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**TO:** Timothy Anfuso, P.P.

**FROM:** Laura Strang  
Christian M. Roche, P.E., LEED-AP

**DATE:** 26 March 2021

**RE:** **Colts Neck Manor**  
**Block 22, Lot 18**  
**Colts Neck Township, Monmouth County, New Jersey**  
**Langan Project No.: 130164001**  
**Township File No.: PB743**

This memorandum has been prepared in response to the plat design standards items (section 102-39) listed in your review letter dated 22 February 2021 regarding the Colts Neck Manor project located on Block 22, Lot 18 in Colts Neck Township, Monmouth County, New Jersey. We responded to the filing procedure items (section 102-36) in our previous letter dated 24 February 2021. Your review comments are identified in italics, and our responses are identified in bold.

## REVIEW COMMENTS

### 102-39 Plat Design Standards for Site Plan Plats

*102-39D1a8 Shading areas having three to one slope or steeper (excluding topsoil stockpile and 300' riparian buffer)*

**Response:** **Areas having 3:1 slopes or steeper have been shaded in both the existing and proposed conditions on the plans (see sheet EX101 for existing conditions, and sheets CG101 and CG102 for proposed conditions).**

*102-39D1a9 Providing the application number in the Title Box*

**Response:** **The Colts Neck Township application number (PB743) has been added to the Title Block (listed beneath the block and lot numbers in the "project" information box).**

*102-39D1a9 The drawing list on the cover sheet shall have issue date and last revision date boxes*

**Response:** **The drawing list on the cover sheet has been updated to include "issue date" and "last revision" boxes (see sheet CS001).**

*109-39D1a10 Providing existing easements "to be vacated" and all new easements "to be dedicated"*

# MEMO

**Response:** All existing easements are shown on the existing conditions plan (see sheet EX101). The existing easements will remain with the exception of the sight triangle easements, which will be modified to accommodate the final access points to Route 537.

102-39D1a16 *Providing the location of trees with DBH greater than ten inches. Trees are shown on Sheet CD. However, need clarification if more trees exist along Route 537 and the southeast corner of the site.*

**Response:** Trees located within the limit of disturbance and with a DBH greater than ten inches are shown on the Demolition Plan to be removed (see sheet CD101). These tree locations are based on a plan entitled "Tree Removal Plan" prepared by Keller & Kirkpatrick Inc." and dated 12/1/14.

102-39D1a22 *Providing the extent of wooded areas boundaries and limit of clearing lines*

**Response:** The extents of wooded areas have been added to the existing conditions plan (see sheet EX101). The extents of the wooded areas are based on recent site aerial imagery. The limits of clearing are shown on the demolition plans (see sheets CD101 and CD102).

102-39D2a *The 15 individual buildings should be identified by building number and building type*

**Response:** The 15 individual buildings have been identified by building number and building type on the site plan (see sheets CS100, CS101, and CS102).

102-39D2a *Providing the location and detail of all signs (traffic & identification/advertising)*

**Response:** Signage locations are provided on the site plan (see sheets CS101 and CS102). Details of the specified regulatory signs are also provided on these sheets (see "Sign Legend"). The monument sign detail is provided on the architectural plans (see "Typical Signage" detail on sheet A-17).

102-39D2a *A chart should be provided showing the building number, floor, number of bedrooms, income designation (very low/low/moderate) for the 72 affordable housing units*

# MEMO

**Response:** A chart showing the building number, floor, number of bedrooms, and income designation for the 72 affordable housing units has been added to the architectural plans.

102-39D2a *Providing a lighting detail for the five types of fixtures proposed (consideration should be given to using a decorative fixture)*

**Response:** The five specified lights ("A", "B", "Bb", "C", and "D") all have the same fixture and the same pole (see the "Site Lighting Schedule" on sheet LL100). The differences between the five specified lights is the optics and the lumens. The specified fixture and pole are as follows:

**Fixture**

**Manufacturer:** Lithonia Lighting

**Model:** Radean Arm Mount

**Description:** Pedestrian Decorative Pole Light (Color: Black)

**Pole**

**Manufacturer:** Lithonia Lighting

**Description:** Round Tapered Steel Pole (Color: Black)

The Lighting Notes and Details sheet (sheet LL501) provides details for the above-listed fixture (Detail 2 "Pole Mounted Area Light") and pole (Detail 3 "Light Pole").

102-39D2a *Providing a detail of the decorative fence along Route 537*

**Response:** The decorative fence along Route 537 shall be a 4-ft high white vinyl 3-rail fence (see sheets CS101 and CS102). A detail of this fence has been provided on sheet CS504 (see "4-ft High White Vinyl 3-Rail Fence" detail).

102-39D2a *Providing a detail of the six foot screening fence*

**Response:** A detail of the 6-ft high screening fence has been provided on sheet CS504 (see "6-ft high White Vinyl Screening Fence" detail).

102-39D2a *Providing the location of the pumphouse (20'x30')*

**Response:** The 20'x30' building is the wastewater treatment control building (see sheets CS100, CS101, and CS102). Details, elevations, and floor plans of the wastewater treatment control building are provided on the architectural plans (see sheet A-17).

# MEMO

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102-39D2a *Providing the location of the 14'x28' trash enclosure*

**Response:** The 14' x 28' enclosure is a recycling enclosure (see sheets CS100, CS101, and CS102). Details and elevations of the recycling enclosure are provided on the architectural plans (see sheet A-17).

102-39D2a *Providing floor plans and elevations of the Wastewater Treatment Control Building*

**Response:** Details, elevations, and floor plans of the wastewater treatment control building are provided on the architectural plans (see sheet A-17).

102-39D2a *Providing a detail of the retaining wall*

**Response:** A detail of the retaining wall is provided on sheet CS502 (see "Typical Reinforced Modular Wall" detail).

102-39D2d *Providing design plans/details for the proposed sanitary sewer package plant and potable well facilities*

**Response:** Details of the wastewater treatment facility have been added to the construction details (see sheet CS505).

102-39D3 *Providing the Colts Neck Township's nine General Notes and four Soil Erosion Control notes on the Cover Sheet*

**Response:** The Colts Neck Township's 9 General Notes and 4 Soil Erosion and Sediment Control Notes have been added to the cover sheet (see sheet CS001).