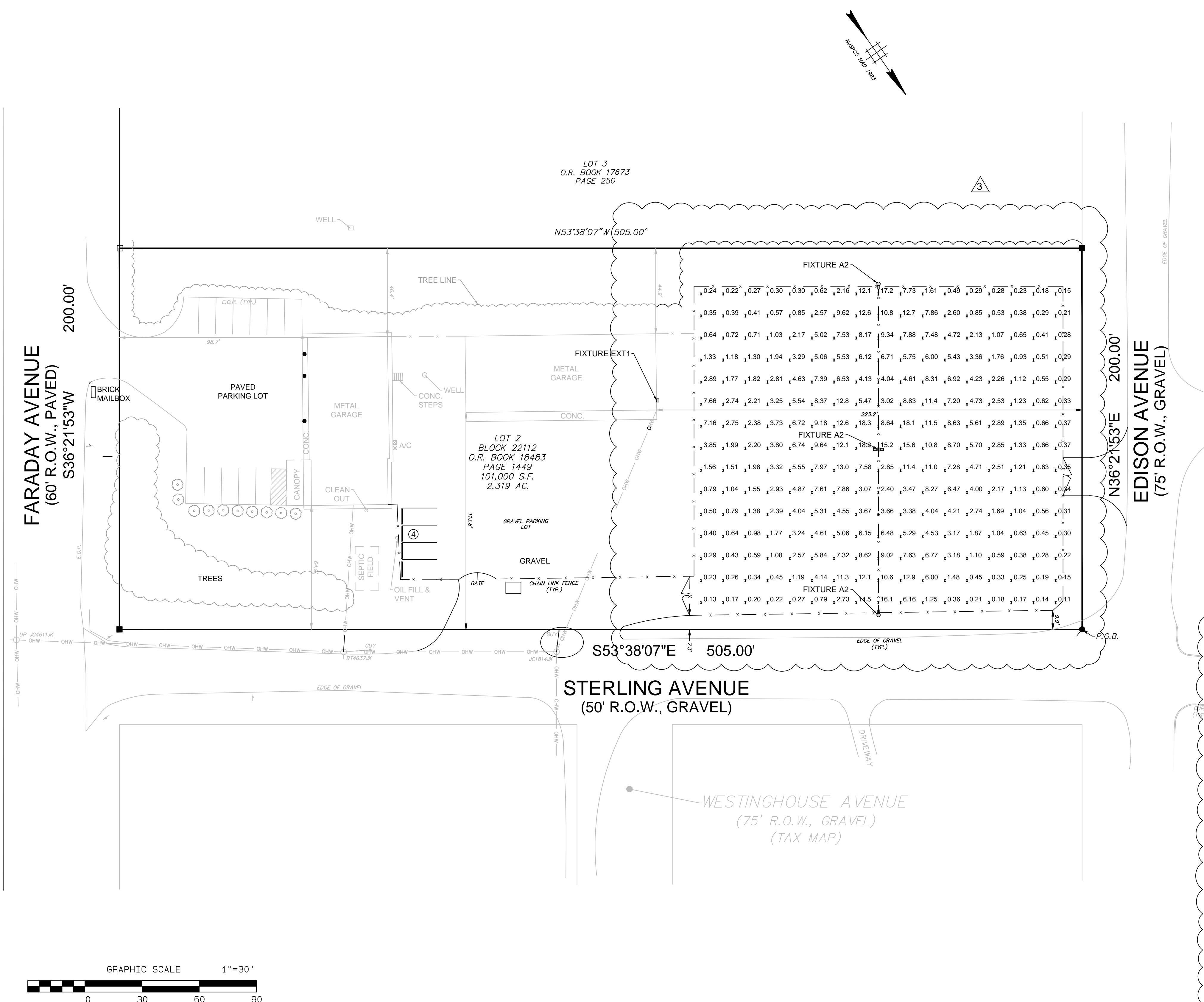
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE/COND.
AN	0	ASTER NOVEA	NEW ENGLAND ASTER	2 GAL.
PV	0	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.
EP	0	ECHINACEA "PURPLE"	PURPLE CONEFLOWER	2 GAL.
IS	0	IRIS SIBERICA	SIBERIAN IRIS	2 GAL.



#### RAIN GARDEN DETAIL

SCALE: NTS

3	Sheet No.
7	Total Sheets
7	Page Number
2026.01.22	3
2025.05.12	2
2024.11.06	1
Date	Revision
By	



GRAPHIC SCALE      1 "" = 30 '

0      30      60      90

### Existing Features Legend

	UTILITY POLE
	GUY WIRE
	SIGN
	A/C UNIT
	CHAIN LINK FENCE
	WOODSLINE

**LEGEND**

- MONUMENT FOUND
- PIN/CAP FOUND
- ⊗ IRON PIPE FOUND
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- PK NAIL FOUND
- STONE FOUND
- PIN/CAP SET
- MONUMENT SET
- ⊗ PK & DISC SET
- 7 FILED MAP LOT #
- ⊕ TEST PIT LOCATION

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## LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF
- DETAILED DESIGN OF THE PROPOSED LIGHT POLE FOUNDATIONS WILL BE PROVIDED TO THE TOWNSHIP AND TOWNSHIP ENGINEER AT LEAST THIRTY

This technical diagram illustrates the installation of a light pole fixture. The fixture is mounted on a light pole, which is set into a concrete foundation. The diagram is divided into two main sections: a 'SECTION VIEW' at the top and a detailed view of the foundation at the bottom.

**SECTION VIEW (Top):**

- MAXIMUM HEIGHT ABOVE GRADE "A": The vertical distance from the ground to the top of the fixture.
- MOUNTING ARM BY LIGHTING MANUFACTURER: The arm that holds the fixture.
- HANDHOLE WITH COVER: A hole in the ground for the fixture's base.
- ELEC CONDUIT STUB UP MIN 12": A conduit stub extending upwards from the fixture base.
- HIGH-STRENGTH NON-SHRINK GROUT: The material used to fill the hole around the fixture base.
- GRADE: The level of the ground surface.
- CURB (SEE SITE PLANS FOR LOCATION): A curb stone at the edge of the foundation.
- 2'-0" MIN.: The minimum distance from the curb to the fixture base.
- 1'-7" MIN. LAP SPLICE: The lap splice length for reinforcement bars.
- 3" CLEAR COVER (TYP.): The thickness of the concrete cover.
- VERT. REINF. BARS "F": Vertical reinforcement bars.
- CONCRETE FOUNDATION MIN. DIAMETER "C": The minimum diameter of the concrete foundation.
- REINF. TIES "E": Reinforcement ties.
- ASSUMED POLE DIAMETER "B": The assumed diameter of the light pole.
- SECTION VIEW: A label indicating the view is a section.

**FOUNDATION DETAIL (Bottom):**

- MINIMUM FOUNDATION EMBEDMENT "D": The minimum depth of the foundation embedment.
- 2'-0" MIN.: The minimum distance from the curb to the fixture base.
- 2'-0" MIN.: The minimum distance from the fixture base to the bottom of the foundation.
- LIGHT POLE BY LIGHTING MANUFACTURER: The light pole itself.
- VERT REINF. BARS "F": Vertical reinforcement bars.
- 3" CLEAR COVER: The thickness of the concrete cover.
- REINF. TIES SPACING "E": The spacing of reinforcement ties.
- FOUNDATION DIAMETER "C": The diameter of the foundation.
- LIGHTING GROUND TO COMPLY WITH LOCAL ELECT CODE: A ground connection for the lighting fixture.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SIZES, COORDINATE WITH ALL CONTRACT DRAWINGS, AND SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ENSURE NO CONFLICTS BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

THE CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER, REGISTERED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, AND DETERMINE FILL COMPACTION AND TO VERIFY SUBGRADE AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN CRITERIA STATED. UNSUITABLE MATERIALS FOUND SHALL BE REMOVED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.

IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE STATED IN THE DESIGN PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS SHALL BE IN CONFORMANCE WITH ACI-315, "MANUAL OF STANDARD PRACTICE: CONCRETE AND DETAILING OF CONCRETE REINFORCEMENT." FORMWORK SHALL CONFORM ACI-347 "GUIDE TO FORMWORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.

CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE WITH A STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. ACTUAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PRELIMINARY CONCRETE MIX DESIGN SHALL ACHIEVE AN AVERAGE 28-DAY COMPRESSIVE STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH AS DETERMINED BY LABORATORY TEST RESULTS.

CONCRETE SHALL HAVE A SLUMP NO GREATER THAN 4" TO A TOLERANCE OF 1".

EXPOSED CONCRETE SHALL BE AIR ENTRAINED, 6% (WITHIN TOLERANCE), CONFORMING TO ASTM C260.

CONCRETE SHALL BE CONSOLIDATED IN PLACE USING AN APPROPRIATE VIBRATOR.

REINFORCING STEEL BARS SHALL BE BILLET STEEL ASTM A615, 60. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL REINFORCING BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO PROVIDE SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL REINFORCING BARS SHALL BE GALVANIZED.

REINFORCING BARS SPlices OF REINFORCING BARS NOT INDICATED ARE TO BE MADE AS PER THE REINFORCING SPlice SCHEDULE OR 40 BAR SPlices. DISCONTINUOUS ENDS OF CONTINUOUS BARS SHALL BE MADE WITH STANDARD HOOKS.

REINFORCING BARS SPlices OF REINFORCING BARS NOT INDICATED ARE TO BE MADE AS PER THE REINFORCING SPlice SCHEDULE OR 40 BAR SPlices. DISCONTINUOUS ENDS OF CONTINUOUS BARS SHALL BE MADE WITH STANDARD HOOKS.

IF CONCRETE PIER FOUNDATIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT TRENCHES FOR DRILLED CONCRETE PIER FOUNDATIONS.

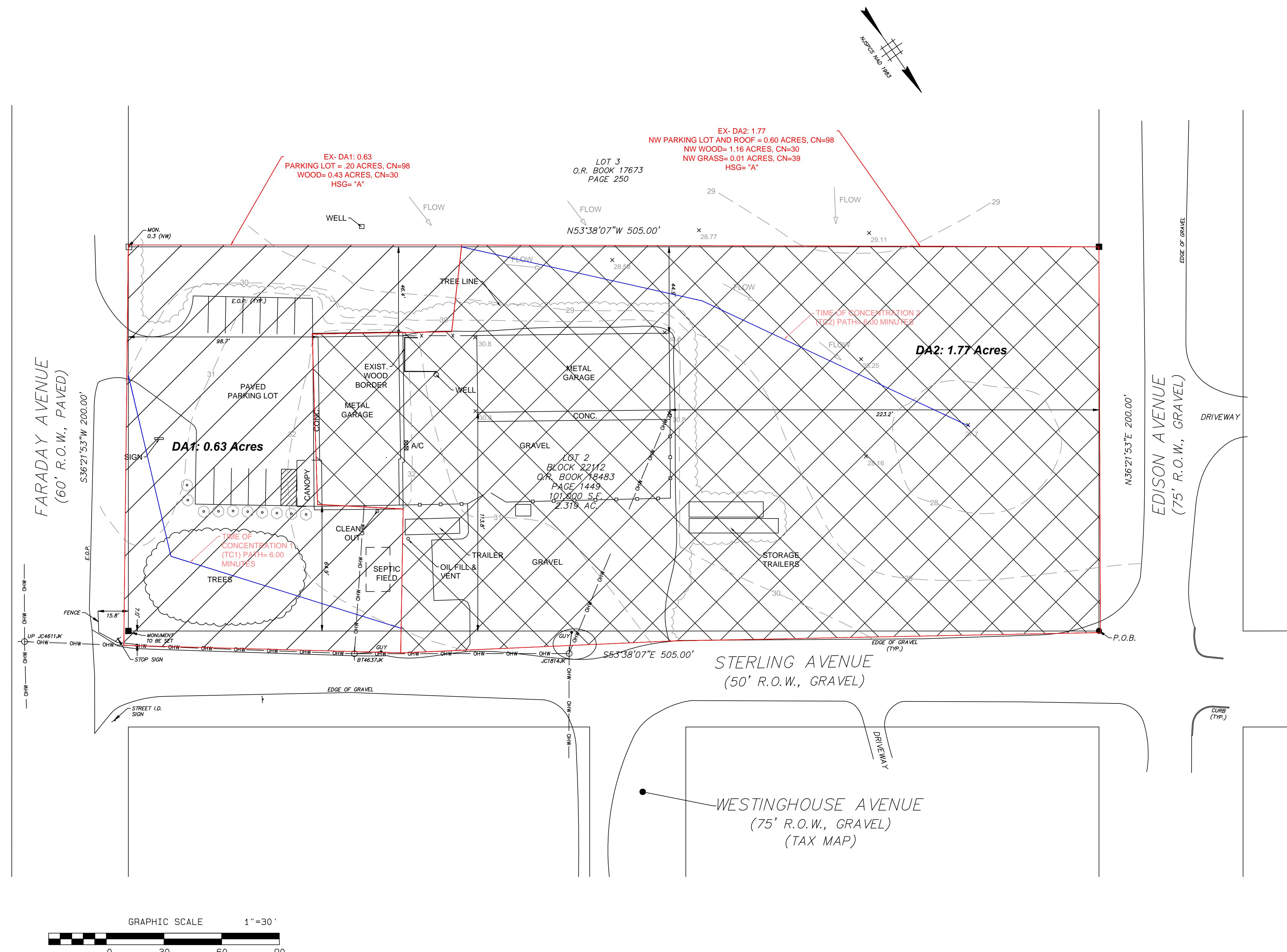
CONCRETE PIER FOUNDATIONS SHALL ATTAIN 80% OF THE DESIGN STRENGTH OR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF LIGHT POLES OR ALL LIGHTPOLES ARE TO BE SUITABLY SECURED AGAINST WIND LOADS DURING THE ABOVE-MENTIONED CONSTRUCTION PHASE.

<u>POLE FOUNDATION SCHEDULE</u>	
MAXIMUM HEIGHT ABOVE GRADE "A"	25'-0"
SUMED AVERAGE POLE DIAMETER "B"	8"
. OF FIXTURES	SINGLE
MINIMUM FOUNDATION DIAMETER "C"	18"
MINIMUM FOUNDATION DEPTH "D"	4'-0"
INFORCING TIES "E"	#4 TIES @ 12" O.C.
RTICAL HOOKED REINFORCEMENT "F"	(8) #5 BARS EQUALLY SPACED

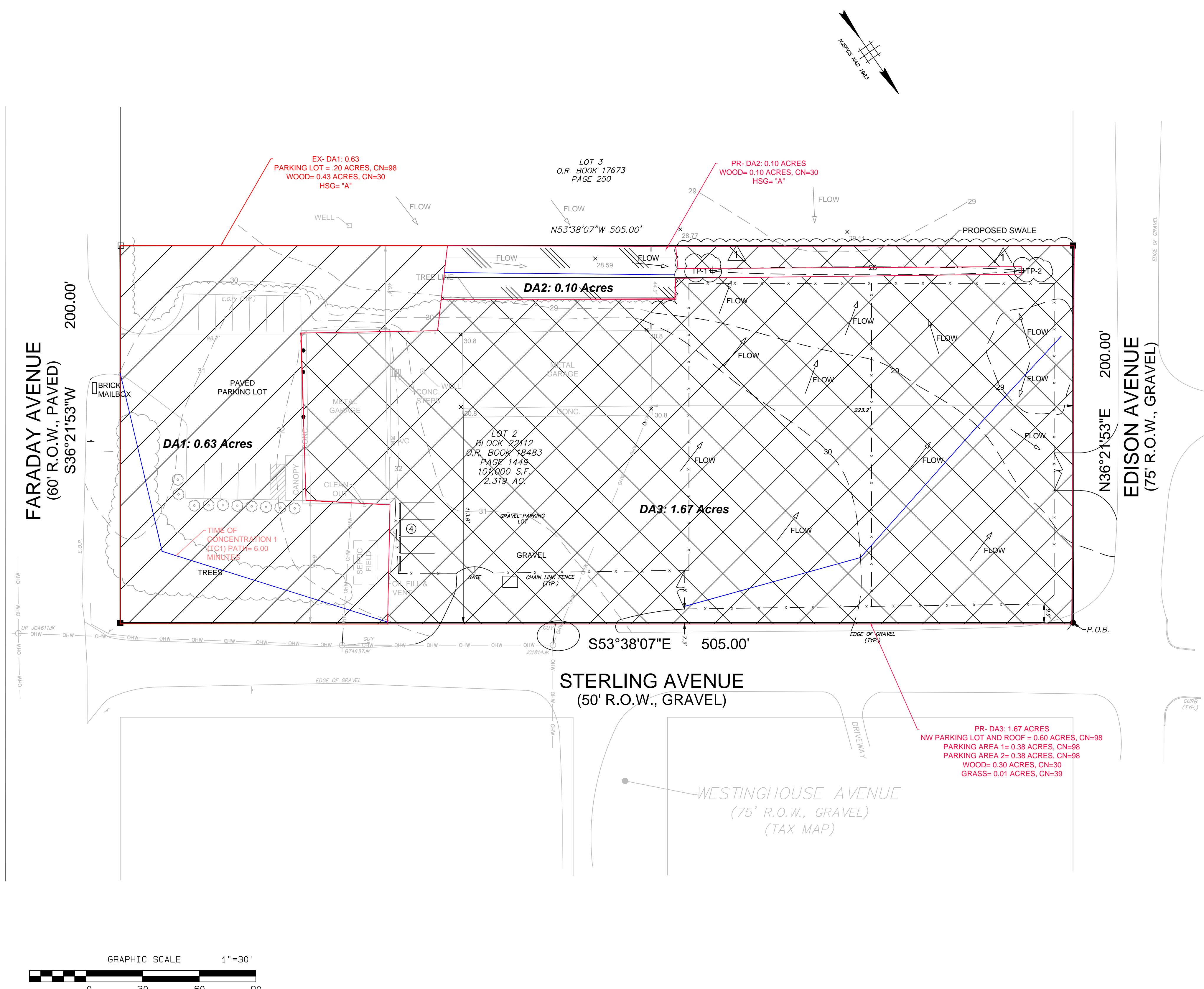
280 FARADAY AVENUE  
Ocean County, New Jersey  
Block 22112, Lot 2

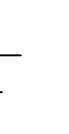
<b>Engineering &amp; Construction</b>		1670 ROUTE 34, SUITE 3A WALL TOWNSHIP, NJ 07727 TEL: 732.282.0014 FAX: 732.282.1102 <a href="http://WWW.3DENGINEERING.COM">WWW.3DENGINEERING.COM</a>	
Drawn LD	Checked DC	Approved LD	DATE
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New Jersey State Board of Professional Engineers and Land Surveyors Certificate of Authorization No. 24GA28208200		2026.01.22 3	PER ENGINEERING REVIEW LD
2025.05.12 2		PER ENGINEERING STORMWATER REVIEW LD	
2024.11.06 1		PER ENGINEERING STORMWATER REVIEW LD	
		Date Δ	Revision By





Existing Features Legend		 UTILITY POLE  GUY WIRE  SIGN  A/C UNIT  CHAIN LINK FENCE  WOODSLINE																					
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<input type="square"/> MONUMENT SET	
<input type="circle"/> PK & DISC SET	
<input checked="" type="checkbox"/> FILED MAP LOT #	
<input type="checkbox"/> TEST PIT LOCATION	
<b>LINO DEALMEIDA III</b> LICENSED PROFESSIONAL ENGINEER STATE OF NEW JERSEY LICENSE NO. GE49375 New Jersey State Board of Professional Engineers and Land Surveyors Certificate of Authorization No. 24GA28208200 3D Engineering & Construction assumes no liability for the use of this drawing by anyone other than the person(s) who originally contracted the work.	
Designed LD	Drawn LD
Checked DC	Approved LD
Date 2026.01.22	Date 2025.05.12
	DATE 2024.11.06
Engineering & Construction 1670 ROUTE 34, SUITE 3A WALL TOWNSHIP, NJ 07727 TEL: 732.282.0014 FAX: 732.282.1102 WWW.3DENGINEERING.COM	
Township of Jackson Ocean County, New Jersey <b>280 FARADAY AVENUE</b> Block 22112, Lot 2 Proposed: Use Variance	
Scale As Noted	Date 2024.05.14
Drawing Name <b>PROP. DRAINAGE PLAN</b>	
Sheet No. <b>7</b> Total Sheets <b>7</b>	