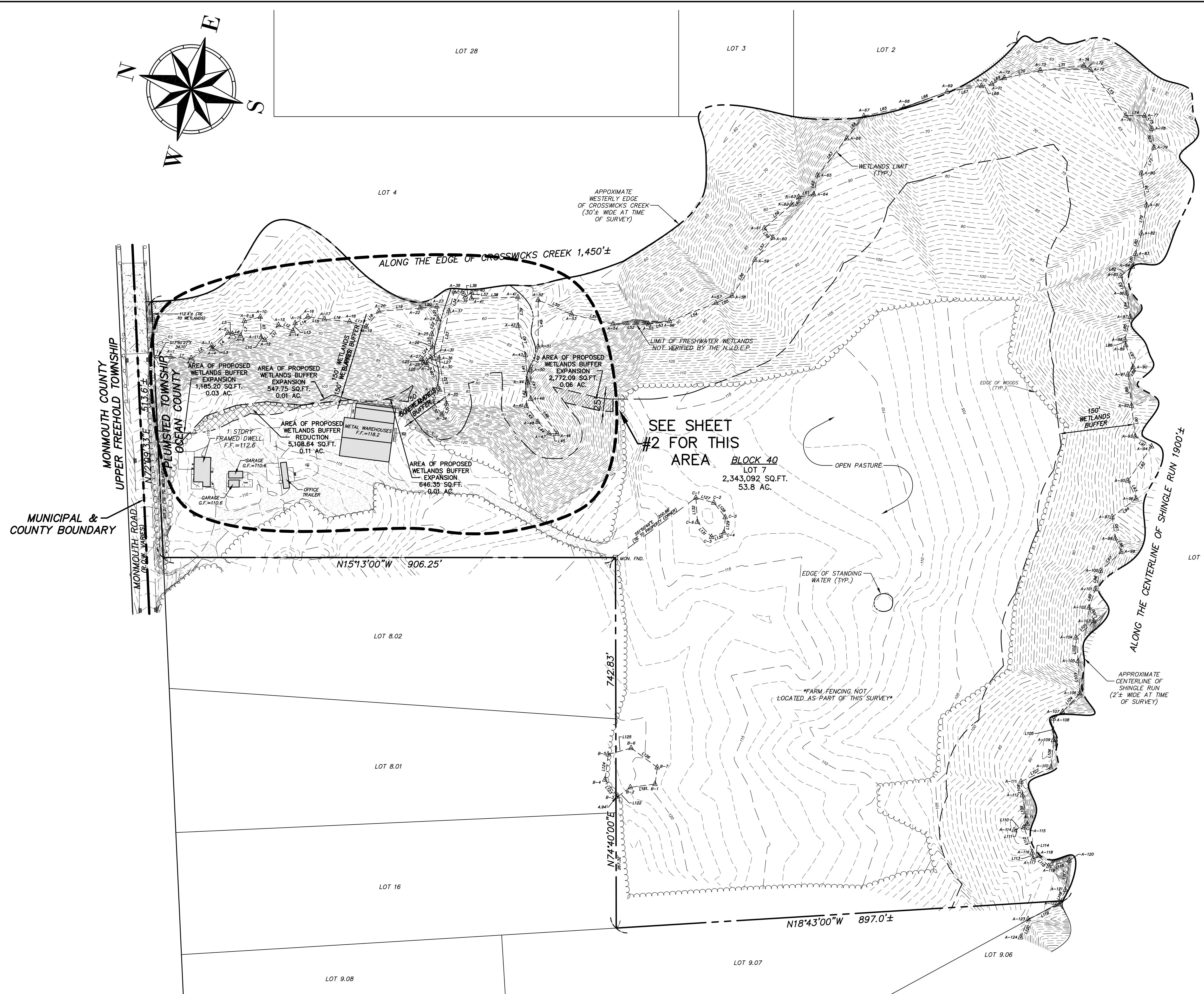


KEY MAP  
SCALE: 1"=1,200'



SEE SHEET #2 FOR THIS AREA  
BLOCK 40  
LOT 7  
2,343,092 SQ.FT.  
53.8 AC.

**GENERAL NOTES:**

1. BEING KNOWN AS BLOCK 40, LOT 7 AS SHOWN ON SHEET No. 4 OF PLUMSTED TOWNSHIP TAX MAPS.
2. PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN PURSUANT TO A SURVEY ENTITLED, "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY OF TAX BLOCK 40 - LOT 7, 951 MONMOUTH ROAD, TOWNSHIP OF PLUMSTED, OCEAN COUNTY, NEW JERSEY", PREPARED BY PROFESSIONAL DESIGN SERVICES, L.L.C., DATED JUNE 16, 2016. TOPOGRAPHY IS IN NAVD 1988.
3. THE PROPERTY IS LOCATED WITHIN LI-2 (PRRC) ZONE AND CONTAINS 53.8 ACRES.
4. IT IS PROPOSED TO CONSTRUCT A 13,038 SQ.FT. ONE STORY WAREHOUSE EXPANSION WITH OFFICES. IT IS ALSO PROPOSED TO REMOVE AN EXISTING TRAILER FROM THE PROPERTY AS PART OF THIS APPLICATION.
5. THE WETLANDS LIMIT SHOWN HEREON HAS BEEN DELINEATED BY DUBOIS ENVIRONMENTAL CONSULTANTS, MARKED AS JOB NO. D1010.012, DATED JUNE 8, 2016 AND HAS BEEN FILED LOCATED BY THIS OFFICE FEBRUARY 2017.

**OWNER/APPLICANT**  
BRAYCO INC.  
951 ROUTE 537  
CREAM RIDGE NJ 08514

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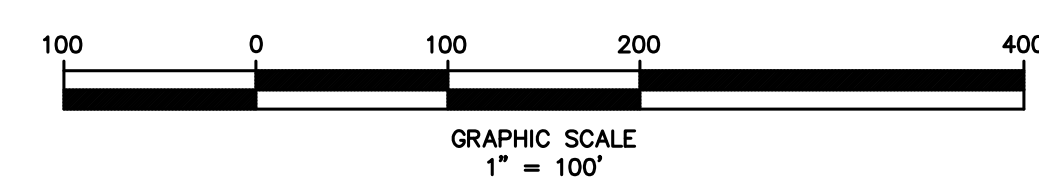
NO.	DATE	REVISIONS	DESCRIPTION	BY
1	5/11/17	REVISED TRANSITION AREA AVERAGING LINE		SDC

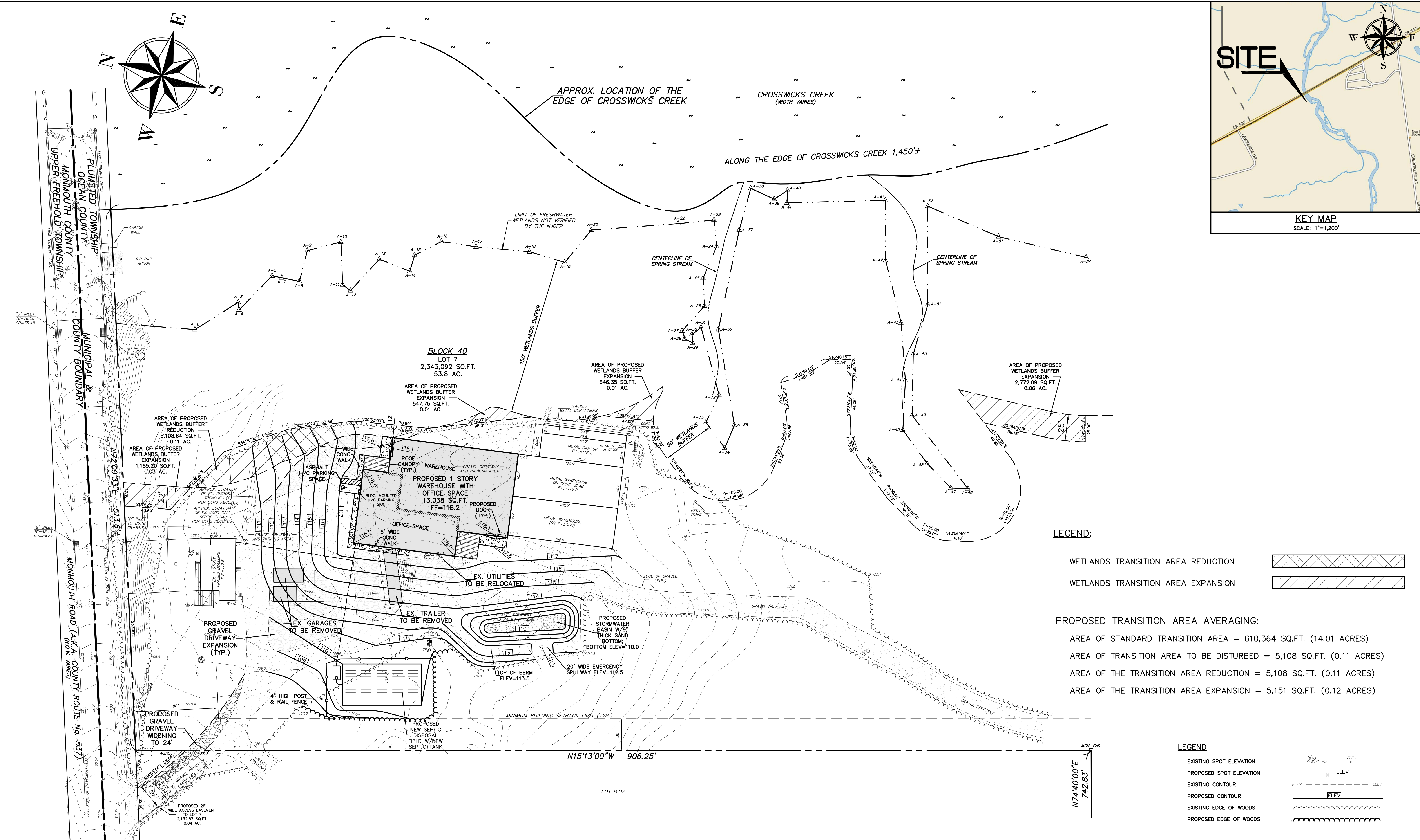
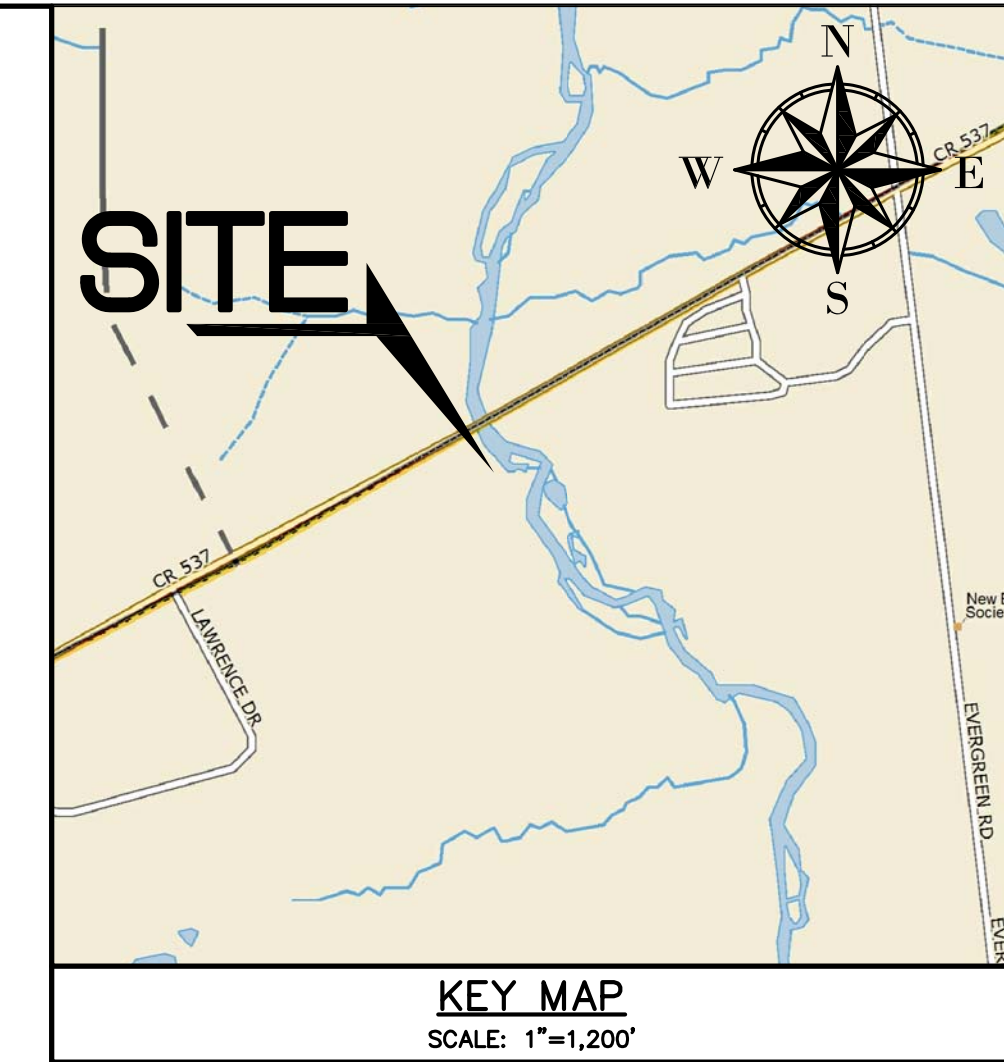
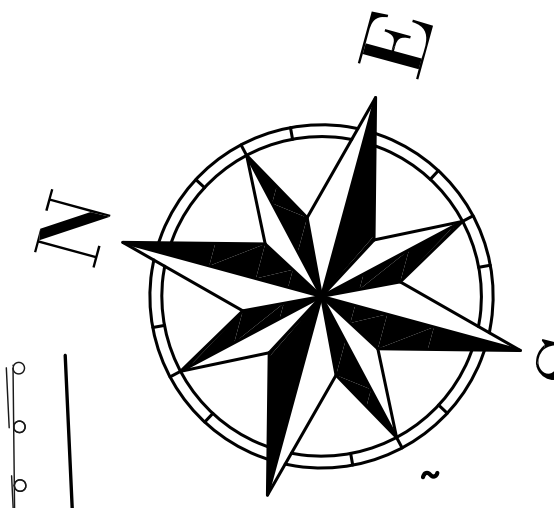
**PDS**  
**PROFESSIONAL DESIGN SERVICES, L.L.C.**  
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ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
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NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 246428125400

**WILLIAM A. STEVENS, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY, LICENSE #30015  
PROFESSIONAL PLANNER, NEW JERSEY, LICENSE #5384

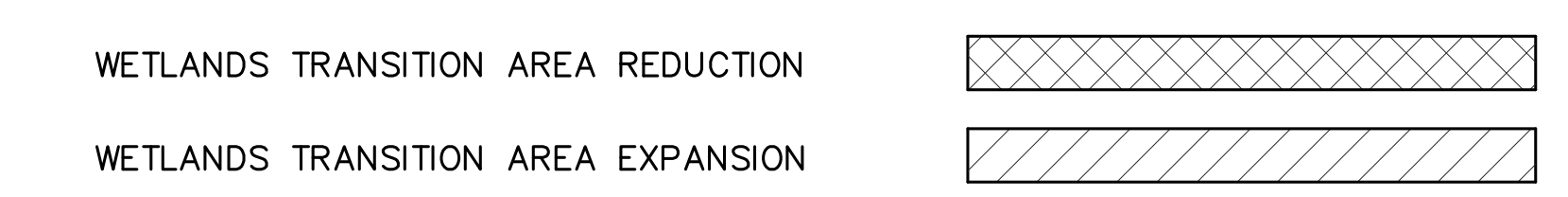
**TRANSITION AVERAGING PLANS**  
**OVERALL SITE**  
FOR  
**BLOCK 40 - LOT 7**  
TOWNSHIP OF PLUMSTED  
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 100'	DATE: FEBRUARY 28, 2017	JOB NUMBER: 16683	SHEET 1
DRAWN BY: MCS	DESIGNED BY: MCS	CHECKED BY: WAS	2





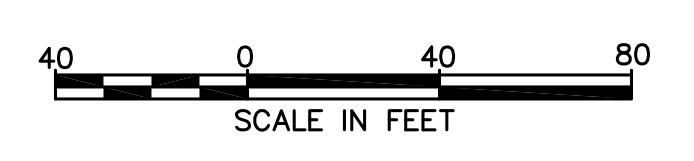
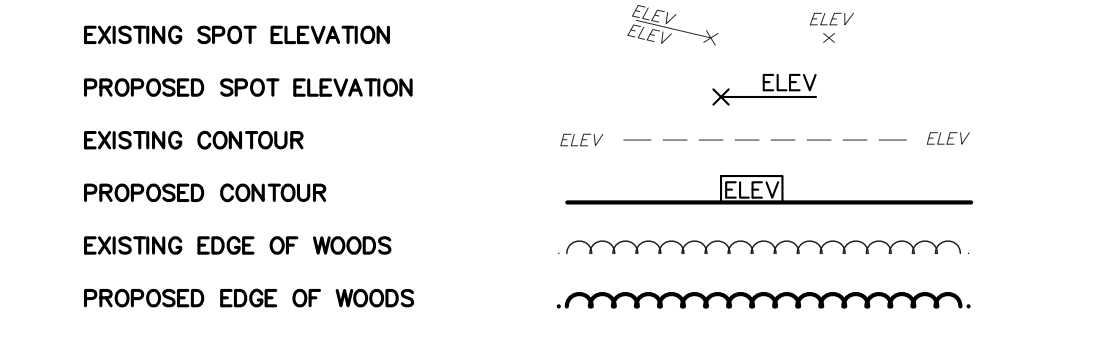
**LEGEND:**



**PROPOSED TRANSITION AREA AVERAGING:**

- AREA OF STANDARD TRANSITION AREA = 610,364 SQ.FT. (14.01 ACRES)
- AREA OF TRANSITION AREA TO BE DISTURBED = 5,108 SQ.FT. (0.11 ACRES)
- AREA OF THE TRANSITION AREA REDUCTION = 5,108 SQ.FT. (0.11 ACRES)
- AREA OF THE TRANSITION AREA EXPANSION = 5,151 SQ.FT. (0.12 ACRES)

**LEGEND**



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NO.	DATE	REVISION	DESCRIPTION	BY
1	5/11/17	REVISED	TRANSITION AREA AVERAGING LINE	SC

**PDS**  
**PROFESSIONAL DESIGN SERVICES, L.L.C.**  
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 CERTIFICATE OF AUTHORIZATION NO. 246A28125400

**WILLIAM A. STEVENS, P.E., P.P.**  
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39015  
 PROFESSIONAL PLANNER, NEW JERSEY LIC. #5384

**TRANSITION AVERAGING PLANS**  
**DETAILED VIEW**  
 FOR  
**BLOCK 40 - LOT 7**  
 TOWNSHIP OF PLUMSTED  
 OCEAN COUNTY NEW JERSEY

SCALE: 1" = 40'	DATE: FEBRUARY 28, 2017	JOB NUMBER: 16683	SHEET 2
DRAWN BY: MCS	DESIGNED BY: MCS	CHECKED BY: WAS	2