

PRELIMINARY & FINAL MAJOR SITE PLAN

PREPARED FOR
SRS ENTERPRISES
156 BOUNDARY ROAD
BLOCK 214; LOT 50

TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

INDEX OF DRAWINGS

SHEET No.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	LAYOUT & DIMENSIONING PLAN
4	GRADING & DRAINAGE PLAN
4a	GRADING & DRAINAGE PLAN - PHASE I
5	UTILITY PLAN
6	WATERMAIN EXTENSION PLAN
7	LIGHTING PLAN & DETAILS
8	LANDSCAPING, TREE RESTORATION PLAN & DETAILS
9	SOIL EROSION & SEDIMENT CONTROL PLAN
10	SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS
11	CONSTRUCTION DETAILS 1
12	CONSTRUCTION DETAILS 2

SUPPLEMENTAL DRAWINGS

SHEET No.	TITLE
SK-6A	PROPOSED ARCHITECTURAL FIRST FLOOR PLAN
SK-6B	PROPOSED ARCHITECTURAL SECOND FLOOR PLAN
SK-6C	PROPOSED ARCHITECTURAL EXTERIOR ELEVATIONS
SK-6D	PROPOSED ARCHITECTURAL EXTERIOR ELEVATIONS
S-1	TRUCK TURNING PLAN
S-2	NJDEP FLOOD HAZARD AREA DETERMINATION PLAN
S-3	NJDEP EXISTING CONDITIONS PLAN
S-4	NJDEP INDIVIDUAL PERMIT PLAN

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 10, LOTS 11 & 11.01

TOWNSHIP OF MARLBORO

BLOCK	LOT	PROPERTY USE	PROPERTY ADDRESS	PROPERTY OWNER
214	49	RESIDENTIAL	150 BOUNDARY ROAD	BARONE, FRANK & CHARLOTTE
214	51.03	PUBLIC PARK	VANDERBURG ROAD	TWP OF MARLBORO 1979 TOWNSHIP DRIVE MARLBORO, NJ 07746
214.03	18	PUBLIC PARK	STEVENSON DRIVE	TWP OF MARLBORO 1979 TOWNSHIP DRIVE MARLBORO, NJ 07746

TOWNSHIP OF COLTS NECK

BLOCK	LOT	PROPERTY USE	PROPERTY ADDRESS	PROPERTY OWNER
6	10.01	PUBLIC GREEN ACRES	BOUNDARY ROAD	TOWNSHIP OF COLTS NECK 124 CEDAR DRIVE COLTS NECK, NJ 07722
6	10.12	RESIDENTIAL	1 BERKLEY PLACE	ROTH, OREG & LORI 1 BERKLEY PLACE COLTS NECK, NJ 07722
6	10.13	RESIDENTIAL	2 BERKLEY PLACE	HOZAYEN, OSAMA & MONA AWAD P.O. BOX 384 HOLMDEL, NJ 07733
6	13	RESIDENTIAL	175 BOUNDARY ROAD	BRAND, CHARLES S JR & PEGGY 175 BOUNDARY ROAD COLTS NECK, NJ 07722
6	14	PUBLIC GREEN ACRES	BOUNDARY ROAD	TOWNSHIP OF COLTS NECK 124 CEDAR DRIVE COLTS NECK, NJ 07722

PUBLIC UTILITIES

MONMOUTH COUNTY PLANNING BOARD PO BOX 1255 FREEHOLD, NJ 07728	N.J. NATURAL GAS COMPANY 1415 WYCOFF ROAD WALL, NJ 07719 ATTENTION: FRANK GRAF
W.M.U.A. 103 PENSION ROAD ENGLISHTOWN, NJ 07726 ATTENTION: KATHY LEATHERMAN	CABLEVISION OF MONMOUTH 40 FINE STREET TINTON FALLS, NJ 07753
MARLBORO TOWNSHIP WATER UTILITY 1979 TOWNSHIP DRIVE MARLBORO, NJ 07746	VERIZON NEW JERSEY INC. 789 WAYSIDE ROAD NEPTUNE, NJ 07753
GORDONS CORNER WATER UTILITY 27 VANDERBURG ROAD MARLBORO, NJ 07746	JERSEY CENTRAL POWER AND LIGHT COMPANY 101 CRAWFORD CORNER ROAD HOLMDEL, NJ 07733
	TOWNSHIP OF COLTS NECK PO BOX T COLTS NECK, NJ 07722



VICINITY & ZONING MAP
SOURCES: HTTP://NJGIN.STATE.NJ.US; 2015 HIGH RES. ORTHOPHOTOGRAPHY.
ZONING MAP: MARLBORO AND COLTS NECK TOWNSHIPS.
SCALE: 1"=500'

AREA YARD AND ZONING BULK REQUIREMENTS (BLOCK 214, LOT 50) ORDINANCE 220-90: ZONING DISTRICT II (LIGHT INDUSTRIAL ZONE DISTRICT)

ORD.	ITEM	REQUIRED			EXISTING		COMPLY		PHASE I		PHASE II	
		REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY	PROPOSED	COMPLY	PROPOSED	COMPLY	PROPOSED	COMPLY
220-90.A(1)	PERMITTED USES: PRINCIPAL BLDG.	LIGHT MANUFACTURING & WAREHOUSE	(VACANT)	N/A	LIGHT MANUFACTURING & WAREHOUSE	YES	LIGHT MANUFACTURING & WAREHOUSE	YES				
220-90.A(5)												
220-90.C (TABLE 1)	MINIMUM LOT AREA	3 Ac.	10,003 Ac.	YES	9,396 Ac.	YES	(NO CHANGE)	YES				
	MINIMUM LOT FRONTAGE	300 FEET	782± FEET	YES	793± FEET	YES	(NO CHANGE)	YES				
	MINIMUM LOT WIDTH	300 FEET	786± FEET	YES	777± FEET	YES	(NO CHANGE)	YES				
	MINIMUM LOT DEPTH	300 FEET	588± FEET	YES	554± FEET	YES	(NO CHANGE)	YES				
	MINIMUM FRONT YARD SETBACK	80 FEET	(VACANT)	N/A	95.0 FEET	YES	(NO CHANGE)	YES				
	MINIMUM SIDE YARD SETBACK	70 FEET	(VACANT)	N/A	249.6 FEET	YES	70.0 FEET	YES				
	MINIMUM REAR YARD SETBACK	80 FEET	(VACANT)	N/A	250.3 FEET	YES	(NO CHANGE)	YES				
	MAXIMUM BUILDING HEIGHT	50 FEET	(VACANT)	N/A	40 FEET	YES	(NO CHANGE)	YES				
	MAXIMUM BUILDING COVERAGE	35%	(VACANT)	N/A	7.3%	YES	13.7%	YES				
	MAXIMUM IMPERVIOUS COVERAGE	60%	12.7%	YES	19.4%	YES	25.9%	YES				
FLOOR AREA RATION (FAR)	0.35	(VACANT)	N/A	0.10	YES	0.16	YES					
220-90.E(1)	PARKING SETBACK FROM STREET LINE	80 FEET	(VACANT)	N/A	20.0 FEET	NO (*)	(NO CHANGE)	NO (*)				

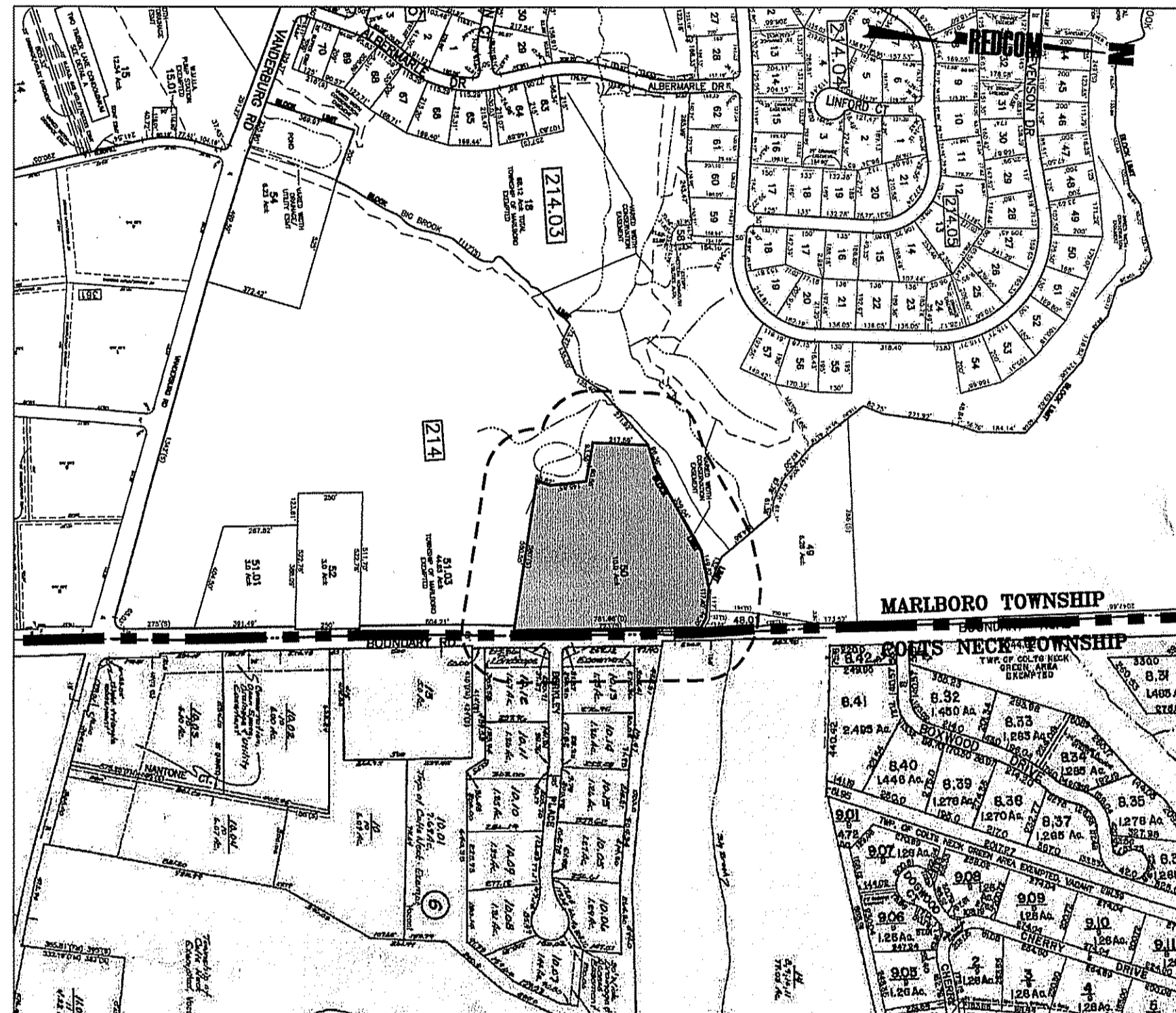
(*) VARIANCE REQUESTED

VARIANCES REQUESTED

220-90E(1)	MINIMUM PARKING LOT SETBACK FROM STREET LINE IS 80 FEET; 20.0 FEET IS PROPOSED
220-97B	REQUIRED OFF-STREET PARKING SPACE SIZE IS 10 FEET BY 20 FEET; PROPOSED PARKING SPACES ARE 9 FEET BY 20 FEET; HOWEVER, TEN (10) PARKING STALLS WITH 10 FEET BY 20 FEET IN DIMENSION HAVE BEEN PROVIDED FOR CUSTOMERS AND VISITORS.
220-97E(4)	ALL PARKING AREAS FOR 20 OR MORE VEHICLES SHALL CONTAIN GRASSED OR LANDSCAPED ISLAND AREAS OF AT LEAST SIX FEET IN WIDTH SEPARATING ROWS OF PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS OF § 220-169H. SUCH ISLAND AREAS SHALL BE SPREAD THROUGHOUT THE PARKING AREA IN ACCORDANCE WITH A SITE PLAN APPROVED BY THE PLANNING BOARD AND SHALL OCCUPY A MINIMUM OF 10% OF THE AREA FORMED BY THE OUTER PERIMETER OF THE PAVED PARKING AREA. THE ISLAND AREAS SHALL CONTAIN A MINIMUM OF ONE SHADE TREE FOR EACH 10 PARKING SPACES IN THE PARKING AREA AND SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE PLANNING BOARD. NO LANDSCAPED ISLANDS ARE PROPOSED WITHIN THE PARKING AREA.

DESIGN WAIVERS REQUESTED

337-23A(2)	LANDSCAPING SHALL INCLUDE FOUNDATION PLANTINGS IN PLANT BEDS NOT LESS THAN THREE (3) FEET ON THE FRONT, SIDES AND REAR OF THE BUILDING; THERE ARE NO FOUNDATION PLANTING ON THE SOUTH AND WEST FACE OF THE PROPOSED BUILDING.
337-23A(4)	ONE TREE SHADE TREE OR ORNAMENTAL TREE SHALL BE PLANTED FOR EVERY FIVE (5) PARKING SPACES. SIXTEEN (16) TREES ARE REQUIRED; TEN (10) TREES ARE PROPOSED WITHIN THE PARKING LOT.



TAX MAP
SOURCE: TOWNSHIP OF MARLBORO & COLTS NECK
SCALE: 1"=500'

ZONING DISTRICTS IN PROXIMITY TO PROJECT SITE

MARLBORO TOWNSHIP		COLTS NECK TOWNSHIP	
ZONE	DESCRIPTION	ZONE	DESCRIPTION
I-2	INDUSTRIAL (5 ACRE)	A-1	AGRICULTURAL RESIDENTIAL DISTRICT
LD	LOW-DENSITY/1 ACRE RESIDENTIAL	A-5	RURAL RESIDENTIAL DISTRICT
R/S-1	RETAIL SERVICE 1	AG	AGRICULTURAL DISTRICT
CF	COMMUNITY FACILITIES		

PARKING TABULATION

PARKING REQUIREMENTS PER SECTION 220-97F(1):
MANUFACTURING - 1 PARKING SPACE PER 800 S.F. GFA
WAREHOUSE - 1 PARKING SPACE PER 5,000 S.F. GFA
OFFICE - 1 PARKING SPACE PER 250 S.F. GFA

OFF-STREET PARKING CALCULATIONS (PHASE I)	OFF-STREET PARKING CALCULATIONS (PHASE II)	OFF-STREET PARKING CALCULATIONS (PHASE III)
MANUFACTURING AREA (7,148 S.F./800 S.F.) = 8.9	MANUFACTURING AREA (13,691 S.F./800 S.F.) = 17.1	MANUFACTURING AREA (13,445 S.F./800 S.F.) = 16.8
WAREHOUSE AREA (19,445 S.F./5,000 S.F.) = 3.9	WAREHOUSE AREA (39,074 S.F./5,000 S.F.) = 7.8	WAREHOUSE AREA (32,725 S.F./5,000 S.F.) = 6.5
TOTAL OFFICE AREA (12,558 S.F./250 S.F.) = 50.2	TOTAL OFFICE AREA (12,558 S.F./250 S.F.) = 50.2	TOTAL OFFICE AREA (19,153 S.F./250 S.F.) = 76.6
TOTAL = 63.0	TOTAL = 75.1	TOTAL = 99.9
TOTAL PARKING SPACES REQUIRED (PHASE I) = 63 SPACES	TOTAL PARKING SPACES REQUIRED (PHASE II) = 76 SPACES	TOTAL PARKING SPACES REQUIRED (PHASE III) = 100 SPACES

PHASE I & II (OFF-STREET PARKING PROVIDED)	PHASE III (OFF-STREET PARKING PROVIDED)
TOTAL PARKING SPACES PROVIDED = 80 SPACES	TOTAL PARKING SPACES PROVIDED = 80 SPACES + 20 BANKED = 100 SPACES
REQUIRED HANDICAP PARKING SPACES = 4 SPACES	REQUIRED HANDICAP PARKING SPACES = 4 SPACES
PROVIDED HANDICAP PARKING SPACES = 4 SPACES (1 OF WHICH IS VAN ACCESSIBLE)	PROVIDED HANDICAP PARKING SPACES = 4 SPACES (1 OF WHICH IS VAN ACCESSIBLE)

FLOOR AREA CALCULATION

PROPOSED LOT 50: (PHASE I)	PROPOSED LOT 50: (PHASE II & III)
FIRST FLOOR: 29,998 S.F.	FIRST FLOOR: 56,170 S.F.
SECOND FLOOR: 9,153 S.F.	SECOND FLOOR: 9,153 S.F.
TOTAL: 39,151 S.F.	TOTAL: 65,323 S.F.
FLOOR AREA RATIO = (39,151 S.F./409,281 S.F.=0.096) SAY; 0.10	FLOOR AREA RATIO = (65,323 S.F./409,281 S.F.=0.16) SAY; 0.16

IMPERVIOUS LOT COVERAGE CALCULATION

EXISTING LOT 50	PROPOSED LOT 50: (PHASE I)	PROPOSED LOT 50: (PHASE II)	PROPOSED LOT 50: (PHASE III)
BUILDING: 0 S.F. (0%)	BUILDING: 29,998 S.F. (7.3%)	BUILDING: 56,170 S.F. (13.7%)	BUILDING: 56,170 S.F. (13.7%)
PAVEMENT: 48,598 S.F. (11.2%)	PAVEMENT: 47,144 S.F. (11.5%)	PAVEMENT: 47,144 S.F. (11.5%)	PAVEMENT: 53,509 S.F. (13.1%)
PADS/SIDEWALKS: 6,745 S.F. (1.6%)	PADS/SIDEWALKS: 2,529 S.F. (0.6%)	PADS/SIDEWALKS: 2,529 S.F. (0.6%)	PADS/SIDEWALKS: 2,529 S.F. (0.6%)
TOTAL: 55,343 S.F.	TOTAL: 79,671 S.F.	TOTAL: 105,843 S.F.	TOTAL: 112,208 S.F.
(55,343 S.F./435,731 S.F.=0.127) 12.7%	(79,671 S.F./409,281 S.F.=0.194) 19.4%	(105,843 S.F./409,281 S.F.=0.259) 25.9%	(112,208 S.F./409,281 S.F.=0.274) 27.4%
			INCLUDES 6,355 S.F. ADDITIONAL PAVEMENT FOR 20-BANKED PARKING SPACES

REQUIRED OUTSIDE APPROVALS

- FREEHOLD SOIL CONSERVATION DISTRICT
- MONMOUTH COUNTY PLANNING BOARD
- NJDEP WETLANDS LETTER OF INTERPRETATION
- NJDEP DETERMINATION
- NJDEP FHA INDIVIDUAL PERMIT

GENERAL NOTES

- OWNER: 156 BOUNDARY ROAD, LLC
14 LEONARDVILLE ROAD
MIDDLETOWN, NJ 07748
- APPLICANT: SRS PARTNERS, LLC
14 LEONARDVILLE ROAD
MIDDLETOWN, NJ 07748
PHONE: (732) 706-0004 FAX: (732) 706-0328
- LOCATION: BLOCK 214, LOT 50
154 BOUNDARY ROAD
TAX MAP SHEET #92 (REV. 12/2009)
TOWNSHIP OF MARLBORO
MONMOUTH COUNTY, NEW JERSEY
- AREA: EXISTING: 10.003 ACRES (435,731 S.F.)
PROPOSED: 9.396 ACRES (409,281 S.F.)
- ZONE: LI: LIGHT INDUSTRIAL ZONE DISTRICT
- EXISTING USE: VACANT
- PROPOSED USE: INDUSTRIAL (MANUFACTURING/WAREHOUSE)
- ATTORNEY: SALVATORE ALFIERI, ESQ.
CLEARY GIACOBBE ALFIERI JACOBS LLC
955 STATE ROUTE 34, SUITE 200
MATAMoras, NJ 07747
PHONE: (732) 583-7474 FAX: (732) 290-0753
- ENGINEER: GREGORY J. REDINGTON, PE
REDCOM DESIGN & CONSTRUCTION, LLC.
PO BOX 160
WESTFIELD, NJ 07090
PHONE: (908) 233-4030 FAX: (908) 233-8837
- INFORMATION SHOWN HEREON TAKEN FROM A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 156 BOUNDARY ROAD, BLOCK 214; LOT 50, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, P.A. DATED 07/16/2019.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK CUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.
- FRESHWATER WETLANDS WERE FIELD DELINEATED BY EASTERN STATES ENVIRONMENTAL IN JUNE OF 2019. WETLAND BUFFERS SHOWN ARE ANTICIPATED AND ARE TO BE VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION VIA A LETTER OF INTERPRETATION.
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO NAVD 1988 DATUM.
- THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ, COMMUNITY PANEL NUMBER 34025C0153F, EFFECTIVE DATE SEPTEMBER 25, 2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ANY IMPORTED FILL NEEDS TO MEET THE DEFINITION OF CLEAN FILL, PURSUANT TO THE TECHNICAL REQUIREMENTS FOR SITE REMEDIATION (AS FOUND AT NJAC 7:26E-1.8).

PROJECT PHASE DESCRIPTION

PROPOSED PHASE I:

CONSTRUCTION 29,998 S.F. TWO-STORY BUILDING & 80-PARKING SPACES
FIRST FLOOR: OFFICE AREA 3,405 S.F.
WAREHOUSE AREA 19,445 S.F.
MANUFACTURING AREA 7,148 S.F.
TOTAL BUILDING FOOTPRINT AREA 29,998 S.F.

SECOND FLOOR: OFFICE AREA 9,153 S.F.

PROPOSED PHASE II:

CONSTRUCTION 26,172 S.F. ONE-STORY BUILDING ADDITION
FIRST FLOOR: WAREHOUSE AREA 19,445 S.F.
MANUFACTURING AREA 7,148 S.F.
TOTAL ADDITION FOOTPRINT AREA 26,172 S.F.

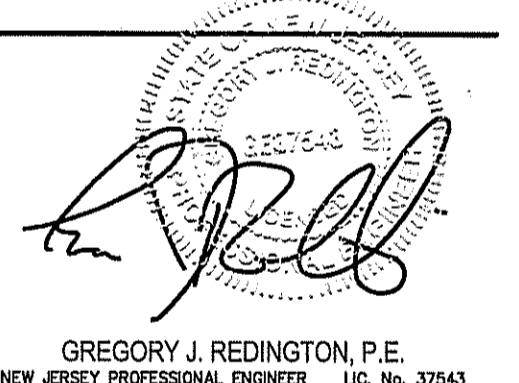
PROPOSED PHASE III:

CONVERT 6,595 S.F. OF FIRST FLOOR AREA TO OFFICE USE & 20-BANKED PARKING SPACES
FIRST FLOOR: OFFICE AREA 10,000 S.F.

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MARLBORO	
BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

500 250 0 500 1000
HORIZONTAL SCALE: 1"=500'

REVISIONS
1. 05.20.2020 REVISED PER TRC MEETING & LETTER OF COMMENTS
2. 07.16.2020 REVISED ONE LETTER OF COMMENTS DATED 06.19.20



SRS ENTERPRISES
BLOCK 214; LOT 50
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

COVER SHEET



STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
24649292900 & 21400094900
433 NORTH AVE EAST
PO BOX 100
WESTFIELD, NJ 07090
F. 908.233.4030
T. 908.233.8637

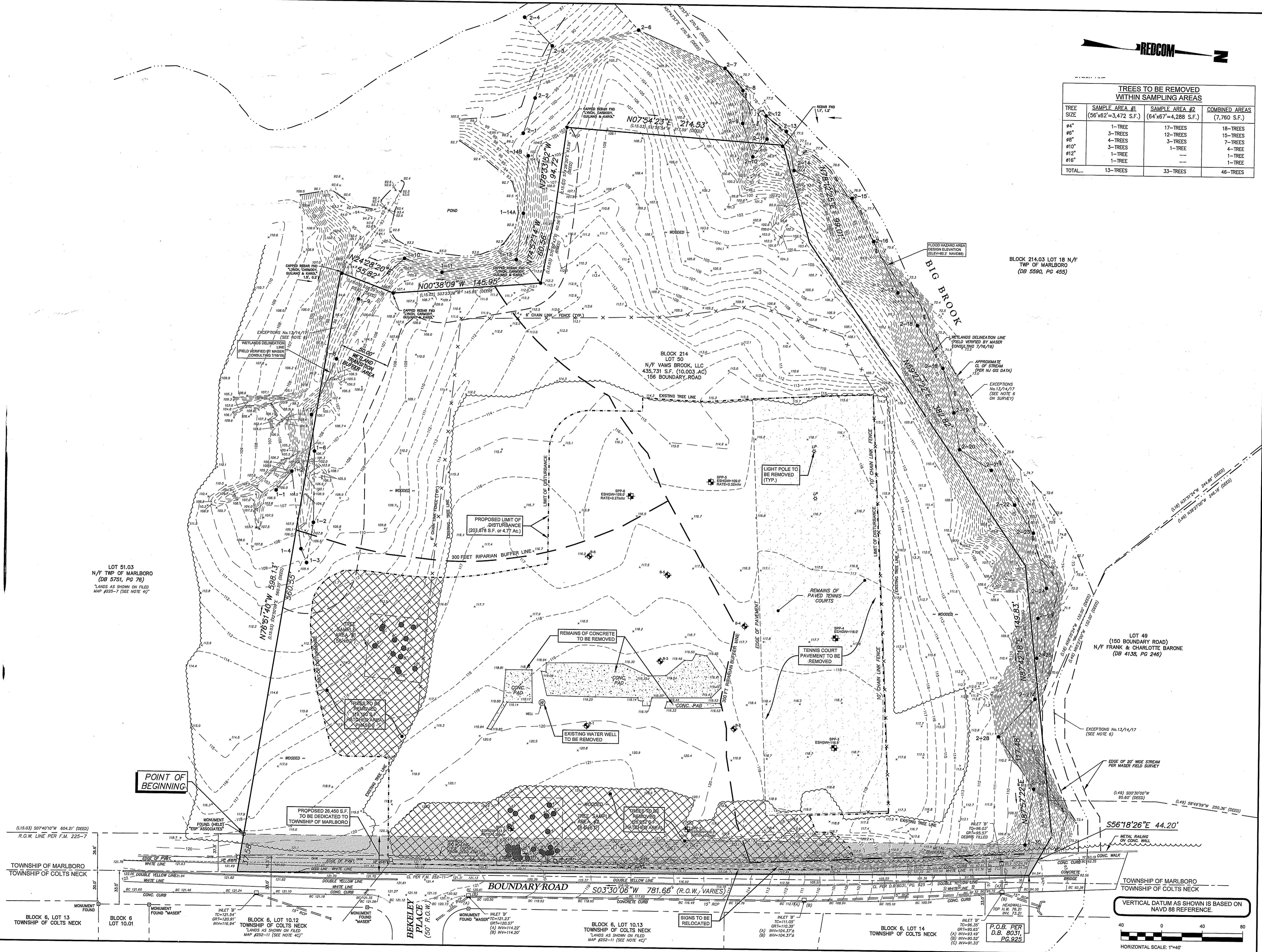
DRAWN: AR
CHECKED: JAM
DATE: 11.18.19
SCALE: AS NOTED

1

WWW.REDCOMLLC.COM



TREES TO BE REMOVED WITHIN SAMPLING AREAS			
TREE SIZE	SAMPLE AREA #1 (56'x62'=3,472 S.F.)	SAMPLE AREA #2 (64'x67'=4,288 S.F.)	COMBINED AREAS (7,760 S.F.)
#4"	1-TREE	17-TREES	18-TREES
#6"	3-TREES	12-TREES	15-TREES
#8"	4-TREES	3-TREES	7-TREES
#10"	3-TREES	1-TREE	4-TREE
#12"	1-TREE	---	1-TREE
#16"	1-TREE	---	1-TREE
TOTAL...	13-TREES	33-TREES	46-TREES



BLOCK 214.03 LOT 18 N/F
 TWP OF MARLBORO
 (DB 5590, PG 455)

BLOCK 214
 LOT 50
 N/F VAMS BROOK, LLC
 435,731 S.F. (10,003 AC)
 156 BOUNDARY ROAD

LOT 51.03
 N/F TWP OF MARLBORO
 (DB 5751, PG 76)
 *LANDS AS SHOWN ON FILED
 MAP #225-7 (SEE NOTE 41)*

LOT 49
 (150 BOUNDARY ROAD)
 N/F FRANK & CHARLOTTE BARONE
 (DB 4138, PG 246)

Gregory J. Redington, P.E.
 GREGORY J. REDINGTON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 37543

SRS
 ENTERPRISES
 BLOCK 214, LOT 50
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

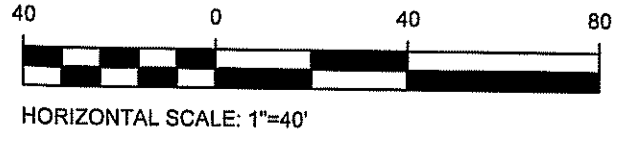
156 BOUNDARY ROAD
 PRELIMINARY & FINAL MAJOR SITE PLAN

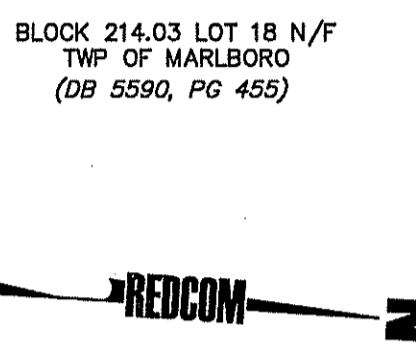
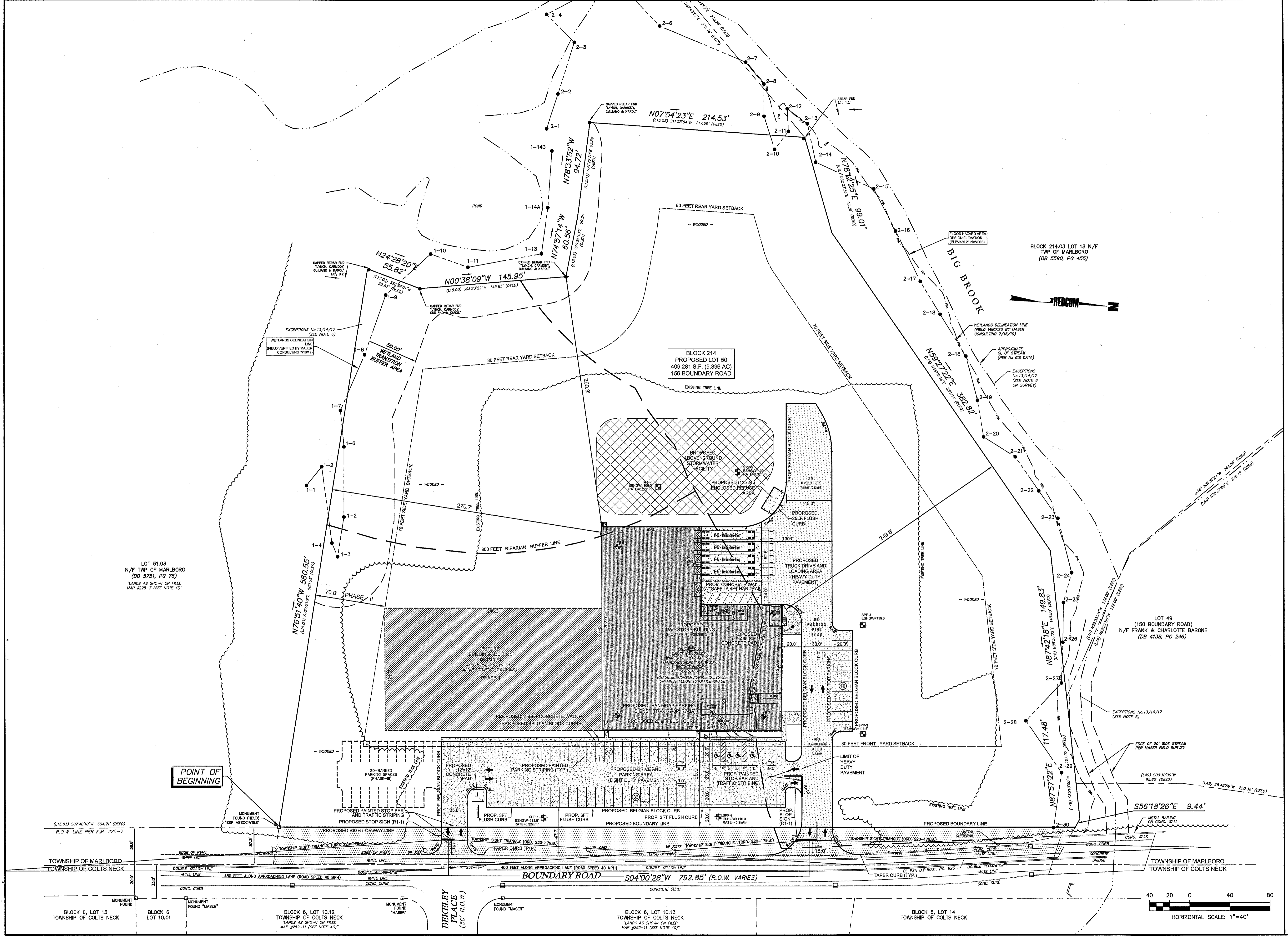
EXISTING
 CONDITIONS &
 DEMOLITION PLAN



STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
 2460822000 & 21400094500
 433 NORTH AVE EAST
 PO BOX 100
 WESTFIELD, NJ 07090
 T. 908.233.4030
 F. 908.233.8837

VERTICAL DATUM AS SHOWN IS BASED ON
 NAVD 88 REFERENCE.





GREGORY J. REDINGTON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER Lic. No. 37543

SRS ENTERPRISES
 BLOCK 214, LOT 50
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
 PRELIMINARY & FINAL MAJOR SITE PLAN

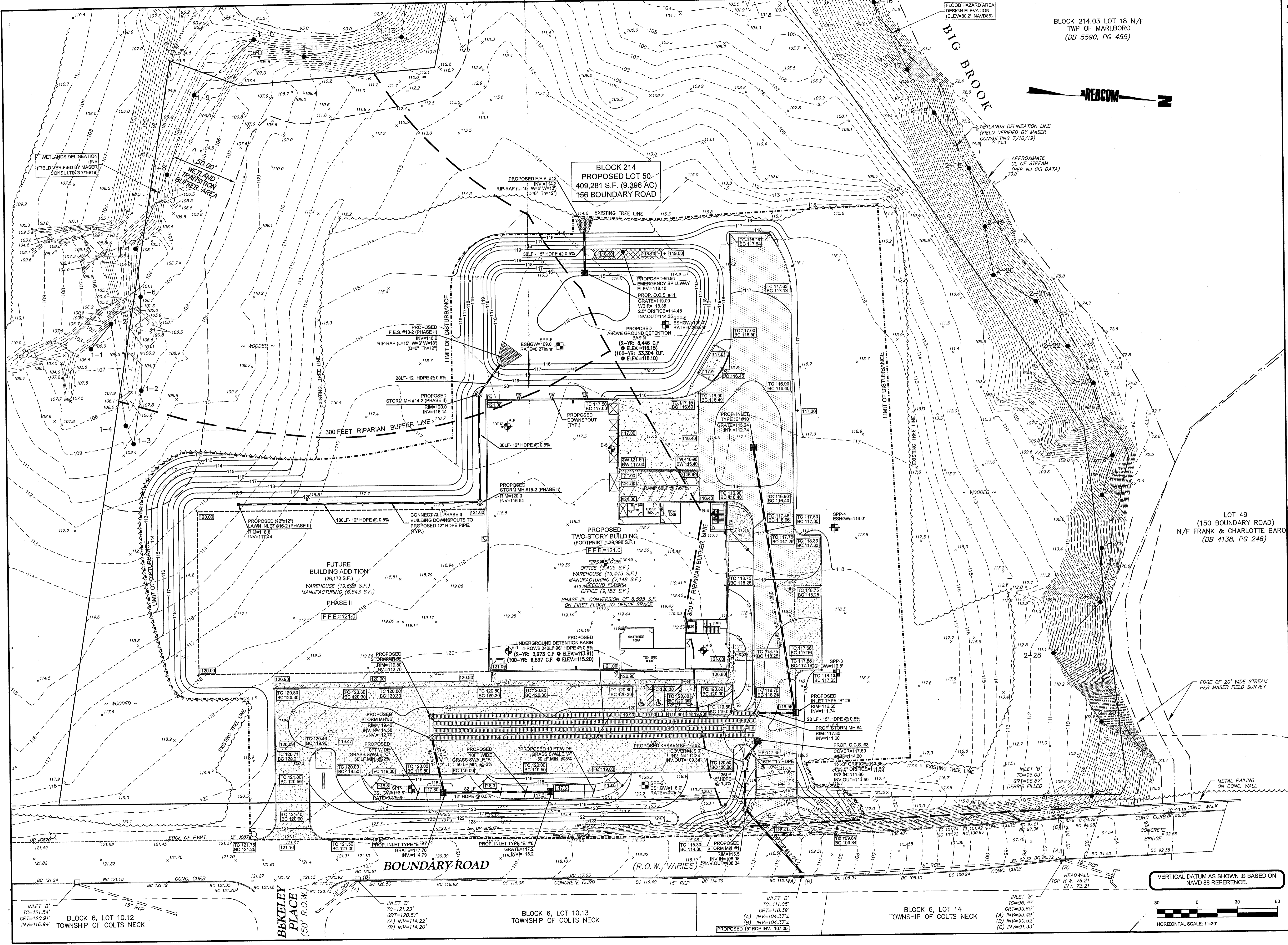
LAYOUT &
 DIMENSIONING
 PLAN



STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
 433 NORTH AVE EAST
 PO BOX 100
 WESTFIELD, NJ 07090
 T. 908.233.4030
 F. 908.233.8837

DATE: 11.19.19
 SCALE: 1"=40'
 DRAWN: AR
 CHECKED: JMM

BLOCK 214.03 LOT 18 N/F
 TWP OF MARLBORO
 (DB 5590, PG 455)



Gregory J. Redington
 GREGORY J. REDINGTON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 37543

SRS ENTERPRISES
 BLOCK 214, LOT 50
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
 PRELIMINARY & FINAL MAJOR SITE PLAN

GRADING & DRAINAGE PLAN

REDCOM
 DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
 240402020000 & 21400094500

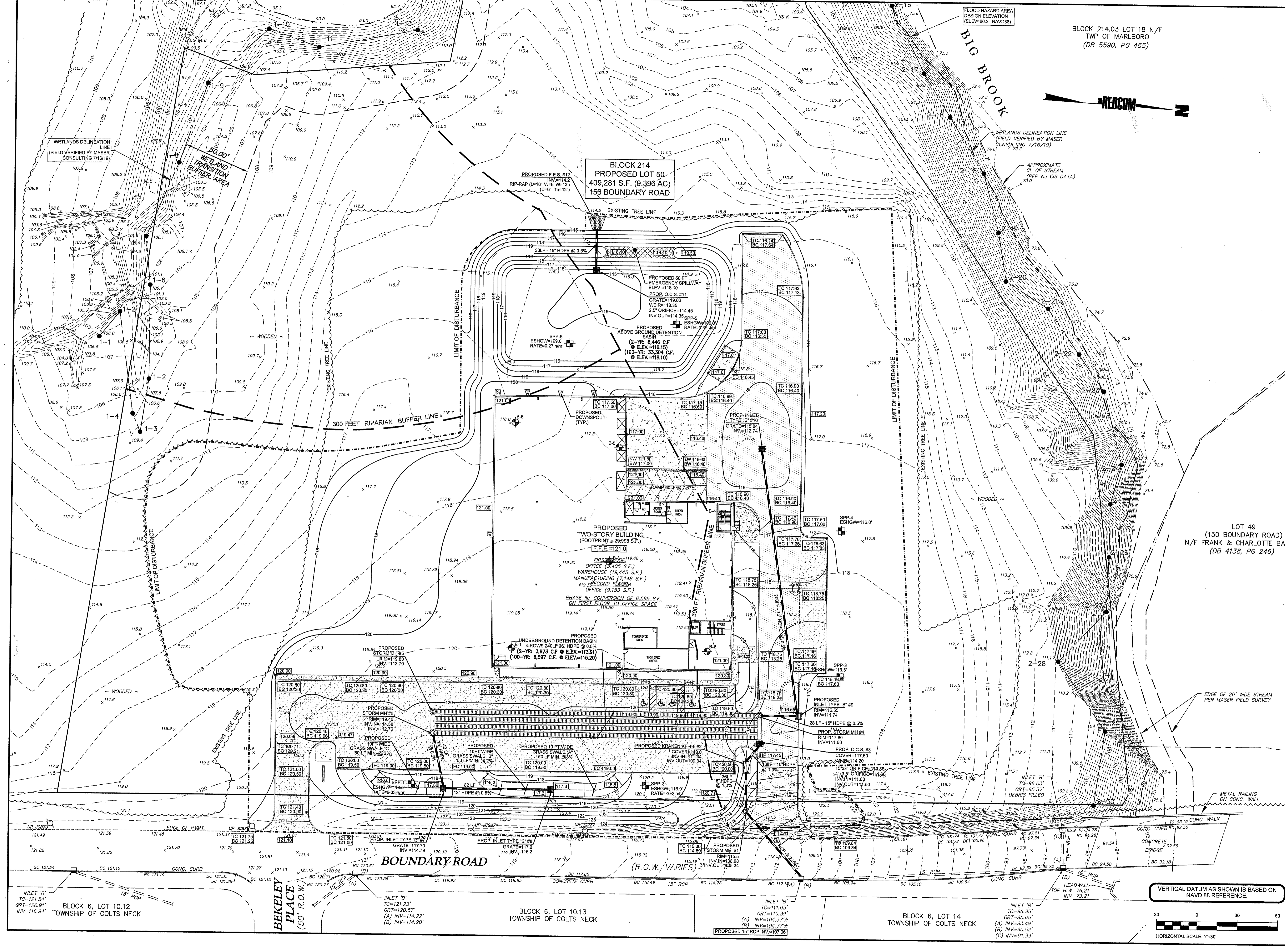
435 NORTH AVE EAST
 PO BOX 100
 WESTFIELD, NJ 07090
 T. 908.233.4030
 F. 908.233.9837

DRAWN: AR
 CHECKED: JAM
 DATE: 11.19.19
 SCALE: 1"=30'

WWW.REDCOMLLC.COM

REVISIONS
 1. 05.20.2020 REVISED PER TRC MEETING & LETTER OF COMMENTS
 2. 07.10.2020 REVISED PER LETTER OF COMMENTS DATED 06.19.20

BLOCK 214.03 LOT 18 N/F
 TWP OF MARLBORO
 (DB 5590, PG 455)



GREGORY J. REDINOSTON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 37543

SRS ENTERPRISES
 BLOCK 214, LOT 50
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
 PRELIMINARY & FINAL MAJOR SITE PLAN

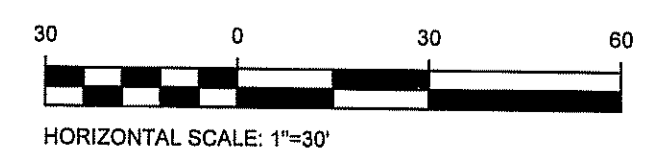
GRADING & DRAINAGE PLAN
 PHASE - I

REDCOM
 DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
 433 NORTH AVE EAST
 PO BOX 160
 WESTFIELD, NJ 07090
 T. 908.233.6030
 F. 908.233.8837

DATE: 11.18.19
 SCALE: 1"=30'
 4a

VERTICAL DATUM AS SHOWN IS BASED ON
 NAVD 88 REFERENCE

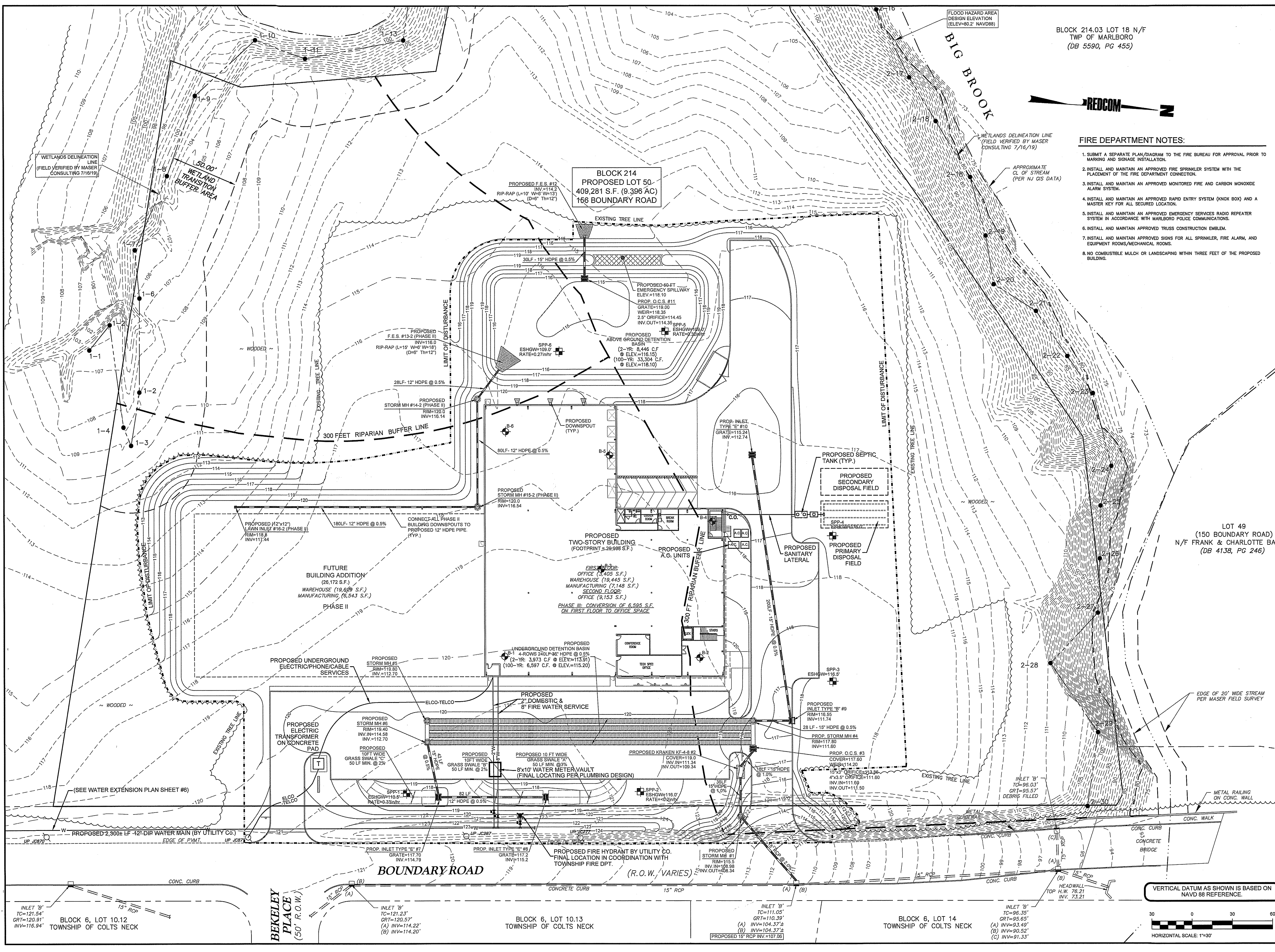


BLOCK 214.03 LOT 18 N/F
 TWP OF MARLBORO
 (DB 5590, PG 455)



FIRE DEPARTMENT NOTES:

1. SUBMIT A SEPARATE PLAN/DIAGRAM TO THE FIRE BUREAU FOR APPROVAL PRIOR TO MARKING AND SIGNAGE INSTALLATION.
2. INSTALL AND MAINTAIN AN APPROVED FIRE SPRINKLER SYSTEM WITH THE PLACEMENT OF THE FIRE DEPARTMENT CONNECTION.
3. INSTALL AND MAINTAIN AN APPROVED MONITORED FIRE AND CARBON MONOXIDE ALARM SYSTEM.
4. INSTALL AND MAINTAIN AN APPROVED RAPID ENTRY SYSTEM (KNOX BOX) AND A MASTER KEY FOR ALL SECURED LOCATION.
5. INSTALL AND MAINTAIN AN APPROVED EMERGENCY SERVICES RADIO REPEATER SYSTEM IN ACCORDANCE WITH MARLBORO POLICE COMMUNICATIONS.
6. INSTALL AND MAINTAIN APPROVED TRUSS CONSTRUCTION EMBLEM.
7. INSTALL AND MAINTAIN APPROVED SIGNS FOR ALL SPRINKLER, FIRE ALARM, AND EQUIPMENT ROOMS/MECHANICAL ROOMS.
8. NO COMBUSTIBLE MULCH OR LANDSCAPING WITHIN THREE FEET OF THE PROPOSED BUILDING.



LOT 49
 (150 BOUNDARY ROAD)
 N/F FRANK & CHARLOTTE BARO
 (DB 4138, PG 246)

GREGORY J. REDINGTON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER LIC. No. 37543

SRS ENTERPRISES
 BLOCK 214, LOT 50
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
 PRELIMINARY & FINAL MAJOR SITE PLAN

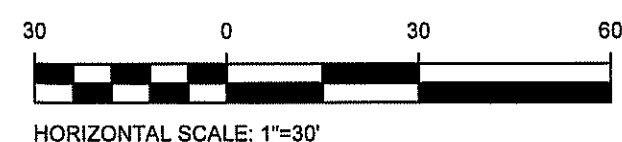
UTILITY PLAN



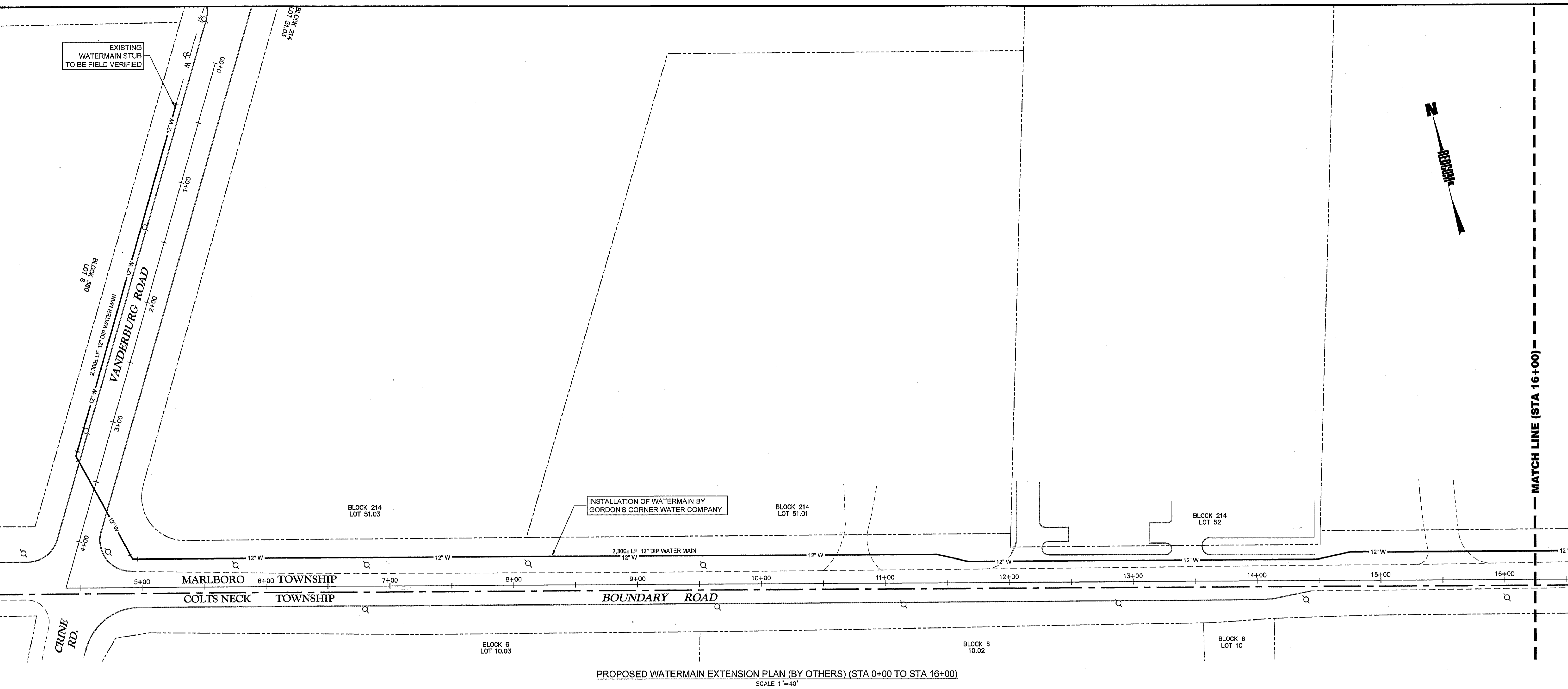
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
 246A28221900 & 21AC00094500
 433 NORTH AVE EAST
 PO BOX 180
 WESTFIELD, NJ 07090
 T. 908.233.4030
 F. 908.233.8857

DRAWN: JAM
 CHECKED: JAM
 DATE: 11.19.19
 SCALE: 1"=30'

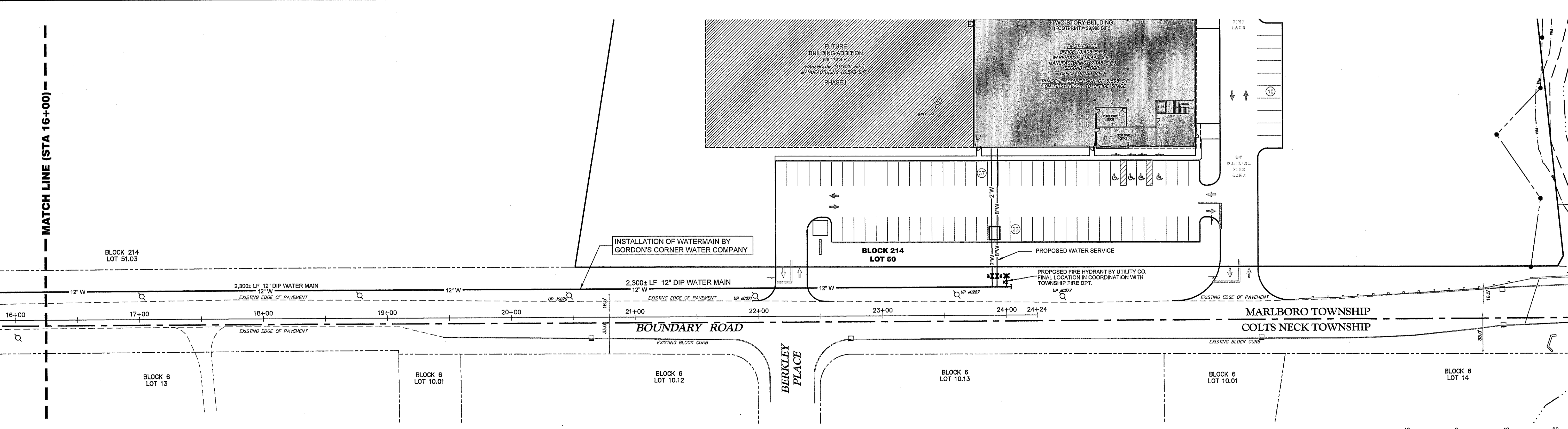
VERTICAL DATUM AS SHOWN IS BASED ON NAVD 88 REFERENCE.



REVISIONS
 1. 05.20.2020 REVISED FOR TRC MEETING &
 2. 07.10.2020 REVISED ONE LETTER OF COM



PROPOSED WATERMAIN EXTENSION PLAN (BY OTHERS) (STA 0+00 TO STA 16+00)
 SCALE 1"=40'



PROPOSED WATERMAIN EXTENSION PLAN (BY OTHERS) (STA 16+00 TO STA 24+00)
 SCALE 1"=40'



GREGORY J. REDINGTON
 NEW JERSEY PROFESSIONAL ENGINEER

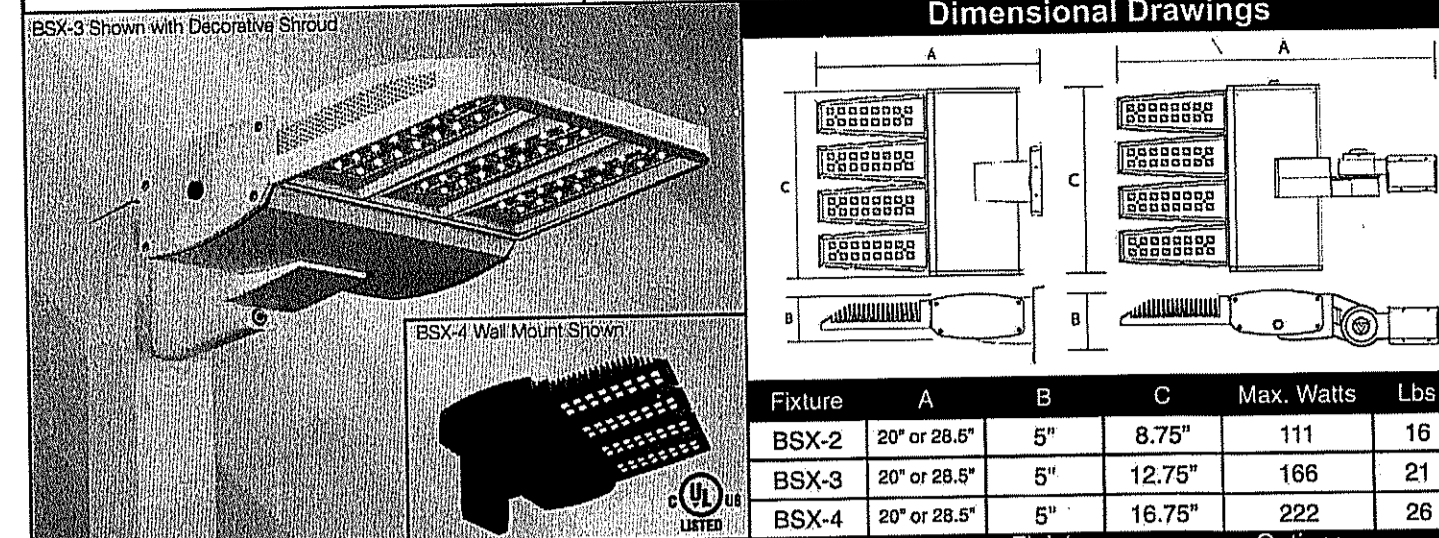
SRS ENTERPRISES
 BLOCK 214, LOT 50
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
 PRELIMINARY & FINAL MAJOR

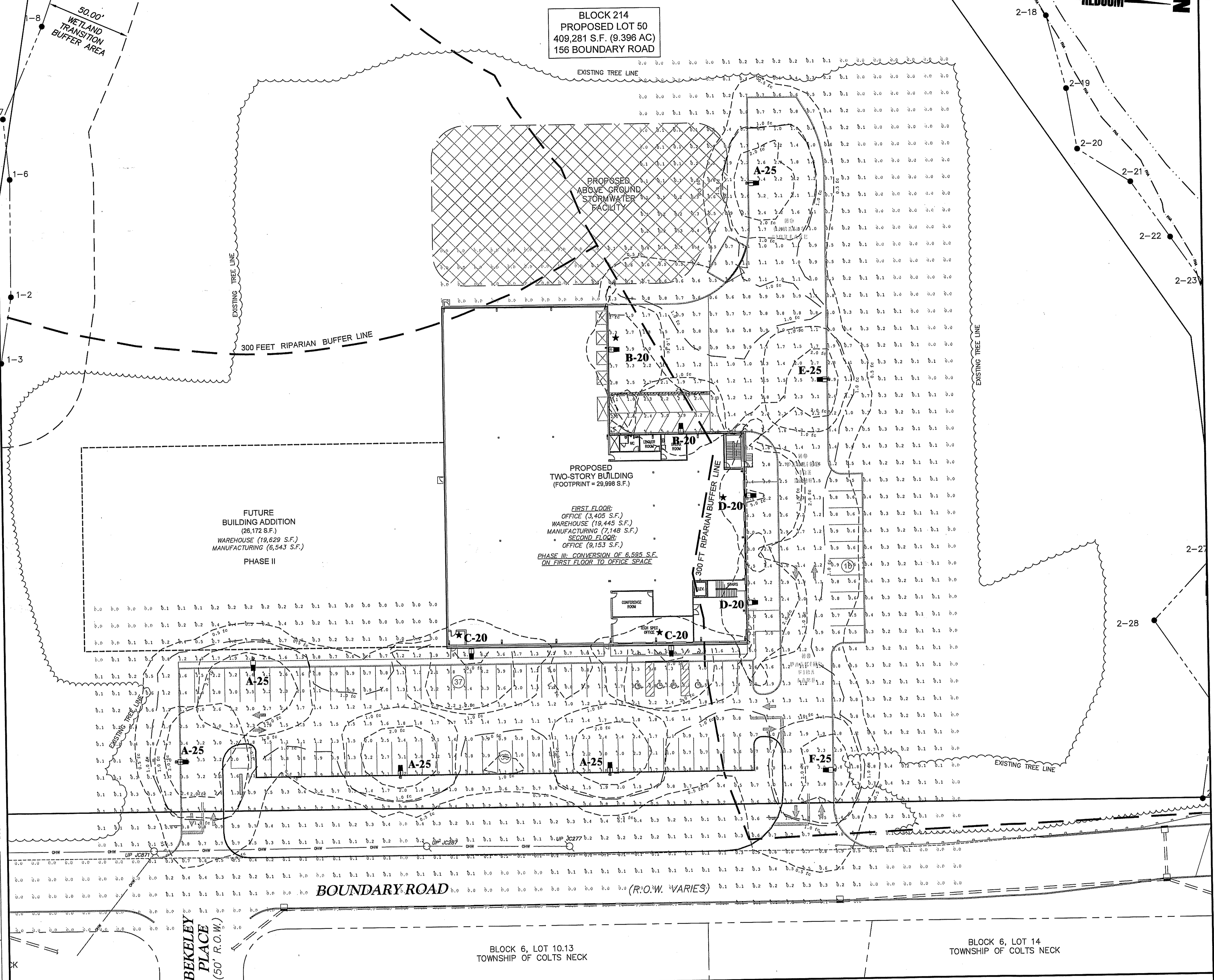
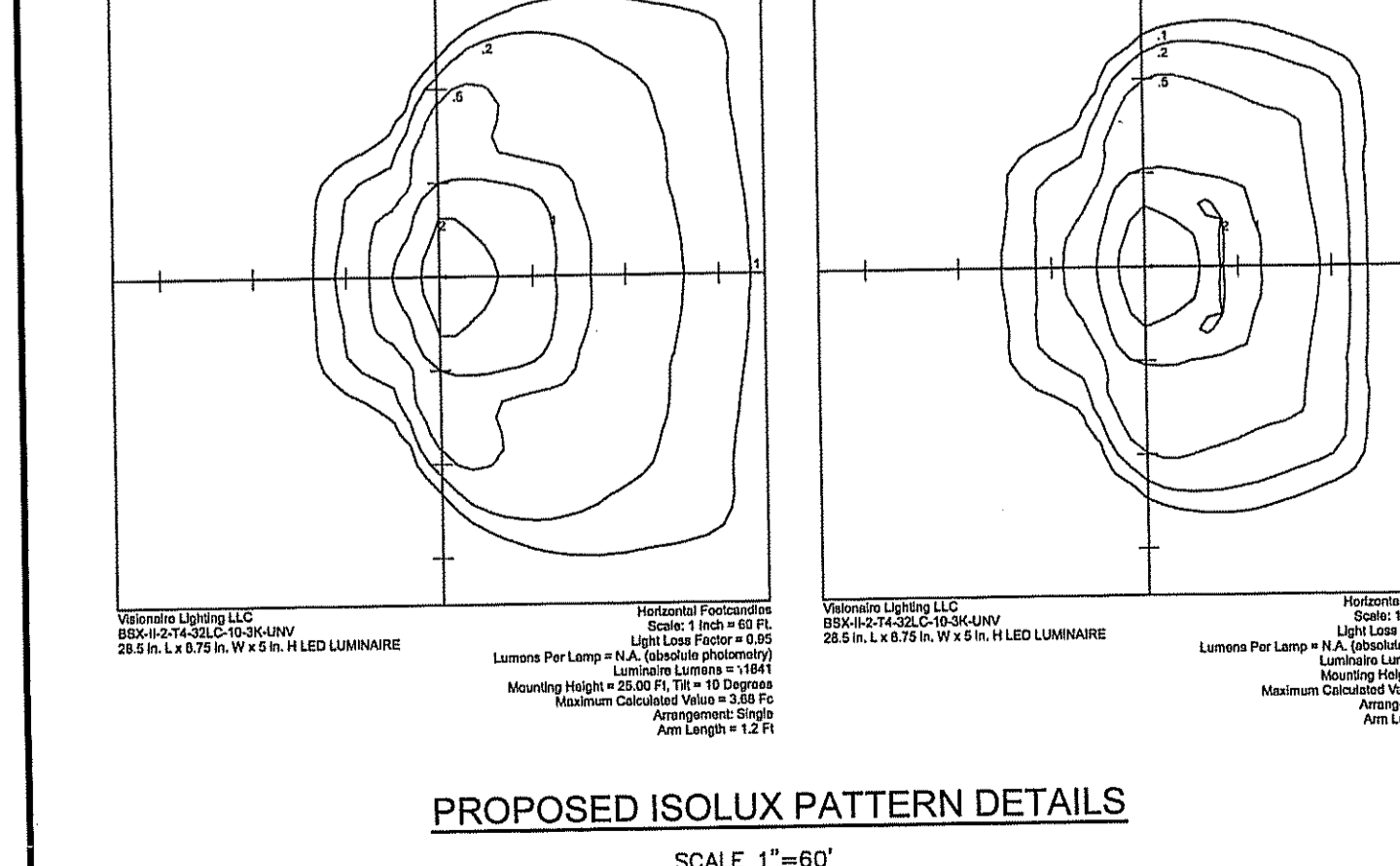
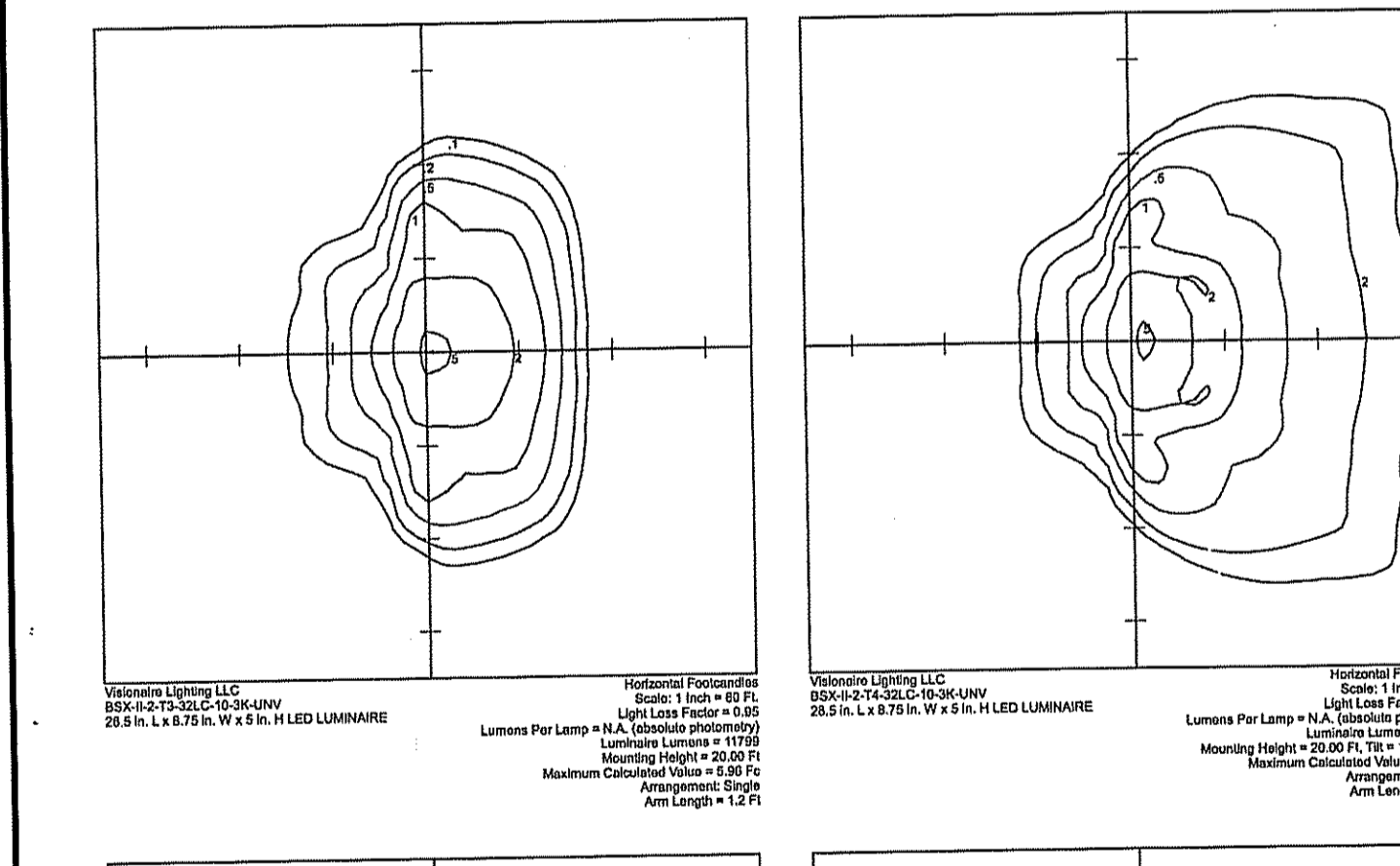
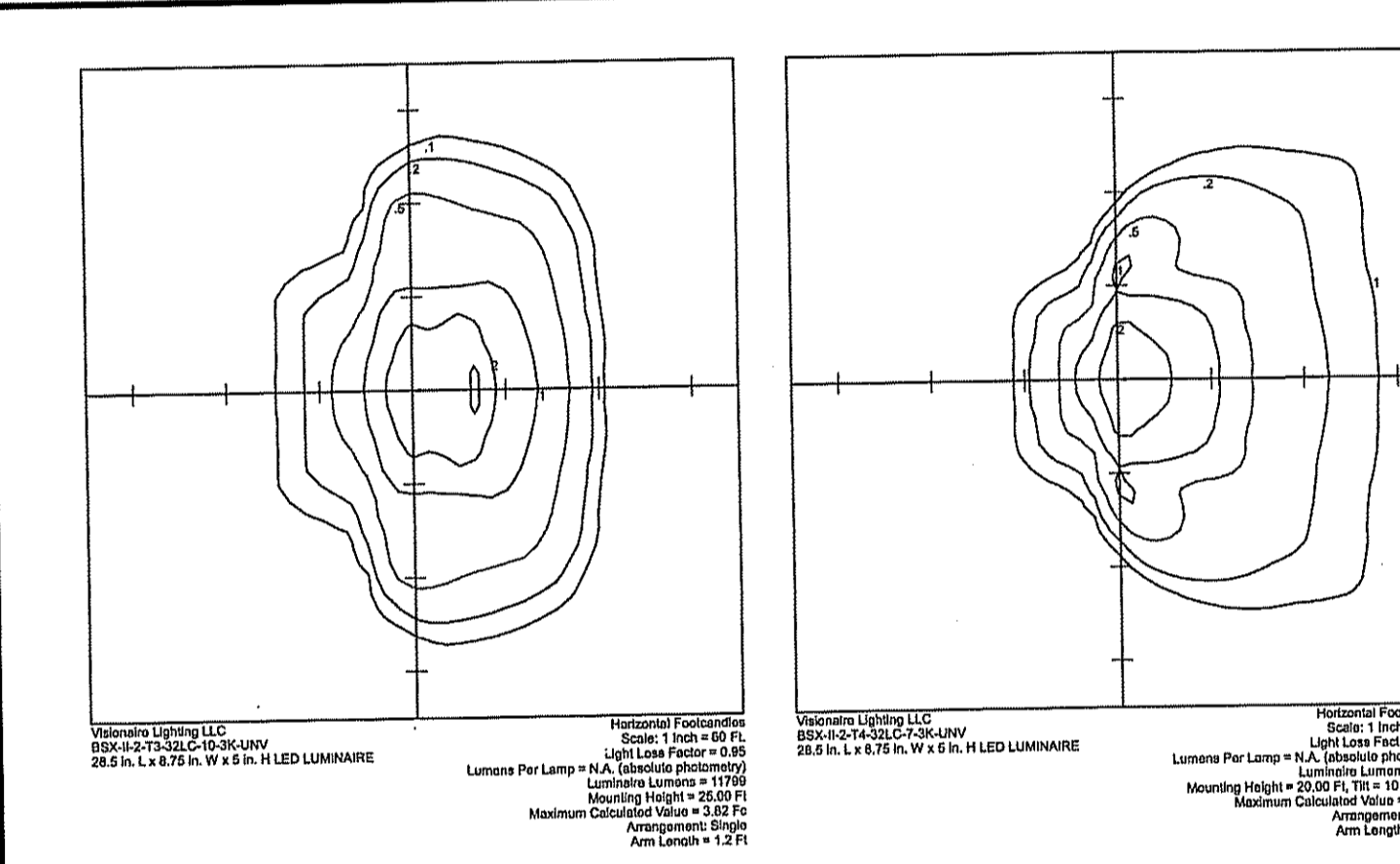
WATERMAIN EXTENSION PLAN

REDCOR
 DESIGN & CONSTRUCTION LLC
 STATE OF NEW JERSEY CERTIFICATE
 24628221900 & 21AC00094800
 433 NORTH AVE EAST
 PO BOX 160
 WESTFIELD, NJ 07090
 T. 908.233.4030
 F. 908.233.6837
 WWW.REDCORMLLCC.COM

BOW SX LED Project Name: Catalog Number: Type:



Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
BSX-2	Type I 48 (48LC)	32 (32LC)	350 (3)	3000K *Warm white (3K)	120-277 Universal Voltage (UNV)	Knuckle Mount *Max Arm 2.50" Max with adjustable increments	Bronze (BZ) Black (BK)	Button Type Photocell (PC220) (PC240) (PC277) PhotoCell & Receptacle Adapter (PCR120) (PCR235) (PCR240) (PCR277) (PCR347) (PCR405) Photo Receptacle with Wire Round Pole Plate Adaptor For 5/8" Pole (RPP) Motion Sensor (MS20) (MS25) (MS30) (MS35) (MS40) (MS45) Universal Pole Mount Adaptor For 1" Pole (UPA) Decorative Shroud (DS) Back Side Cap/Lower Shield (BSLS) Right Side Cap/Lower Shield (RSLS) Left Side Cap/Lower Shield (LSLS)
BSX-3	Type II 48 (48LC)	48 (48LC)	530 (5)	4000K *Neutral white (4K)	480 (5)	Bolt-On Arm 6" (BOA6)	Black (BK) Smooth Black (SBK)	
BSX-4	Type III 64 (64LC)	64 (64LC)	700 (7)	5000K *Cool white (5K)	347 (8)	Wall Mount (WM) *Not available	White (WH) Smooth White (SWH) Graphite (GP) Grey (GY) Silver Metallic (SL) Custom Color (CC)	



PROPOSED ISOLUX PATTERN DETAILS
 SCALE 1"=60'

LIGHTING DESIGN CALCULATION SUMMARY: (ORDINANCE 220-164)

DESCRIPTION	UNITS	REQUIRED	PROPOSED
MINIMUM FOOTCANDLES	FOOTCANDLE (FC)	0.5 FC	0.5 FC
AVERAGE MINIMUM FOOTCANDLE	FOOTCANDLE (FC)	0.5 FC	0.83 FC
MAXIMUM FIXTURE MOUNTING HEIGHT	FEET (FT)	25 FT	20 TO 25 FT
LIGHT FIXTURE SPACING NOT TO EXCEED 5x MOUNTING HEIGHT	FEET (FT)	125 FT	104 FT MAX.

LEGEND
 *A-20 — MOUNTING HEIGHT (FEET)
 — LIGHT FIXTURE
 — SECURITY LIGHT (TO REMAIN ON ALL NIGHT)

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	LUM. WATTS	TOTAL WATTS
A	5	A	SINGLE	0.950	VISIONAIRE BSX-II-2-T3-32LC-10-3K-VOLT-SINGLE @ 25' MTG. HT. (N)	109	545
B	2	B	SINGLE	0.950	VISIONAIRE BSX-II-2-T4-32LC-7-3K-VOLT-AWM @ 20' MTG. HT. 10' TILT	72	144
C	2	C	SINGLE	0.950	VISIONAIRE BSX-II-2-T3-32LC-10-3K-VOLT-WM @ 20' MTG. HT.	109	218
D	2	D	SINGLE	0.950	VISIONAIRE BSX-II-2-T4-32LC-10-3K-VOLT-AWM @ 20' MTG. HT. 10' TILT	109	218
E	1	E	SINGLE	0.950	VISIONAIRE BSX-II-2-T4-32LC-10-3K-VOLT-KM SINGLE @ 25' MTG. HT. 10' TILT (N)	109	109
F	1	F	SINGLE	0.950	VISIONAIRE BSX-II-2-T4-32LC-10-3K-VOLT- SINGLE @ 25' MTG. HT. (N)	109	109

GENERAL NOTE
 1. ALL LIGHT SHALL BE EXTINGUISHED 1 HOUR AFTER FACILITY CLOSES WITH THE EXCEPTION OF SECURITY LIGHTING DESIGNATED WITH A STAR.

VERTICAL DATUM AS SHOWN IS BASED ON NAVD 88 REFERENCE.

30 0 30 60
 HORIZONTAL SCALE: 1"=30'

SEE ADDITIONAL LIGHTING DETAILS ON SHEET-11

GREGORY J. REDINGTON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER LIC. No. 37543

SRS ENTERPRISES
 BLOCK 214; LOT 50
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
 PRELIMINARY & FINAL MAJOR SITE PLAN

LIGHTING PLAN & DETAILS

REDCOM
 DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
 245A28221900 & 21AC00045000

433 NORTH AVE EAST
 PO BOX 166
 WESTFIELD, NJ 07090
 T. 908.233.4030
 F. 908.233.8837

DRAWN: AR
 CHECKED: JAM
 DATE: 11.19.19
 SCALE: 1"=30'

7

WWW.REDCOMLLC.COM

GENERAL LANDSCAPE NOTES:

- ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER, TOWNSHIP PLANNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- SITE PLAN SHALL MAINTAIN THE LANDSCAPING AS SHOWN ON THESE APPROVED PLANS.
- IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN.

PLANTING NOTES:

- ALL PLANTS PROVIDED FOR THE LANDSCAPE INSTALLATION SHALL BE HEALTHY AND OF ATTRACTIVE APPEARANCE. ALL PLANTS SHALL BE APPROVED BY REDCOM AT THE SITE OR LANDSCAPERS NURSERY OR YARD. LARGE SPECIMENS MAY REQUIRE INSPECTION AND APPROVAL AT INSTALLATION SHALL BE REPLACED WITH LIKE MATERIAL. ALL PLANTS SHALL CONFORM TO A.N. STANDARDS FOR SIZE, SHAPE AND ROOT CONDITION.
- THE LANDSCAPER SHALL COLLECT AND STOCK AT LEAST ENOUGH MATERIAL TO OCCUPY HIS CREW FOR A FULL DAY. HE SHALL CONTACT REDCOM TWO DAYS PRIOR TO DELIVERY TO THE SITE. REDCOM WILL ASSIST THE CREW IN THE PLACEMENT OF PLANTS UPON BEDS TO INSURE THE MAXIMUM EXECUTION OF THE DESIGN. IF ADDITIONAL DAYS OF PLANTING ARE REQUIRED, THE CREW CHIEF OR CONTRACTOR MAY PLACE PLANTS IN BEDS UPON THE APPROVAL OF REDCOM.
- THE LANDSCAPE PLAN IS FLEXIBLE AND MODIFICATIONS WHICH WILL IMPROVE THE FINISHED INSTALLATION WILL BE CONSIDERED BY REDCOM. PLANTINGS ACCORDINGLY, THE LANDSCAPER AND CREW FOREMAN SHOULD VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND NOTIFY REDCOM IF ANY CONFLICTS APPEAR.
- EXISTING TREES WHICH ARE NOT SHOWN ON THE PLAN AND ARE TO BE RETAINED WILL BE FLAGGED AND PROTECTED IF NECESSARY. PLANTINGS AND BEDS OR MOUNDS SHALL BE ADJUSTED ACCORDINGLY AT THE DIRECTION OF REDCOM.
- THE LANDSCAPER SHALL NOT INTERFERE WITH THE WORK OF OTHER SUB-CONTRACTORS ON THE JOB. ANY CONFLICT IN THE EXECUTION OF THE INSTALLATION SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF REDCOM.
- LANDSCAPER WILL ACCEPT THE SITE AS BEING ROUGH GRADED WHEN THEY BEGIN WORK AND WILL BE RESPONSIBLE FOR ALL REMAINING FINE GRADING AND PLACEMENT OF TOPSOIL WHERE NECESSARY.
- ALL SHRUB BEDS WILL BE MULCHED WITH WEED RETARDANT FABRIC (WEED CHECK, OR EQUAL) USE 3" SHREDDED HARDWOOD BARK OVER WEED RETARDANT FABRIC. NO MULCH SHALL COME INTO CONTACT WITH THE ROOT FLARE.
- PLANT HOLES SHALL BE DUG WITH VERTICAL WALLS AND SHALL BE TWICE THE DIAMETER OF THE BALL OR CONTAINER AND A MINIMUM OF 6" DEEPER THAN THE BALL OR CONTAINER HEIGHT.
- BACKFILL ALL PLANTS WITH A THOROUGH MIXTURE OF ONE (1) PART PEAT MOSS AND FIVE (5) PARTS SCREENED TOPSOIL. (NOT SHREDDED).
- ALL AREAS TO BE SEEDED OR SODDED SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- ALL STAKES AND CABLING SHALL BE REMOVED AFTER ONE YEAR.
- ALL PLANTINGS ARE GUARANTEED FOR TWO YEAR OF THE DATE OF PLANTING, HOWEVER, IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE AT ALL TIMES TO MAINTAIN THE LANDSCAPING AS SHOWN IN THE APPROVED LANDSCAPE PLAN.
- PROVIDE RIGID PLASTIC OPEN MESH TRUCK GUARD A.M. LEONARD (OR APPROVED EQUAL) TO PROPOSED TREES TO BE PLANTED.
- TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE DISTURBANCE.

SEEDING NOTES:

- PERMANENT STABILIZATION SPECIFICATIONS:
- APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 S.F. AND WORK FOUR INCHES INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 S.F.
 - APPLY HARD FESCUE SEED AT 2.7 LBS PER 1000 S.F. AND CREEPING RED FESCUE SEED AT 0.7 LBS PER 1000 S.F. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 S.F.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 S.F. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 S.F.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - ABOVE DETENTION BASIN AREAS WILL BE PLANTED WITH 'NATIVE WET MIX' RECOMMENDED FOR THIS USE AS PER TABLE 4-2 IN THE 'STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY' FOR USDA PLANT HARDINESS ZONE 6b.
- DEPTERNO 20 lbs/ac.
WILD RYE (ELYMUS) 15 lbs/ac.
RYEGRASS 25 lbs/ac.
SWITCHGRASS 25 lbs/ac.

LANDSCAPE MAINTENANCE PROCEDURES:

- DEBRIS AND WEED CONTROL: UNDESIRABLE LITTER, WEEDS AND LITTER SHALL BE REMOVED FROM ALL LANDSCAPED AREAS TO PROVIDE A NEAT, ORDERLY AND WELL-MAINTAINED APPEARANCE. PAVED AREAS SHALL BE SWEEPED AT REGULAR INTERVALS TO REMOVE DEBRIS AND LITTER AND PREVENT THEIR TRANSPORT TO THE DRAINAGE SYSTEM.
- MULCHING: ALL PLANTING BEDS WITH EXISTING OR SPECIFIED ORGANIC MULCH SHALL BE MAINTAINED WITH A MINIMUM TWO-INCH DEPTH OF SHREDDED BARK MULCH OR AN EQUIVALENT. TO MAINTAIN THIS LEVEL, NEW MULCH SHALL BE APPLIED EACH SPRING AS NEEDED. CARE SHALL BE TAKEN TO PREVENT NEWLY APPLIED MULCH FROM BEING SWEEPED AWAY BY OVERLAND DRAINAGE FLOWS.
- DECORATIVE STONE AREAS: AREAS WITH DECORATIVE STONE OR OTHER MATERIALS SHALL BE MAINTAINED WITH A NEAT APPEARANCE. WEEDS, BARE GROUND OR EXPOSED LANDSCAPE FABRIC SHALL REQUIRE ACTION TO REPAIR DAMAGED AREAS AND REMOVE UNSIGHTLY WEEDS OR LITTER.
- PLANTINGS: LANDSCAPE MAINTENANCE SHALL INCLUDE THE RE-SEEDING OR REPLANTING OF LANDSCAPE AREAS THAT ARE DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE. ALL LANDSCAPED AREAS WHICH ARE DAMAGED, DESTROYED OR ARE FAILING, AS DESCRIBED ABOVE, SHALL BE REPLACED OR REPAIRED AS SOON AS POSSIBLE.
- WATERING: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE NEW PLANTINGS TILL IT HAS BEEN DETERMINED THE PLANTS HAVE BEEN ESTABLISHED TO THE SATISFACTION OF THE TOWNSHIP. RESPONSIBILITY FOR WATERING THE NEW PLANTINGS ON A REGULARLY AS SEASONS AND CONDITIONS REASONABLY PERMIT.

LANDSCAPING INSTALLATION NOTES:

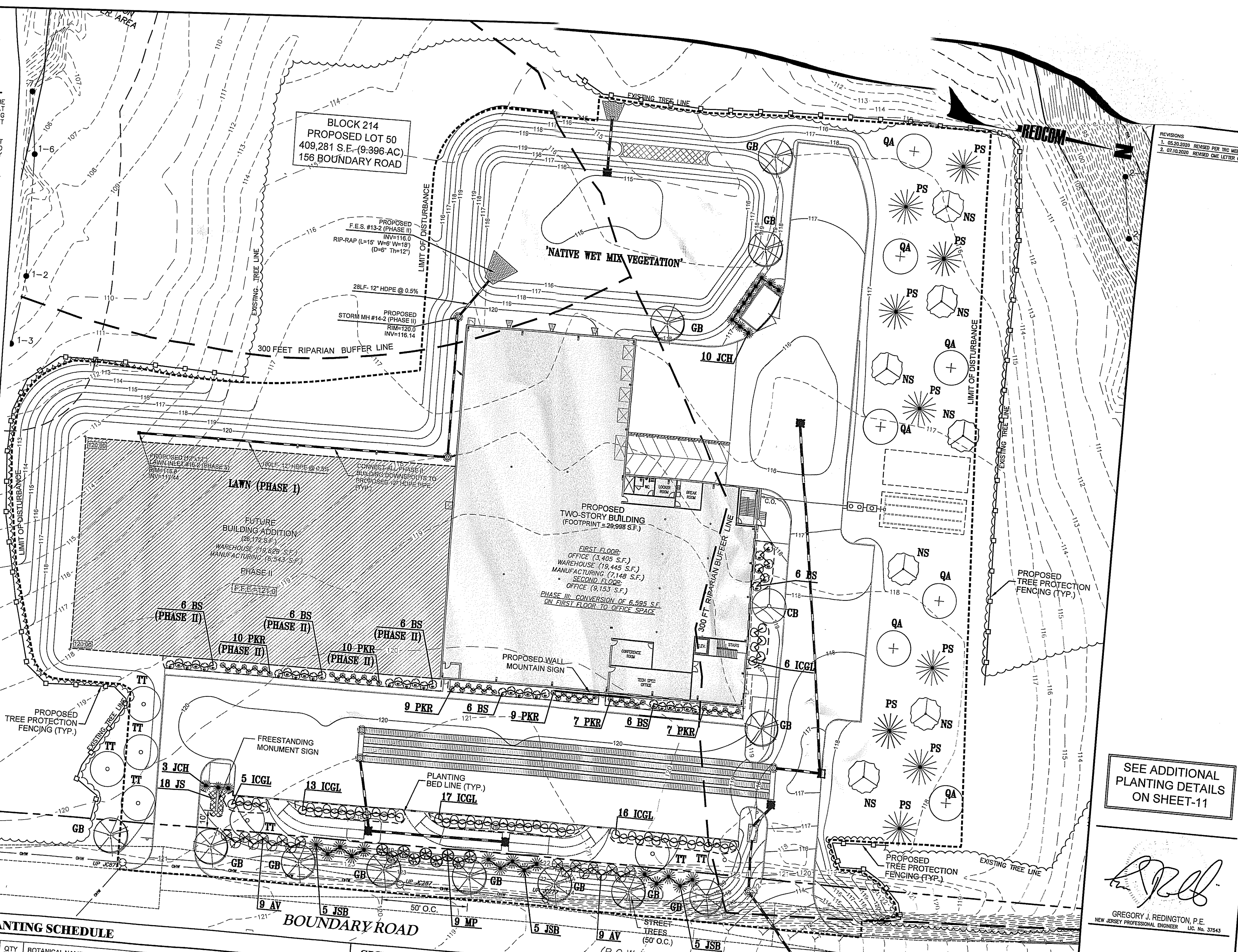
- THE TOP 1/3 OF ANY WIRE BASKETS ARE TO BE REMOVED IN ADDITION TO CUTTING WIRE BANDS ON THE REMAINING 2/3 OF BALL. BURLAP IS TO BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL. REMAINING STRINGS OR TWINE ARE TO BE CUT. ALL STRINGS ARE TO BE REMOVED FROM THE ROOT BALL. THE PREPARATION HOLE MUST BE AT LEAST 12" LARGER AROUND THE ENTIRE ROOT BALL. ALL TREES WILL HAVE ONE CENTRAL LEADER. TREES SHALL BE 'HEAVY' AND NOT BE PRUNED, EXCEPT FOR SPECIFIC APPROVAL OF THE TOWNSHIP ENGINEER. TREES OF 2 1/4" CALIPER SHOULD BE CEDAR STAKED, WITH PLASTIC GUY TIES. HOLE PREPARATION SHOULD BE 1 PART PEAT MOSS; 1 PART COW MANURE; 3 PARTS TOPSOIL. A NOTATION SHOULD STATE THAT AT THE TIME OF PLANTING, 3 PARTS TOPSOIL. ROOT FLARE SHALL BE PLACED FLUSH WITH GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINED SOIL. PROPOSED LANDSCAPING LOCATED ADJACENT TO CURB OR PAVEMENT SHALL BE INSTALLED MINIMUM 3 FEET FROM THE EDGE OF CURB OR PAVEMENT.

TREE REMOVAL AND REPLACEMENT CALCULATIONS:

SECTION 337-19.C.1.
SHEET #2 'EXISTING CONDITIONS & DEMOLITION PLAN' FOR WOODED AREAS TO BE CLEARED WITHIN THE LIMIT OF SAMPLE AREA #1 (S.A. #1): (58'x62'=3,472 S.F.)
SAMPLE AREA #2 (S.A. #2): (64'x67'=4,288 S.F.)

REPLACEMENT CRITERIA (ORD. 337-19.C.1)	CONSTRUCTION PHASE-I		CONSTRUCTION PHASE-II	
	S.A. #2	AVERAGE FACTOR	S.A. #1	AVERAGE FACTOR
1-TREE (2" to 2-1/2")	17-TREES	72-TREES	1-TREE	6-TREES
OR	12-TREES	102-TREES	3-TREES	17-TREES
0.5 TREE (3-1/2" to 4")	3-TREES	78-TREES	4-TREES	23-TREES
	1-TREE	18-TREES	3-TREES	17-TREES
	0-TREES	6-TREE	1-TREE	6-TREES
		0-TREES		6-TREES
		198-TREES LESS 20% (*)		69-TREES LESS 20% (*)
		TOTAL 158-TREES < #12"		TOTAL 55-TREES < #12"
		158-TREES REQUIRED		55-TREES REQUIRED
				6-TREES
				6-TREES LESS 20% (*)
				TOTAL 5-TREES > #12"
				10-TREES REQUIRED

(*) 20% REDUCTION FACTOR FOR DEAD AND DYING TREES IS ALLOWED.
REPLACEMENT TREES PROVIDED: (PHASE I)
TREES (2-1/2" CALIPER MINIMUM) ARE PROVIDED VS. REQUIRED 158-TREES
REPLACEMENT TREES NOT BEEN MET; APPLICANT AGREES TO PROVIDE MONETARY CONTRIBUTION IN ACCORDANCE WITH SECTION 337-19.C.
CONTRIBUTION OF 87-TREES (2" to 2-1/2" CALIPER), @ \$240 EA. = TOTAL \$20,880
REPLACEMENT TREES PROVIDED: (PHASE II)
CONTRIBUTION OR PROPOSED PLANTING PLAN FOR 65-TREES (2" to 2-1/2" CALIPER) WILL BE PROVIDED AT THE TIME OF THE
ON OF PHASE II, 65-TREES @ \$240 EA. = \$15,600
N DOES NOT PROVIDE TREE COMPENSATION FOR PHASE II



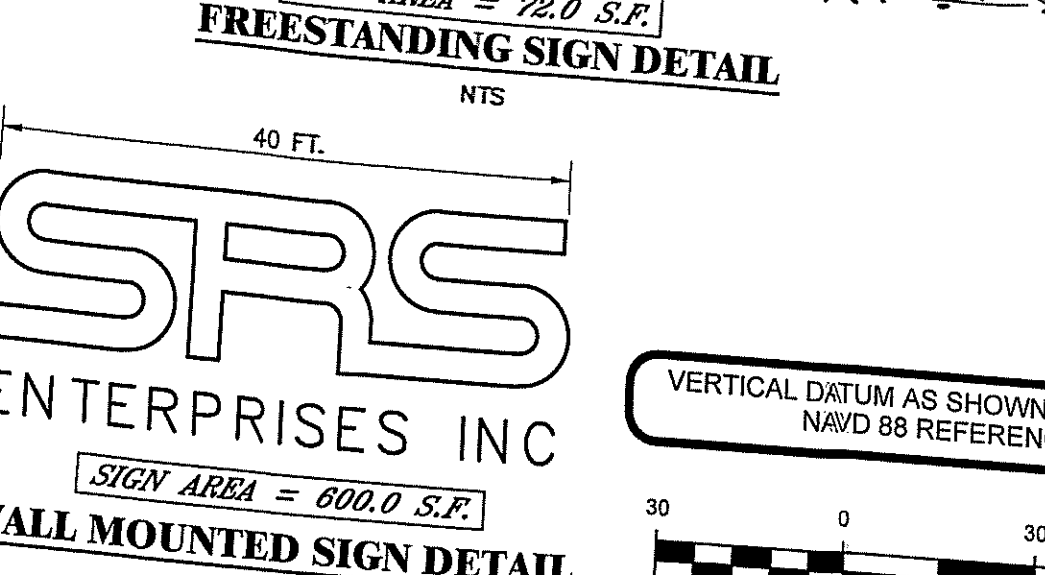
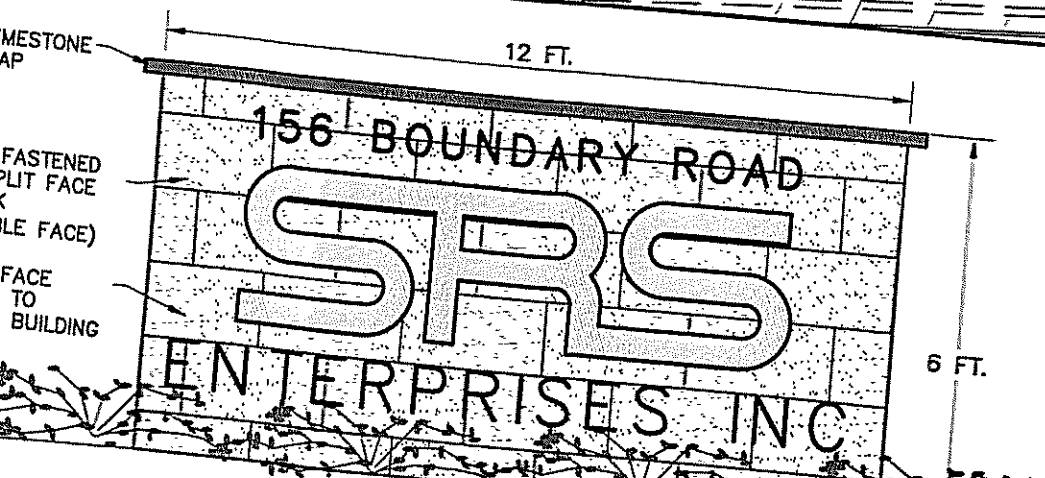
PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TT	7	<i>Tilia tomentosa</i>	SILVER LINDEN	2 1/2" CAL.	B&B
GB	1	<i>Corpinus betulus 'Fastigiata'</i>	PYRAMIDAL HORNBEEAM	2-1/2 to 3" CAL.	B&B
GB	12	<i>Quercus alba sentry</i>	SENTRY QUINCKO (MALE)	2-1/2 to 3" CAL.	B&B
QA	7	<i>Quercus alba</i>	WHITE OAK	2-1/2 to 3" CAL.	B&B
NS	7	<i>Nyssa sylvatica</i>	BLACK GUM	2-1/2 to 3" CAL.	B&B
EVERGREEN TREES:					
JCH	13	<i>Juniperus chinensis 'Hetzli Columnaris'</i>	HETZ COLUMN JUNIPER	6"-8"	B&B
JSB	15	<i>Juniperus scopulorum 'Wichita Blue'</i>	WICHITA BLUE JUNIPER	6"-8"	B&B
PS	9	<i>Pinus strobus</i>	EASTERN WHITE PINE	6"-8"	B&B
SHRUBS & ORNAMENTAL GRASSES:					
ICGL	51	<i>Ilex crenata 'Green Lustre'</i>	GREEN LUSTER HOLLY	36" TALL	CANS
AV	18	<i>Viburnum x rhytidophylloides 'Alleghany'</i>	ALLEGHANY VIBURNUM	36" TALL	CANS
MP	9	<i>Myrica pensylvanica</i>	NORTHERN BAYBERRY	36" TALL	CANS
BS	36(*)	<i>Buxus Sempervirens</i>	BOXWOOD	24" TALL	CANS
PKR	52(*)	<i>Pennisetum orientale 'Karley Rose'</i>	KARLEY ROSE FOUNTAIN GRASS	24" TALL	CANS
GROUND COVER:					
JS	18	<i>Juniperus chinensis sargentii 'Vireidis'</i>	SARGENT JUNIPER	18" MIN. SPREAD	CANS

(*) INCLUDES PHASE II PLANTING

SIGNAGE CONFORMANCE (CHAPTER 220, SECTION 99)

- REQUIRED:**
- GENERAL PROVISIONS - SECTION 99-B
- (2) FREESTANDING SIGNS SHALL BE 10 FEET OR A DISTANCE EQUAL TO THE HEIGHT OF THE SIGN FROM THE LOT LINE.
- (9) BUILDING SIGNS SHALL NOT EXCEED MORE THAN 12 INCH FROM FACE OF BUILDING.
- PERMITTED SIGN - SECTION 99-D
- WALL SIGNS
- (9) SIGNS WITHIN INDUSTRIAL ZONES SHALL HAVE ONE OR MORE SIGNS NOT EXCEEDING 10% OF THE AREA OF EACH SIDE OF THE BUILDING FRONTING ON PUBLIC STREET.
- FREESTANDING SIGN
- (10) FOR STREET FRONTAGE OF 400 FEET OR MORE, MAXIMUM HEIGHT OF SIGN IS 25 FEET AND SIZE OF SIGN FACE IS 140 SQUARE FEET.



SEE ADDITIONAL PLANTING DETAILS ON SHEET-11

GREGORY J. REDINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37843

SRS ENTERPRISES
BLOCK 214, LOT 50
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

LANDSCAPING, SIGNAGE & TREE RESTORATION PLAN

REDCOM DESIGN & CONSTRUCTION LLC
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
240A28221900 & 21AC00094500
433 NORTH AVE EAST
PO BOX 160
WESTFIELD, NJ 07090
T. 908.233.4030
F. 908.233.8837
DRAWN: JAM
CHECKED: JAM
DATE: 11.19.19
SCALE: 1"=20'

BLOCK 214.03 LOT 18 N/F
TWP OF MARLBORO
(DB 5590, PG 455)

CokC2

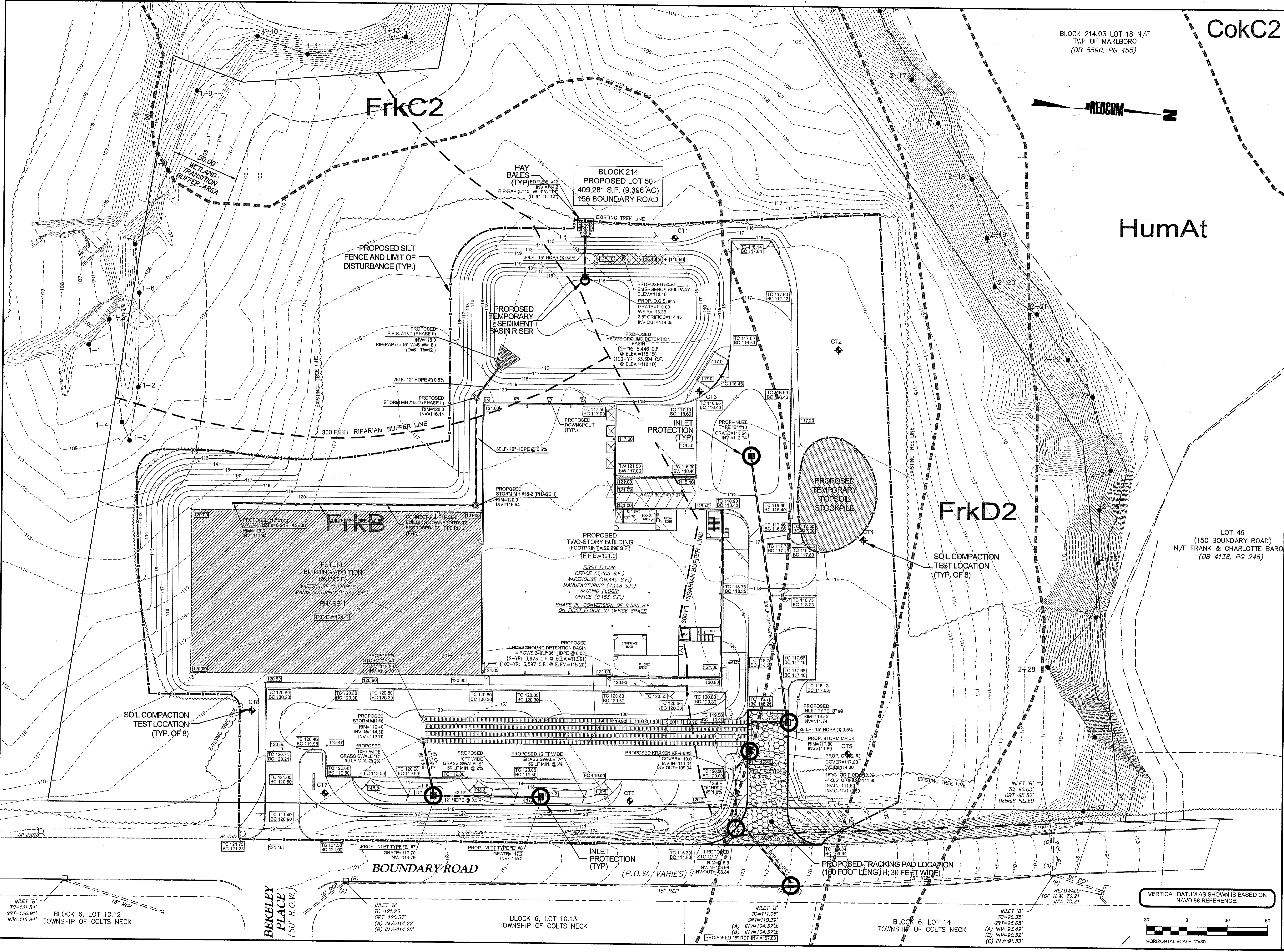


HumAt

FrkD2

LOT 49
(150 BOUNDARY ROAD)
N/F FRANK & CHARLOTTE BARO
(DB 4138, PG 246)

REVISIONS
1. 05.20.2020 REVISED PER TBC MEETING & LETTER OF COMMENTS
2. 07.10.2020 REVISED CMC LETTER OF COMMENTS DATED 06.19.20



GREGORY J. REDINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LIC. No. 37943

SRS
ENTERPRISES
BLOCK 214, LOT 50
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

SOIL EROSION &
SEDIMENT
CONTROL PLAN

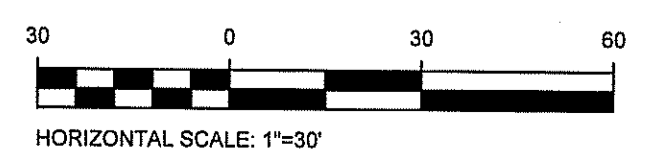
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
#2400000000 & #2100000000

433 NORTH AVE EAST
PO BOX 180
WESTFIELD, NJ 07090
T. 908.233.4030
F. 908.233.8837

DATE: 11.19.19
SCALE: 1"=30'
DRAWN: AR
CHECKED: JAM

WWW.REDCOMLLC.COM

VERTICAL DATUM AS SHOWN IS BASED ON
NAVD 88 REFERENCE.



STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

CON STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL 7th EDITION JANUARY 2014

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION: A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION... B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION... C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE... D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS...

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

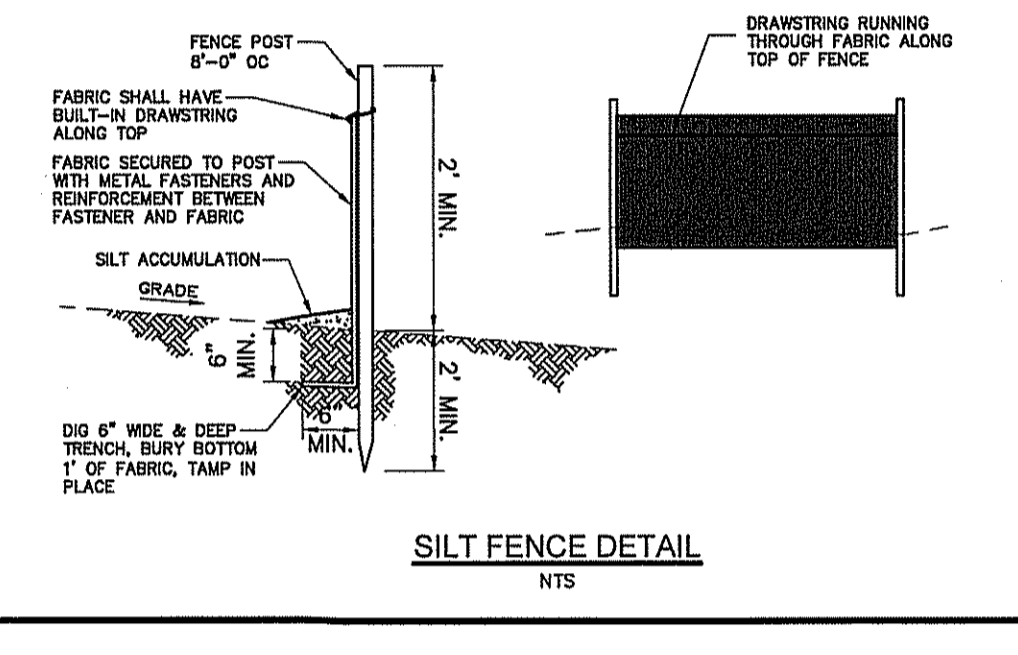
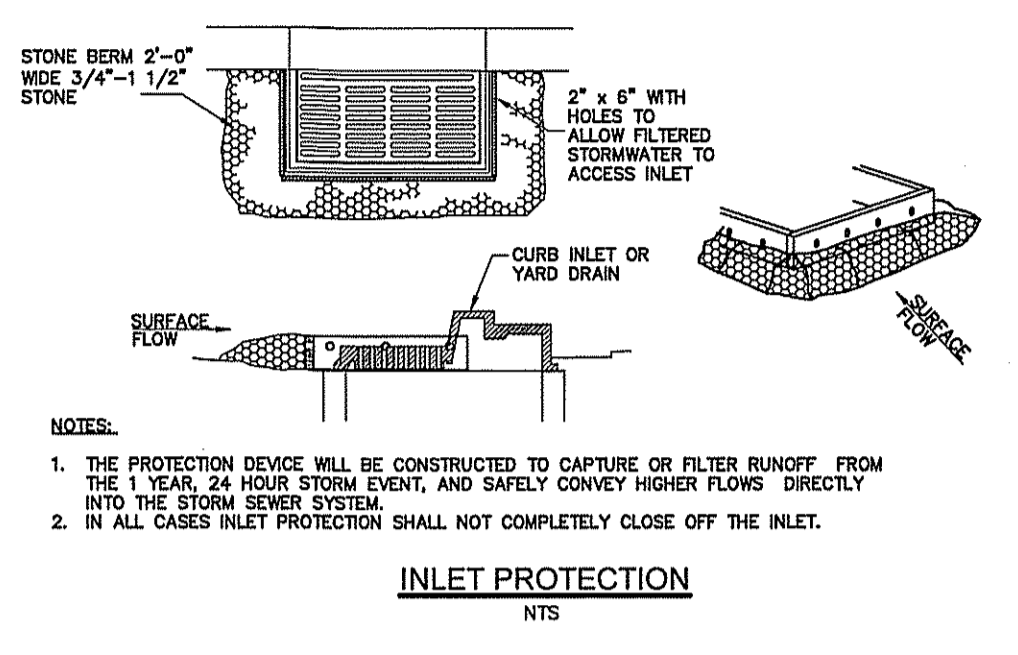
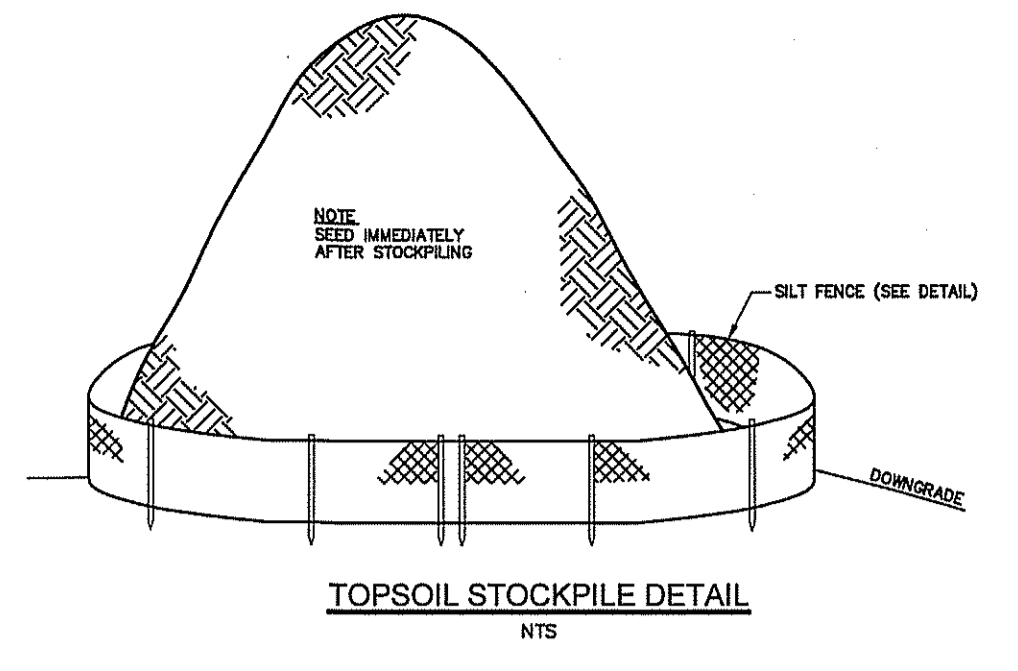
- 1. SITE PREPARATION: A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION... B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHOULD BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING... C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE... D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS...

SOIL EROSION AND SEDIMENT CONTROL NOTES (FREEHOLD CONSERVATION DISTRICT NOTES 03/2014)

- 1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY... 2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED... 3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION...

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

- A. SOIL COMPACTION TESTING REQUIREMENTS: 1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER... B. COMPACTION TESTING METHODS: 1. PROBING WIRE TEST (SEE DETAIL)... 2. HAND-HELD PENETROMETER TEST (SEE DETAIL)... 3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)...



DUST CONTROL NOTES:

- THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1)... VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1)... SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1 : DUST CONTROL MATERIALS

Table with columns: MATERIAL, WATER DILUTION, TYPE OF NOZZLE, APPLY GALLONS/ACRE. Lists materials like ANIONIC ASPHALT EMULSION, LATEX EMULSION, POLYACRYLAMIDE (PAM)-SPRAY ON USED, etc.

SEQUENCE OF CONSTRUCTION:

- 1. NOTIFY THE SOIL CONSERVATION DISTRICT WITH WRITTEN NOTIFICATION 72 HOURS PRIOR TO ANY LAND DISTURBANCE AND CONDUCT PRE-CONSTRUCTION MEETING... 2. INSTALL SILT FENCE & TREE PROTECTION FENCING AS SHOWN ON SOIL EROSION CONTROL & LANDSCAPING PLANS... 3. CLEAR SITE AND STRIP TOPSOIL AND STORE FOR FUTURE USE... 4. REMOVE GRADE AREAS FOR PROPOSED BUILDING, DRIVEWAY AND PARKING LOT...

- 4. MULCHING: MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT... A. STRAW OR HAY, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE...

- g. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS... 1. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROLYSIS MATERIALS WHEN MIXED WITH WATER FORMATES A GEL... 2. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS...

- 7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION: THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL... 1. FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3530 MINIMUM CELL CLASSIFICATION 213320C...

TEMPORARY SEDIMENT BASIN INSPECTION SCHEDULE. TEMPORARY SEDIMENT BASIN SHALL BE MAINTAINED BY THE PROPERTY OWNER OR CONTRACTOR. THE BASIN REQUIRE REGULAR MAINTENANCE TO INSURE PROPER OPERATION...

FREEHOLD SOIL CONSERVATION DISTRICT. 4000 KOZLOSKI ROAD, FREEHOLD, NJ 07728. PHONE: (732) 683-9140 / FAX: (732) 683-9140

ALL ROADS AND WALKWAYS WILL BE SWEEP DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.

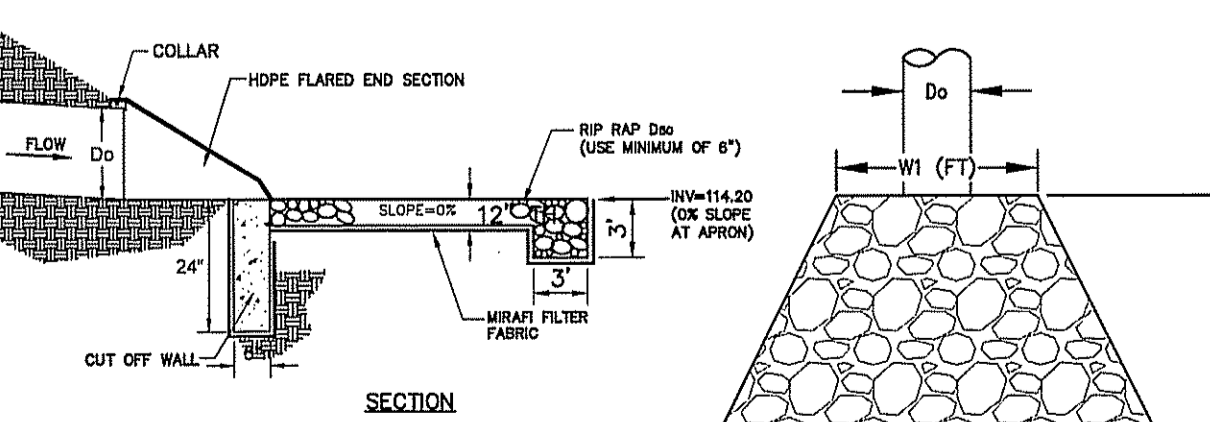
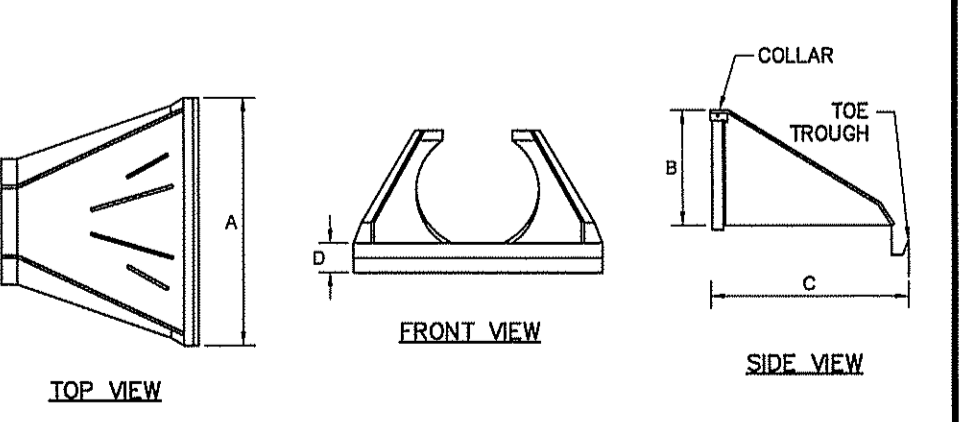
OWNER & APPLICANT: 156 BOUNDARY ROAD, LLC, 14 LEONARDVILLE ROAD, MIDDLETOWN, NJ 07748

AREA WITHIN LIMIT OF DISTURBANCE 96,268 S.F. ≈ 4.76± Ac.

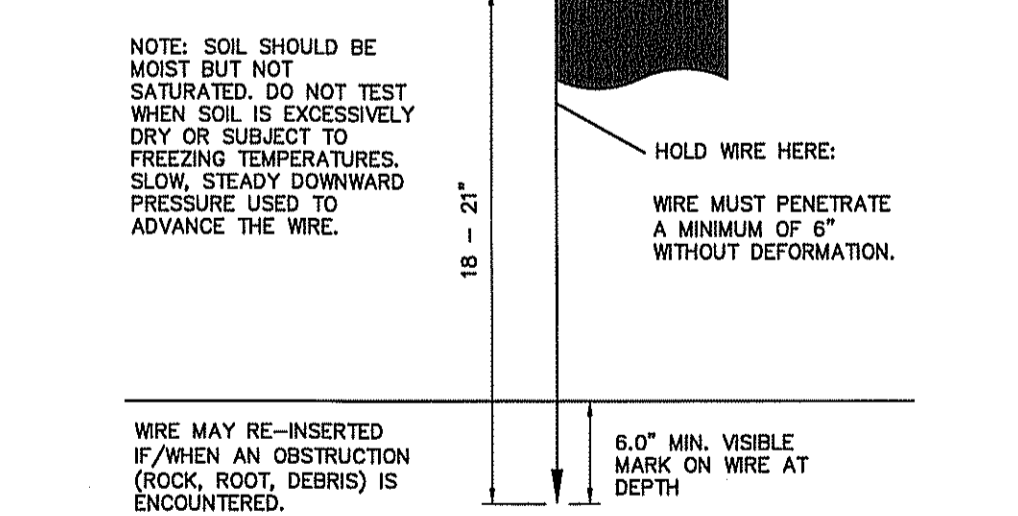
PIPE DIAMETER (IN.) table with columns for diameter and rows for dimensions A, B, C, D.

HDPE FLARED END SECTION DETAIL

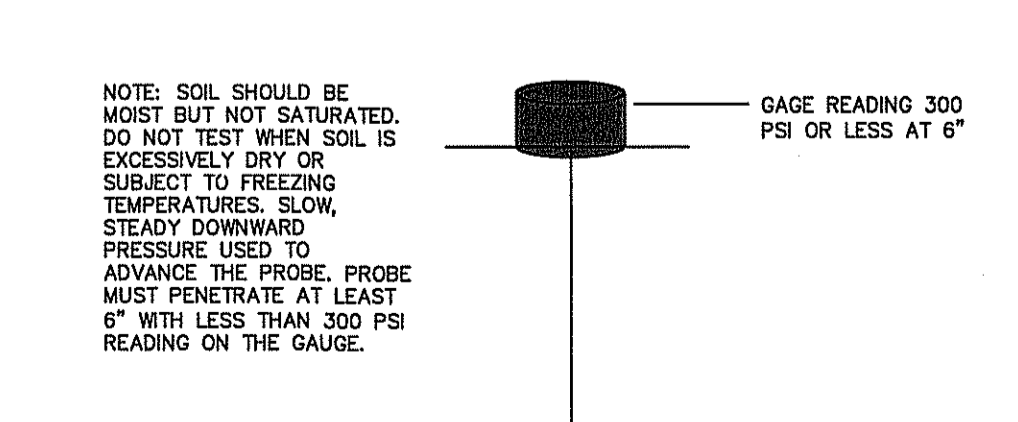
NOTES: 1. FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3530 MINIMUM CELL CLASSIFICATION 213320C...



RIP-RAP APRON SCHEDULE table with columns for ID, Do, W1, W2, L, D50, TH and rows for FES#19-2, FES#13-2.



PROBING WIRE TEST 1.5 GA STEEL WIRE (SURVEY FLAG)



HANDHELD SOIL PENETROMETER TEST. PENETROMETER MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

REVISIONS table with columns for revision number, date, and description.

GREGORY J. REDINGTON, P.E. MARLBOROUGH TOWNSHIP, NEW JERSEY 07960. NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37643

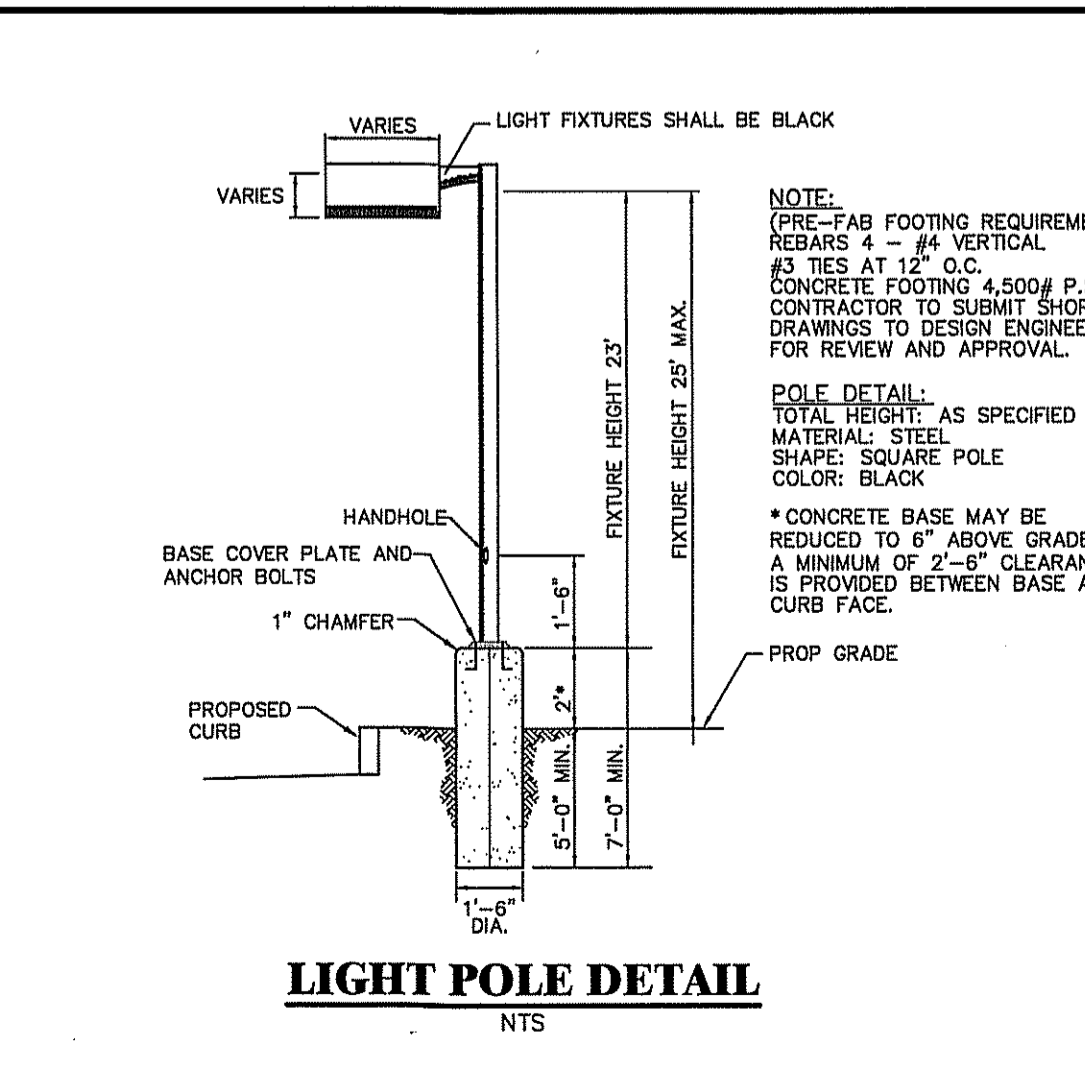
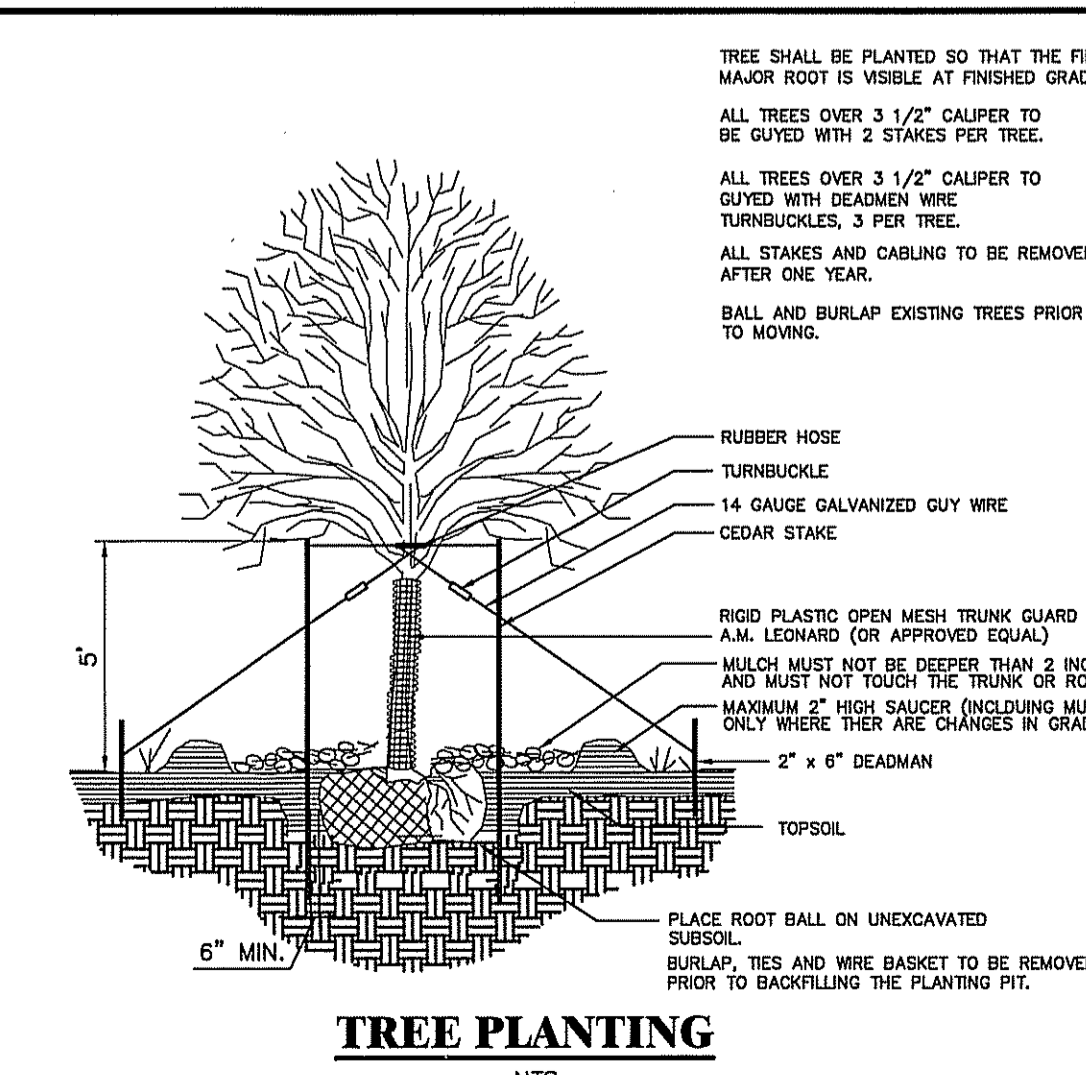
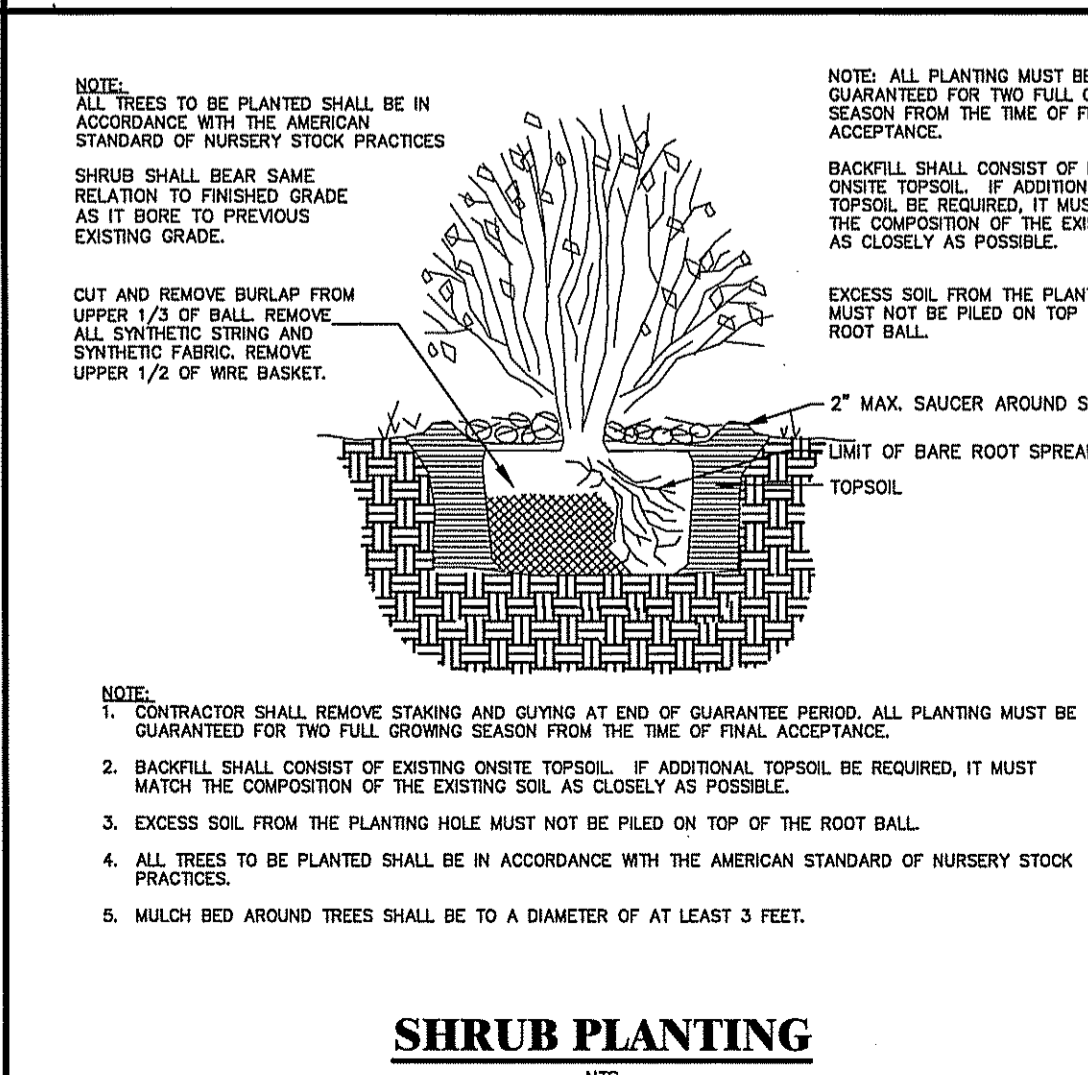
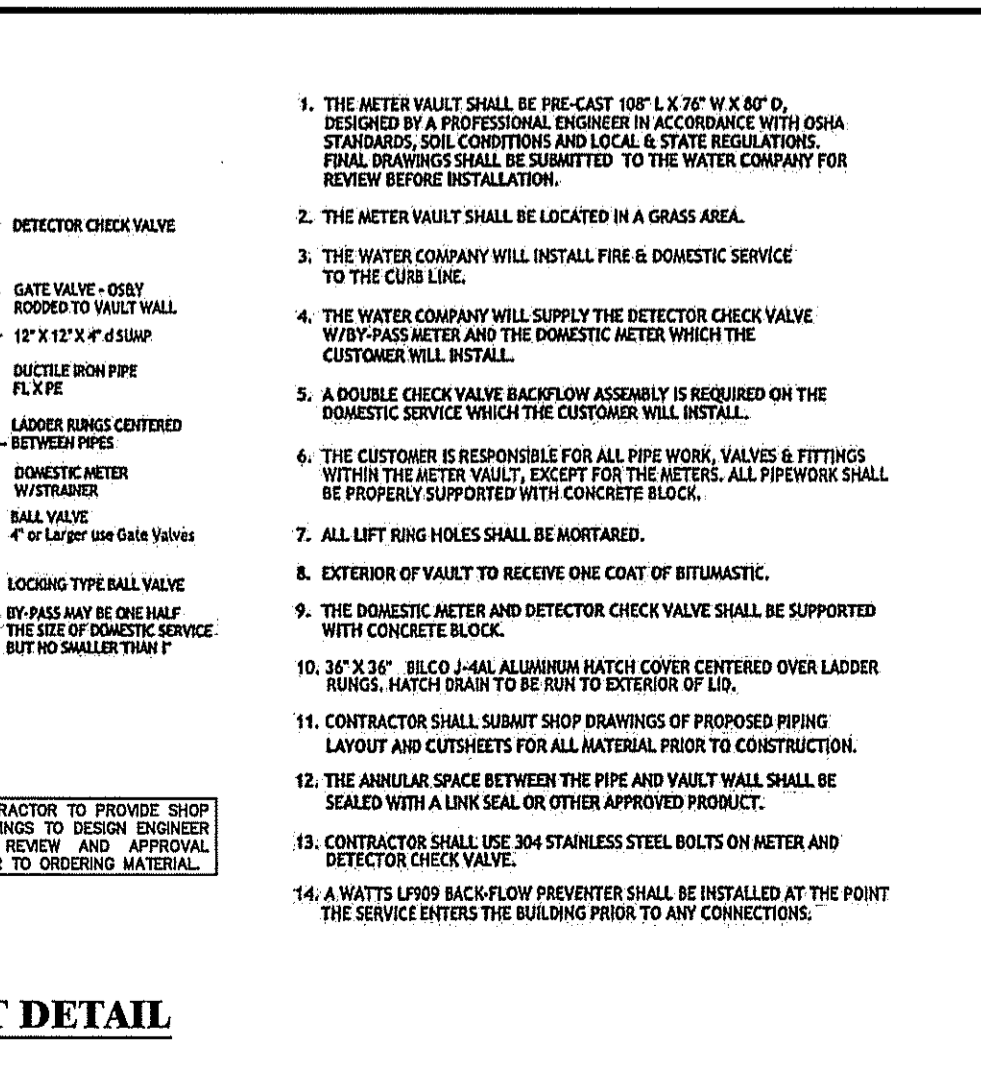
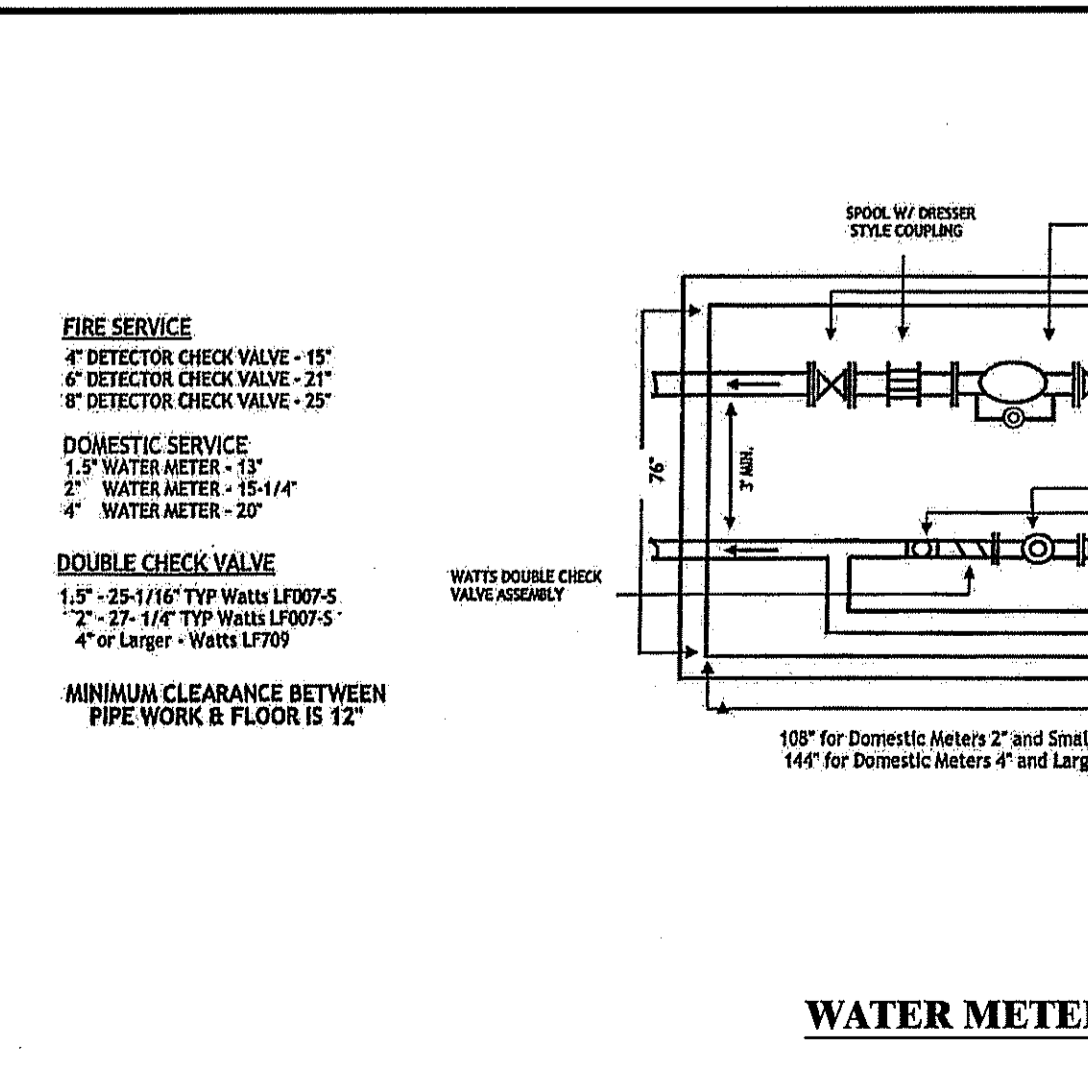
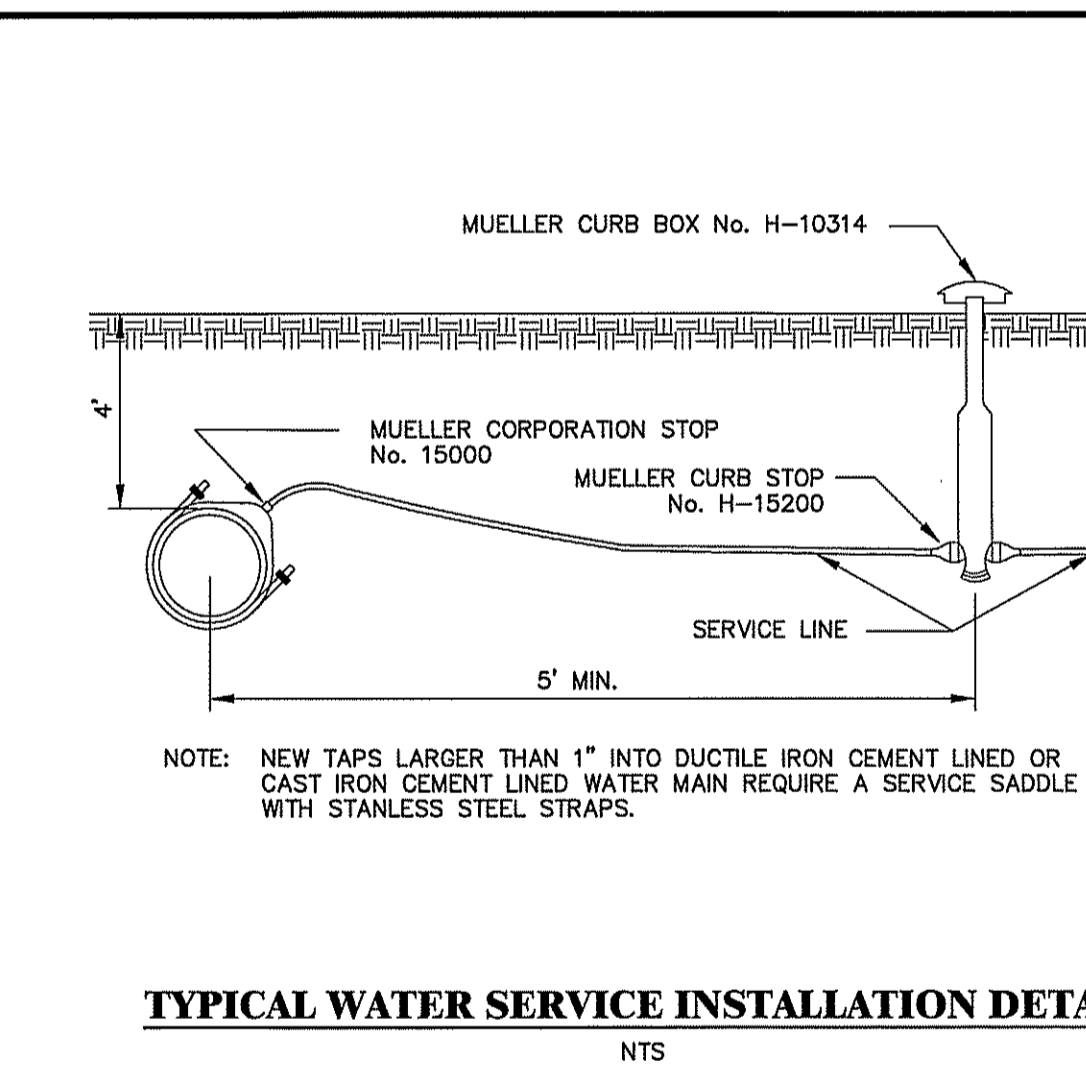
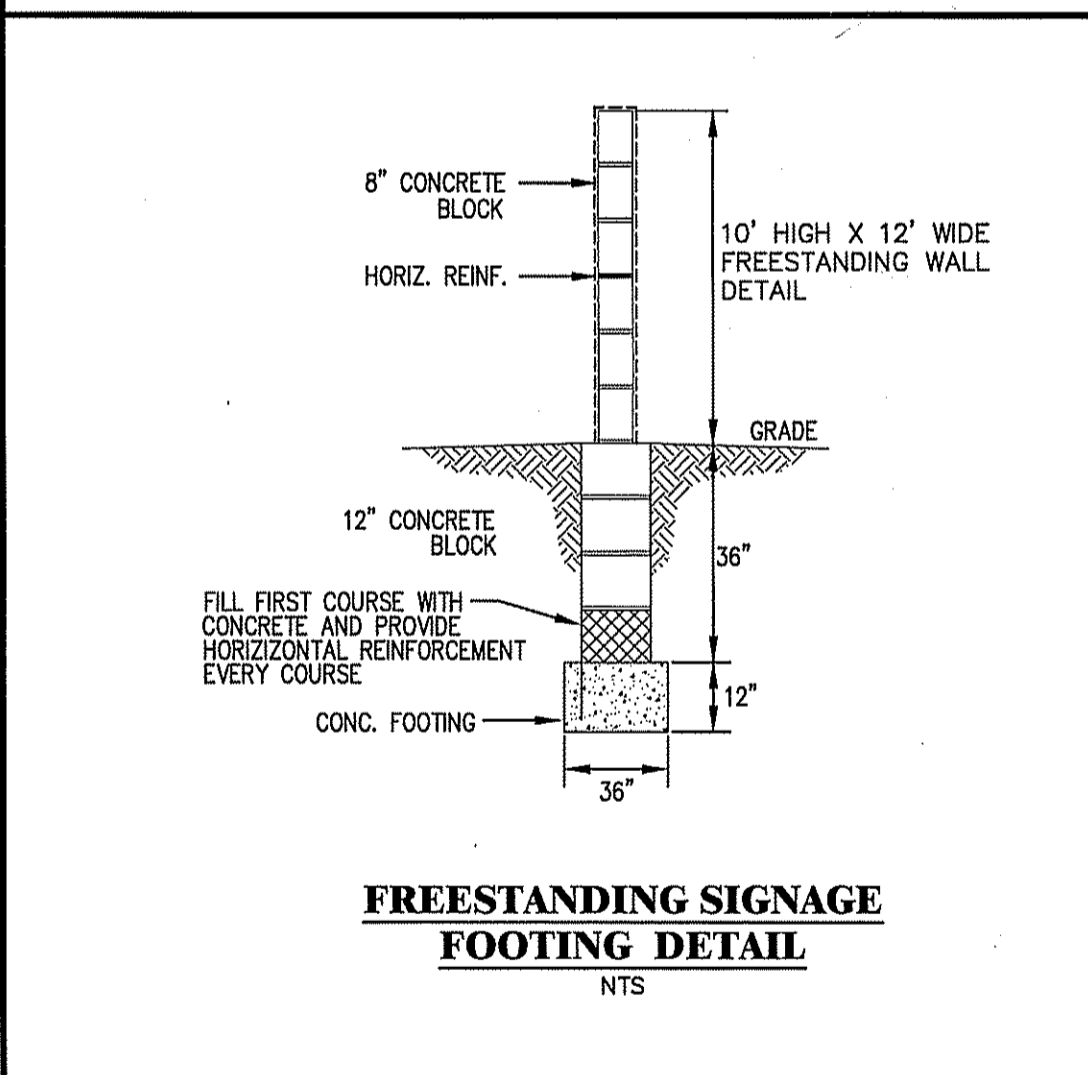
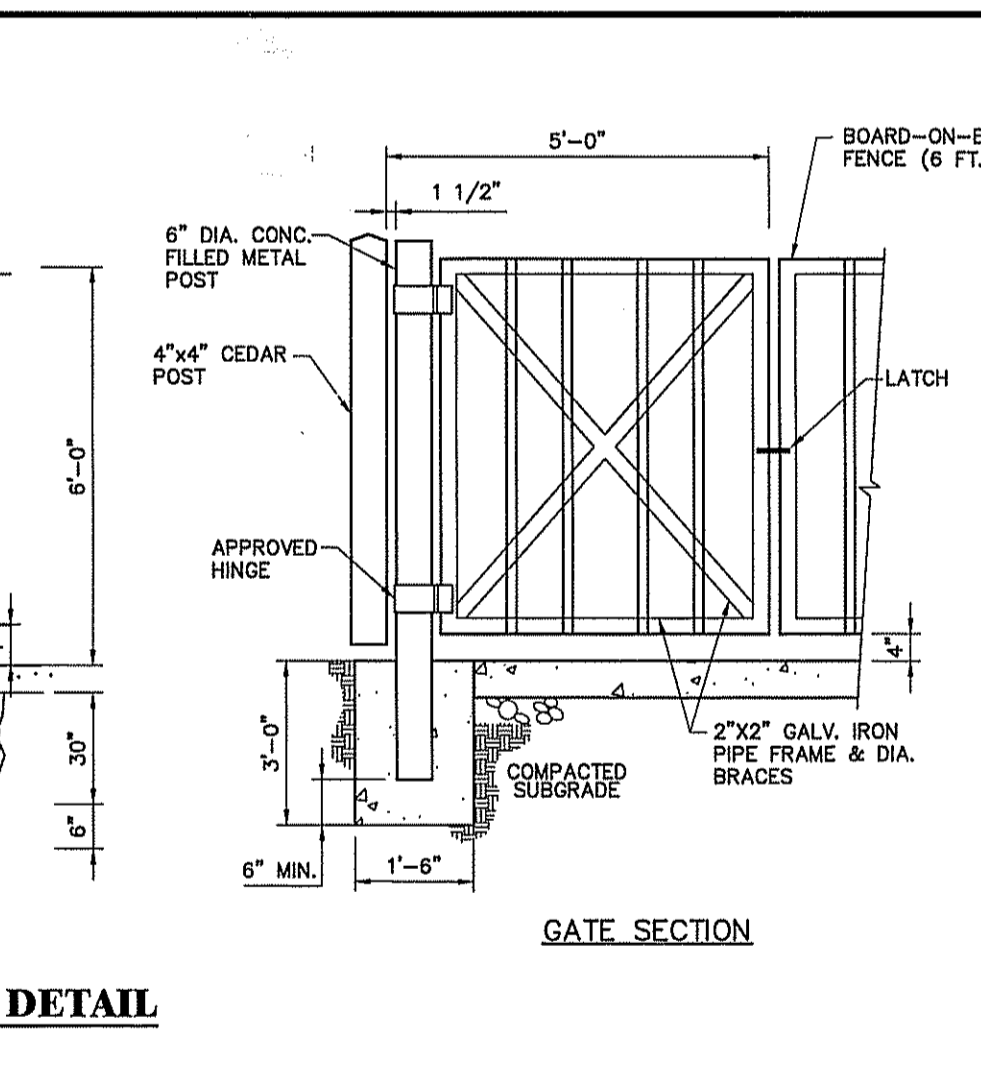
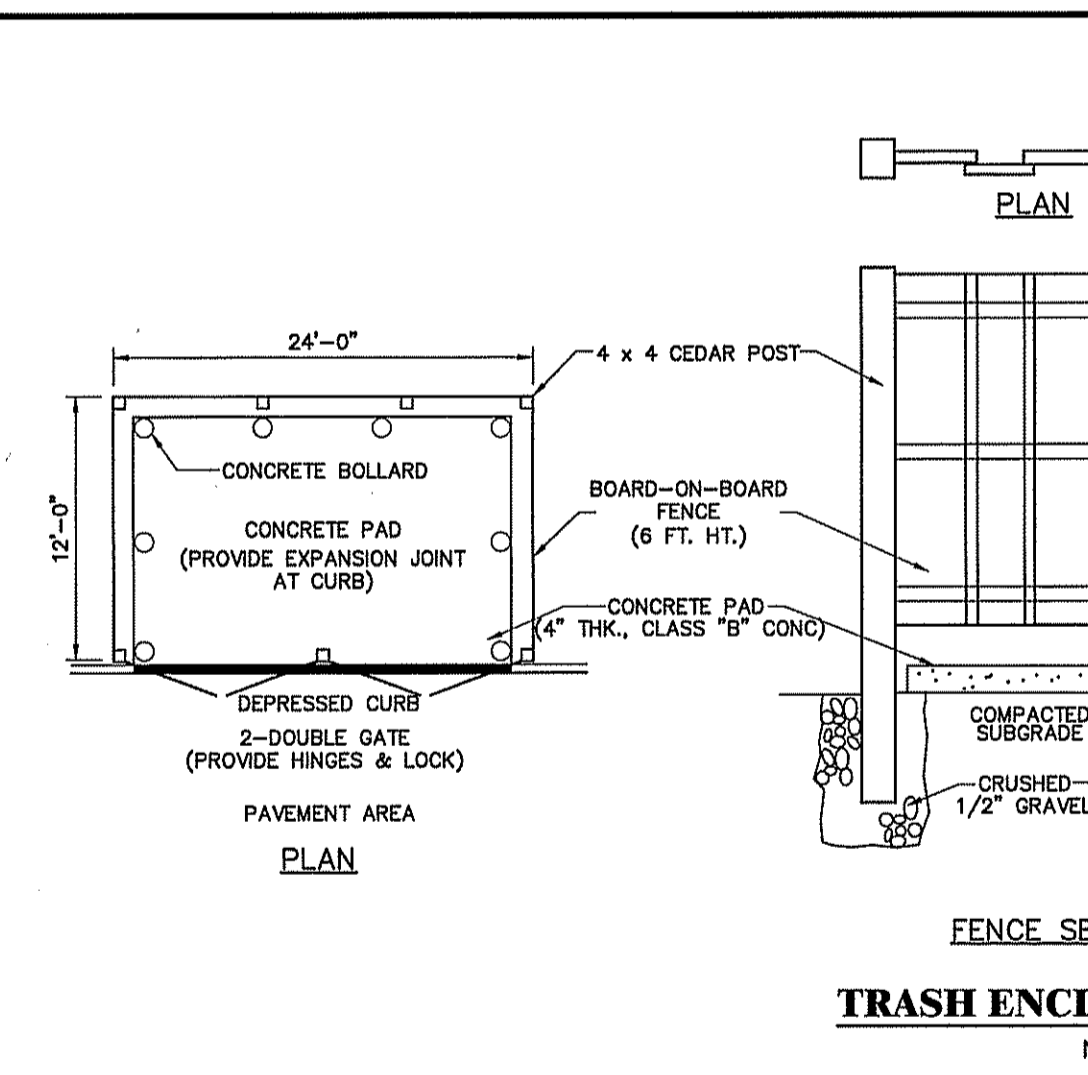
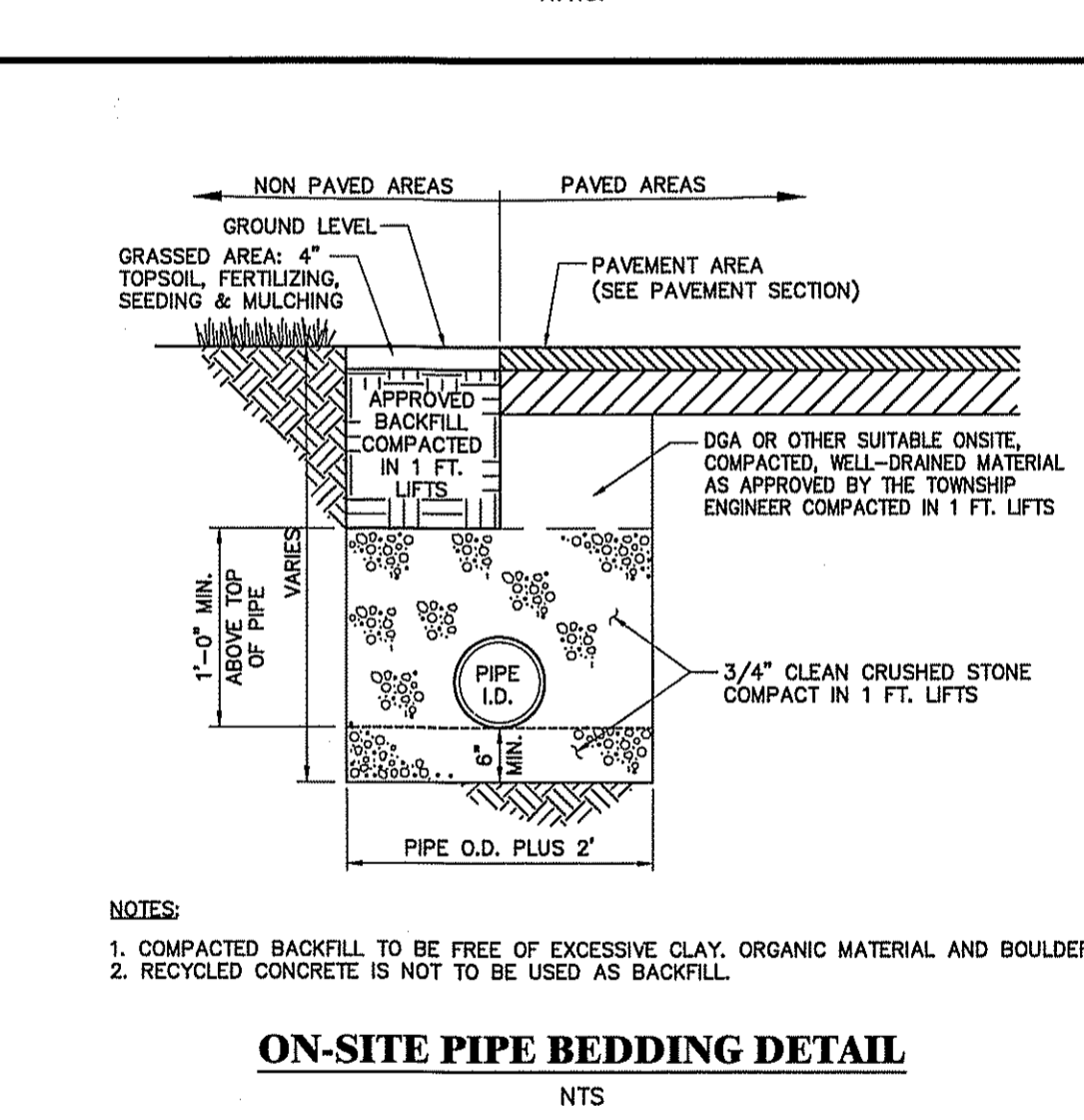
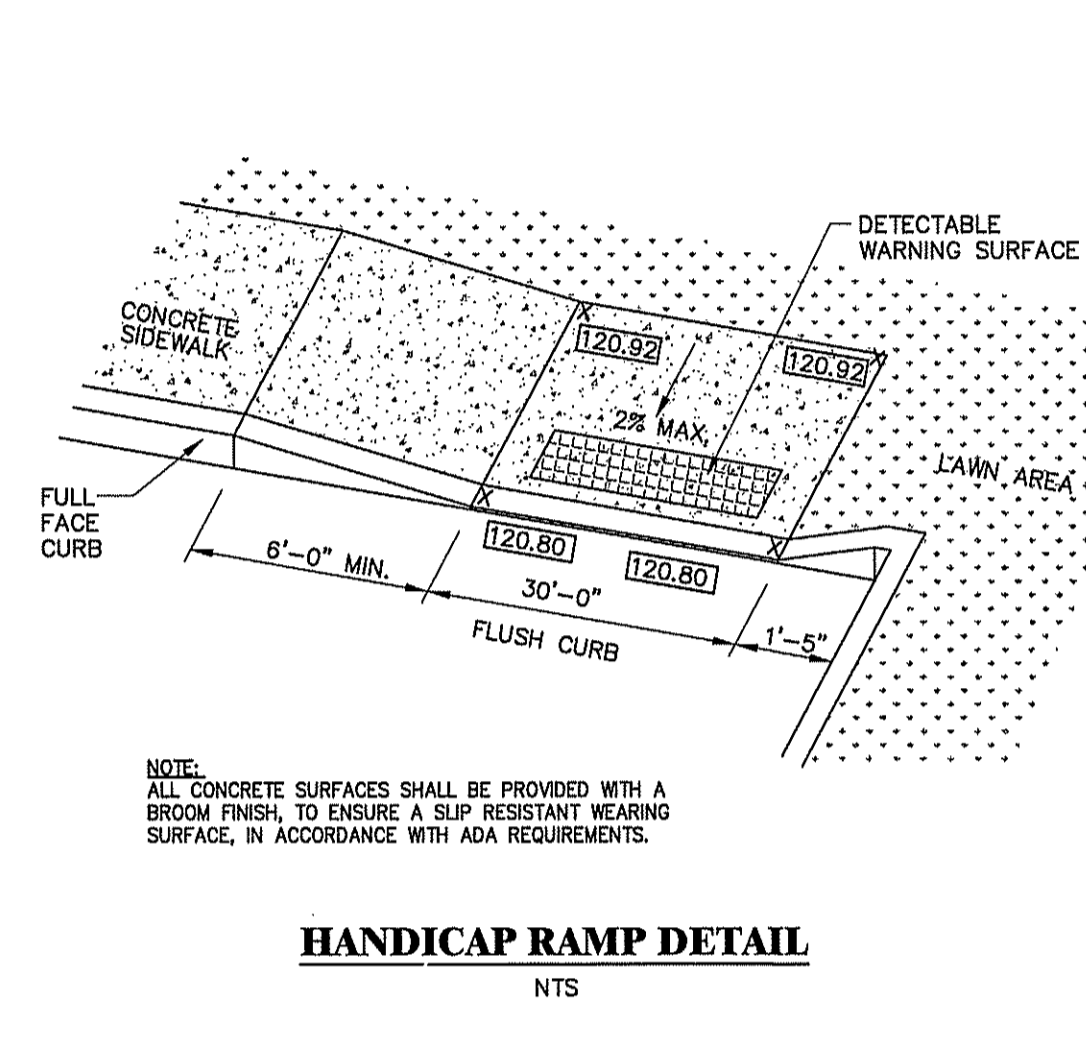
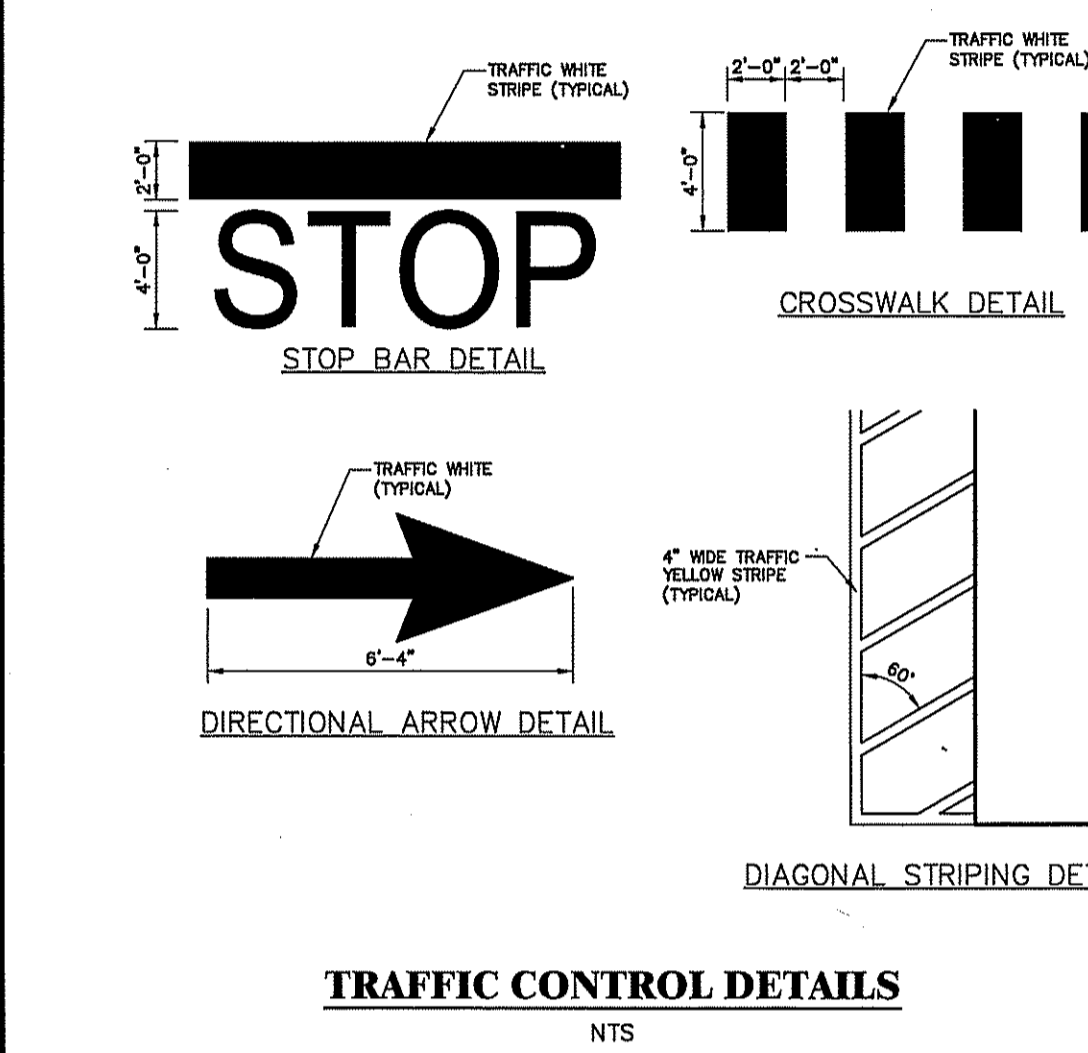
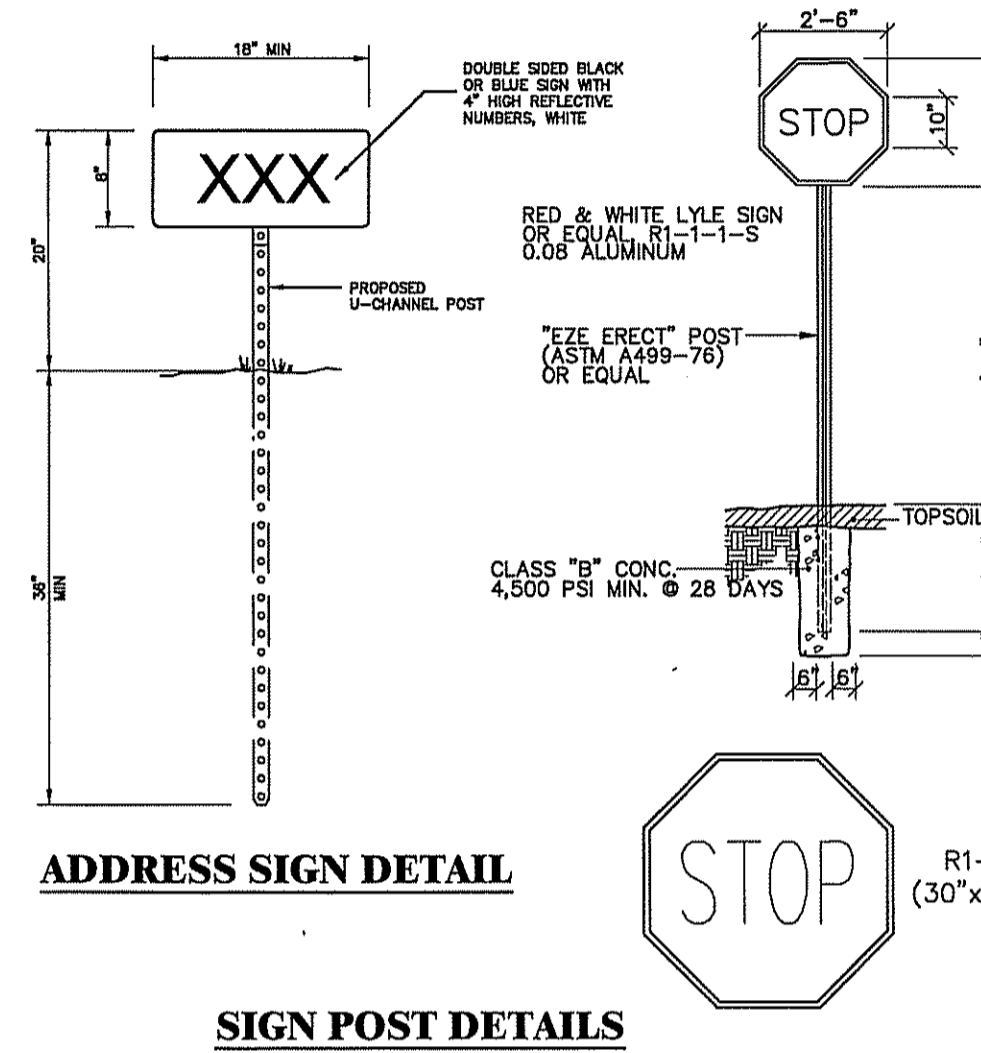
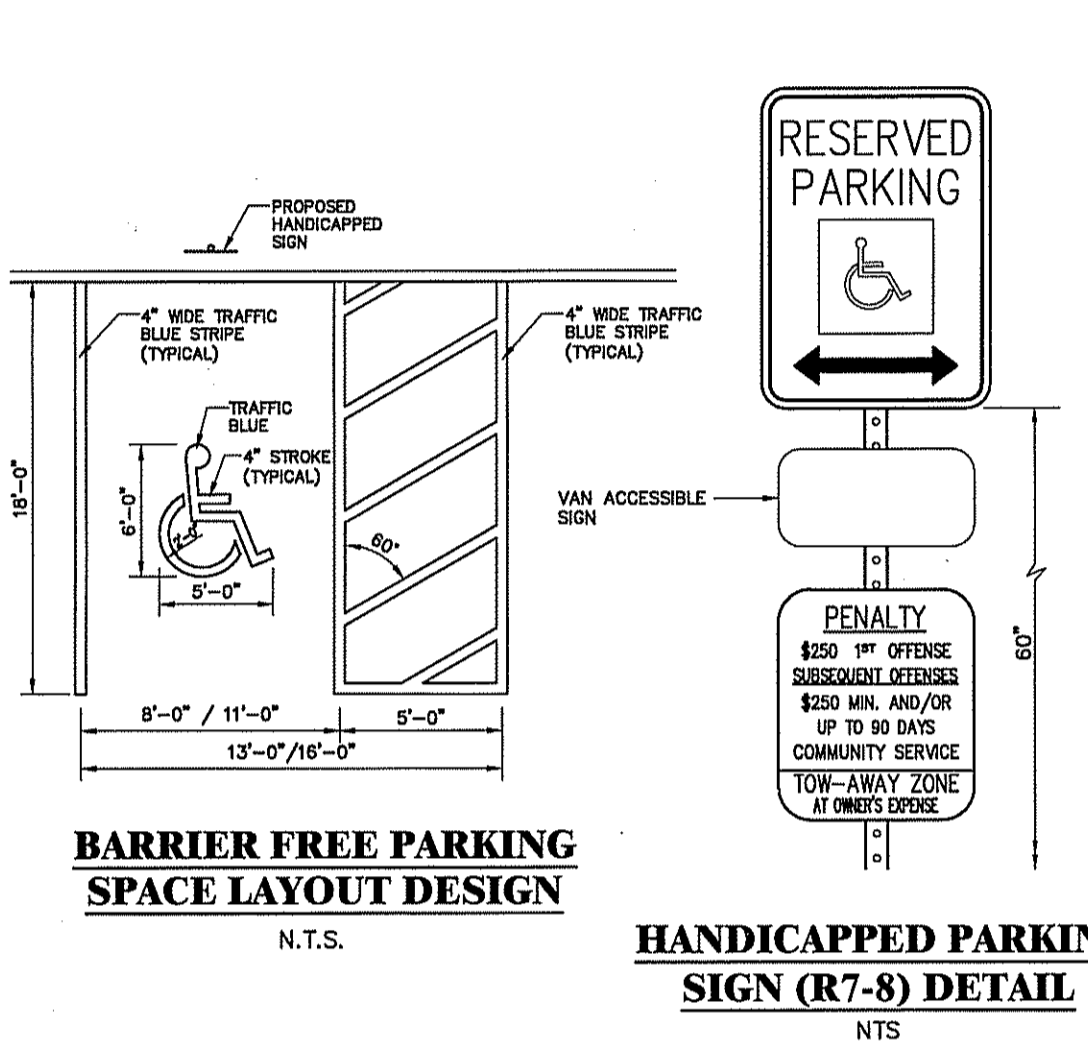
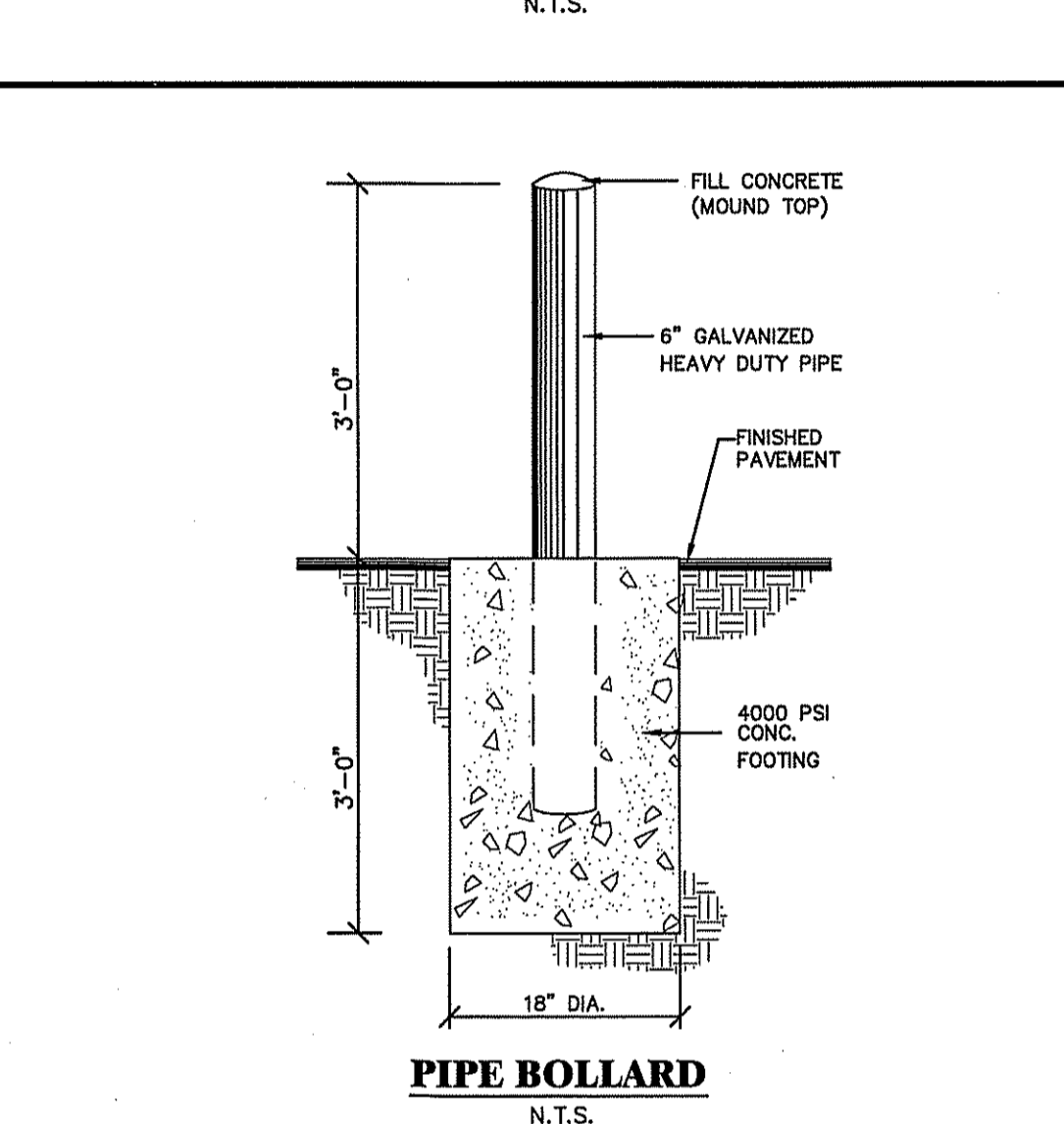
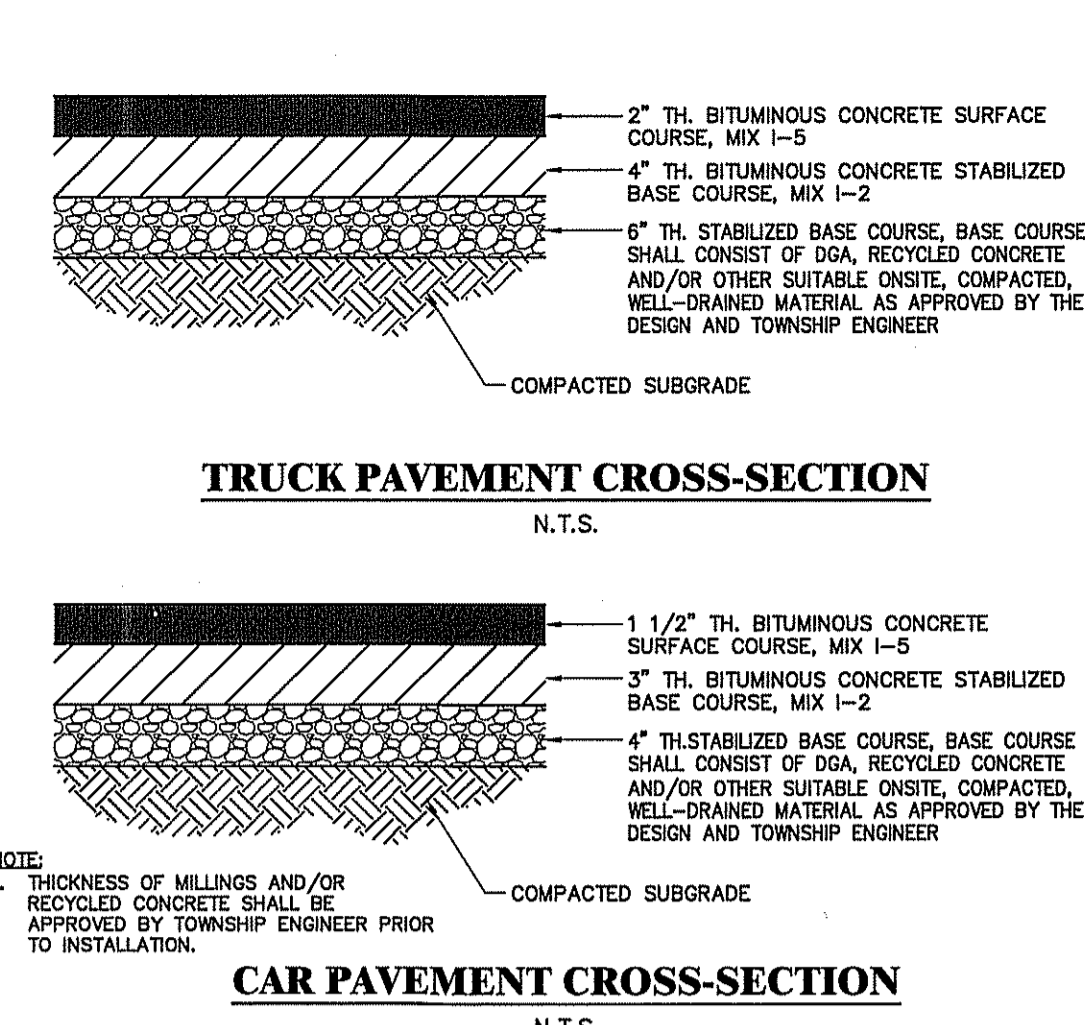
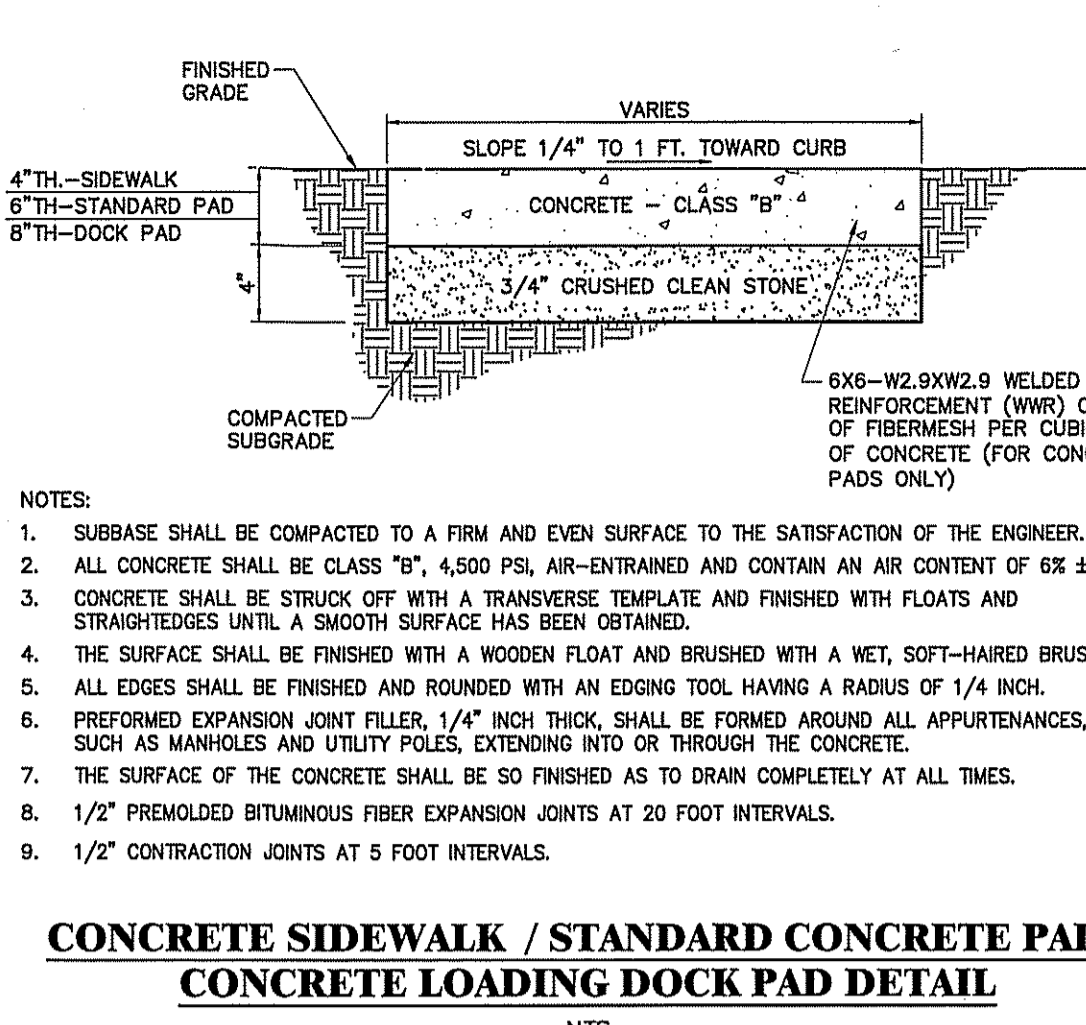
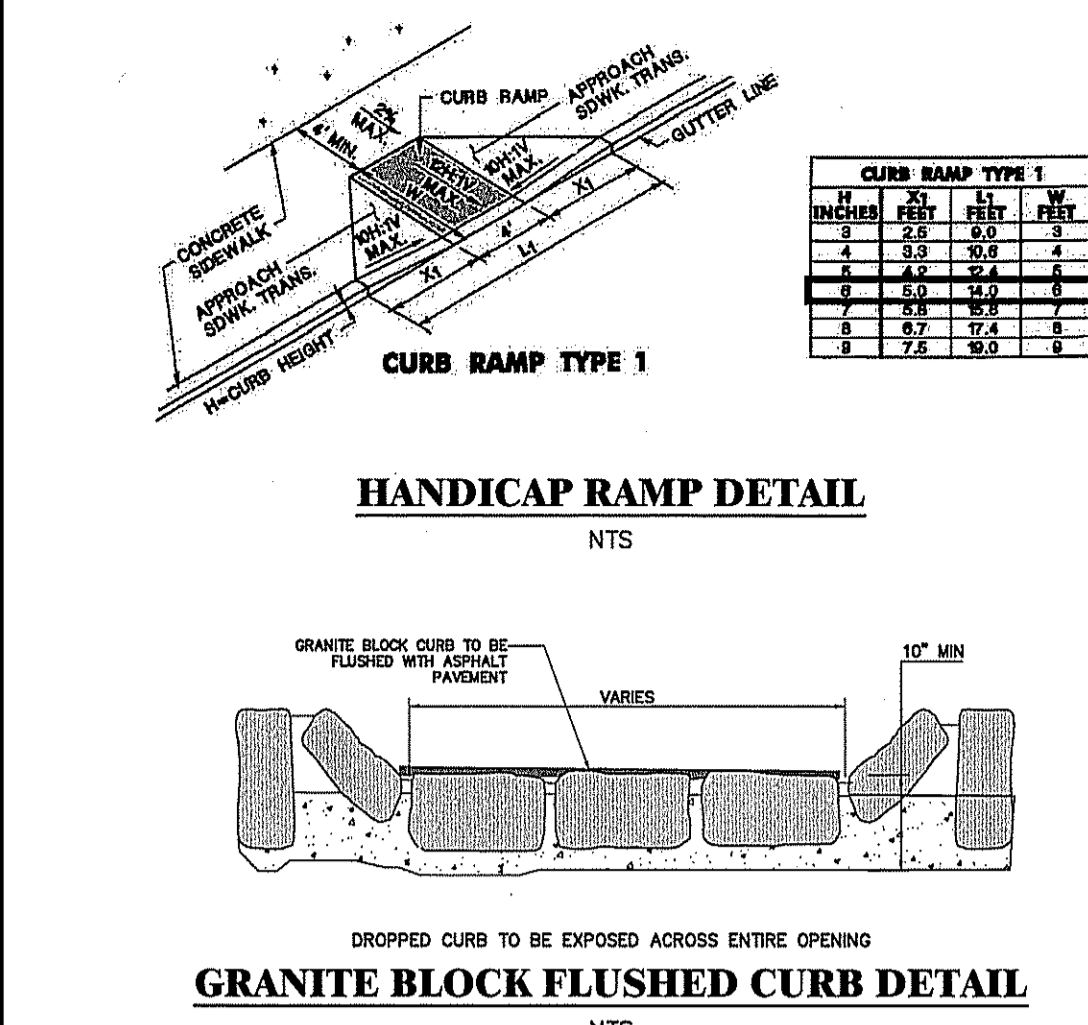
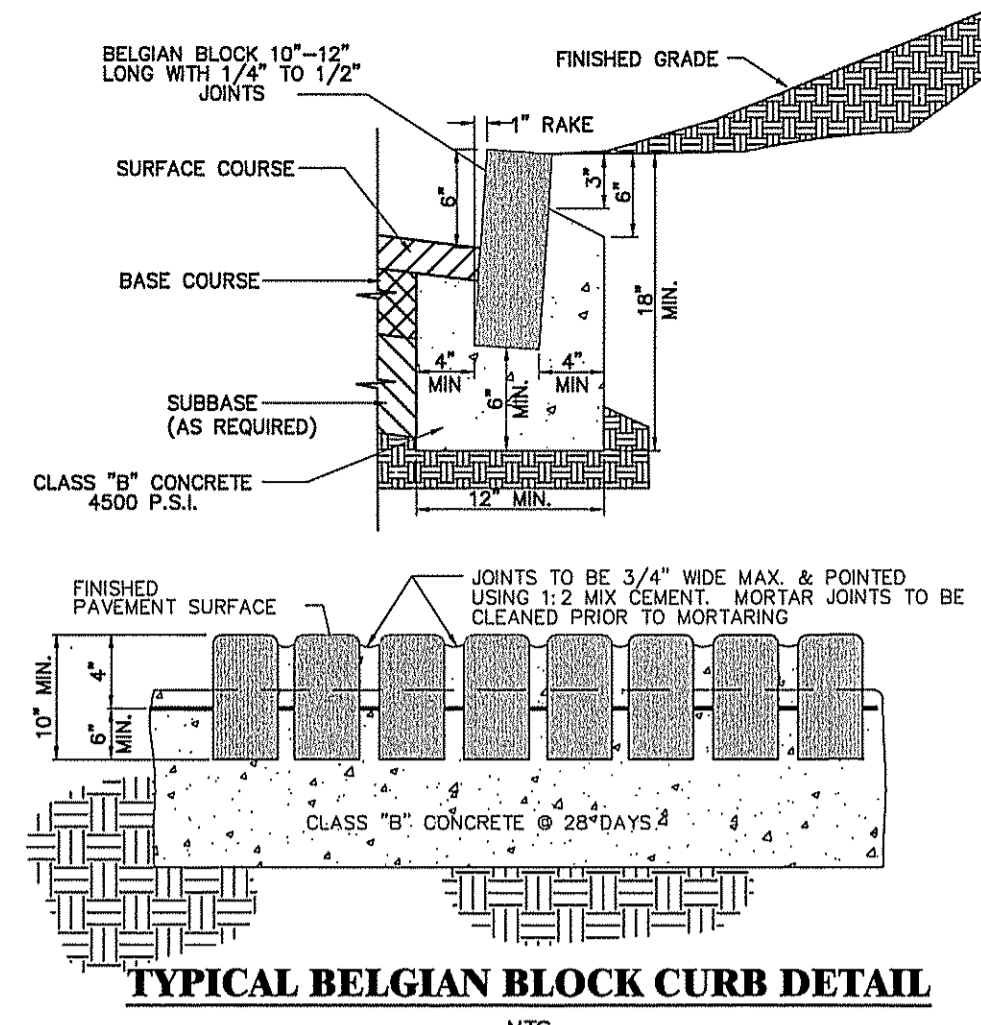
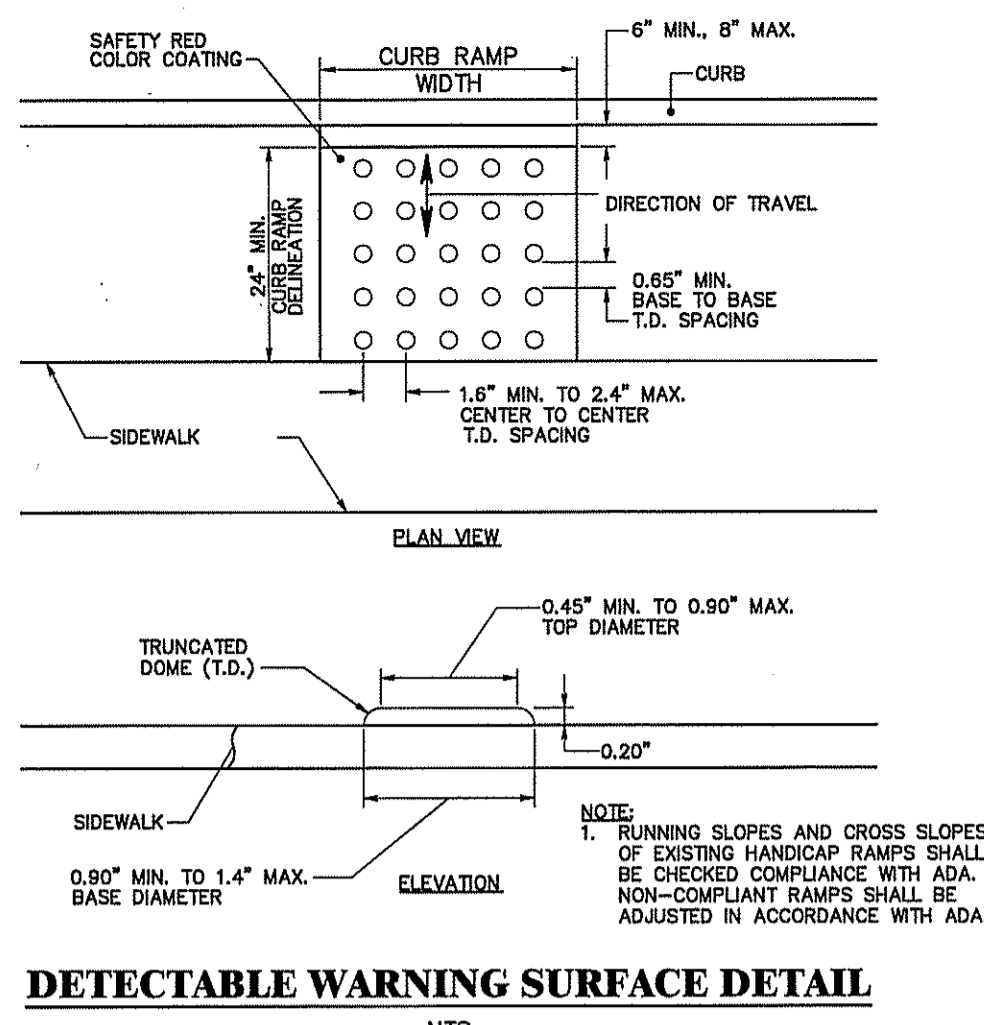
SRS ENTERPRISES. BLOCK 214, LOT 50 MARLBOROUGH TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD. PRELIMINARY & FINAL MAJOR SITE PLAN

SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS

REDCOM DESIGN & CONSTRUCTION LLC. STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION 2404220010 & 2404200400

433 NORTH AVE EAST, PO BOX 160, GREENVILLE, NJ 07030. DATE: 11/19/19, SCALE: N.T.S.



REVISIONS
1. 05.20.2020 REVISED PER TO MEETING & LETTER OF COMMENTS
2. 07.10.2020 REVISED ONE LETTER OF COMMENTS DATED 06.18.20

GREGORY J. REDINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 37543

SRS ENTERPRISES
BLOCK 214, LOT 50
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

158 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

CONSTRUCTION DETAILS 1

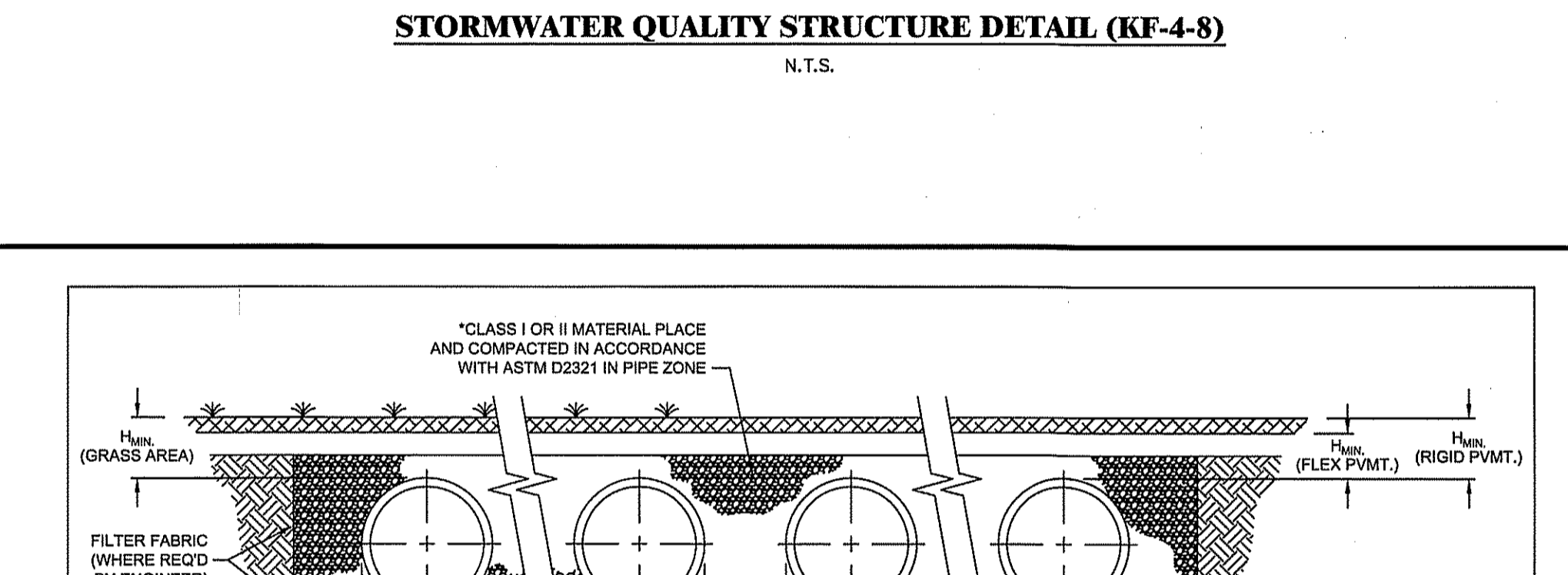
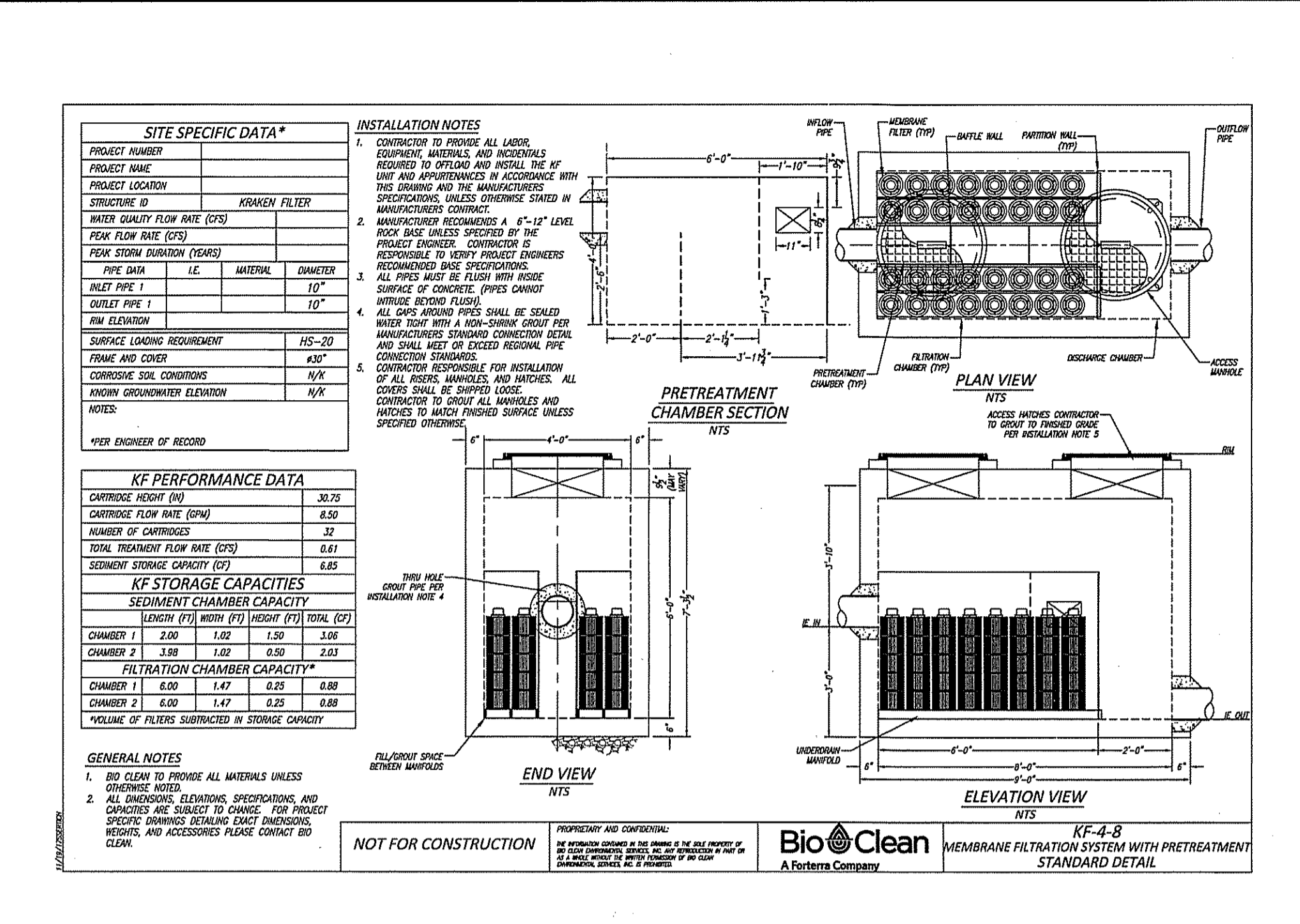
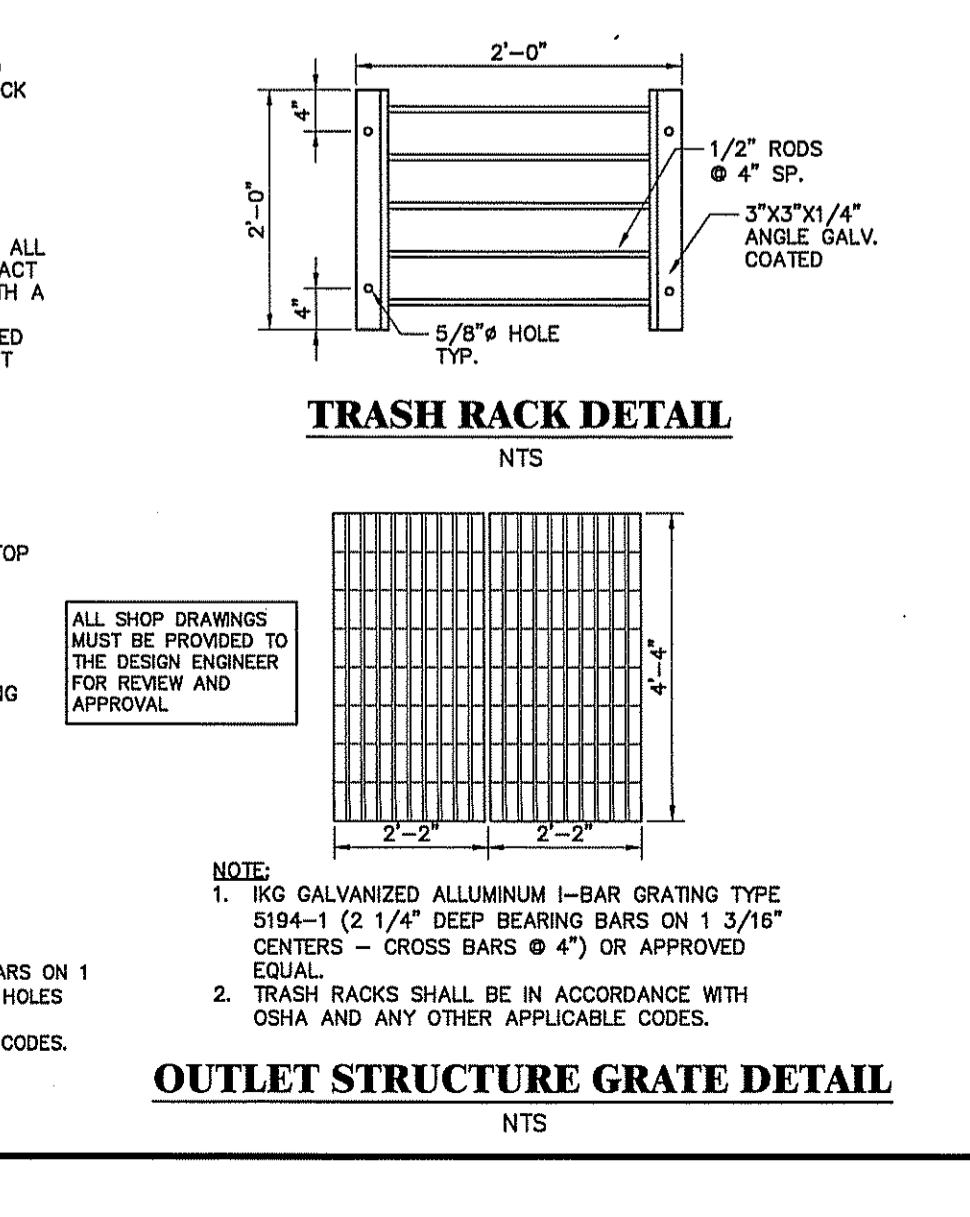
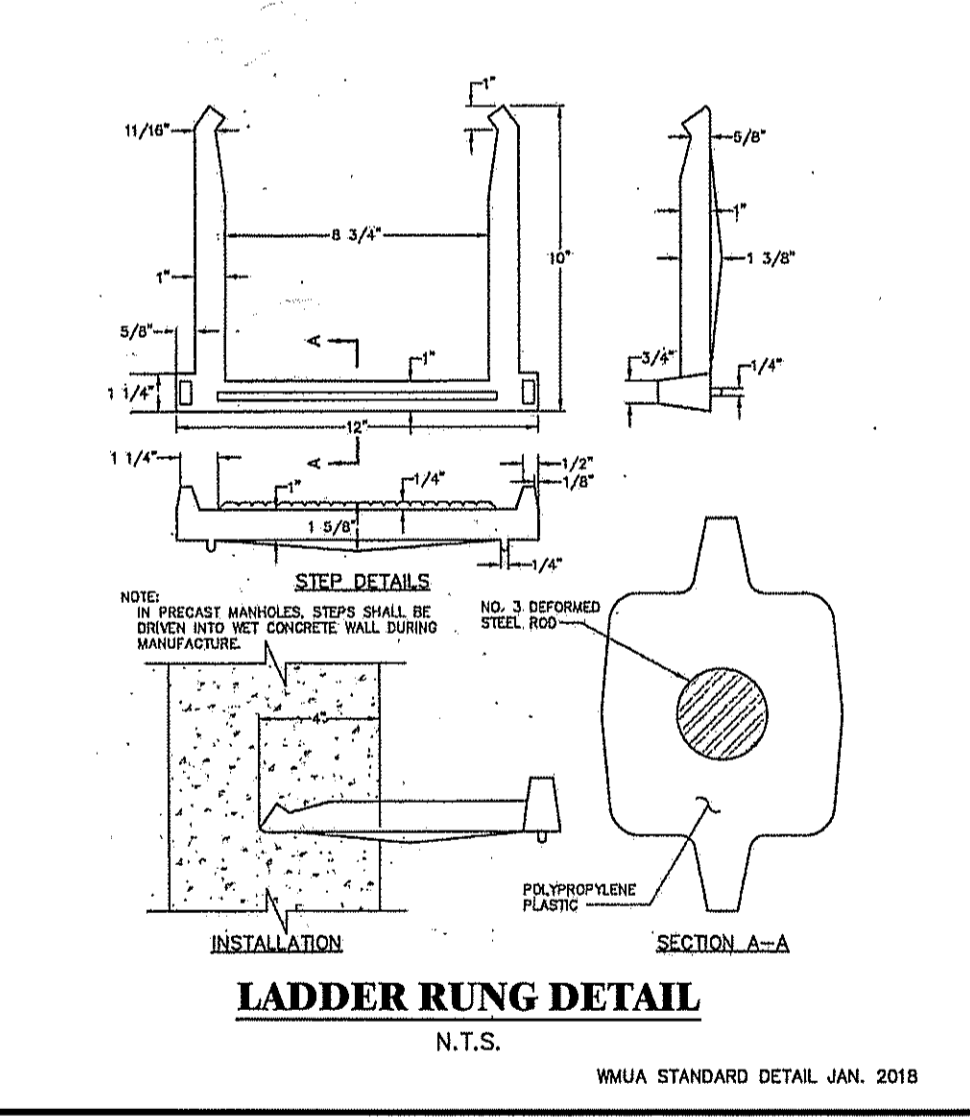
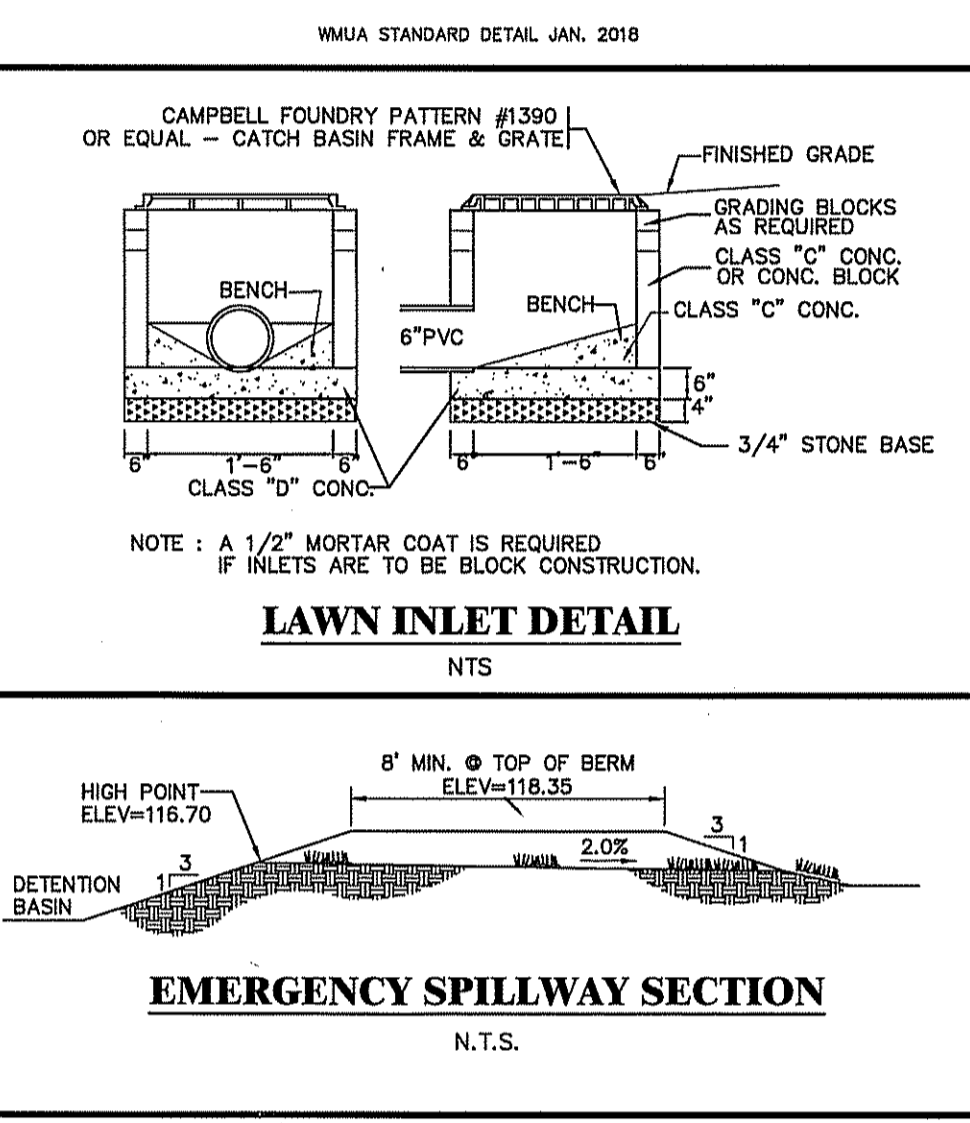
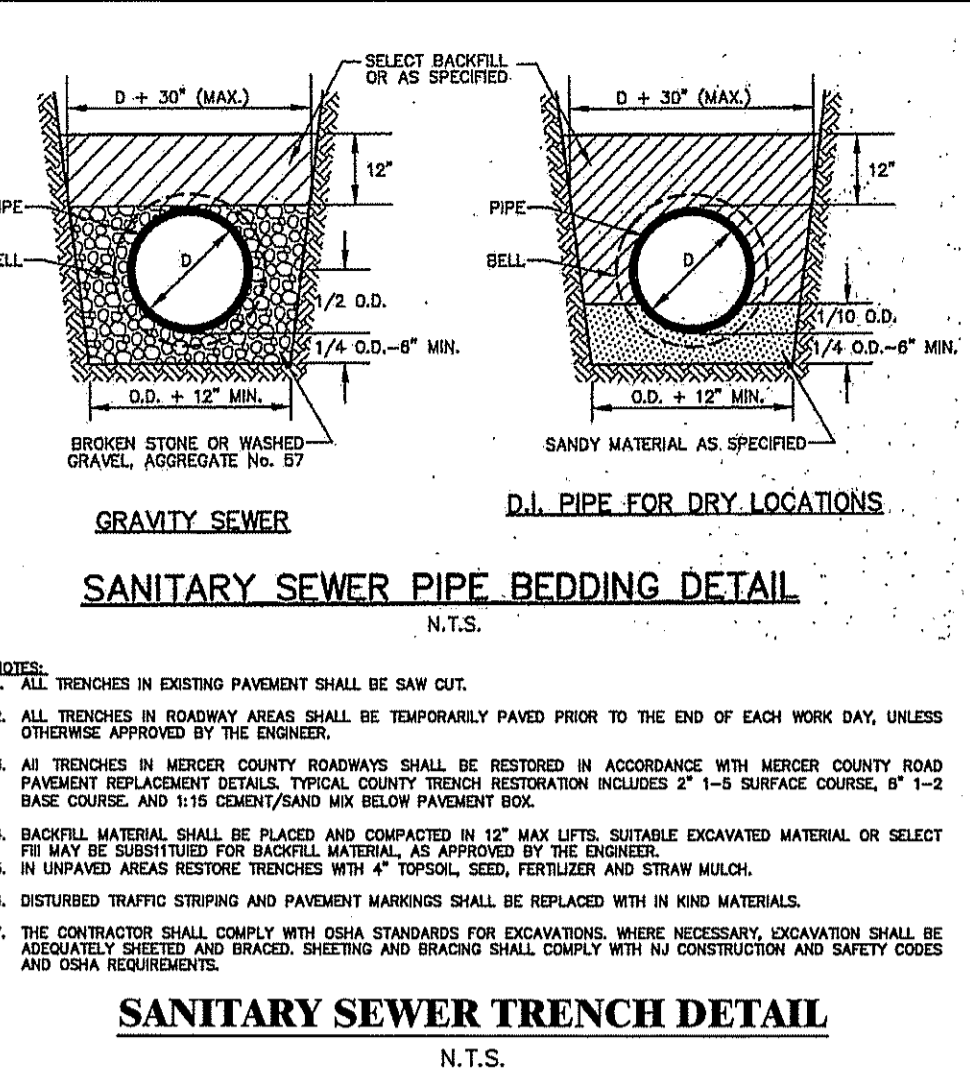
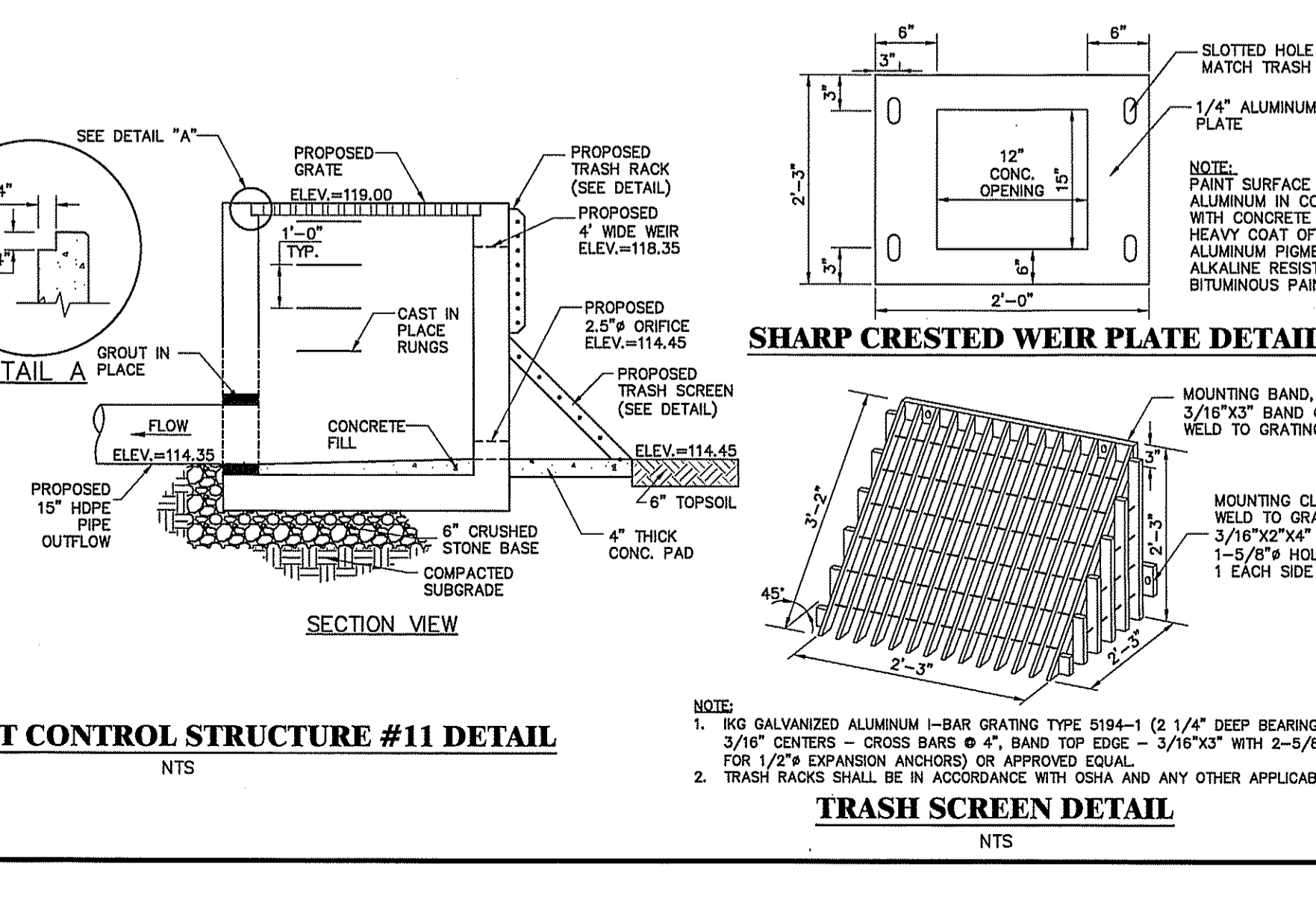
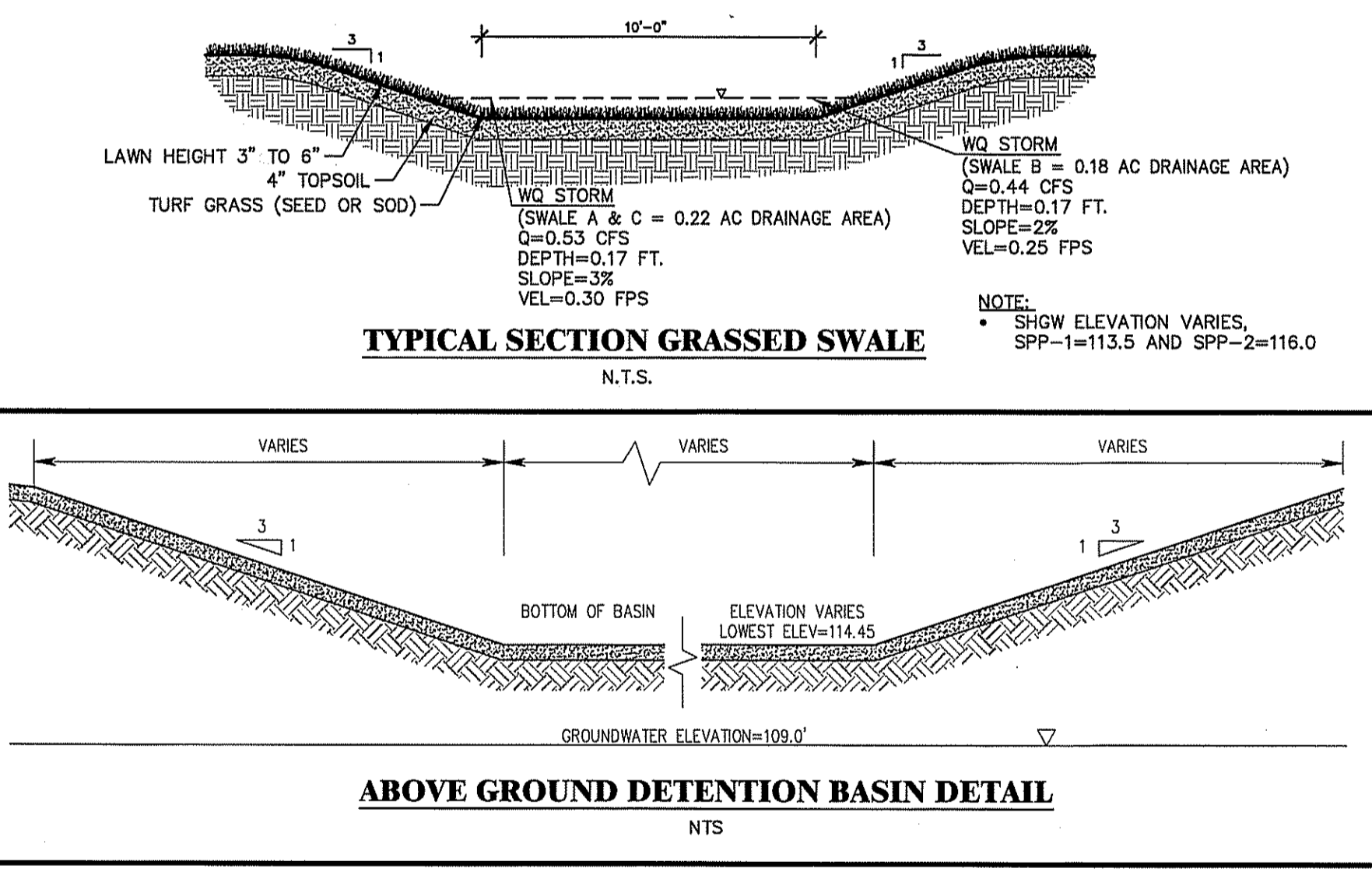
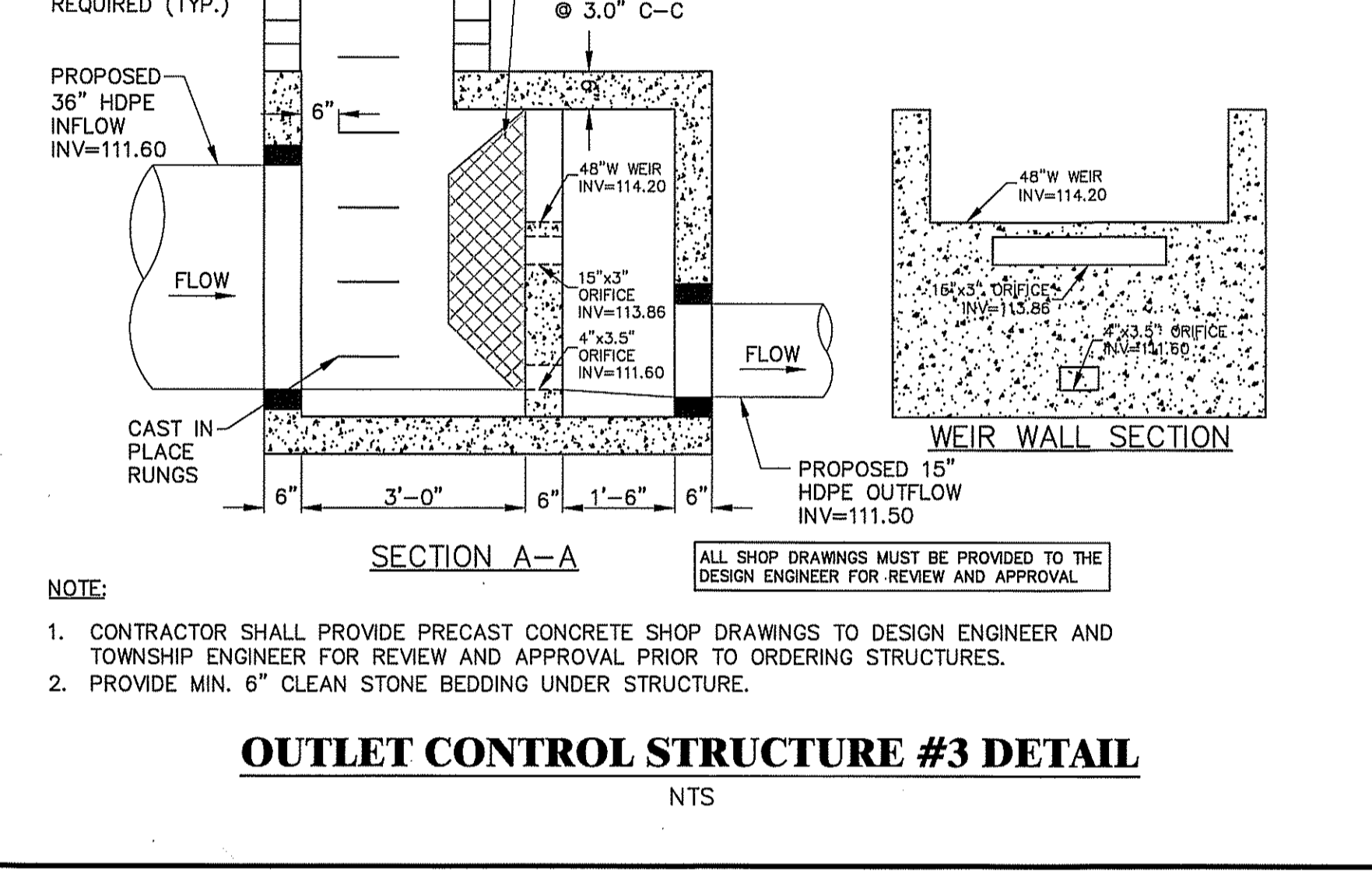
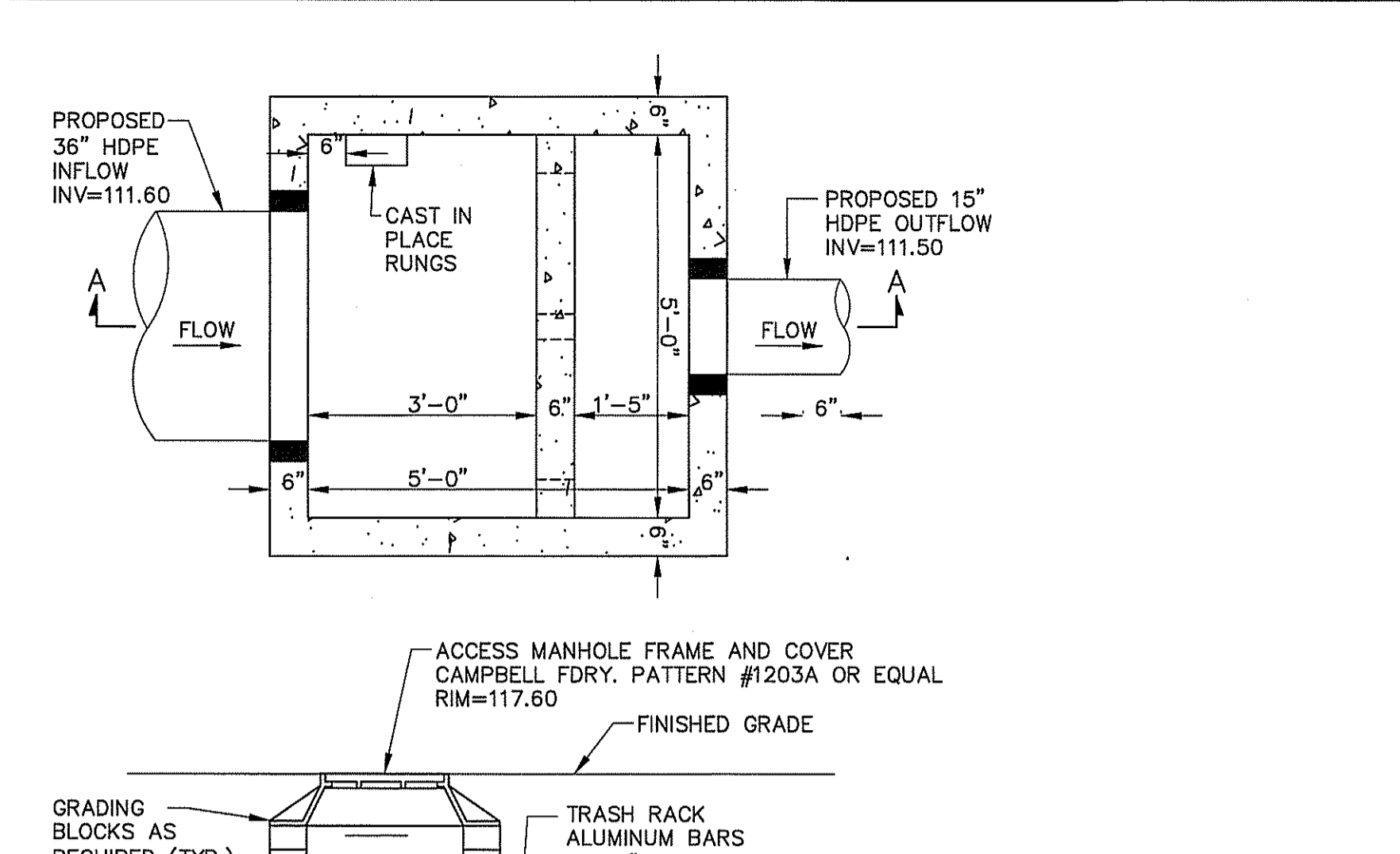
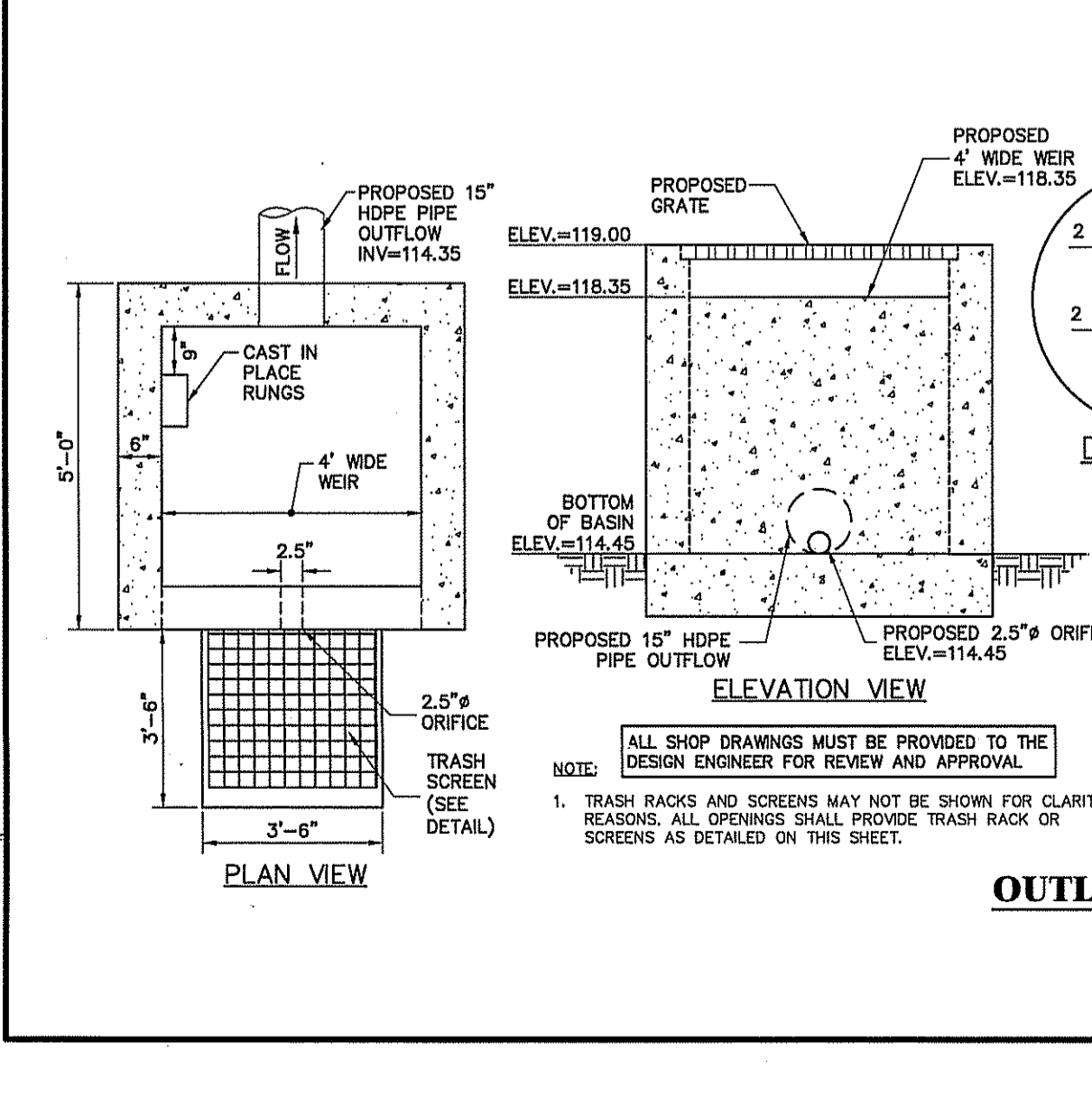
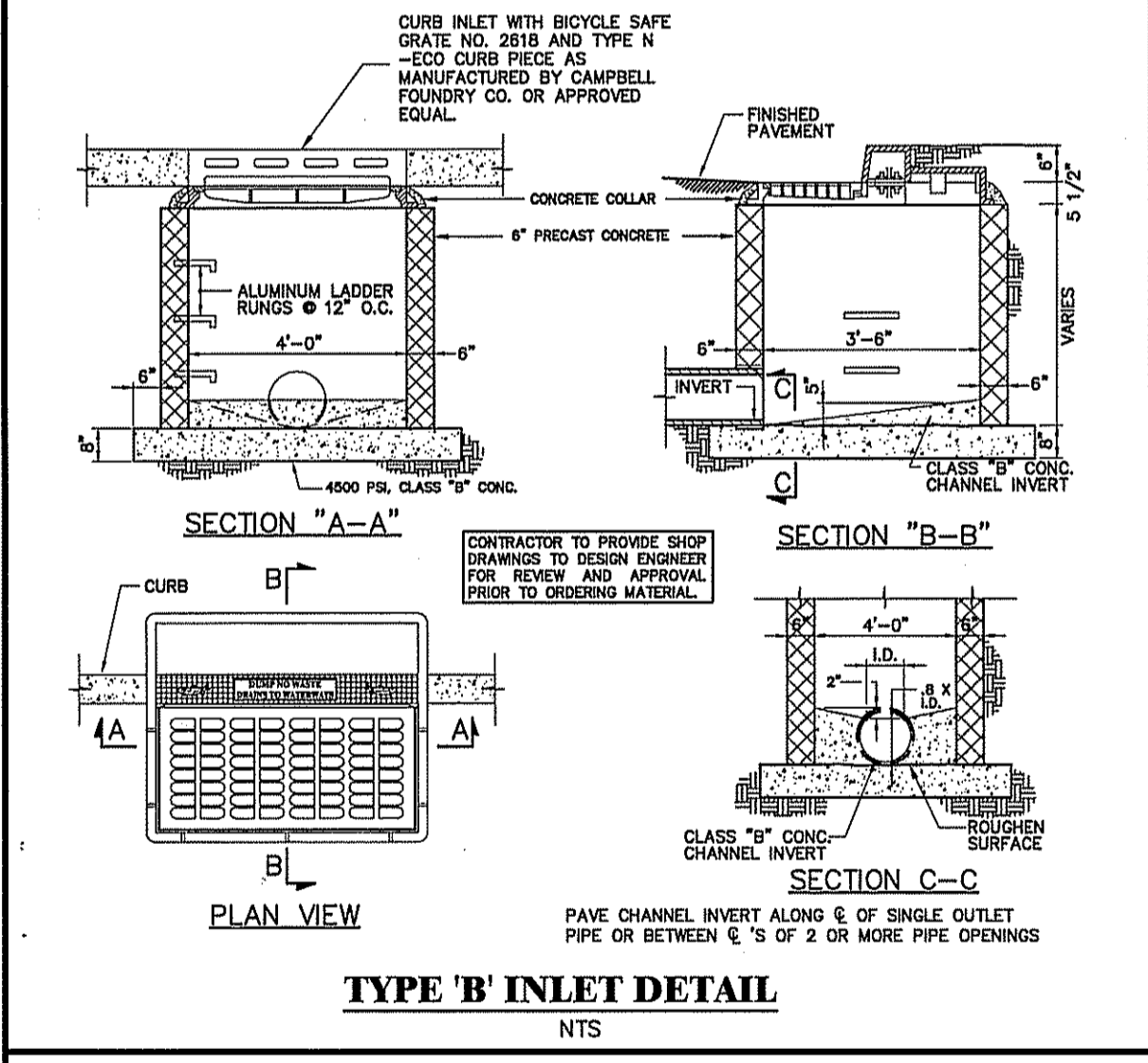
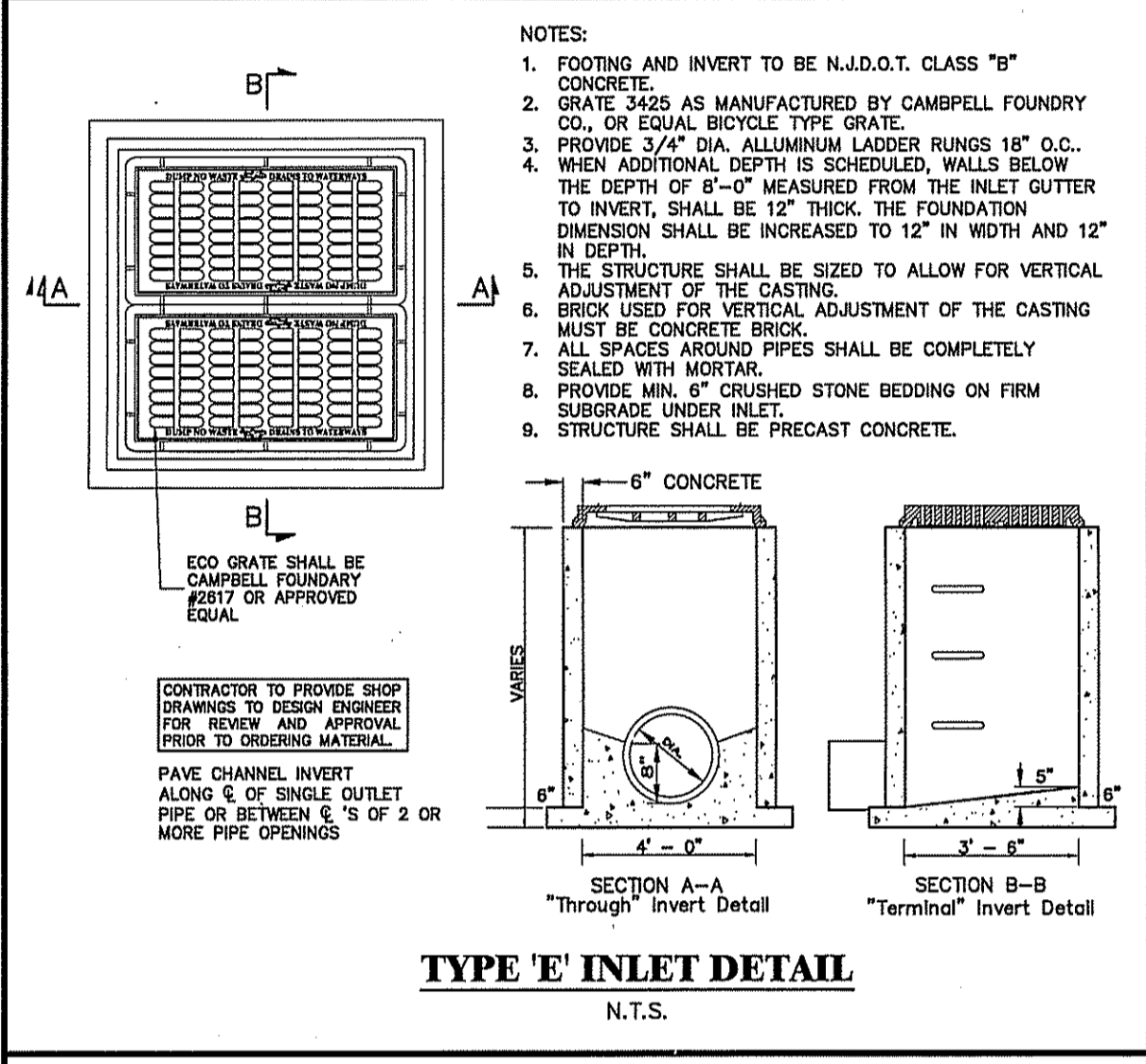
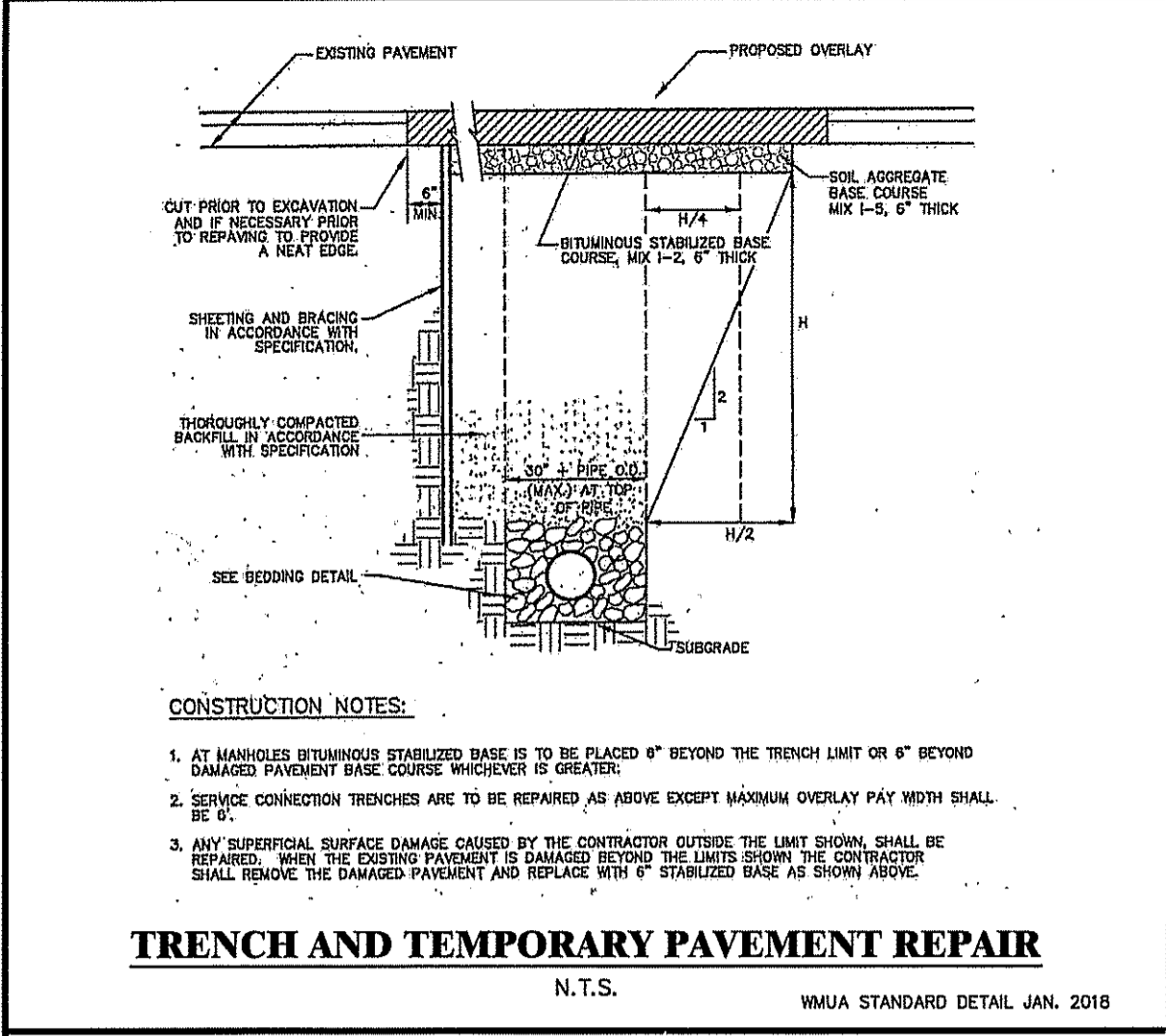
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
2406282100 & 2140004900

433 NORTH AVE EAST
PO BOX 160
WESTFIELD, NJ 07090
T: 908.233.4020
F: 908.233.8837

DATE: 11.19.19
SCALE: NTS

REDCOM
DESIGN & CONSTRUCTION LLC

11

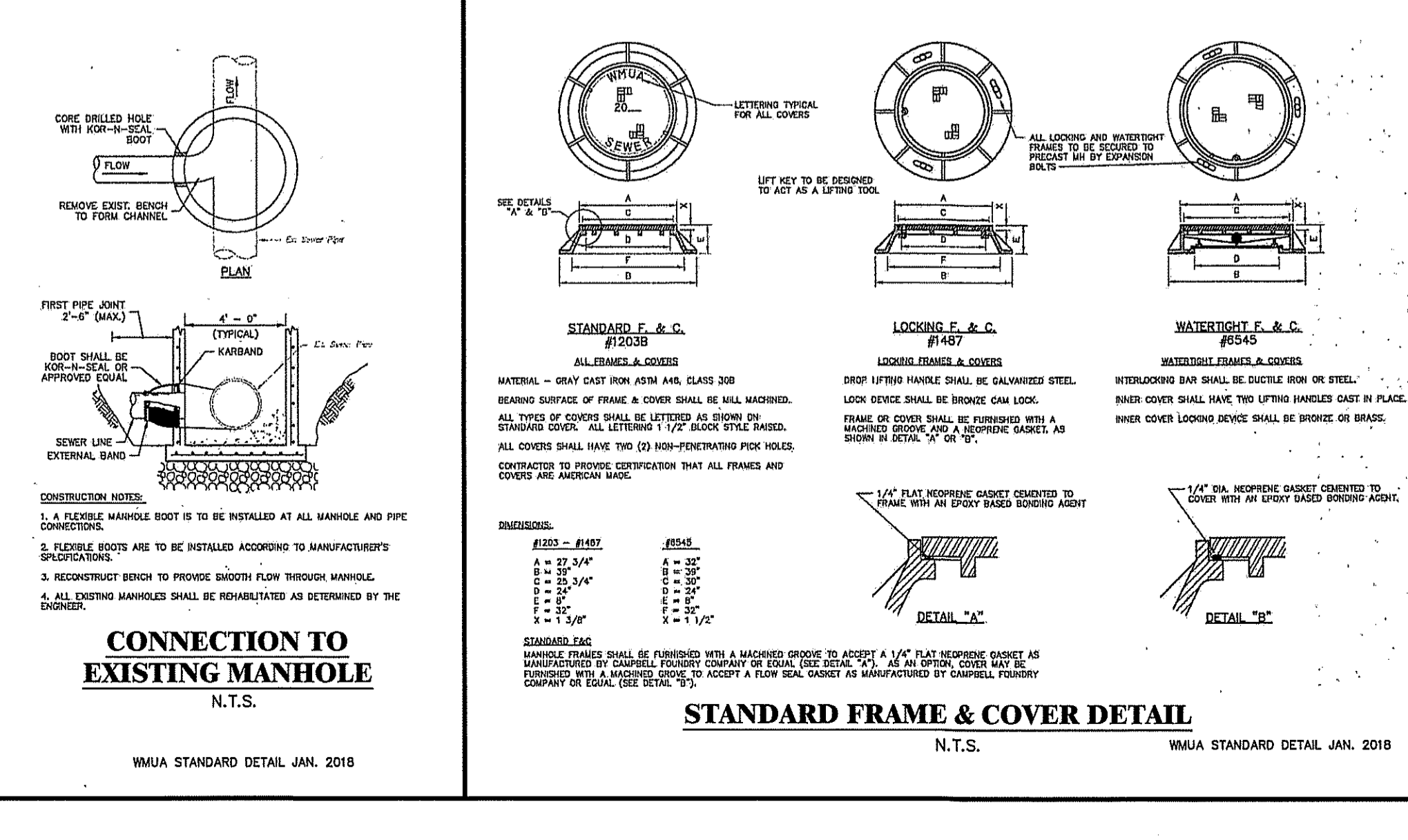


LANE ENTERPRISES, INC.

NOTE:
1. The drawing and table is intended to identify standard dimensioning used for Lane corrugated HDPE pipe retention and detention systems.
2. Retention and detention systems shall be installed in a manner consistent with the standard practices used for corrugated HDPE pipe installations, ASTM D2321, and the manufacturer's published installation guidelines. All references to Class I or Class II material per the latest edition of ASTM D2321.
3. It should be noted that proper backfill placement and compaction in the haunch regions of fittings are less trivial than for straight pipe segments and that additional scrutiny may be needed to ensure the same.
4. Typical side wall dimensions shown in the table are suggested minimums to ensure sufficient clearance for the proper placement and compaction of backfill materials and apply only for stable trench walls. The dimensions shall be increased consistent with standard installation practices when unstable materials are encountered.
5. Minimum cover heights shown are more conservative than that used for straight pipe segments and are applicable to system fittings. A buoyancy analysis may indicate the need for additional cover where the seasonal high ground water elevation becomes a factor.
6. Maximum cover heights are limited to 8 feet above the top of fittings for standard installations. Consult a Lane representative when deeper fill heights are anticipated.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H _{min} (NON-TRAFFIC)	H _{min} (TRAFFIC)
12"	14.5"	9.00"	23.00"	8"	12"	12"
15"	17.5"	13.50"	31.00"	8"	12"	12"
18"	21.5"	14.00"	35.00"	9"	12"	12"
24"	28.0"	19.25"	47.25"	10"	12"	12"
30"	34.5"	21.50"	58.00"	15"	12"	12"
36"	41.0"	23.00"	64.00"	15"	12"	12"
42"	47.5"	27.25"	74.75"	15"	12"	24"
48"	54.5"	29.25"	74.75"	15"	12"	24"
60"	68.8"	23.25"	90.00"	15"	12"	24"

*CLASS I BACKFILL REQUIRED AROUND ALL 60" DIAMETER FITTINGS.



REVISIONS
1. 03.03.2020 REVISED PER THE MEETING & LETTER OF COMMENTS
2. 07.10.2020 REVISED THE LETTER OF COMMENTS DATED 06.18.20

GREGORY J. REDINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 37643

SRS ENTERPRISES
BLOCK 214; LOT 50
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

CONSTRUCTION DETAILS 2

REDCOM
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
24048221000 & 21AC00094500

433 NORTH AVE EAST
PO BOX 160
WESTFIELD, NJ 07090

DRAWN: AR
CHECKED: JMM
DATE: 11.15.19
SCALE: NTS

12

WWW.REDCOMLLC.COM