

# STONEFIELD

November 13, 2020

Southampton Township  
Planning Board Department  
5 Retreat Road  
Southampton, NJ 08088

**RE: Proposed Commercial Development  
Block 2203, Lot 14  
1823 Route 206  
Township of Southampton, Burlington County, New Jersey**

Stonefield Engineering & Design, LLC is pleased to submit documents to address the comments contained in the Richard A. Alaimo Association of Engineers Review Letter, dated October 20, 2020 and the Environmental Resolutions, Inc Review Letter dated October 22, 2020. Please find the following items enclosed for review:

<b>ITEM DESCRIPTION</b>	<b>DATED</b>	<b>COPIES</b>	<b>PREPARED BY</b>
Preliminary & Final Site Plans	11-11-2020	15	Stonefield Engineering & Design
Nitrate Dilution Calculations	-	15	Houser Engineering, LLC
Phase I ESA	08-13-2020	15	Terracon Consultants, Inc
Subdivision Plan	11-11-2020	15	Stonefield Engineering & Design
Pinelands Approval Letter	10-28-2020	15	NJ Pinelands Commission
Atlantic County Septic Approval	09-03-2020	15	Atlantic County Division of Public Health
Advanced Technology Design Permit	09-03-2020	15	Atlantic County Division of Public Health
Alternate Design	09-03-2020	15	Atlantic County Division of Public Health
Approved HOOT Plans	06-18-2020	15	Houser Engineering LLC

The following is an itemized response to the comments contained within the Richard A. Alaimo Association of Engineers Review Letter, dated October 20, 2020:

I. Preliminary Major Site Plan checklist:

- a. Item 2d: The plan should indicate the name and address of the owner of Lot 14.01 under OWNER on the cover sheet.

**The name and address of the owner of Lot 14.01 has been included on the Cover Sheet (Sheet C-1).**

- b. Item 5: The required approval signature lines should be added to the Cover Sheet.

**A signature block has been included on the Cover Sheet (Sheet C-1).**

- c. Item 6: The area of the tract to be disturbed should be noted on the plan.

**The area of disturbance has been included on the Site Plan (Sheet C-4).**

- d. Item 18: The applicant has not submitted the required Nitrate Dilution calculations. The Nitrate Dilution calculations are required to determine the minimum lot area. The Nitrate Dilution calculations should be provided for the application to be deemed complete.

**Nitrate Dilution Calculations prepared by Houser Engineering have been included as a part of this submission.**

- e. Item 28: The applicant has requested a temporary waiver to permit the monuments to be set as a condition of approval.

**Acknowledged, monuments will be set once approval of the subdivision is obtained.**

- f. Item 35: The applicant has submitted an Environmental Impact Statement and the Environmental Impact Worksheet. However, the applicant has indicated "Not Applicable" on Worksheet Item 90 regarding farming usage on the parcel during the past 60 years. Based on aerial photography from 2006 contained on the NJDEP Geoweb site, it appears that the parcel was being farmed at that time. The applicant should include aerial photographs in the Environmental Assessment (EA). Section 12-4.10c of the Township Ordinance contains specific requirements for any Site Plan Review that involves a parcel in which agricultural practices have taken place. Soil tests for pesticides, lead, arsenic and mercury are required for previously farmed land. The applicant should address these requirements. It is noted that Section 12-4.10b of the Ordinance states that the EA shall generally conform to the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment Practices: Phase I Environmental Site Assessment Process. The applicant should provide an EA conforming to the Phase I standards.

**The Environmental Site Assessment Phase I has been included as a part of this submission.**

- g. Item 37: The applicant has requested a submission waiver for the Community Impact Statement.

**Acknowledged. The waiver is requested.**

2. Final Major Site Plan checklist:

- a. Item E: The applicant has requested a temporary waiver regarding the Utility will-serve letters and the certification by the design engineer that the existing cross-sections and profiles have been run in the field.

**Acknowledged, the cross section and profiles will be provided prior to construction.**

- b. Item F: The applicant has requested a temporary waiver regarding the required certification that the improvements have been installed in accordance with the requirements of the Township Ordinance as well as a waiver from posting the performance guarantee at this time. The required improvements per the Township Ordinance are not inspected until construction is ongoing. The performance bond is required to be posted prior to construction. We feel a waiver is not applicable.

**Acknowledged.**

- c. Item G: The applicant has requested a temporary waiver regarding the required statement from the Township Engineer that all improvements installed prior to final application have been inspected. The site improvements are not inspected by the Township Engineer until construction is ongoing. We feel a waiver is not applicable.

**Acknowledged.**

- d. The applicant has requested temporary waivers from submitting the following approvals: Burlington County Planning Board; Soil Erosion and Sediment Control; and Burlington County Board of Health Well and Septic. A temporary waiver for submission of NJDOT approval is also required since the site fronts on a state highway.

**Acknowledged, approvals will be provided upon receipt.**

- e. The applicant has requested a temporary waiver from submitting the Bond quantities for calculation.

**Acknowledged, bond quantities will be provided upon approval of the project.**

3. Minor Subdivision Plan checklist:

- a. Item 8: The location and width of any utility easements should be shown on the plan.

**No utility easements were identified on-site and this item is considered not applicable.**

- b. Item 11: The plan should note the Flood Zone Designation.

**The Flood Zone designation has been included on the Subdivision Plan.**

- c. Item 14: The name of all property owners within 200 feet plan should be added to the plan.

**The 200' Property Owners List has been included on the Subdivision Plan.**

- d. Item 15: The applicant has requested a temporary waiver to permit the monuments to be set as a condition of approval.

**A waiver is requested.**

- e. Item 16: The applicant should provide certification by a professional engineer that the proposed lot can adequately accommodate a septic system.

**The certification has been provided on the septic plans provided as part of the submission.**

- f. Item 17: Red Lion Road has a right-of-way (ROW) width of 49.5 feet along the frontage, but has a ROW width of 66 feet along other portions of the road. The County will address any ROW dedication or easements, which should be reflected on the plan if required by the County.

**The County ROW dedication has been included on the Subdivision Plan.**

- g. Item 18: If the County requires any ROW dedication or easements, they should be shown on the plan with metes and bounds.

**The County ROW dedication has been included on the Subdivision Plan.**

4. C Variance checklist:

- a. Variances are required for Side Yard Parking Setback and Setback to Residential Use as noted in the bulk requirements table above. The applicant should revise the site plans to note the required variances and provide testimony to support the requested variances.

**A variance is requested. Testimony will be provided.**

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The following is an itemized response to the comments contained within the Environmental Resolutions, Inc Review Letter dated October 22, 2020:

**Completeness Review**

The major site plan application requires the approval of a minor subdivision application involving the two property owners identified above. Neither the application nor the minor subdivision plan includes the signatures of these property owners. There are also two different subdivision plans. The plans do not recognize the property as a double-fronted lot, which means that various setback provisions are in error. In addition, the Burlington County Planning Board has given its conditional approval based on the Applicant dedicating an additional 6.25' of right-of-way (ROW) for Red Lion Road, which further complicates the setback issues. There are several other completeness issues that the Board Engineer has noted.

For this reason, we recommend that the application be found INCOMPLETE and insufficient for review and consideration by the Planning Board in terms of planning-related issues.

**The signatures requested have been provided previously under a separate cover.**

**The zoning information provided on the site plan has been updated to accommodate the double frontage regulations.**

**The subdivision plan included in this submission package has been updated to eliminate the Lot Width variance and should take precedence over all previously submitted subdivision plans.**

**The applicant is in progress on the County approval and all required dedications and comments will be addressed.**

**Zoning Requirements**

- A. **Use Requirements (Highway Commercial (HC) District):** The proposed retail commercial establishment on proposed Lot 14.03 is a permitted principal use in the HC district. The application does not propose any land use changes on the other parcels involved in this application, e.g., proposed Lot 14 will remain vacant and proposed Lot 14.01 will continue as a single-family detached dwelling. The use on Lot 14.01 is a pre-existing, non-conforming use in the HC district.

**Acknowledged.**

- B. **Area and Bulk Requirements**

**Minor Subdivision (Highway Commercial (HC) District):**

- a. Lot 14 (Mother Lot, double-fronted): The minor subdivision proposes to create a new 7.275-acre parcel from the southern part of existing, 10.391-acre Lot 14. No development is proposed on this new southern parcel, which is intended to have access to US Route 206 via a proposed shared access easement on proposed Lot 14.03. The last column in the following table indicates how the proposed subdivision conforms to the area and bulk requirements in the HC district without considering the required County ROW dedication.

Section	Item	Required	Proposed	Status
§12-3.6.e.1	Min. Lot Area (acres)	2	7.275	C
§12-3.6.e.2	Min. Lot Frontage (feet)	200	444.08	C
§12-3.6.e.3	Min. Lot Width (feet)	200	444.08	C
§12-3.6.e.4	Min. Lot Depth (feet)	300	300	C

(C = Conforms)

**Acknowledged.**

- b. Lot 14.01 (146 Red Lion Road): The minor subdivision proposes to remove a 35'-wide, 0.143-acre strip from the northwest section of 10.391-acre Lot 14 and consolidate it with adjacent Lot 14.01. Lot 14.01 is a 0.655-acre parcel that does not meet the current HC district's minimum lot area, frontage, width, and depth requirements. The proposed removal the 35'-wide strip from the Mother Lot and its consolidation with Lot 14.01 will locate all the development associated with 146 Red Lion Road on to Lot 14.01 while increasing conformity with the HC district's minimum lot area, frontage, and width requirements. The last column in the following table indicates how the proposed subdivision conforms to the area and bulk requirements in the HC district without considering the required County ROW dedication.

Section	Item	Required	Existing	Proposed	Status
§12-3.6.e.1	Min. Lot Area (acres)	2	0.512	0.655	P
§12-3.6.e.2	Min. Lot Frontage (feet)	200	125.00	160.00	P
§12-3.6.e.3	Min. Lot Width (feet)	200	125.00	160.00	P
§12-3.6.e.4	Min. Lot Depth (feet)	300	178.25	178.25	P

(P = Pre-existing, non-conforming condition.)

**Acknowledged.**

- c. Lot 14.03 (Dollar General Lot): The last column in the following table indicates how the proposed subdivision of this double-fronted lot conforms to the minimum area and bulk requirements in the HC district without considering the required County ROW dedication.

Section	Item	Required	Proposed	Status
§12-3.6.e.1	Min. Lot Area (acres)	2	3.115	C
§12-3.6.e.2	Min. Lot Frontage: US Route 206 (feet)	200	318.00	C
§12-3.6.e.3	Min. Lot Width: US Route 206 (feet)	200	≈ 294	C
§12-3.6.e.2	Min. Lot Frontage: Red Lion Road (feet)	200	214.27	C
§12-3.6.e.3	Min. Lot Width: Red Lion Road (feet)	200	≈ 178	V
§12-3.6.e.4	Min. Lot Depth (feet)	300	≈ 509	C

(C = Conforms; V = Variance required.)

**The subdivision plan has been updated to eliminate the lot width variance.**

- i. §12-3.6.e.3 requires a minimum 200' lot width measured at the required 150' front yard setback. From its current 49.5' - right-of-way (ROW), the lot width is about 178' along Red Lion Road; however, the 2019 Burlington County Highway Master Plan indicates that the ROW should be 62' wide, which would require an additional 6.25' from this parcel thus reducing the lot width slightly further. The Applicant should provide testimony regarding the County Planning Board's decision on the future ROW.

**The subdivision has been updated to provide the 200' lot width throughout the site and no variance is required.**

## Major Site Plan

- a. Lot 14.03 (Dollar General Lot): Highway Commercial (HC) District: The last column in the following table indicates how the proposed site plan on this double-fronted lot conforms to the bulk requirements in the HC district, without considering the required County ROW dedication and assuming that the existing shed along the northern property line is removed.

Section	Item	Required	Proposed	Status
§12-3.6.e.5	Min. Side Yard Setback One / Both (feet)	20/100	73.1/158.2	C
§12-3.6.e.10	Min. Side Buffer: North (feet)	15	15	C
§12-3.6.e.10	Min. Side Buffer: South (feet)	15	15	C
§12-3.6.e.6	Min. Front Yard Setback: US Route 206 (feet)	150	155.5	C
§12-3.6.e.8	Min. Front Buffer: US Route 206 (feet)	40	68	C
§12-3.6.e.6	Min. Front Yard Setback: Red Lion Road (feet)	150	>150	C
§12-3.6.e.8	Min. Front Buffer: Red Lion Road (feet)	40	25	BB
§12-3.6.e.11	Max. Floor Area Ratio (percent)	50	6.83	C
§12-3.6.e.12	Max. Impervious Surface (percent)	50	>50	C
§12-3.6.e.13	Max. Building Height (feet)	35	18	C
§12-3.6.e.14	Max. Building Gross Floor Area (square feet)	20,000	9,265	C
§12-3.6.e.15	Customer Parking/ Access if Side is <40'	None	n/a	n/a
§12-3.6.e.16	Min. Principal. Bldg Setback adj Dwelling (feet)	100	125	C
§12-3.6.e.17	Basin permitted in Front Yard Setback	Per §12-5.7	Yes	C
§12-3.6.e.18	Min. Buffer to Residential District (feet)	50	n/a	n/a
§12-3.6.e.19	Shared Driveway Max. FAR /IC (percent)	60 / 60	n/a	n/a

Section	Item	Required	Proposed	Status
§12-3.6.e.20	Reduced FAR for Limited Soils (percent)	5	n/a	n/a
§12-3.6.e.21	Min. Lot Area increased by NO3 Model	Model	n/a	n/a
§12-3.6.f.4	Flat roofs permitted for roof-mounted equipment	T	T	T

(C = Conforms; BB = Basin allowed in front yard buffer per §12-5.7; T = Testimony required; n/a = not applicable.)

### Acknowledged.

- b. Lot 14.03 (Dollar General Lot): Scenic Corridor Overlay - Compromised (SCO-C): The last column in the following table indicates how the proposed site plan conforms to the bulk requirements in the SCO- C district, assuming that no additional ROW is required.

Section	Item	Required	Proposed	Status
§12-3.14.c.2(a)	Min. US 206 Setback: Sign, Parking, Bldg. (feet)	200	20/68/155.5	V/V/V
§12-3.14.c.2(b)(2)	Min. Landscape Buffer along US 206	Per §12-5.2	Per §12-5.2	C
§12-3.14.c.2(c)(1)	Max. Driveway Cuts per Lot	1	1	C
§12-3.14.c.2(c)(2)	Utility to be located Underground	Yes	Yes	C

(C = Conforms; V = Variance required.)

### A variance is requested. Testimony will be provided.

2. §12-3.6.f.4 indicates that “all buildings shall have a gable, hip, gambrel or mansard roof (or other dual pitched, single ridge roof), and no flat or lean-to roof shall be permitted; provided, however, that where roof mounted equipment is necessary for the operation of the building, a facade roof treatment exhibiting the appearance of such dual-pitched roofs may be permitted and approved by the Board during site plan review.” The Applicant should provide testimony. A design waiver may be required.

### A waiver is requested. Testimony will be provided.

3. §12-3.14.c.2(a) requires a minimum 200' setback from US Route 206 for unexempt structures, such as freestanding signs, off-street parking areas, and buildings. Because the table above indicates that these features are setback 20', 68', and 155.5', respectively, from the current ROW, c(1) bulk variances are required. For c(1) variances the Applicant must demonstrate that strict application of the zoning requirement would have "peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the Applicant arising out of:
  - a. The exceptional narrowness, shallowness, or shape of a specific piece of property, or
  - b. By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
  - c. By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

**A variance is requested. Testimony will be provided.**

- C. **Off-Street Parking and Loading Requirements:** The following table indicates conformance with the off-street parking and loading in §12-5.10 for retail uses.

Section	Item	Required	Proposed	Status
§12-5.10.i	Min. Parking Space Dimensions (feet)	10 x 20	9 x 20	V
§12-5.10.j	Min. Parking Spaces: 1/200 (square feet)	47	46	V
§12-5.10.k.2	Min. Parking Setback from Building (feet)	20	5	V
§12-5.10.k.3	Parking & Loading in Buffer Area (feet)	40	68	C
§12-5.10.n	Min. Loading Space Dimensions (feet)	10-14x60	0	n/a
§12-5.10.o	Min. Loading Spaces: 1 over 10,000 SF	0	0	C
§12-5.10.p	Min. Fire Lane Width (feet)	18	0	V

**A variance is requested. Testimony will be provided.**

4. The table indicates that bulk variances are required for the following:
  - a. §12-5.10.i. for undersized parking spaces;
  - b. §12-5.10.j for insufficient number of parking spaces because the site plan uses an incorrect building square footage number;
  - c. §12-5.10.k.2 for showing parking areas with less than the minimum required building setback; and
  - d. §12-5.10.p for lacking a dimensioned fire lane.

**A variance is requested. Testimony will be provided.**

D. **Signage**

5. The proposed freestanding and wall-mounted business identification signage complies with the ordinance.

**Acknowledged.**

E. **Landscape**

6. We recommend installing mulched planting along the US Route 206 frontage to meet the intent of the Township's Scenic Corridor requirements.

**Planting beds with a mix of native shrubs, perennials, and grasses are proposed along the frontage of Route 206. Additional shade trees have been placed in the scenic corridor along with plantings to surround the signage.**



7. The planting beds cited above should include groupings of evergreen species, such as Norway Spruce (*Picea abies*), Serbian Spruce (*Picea omorika*), White Fir (*Abies concolor*), and American Holly (*Ilex opaca*) in mulched planting beds. The species should be interspersed with each other to provide diversity of form and texture, as well as to mitigate disease potential.

**Evergreen plantings are proposed at building foundation and along the edge of the parking lot to screen headlight glare. Overall variety of evergreen species has been enhanced to provide for greater variation.**

8. A mix of evergreen and deciduous shrubs/small trees, such as Serviceberry, Witch hazel, Leatherleaf Viburnum, and 'Forest Pansy' Redbud (*Cercis canadensis* 'Forest Pansy'), should be incorporated into the planting beds cited above to provide seasonal interest. We also recommend expanding the planting beds along the existing/modified swale fronting US Route 206 and incorporating shrubs, such as Yellow Twig Dogwood (*Cornus sericea* 'Flaviramea'), as well as female (*Ilex verticillata* 'Maryland Beauty') and male (*Ilex verticillata* 'Jim Dandy') Winterberries, into the beds.

**Planting beds along the U.S. Route 206 frontage include native deciduous shrubs, perennials, and grasses. The proposed design is comprised of flowering plant material that will be desirable along the roadway. Please refer to the Landscaping Plan (Sheet C-11) for the layout of proposed design.**

9. Larger deciduous trees, such as Tuliptree (*Liriodendron tulipifera*), American Sycamore (*Platanus occidentalis*), Sugar Maple (*Acer saccharum* 'Green Mountain'), and Heritage' River Birch (*Betula nigra* 'Heritage') should be interspersed between the planting beds.

**Large deciduous trees have been included along the U.S. Route 206 frontage as shown on the Landscaping Plan (Sheet C-11).**

10. The planting bed surrounding the identification sign should be expanded and extended along the driveway to provide a more appealing entrance. Additional species, including taller shrubs, ornamental grasses, such as 'Karl Foerster' Feather Reed Grass (*Calamagrostis x acutifolia* 'Karl Foerster'), and perennials should supplement the Gro-Low Sumac groundcover. An ornamental tree, such as 'Dynamite' Crape Myrtle (*Lagerstroemia indica* 'Dynamite'), should be incorporated into the planting bed to provide additional seasonal interest.

**The planting bed surrounding the identification sign has been expanded and include flowering shrubs, ornamental grasses, and flowering perennials. Please refer to the Landscaping Plan (Sheet C-11) for the layout of proposed design.**

11. The White Pines proposed along the northerly and southerly property lines should be replaced with a species less prone to limb breakage, such as Canadian hemlock (*Tsuga canadensis*) or Leyland cypress (*Cuprocyparis leylandii*).

**The White Pines have been replaced by Leyland cypress as shown on the Landscaping Sheet (C-11).**

12. The Eastern Red Cedar listed in the Plant Schedule should specify the cultivar 'Emerald Sentinel' (*Juniperus virginiana* 'Emerald Sentinel') for its superior vigor and ornamental qualities.

**The Plant Schedule on the Landscape Plan Sheet (C-11) has been updated to reflect the recommended cultivar of *Juniperus virginiana* 'Emerald Sentinel'**

13. Buffer planting should be provided along the border shared with residential Lot 14.01. The planting should include species, such as Serbian Spruce, 'Green Giant' Arborvitae (*Thuja standishii x plicata* 'Green Giant'), and 'Moonglow' Juniper (*Juniperus scopulorum* 'Moonglow'). Deciduous trees, such as 'Heritage' River Birch and Tuliptree, should be incorporated into the buffer as well.

**Buffer planting along the residential lot 14.01 has been enhanced though evergreen plantings as shown on the Landscaping Plan (Sheet C-11). Greater species diversity as also been provided.**



14. Buffer planting required along the tract's Red Lion frontage should include Serbian Spruce, White Fir, and American Holly. Trees, such as 'Forest Pansy' Redbud, Tuliptree, and Sugar Maple, as well as shrubs, such as Serviceberry, Witch hazel, and Leatherleaf Viburnum, and should be incorporated into the planting scheme as well.

**The existing frontage along Red Lion Road is densely vegetated and proposed to remain.**

15. The area between the northerly side of the building and the front of the infiltration basin should receive supplemental planting. We recommend installing an upright evergreen, such as 'Dragon Lady' Holly (*Ilex x aquipernyi* 'Dragon Lady'), near the building corner and supplementing it with shrubs, such as "Otto Luyken" Cherry Laurel (*Prunus laurocerasus* 'Otto Luyken') and Gold Mound Spirea (*Spirea japonica* "Gold Mound"). We also recommend replacing the Hackberry tree with an ornamental, such as Golden raintree (*Koelreuteria paniculata*).

**The area between the northerly side of the building and the front of the infiltration basin has received supplemental planting as shown on the Landscaping Plan (Sheet C-11).**

16. The five (5) Eastern Red Cedars proposed along the northerly property line should be supplemented with three (3) Dawn Redwood (*Metasequoia glyptostroboides*) conifers planted between them and the basin.

**Additional evergreen trees have been included along the northerly property line as shown on the Landscaping Plan (Sheet C-11).**

17. An Irrigation Note on the Landscape Plan calls for the contractor to provide a design for an irrigation system separating planting beds from lawn area. The areas should be depicted on the plan.

**Areas to be irrigated are indicated and labeled as shown on the Landscaping Plan (Sheet C-11).**

18. Plant Material Guarantee Note 1 should be revised to provide a two (2) year plant guarantee for all required buffer areas.

**The Plant Material Guarantee Note 1 has been revised to provide a 2 year plant guarantee as shown in the Landscaping Details (Sheet C-12).**

## **F. Waste Management and Recycling**

19. The site plan indicates that the property will have a trash enclosure with dumpsters. The Applicant should provide testimony regarding the adequacy of the proposed trash enclosure to accommodate solid waste and recyclables. The plan should be revised to provide dimensions for the trash enclosure.

**Testimony will be provided.**

## **G. General Comments**

20. The Applicant should be prepared to provide testimony regarding operation of the facility, including:
- Days and hours of operation;
  - The maximum number of employees on any shift; and
  - Types of deliveries; delivery types, size of vehicle(s), frequency, and timing.

**Testimony will be provided.**

21. Unless otherwise specifically approved by the Board, no merchandise, products, equipment, or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container. (§12-3.6.f.5) The Applicant should provide testimony on this matter.

**Testimony will be provided.**

22. Occasional outside displays of seasonal products or merchandise for sale shall be permitted where it is impractical due to the size or nature of the seasonal product or merchandise to store or display said products or merchandise within the permanent enclosed building; however, said occasional outside displays of seasonal products or merchandise shall be conducted only by the owner or tenants of the building and the regular employees of said business or use, and the products or merchandise shall be reasonably related to the primary business or use at the site. (§12-3.6.f.6). The Applicant should provide testimony on this matter.

**Testimony will be provided.**

H. **Administrative**

23. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.

**Acknowledged.**

I. **Permits and Approvals**

24. The following permits and approvals are required:
- NJDOT;
  - Burlington County Planning Board;
  - Burlington County Health Department;
  - Township Fire, Police, and Building Code officials, as may be required; and
  - Any others, as necessary.

**Acknowledged.**

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Should you have any questions, please do not hesitate to contact our office.

Best regards,



Jeffrey Martell, PE, PP, CME, LEED AP  
**Stonefield Engineering and Design, LLC**

Sent via FedEx to Addressee