

DEVELOPMENT APPLICATION# 2024-003 DATE FILED: 4/2/2024

MANTUA TOWNSHIP SUBDIVISION APPLICATION

INSTRUCTIONS:

- A. The applicant shall submit the following item in accordance with the required submission dates in this package.
1. Seventeen (17) copies of this application form.
 2. Application/Escrow Fees and W9.
 3. Seventeen (17) copies of the minor subdivision plan including all details and materials. Five (5) full size sealed drawings and twelve (12) reduced 11x17 sealed drawings.
- B. All requests for minor subdivision require public notice pursuant to the Municipal Land Use Law.

OWNER: Anthony and Joni Bocchicchio

ADDRESS: 120 Woodlawn Avenue, Mantua NJ

TELEPHONE: _____ EMAIL: _____

APPLICANT (if different from owner) Karen Salerno

ADDRESS: 49 Linden Avenue, Mantua NJ 08051

TELEPHONE: (856) 468-9955 EMAIL: salernoconstructioncorp@gmail.com

ENGINEER: Scott Brown, P.E. (Ransom Consulting, LLC)

ADDRESS: #209 Rowan Boulevard, Glassboro NJ 08028

TELEPHONE: (856) 464-0224 EMAIL: scott.brown@ransomenv.com

ATTORNEY: John A. Alice

ADDRESS: 28 Cooper Street, Woodbury NJ 08096

TELEPHONE: (856)845-7222 EMAIL: jaalice@live.com; lavaralli@jaa-esq.com

Any other expert who may submit reports or who will testify for the applicant shall be included on an additional sheet.

PROPERTY INFORMATION:

____ MINOR SUBDIVISION X PRELIMINARY MAJOR SUBDIVISION X FINAL MAJOR SUBDIVISION

LOCATION: 120 Woodlawn Avenue, Mantua

BLOCK: 65 LOT(S) 1 TAX MAP: _____

ZONING DISTRICT: R-11 AREA OF ENTIRE PARCEL: approximately 7.124 acres

NUMBER OF PROPOSED LOTS: 14 LOT SIZE(S): 0.332 +/- acres

PRESENT USE OF LAND: Single Family Dwelling/Q-Farm

PROPOSED USE OF LAND: 13 single family dwellings and 1 basin lot

HAS TAX ASSESSOR ASSIGNED BLOCK AND LOT NUMBERS: Yes

PROPERTY INFORMATION CONTINUED:

RESTRICTIONS, COVENANTS, EASEMENTS, ASSOCIATION BY-LAWS, EXISTING OR PROPOSED ON THE PROPERTY YES(copies must be attached) _____ NO X

ARE THE FOLLOWING PRESENT:

Yes Public Water Yes Public Sewer _____ Well _____ Septic

LOCATED ON:

X Municipal Road _____ County Road _____ State Highway

If Municipal Road is the road paved? Yes gravel: _____

Are off tract improvements required or proposed: No

WILL THE SUBDIVISION BE FILED BY _____ DEED X PLAT

IF VARIANCES ARE REQUESTED as a part of this subdivision they must be listed, including zoning code sections (attach additional pages if needed):

A variance is requested from Section 230-16 for minimum street frontage of 75.1 feet where 80 feet is required.

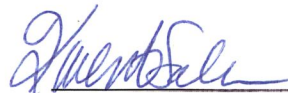
This if for the basin lot.

IF DEVELOPMENT STANDARDS OR SUBMISSION REQUIREMENT WAIVERS ARE REQUESTED they must be listed (attach additional pages if needed):

Waivers from Major Subdivision checklist Section 230-83.B. (29) for Traffic Study; Section 230-83.B. (25) for Proposed Improvements
Utilities; and Section 230-83.B. (13) for Location, species of all treed areas having a caliper of eight inches or more, etc.

HAS THE SUBJECT PROPERTY RECEIVED PREVIOUS APPROVAL OF ANY DEVELOPMENT APPLICATION? Site Plan/Conditional Use/Variance YES _____ NO X (If yes state date/type of approval) _____

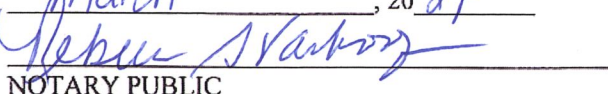
I certify all information and materials submitted are true and accurate. I further certify that I am the individual applicant or that I am an Officer of the Corporation applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership.



SIGNATURE OF APPLICANT
Karen Salerno

Sworn and subscribed before me this 19th day of

March, 2024


NOTARY PUBLIC

REBECCA S. VANHOOF
Commission # 50205562
Notary Public, State of New Jersey
My Commission Expires
January 09, 2028

Woodlawn Ave

**TOWNSHIP OF MANTUA
CHECKLIST OF MAJOR SUB-DIVISION AND SITE PLANS**

APPLICABILITY – See Site Plan, Subdivision definitions in Section 230-7 of the Mantua Code

CRITERIA: Section 230-83, Mantua Code (Land Development and Use)

Section 230-83,B, (1) = Key Map

 X To Scale of 1 inch = 2,000 feet or less

Section 230-83,B, (2) = Title Block

 X Names of Project, (Mantua) Township, (Gloucester) County

 X Name, address of subdivider or developer

 X Name, address of owner(s) of record

 X Plan scale

 X Date of original preparation, subsequent revisions.

Section 230-83,B, (3) = North Arrow

Section 230-83,B, (4) = Proof of Ownership

 X Certification that the Applicant owns the property OR

 X Certification that the Owner has given consent under an option agreement

Section 230-83,B, (5) = Approval signatures

 X Chairman of the Land Use Board

 X Secretary of the Land Use Board

Section 230-83,B, (6)

 X Tract acreage (to nearest tenth of an acre)

 X Area within tract to be disturbed.

Section 230-83,B, (7)

 X Names, addresses of property owners within 200 feet of the tract.

Section 230-83,B, (14) = Existing and proposed lakes, ponds or streams (if any)

 N/A Cross-sections of watercourses and/or drainage swales, showing the extent of the floodplain, top of bank, normal water levels, and bottom elevations.

 N/A The total acreage of the drainage basin of any watercourse running through or adjacent to the tract.

 N/A Locations of drainage structures immediately upstream and downstream of the tract.

 N/A Hydrologic and hydraulic calculations for existing and proposed drainage structures (detention basins, outfalls, culverts, etc.)

 N/A Locations of drainage and conservation easements.

 N/A Locations of stream encroachments floodways and 100 year flood fringe lines.

 N/A Locations and water levels of existing lakes and ponds on or within 200 feet of the tract.

Section 230-83,B, (15) = Soil Erosion and Sediment Control (SE/SC Measures)

 X Locations of SE/SC measures

 X Details for SE/SC measures (e.g. haybales)

 X SE/SC Notes

Section 230-83,B, (16) = Locations of Existing Structures

- X Existing and/or proposed front, side, and rear yard setback and distances.
- X Indication(s) whether existing structure(s) will be retained or removed.

Section 230-83,B, (17)

- X Sizes, heights, and locations of proposed structures, signs, and lighting facilities.

Section 230-83,B, (18)

- X Other necessary Area and Yard data (e.g. Lot coverages, floor area ratios, etc.)

Section 230-83,B, (19)

- X Locations, mounting heights of lighting facilities.
- X Types, power usages of proposed lighting facilities.
- X Details, isofootcandle lines for lighting facilities.

Section 230-83,B, (20) = Landscaping requirements

- N/A Buffer zones required along lot, street lines for non-residential lots that abut residential tracts or streets adjacent to residential tracts (per section)
- N/A Landscaping in parking areas (per Section 230-31 B of the Mantua Code.

Section 230-83,B, (21) = Location/design of off-street parking areas.

- N/A Sizes, locations of bays, aisles and barriers.

Section 230-83,B, (22) = Vehicular Access

- X Ingress/egress to/from site to public streets.
- X Locations of driveways
- X Curb cuts for proposed paving

Section 230-83,B, (23) = Storm Drainage Systems

- X Existing/proposed storm sewer lines
- X Locations, inverts of catch basins, inlets, manholes, culverts, and headwalls.
- X Locations of proposed groundwater recharge (retention) basins and detention basins.

Section 230-83,B, (24) = Existing Utilities

- X Locations of water and sewer mains.
- X Locations of gas transmission mains.
- N/A Locations of high-tension power lines, on tract and within 200 feet of tract.

Section 230-83,B, (27)

- N/A a copy(ies) of any protected covenants or deed restrictions.

Section 230-83,B, (29) = Additional information (if required by the Land Use Board)

- X Drainage calculations
- W Traffic studies
- N/A Other

Section 230-83,B, (25) = Proposed Improvements and Utilities (if applicable)

- X Locations, profiles for proposed sewer, storm and water mains.
- W Feasible connections to gas, telephone and electrical utility systems.
- N/A Borings, percolation data for proposed on-lot septic systems.

Section 230-83,B, (8)

- X Existing block and lot number(s) with the lot(s) to be subdivided or developed as they appear on the Township Map; and
- X Proposed block and lot numbers as provided by the County Tax Assessor (upon written request)

Section 230-83,B, (9) = Tract Boundary Line

- X (heavy solid line)

Section 230-83,B, (10) = Zoning Data

- X Zoning district(s) affecting the tract.
- X Area and Yard Requirements of Zoning District(s).

Section 230-83,B, (11) = Locations, dimensions of:

- N/A Existing and proposed bridges
- X Natural features (e.g. wooded areas, extensive rock formations) (both within tract and within 200 feet of tract boundaries)

Sections 230-83,B, (12) = Topography

- X For slopes less than 10%, existing contours at one foot intervals.
- N/A For slopes greater than 10%, existing contours at five foot intervals.
- X Existing contour lines as dashed lines
- X Proposed contour lines as solid lines

Sections 230-83,B, (13) = Vegetation

- W Locations, species names of all treed areas with trees having a caliper of eight inches or more, measured three (3) feet above ground level.
- X Proposed landscaping, including locations, types, sizes and quantities of proposed plantings.

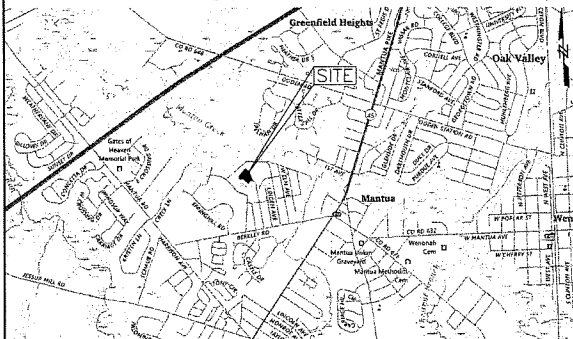
Sections 230-83,B, (26) = Streets information (existing and proposed)

- X Typical cross sections and details
- X Center line profiles
- X Tentative grades (proposed streets only), based on USGS vertical datum
- X Curbing sidewalk
- X Storm drains, other drainage structures
- N/A Site triangles (where applicable) at intersections

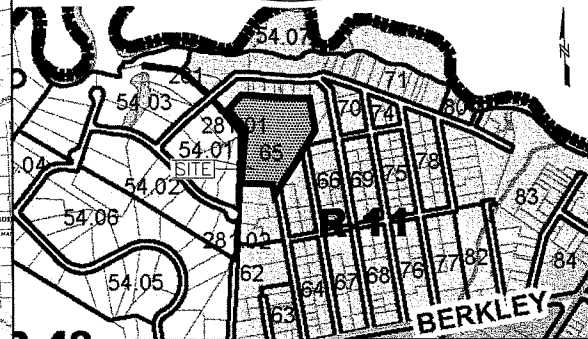
CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS, LICENSES AND INSPECTIONS, PAY ALL CHARGES AND FEES AND GIVE NOTICES NECESSARY FOR AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR THE LOCATING AND MARK-OUT OF ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DIGGING BY CALLING 1-800-272-1000.
4. NO MATERIAL SHALL BE PLACED OR ANY DISTURBANCE PERMITTED BEYOND THE PROJECT PROPERTY LINE OR RIGHT-OF-WAY WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER DIRECTLY INVOLVED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, GRUBBING, PAVING, TOPSOILING, FERTILIZING AND SEEDING OR OTHERWISE RESTORING ALL AREAS DISTURBED BY HIS ACTIVITIES.
6. INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIALS OR WORKMANSHIP BY STATE, COUNTY OR TOWNSHIP OFFICIALS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SPECIFICATIONS AND LAWS.
7. THE OWNER OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 2:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CTR 1928.30(i) (OSHA COMPETENT PERSON).

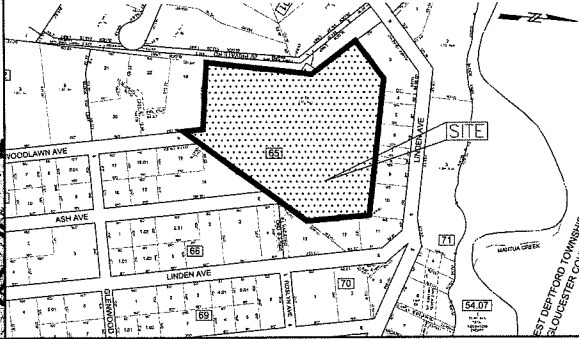
U.S.G.S. MAP



ZONING MAP



TAX MAP



AGENCY APPROVALS

GLoucester County Planning Board Chairman	DATE
GLoucester County Planning Board Secretary	DATE
TOWNSHIP OF MANTUA Land Use Board Chairman	DATE
TOWNSHIP OF MANTUA Land Use Board Secretary	DATE
TOWNSHIP OF MANTUA Land Use Board Engineer	DATE
TOWNSHIP OF MANTUA Clerk	DATE

ADJACENT PROPERTY OWNERS

LIST OF PROPERTY OWNERS WITHIN 200 FEET AS PROVIDED BY THE TOWNSHIP OF MANTUA'S CLERK'S OFFICE ON NOVEMBER 9, 2023

BLOCK	LOT	OWNER	ADDRESS
54.01	1	NICHOLAS M. & TATIANA HILSHKO	24 LINDEN AVENUE MANTUA, N.J. 08051
54.01	2	EDWARD R. & CHERIE PEARSON	22 LINDEN AVENUE MANTUA, N.J. 08051
54.01	4	DAVID W. & BONNIE K. DOUE	222 TWIN LAKES DRIVE MANTUA, N.J. 08051
54.01	5	PETER & KAREN BETH LEVINSON	P.O. BOX 364 MANTUA, N.J. 08051
54.01	6	PETER & KAREN BETH LEVINSON	P.O. BOX 364 MANTUA, N.J. 08051
54.03	9	MICHAEL J. & TERESA M. WANDER	23 LINDEN AVENUE MANTUA, N.J. 08051
65	3	AARON & NOELLE MALVANEY	28 LINDEN AVENUE MANTUA, N.J. 08051
65	4	AARON & NOELLE MALVANEY	28 LINDEN AVENUE MANTUA, N.J. 08051
65	5	EDWARD C. & CAROL G. MERKLEN	30 LINDEN AVENUE MANTUA, N.J. 08051
65	6	KATHLEEN S. & MICHAEL C. JR. MCCOULGH	34 LINDEN AVENUE MANTUA, N.J. 08051
65	7	STEPHEN M. CARLIN	38 LINDEN AVENUE MANTUA, N.J. 08051
65	8	STEPHEN M. CARLIN	38 LINDEN AVENUE MANTUA, N.J. 08051
65	9	KATHLEEN GUARELLO	407 HERITAGE ROAD SEWELL, N.J. 08080
65	10	JOSEPH S.JR. & PATRICIA L. RAPPO	44 LINDEN AVENUE MANTUA, N.J. 08051
65	11	ANNA WONGLA	48 LINDEN AVENUE MANTUA, N.J. 08051
65	12	GEORGE & LINDA OLSEN	52 LINDEN AVENUE MANTUA, N.J. 08051
65	13	FELIPE R. URRUTIA GODOY	58 LINDEN AVENUE MANTUA, N.J. 08051
65	14	CLARA E. & LOUIS GRANATO	P.O. BOX 114 MANTUA, N.J. 08051
65	15	CLARA E. & LOUIS GRANATO	P.O. BOX 114 MANTUA, N.J. 08051
65	16	DAVID T. FLOOD & MICHELE FLANAGAN	127 WOODLAWN AVENUE MANTUA, N.J. 08051
65	18.01	IRA O. III & ELAINE POWERS	128 WOODLAWN AVENUE MANTUA, N.J. 08051
65	19	BRUCE S. & HELEN J. REYNOLDS	128 WOODLAWN AVENUE MANTUA, N.J. 08051
65	20	MARIE JEANNE MACMULLIN	140 WOODLAWN AVENUE MANTUA, N.J. 08051
65	22	WIDWEST REAL ESTATE LLC	P.O. BOX 332 WARTON, N.J. 08053
66	2	KENNETH & HELENE HOFFMAN	118 LINDEN AVENUE MANTUA, N.J. 08051
66	3	CLARA E. & LOUIS GRANATO	P.O. BOX 114 MANTUA, N.J. 08051
66	4	JOHN MILCHANSKI	81 BRIAR PATCH LANE SEWELL, N.J. 08080
70	1	BERNICE ZELMAN	87 LINDEN AVENUE MANTUA, N.J. 08051
70	2	MICHAEL J. SR. & CHERYL L. BINGHAM	55 LINDEN AVENUE MANTUA, N.J. 08051
70	3	NICHOLAS SALERNO	715 KINGS HIGHWAY MICKLETON, N.J. 08056
70	4	NICHOLAS SALERNO	715 KINGS HIGHWAY MICKLETON, N.J. 08056
71	1	JAMES A. & SUSAN M. BALDWIN	27 LINDEN AVENUE MANTUA, N.J. 08051
71	2	AMBER & CHRISTOPHER I. & F. AVELLINO	31 LINDEN AVENUE MANTUA, N.J. 08051
71	3	KEVIN L. CARLIN	1762 CROWN POINT ROAD #516 WEST DEPTFORD, N.J. 08086
281	1	GLoucester County Utilities Authority	P.O. BOX 340 THORSPARE, N.J. 08086
281.01	1	GLoucester County Utilities Authority	P.O. BOX 340 THORSPARE, N.J. 08086



KEY MAP

1" = 100'

UTILITY COMPANIES

ELECTRIC

ATLANTIC CITY ELECTRIC REAL ESTATE DEPT.
5105 HARDING HIGHWAY, SUITE 309
MAYS LANDING, NEW JERSEY 08330

GAS

SOUTH JERSEY GAS
1 SOUTH JERSEY PLAZA
FOLSOM, NEW JERSEY 08037

CABLE

COMCAST CABLE CO.
1250 HADDONFIELD-BERLIN ROAD
CHERRY HILL, NEW JERSEY 08034

TOWNSHIP

MANTUA TOWNSHIP CLERK
401 MAIN STREET
MANTUA TOWNSHIP, NEW JERSEY 08051

MUNICIPAL UTILITIES

MANTUA TOWNSHIP MUA
397 MAIN STREET
MANTUA, NEW JERSEY 08051

COUNTY

GLoucester County Planning Department
1300 NORTH DELSEA DRIVE
CLAYTON, N.J. 08312

IF SUBJECT PROPERTY IS ON A COUNTY ROAD:
GLoucester County Highway Department
1300 NORTH DELSEA DRIVE
CLAYTON, N.J. 08312

STATE

IF SUBJECT PROPERTY IS ON A STATE HIGHWAY:
STATE OF N.J. DEPT. OF TRANSPORTATION
1035 PARKWAY AVENUE, P.O. BOX 101
TRENTON, NEW JERSEY 08646

FOR UNDERGROUND DIG INFORMATION CALL 1-800-272-1000



UTILITY MARK-OUT REQUIRED:
CONTRACTOR IS RESPONSIBLE TO
CALL NEW JERSEY ONE CALL
800-272-1000 FOR UTILITY
MARK-OUT 3 FULL BUSINESS DAYS
PRIOR TO COMMENCEMENT OF
EXCAVATION.

REVISED MARCH 26, 2024
FEBRUARY 9, 2024

MAJOR SUBDIVISION

FOR

#120 WOODLAWN AVENUE

SITUATE

PLATE 17, BLOCK 65, LOT 1

TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY

RANSOM FILE NO. 210.90140.002

RANSOM Consulting
LLC

(CERTIFICATE OF AUTHORIZATION #24GA28173300)

#209 ROWAN BOULEVARD
GLASSBORO, NEW JERSEY 08028

www.ransomenv.com/glassboro@ransomenv.com

TELEPHONE (856) 464-0224

Scott D. Brown 3/26/24
SCOTT D. BROWN

PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. LICENSE No. 24GB03825000

OWNER/APPLICANT

OWNER

ANTHONY & JONI BOCCICCHIO
120 WOODLAWN AVENUE
MANTUA, NEW JERSEY, 08051

APPLICANT

KAREN SALERNO
49 LINDEN AVENUE
MANTUA, NEW JERSEY, 08051
PHONE: (856) 468-9955

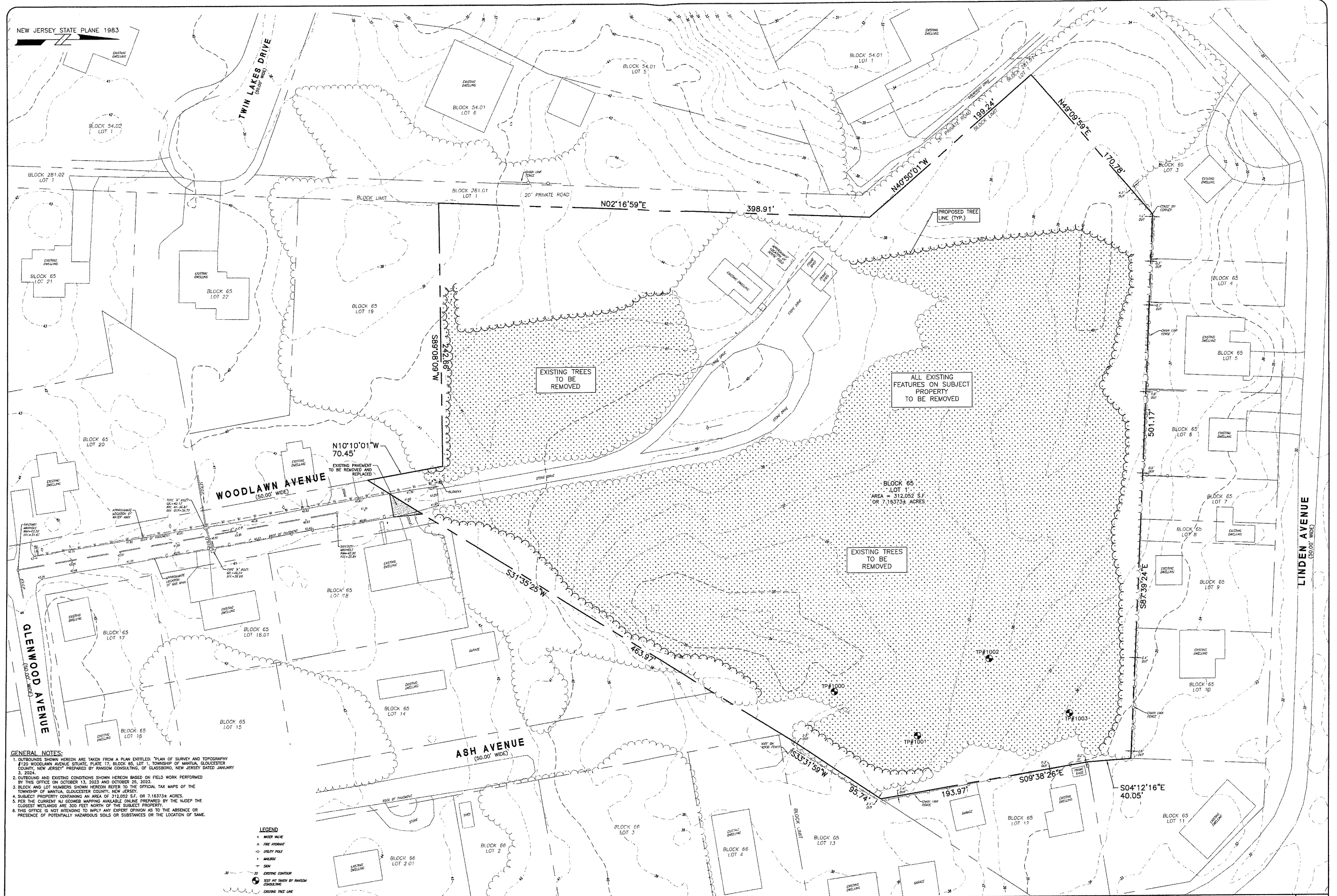
OWNER/APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER AND APPLICANT FOR PRELIMINARY
AND FINAL SITE PLAN AND CONSENT TO THE FILING OF THESE PLANS.

OWNER _____ DATE _____

SHEET INDEX

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5	OF	12	-	LANDSCAPING AND LIGHTING PLAN
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8	OF	12	-	SOIL EROSION AND SEDIMENT CONTROL DETAILS
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11	OF	12	-	CONSTRUCTION DETAILS - 1
12	OF	12	-	CONSTRUCTION DETAILS - 2



3/12/24
SCOTT D. BROWN
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. LICENSE NO. 246803825000

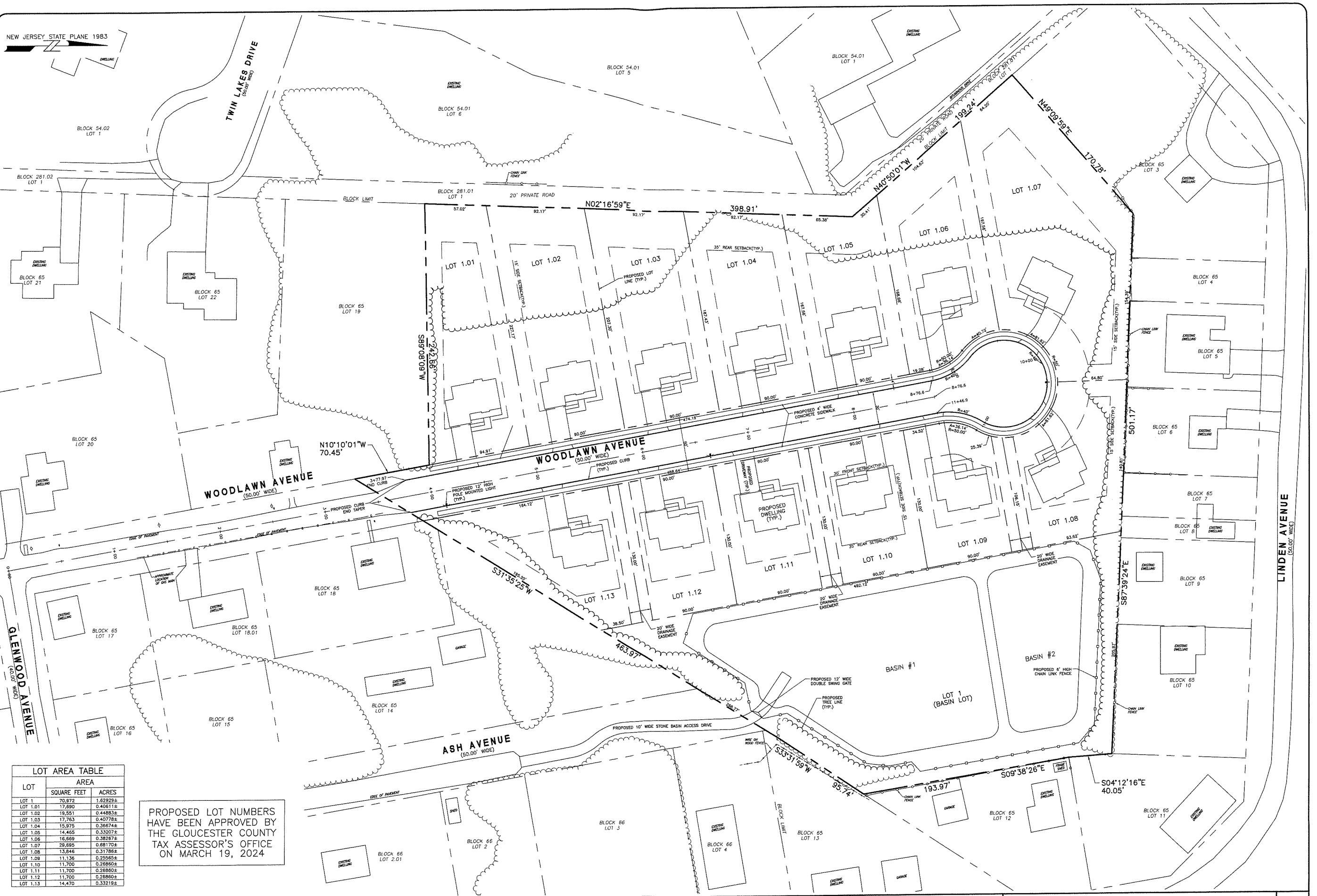


UTILITY MARK-OUT REQUIRED:
CONTRACTOR IS RESPONSIBLE TO
CALL NEW JERSEY ONE CALL
(800-272-1000) FOR UTILITY
MARK-OUT 3 FULL BUSINESS DAYS
PRIOR TO COMMENCEMENT OF
EXCAVATION.

Revisions:	Date:	Drawn by:

RANSOM Consulting LLC
(CERTIFICATE OF AUTHORIZATION #24GA28173300)
#209 ROWAN BOULEVARD
GLASSBORO, NEW JERSEY 08028
email: glassboro@ransomenv.com
TELEPHONE (856) 464-0224

Proj. No.: 210.90140.002
Date: 02/09/2024
Scale: 1" = 30'
Drawn By: AD/IF
Checked By: SDB



LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
LOT 1	70,972	1.62829±
LOT 1.01	17,690	0.40611±
LOT 1.02	18,551	0.42483±
LOT 1.03	17,763	0.40778±
LOT 1.04	15,975	0.36674±
LOT 1.05	14,455	0.33207±
LOT 1.06	16,669	0.38267±
LOT 1.07	29,695	0.68170±
LOT 1.08	13,846	0.31786±
LOT 1.09	11,136	0.25565±
LOT 1.10	11,700	0.26860±
LOT 1.11	11,700	0.26860±
LOT 1.12	11,700	0.26860±
LOT 1.13	14,470	0.33219±

PROPOSED LOT NUMBERS
HAVE BEEN APPROVED BY
THE GLOUCESTER COUNTY
TAX ASSESSOR'S OFFICE
ON MARCH 19, 2024

SCOTT D. BROWN
3/26/24
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. LICENSE NO. 24GB03825000

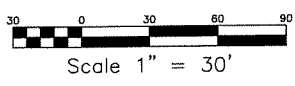


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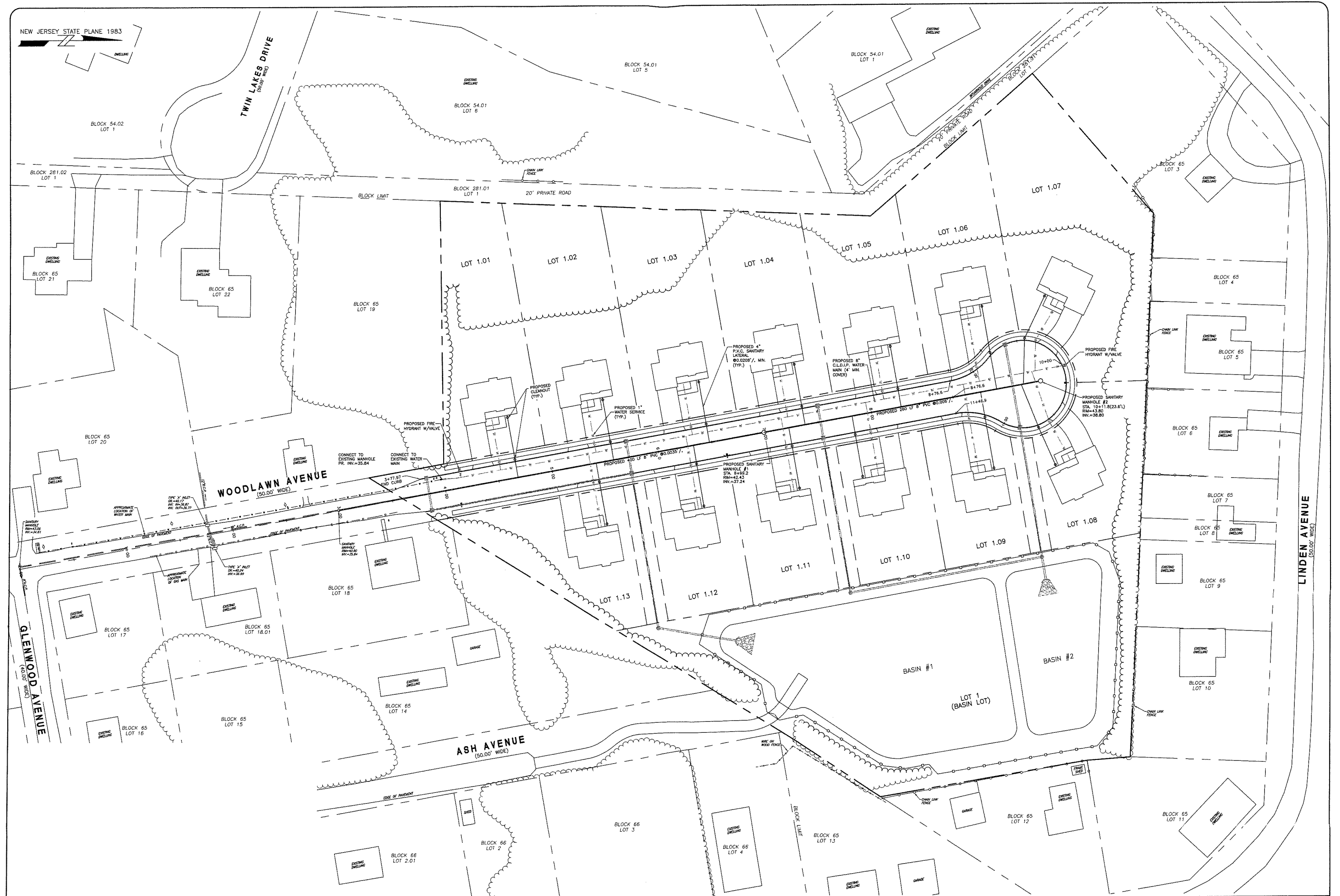
Revisions:	Date:	Drawn by:
1. REVISED TO SHOW APPROVED LOT NUMBERS.	3/26/2024	IF

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email: glassboro@ransomenv.com
TELEPHONE (856) 464-0224

Proj. No:	210.90140.002
Date:	02/09/2024
Scale:	1" = 30'
Drawn By:	AD/IF
Checked By:	SOB



SITE PLAN FOR MAJOR SUBDIVISION
WOODLAWN MAJOR SUBDIVISION
SITUATE
PLATE 17, BLOCK 65, LOT 1
TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY



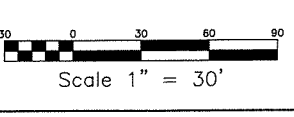
3/26/24
SCOTT D. BROWN
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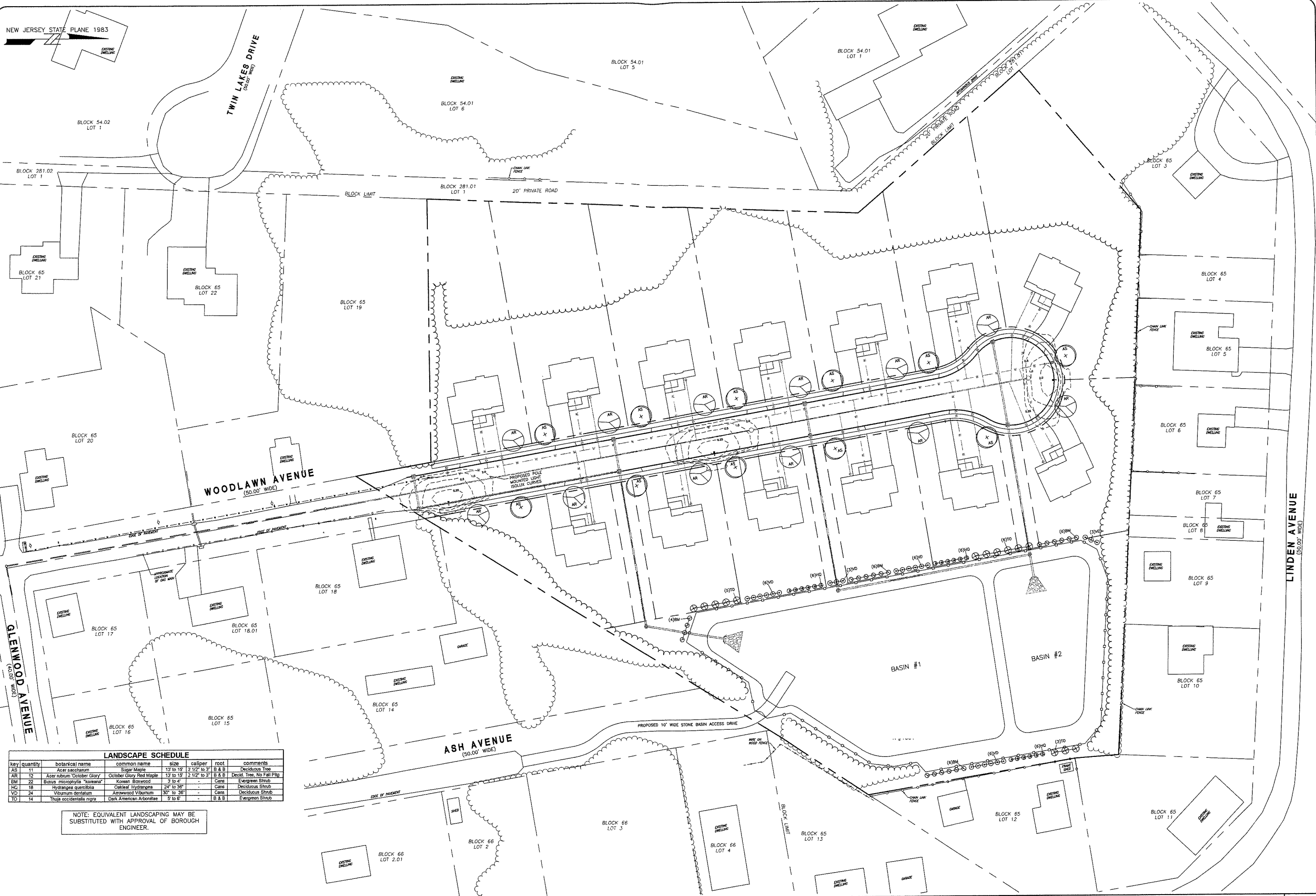
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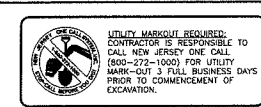
UTILITY PLAN
 WOODLAWN MAJOR SUBDIVISION
 SITUATE
 PLATE 17, BLOCK 65, LOT 1
 TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY



key	quantity	botanical name	common name	size	caliper	root	comments
AS	11	Acer saccharum	Sugar Maple	13 to 15'	2 1/2" to 3"	B & B	Deciduous Tree
AR	12	Acer rubrum 'October Glory'	October Glory Red Maple	13 to 15'	2 1/2" to 3"	B & B	Decid. Tree, No Fall Pig
BM	22	Buxus microphylla 'torreana'	Korean Boxwood	3' to 4'	-	Cane	Evergreen Shrub
HC	18	Hydrangea quercifolia	Oakleaf Hydrangea	24" to 36"	-	Cane	Deciduous Shrub
VD	24	Viburnum dentatum	Arrowwood Viburnum	30" to 36"	-	Cane	Deciduous Shrub
TO	14	Thuja occidentalis nigra	Dark American Arborvitae	5' to 6'	-	B & B	Evergreen Shrub

NOTE: EQUIVALENT LANDSCAPING MAY BE SUBSTITUTED WITH APPROVAL OF BOROUGH ENGINEER.

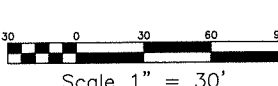
3/26/24
SCOTT D. BROWN
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. LICENSE No. 24GB03825000



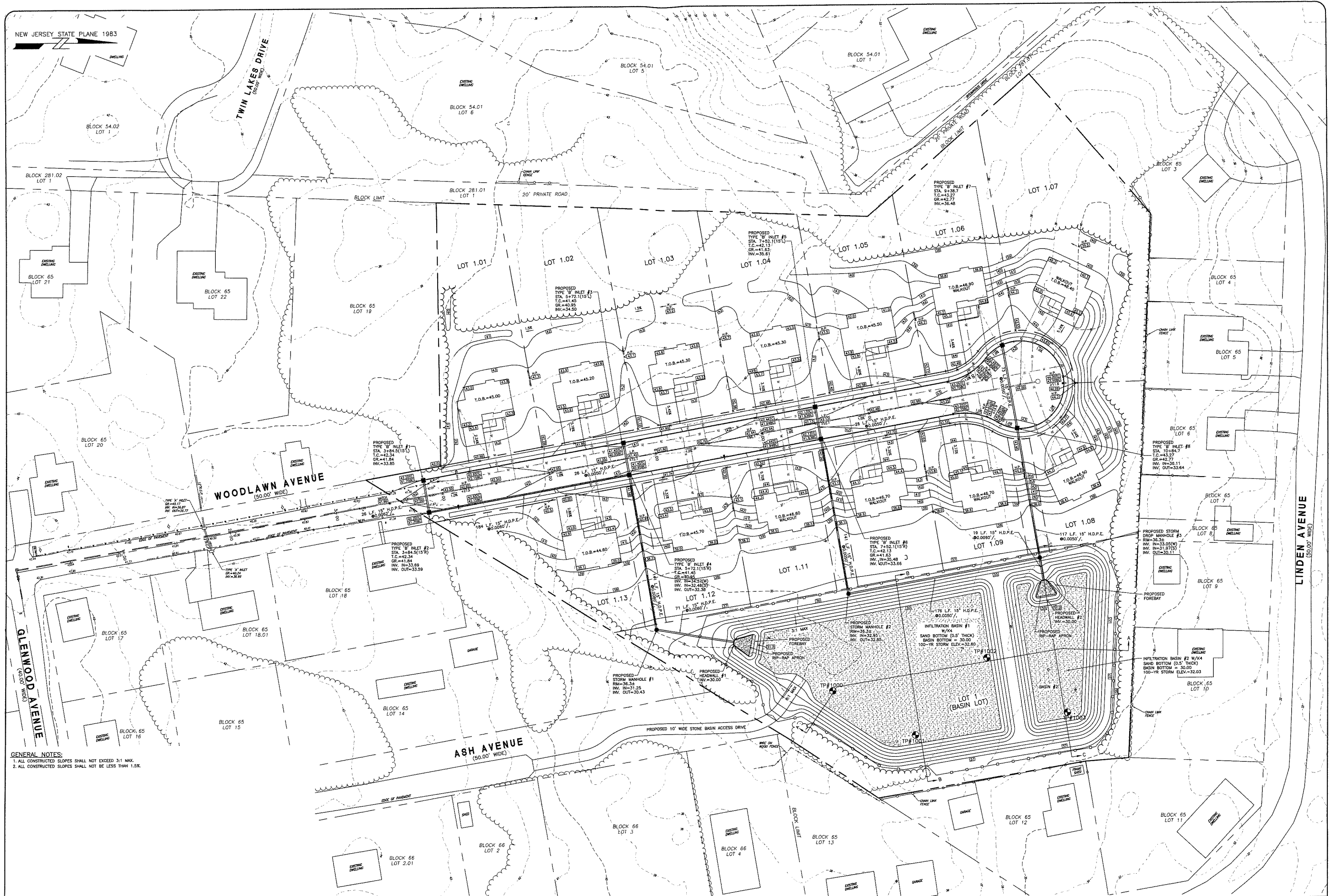
Revisions:	Date:	Drawn by:
1. REVISED TO SHOW APPROVED LOT NUMBERS.	3/26/2024	IF

RANSOM Consulting LLC
 (CERTIFICATE OF AUTHORIZATION #24GA28173300)
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 email: glassboro@ransomenv.com
 TELEPHONE (856) 464-0224

Proj. No.: 210.90140.002
 Date: 02/09/2024
 Scale: 1" = 30'
 Drawn By: AD/IF
 Checked By: SDB



LANDSCAPE AND LIGHTING PLAN
 WOODLAWN MAJOR SUBDIVISION
 SITUATE
 PLATE 17, BLOCK 65, LOT 1
 TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY



GENERAL NOTES:
 1. ALL CONSTRUCTED SLOPES SHALL NOT EXCEED 3:1 MAX.
 2. ALL CONSTRUCTED SLOPES SHALL NOT BE LESS THAN 1.5%.

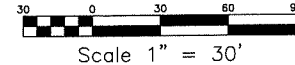
Scott D. Brown
SCOTT D. BROWN
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GRADING PLAN
 WOODLAWN MAJOR SUBDIVISION
 SITUATE
 PLATE 17, BLOCK 65, LOT 1
 TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY



SOIL TYPE INFORMATION	
MAP UNIT SYMBOL	MAP UNIT NAME
FrtB	FREEDHOLD LEASING SAND, 0 TO 3 PERCENT SLOPES
FrtB	FREEDHOLD-URBAN LAND COMPLEX, 0 TO 3 PERCENT SLOPES

LEGEND

- 
 SOIL COMPACTION TESTING LOCATIONS
 REINFORCED HEAVY DUTY SILT FENCE
 SILT FENCE
 LIMIT OF DISTURBANCE
 TEST PIT

AREA OF DISTURBANCE = 5.52 ACRES

3/26/24
SCOTT D. BROWN
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N.J. LICENSE No. 24GB03825000

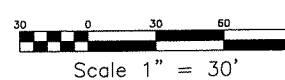


UTILITY MARK-OUT REQUIRED:
CONTRACTOR IS RESPONSIBLE TO
CALL NEW JERSEY ONE CALL
(800-272-1000) FOR UTILITY
MARK-OUT 3 FULL BUSINESS DAYS
PRIOR TO COMMENCEMENT OF
EXCAVATION.

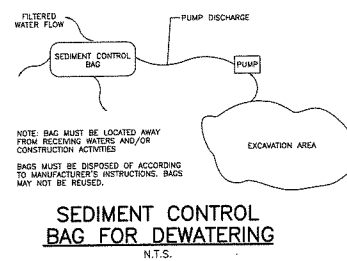
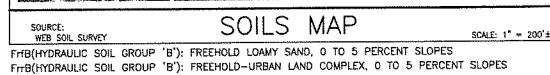
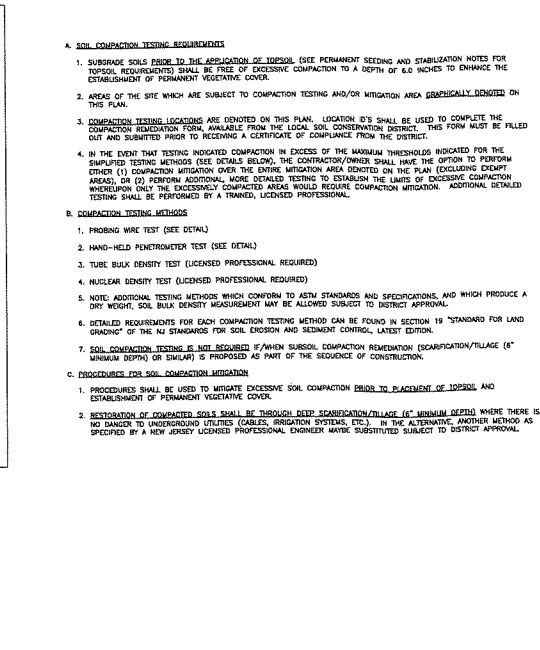
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Checked By:	SDE



SOIL EROSION AND SEDIMENT CONTROL PLAN
WOODLAWN MAJOR SUBDIVISION
SITUATE
PLATE 17, BLOCK 65, LOT 1
TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY

[illegible]

1. FERTILIZER - 10-10-10 AT RATE OF 11LBS./1000 S.F. OR 500 LBS./ACRE OR EQUIVALENT W/ 50% WATER INSOLUBLE NITROGEN.
2. LIME/STON. POLYMERIZED DOLOMITE - 90 LBS./1000 S.F. OR 2 TONS/ACRE.
3. SEED - APPLY THE FOLLOWING SEED MIXTURE AT THE SPECIFIED RATES: (SEE MIXTURE #15)
4. HARD FESCUE - 130 LBS./ACRE OR 9 LBS./1000 S.F.
5. CHEWINGS PEGGY - 45 LBS./ACRE OR 0.125 LBS./1000 S.F.
6. CRABGRASS - 130 LBS./ACRE OR 9 LBS./1000 S.F.
7. PERENNIAL RYEGRASS - 10 LBS./ACRE OR 0.8 LBS./1000 S.F.
8. OPTIMUM SEEDING DATES = 6/15 - 10/30
9. SEEDING METHOD: SEEDING DURING THE MONTHS OF 6/15 - 8/14 "SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS MOIST AND THERE IS NO PROSPECT OF DROUGHT. SEEDING MUST BE DONE DURING THE MONTHS OF GROWING SEASON BEFORE ADEQUATE TO EXHAUSTIVE ESTABLISHMENT BEFORE RESEEDING.
10. MULCH - UNDEVELOPED AREAS: STRAW, HAY FREE OF SEEDS AT RATE OF 70-90 LBS./1000 S.F. OR 1.5-2 TONS/ACRE. MULCH TO BE APPLIED TO THE ENTIRE MULCH AND/OR SOIL SURFACE.
11. THE STRAW MULCH APPLIED TO THE SIDE SLOPES OF THE DETENTION BASIN WILL BE INCORPORATED INTO THE SOIL SURFACE WITH AN APPLICATION OF LIQUID MULCH BINDERS OR EROSION CONTROL NETTING.
12. SHOULD HYDROSEEDING BE CHOSEN AS A METHOD OF SEED APPLICATION, THE FOLLOWING MIXTURE SHOULD BE USED: FERTILIZER & LIME/STON. POLYMERIZED DOLOMITE.
13. HYDROSEEDING USE IS LIMITED TO FLAT AREAS OF THE SITE AND CAN ONLY BE USED ON AREAS WHERE THERE IS NO PROSPECT OF DROUGHT.

WORK LINE AND FERTILIZER INTO SOIL WITH A DISC, SPRING TOOTH HARROW, ETC.

APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DROP SEEDER, CULTURAL EQUIPMENT, ETC. INCORPORATE SEED INTO THE SOIL BY RAINING HAND OR DRAGGING.

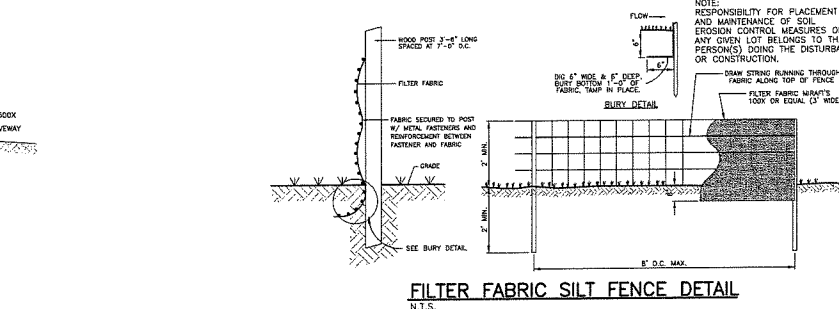
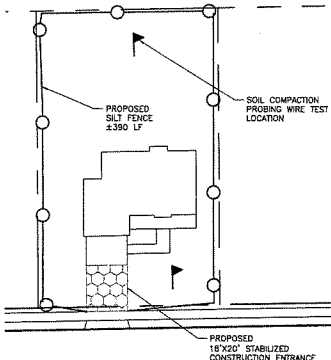
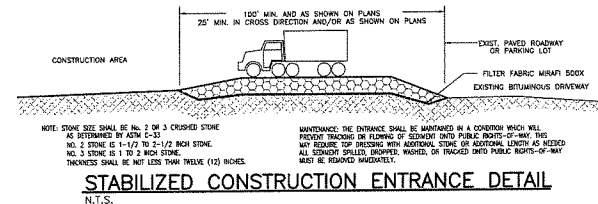
MULCHING ON ALL NEWLY SEEDING AREAS IS REQUIRED. MULCH MATERIAL SHOULD BE UNIFORMED TO A MINIMUM 1/2" DEPTH BY HAND OR MACHINE. MULCH ANCHORING SHOULD BE PLACED IMMEDIATELY AFTER MULCHING.

DUST CONTROL MEASURES:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
(p. 5-1).

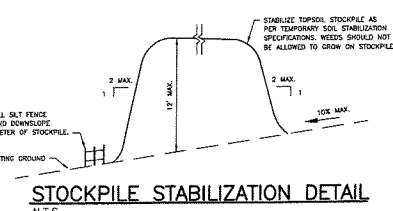
VEGETATIVE COVER - SEE STANDARDS FOR:

(p. 1-1)	TEMPORARY VEGETATIVE COVER
(p. 4-1)	PERMANENT VEGETATIVE COVER
(p. 6-1)	PERMANENT STABILIZATION WITH SOO

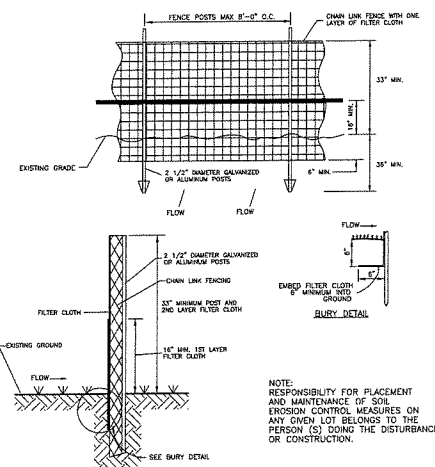
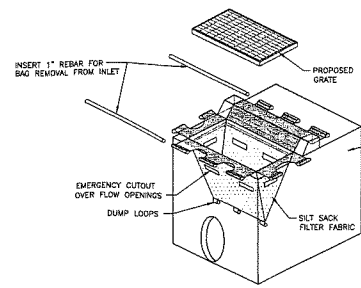


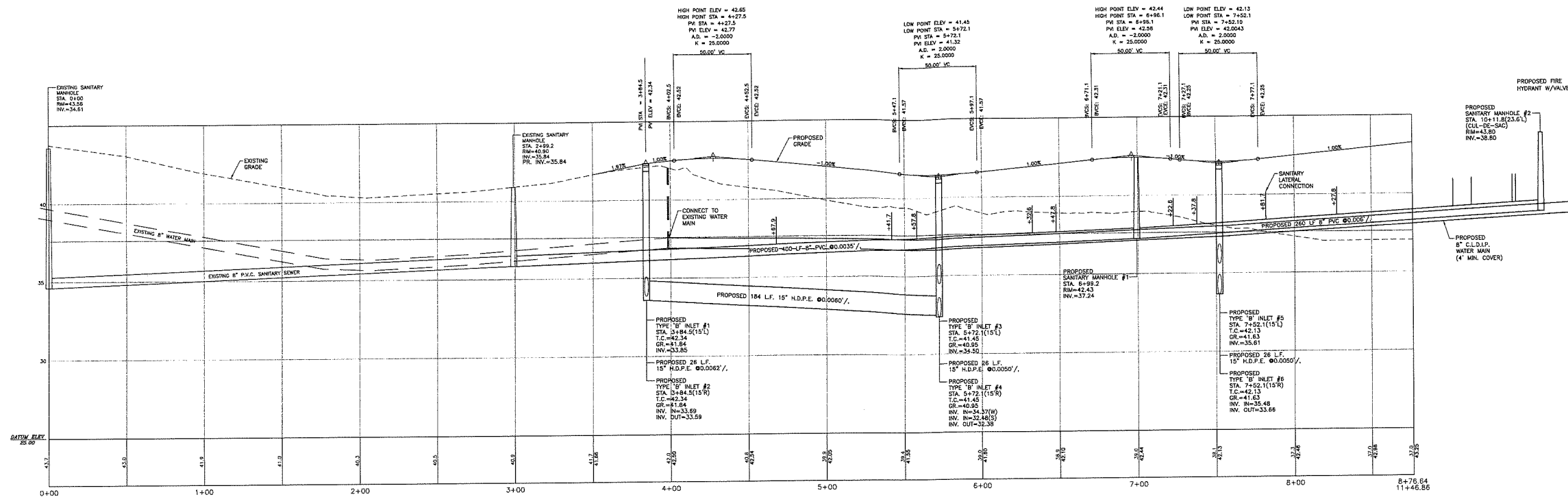
1. APPLY UNROTTED SALT HAY, HAY OR SMALL GRAIN STRAW AT RATE OF 90-115 LBS./1000 S.F.
2. MULCH TO BE ANCHORED USING MULCH ANCHORING TOOL WITH 3-4 INCH PENETRATION.

1. CONSTRUCTION OF TEMPORARY S&T FENCE, AND STONE SOIL CONSTRUCTION (2 WEEKS)
2. PRELIMINARY CLEARING, CONSTRUCT INFILTRATION BASINS AND PROVIDE PERMANENT VEGETATIVE STABILIZATION (4 WEEKS)
3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES IN BASINS. (5 DAYS)
4. CONSTRUCTION OF STONE BOX INFILTRATION BASINS (4 WEEKS)
5. CONSTRUCT SANITARY SEWER AND WATER MAINS COMPLETE. (4 WEEKS)
6. INSTALL ROADWAY SUBGRADE AND BASE COURSE. (4 WEEKS)
7. CONSTRUCT SIDEWALK AND CURBS. (3 WEEKS)
8. CONSTRUCTION OF DOWNSPIES. (24 MONTHS)
9. FINAL GRADING. (4 WEEKS)
10. FINAL PAVING. (2 WEEKS)
11. INSTALL SAND BOTTOM TO INFILTRATION BASINS AFTER ALL LOTS HAVE BEEN STABILIZED AND ACCUMULATED SEDIMENT, DURING 12" OF SOIL HAVE BEEN REMOVED. (10 DAYS)
12. INSTALL STREET TREES AND BASIN LANDSCAPING. (7 DAYS)
13. REMOVE AND SEED AREAS DISTURBED DURING CONSTRUCTION. (2 WEEKS)
14. TENDON S&T FENCE AND OTHER S&T DRAIN DEVICES AS NECESSARY BECOMES NECESSARY. (3 DAYS)

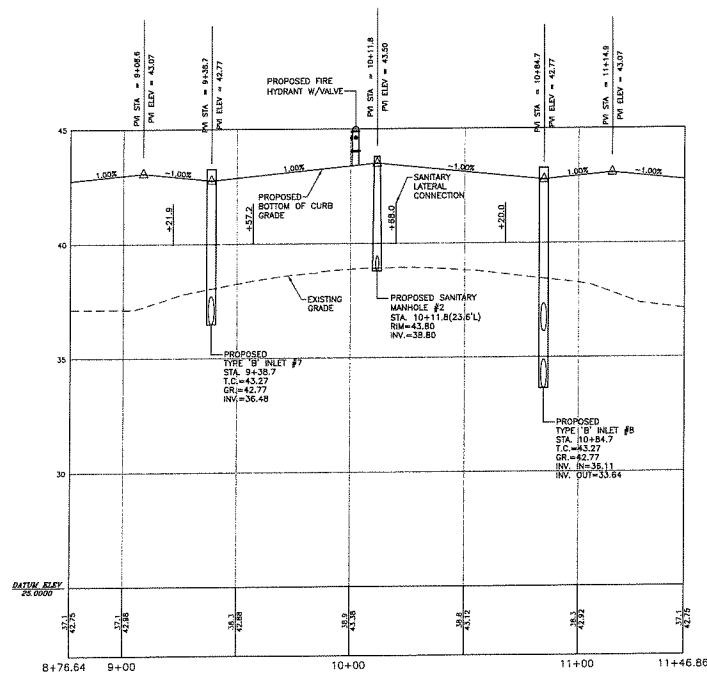


NOTE: THIS DETAIL IS ONLY TO ILLUSTRATE THE CONSTRUCTION ENTRANCE, SOIL COMPACTION TESTING, AND SILT FENCE SOIL EROSION MEASURES. FOR THE FULL EXTENT OF THE SOIL EROSION MEASURES SEE THE 'SOIL EROSION AND SEDIMENT CONTROL PLAN' (SHEET 7 OF 12).

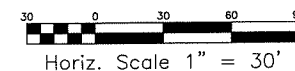




CENTERLINE PROFILE - WOODLAWN AVENUE



CURBLINE PROFILE - WOODLAWN AVENUE CUL-DE-SAC



SDR 3/26/24
SCOTT D. BROWN
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. LICENSE No. 24GB03825000



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 (800-272-1000) FOR UTILITY
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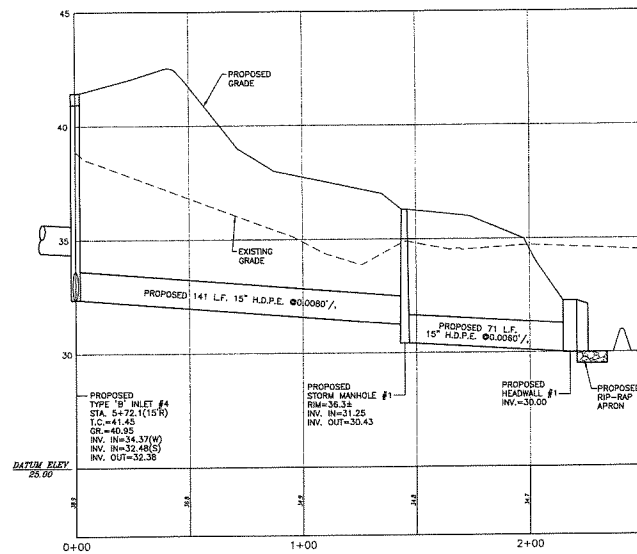
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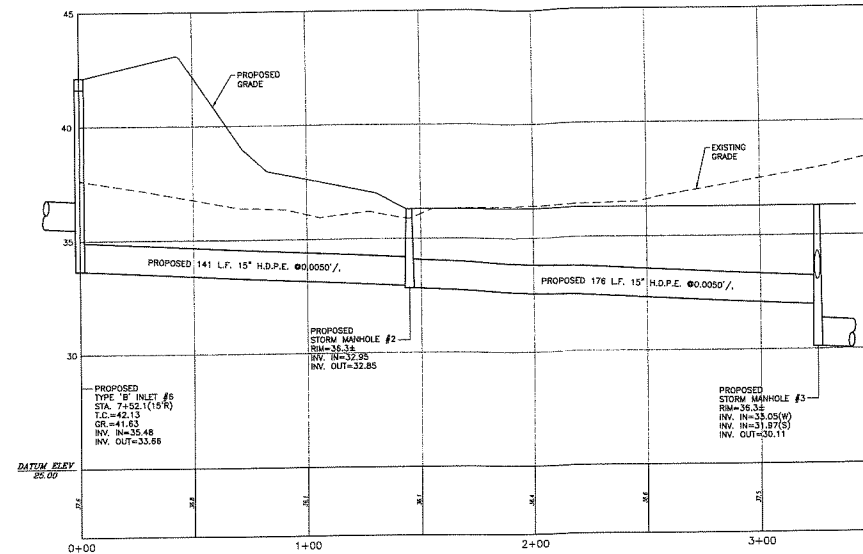
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Scale:	AS SHOWN
Drawn By:	AD/IF
Checked By:	SOB

WOODLAWN AVENUE PROFILES
 WOODLAWN MAJOR SUBDIVISION
 SITUATE
 PLATE 17, BLOCK 65, LOT 1
 TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY

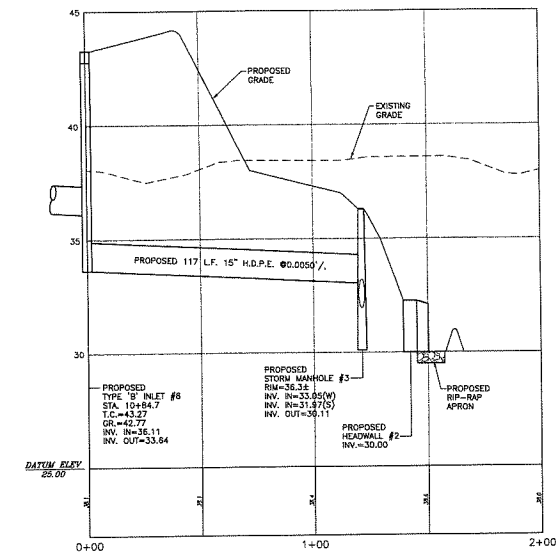
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 9



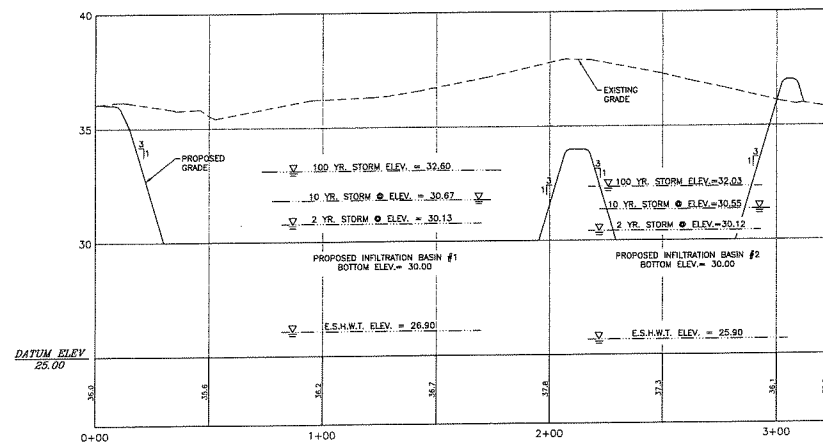
STORM SEWER PROFILE - INLET #4 TO HEADWALL #1



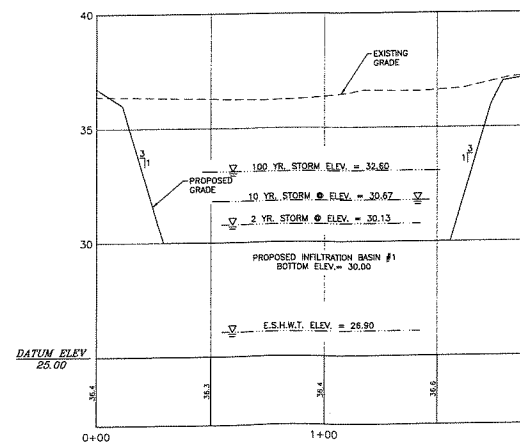
STORM SEWER PROFILE - INLET #6 TO MANHOLE #3



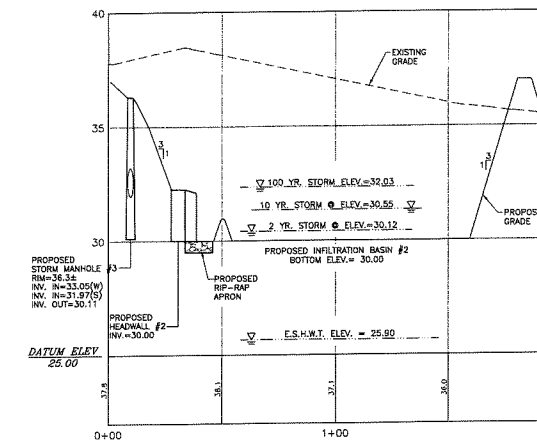
STORM SEWER PROFILE - INLET #8 TO HEADWALL #2



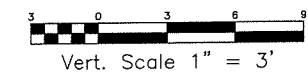
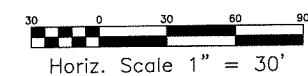
BASIN SECTION A-A



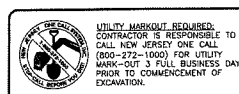
BASIN #1 SECTION B-B



BASIN #2 SECTION C-C



3/26/24
SCOTT D. BROWN
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 N.J. LICENSE No. 246803825000



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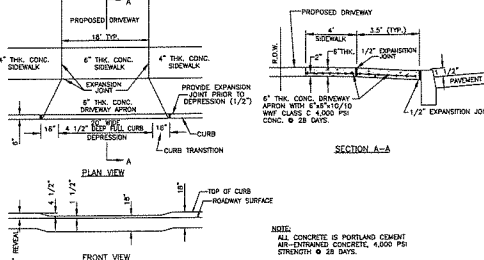
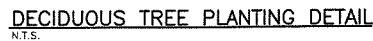
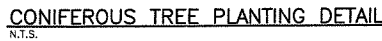
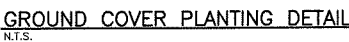
UTILITY PROFILES AND BASIN CROSS SECTIONS
 WOODLAWN MAJOR SUBDIVISION
 SITUATE
 PLATE 17, BLOCK 65, LOT 1
 TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY

Test Pit #PT-1002		GROUND ELEVATION 37.6					
DEPTH	PLAN ELEVATION	MUNSELL INDEX	SOIL COLOR	TEXTURE	SOIL STRUCTURE	CONSISTENCY	COMMENTS
0" - 12"	37.62 - 36.60	-	-	-	-	-	TOPSOIL
12" - 29"	36.50 - 35.18	10 YR 5/6	BROWNISH YELLOW	LOAMY SAND	SUBANGULAR BLOCKY	DRY, SOFT	-
29" - 42"	35.18 - 34.10	10 YR 4/6	DARK YELLOWISH BROWN	SANDY CLAY	ANGULAR BLOCKY	MOIST, FRABLE	-
42" - 128.40"	34.10 - 28.90	5 YR 7/8	YELLOW	SAND	-	DRY, LOOSE	PERC. TEST TAKEN AT 60" (ELEV. 32.9) K = 20.6 IN/HR

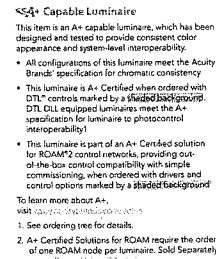
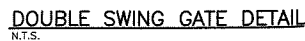
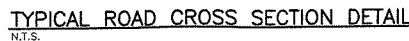
EGHWIT = 128.40" (ELEV. 28.90)
NO MOTTLING ENCOUNTERED
NO REDUCIBLE SMPV INTERED.

Test PE #TP-1003		GROUND ELEVATION 35.9					
DEPTH	PLAN ELEVATION	MUNSELL INDEX	SOIL COLOR	TEXTURE	SOIL STRUCTURE	CONSISTENCY	COMMENTS
0" - 12"	35.90 - 34.90	-	-	-	-	-	TOPSOIL
12" - 126"	34.90 - 25.90	10 YR 5/8	YELLOWISH BROWN	SAND	SUBANGULAR BLOCKY	DRY, LOOSE	PERC TEST TAKEN AT 93" (ELEV. 30.65) K = 29.3 IN/HR

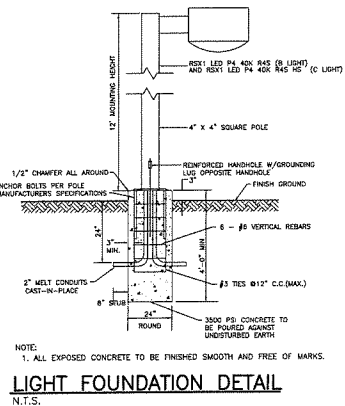
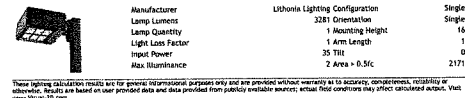
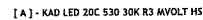
ESHWY = 120" (ELEV. 25.90)
NO MOTILING ENCOUNTERED
NO GROUNDWATER OBSERVED



DRIVEWAY APRON & CURB DEPRESSION DETAIL
N.T.S.

[illegible]

NOTE: EQUIVALENT LIGHTING MAY BE
SUBSTITUTED WITH APPROVAL OF
BOROUGH ENGINEER.



LIGHT FOUNDATION DETAIL
N.T.S.

