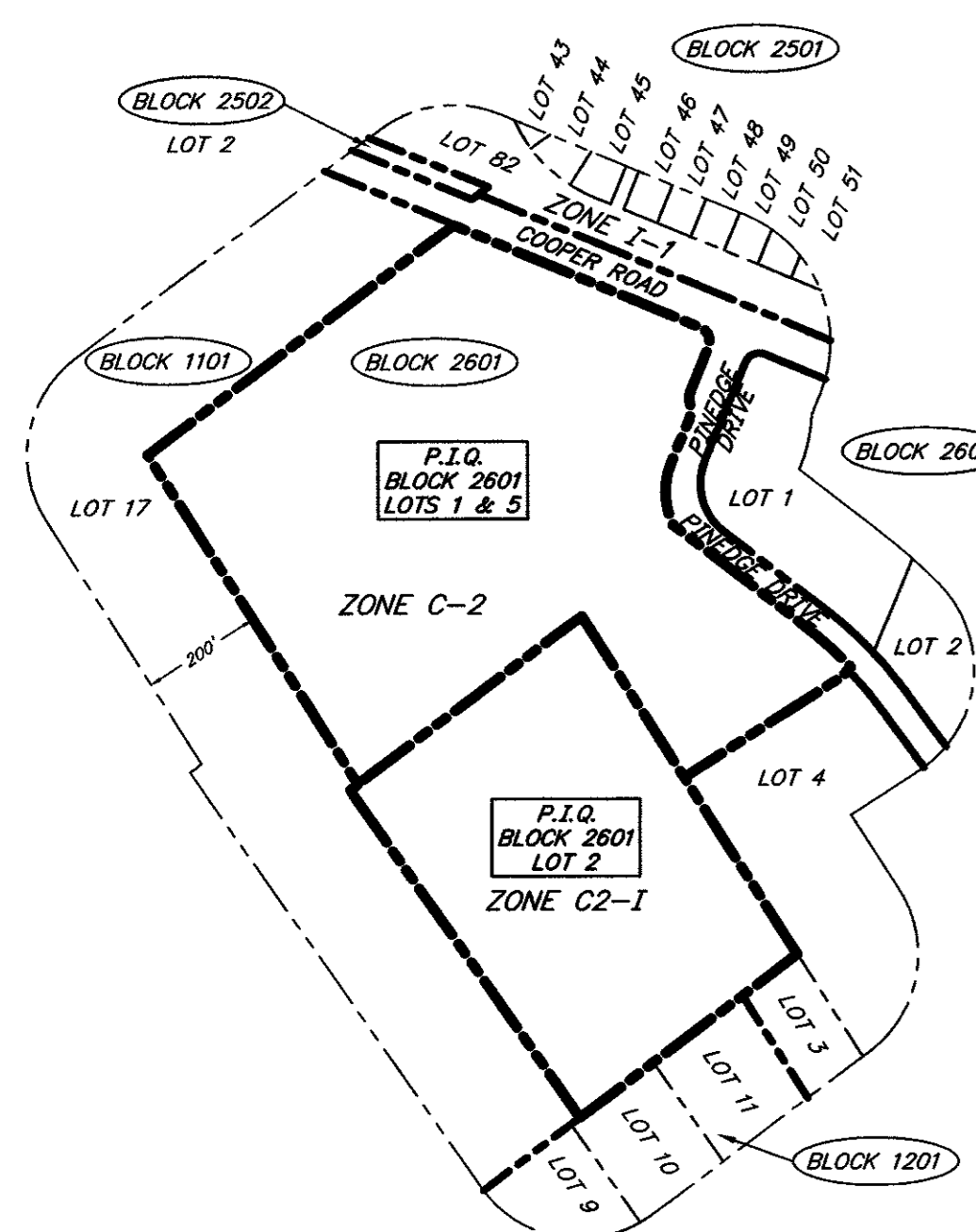
**Key Map**scale: 1" = 1,000'  
Taken from Google Maps**Property Owners Within 200':**

BLOCK 1101	BLOCK 2501	BLOCK 2602
Lot 17 ResinTech Realty Assoc. LLC 1801 Federal Street Camden, NJ 08105 160 Cooper Road	Lot 51 Stephen W. & Cynthia E. Leesman 22 Gainsboro Drive West Berlin, NJ 08091	Lot 3 Pinedge Associates PO Box 368 West Berlin, NJ 08091 301-321 Pinedge Drive
BLOCK 1201	Lot 52 Thomas A. & Patricia P. Calucci 20 Gainsboro Drive West Berlin, NJ 08091	BLOCK 2600
Lot 8 Dominick & Rose Dandrea 131 Piedmont Boulevard West Berlin, NJ 08091 431 Commerce Lane	Lot 82 Hov Bros Berlin LLC 900 Birchfield Drive Mt. Laurel, NJ 08054 Open Space	Lot 1 Verizon - NJ - C/O Duff & Phelps PO Box 2749 Addison, TX 75001
Lot 9 Charles & Eileen Koff % Packaging P.O. Box 160 West Berlin, NJ 08091 435 Commerce Lane	BLOCK 2502	
Lot 10 Compass Corp 439 Commerce Lane West Berlin, NJ 08091	Lot 2 ResinTech Realty Assoc. LLC 1801 Federal Street Camden, NJ 08105 171 Cooper Road	
Lot 11 Commerce Lane Realty, LLC 439 Commerce Lane West Berlin, NJ 08091 443 Commerce Lane	Lot 3 C0001 & C0002 Fanton Investment Group, LLC 447 Commerce Lane - Unit A West Berlin, NJ 08091	
BLOCK 2601	Lot 3 C0003 Ryan J. & Patricia A. Lynch 38 Gainsboro Drive West Berlin, NJ 08091	
Lot 43 John J. & Patricia A. Lynch 38 Gainsboro Drive West Berlin, NJ 08091	Lot 3 C0004 Bruno, Jos. Trusts Anthony & Filomena 447 Commerce Lane - Unit D West Berlin, NJ 08091	
Lot 44 Catherine Cappetta 36 Gainsboro Drive West Berlin, NJ 08091	Lot 3 C0005 Naonon Industries LLC 444 Commerce Lane West Berlin, NJ 08091 447 Commerce Lane - Unit E	
Lot 45 Ernest W. & Cynthia T. Martin 34 Gainsboro Drive West Berlin, NJ 08091	Lot 4 Pinedge Associates PO Box 368 West Berlin, NJ 08091 250-288 Pinedge Drive	
Lot 46 James & Michele A. DiMillo 32 Gainsboro Drive West Berlin, NJ 08091	BLOCK 2602	
Lot 47 Ira & Renee L. Levine 30 Gainsboro Drive West Berlin, NJ 08091	Lot 1 Pinedge Associates PO Box 368 West Berlin, NJ 08091 200-230 Cooper Road	
Lot 48 Stuart P. & Elaine Wachtel 28 Gainsboro Drive West Berlin, NJ 08091	Lot 2 Pinedge Associates PO Box 368 West Berlin, NJ 08091 240-280 Cooper Road	
Lot 49 Michael H. & Sandra Zeleski 26 Gainsboro Drive West Berlin, NJ 08091		
Lot 50 Paula H. Boyd 24 Gainsboro Drive West Berlin, NJ 08091		

**Properties & Zoning Within 200' Map**

scale: 1" = 300'

# AMENDED SITE PLAN FOR DIGGERLAND ADVENTURE PARK WAVE POOL, ACTIVITY POOL AND SLIDES

PLATE 26, BLOCK 2601, LOT 2  
441 E. FRANKLIN AVENUE  
Township of Berlin, Camden County, New Jersey

**General Notes:**

- OWNER/APPLICANT: Power Engines 1, LLC  
100 Pinedge Drive  
West Berlin, NJ 08091
- PROPERTY ADDRESS: 441 E. Franklin Avenue  
West Berlin, NJ 08091
- PARCEL: Plate 26 Block 2601, Lot 2
- AREA: 7.05 Acres
- ZONING: C2-I - Highway Commercial (No Residential Borders)
- EXISTING USE: Diggerland Adventure Park and Water Park  
2 Story Office
- PROPOSED IMPROVEMENT: Construction of a wave pool, below-grade wave mechanical room with storage above, an activity pool, slides, modifications to the existing pump building and site amenities.
- AREA & BULK REQUIREMENTS: 

	REQUIRED C-2	EXISTING	PROPOSED	VARIANCE
Minimum Lot Area	20,000 S.F.	307,241.08± S.F. / 7.05± Acs.	N/A	NO
Minimum Lot Width	100'	662.33'	N/A	NO
Minimum Lot Depth	150'	449.09'	N/A	NO
Minimum Front Yard Setback	40'	-	N/A	NO
Minimum Side Yard Setback	15'	-	N/A	NO
Minimum Rear Yard Setback	25'	-	N/A	NO
Maximum Building Height	50'	-	52.1' (SLIDE TOWER)	NO
Maximum Building Coverage	65%	-	N/A	NO

**9. VARIANCES REQUESTED:**

- REQUESTING A VARIANCE FROM CHAPTER 340, ARTICLE X, SECTION 66 A. (6) TO ALLOW A MAXIMUM STRUCTURE HEIGHT OF 52.1 FEET FROM THE REQUIRED 50 FEET.
  - REQUESTING A WAIVER FROM SECTION 200-69.E(21) TO PERMIT L.E.D. LIGHT FIXTURES FROM THE REQUIRED HIGH PRESSURE SODIUM FIXTURES
  - ANY AND ALL OTHER VARIANCES OR WAIVERS DEEMED NECESSARY BY THE BOARD AND ITS PROFESSIONALS
10. BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
- OUTBOUND INFORMATION TAKEN FROM PLAN OF SURVEY PREPARED BY KEY ENGINEERS, INC., DATED JUNE 10, 2019, LAST REVISED MARCH 24, 2020.

**Utility Companies:**

Electric-	Atlantic City Electric 295 N. Grove Street Berlin, NJ 08009 Contact Person - Mr Robert Walcott, Director - (856) 753-2825
Telephone-	Verizon 10 Tansboro Road Berlin, NJ 08009 Contact person: Mr. Douglas Webb - (856) 753-0984
Gas-	Public Service Electric and Gas 80 Park Plaza Newark NJ 07102 Contact Number: 866-728-7920
Gas-	South Jersey Gas One South Jersey Plaza, Route 54 Folsom, NJ 08037 Contact person: Mr. Scott Wagner - (856) 561-9000
Water-	Berlin Borough Water Department 59 S. White Horse Pike Berlin, NJ 08009 Contact person: John Alsebrook, Operator - (856) 767-0056
Sewer-	Berlin Township Sewer Department 135 Route 73 South W. Berlin, NJ 08091 Contact person: Mr. Charles J. Riebel Jr., Director - (856) 767-5052
C.C.M.U.A.-	Camden County Municipal Utility Authority 1250 Haddonfield- Berlin Road PO Box 5025 Cherry Hill, NJ 08034 Contact person: Mr. Scott Schreiber - (856) 583-1261
Cable-	Comcast Cable Communications Inc. 1250 Haddonfield- Berlin Road PO Box 5025 Cherry Hill, NJ 08034
Public Works-	Berlin Township Public Works Department 135 Route 73 South W. Berlin, NJ 08091 Contact person: Mr. Charles J. Riebel Jr., Director - (856) 767-5052

**Index Sheet**

No.	Description
1.	Cover Sheet
2.	Site Plan
3.	Grading Plan
4.	Soil Erosion and Sediment Control Plan
5.	Details
6.	Details

**Signatures:**

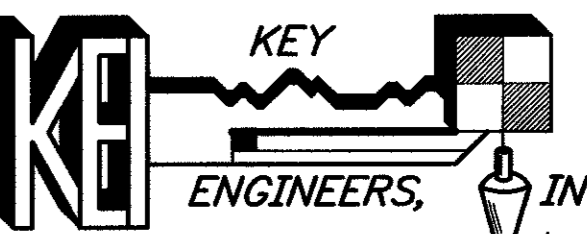

This plan is hereby approved by the Township of Berlin Planning Board:

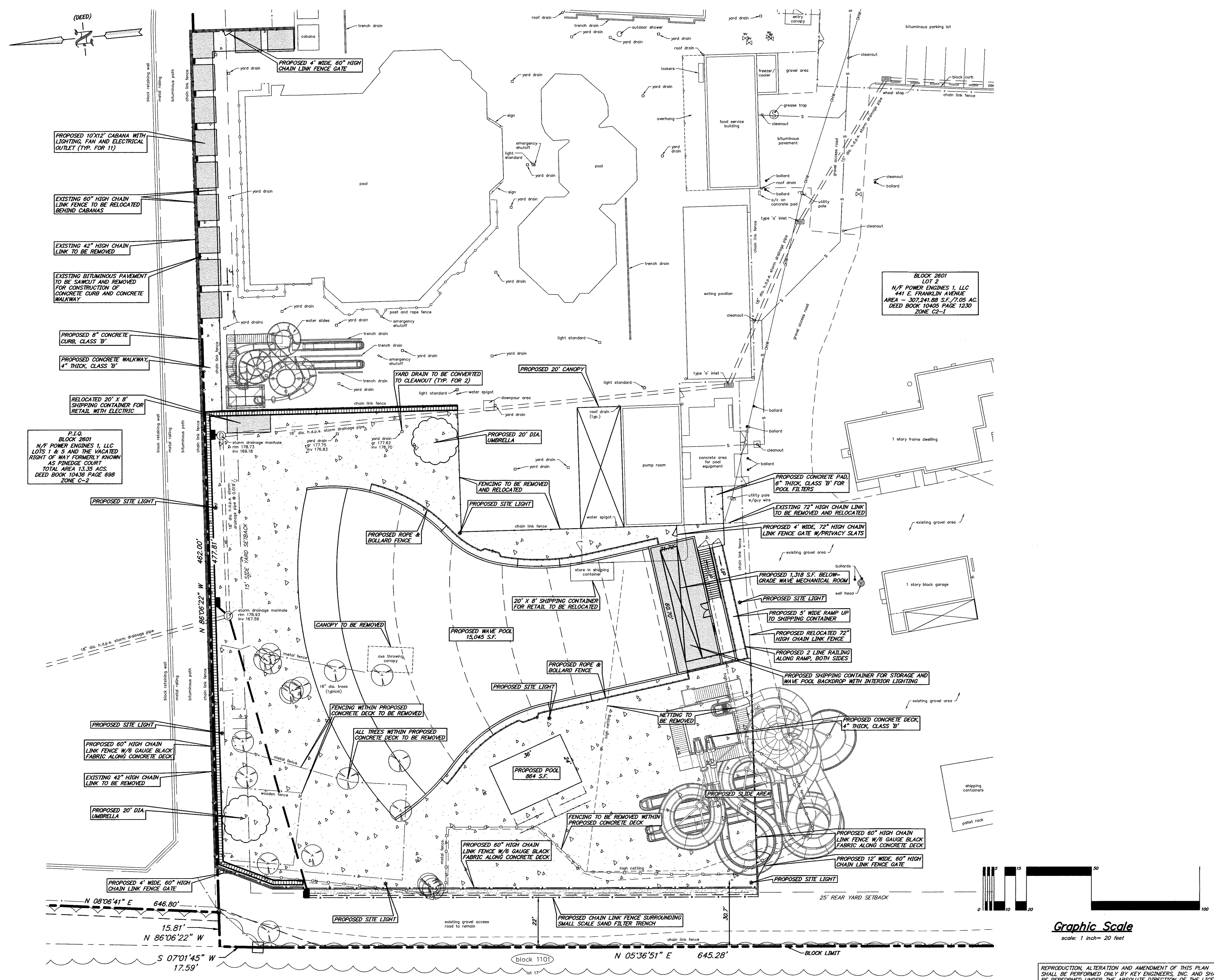
PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

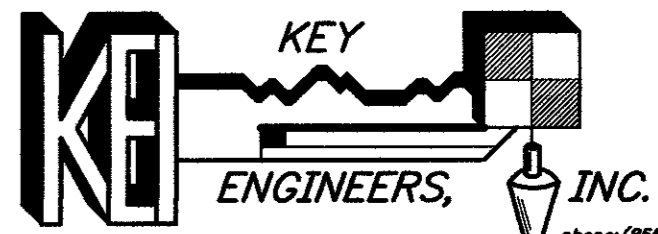
REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN  
SHALL BE PERFORMED ONLY BY KEY ENGINEERS, INC. AND SHALL  
BE PERFORMED UNDER THE ABSOLUTE DIRECTION OF THE LICENSED  
PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.

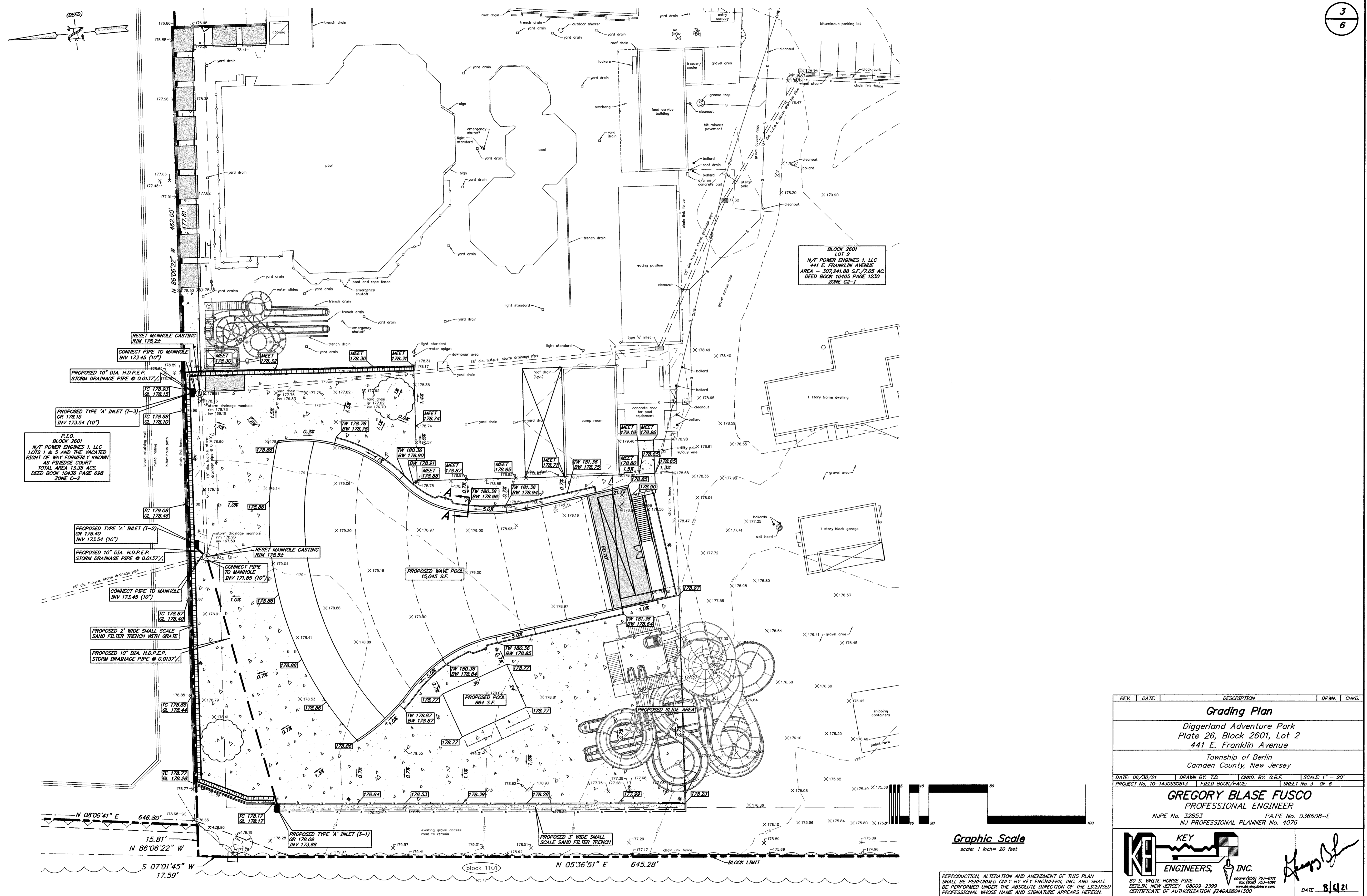
REV.	DATE:	DESCRIPTION	DRWN.	CHKD.
<b>Cover Sheet</b>				
Diggerland Adventure Park Plate 26, Block 2601, Lot 2 441 E. Franklin Avenue				
Township of Berlin Camden County, New Jersey				
DATE: 06/30/21	DRAWN BY: T.D.	CHKD. BY: G.B.F.	SCALE: AS NOTED	
PROJECT No. 10-1430SS0813	FIELD BOOK/PAGE:	SHEET No. 1 OF 6		
<b>GREGORY BLASE FUSCO</b> PROFESSIONAL ENGINEER				
NJPE No. 32853		P.A.P.E. No. 036608-E		
NJ PROFESSIONAL PLANNER No. 4076				
				
80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 CERTIFICATE OF AUTHORIZATION #24GA28041300		phone (856) 267-6111 fax (856) 267-1091 www.keyengineers.com		
		DATE: 8/6/21		

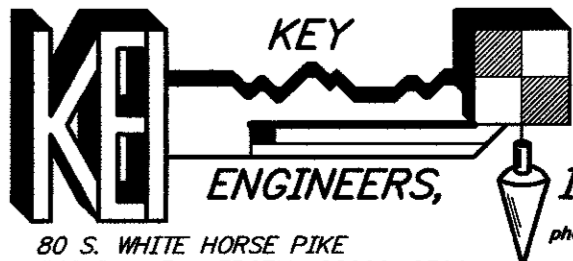
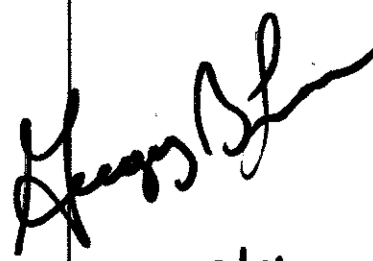


Graphic Scale  
scale: 1 inch = 20 feet

REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN SHALL BE PERFORMED ONLY BY KEY ENGINEERS, INC. AND SHALL BE PERFORMED UNDER THE ABSOLUTE DIRECTION OF THE LICENSED PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.

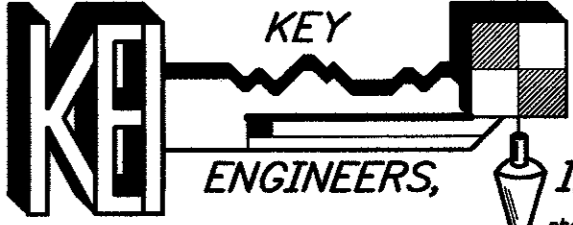

REV.	DATE	DESCRIPTION	DRWN.	CHKD.
<b>Site Plan</b>				
Diggerland Adventure Park Plate 26, Block 2601, Lot 2 441 E. Franklin Avenue				
Township of Berlin Camden County, New Jersey				
DATE: 06/30/21 DRAWN BY: T.D. CHKD. BY: G.B.F. SCALE: 1" = 20'				
PROJECT No. 10-1430SS0813 FIELD BOOK/PAGE: SHEET No. 2 OF 6				
<b>GREGORY BLASE FUSCO</b> PROFESSIONAL ENGINEER				
N.J.P.E. No. 32853 P.A.P.E. No. 036608-E NJ PROFESSIONAL PLANNER No. 4076				
 KEY ENGINEERS, INC. 80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 phone (609) 787-0111 fax (609) 785-1091 www.keyengineers.com				
DATE: 8/4/21				

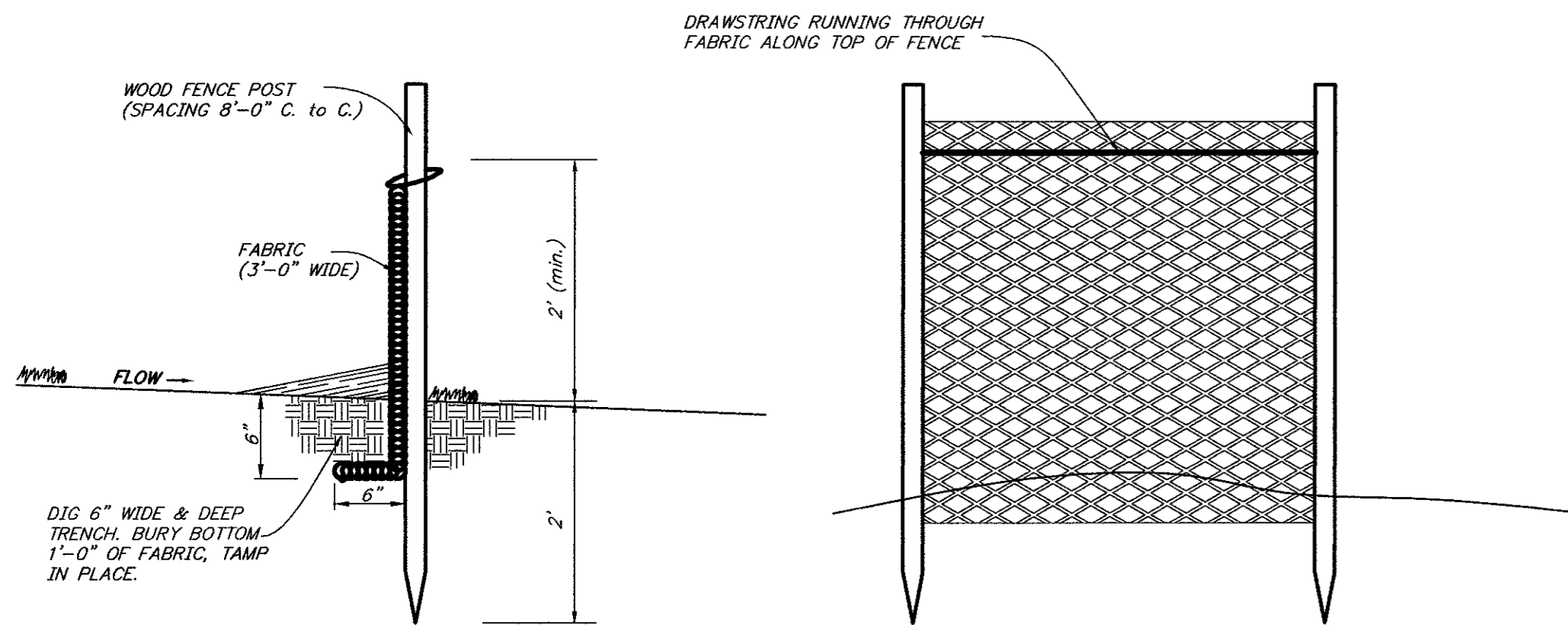


REV.	DATE:	DESCRIPTION	DRWN.	CHECKD.
<h2 style="text-align: center;">Grading Plan</h2> <p style="text-align: center;">Diggerland Adventure Park Plate 26, Block 2601, Lot 2 441 E. Franklin Avenue</p> <p style="text-align: center;">Township of Berlin Camden County, New Jersey</p>				
DATE: 06/30/21	DRAWN BY: T.D.	CHKD. BY: G.B.F.	SCALE: 1" = 20'	
PROJECT NO. 10-1430SS0813		FIELD BOOK/PAGE:	SHEET NO. 3 OF 6	
<h1 style="margin: 0;">GREGORY BLASE FUSCO</h1> <h2 style="margin: 0;">PROFESSIONAL ENGINEER</h2> <p style="margin: 0;">N.J.P.E No. 32853                      P.A.P.E No. 036608-E NJ PROFESSIONAL PLANNER No. 4076</p>				
				
80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 CERTIFICATE OF AUTHORIZATION #24GA28041.300			phone: (856) 767-6111 fax: (856) 753-1091 <a href="http://www.keyengineers.com">www.keyengineers.com</a>	
			DATE <u>8/4/21</u>	

- Sequence of Construction:

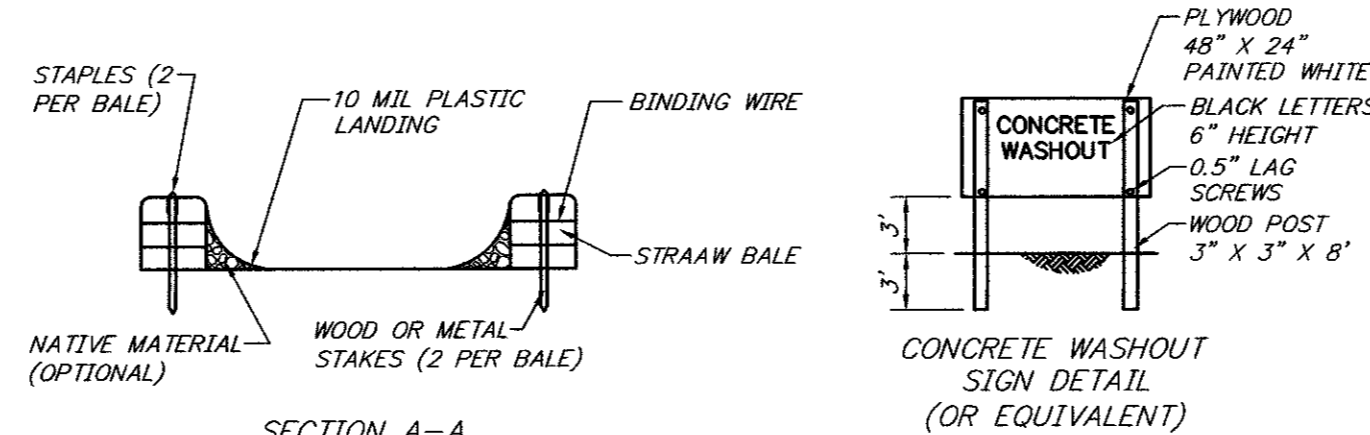
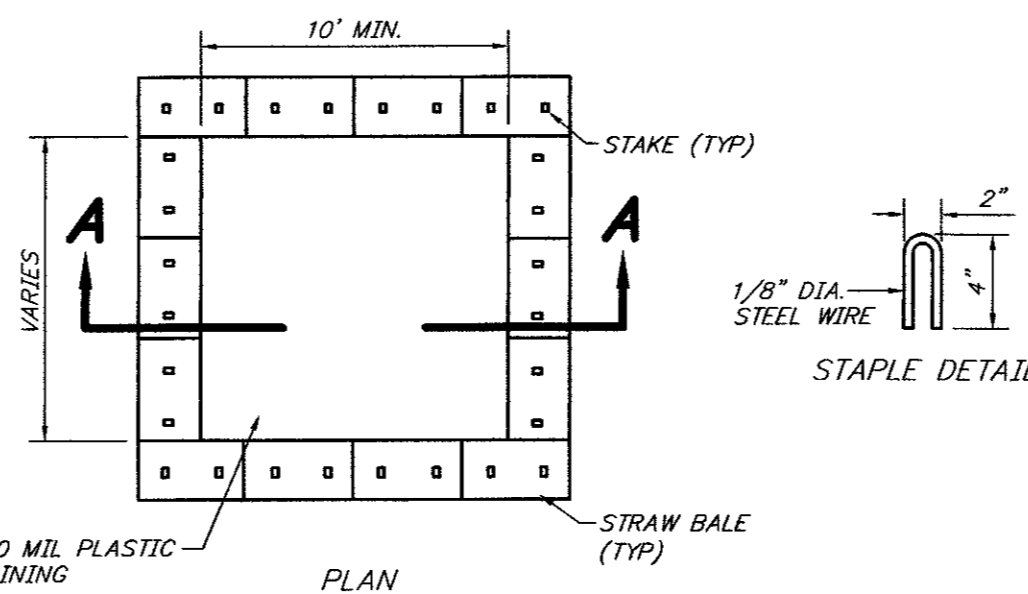
**Graphic Scale**  
scale: 1 inch = 20 feet

REV.	DATE:	DESCRIPTION:	DRWN.	CHKD.
<h2 style="text-align: center;">Soil Erosion and Sediment Control Plan</h2>				
<p style="text-align: center;">Diggerland Adventure Park              Plote 26, Block 2601, Lot 2              441 E. Franklin Avenue</p>				
<p style="text-align: center;">Township of Berlin              Camden County, New Jersey</p>				
DATE: 06/30/21	DRAWN BY: T.D.	CHKD. BY: G.B.F.	SCALE: 1" = 20'	
PROJECT No. 10-1430SS0813		FIELD BOOK/PAGE:	SHEET No. 4 OF 6	
<h1 style="text-align: center;">GREGORY BLASE FUSCO</h1> <h2 style="text-align: center;">PROFESSIONAL ENGINEER</h2> <p style="text-align: center;">N.J.E No. 32853                      P.A.P.E No. 036608-E              NJ PROFESSIONAL PLANNER No. 4076</p>				
				
80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 CERTIFICATE OF AUTHORIZATION #24GA28041300		phone: (856) 767-6111 fax: (856) 763-1081 <a href="http://www.gbfusco.com">www.gbfusco.com</a>		
		DATE		8/6/21



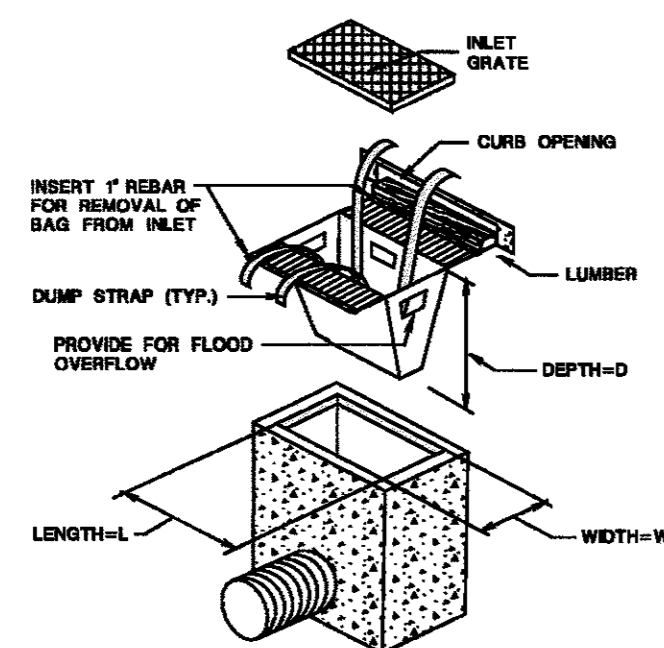
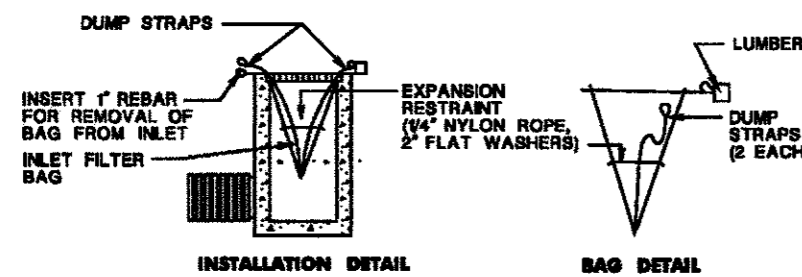
**Silt Fence Detail**

not to scale



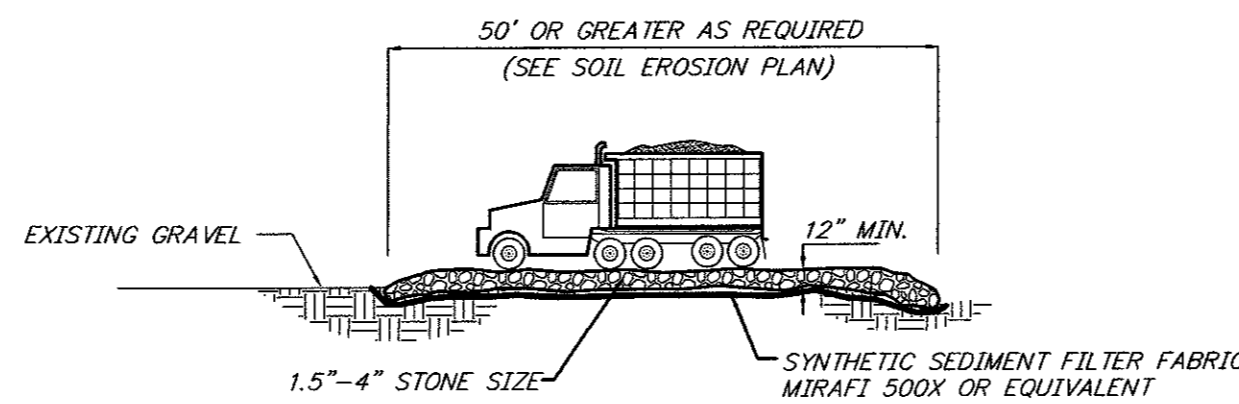
**Concrete Washout Area Detail**

not to scale

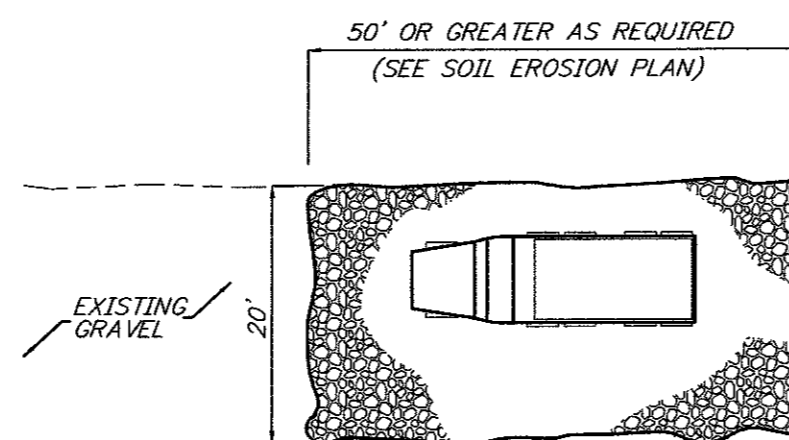


**Inlet Filter, Type 2 Detail**

not to scale



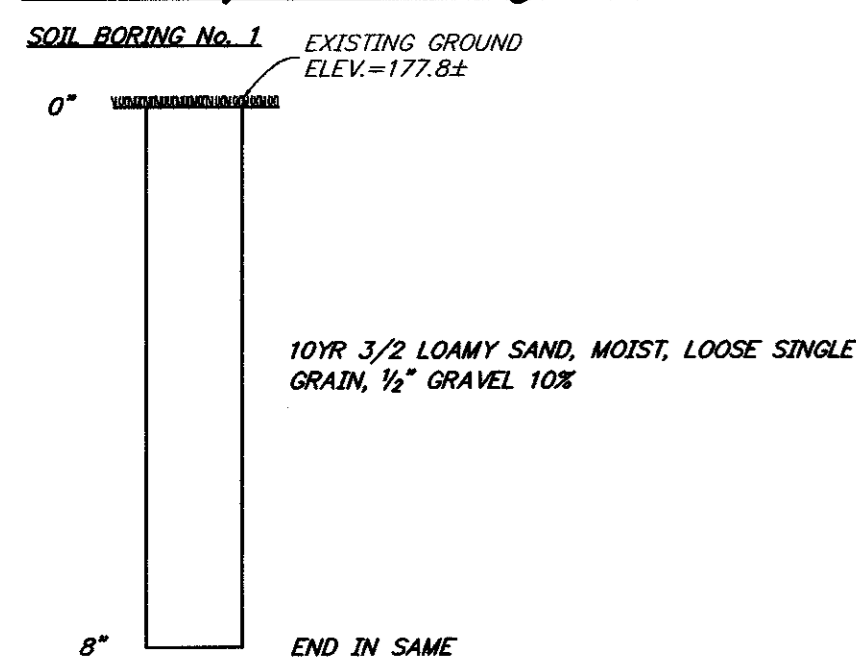
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND GRAVEL ACCESS ROAD



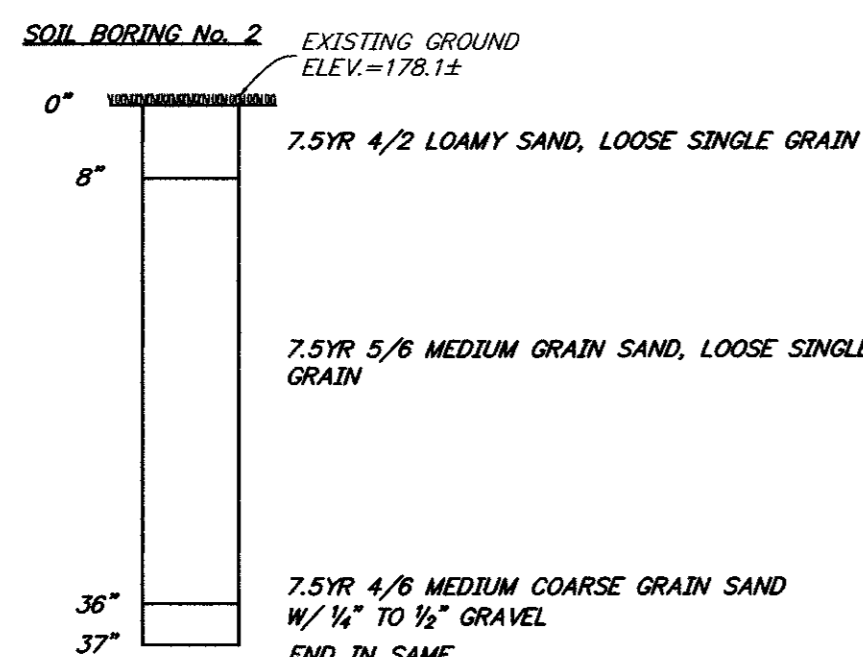
**Stabilized Construction Entrance**

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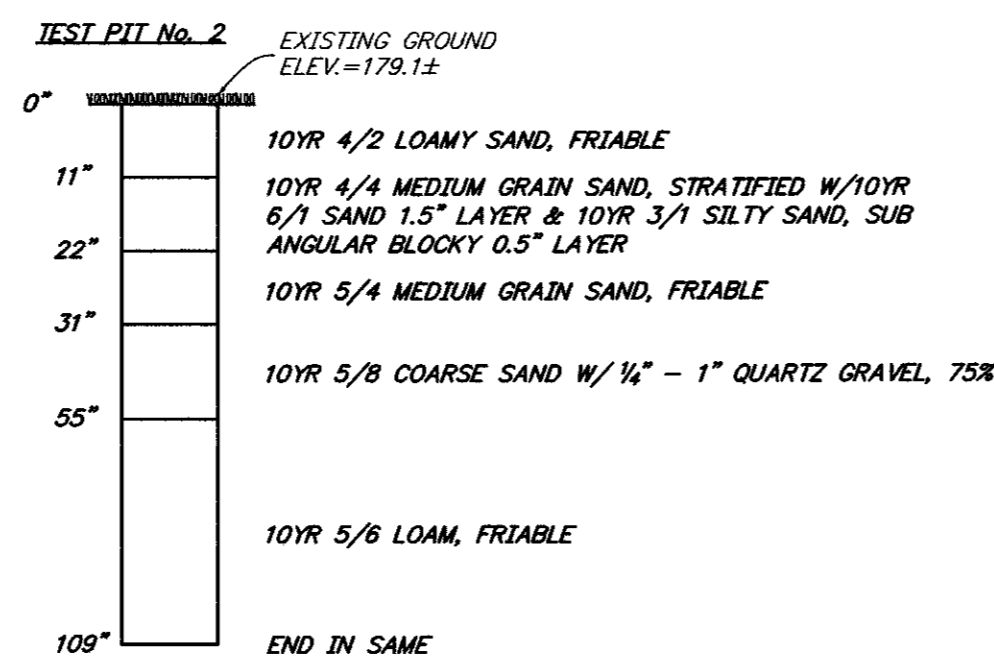
**Test Pit/Soil Boring Profiles**



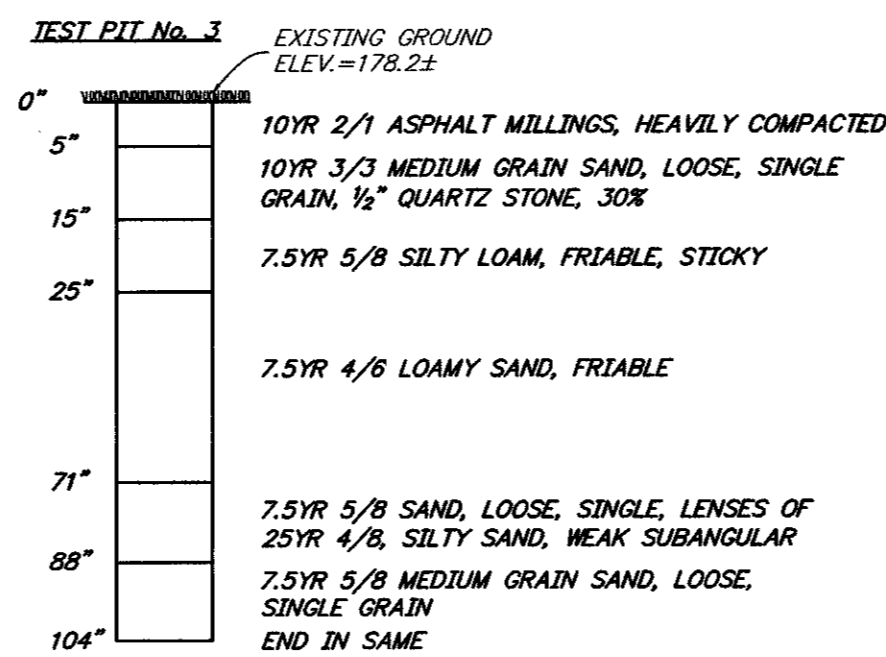
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GROUNDWATER: NONE ENCOUNTERED  
TUBE PERMEAMETER SOIL  
SAMPLE TAKEN: N/A  
**TEST PIT PROFILE FIELD REPORT**  
DATE: JULY 29, 2021  
WEATHER: CLOUDY 80°  
TEST PERFORMED BY: S. SEROKA  
OF: KEY ENGINEERS, INC.



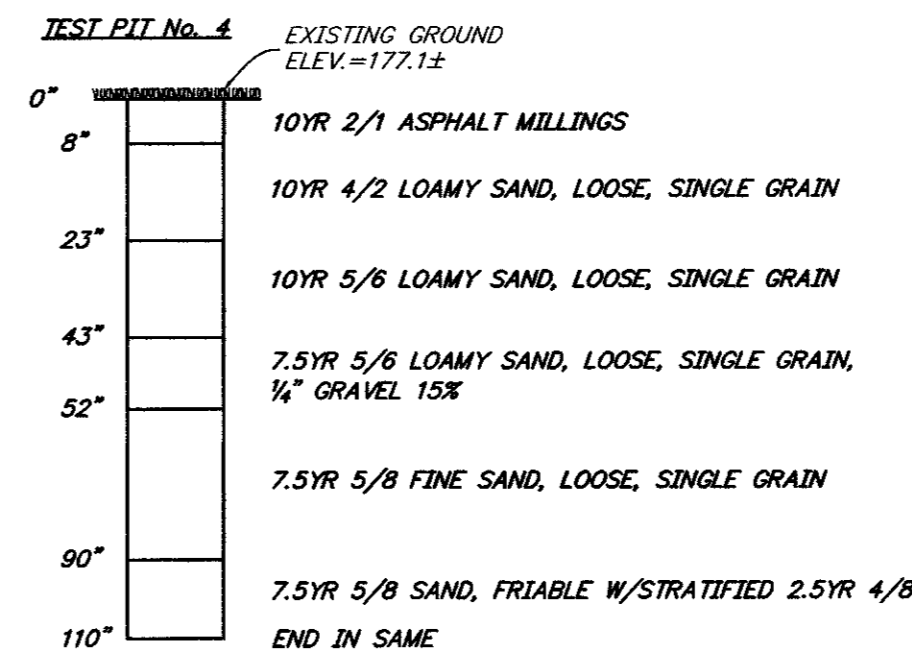
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GROUNDWATER: NONE ENCOUNTERED  
TUBE PERMEAMETER SOIL  
SAMPLE TAKEN: N/A  
**TEST PIT PROFILE FIELD REPORT**  
DATE: JULY 29, 2021  
WEATHER: CLOUDY 80°  
TEST PERFORMED BY: S. SEROKA  
OF: KEY ENGINEERS, INC.



SEASONAL HIGH WATER TABLE: N/A  
GROUNDWATER: NONE ENCOUNTERED  
TUBE PERMEAMETER SOIL  
SAMPLE TAKEN: 90" (DISTURBED)  
RATE: 4.69 In./Hr. K3  
7.00 In./Hr. K4  
**TEST PIT PROFILE FIELD REPORT**  
DATE: JULY 29, 2021  
WEATHER: CLOUDY 80°  
TEST PERFORMED BY: S. SEROKA  
OF: KEY ENGINEERS, INC.



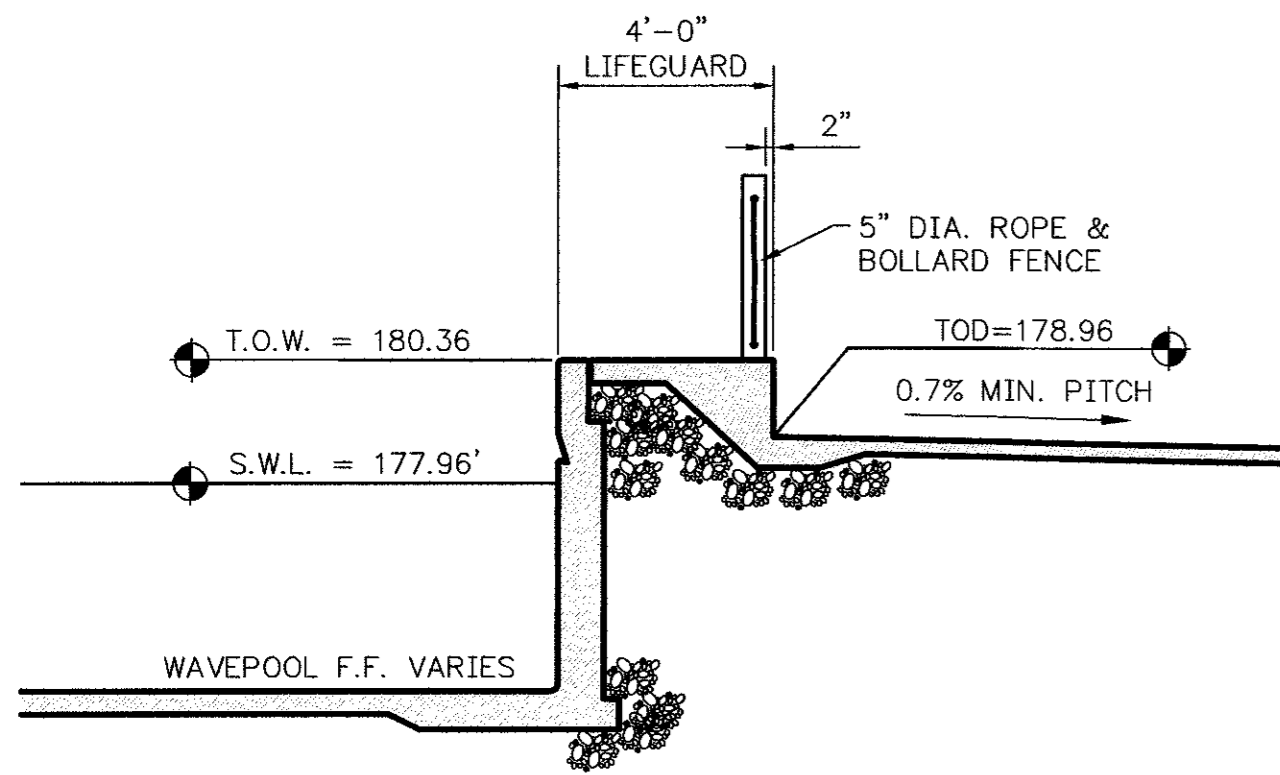
SEASONAL HIGH WATER TABLE: N/A  
GROUNDWATER: NONE ENCOUNTERED  
TUBE PERMEAMETER SOIL  
SAMPLE TAKEN: 88" (DISTURBED)  
RATE: 20.87 In./Hr. K5  
15.48 In./Hr. K4  
**TEST PIT PROFILE FIELD REPORT**  
DATE: JULY 29, 2021  
WEATHER: CLOUDY 80°  
TEST PERFORMED BY: S. SEROKA  
OF: KEY ENGINEERS, INC.



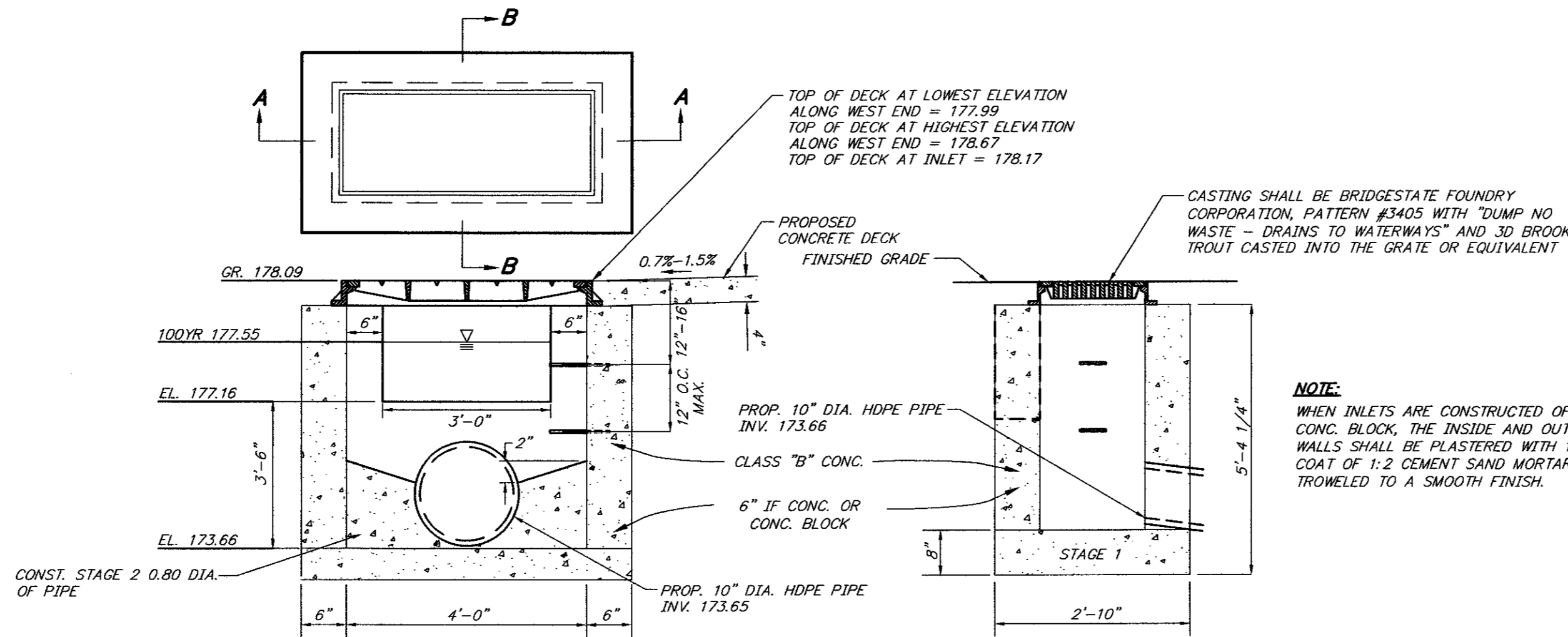
SEASONAL HIGH WATER TABLE: N/A  
GROUNDWATER: NONE ENCOUNTERED  
TUBE PERMEAMETER SOIL  
SAMPLE TAKEN: 100" (DISTURBED)  
RATE: 7.32 In./Hr. K4  
7.43 In./Hr. K4  
**TEST PIT PROFILE FIELD REPORT**  
DATE: JULY 29, 2021  
WEATHER: CLOUDY 80°  
TEST PERFORMED BY: S. SEROKA  
OF: KEY ENGINEERS, INC.

REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN SHALL BE PERFORMED ONLY BY KEY ENGINEERS, INC. AND SHALL BE PERFORMED UNDER THE ABSOLUTE DIRECTION OF THE LICENSED PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.

REV.	DATE	DESCRIPTION	DRWN.	CHKD.
<b>Details</b>				
Diggerland Adventure Park Plate 26, Block 2601, Lot 2 441 E. Franklin Avenue				
Township of Berlin Camden County, New Jersey				
DATE: 06/30/21		DRAWN BY: T.D.	CHKD. BY: G.B.F.	SCALE: AS NOTED
PROJECT No. 10-1430SS0813		FIELD BOOK/PAGE:	SHEET No. 5 OF 6	
<b>GREGORY BLASE FUSCO</b> PROFESSIONAL ENGINEER				
NJPE No. 32853		P.A.P.E. No. 036608-E		
NJ PROFESSIONAL PLANNER No. 4076				
 <b>KEY ENGINEERS, INC.</b> 80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 CERTIFICATE OF AUTHORIZATION #24GA28041300		 DATE: 8/6/21		

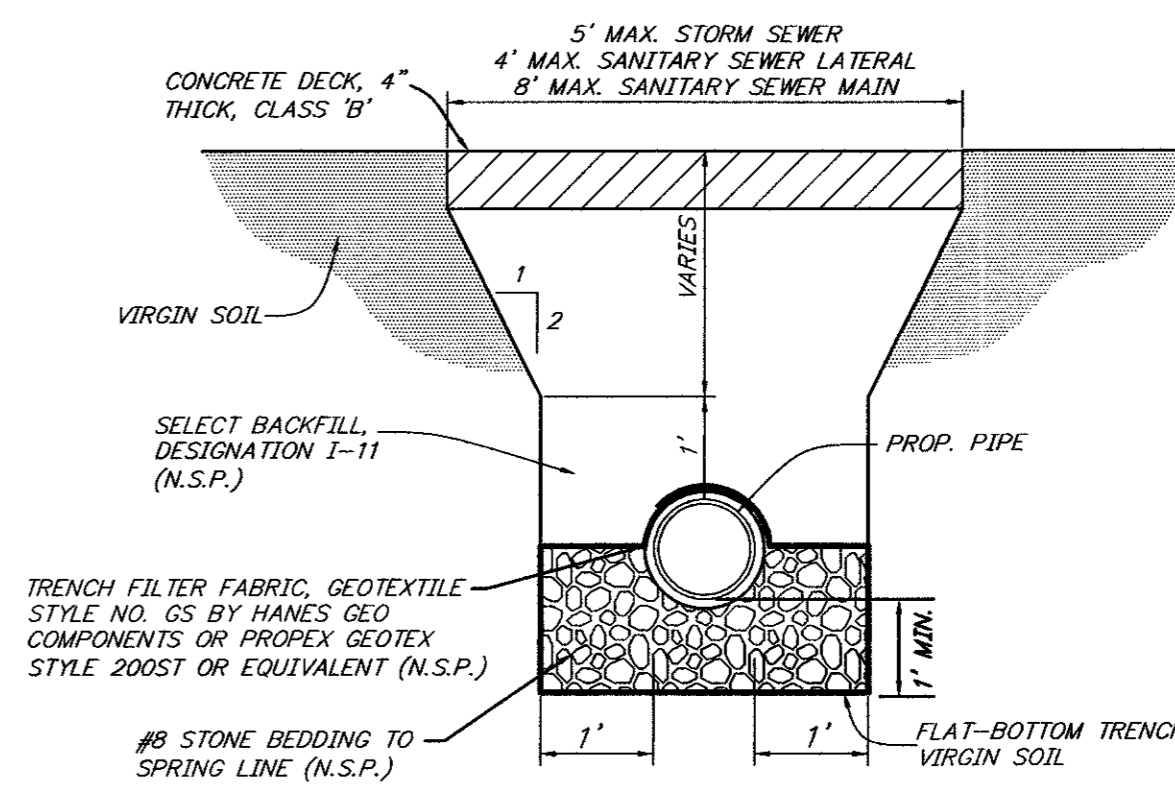


**Section A-A**  
not to scale



**SECTION A-A**

**SECTION B-B**

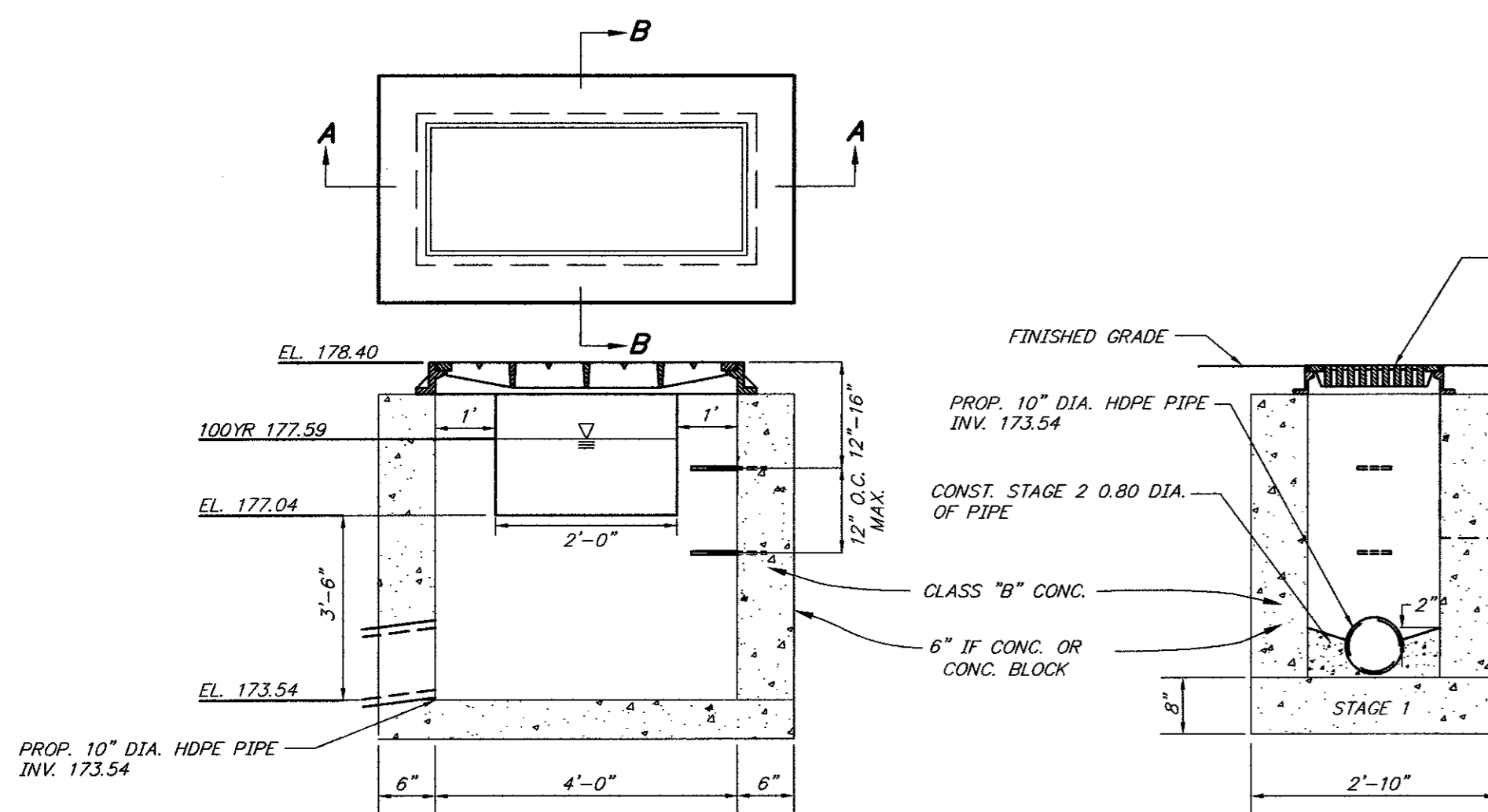


**Trench Detail**  
not to scale

- NOTE:**
- ALL TRENCH WORK REQUIRED SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, 1990 (O.S.H.A. 226) AND 29 CFR, PARTS 1926.650 THROUGH 1926.652.
  - PIPE BACKFILL SHALL BE CAREFULLY PLACED AROUND AND HAND TAMPED UNDER, AROUND AND TO A POINT 1' ABOVE THE PIPE IN LAYERS NOT MORE THAN 6" TH. FROM THIS POINT TO THE SURFACE, THE BACKFILL SHALL BE MECHANICALLY TAMPED IN LAYERS NOT MORE THAN 1' TH. TO OBTAIN A MINIMUM OF 95% OF THE EXISTING BACKFILL MATERIAL SOIL DENSITY. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THEIR METHOD OF COMPACTION TO ACHIEVE THE MINIMUM SOIL DENSITY, IN WRITING, FOR REVIEW AND APPROVAL.
  - CONTRACTOR SHALL BE REQUIRED TO UTILIZE SELECT BACKFILL, DESIGNATION I-11 FOR BACKFILL MATERIAL (NO SPECIFIC PAYMENT)
  - TRENCH FILTER FABRIC, GEOTEXTILE STYLE NO. GS BY HANES GEO COMPONENTS OR PROPEX GEOTEX STYLE 200ST OR EQUIVALENT SHALL BE INSTALLED (NO SPECIFIC PAYMENT)
  - No. 8 STONE BEDDING SHALL BE PLACED 1 FOOT MINIMUM BELOW THE PIPE AND TO THE SPRING LINE OF THE PIPE. (NO SPECIFIC PAYMENT)

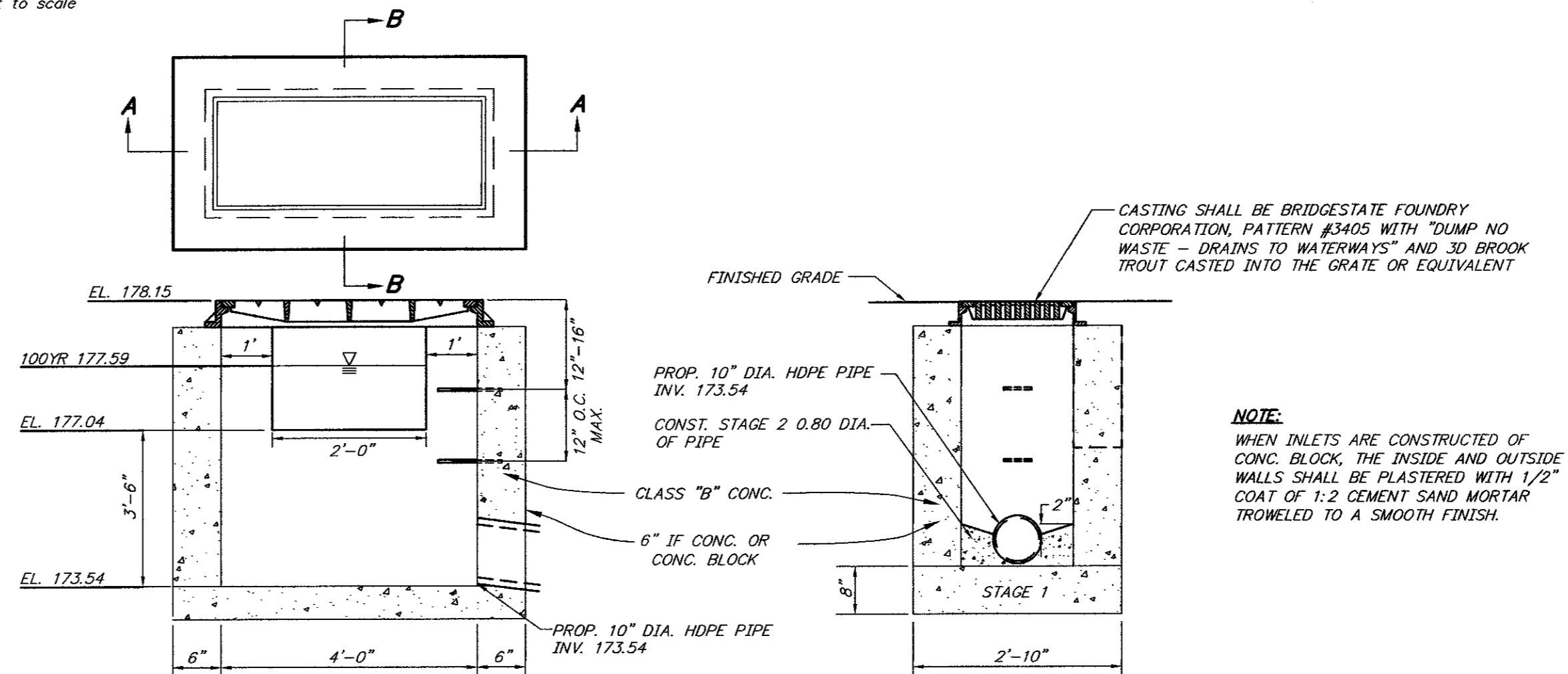
**West Side Sand Filter  
Type 'A' Inlet Outflow Structure (I-1)**

not to scale



**SECTION A-A**

**SECTION B-B**

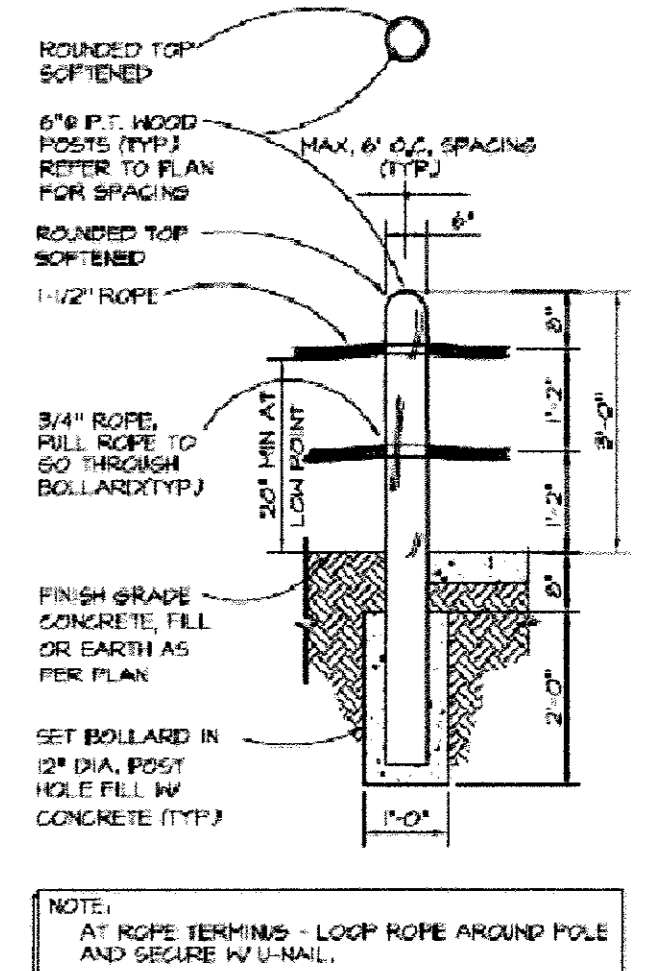


**SECTION A-A**

**SECTION B-B**

**East Side Sand Filter  
Type 'A' Inlet Outflow Structure (I-3)**

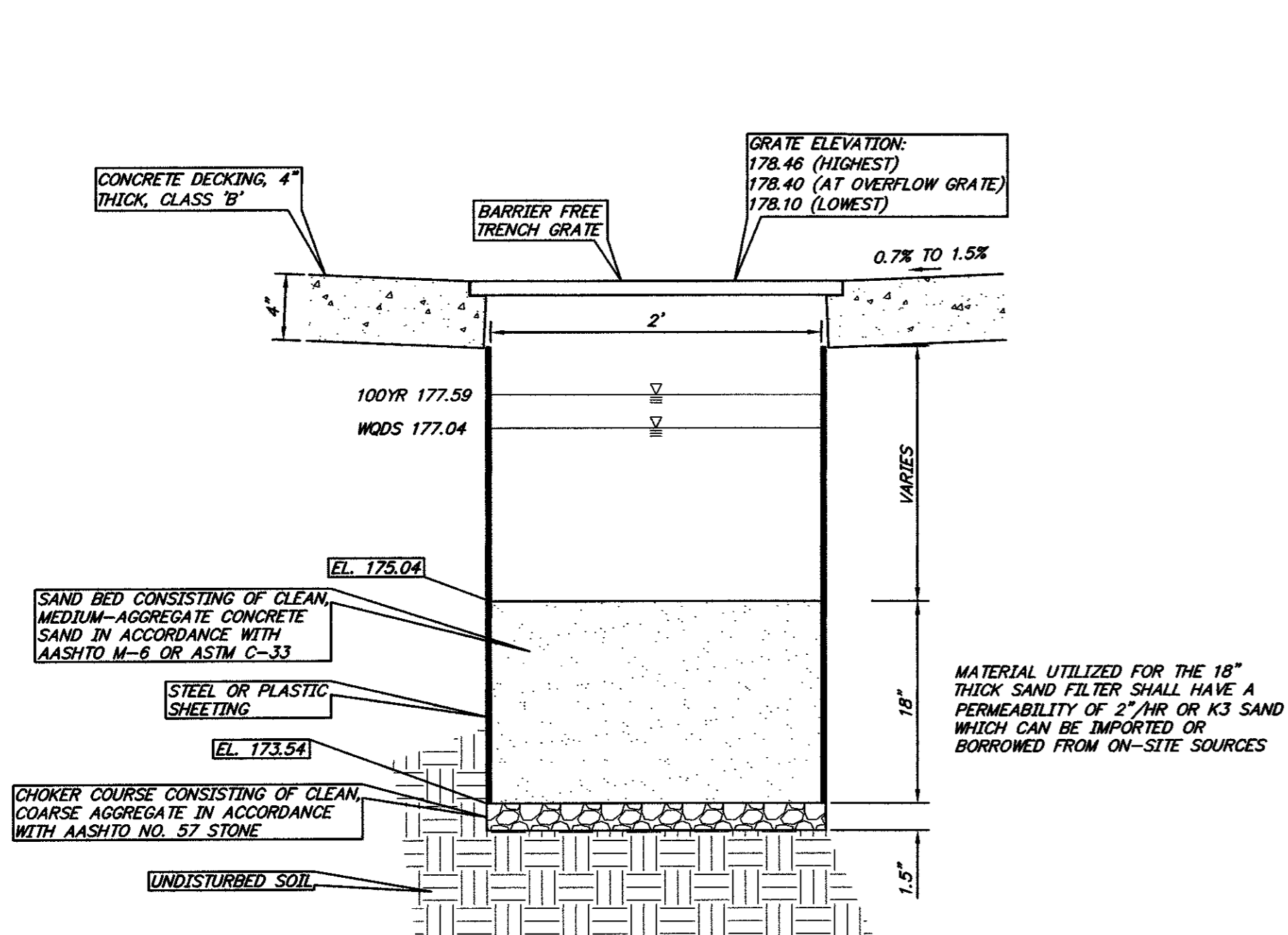
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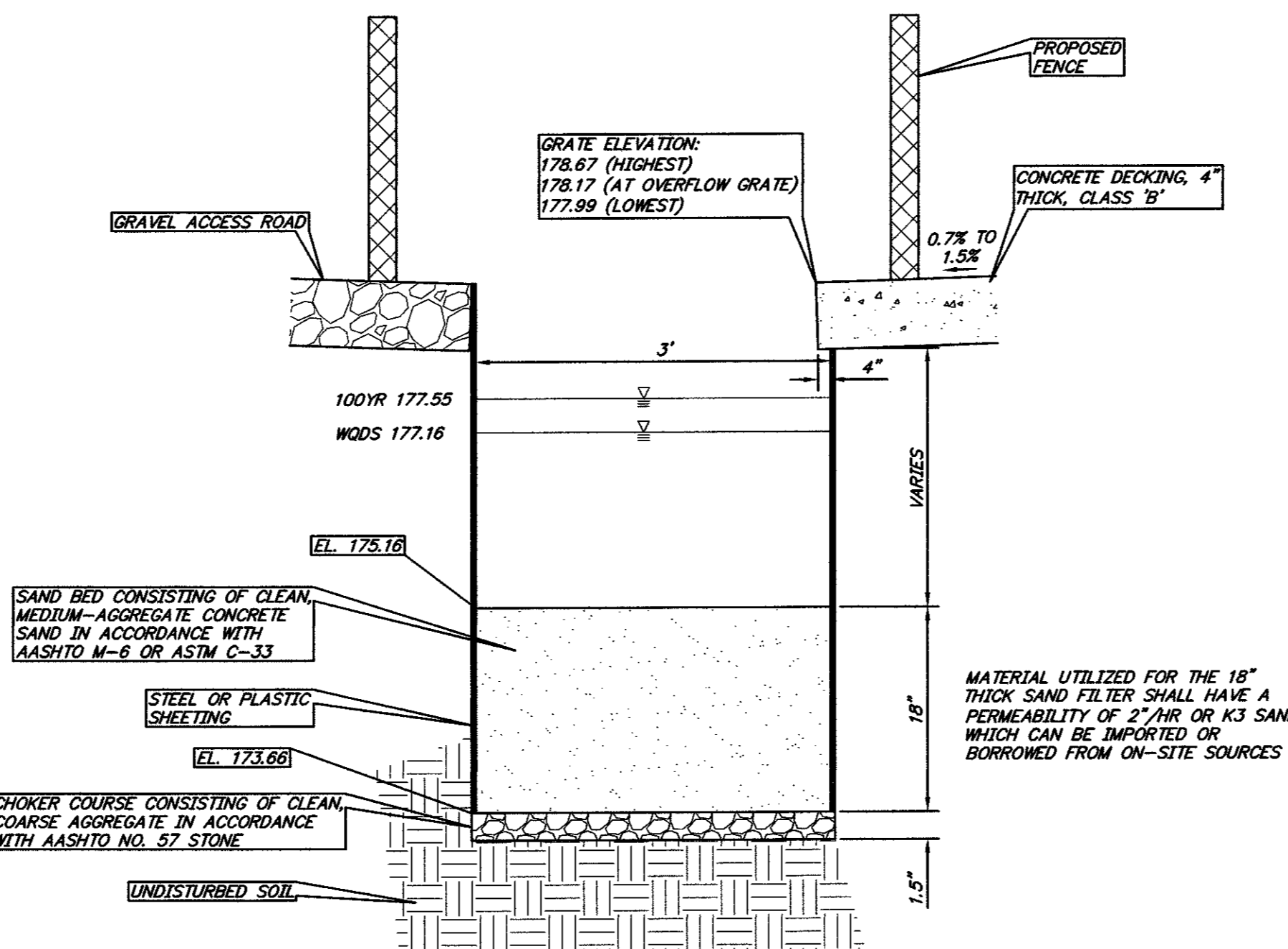
**Rope & Bollard Fence Detail**  
not to scale

**North/East Side Sand Filter  
Type 'A' Inlet Outflow Structure (I-2)**

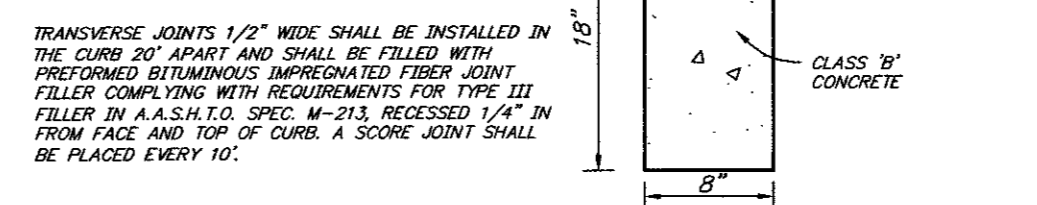
not to scale



**North/East Side Small Scale  
Sand Filter Trench Detail**  
not to scale



**West Side Small Scale Sand  
Filter Trench Detail**  
not to scale



**8" Concrete Curb Detail**  
not to scale

REV.	DATE	DESCRIPTION	DRWN.	CHKD.
<b>Details</b>				
Diggerland Adventure Park Plate 26, Block 2601, Lot 2 441 E. Franklin Avenue Township of Berlin Camden County, New Jersey				
DATE: 06/30/21 DRAWN BY: T.D. CHKD. BY: G.B.F. SCALE: AS NOTED				
PROJECT No. 10-1430SS0813 FIELD BOOK/PAGE: SHEET No. 6 OF 6				
<b>GREGORY BLASE FUSCO</b> PROFESSIONAL ENGINEER				
N.J.P.E. No. 32853 P.A.P.E. No. 036608-E N.J. PROFESSIONAL PLANNER No. 4076				
 <b>KEY ENGINEERS, INC.</b> 80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 phone (201) 767-8111 fax (201) 767-1091 www.keyengineers.com CERTIFICATE OF AUTHORIZATION #246A28041300				
				 DATE 8/4/21

REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN SHALL BE PERFORMED ONLY BY KEY ENGINEERS, INC. AND SHALL BE PERFORMED UNDER THE ABSOLUTE DIRECTION OF THE LICENSED PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.