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March 12, 2020

Manalapan Township Planning Board
120 Route 522
Manalapan, NJ 07726

Attn: Nancy DeFalco, Administrative Officer

**Re: Galloping Hills at Manalapan, LLC
Preliminary and Final Major Subdivision
Application No. PMS1915
Engineering Review #1
Location: 45 Smithburg Road, Manalapan, NJ 07726
Block 84.02, Lot 3.02
Zone: R-R – Rural Residential Zone
Our File: HMAP0084.38**

Dear Chairwoman Kwaak and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced application, including but not limited to the following submission items:

- Preliminary and Final Major Subdivision Plan for Galloping Hills @ Manalapan, Lot 3.02, Block 84.02, Township of Manalapan, Monmouth County, New Jersey, consisting of twelve (12) sheets, prepared by JV Engineering, dated February 25, 2019, last revised October 15, 2019;
- Final Major Subdivision, Final Plat, for Galloping Hills @ Manalapan, consisting of one (1) sheet, prepared by Wm. DiMarzo & Son, Assoc., Inc., dated February 25, 2019, last revised October 15, 2019;
- Boundary & Topographic Survey and Wetland Location Plan for PRC Development Co., Inc. consisting of one (1) sheet, prepared by Wm. DiMarzo & Son, Assoc., Inc., dated January 30, 2019, last revised July 24, 2019;
- Stormwater Management Report for Galloping Hills @ Manalapan, Major Subdivision, prepared by JV Engineering, dated February 2019, last revised October 25, 2019;
- Environmental Impact Statement, Galloping Hills at Manalapan, prepared by Trident Environmental, dated March 5, 2019, unrevised;
- Limited Site Investigation Report, prepared by Mellick-Tully and Associates, P.C., dated April 5, 2016, unrevised;
- Phase I Environmental Site Assessment Report, prepared by Mellick-Tully & Associates, P.C., dated February 17, 2016, unrevised;



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- Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, dated October 5, 2015;
- Title Report Amendment Letter, prepared by Trident Abstract Title Agency, LLC, dated January 23, 2018; and
- Completed application forms and various other application documents and submission items.

Based upon our review, we offer the following comments for the Board's consideration:

- 1) The Applicant, Galloping Hills at Manalapan, LLC, is seeking Preliminary and Final Major Subdivision approval to subdivide a 19.4-acre irregularly shaped property into five (5) new parcels for single family residential use. The proposed residential lots will vary in area from 119,677.6 square feet to 334,841.6 square feet. A new +/-450-foot long paved and curbed cul-de-sac roadway extending from Smithburg Road / County Route (C.R.) 527 is proposed to provide access to the new lots, with sidewalk proposed along one (1) side of the new roadway. A stormwater management basin with a sand bottom and a sediment control forebay is proposed to mitigate the stormwater impact of the proposed development. This stormwater management basin is proposed to be located within a drainage easement on the largest lot proposed within the subdivision, Lot 3.07, which is located at the easterly end of the cul-de-sac. The drainage easement is proposed to be dedicated to the Township. The new dwelling units are proposed to be serviced by private wells and individual subsurface septic disposal systems, and drywells are proposed on each lot to collect and infiltrate stormwater runoff from the roofs of the dwellings. Landscaping and lighting improvements are also proposed.
- 2) The subject property, which is situated in the R-R (Rural Residential) Zone District, is irregularly shaped and provides +/-1,190 feet of frontage along the easterly side of Smithburg Road / C.R. 527 approximately 600 feet north of its intersection with Monmouth Road / C.R. 537. Presently, the 19.4-acre lot is undeveloped and appears to have been previously utilized as a nursery. The parcel's northerly, southerly and westerly limits are wooded and encumbered by environmentally constrained and regulated areas associated with a tributary of the Manalapan Brook, including freshwater wetlands, wetlands transition areas, a flood hazard area and a Township Stream Corridor Buffer. Steep slopes in excess of 15% are also present along the wetlands' edges.
- 3) The adjacent properties to the north are located in the R-R Zone and contain single family residential dwellings fronting on Marylou Court. The adjacent properties to the east and south, which are located in the LB-S (Limited Business – Smithburg) Zone District, contain a mix of vacant space, farmland and the recently constructed Quick Chek convenience store and fuel station. The property across Smithburg Road / C.R. 527 to the west is occupied by the Charleston Springs Golf Course in Millstone Township, but the portion of this property directly opposite the subject site is primarily wooded.



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- 4) The Applicant has not requested any variance relief, but has requested design waivers from the following sections of the Township Development Regulations. However, because these requirements are located the “General Zoning Provisions” article of the Development Regulations, it appears that variances, not design waivers, are required:
 - a) §95-7.44.A: The top of the excavation or the toe of the outside slope of a detention basin shall be set back at least 25 feet from adjoining residential or nonresidential properties, whereas the top of the basin excavation is set back 10 feet from the lot line with proposed Lot 3.02.
 - b) §95-7.44.B: The top of the excavation or the toe of the outside slope of a detention basin shall be set back at least 40 feet from the adjoining right-of-way line, whereas the top of the basin excavation is set back approximately 3 feet from the proposed Galloping Court ROW line. *(Note: The Subdivision Plans indicate that the propose setback from the top of the basin to the ROW is 10 feet, which appears to be incorrect).*
- 5) We defer to the Board Planner for a determination regarding the possible need for additional variance relief not requested by the Applicant, noting that no additional variances appear to be required.
- 6) It appears that design waivers are required for the following subsection of Section §95-8.3.C of the Township Development Regulations (Conservation of Natural Topography):
 - a) §95-8.3.C(2): Proposed grades shall not alter the natural contour of the land by more than 3 feet; grading alterations of greater than 3 feet are proposed on Lots 3.07, 3.08 and 3.09.

We offer the following comments for review and consideration by the Board and discussion at the Public Hearing:

7) General

- a) Testimony is required in support of the required variances and design waivers outlined above. We defer to the Board Planner and/or Board Attorney for further comment relative to the criteria necessary for the Board to grant the necessary relief.
- b) The Applicant should address the possibility of subdividing the property in a manner which does not require the construction of a new public roadway and/or stormwater management facilities that will be owned and maintained by the Township.
- c) The Applicant should provide testimony and/or exhibits to address the appearance of the proposed homes and confirm that the homes will comply with the applicable zoning requirements for maximum height and number of stories.



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8) Traffic & Circulation

- a) The Applicant should address the anticipated traffic impact of the proposed development on the adjacent roadway network.
- b) Smithburg Road is under Monmouth County jurisdiction as County Route 527. The Applicant should clarify whether there have been any discussions / meetings with and/or preliminary comments received from the County relative to the proposed subdivision and associated improvements.
- c) The Applicant should confirm that the proposed homes will comply with the Township and RSIS parking requirements. General note #31 on the cover sheet indicates that each home will have a 2-car garage and an additional parking space in the driveway, for a total of three (3) spaces per property but no architectural plans have been provided, so our office cannot determine the parking space requirements for each dwelling (which is based on the number of bedrooms) nor can we confirm that the proposed garages will have sufficient dimensions to provide two (2) RSIS-compliant parking spaces.
- d) The proposed cartway width of Galloping Hills Court is 24 feet, which does not appear to be consistent with any of the Residential Site Improvement Standards (RSIS) residential access or rural residential street type designations. It appears that design modifications may be required for compliance with RSIS.
- e) It does not appear that the proposed 24-foot wide cartway width will allow for vehicular parking along Galloping Hills Court. Notwithstanding the RSIS parking requirements and compliance therewith, the Applicant should address the possible need for parking within the roadway for overflow, gatherings, parties, holidays, etc.
- f) The Final Plat indicates that the radius of the right-of-way at the proposed cul-de-sac bulb is 48 feet. However, the Grading & Utilities Plan in the Subdivision Plan set indicates that the curb radius within the cul-de-sac bulb is 48 feet, but same appears to scale to a radius of +/- 40 feet. Revisions appear to be required to reconcile this apparent discrepancy. We note that the RSIS requires a minimum cartway turning radius of 40 feet for cul-de-sac bulbs, with the right-of-way line a minimum of 8 feet beyond the edge of the cartway.
- g) In accordance with §95-9.2.A(6) of the Township Development Regulations, sidewalks shall be provided parallel to the street and within the right-of-way on both sides of all streets throughout site development. Sidewalks are proposed along one (1) side of Galloping Hills Court, which may be permitted by RSIS (depending on roadway designation), and no sidewalk is proposed along Smithburg Road / C.R. 527. We recommend that sidewalks be provided along Smithburg Road, where feasible and subject to Monmouth County approval. We note that §95-9.2.A(6)(g) requires a payment in lieu of sidewalks into the Sidewalk and Curbing Capital Contribution Fund in cases where the reviewing agency grants an exception from the requirement to provide sidewalks.



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9) Stormwater Management, Grading & Utilities

- a) The proposed development constitutes a major development from a stormwater management standpoint, as greater than one (1) acre of disturbance and greater the $\frac{1}{4}$ acre of new impervious coverage are proposed. Accordingly, the site must comply with the applicable NJDEP and Township requirements for a major stormwater development, including peak rate of runoff reduction, stormwater quality and groundwater recharge. The Applicant should provide an overview of the proposed stormwater management system for the benefit of the Board.
- b) The Applicant should discuss why the stormwater management is proposed to be dedicated to the Township as an easement instead of a separately platted lot. We note that §95-9.3.F(13) of the Township Development Regulations (Dedication of Stormwater Management Facilities) indicates that a separately platted lot is the preferred option for the dedication of stormwater management facilities to the Township.
- c) §201-18.A of the Township Code (Stormwater Management Regulations) requires that if a stormwater management basin is dedicated to the Township in the form of an easement, the easement line shall be located in a manner to contain an area of a minimum of 15 feet from the top of bank or toe of slope for facilities constructed in cut or fill, respectively. The proposed design does not appear to comply with this requirement, as the basin's top of bank appears to be less than 1 foot from the easement line at the northerly end of the basin. Accordingly, if the Applicant intends to dedicate the stormwater management basin to the Township via easement, design modifications would be required.
- d) In accordance with §95-9.3.F(11)(j) of the Township Development Regulations, an Applicant seeking approval for construction of a stormwater management facility shall provide the funds necessary to permanently maintain the facility, with the amount of the funds to be calculated by the Planning Board Engineer. The provision of the funds required for permanent maintenance of the facility shall be required as a condition of approval, if granted.
- e) Drywells are proposed to collect and infiltrate roof runoff, pursuant to Township requirements. The specifications, locations and other details of the proposed drywells will be required for review and approval at the time of Plot Plan submission for each of the new properties and dwellings. The Applicant's Engineer will need to ensure that the drywells comply with the NJBMP Manual requirements for minimum 2-foot separation from the estimated seasonal high water table (ESHWT), as it appears that several of the conceptual drywells depicted on the Grading & Utilities Plan will not meet this standard. Updated sizing calculations for the drywells, based upon the actual building footprints, may also be required with the Plot Plan submissions.
- f) Because the drywells discussed above are located on private property, a deed restriction or other similar legal measure will be required to prevent their removal, neglect, or adverse alteration by the future homeowners.



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- g) The sump discharge for each lot should be directly connected to the proposed drainage system via subsurface piping, with vented cleanouts provided where required, including just inside the sidewalk or curbing, as applicable.
- h) §95-8.3.C(4) of the Township Development Regulations prohibits proposed grading activities from requiring foundations for any structure to be exposed by more than 4 feet on the front, rear and side elevations of the structure, except to permit the construction of walk-out basements, subject to specific conditions defined in this section of the code. The Applicant should verify that the proposed design will comply, particularly for the proposed dwelling on new Lot 3.07, or request a design waiver and provide supporting testimony.

10) Environmental

- a) The Applicant should outline the comments and recommendations received from the Township Environmental Commission for the benefit of the Board.
- b) The Applicant must obtain an NJDEP Flood Hazard Area (FHA) verification to establish the limits of the FHA and NJDEP riparian zone on the property. The limits of the verified FHA will be used to establish the limits of the Township Stream Corridor Buffer and confirm that said limits are accurately depicted on the Subdivision Plans.
- c) A 100-year flood limit is shown on the Subdivision Plans, with a reference to the FEMA Flood Insurance Rate Map (FIRM). The Applicant's Engineer should clarify whether 1 foot has been added to the FEMA FHA elevation to approximate the NJFHA, as would be required to determine the NJFHA under Method 3, pursuant to N.J.A.C. 7:13-3.4.
- d) It appears that the Applicant is proposing to average the Township Stream Corridor Buffer on new Lot 3.07, reducing the width of the buffer by 10 feet in areas and compensating it by 10 feet in other areas. In accordance with §95-8.12.C(2)(b) of the Township Development Regulations, the Planning Board may allow the stream corridor to be averaged to allow reasonable flexibility to accommodate site planning when necessitated by the size and shape of the tract and physical conditions thereon, as long as the minimum width of the stream corridor is 75 feet and all relevant permits are obtained. The Applicant must demonstrate that the criteria required to permit stream corridor averaging have been met.
- e) The Subdivision Plans and Final Plat identify a "drainage and conservation easement" on proposed Lot 3.07. It appears that this easement will contain the proposed stormwater management basin as well as the environmentally constrained and regulated areas (freshwater wetlands, wetlands transition areas, flood hazard area, Township Stream Corridor Buffer, etc.) along the perimeter of the property. If the stormwater management system is to be dedicated to the Township via easement, the drainage easement and conservation easement should be separated, with the former containing only the stormwater management improvements and the latter containing the environmentally constrained areas that shall be left in their natural state and not disturbed.



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- f) The Applicant has submitted an application to the NJDEP for a line verification type of Letter of Interpretation (LOI) to verify the limits of the freshwater wetlands on site and establish the resource value of the wetlands. In addition, it appears that NJDEP permits will be required for the proposed stormwater outfall into the freshwater wetlands and FHA. A status update relative to the LOI and required NJDEP permits should be provided.
- g) Because the property has a historic use as a nursey, the Applicant must submit a site investigation in accordance with the NJDEP's Historically Applied Pesticide Technical Guidance document (December 2018) in order to address §95-12.3.C(19) of the Township Development Regulations.

11) Landscaping, Lighting & Forestry

- a) The Applicant should schedule to attend an upcoming Shade Tree Committee meeting.
- b) In accordance with Section 95-8.5.F(2)(e), shade tree easements are to be 20 feet in width, whereas a 10 foot wide easement is currently proposed along Galloping Hills Court and no shade tree easement is provided along Smithburg Road / C.R. 527. The Subdivision Plan and Final Plat should be revised for compliance.
- c) Street trees are currently proposed within the County sight triangle easement on both sides of the Galloping Hills Court / Smithburg Road intersection. While we defer to the County relative to the improvements permitted within its sight triangle easement, we do not recommend that street trees be planted in these areas, as they may inhibit sight distance, particularly over time as the trees mature.
- d) The Applicant should schedule a field meeting with our office to review existing nursery trees to remain, to ensure they are healthy and in good condition.

12) Miscellaneous

- a) General note #20 references a screened fenced area for refuse and recyclable totes provided adjacent to the recreation building. This note should be clarified, and if not applicable, revised or removed from the Subdivision Plans.
- b) A proposed 16.5-foot wide right-of-way dedication and an 8-foot wide roadway easement, both to the County of Monmouth, are depicted on the along Smithburg Road. The Applicant should clarify how the widths of these dedications were determined, particularly the 8-foot wide easement, as an existing 10-foot wide roadway easement is indicated along the frontage of Lot 22 north of the site.
- c) The Applicant should discuss the comments and recommendations received (if any) from the following:
 - i) Township Police Department
 - ii) Bureau of Fire Prevention



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13) Outside Agencies

- a) The Applicant is responsible to obtain all required outside agency permits and/or approvals, including but not limited to:
- i. NJDEP
 - ii. Monmouth County Planning Board
 - iii. Freehold Soil Conservation District
 - iv. Manalapan Township Health Department
 - v. Manalapan Township Tax Assessor

Enclosed please find our Technical Engineering Review #1. The Applicant remains responsible to address the comments contained therein.

Our office reserves the right to present additional comments pending receipt of revised plans.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates



Brian Boccanfuso, PE, CFM
Office of the Planning Board Engineer

Enclosure (To all)

BB:LZ

cc: Ron Cucchiaro, Esq. – Board Attorney
Jennifer Beahm, PP, AICP – Board Planner
Galloping Hills at Manalapan, LLC – Applicant
PRC Development Co., Inc.
Peter Wersinger, Esq. – Applicant's Attorney
JV Engineering, Attn: John Vincenti, PE, PP, CME – Applicant's Engineer & Planner



MANALAPAN TOWNSHIP PLANNING BOARD

Galloping Hills at Manalapan, LLC

Preliminary & Final Major Subdivision

March 12, 2020

TECHNICAL ENGINEERING REVIEW #1

A. General

1. Clearly identify the limits of the proposed conservation easement(s) on the Subdivision Plans and Final Plat and indicate area of same.
2. Shading associated with steep slope areas on sheets 4 and 5 are covering text / utility callouts. Revise for clarity.
3. A note should be added to the Subdivision Plan stating that any imported fill needs to meet the definition of clean fill, pursuant to the Technical Requirements for Site Remediation, as found at N.J.A.C. 7:26E-1.8.
4. Deeds and legal descriptions for all easements to be dedicated to the Township are required for review and approval by the Board Attorney, the Township Attorney and this office.
5. The limits of the proposed curbing along Smithburg Road / C.R. 527 and the point of transition from granite block to concrete curbing should be clearly identified on the Subdivision Plans.
6. Once obtained, provide NJDEP verification information for the freshwater wetlands limits / LOI and the NJDEP FHA verification.

B. Stormwater Management & Grading

1. The proposed design does not meet the 50% NJDEP and Township reduction requirement for the 2-yr storm event. Design modifications and/or revised analysis are required to demonstrate compliance.
2. The existing peak runoff rates calculations assume the pre-developed land cover to be in fair hydrologic condition, thereby increasing runoff volumes and rates. In accordance with the NJBMP Manual, the pre-developed land cover must be assumed to be in good hydrologic condition for all land covers. Good hydrologic condition may also be assumed for the post-developed conditions.
3. It appears a dam classification is required for the proposed basin in accordance with the requirements of the Dam Safety Standards (N.J.A.C. 7:20), subject to NJDEP review and approval. We note that calculations have been provided using the requirements for a Class



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IV dam, however, the proposed basin reaches more than 15-feet in height, apparently exceeding the threshold for Class IV dams.

4. In accordance with the NJBMP Manual, groundwater mounding impacts must be assessed for the proposed infiltration basin. The mounding analysis shall provide details and supporting documentation on the methods used and assumptions made, including values used in calculations.
5. The emergency spillway calculations indicate a spillway elevation of 162.25 feet, whereas the spillway elevation indicated on the Grading & Utilities Plan is 162.5 feet. Revise for consistency and ensure compliance with the applicable freeboard requirements.
6. The top of berm elevation as indicated in the detention pond emergency spillway detail is inconsistent with Grading & Utilities Plan and design calculations. Revise for consistency.
7. Indicate surface treatment for emergency spillway on Grading & Utilities Plan.
8. Indicate surface treatment for sediment forebay.
9. Depict limits of basin embankment clay core on Grading & Utilities Plan.
10. Revise the profiles so that drainage pipe composition (RCP vs. HDPE) is consistent with Grading & Utilities Plan. All pipes within the public roadway shall be RCP.
11. Expand stormwater operation and maintenance manual to include a cost estimate for all maintenance tasks.
12. 100-year WSE indicated on Grading & Utilities Plan and Profiles (=162.13) is inconsistent with 100-year WSE pond report in stormwater management report (162.44); revise for consistency.
13. Complete and submit the "Major Development Stormwater Summary" (Attachment D) as per the latest Tier A Municipal Stormwater General Permit requirements.
14. Test pit TP-4-2 indicates that groundwater was encountered at 44 inches deep (elevation +/-161.4), but the estimated seasonal high water table elevation indicated is 158.2. Please clarify this apparent discrepancy.
15. Revise the grading plan to provide top of grate elevations for all inlets proposed within Galloping Hills Court. Additionally, depressed curb elevations should be indicated at all proposed driveway locations.
16. There appears to be a missing 166-foot contour above the curb on the northerly side of the Galloping Hills Court / Smithburg Road intersection. Check and revise as necessary.
17. Provide an enlarged, site specific grading plan with detailed spot elevations and topographic information for the handicap curb ramps at the Galloping Hills Court / Smithburg Road intersection.



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C. Landscaping & Lighting

1. Proposed street trees should be situated to maintain a ten (10) foot clearance from proposed sidewalks, curbs and driveways. Also, all proposed street trees shall have a minimum caliper of 2.5", in accordance with Section 95-8.5F(4).
2. Proposed shade trees along Smithburg Road should be shifted to be located outside of the right-of-way and be placed within a shade tree easement along the frontage of the proposed lots.
3. In lieu of providing CLK (Yellowwood) in the vicinity of the basin, our office recommends providing a larger tree, to provide additional screening and habitat, as well as to increase species diversity, such as Bur Oak, Swamp White Oak, Pin Oak, etc.
4. Our office does not recommend providing PVR (Virginia Pine) due to the species' mature habit of losing its lower limbs, which will not provide an adequate screen. The Applicant might consider Green Giant Arborvitae or Norway Spruce.
5. Revise the plans to provide an alternative to proposed TCF (Greenspire Linden) due to the species' susceptibility to insect infestation. Our office recommends utilizing Silver Linden due to the species' greater resistance to Japanese beetle.
6. Revise the 'Plant Schedule', sheet 10 of 12, as it appears proposed evergreen trees should be indicated in feet and not inches. Also, evergreen trees at this size should be specified as B&B trees and not in containers. Also, remove the note regarding limbing up trees in parking lot areas.
7. Revise the 'General Planting Notes', sheet 10 of 12, Note #8, to indicate only two (2) tree stakes are to be provided, whereas three (3) are indicated. Also, remove the sentence referencing burlap wrap, as current industry standards do not endorse the use of such. However, provide a note regarding the use of rigid, plastic, open mesh trunk protection for all deciduous trees, to prevent the irreparable damage from buck rub. A detail of same should also be provided. Additionally, indicate all installed trees shall have their root collars visible and at final grade, rather than "as it bore in the nursery" for Note #10, as sometimes the trees are delivered with the root flare buried within the ball. Further, indicate watering responsibilities in Note #11.
8. Revise the deciduous tree planting details, sheet 10 of 12, to remove the note regarding fabric wrap as noted above. Provide deer trunk protection instead, as indicated above. Also, indicate two (2) tree stakes for all installed trees. Currently, three (3) are indicated.
9. Revise the 'Landscape Notes', sheet 9 of 12, to correct the location of the proposed plant schedule and details.
10. Revise the plans to graphically depict and specifically indicate tree protection fencing as the limits of disturbance.



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11. Revise the 'Tree Removal and Replacement Plan', sheet 8 of 10, to provide data for the existing trees surveyed on the property, in accordance with Section 222-14N, to include species and corresponding sizes. Currently, information has not been provided for the trees to be removed. Also, a list of trees to remain is provided; however, it is unclear as to the locations of the last four (4) trees.
12. A pole mount detail is included on sheet 10 of 12 of the Subdivision Plans, but JCP&L installation is a direct burial. The foundation detail should be updated. Also, the pole is to be sixteen (16) feet with a minimum of four (4) feet to be buried in the ground.
13. Revise the plans to provide a data summary chart, to ensure proposed footcandles average between 0.40 and 0.45 footcandles along the roadway.
14. Revise the plans to provide manufacturer's catalog cut sheets for both the proposed light fixture and pole, to prevent confusion during construction.

D. Construction Details

1. Revise the combination pavement section note "Street Cross Section Detail" to conform to RSIS Figure 4.3 for "Poor Subgrade" (1.5" surface course, 4.5" base course and 6" granular base).
2. Provide a note and/or revised construction detail indicating that all flush curb at handicap accessible curb ramps shall be concrete curb (not granite block).
3. Revise General Storm Sewer Notes to indicate that all RCP shall have O-ring gaskets or approved equal.
4. Revise storm sewer trench detail to provide for a minimum 6-inch thick clean stone bedding installed up to the quarter-depth of the pipe.
5. Revise drywell detail to indicate filter fabric on the top and sides of the stone bedding / backfill only, not on the bottom of the excavation.
6. Provide project specific dimensions for outlet control structure trash rack, ensuring that 4-inch orifice and 15-inch wide weir are protected.

E. Final Plat

1. The subject property is indicated as traversing along the centerline of Manalapan Brook, however, property lines, including metes/bounds, are depicted along adjoining Lots 3.03, 3.04 and 5.02, Block 84.02, which must be clarified whether any gaps/gores and/or overlaps affect the subject property. Also, clarify metes/bounds along Lot 3.03.
2. Clarify metes/bounds along the proposed right-of-way line of Smithburg Road, which are obscured by other line work. Also, clarify existing right-of-way metes/bounds, which are overlapped by other text.



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3. Clarify/verify depicted match line south of the site.
4. Label the 25 year and 100 year flood limit lines and label/dimension the 100 foot wide Manalapan stream corridor line, including compensation/reduction areas, as indicated on the Grading & Utility Plan.
5. Once obtained, provide NJDEP verification information for the freshwater wetlands limits / LOI and the NJDEP FHA verification.
6. Provide proposed lot dimensions along the northerly lines of Lots 3.06 and 3.07, as well as the southerly lines of Lots 3.08 and 3.09.
7. Provide bearings for the right-of-way dedication and roadway easement areas along the southerly ends of same.
8. The proposed drainage and conservation easement appears to be missing dimensions along the cul-de-sac and westerly line of Lot 3.07.
9. A monument should be provided along the cul-de-sac at the southerly terminus of the 48 foot radius.
10. The north arrow meridian should indicate the reference (deed book/page, survey, final plat, etc.) utilized for same.
11. The coordinate base utilized in preparation of the Final Plat must be indicated and a minimum of three (3) tract boundary corners should provide computed coordinates.
12. A signature certification for the Township Clerk regarding acceptance of the proposed roadway must be provided.
13. The Planning Board signature certification should include the time frame (95 days from Plat signing) for filing of the Final Plat.
14. The Surveyor's signature certification, as well as General Note #3, should include the last revised date of the referenced Survey plan.
15. Closure calculations for all lots and easements should be provided to this office.
16. Documentation that the proposed lot/block numbers and road name have been approved by the Township Tax Assessor must be provided.
17. Indicated areas of all easements on each lot.