

PRELIMINARY & FINAL SITE PLAN SOIL EROSION AND SEDIMENT CONTROL PLANS

MARLBORO GRANDE

situated in

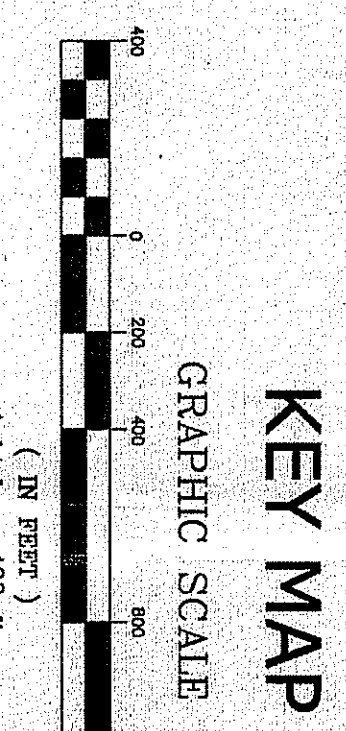
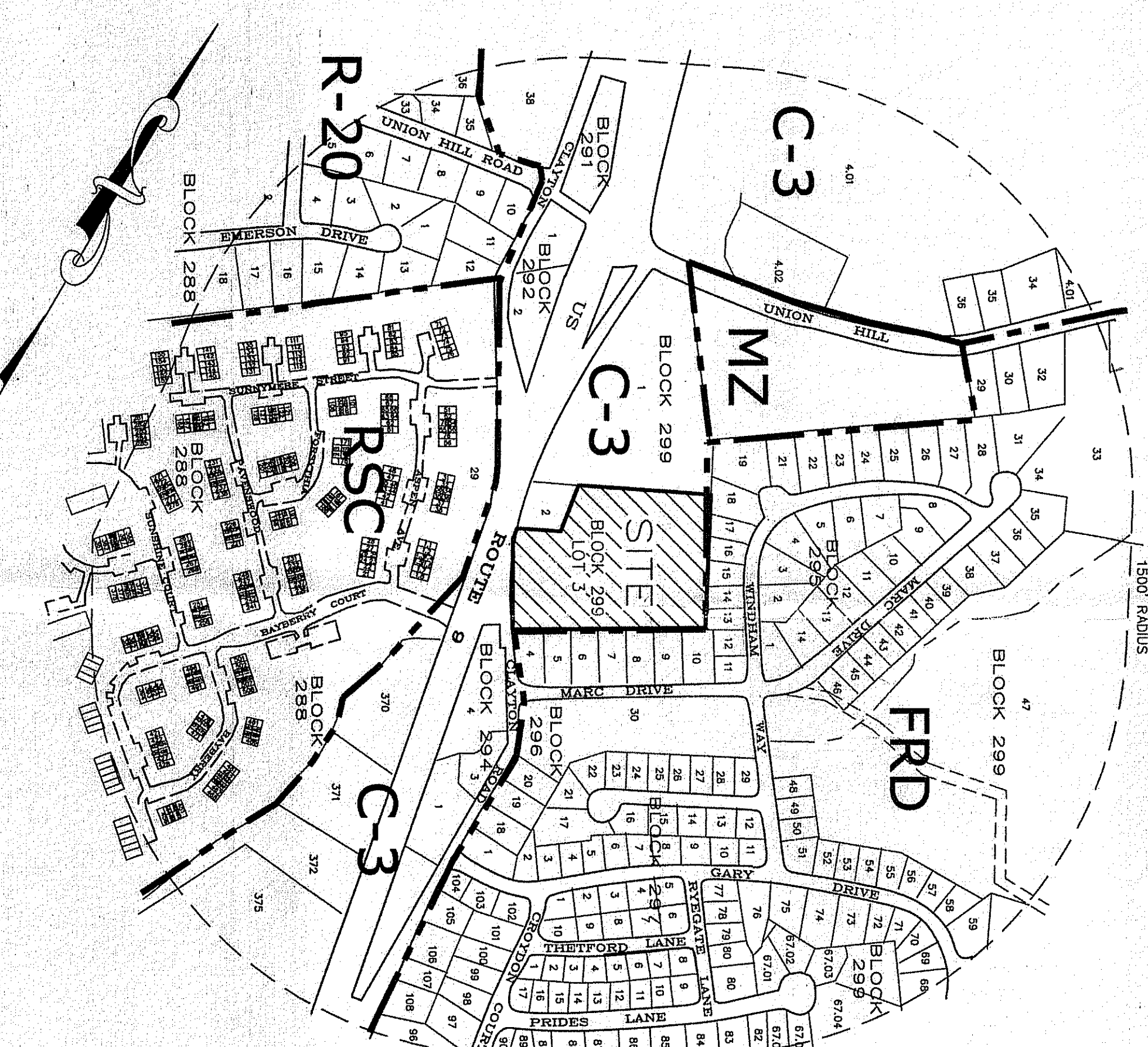
LOT 3

BLOCK 299

MARLBORO TOWNSHIP MONMOUTH COUNTY, NJ

GENERAL NOTES

- PROPERTY IS KNOWN AS LOT 3 IN BLOCK 299 AS SHOWN ON SHEETS 120 AND 121 OF THE MARLBORO TOWNSHIP TAX MAPS.
 - OWNER: RICHARD & JULIAN CHILLEM
MARLBORO, NJ 07748
APPLICANT: MARLBORO GRANDE, L.L.C.
C/O WESTMAN HOLDINGS
FRENCH, NJ 07728
 - PROPERTY KNOWN AS LOT 3, BLOCK 299 IN THE C-3 ZONE (COMMUNITY COMMERCIAL DISTRICT). THE PROPERTY WAS GRANTED A USE VARIANCE (28 03-4130 RESOLUTION) PERMITTING CONSTRUCTION OF A 80 UNIT TWO-STORY AGE RESTRICTED SENIOR APARTMENT COMPLEX.
- | REQUIRED | PROVIDED |
|-------------------|---------------------------------|
| MINIMUM LOT AREA | 7.20 ACRES (313,441 S.F.) |
| MINIMUM LOT WIDTH | 238 FT. (93.87 M) |
| MINIMUM LOT DEPTH | 400 FT. (122.01 M) |
| MINIMUM LOT COVER | 10 % |
| MINIMUM LOT COVER | 14 % |
| MINIMUM LOT COVER | 45 % |
| MINIMUM LOT COVER | 45 % |
| MINIMUM LOT COVER | 0.30 |
| MINIMUM LOT COVER | 274.32 FT. |
| MINIMUM LOT COVER | 50'-000"-250 FT. |
| MINIMUM LOT COVER | 14,312 FT. |
| MINIMUM LOT COVER | 33.5 FT. |
| MINIMUM LOT COVER | 189 SQ. FT. |
| MINIMUM LOT COVER | 28 @ 2,000-22 SQ. FT. |
| MINIMUM LOT COVER | TOTAL 167.2 SQ. YD. PER PERMISS |
| MINIMUM LOT COVER | N/A |
| MINIMUM LOT COVER | N/A |
| MINIMUM LOT COVER | N/A |



1. PROPERTY IS KNOWN AS LOT 3 IN BLOCK 299 AS SHOWN ON SHEETS 120 AND 121 OF THE MARLBORO TOWNSHIP TAX MAPS.
2. OWNER: RICHARD & JULIAN CHILLEM
MARLBORO, NJ 07748
APPLICANT: MARLBORO GRANDE, L.L.C.
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SHEET INDEX

NO.	DESCRIPTION	DATE
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3	EXISTING CONDITIONS PLAN	2/28/06
4	SITE DIMENSION PLAN	5/12/4/06
5	GRADING AND UTILITY PLAN-PANEL A	5/12/4/06
6	GRADING AND UTILITY PLAN-PANEL B	6/14/05
7	LANDSCAPING PLAN	6/14/05
8	LANDSCAPING PLAN	6/14/05
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PROPERTY OWNERS WITHIN 200'

LOT	OWNER(S)
298	JESSE G. & MARJORIE MAHER
297	KANG BONG JOHNS & SPOHN
296	HERBERT T. & KATHLEEN M. HULLA
295	HAYCEE HANSEN
294	HE & WIFE SHI HU
293	NAMIE L. & MARJORIE NABEL MOORE
292	PETER COSTA (DECEASED)
291	MING T. & SHUY Y. BING
290	GEORGE & JUDITH A. SCHULZ
289	SALLY & PATRICK PETERSON
288	ALLAN & BERNDA H. SOLOMON
287	MARION & SARLA KUMAR
286	HAROLD E. & FLORENCE B. SPILLE
285	LOAN & SHU-CHIA LAILIE
284	HOWARD & VANETTE SILVER
283	FRANKMAN, ADGER CORPORATION
282	WILLIAM A. KATHY LEATHERMAN
281	N.J. NATURAL GAS COMPANY, ATT: JOHN PIRACANO
280	MONMOUTH COMBUSTION ASSOCIATES, ATT: DAMIAN STEVENSON, ENGINEERING
279	NORVA, ATT: CORINNE VASSARATI
278	NORVA, ATT: CORINNE VASSARATI
277	NORVA, ATT: CORINNE VASSARATI
276	NORVA, ATT: CORINNE VASSARATI
275	NORVA, ATT: CORINNE VASSARATI
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200	NORVA, ATT: CORINNE VASSARATI

THIS PLAN WAS APPROVED BY THE MARLBORO TOWNSHIP ZONING BOARD.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

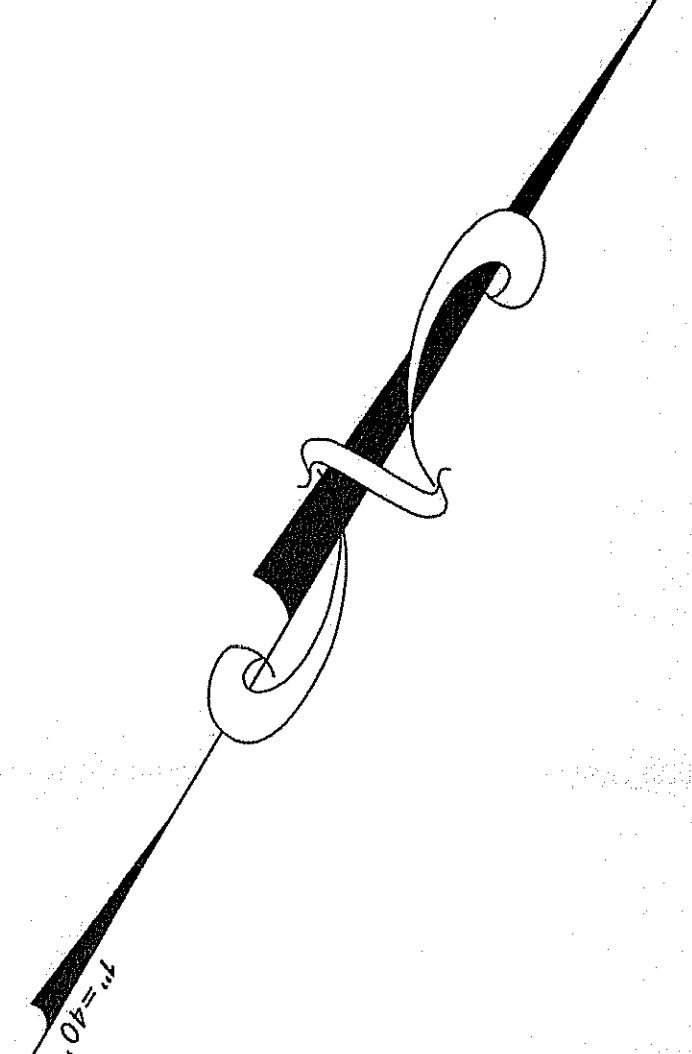
NO.	REV.	PER	DATE	DESCRIPTION
1	REV. PER QTR LETTER OF 7/15/05	10/25/05	SH	
2	REV. PER QTR LETTER OF 4/15/05	6/14/05	SH	
3	REV. PER TWP. COMPLIANCE LTR DATED 2/8/06	2/28/06	SH	

CREST
Engineering Associates, Inc.
Professional Planners, Surveyors, Landscape Architects
Civil Engineers, Environmental Engineers
1000 ROUTE 100, SUITE 200
MORRISTOWN, NJ 07960
TEL: 973-839-8800
FAX: 973-839-8801
WWW.CRESTENR.COM
TORALTA B. TORALTA
PROFESSIONAL ENGINEER

MARLBORO GRANDE
LOT 3
BLOCK 299
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

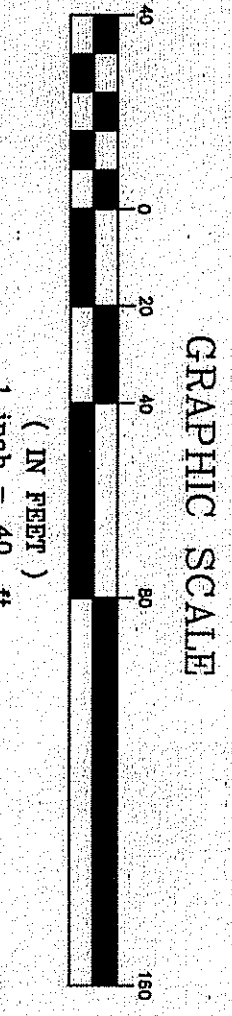
COVER SHEET
SHEET NO. 7
OF 15
DATE: 2/14/05
SCALE: 1" = 400'
PROJECT NO.: 028

SOIL EROSION AND SEDIMENT CONTROL PLAN



TYPE OF TREE SIZE

1. VIRGINIA PINE	13 DBH
2. AMERICAN ELM	18 DBH
3. SYCAMORE	22 DBH
4. SYCAMORE	24 DBH
5. SYCAMORE	24 DBH
6. SYCAMORE	24 DBH
7. SYCAMORE	24 DBH
8. SYCAMORE	23 DBH
9. SILVER MAPLE	23 DBH
10. SYCAMORE	26 DBH
11. SYCAMORE	26 DBH
12. SILVER MAPLE	26 DBH
13. SYCAMORE	26 DBH
14. SYCAMORE	26 DBH
15. SYCAMORE	26 DBH
16. SILVER MAPLE	24 DBH
17. SYCAMORE	24 DBH
18. SILVER MAPLE	24 DBH
19. SILVER MAPLE	24 DBH
20. VIRGINIA PINE	16 DBH
21. SILVER MAPLE	16 DBH
22. SILVER MAPLE	16 DBH
23. SILVER MAPLE	16 DBH
24. SILVER MAPLE	16 DBH
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33. SILVER MAPLE	16 DBH
34. SILVER MAPLE	16 DBH
35. SILVER MAPLE	16 DBH
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38. SILVER MAPLE	16 DBH
39. SILVER MAPLE	16 DBH
40. SILVER MAPLE	16 DBH
41. SILVER MAPLE	16 DBH
42. SILVER MAPLE	16 DBH
43. SILVER MAPLE	16 DBH
44. WILDBERRY	16 DBH
45. AMERICAN ELM	18 DBH
46. AMERICAN ELM	18 DBH
47. AMERICAN ELM	18 DBH
48. AMERICAN ELM	18 DBH
49. AMERICAN ELM	18 DBH



NO.	DATE	DESCRIPTION
1	5/14/05	ISSUE FOR ONE LETTER OF 4/18/05
2	7/9	

CREST
Engineering Associates Inc.
Professional Civil & Environmental Engineers, Architects
Professional Land Surveyors
1000 ROUTE 100, SUITE 200
MORRISTOWN, NJ 07960
TEL: 973.261.1000
FAX: 973.261.1001
WWW.CRESTNJ.COM

DANIEL P. HUNDLEY
LICENSED PROFESSIONAL LAND SURVEYOR N.J. NO. 3374

MARLBORO GRANDE
LOT 3
BLOCK 299
MARLBORO TOWNSHIP
MORRISTOWN COUNTY, NEW JERSEY

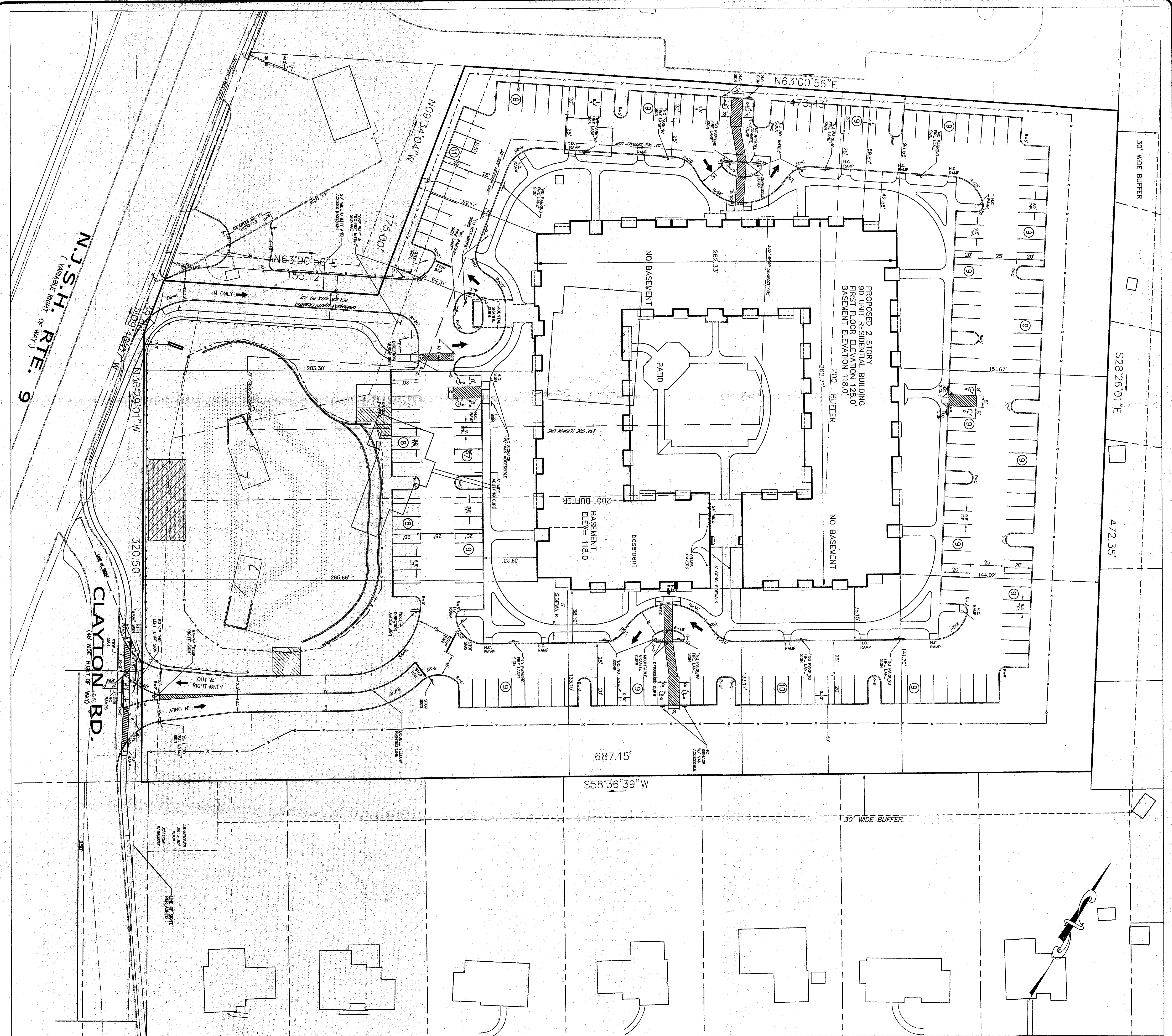
TOPOGRAPHIC SURVEY/
BOUNDARY SURVEY &
EXISTING
CONDITIONS PLAN

FILE N 4085
JOB NO. 04
DATE: 2/14/05
SCALE: 1" = 40'
SHEET: 2 OF 15
PROJECT: 026

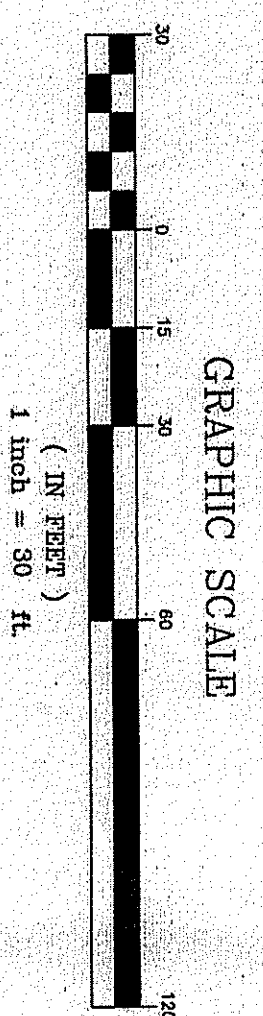
DATE: 7/9
BY: JPH

DATE: 7/9
BY: JPH

DATE: 7/9
BY: JPH



- NOTE:
1. LINE OF SIGHT FOR "ENTRANCE ONLY" LANE NOT REQUIRED.
 2. LINE OF SIGHT TO THE RIGHT GO'T "RIGHT OUT ONLY" NOT REQUIRED BECAUSE ONE WAY TRAFFIC. LINE OF SIGHT SHOWN ANYWAY.
 3. INTERIOR IS "PARKING LOT, LINE OF SIGHT NOT APPLICABLE."



NO.	DESCRIPTION	DATE
1	REVISE FOR ONE LETTER OF 7/19/06	7/19/06
2	REVISE FOR ONE LETTER OF 7/19/06	7/19/06
3	REVISE FOR ONE LETTER OF 7/19/06	7/19/06
4	REVISE FOR ONE LETTER OF 7/19/06	7/19/06
5	REVISE TO SHOW ORIGINAL BUILDING DIMENSIONS	7/19/06

CREST
 Engineering Associates Inc.
 Professional Engineer, Surveyor, Landscape Architect
 1000 ROUTE 100, SUITE 200, CLAYTON, NJ 07042
 (908) 859-1000
 www.cresteng.com

LORRAINE J. TOTTE
 PROFESSIONAL ENGINEER N.J. REG. NO. 24008882

DATE	2/14/06
SCALE	1" = 30'
SHEET	3 OF 15
PROJECT	624

MARLBORO GRANDE
 LOT 3
 BLOCK 299
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

SITE DIMENSION PLAN
 SOIL EROSION & SEDIMENT CONTROL PLAN

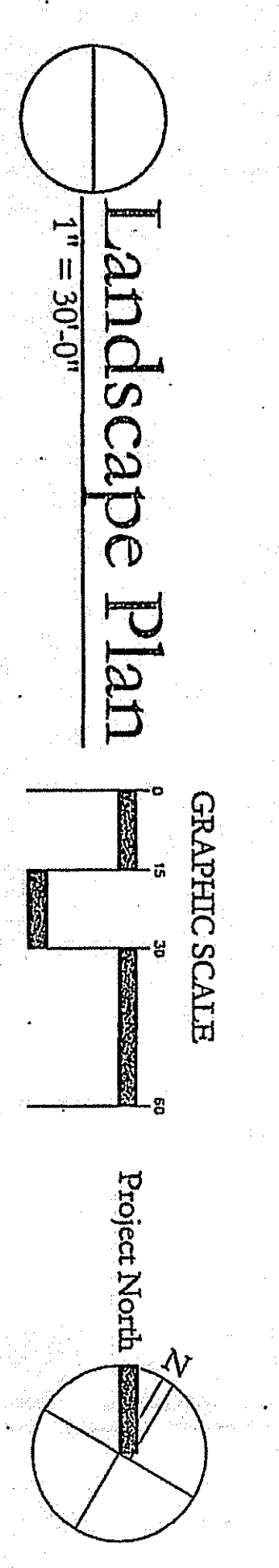
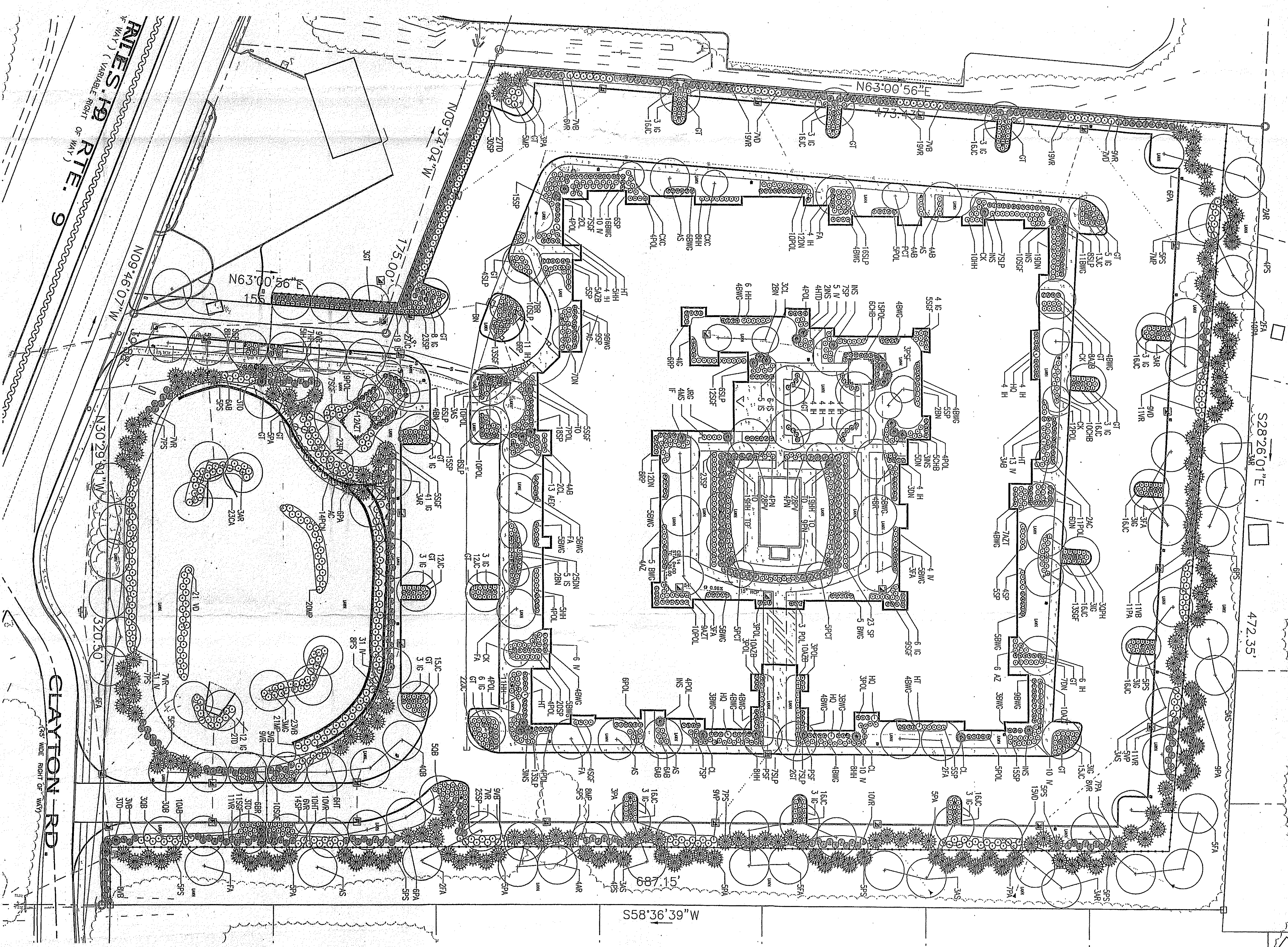
FILE NO. 4085
 DATE: 2/14/06
 SHEET: 3 OF 15
 PROJECT: 624
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 2/14/06

LANDSCAPE NOTES:

- All plantings shall be contained within marked lines. Marked double lined hatched boundary lines or road markings applied at edge of trees shall be marked. Planting beds shall be constructed as shown from any plant stem, whip or trunk.
- Plant stems shown in planting schedule are the size at time of planting.
- All plants shall meet or exceed the minimum requirements as noted in the latest edition of the American Standard for Nursery Stock by American Association of Nurserymen, ANSI Z60.1.
- One year guarantee shall be provided on all plant materials from date of final acceptance.
- All unmarked stems are to receive four inches of topsoil, seed, mulch, and water until a healthy stand of grass is obtained.
- In cases of discrepancy between the number of plants on the plan and actual number of plants on the plant, the number of plants shown on the plan shall prevail.
- Landscaping Plan shall be used for landscape purposes only. Refer to civil engineering drawings for all other information that may need to be coordinated with landscape work.
- Plant materials that have damaged or cracked leaders, abnormal growth habit, abrasions of the bark, unsealed, untreated, or damaged roots, insect or disease pests shall be rejected. In addition, plants shall be well grown and true to form for size and species. Stems or heavy plant material will be rejected.
- The Contractor shall be responsible for his own quantity takeoff.
- The Contractor shall schedule plantings for the owner's representative's approval prior to beginning work.
- The contractor is hereby notified that the underground utilities exist and he should secure current utility plans before commencing work.
- Existing trees and other vegetation indicated to remain in place shall be protected against root damage by stock piling construction materials or excavated material within drip line, except for or vehicle traffic or parking of vehicles within drip line.

PLANTING SCHEDULE

KEY BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
1	CANDY TREES			
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Proposed
MARLBORO
GRANDE
 ACTIVE ADULT COMMUNITY
 Marlboro Township, Monmouth County, New Jersey

ISSUES: REVISIONS

SCALE: DRAWINGS

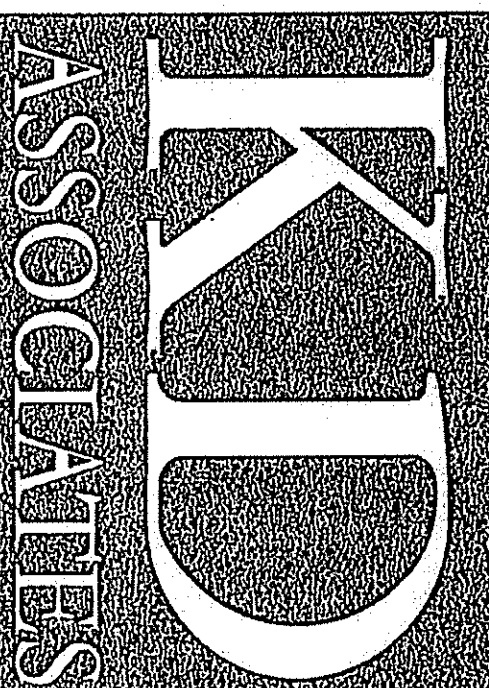
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 DATE: 02-11-05

CHECKED BY: DD
 DRAWING TITLE: Landscape Plan

SEAL: DRAWINGS

5

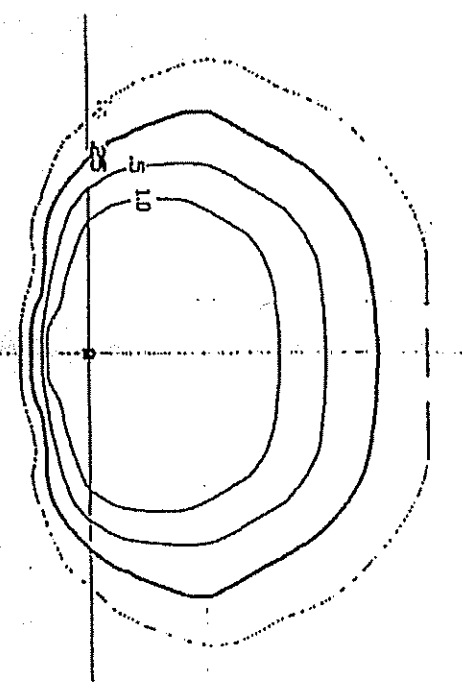
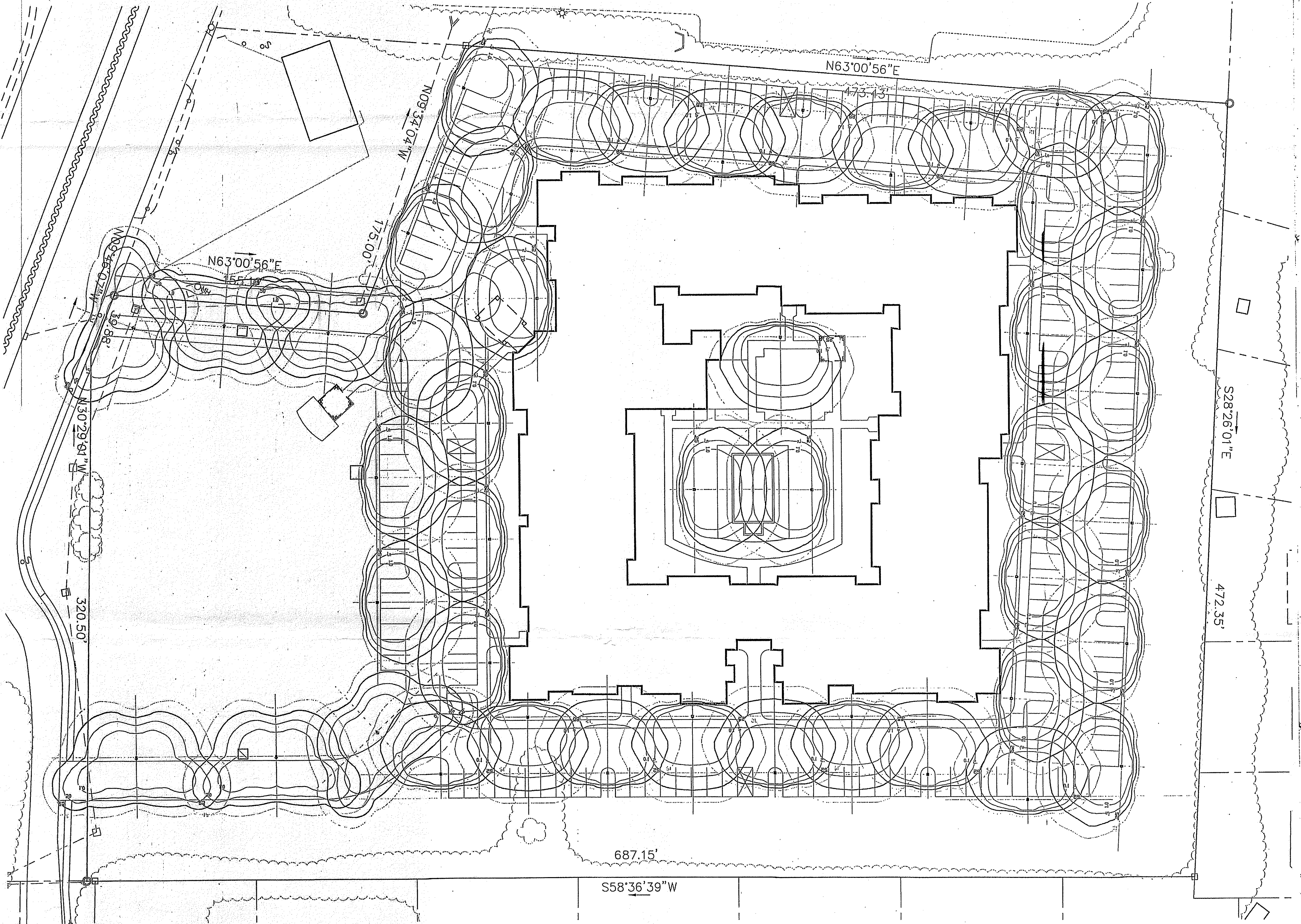
DAVID W. DANON, AIA
 N.J. ARCHITECT
 181 ALBANY ST.
 DANON ARCHITECTS



KANALSTEIN DANTON ASSOCIATES P.A.

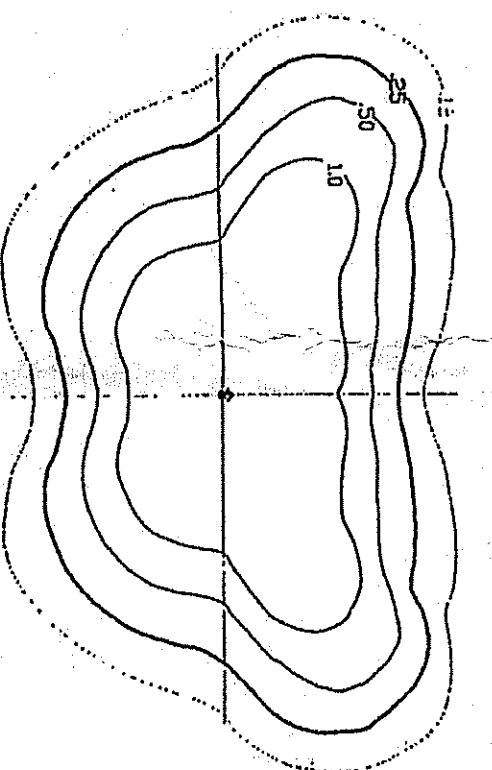
ARCHITECTURE PLANNING

One Edison Plaza
227 Laurel Rd Suite 200
Woodbury, NJ 08095
Tel: 856-702-1060
Fax: 856-702-1059
www.kad-arch.com



ISOLUX 'A'

1" = 20'
175 watt metal halide poletop mounted cutoff luminaire,
Type IV (DR/VARD THRU) distribution,
at 15' above finish grade.
ARCHITECTURAL AREA LIGHTING PROMENADE SERIES #PRRS-H4-175H



ISOLUX 'B'

1" = 20'
175 watt metal halide poletop mounted cutoff luminaire,
Type III distribution,
at 15' above finish grade.
ARCHITECTURAL AREA LIGHTING PROMENADE SERIES #PRRS-H3-175H

Proposed
MARBORO
GRANDE

ACTIVE ADULT COMMUNITY
Marlboro Township, Monmouth County, New Jersey
ISSUES | REVISIONS

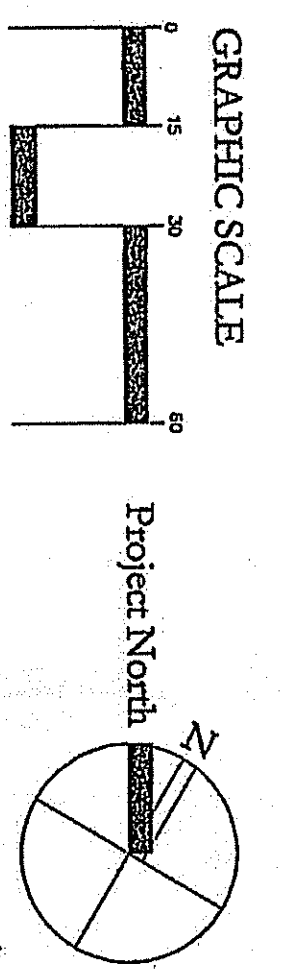
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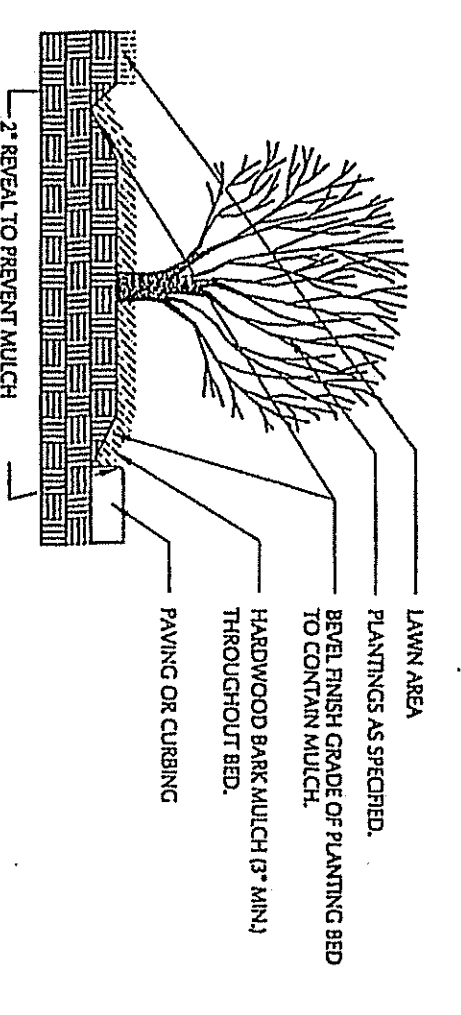
Site Lighting Plan

SCALE: DRAWING:

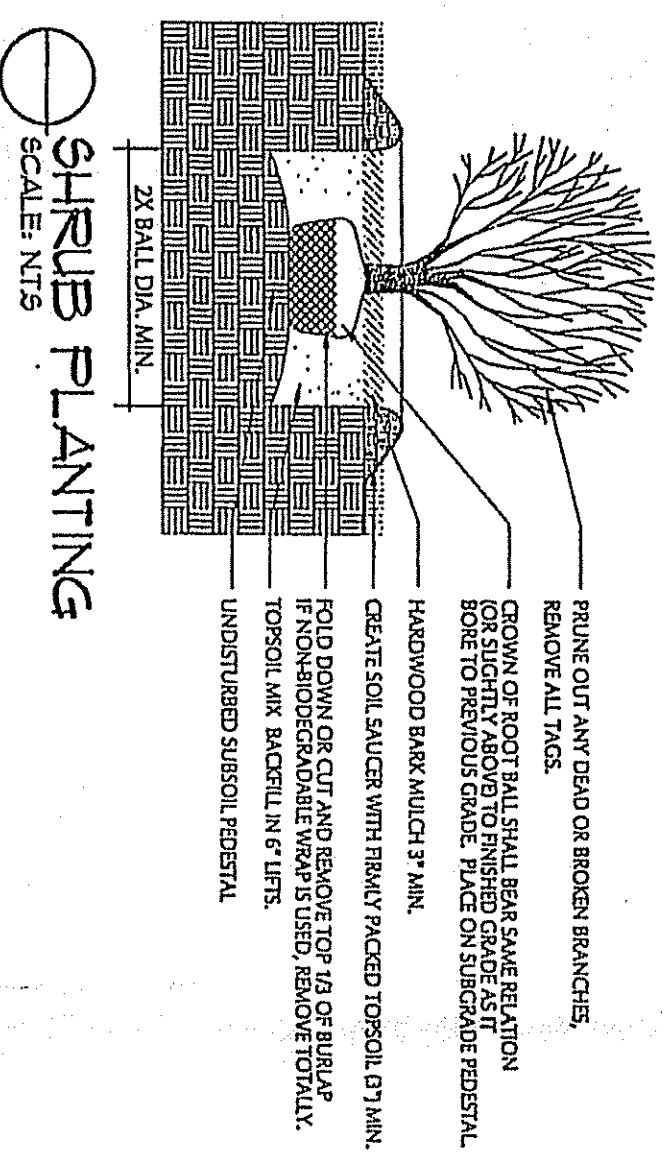
6
GARY H. KANALSTEIN, AIA
DAVID W. DANTON, AIA
NJ ARCHITECTS
NJ 08090

Site Lighting Plan
1" = 30'-0"

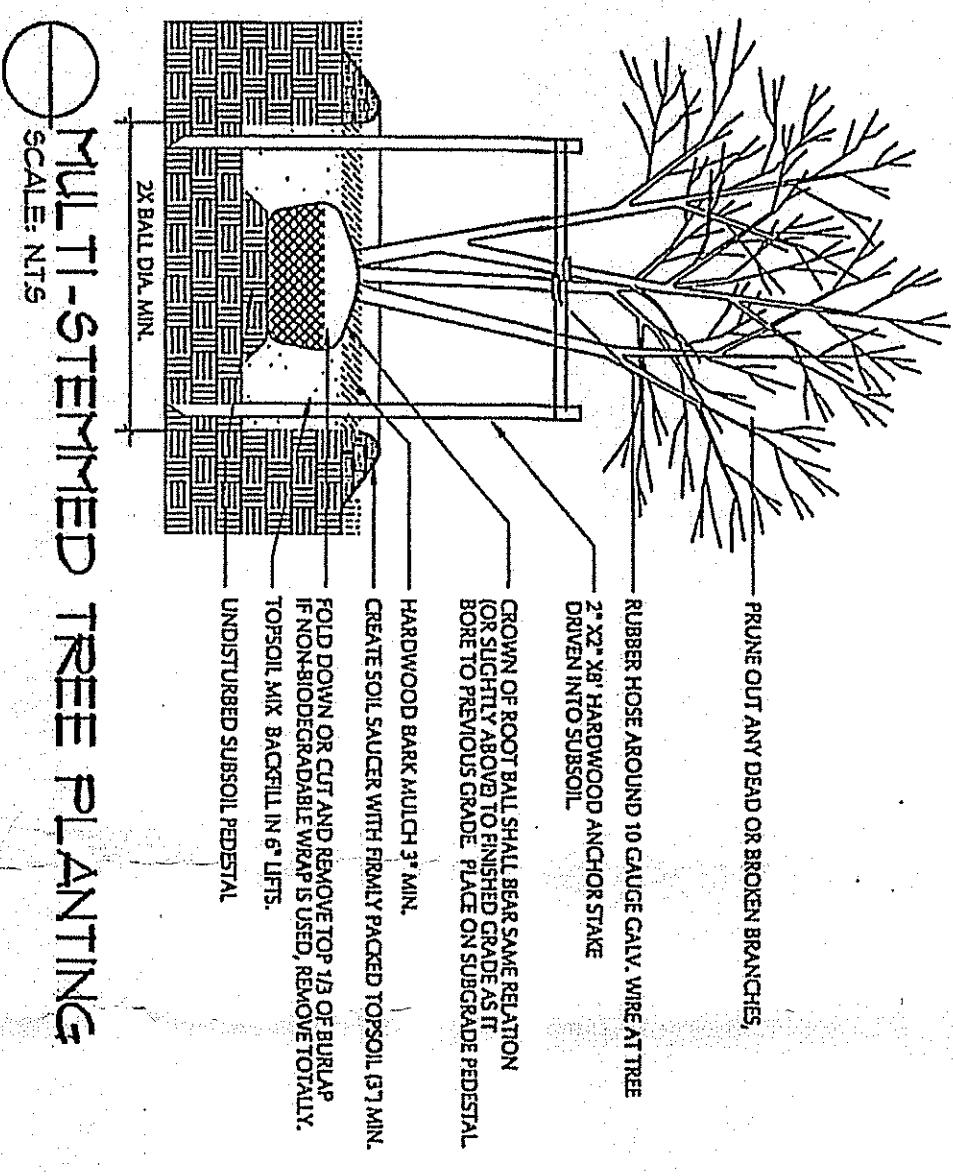




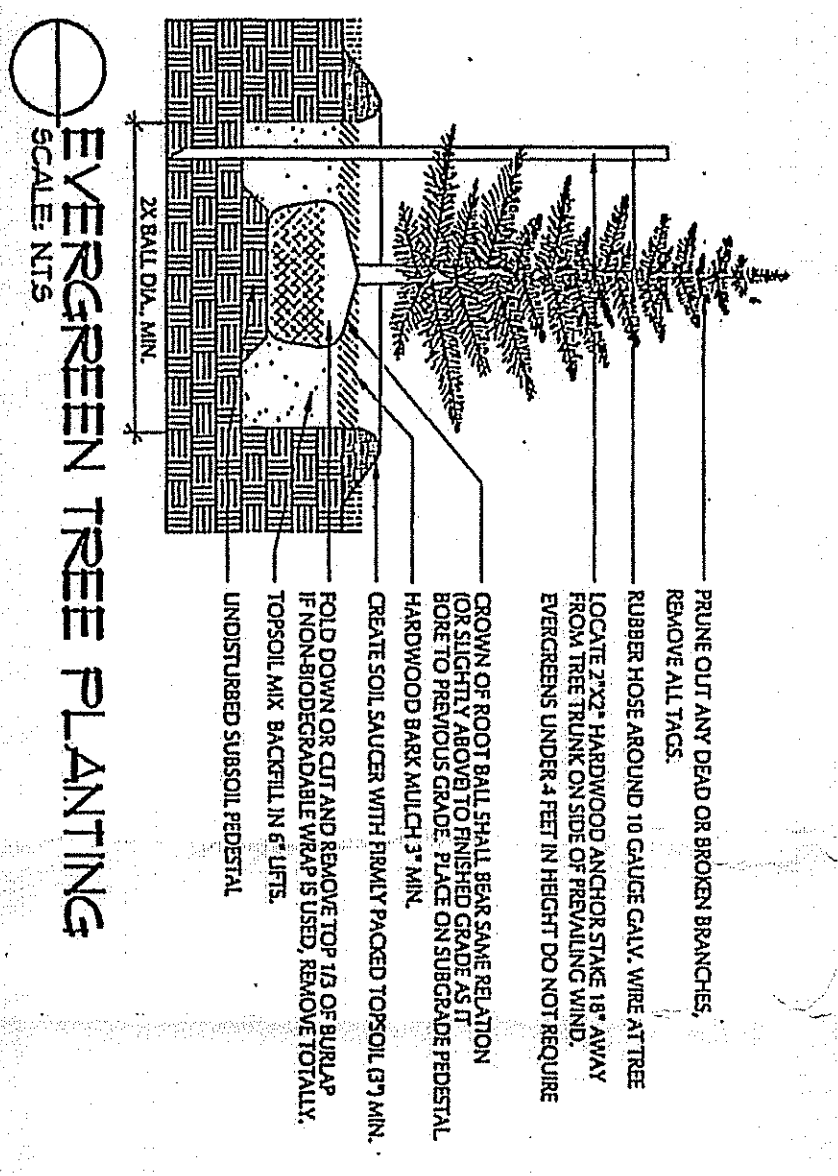
PLANTING BED EDGE DETAIL
SCALE: N1/2



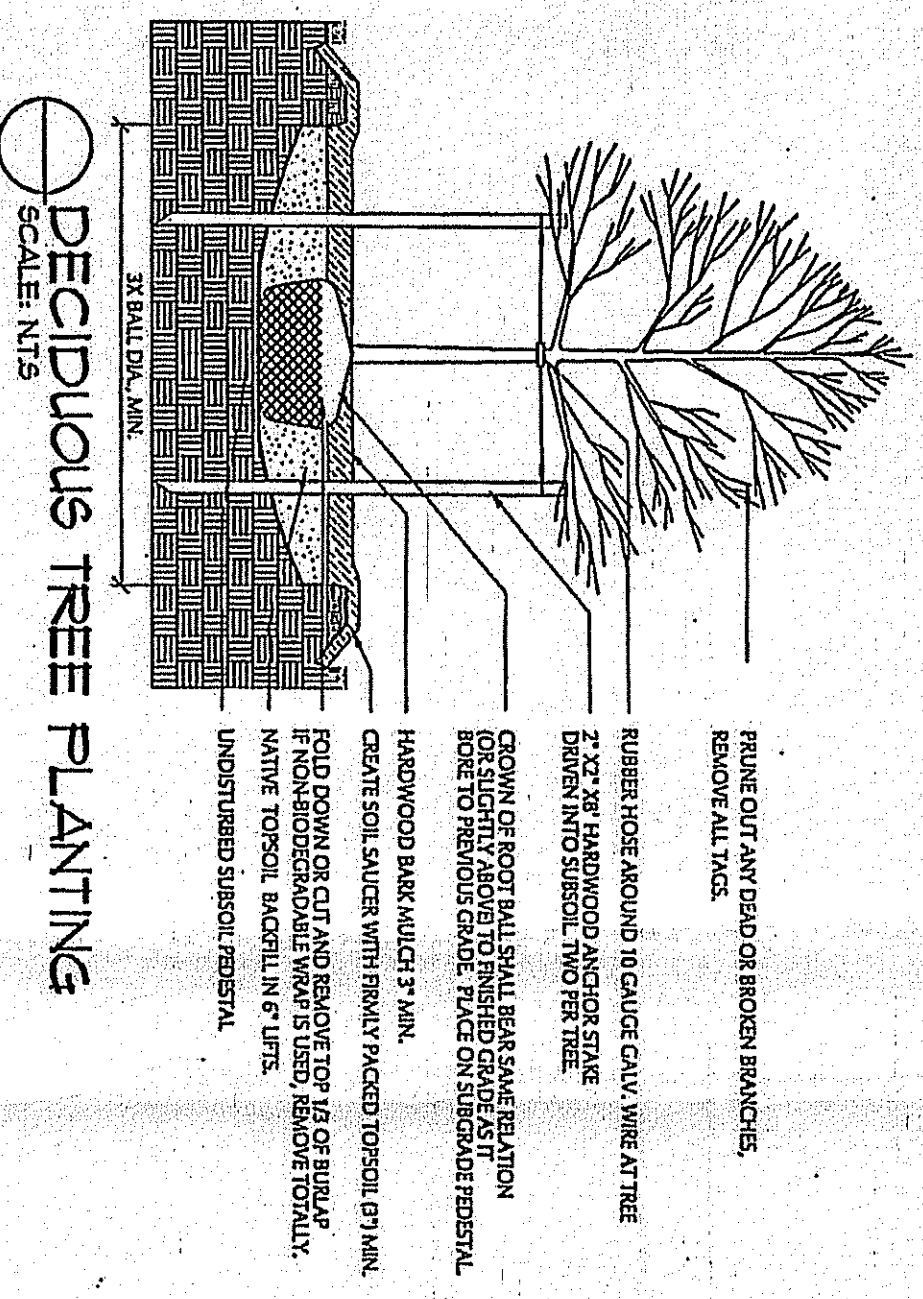
SHRUB PLANTING
SCALE: N1/2



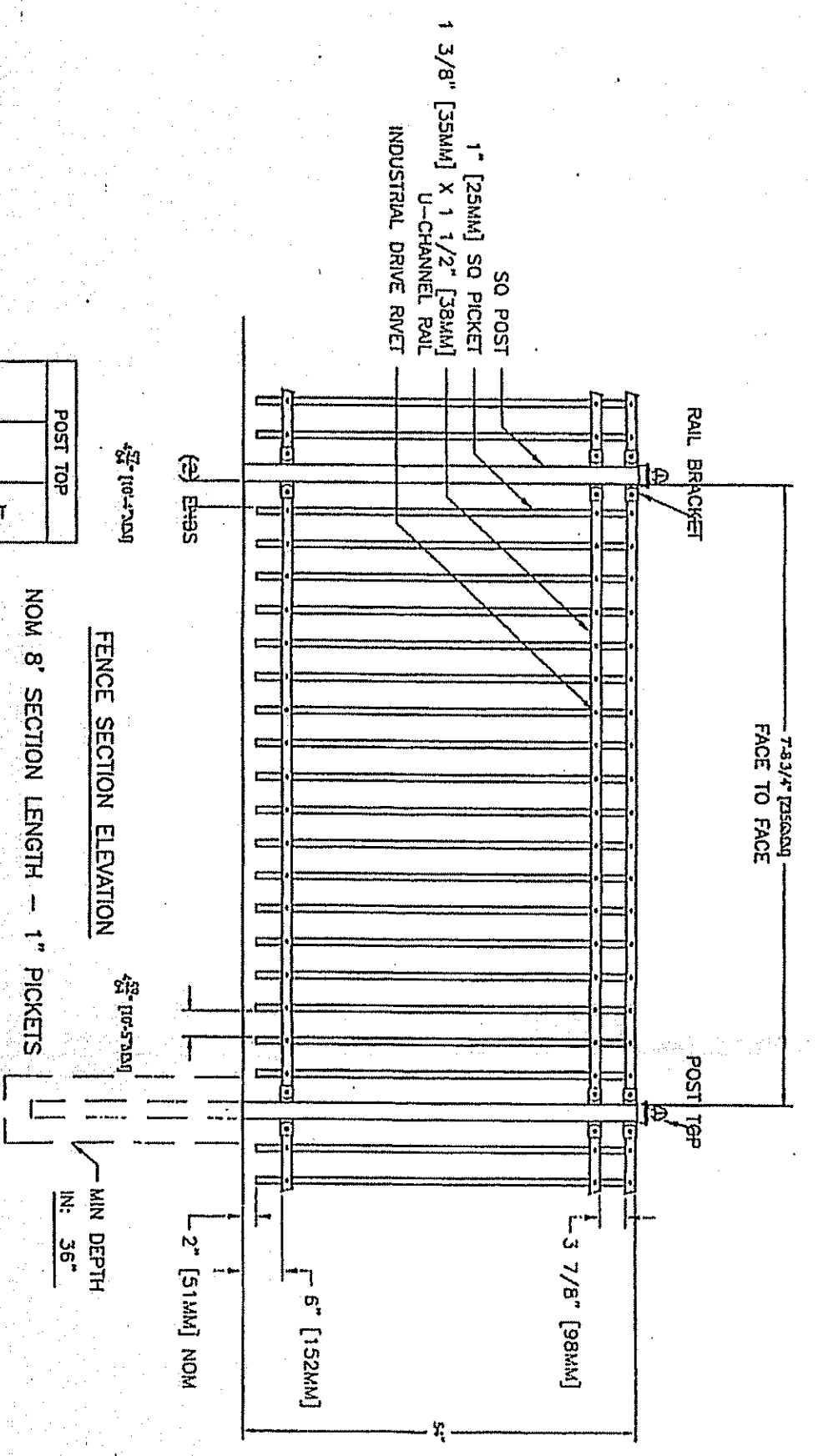
MULTI-STEMMED TREE PLANTING
SCALE: N1/2



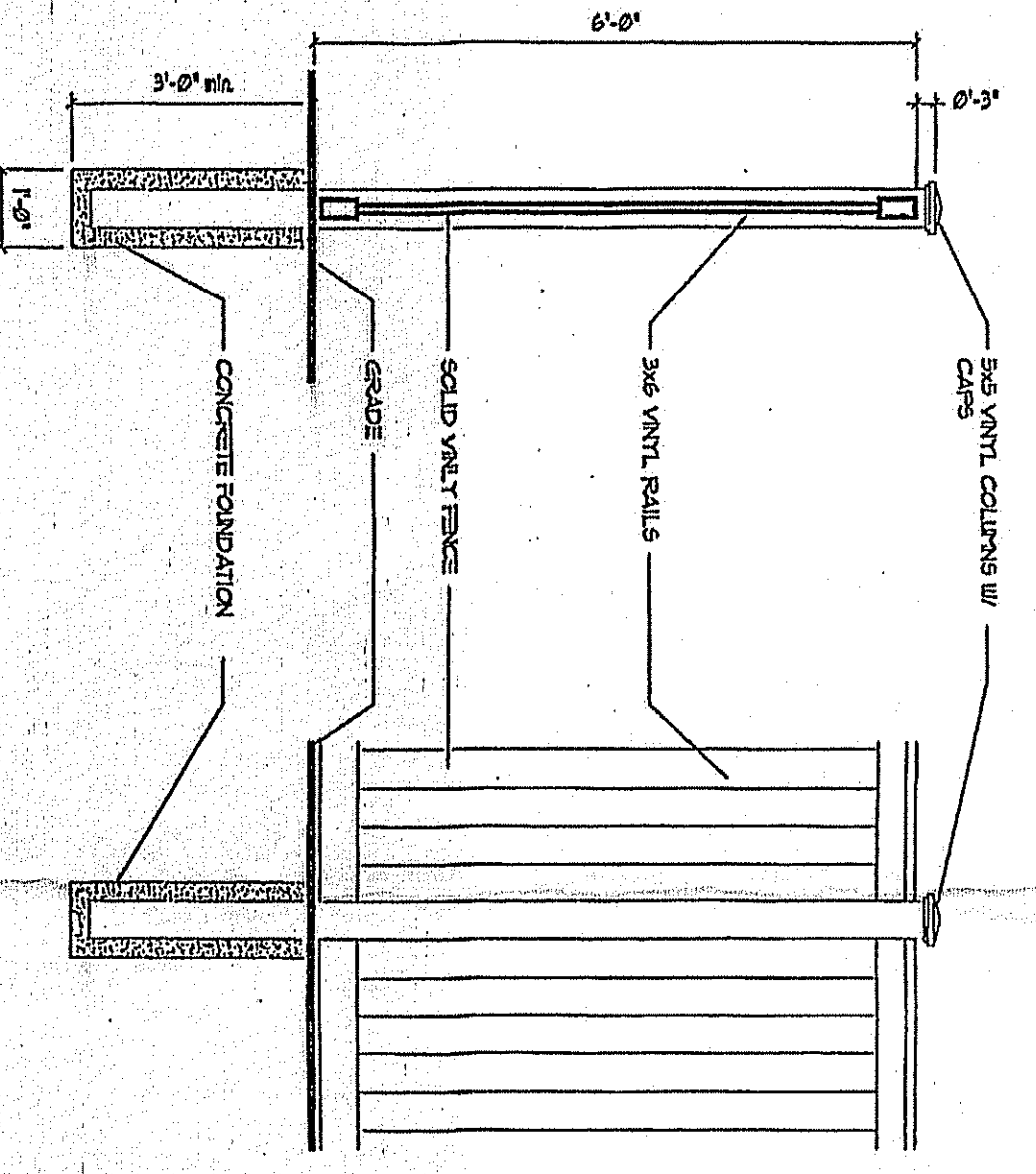
EVERGREEN TREE PLANTING
SCALE: N1/2



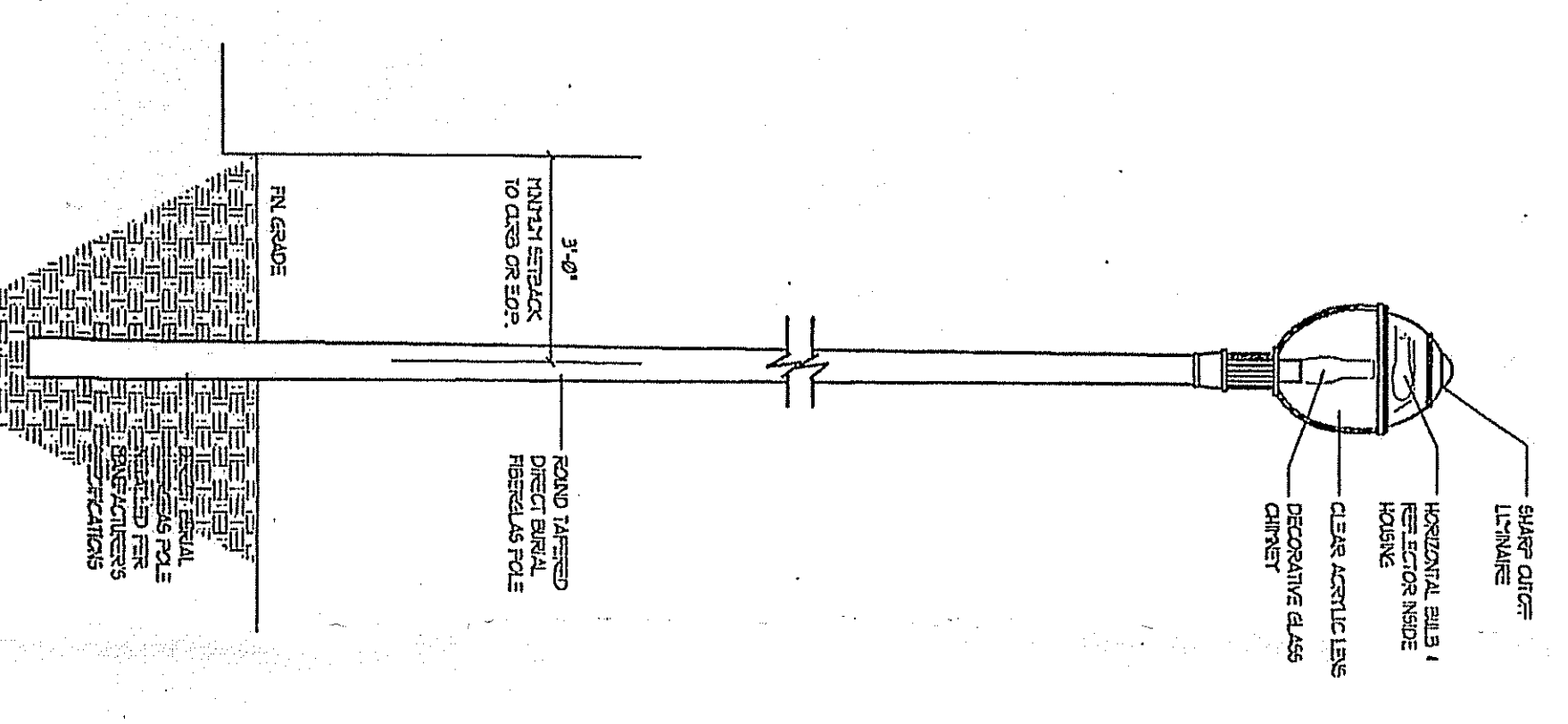
DECIDUOUS TREE PLANTING
SCALE: N1/2



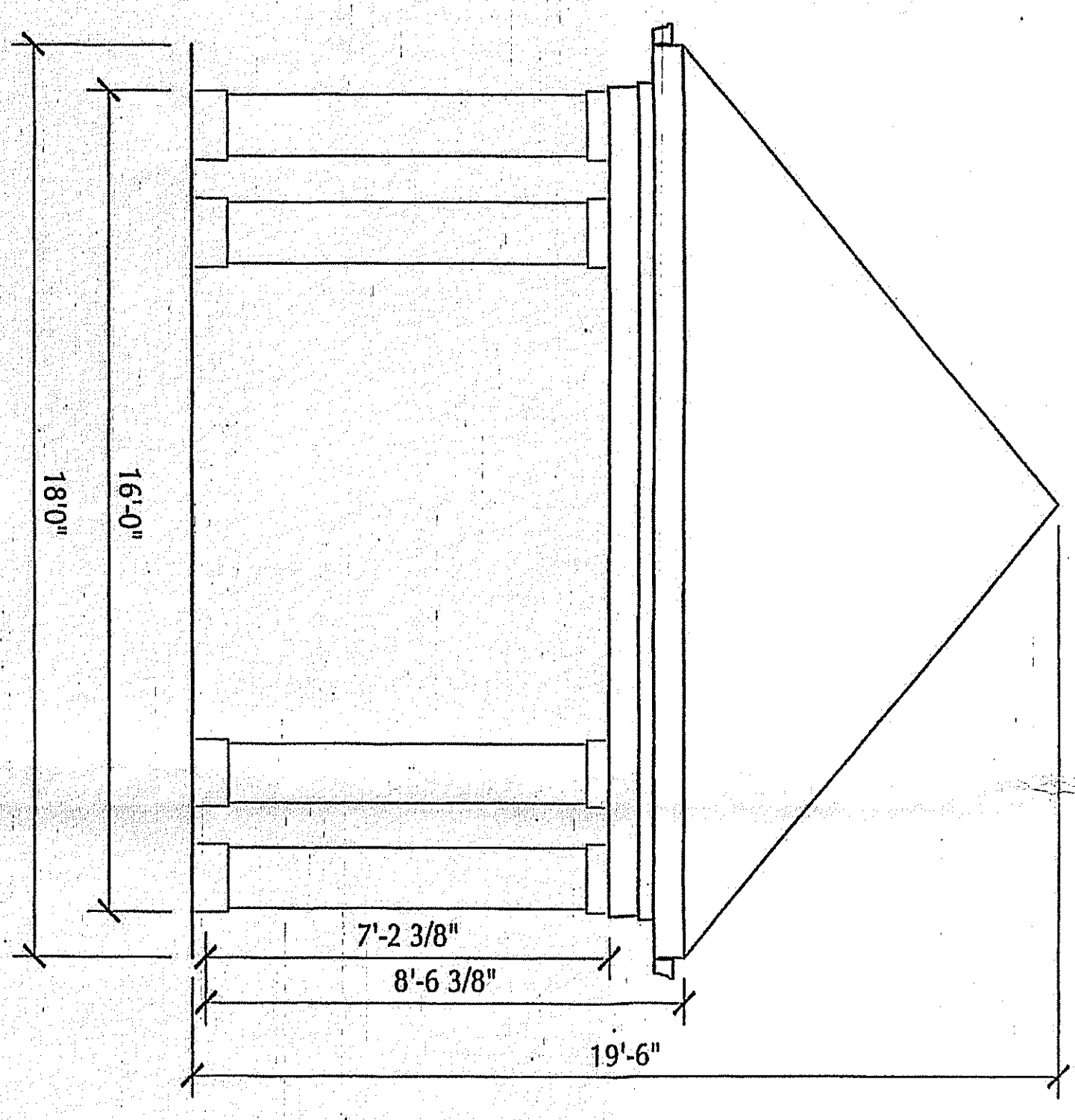
OPEN PICKET METAL FENCE
not to scale



SOLID VINYL FENCE
not to scale



LIGHT STANDARD
not to scale



PAVILLION
not to scale

Proposed
MARLBORO GRANDE
ACTIVE ADULT COMMUNITY
Madison Township, Monmouth County, New Jersey

ISSUES	REVISIONS

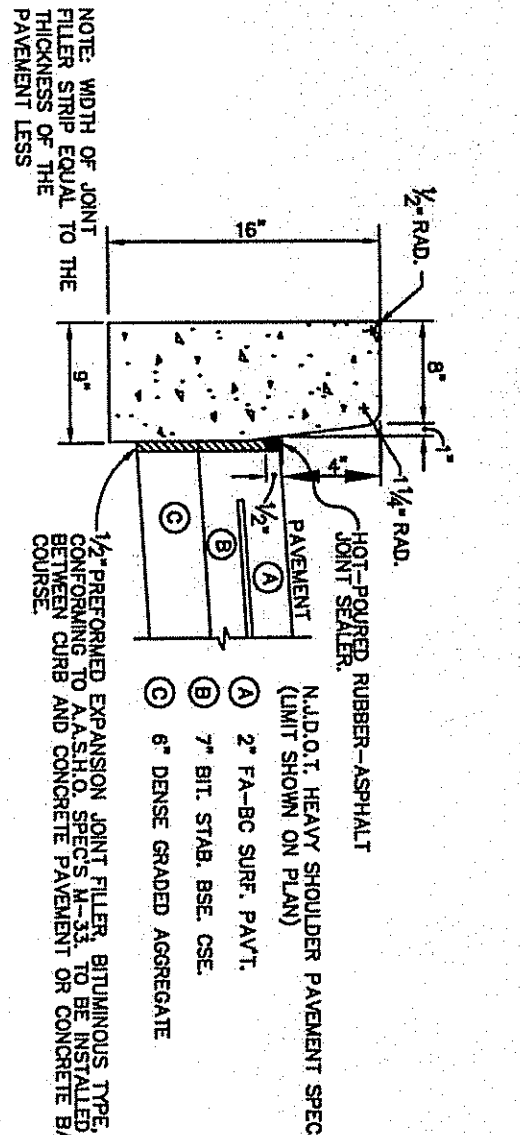
Site Details

PROJ. NO. 1181.01	DATE: 06-11-16
DRAWN BY: WS	CHECKED BY: DD
DRAWING TITLE	

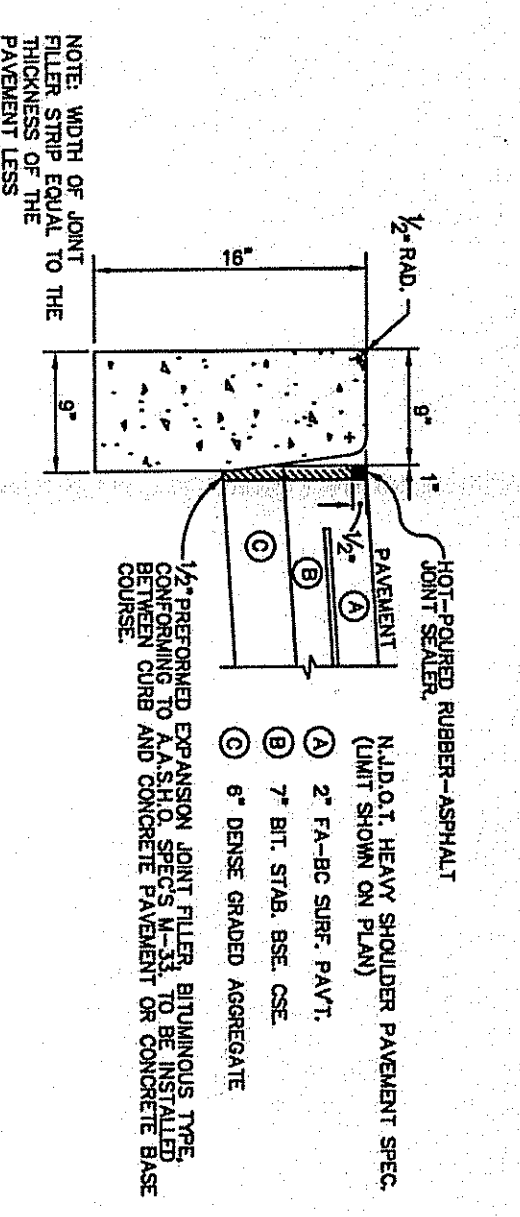
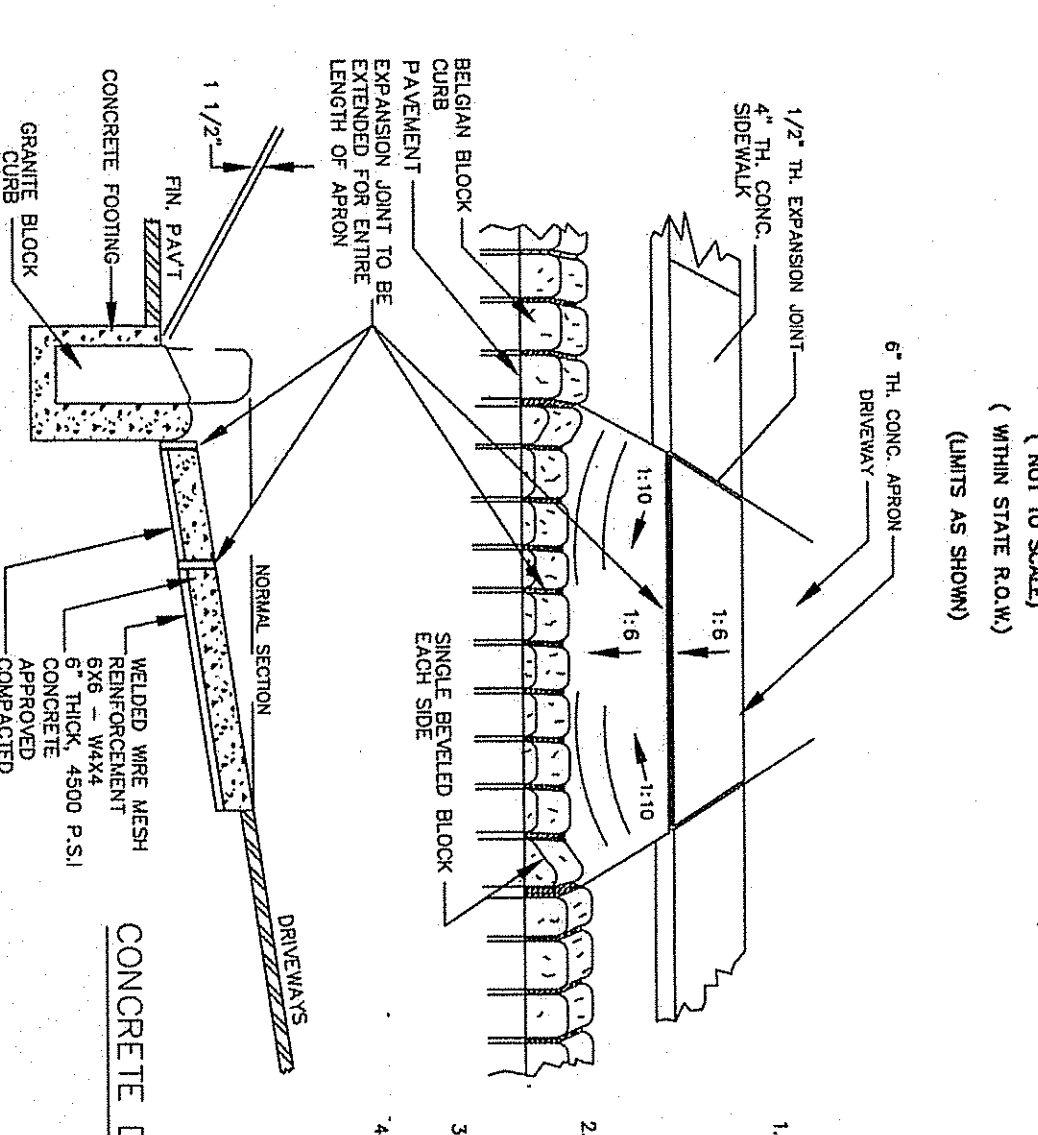
SCALE: DRAWING

DATE: 6/11/16
DRAWN BY: WS
CHECKED BY: DD

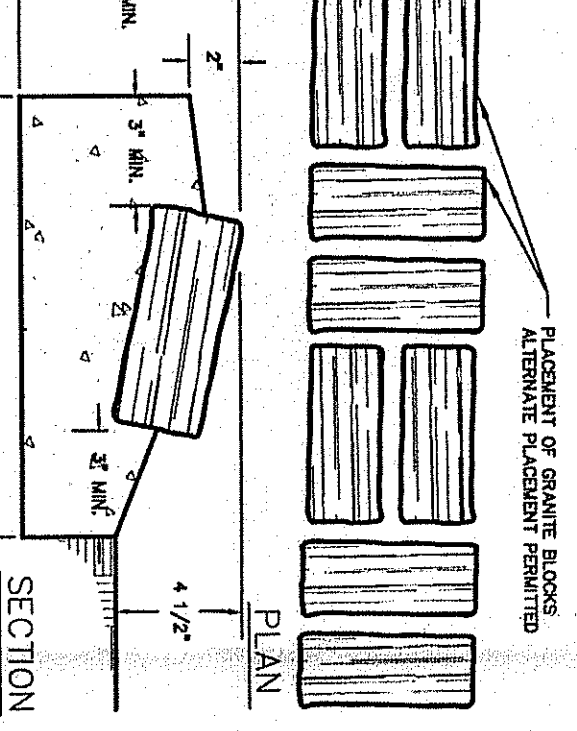
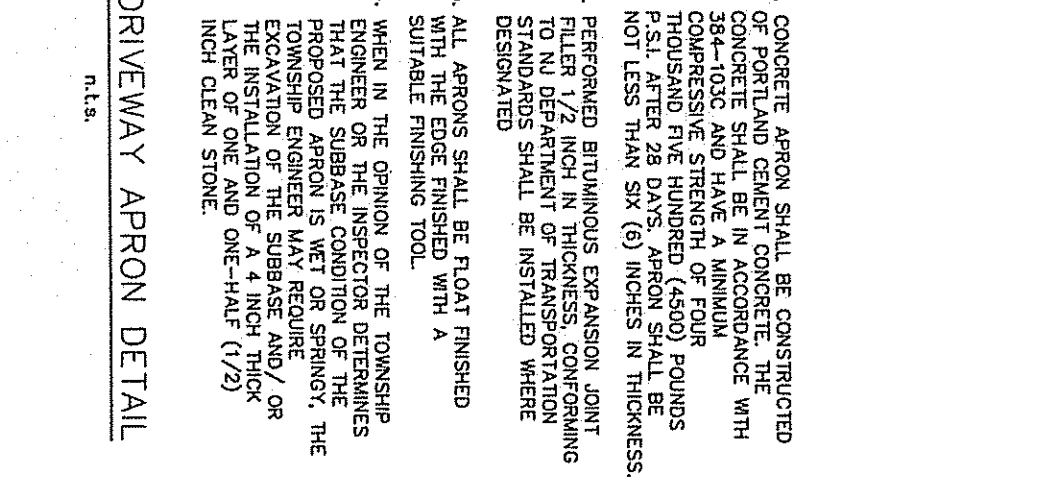
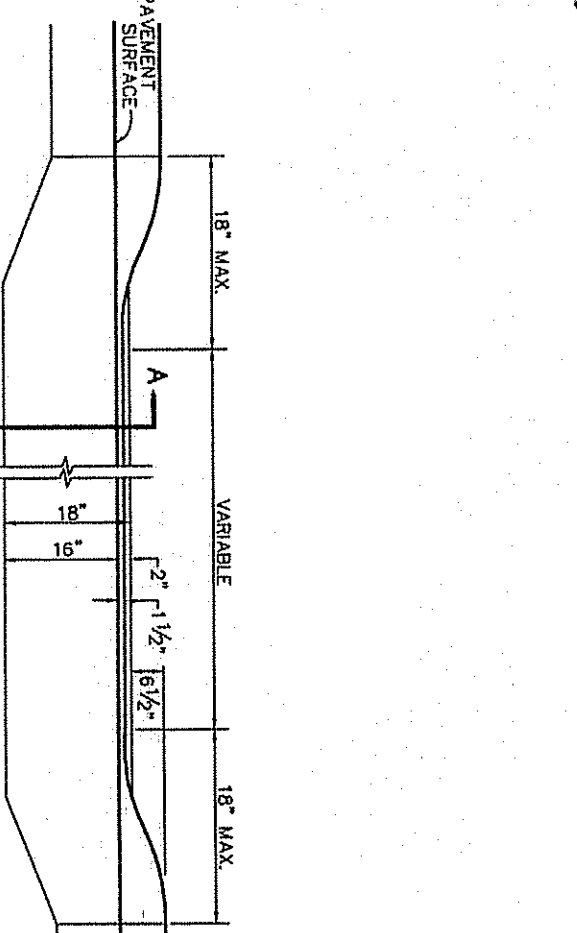
DAVID W. DANFORTH, AIA
M.A. 05049000



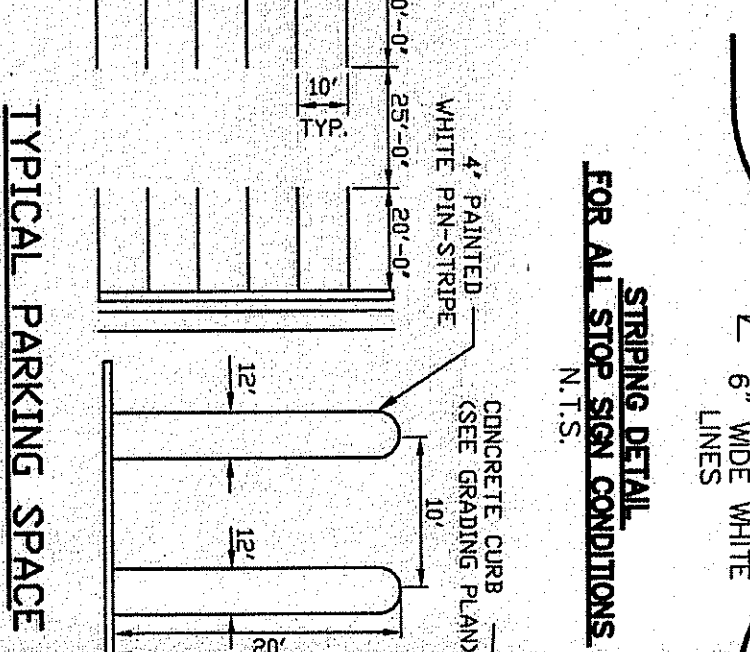
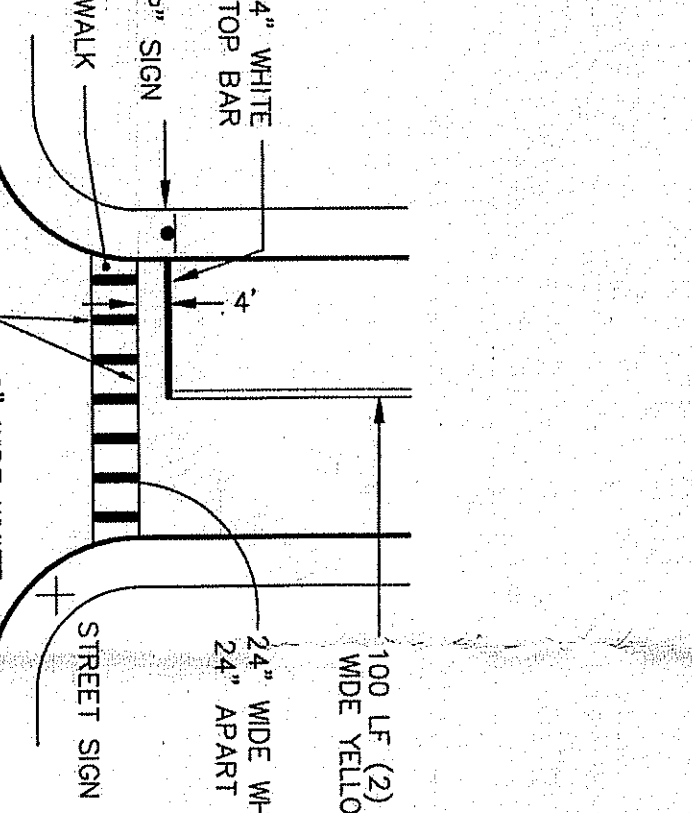
9"x16" WHITE CONCRETE VERTICAL CURB
(NOT TO SCALE)
(SHOWN AS SHOWN)



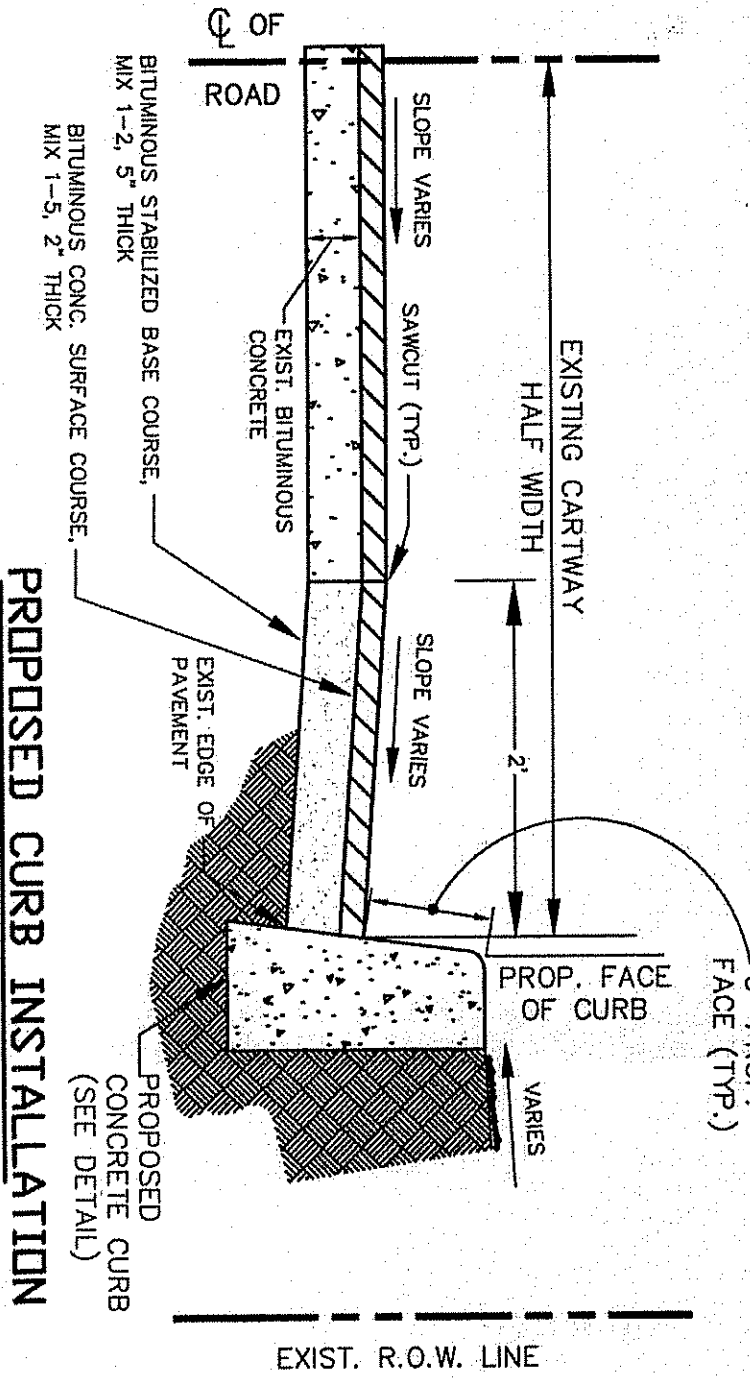
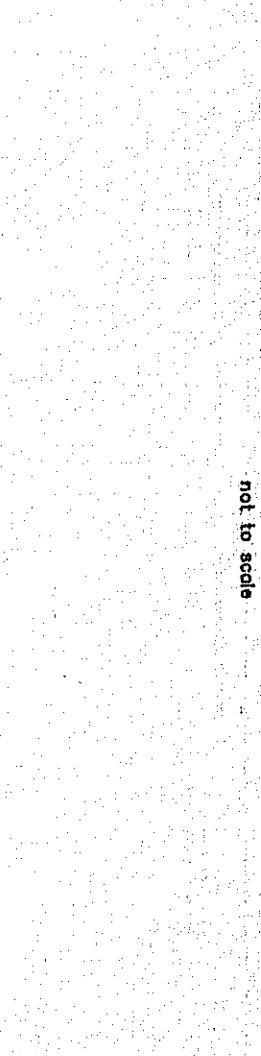
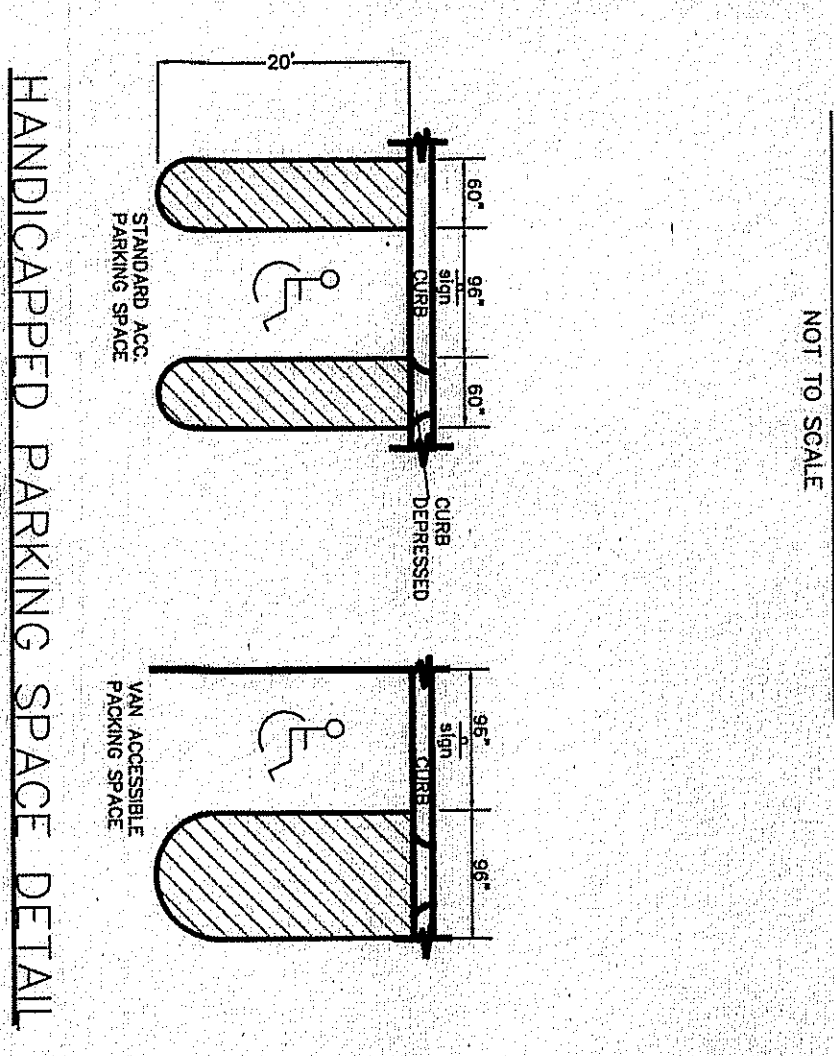
FLUSH OR DETAINER CURB
(NOT TO SCALE)



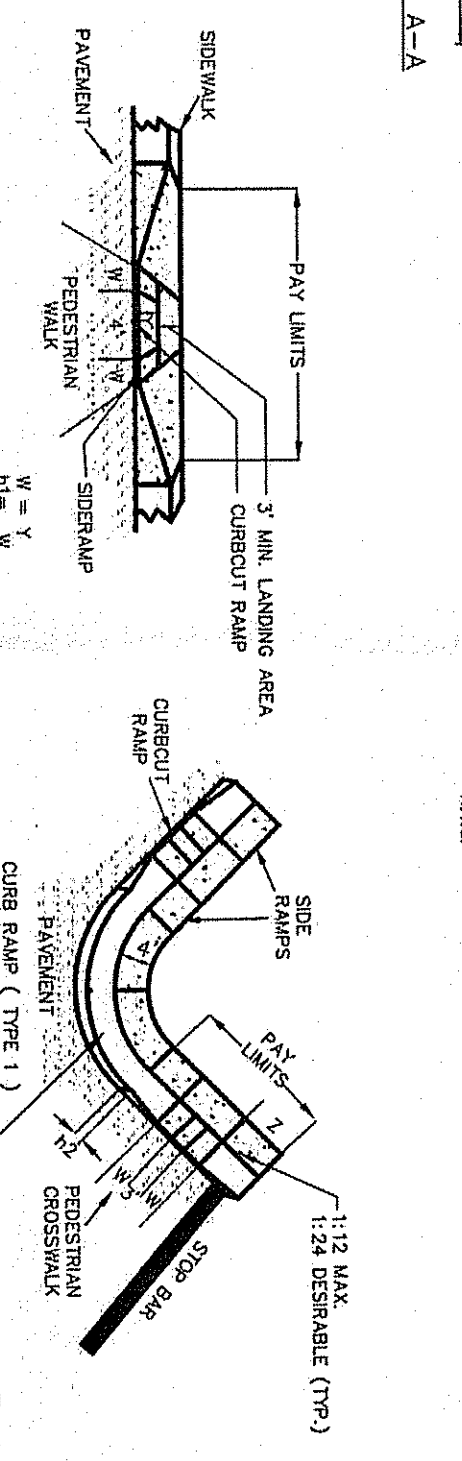
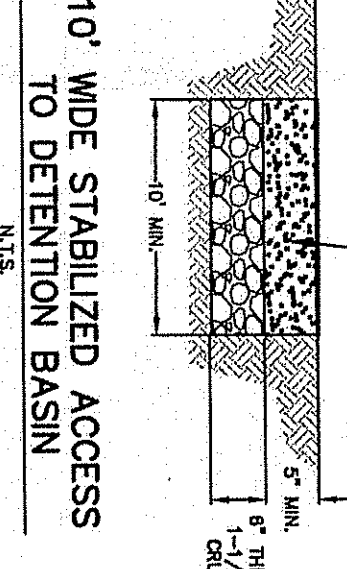
MOUNTABLE GRANITE BLOCK CURB
(FOR ON-SITE ISLAND AT DROP-OFF LOOP ONLY)
NOT TO SCALE



TYPICAL PARKING SPACE
NOT TO SCALE



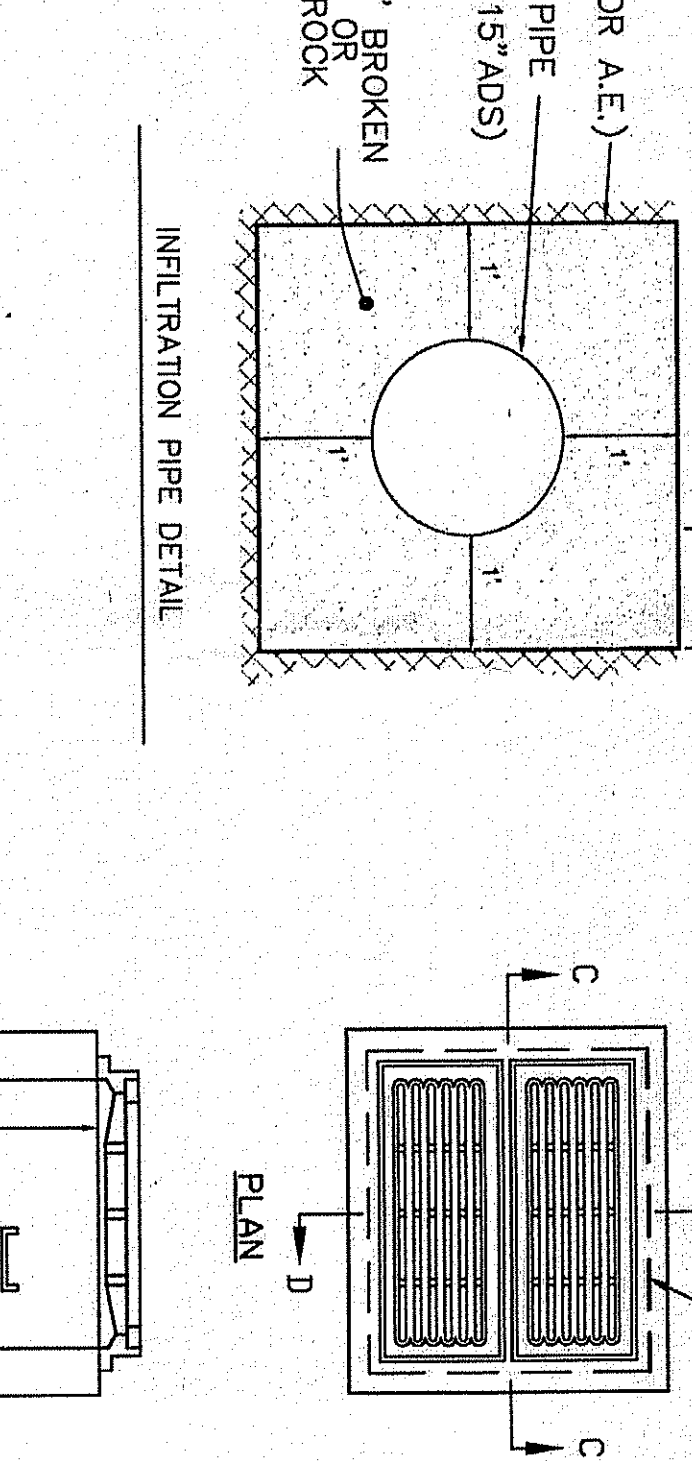
PROPOSED CURB INSTALLATION (CLAYTON ROAD)
NOT TO SCALE



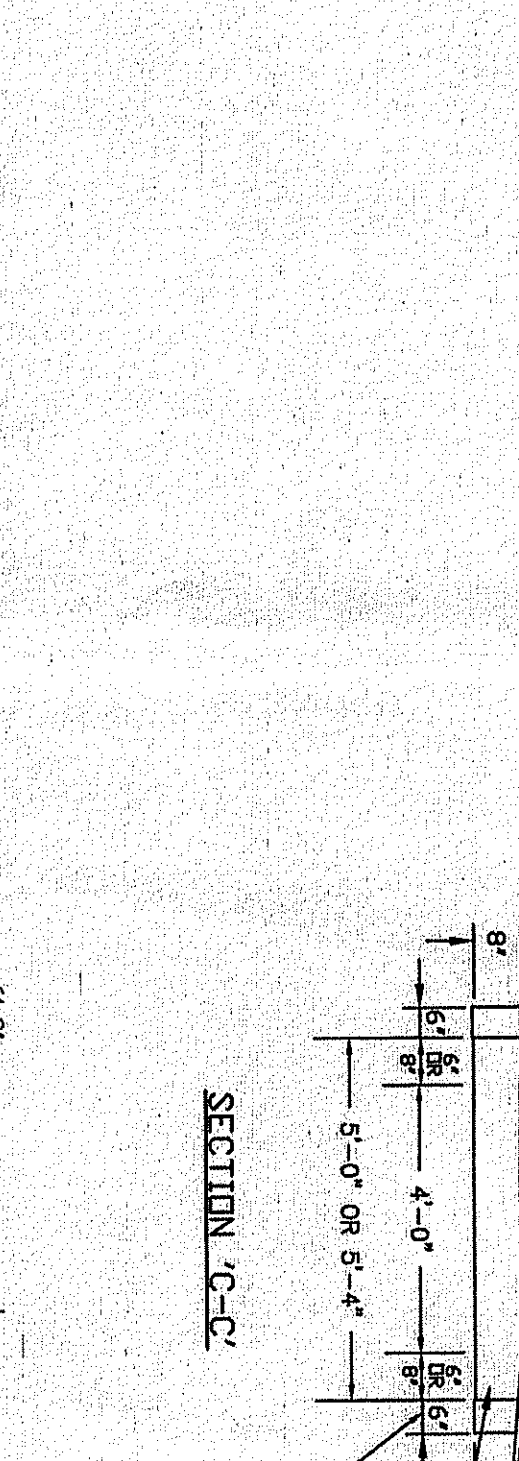
CURB RAMP (TYP.)
MIN. 12" OVERLAP



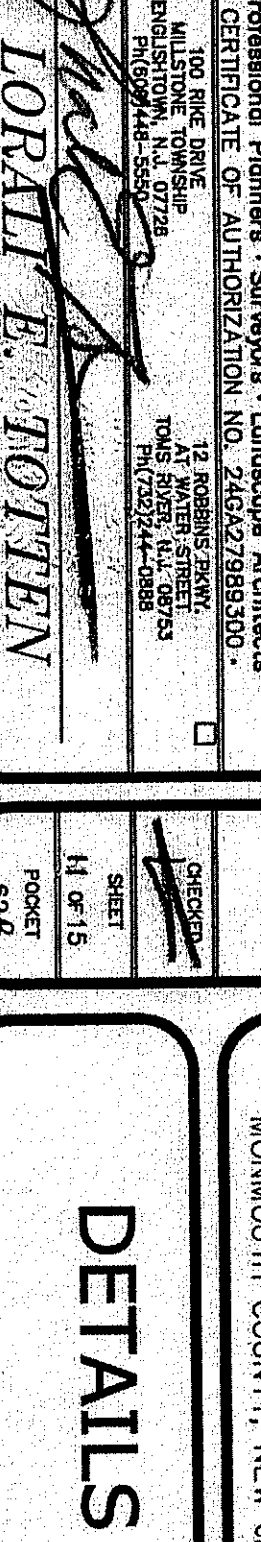
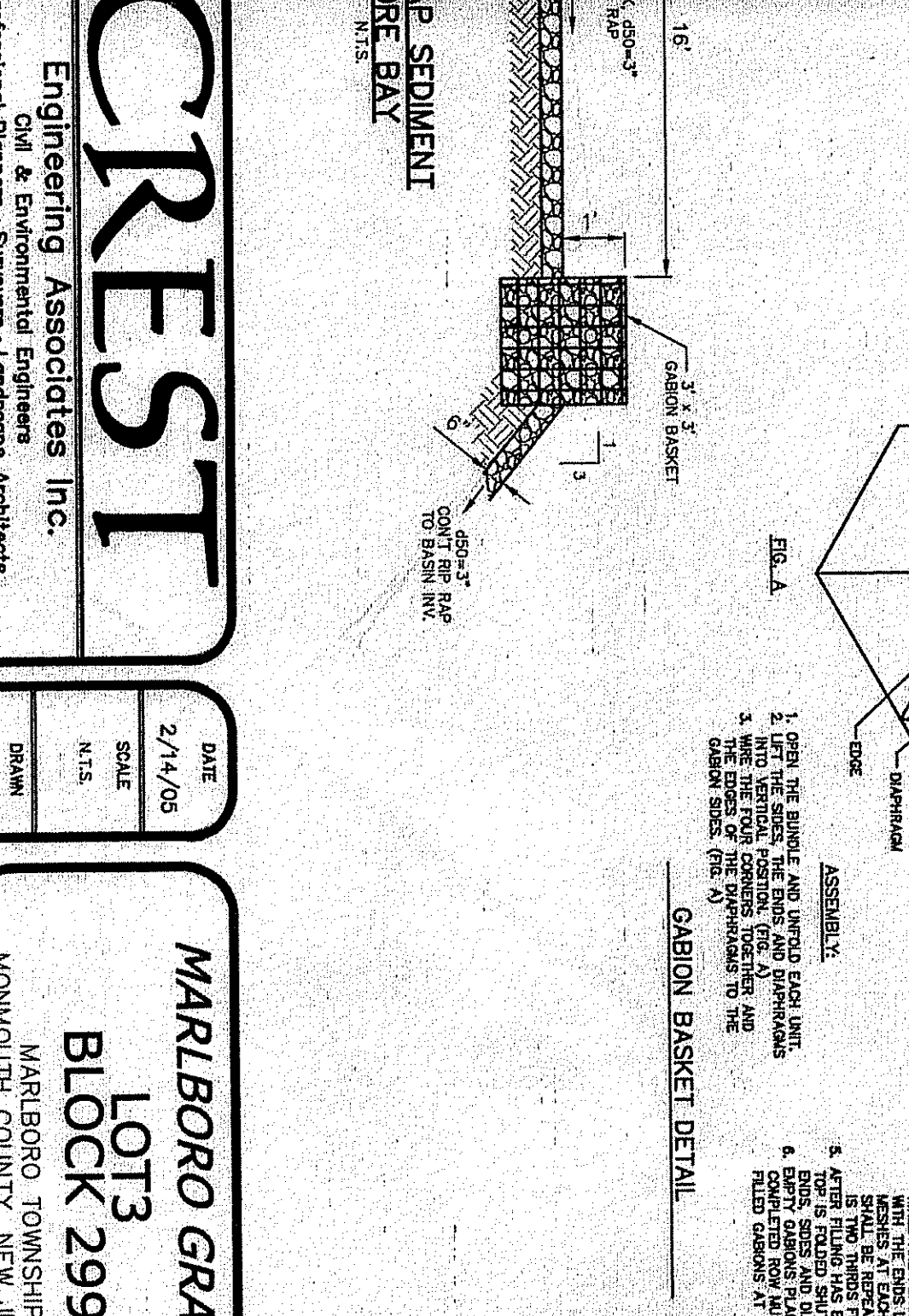
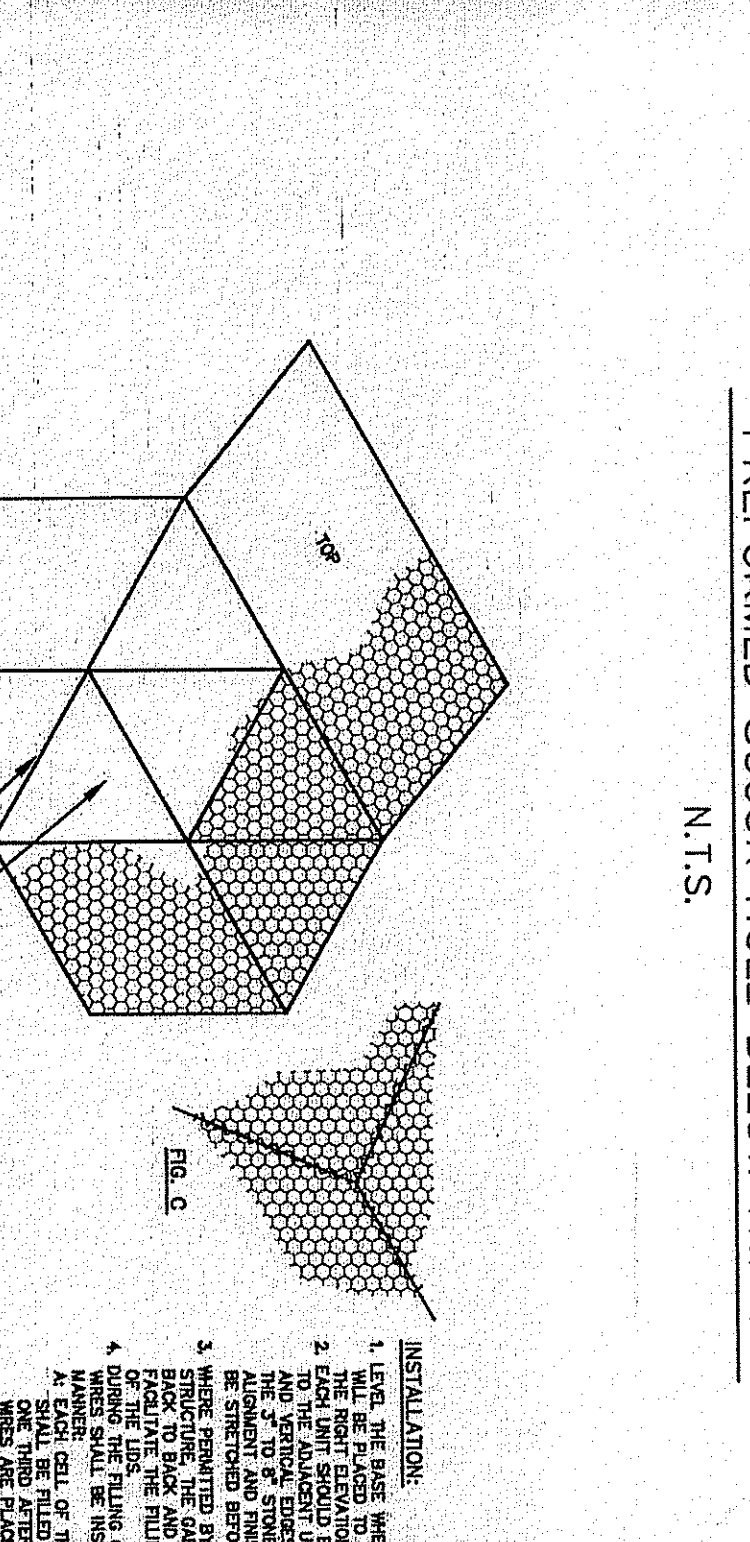
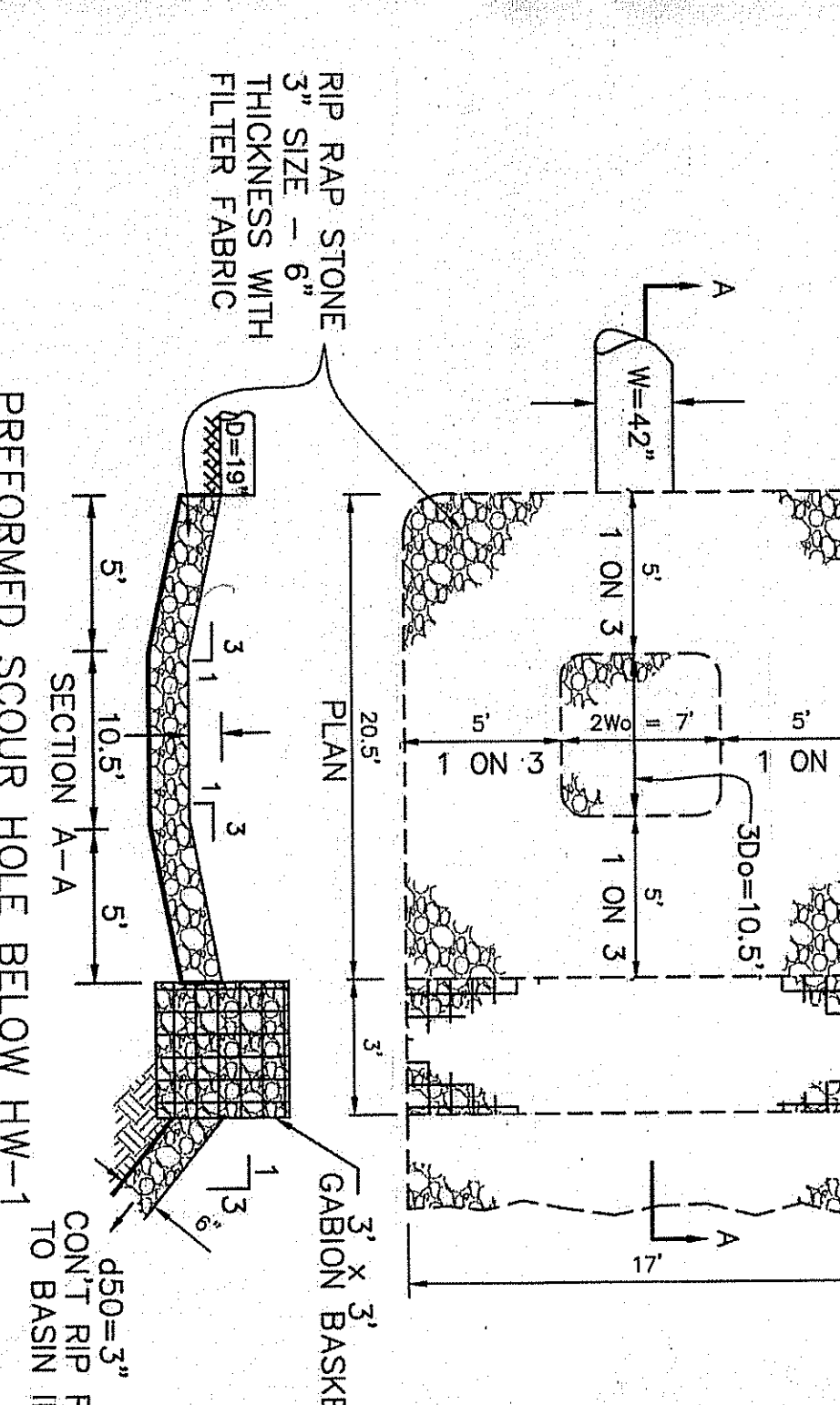
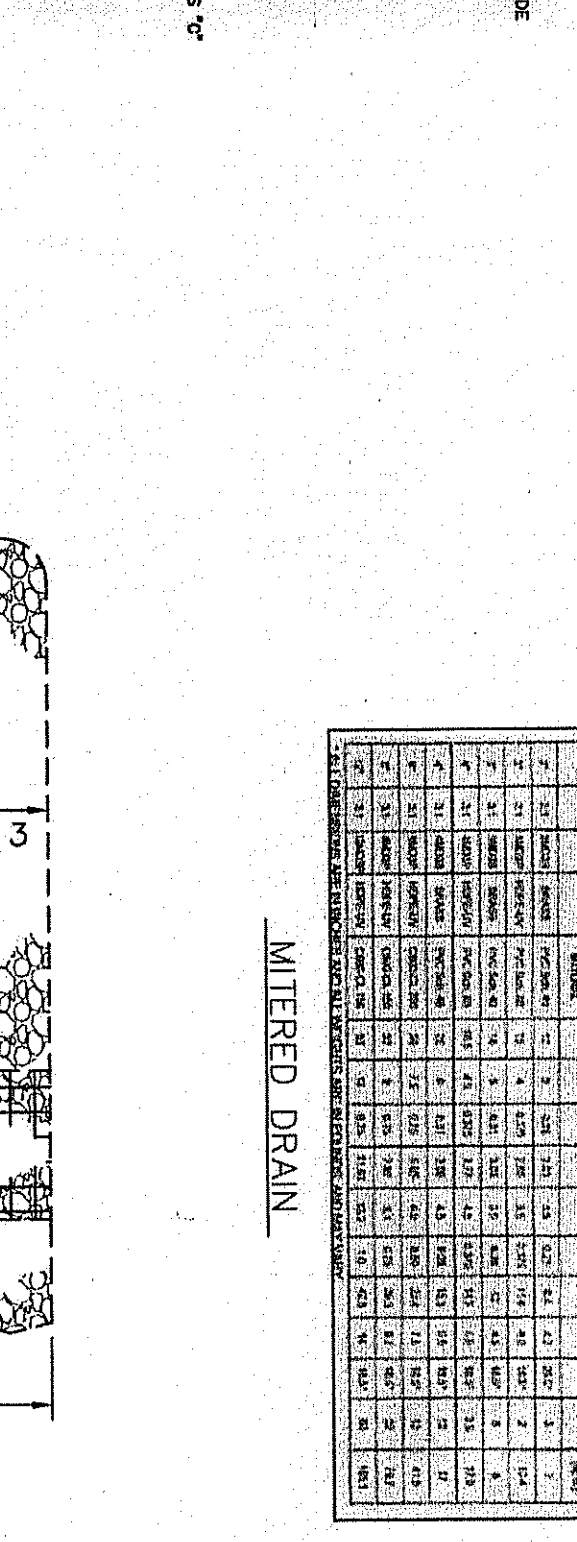
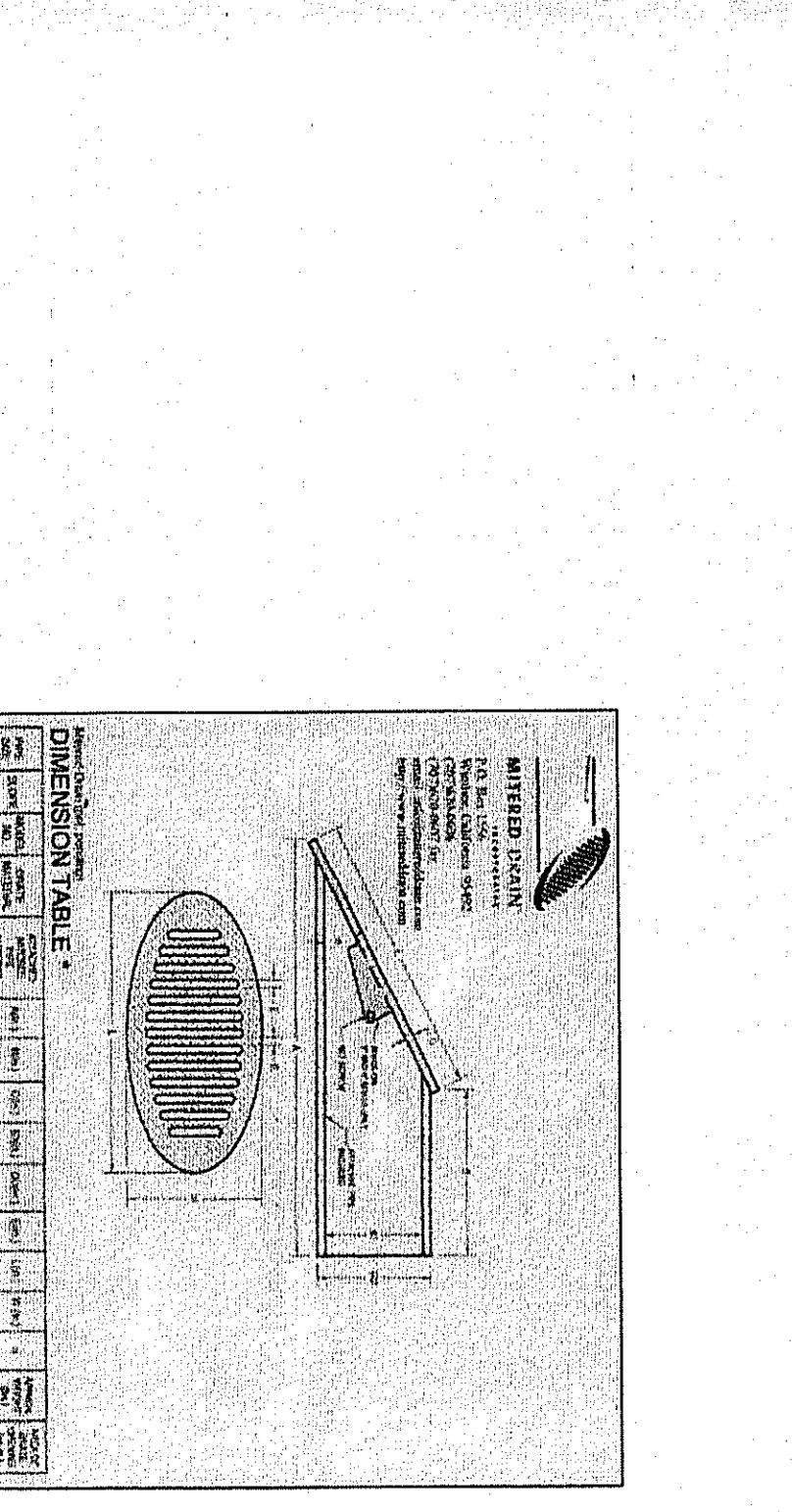
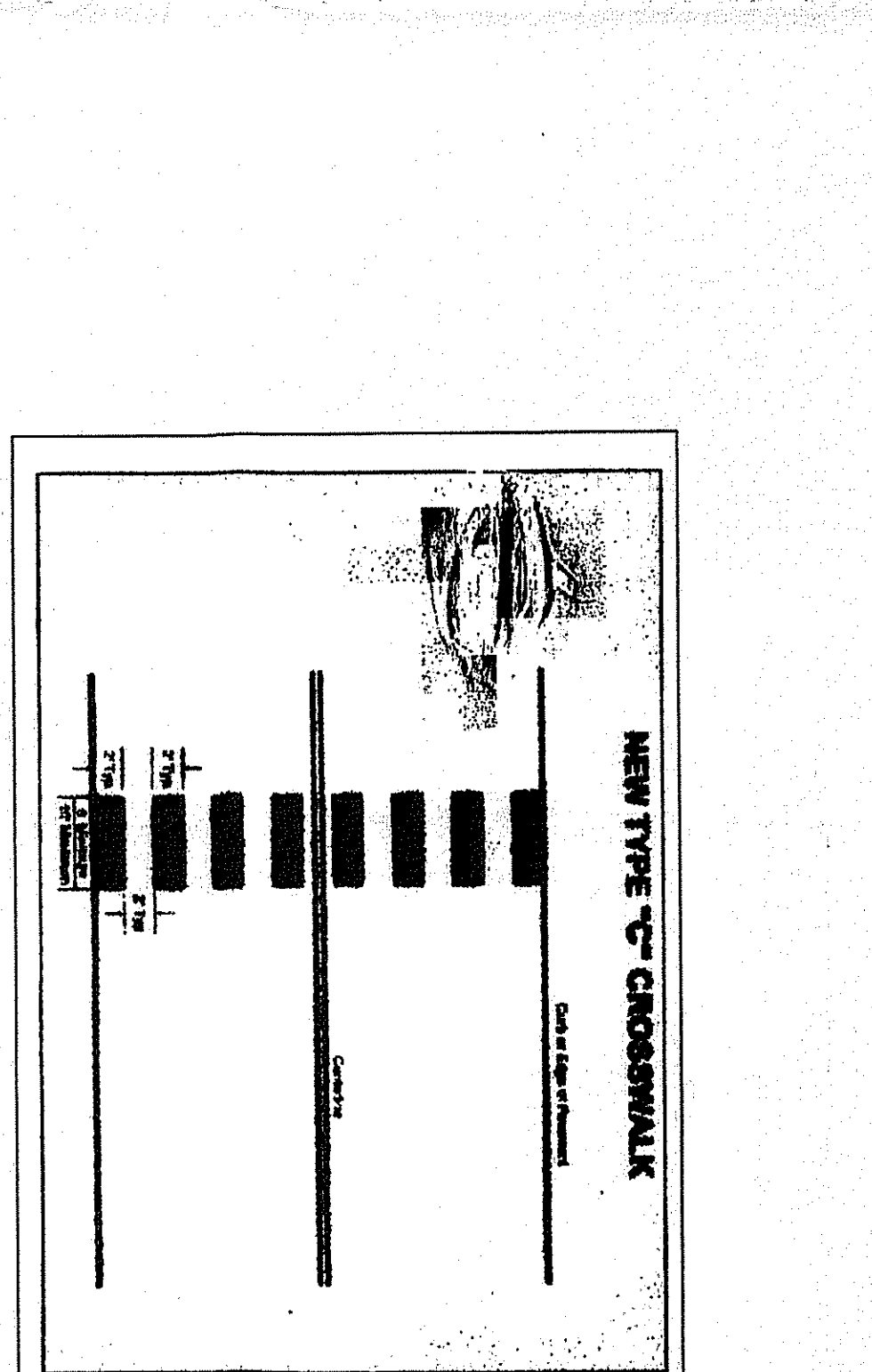
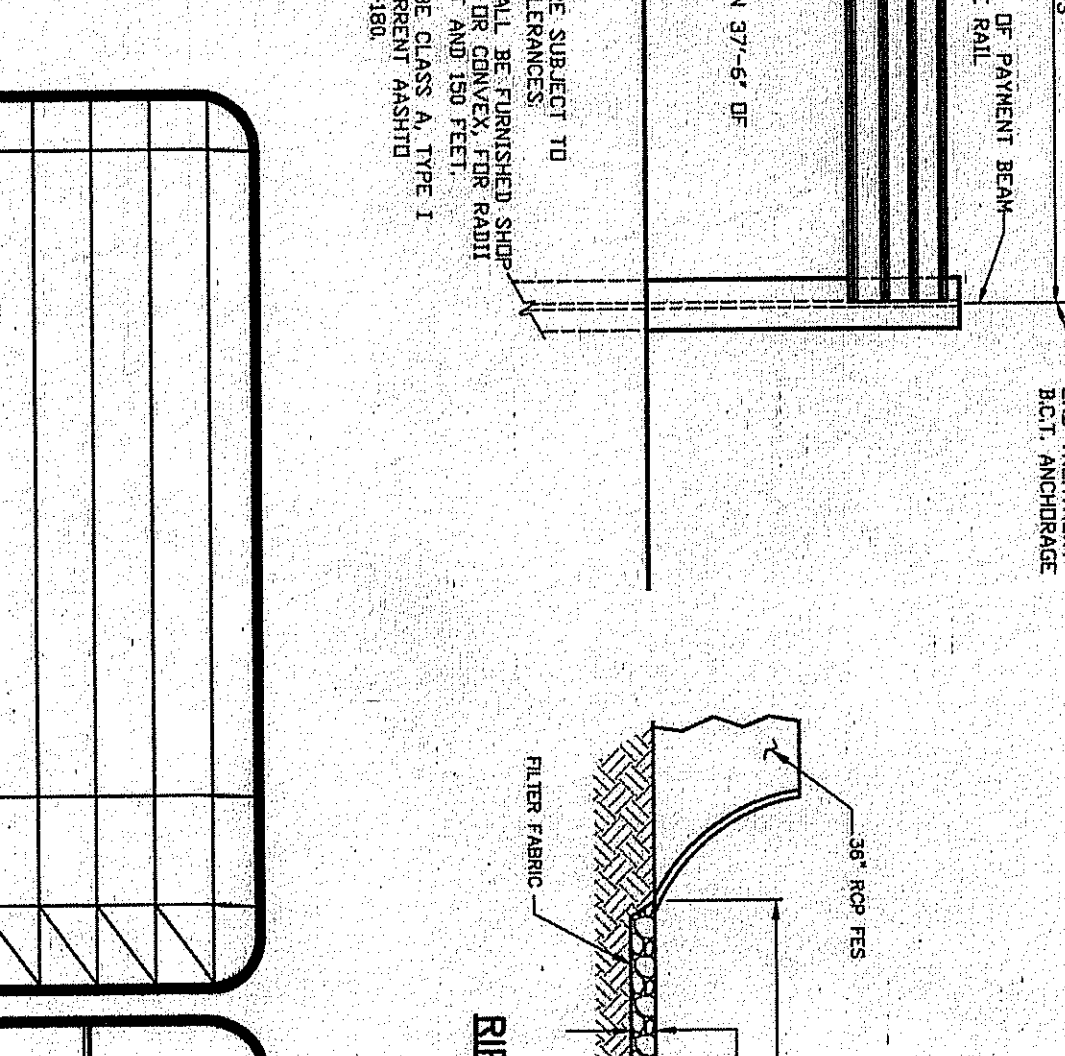
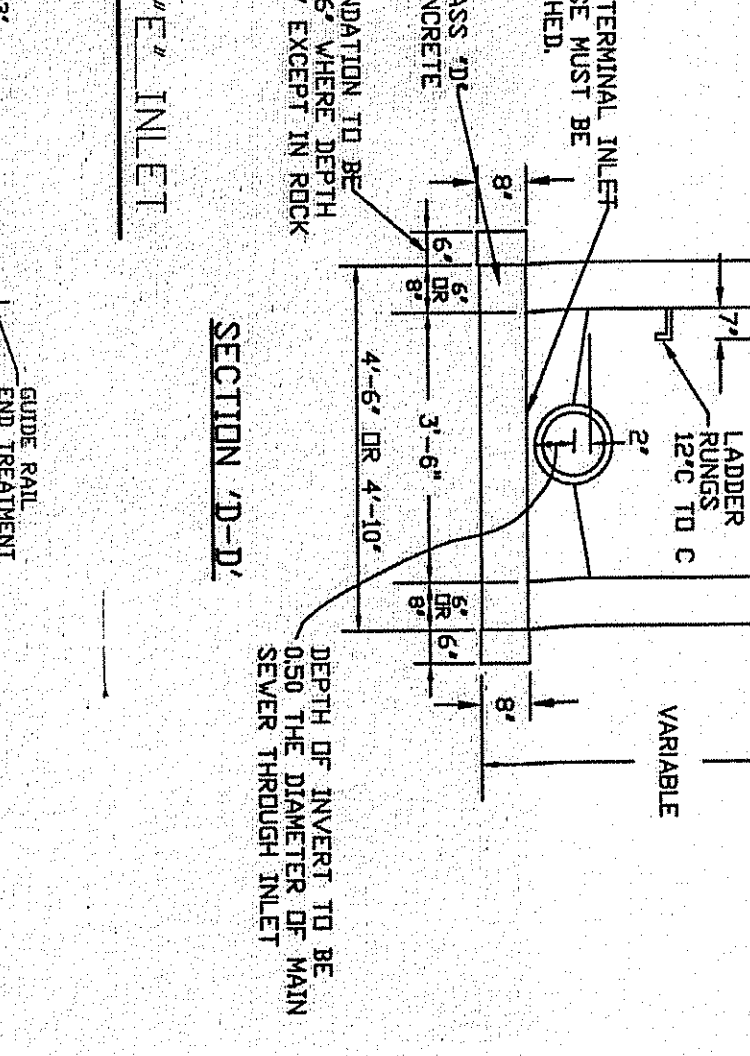
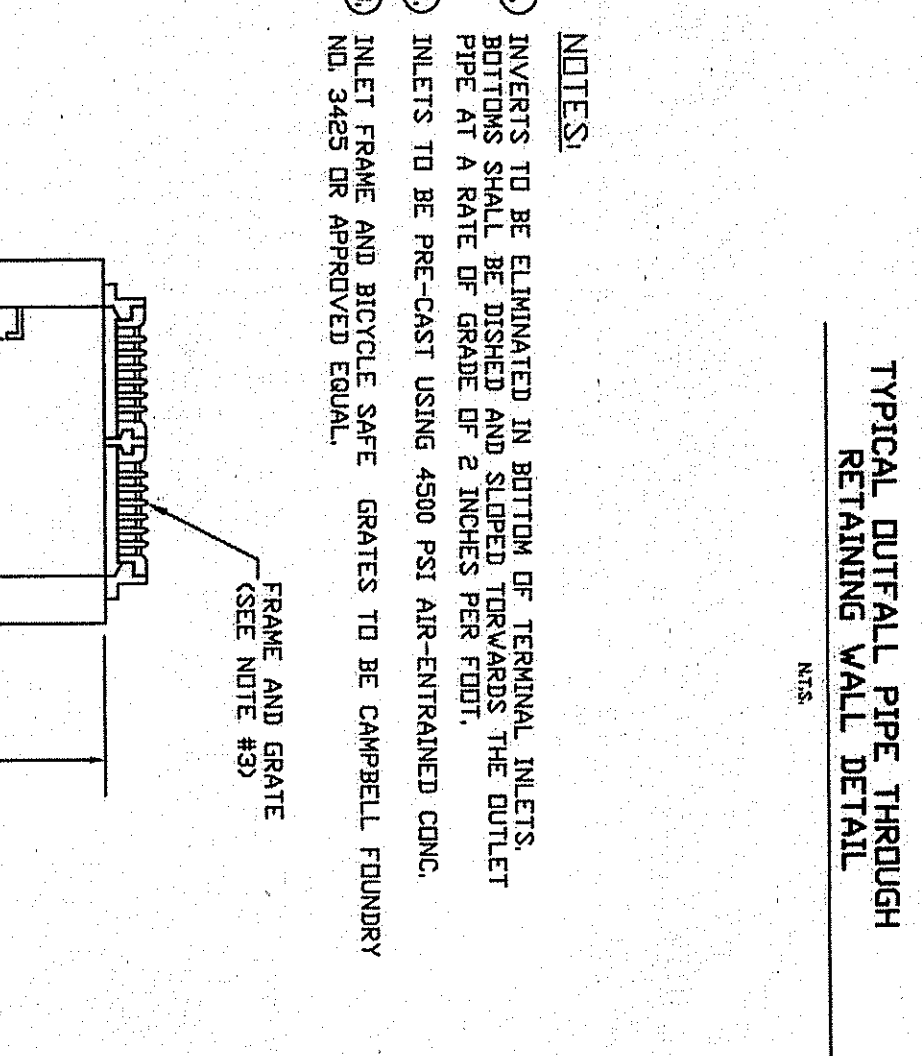
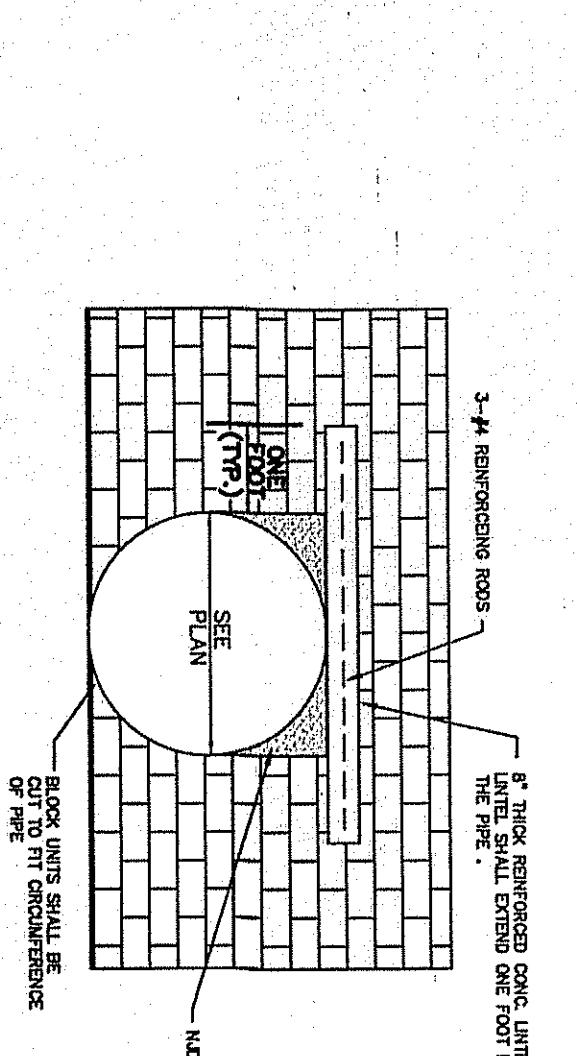
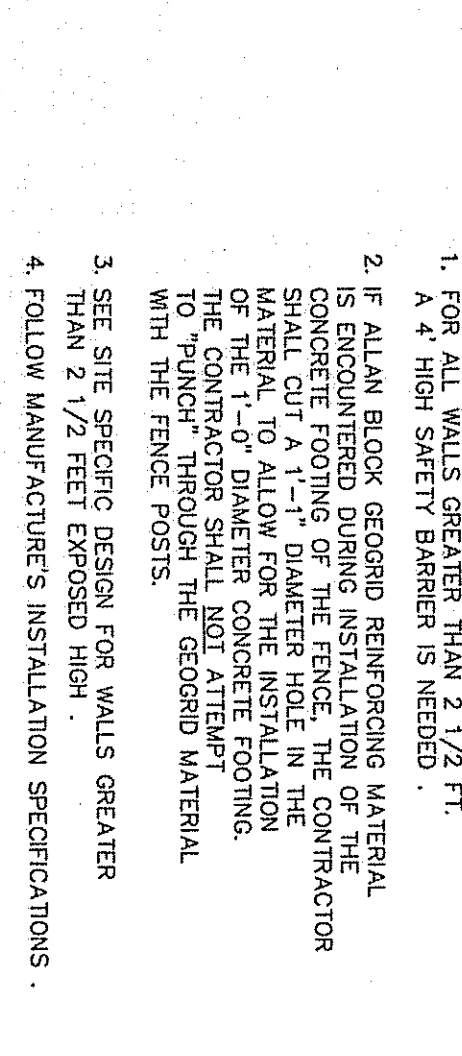
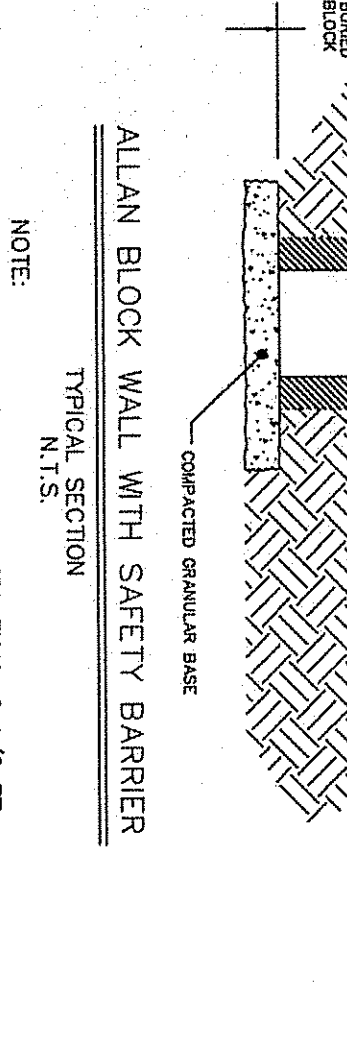
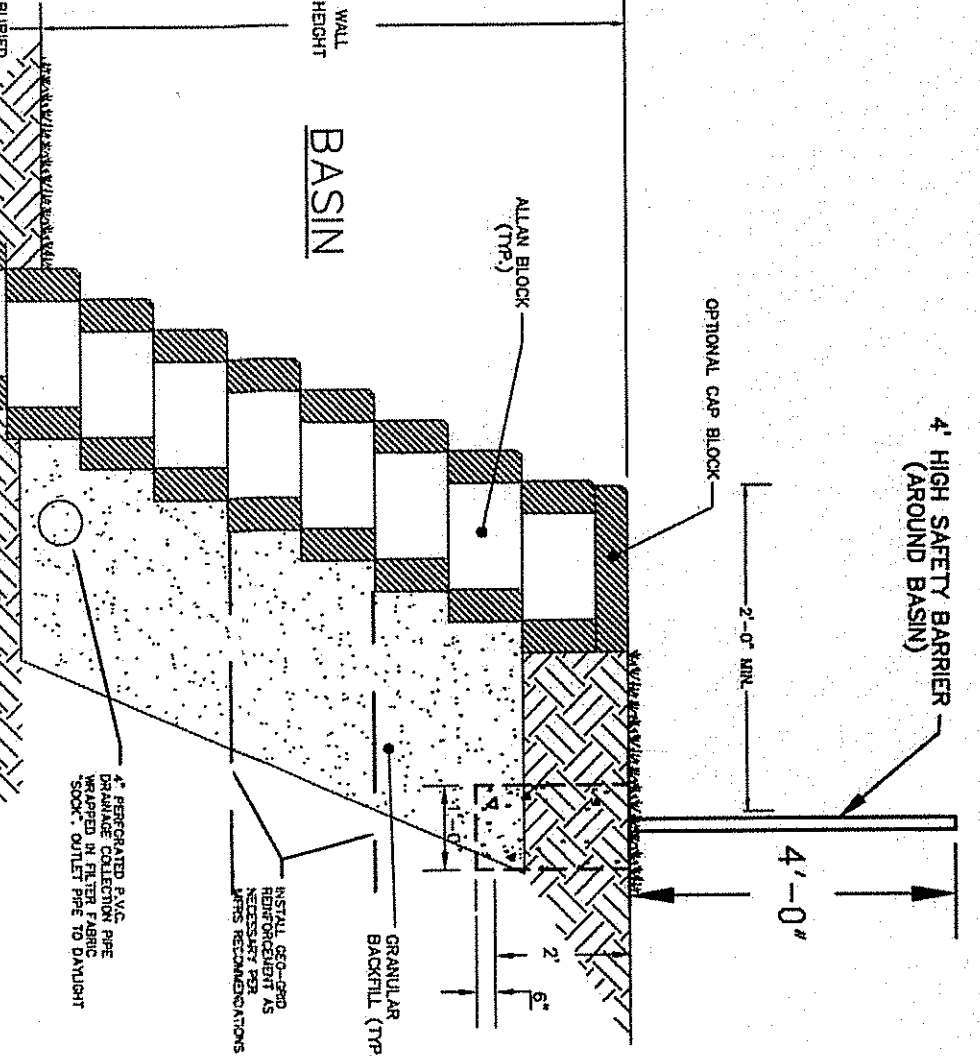
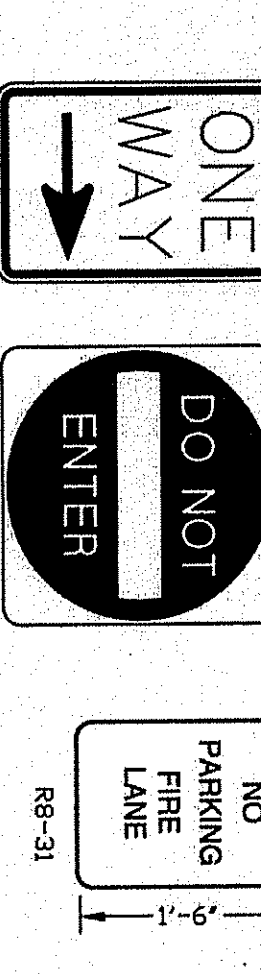
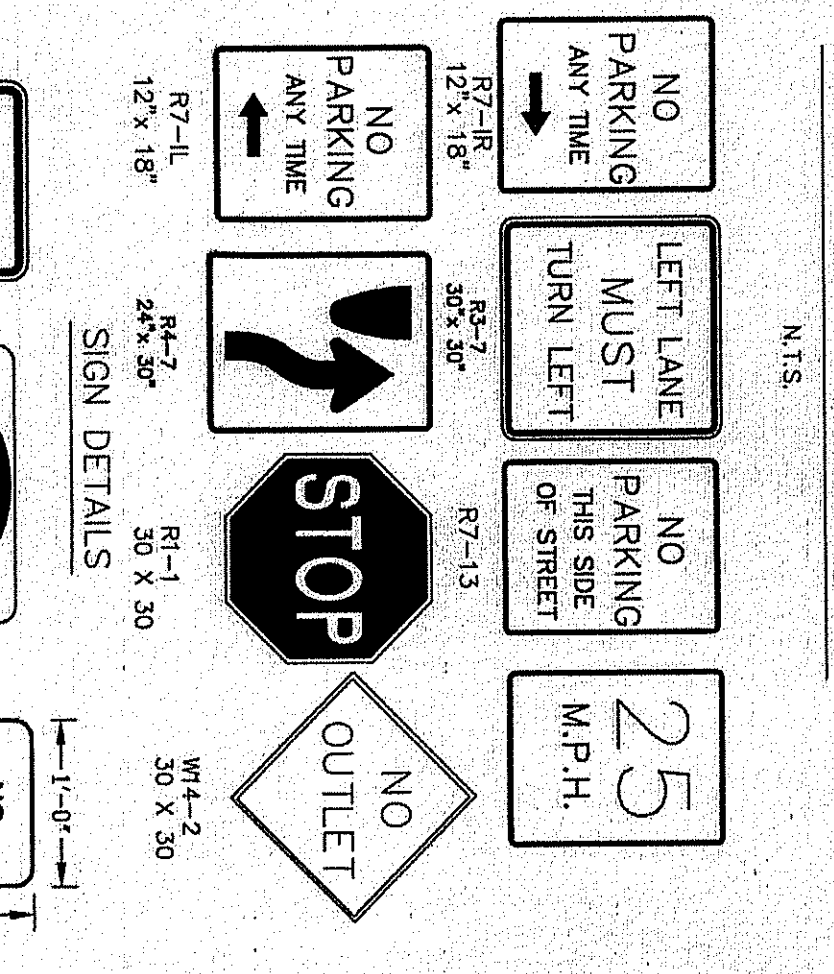
TYPICAL DETAIL PIPE THROUGH RETAINING WALL DETAIL
NOT TO SCALE



ALLAN BLOCK WALL WITH SAFETY BARRIER
NOT TO SCALE



BEAM GUIDE-RAIL
NOT TO SCALE



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	7/15/05
2	REVISED PER COMMENTS	7/15/05
3	REVISED PER COMMENTS	7/15/05
4	REVISED PER COMMENTS	7/15/05
5	REVISED PER COMMENTS	7/15/05
6	REVISED PER COMMENTS	7/15/05
7	REVISED PER COMMENTS	7/15/05
8	REVISED PER COMMENTS	7/15/05
9	REVISED PER COMMENTS	7/15/05
10	REVISED PER COMMENTS	7/15/05

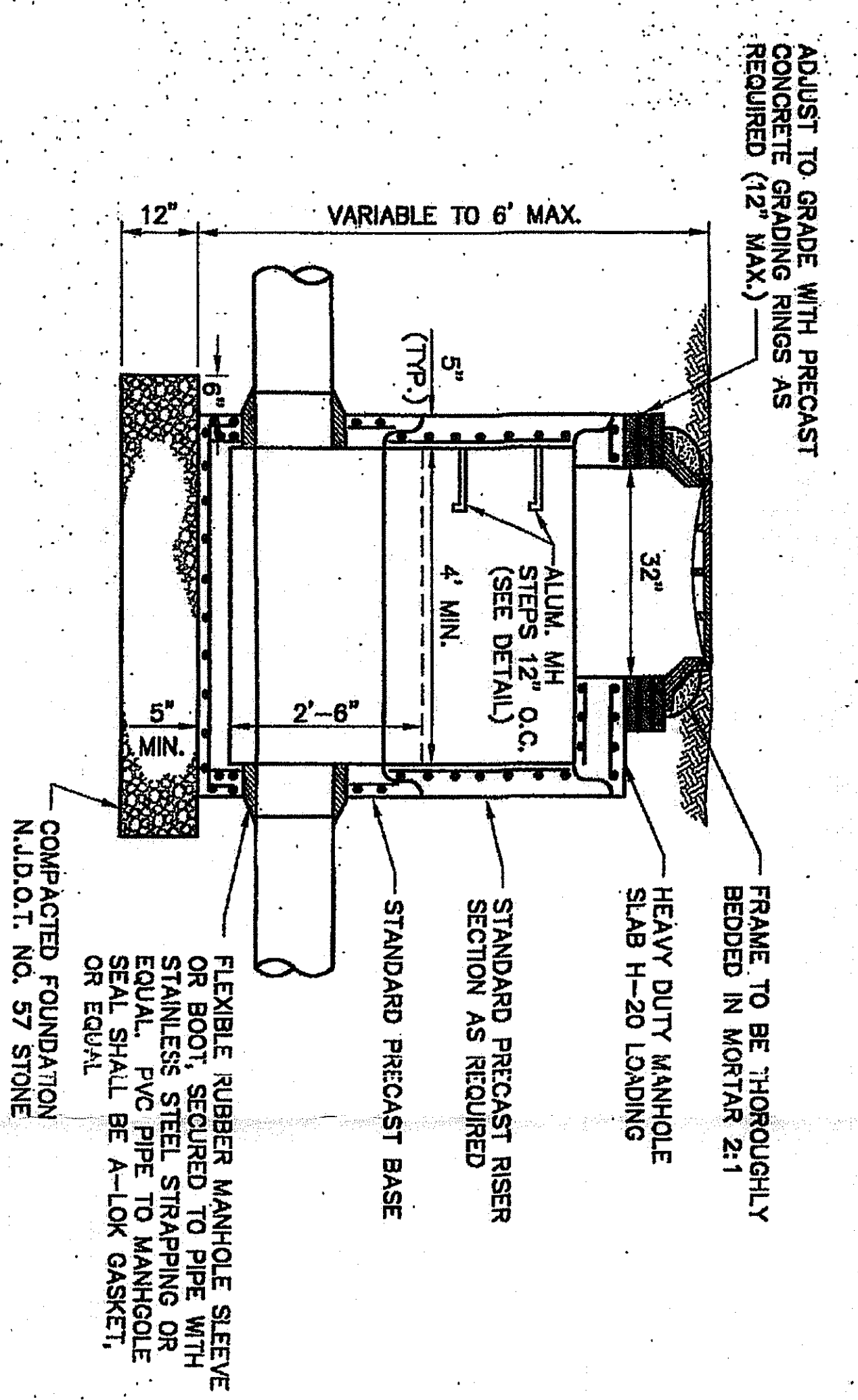
CREST
Engineering Associates Inc.
Professional Civil & Environmental Engineers
Architects
CERTIFICATE OF AUTHORIZATION NO. 46627888000
1500 ROUTE 100, SUITE 200
MORRISTOWN, NJ 07960
TEL: 973-839-8800
FAX: 973-839-8801
WWW.CRESTENR.COM

MARLBORO GRANDE
LOT 3
BLOCK 299
MORRISTOWN TOWNSHIP
MORRISTOWN COUNTY, NEW JERSEY

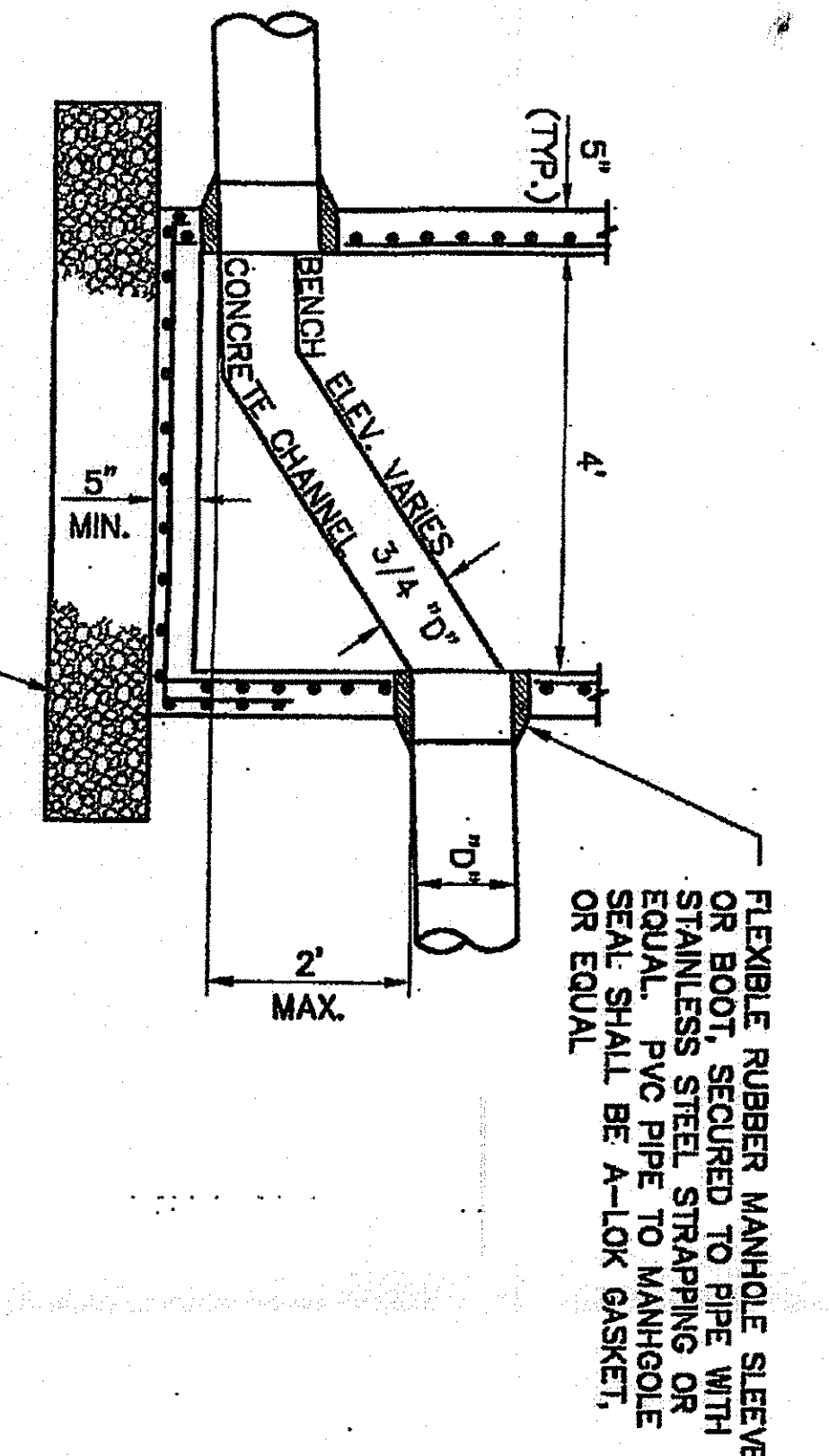
DETAILS

DATE: 2/14/05
SCALE: N.T.S.
DRAWN: [Signature]
CHECKED: [Signature]
SHEET: 11 OF 11
PROJECT: 026

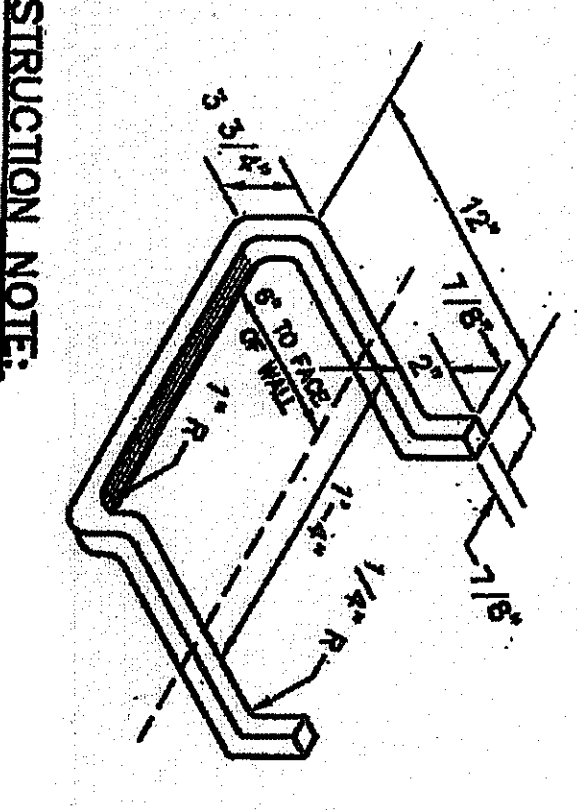
19



STANDARD SHALLOW MANHOLE
N.T.S.

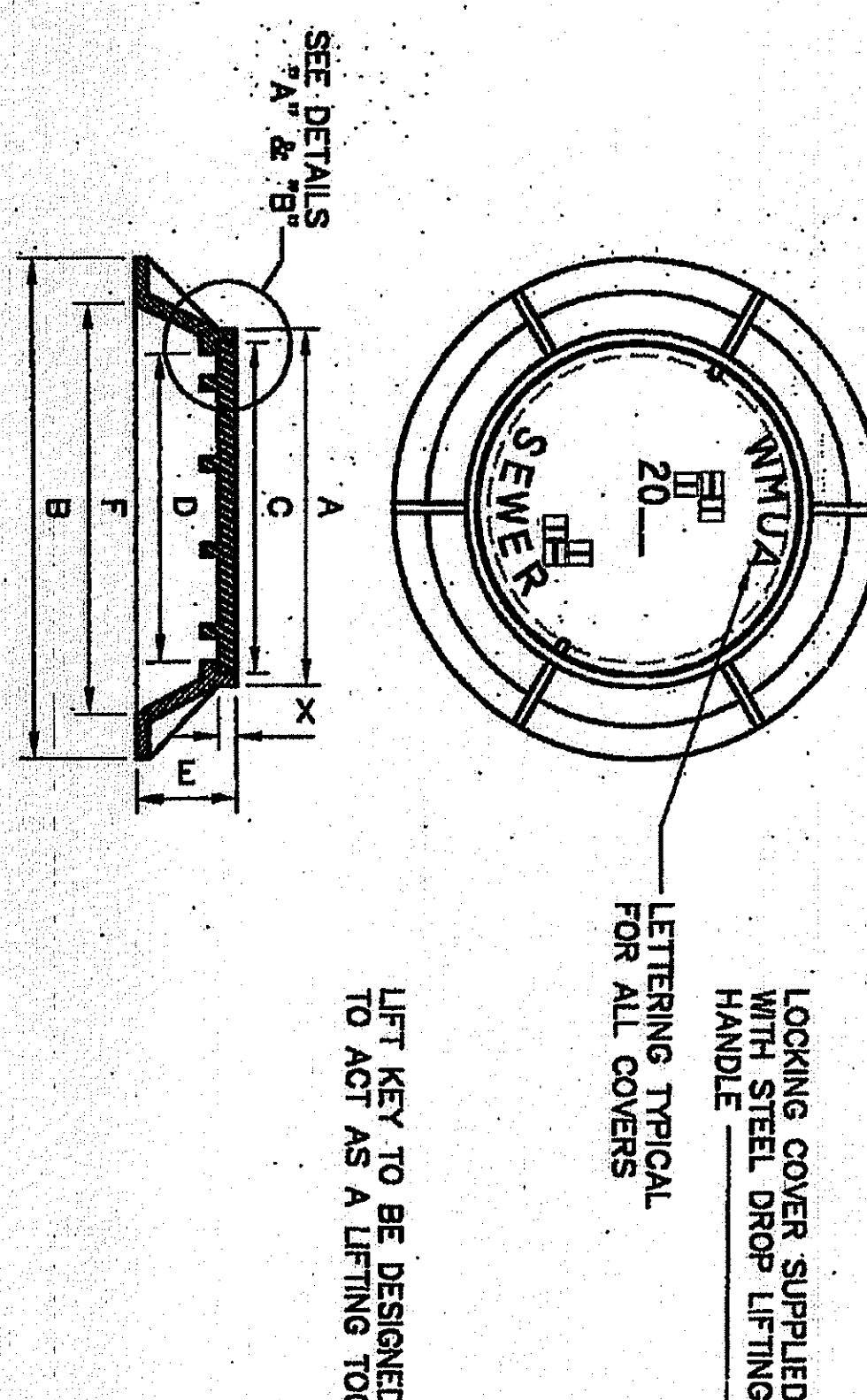


CHUTE MANHOLE
N.T.S.

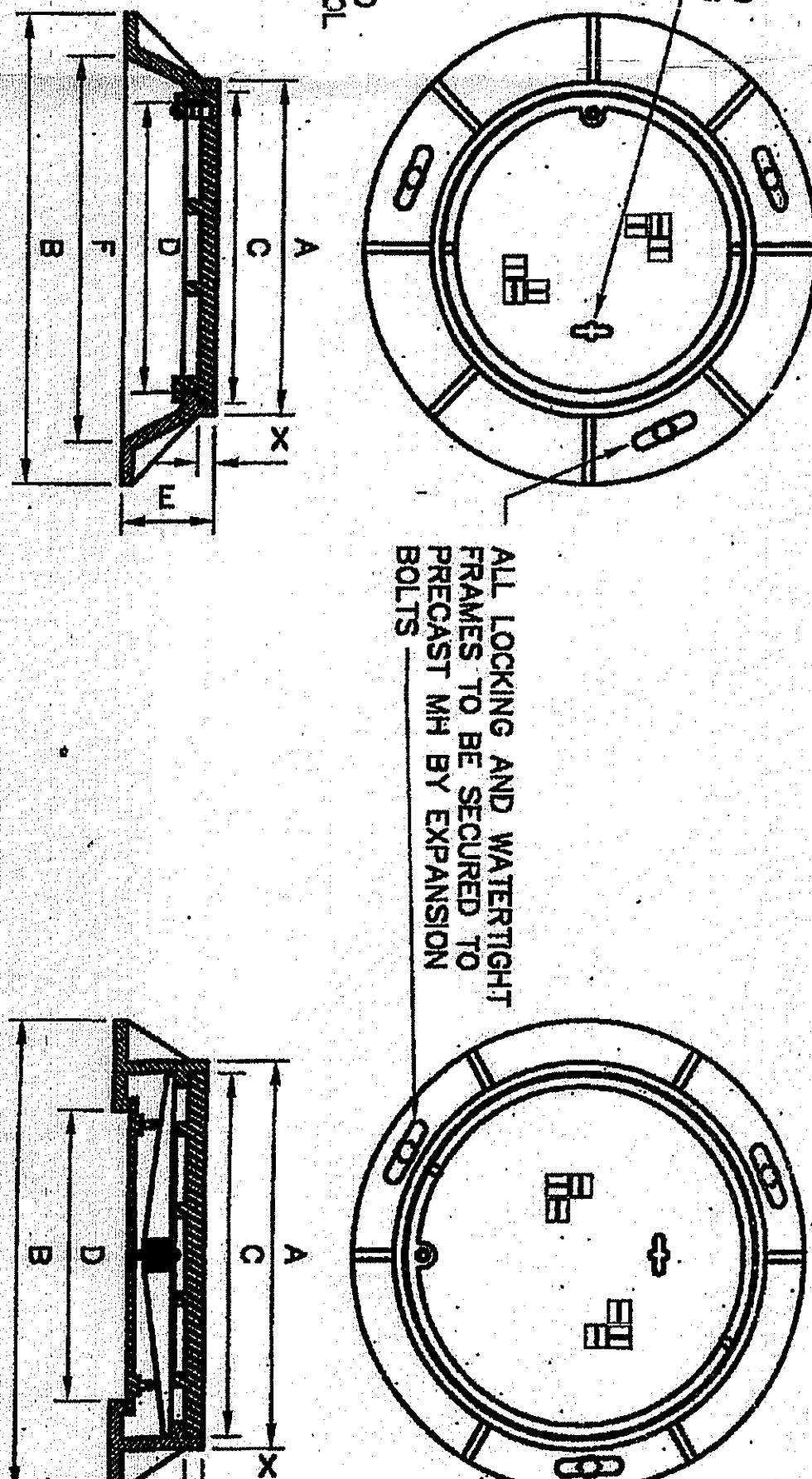


ALUMINUM LADDER RUNG DETAIL

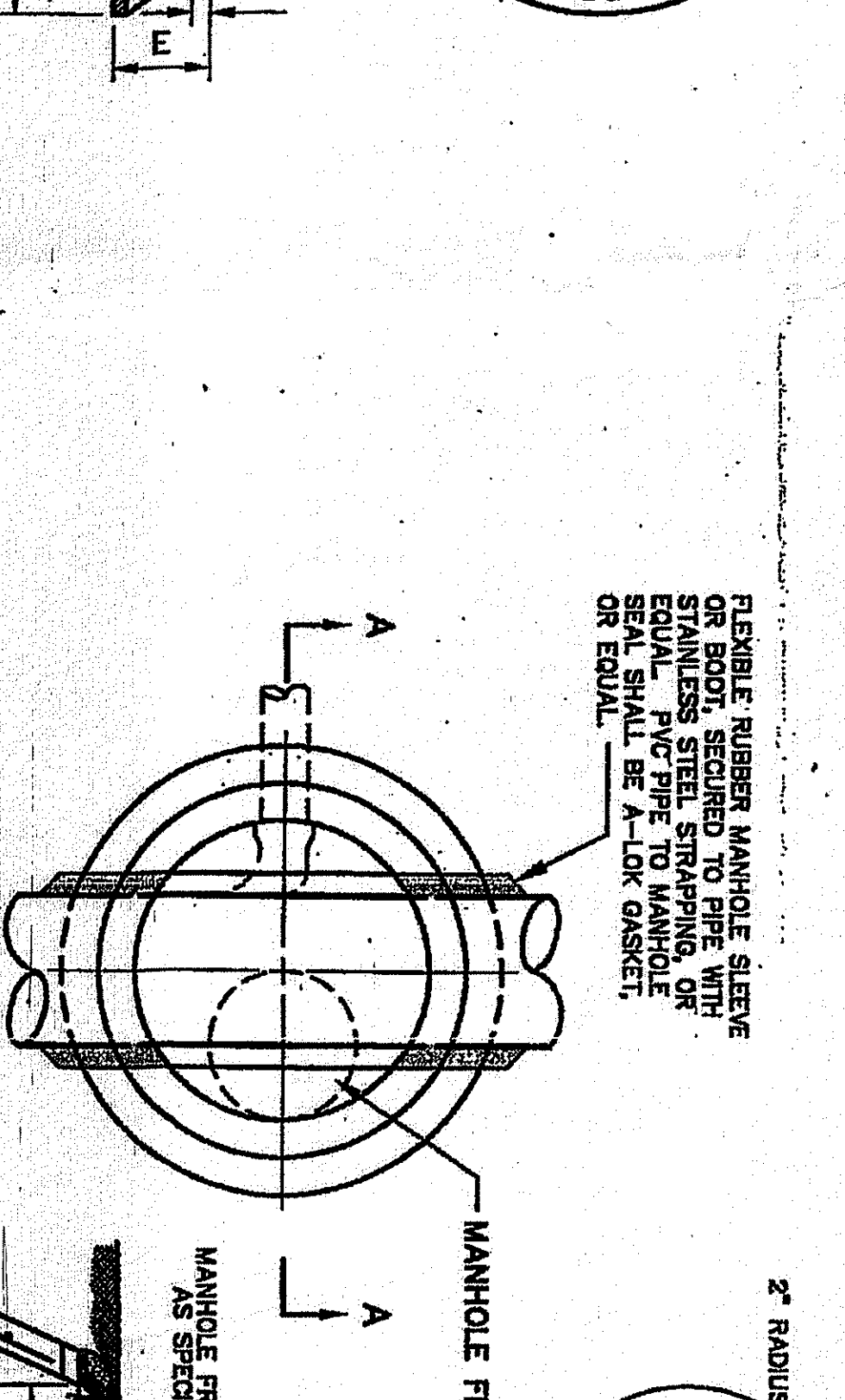
STANDARD FRAME
MANHOLE FRAMES SHALL BE FURNISHED WITH A MACHINED GROOVE TO ACCEPT A 1/4" FLAT NEOPRENE GASKET AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR EQUAL (SEE DETAIL "A") AS AN OPTION, COVER MAY BE FURNISHED WITH A MACHINED GROOVE TO ACCEPT A FLOW SEAL GASKET AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR EQUAL (SEE DETAIL "B").



STANDARD F. & C. #1203B
ALL FRAMES & COVERS



LOCKING F. & C. #1487
LOCKING FRAMES & COVERS

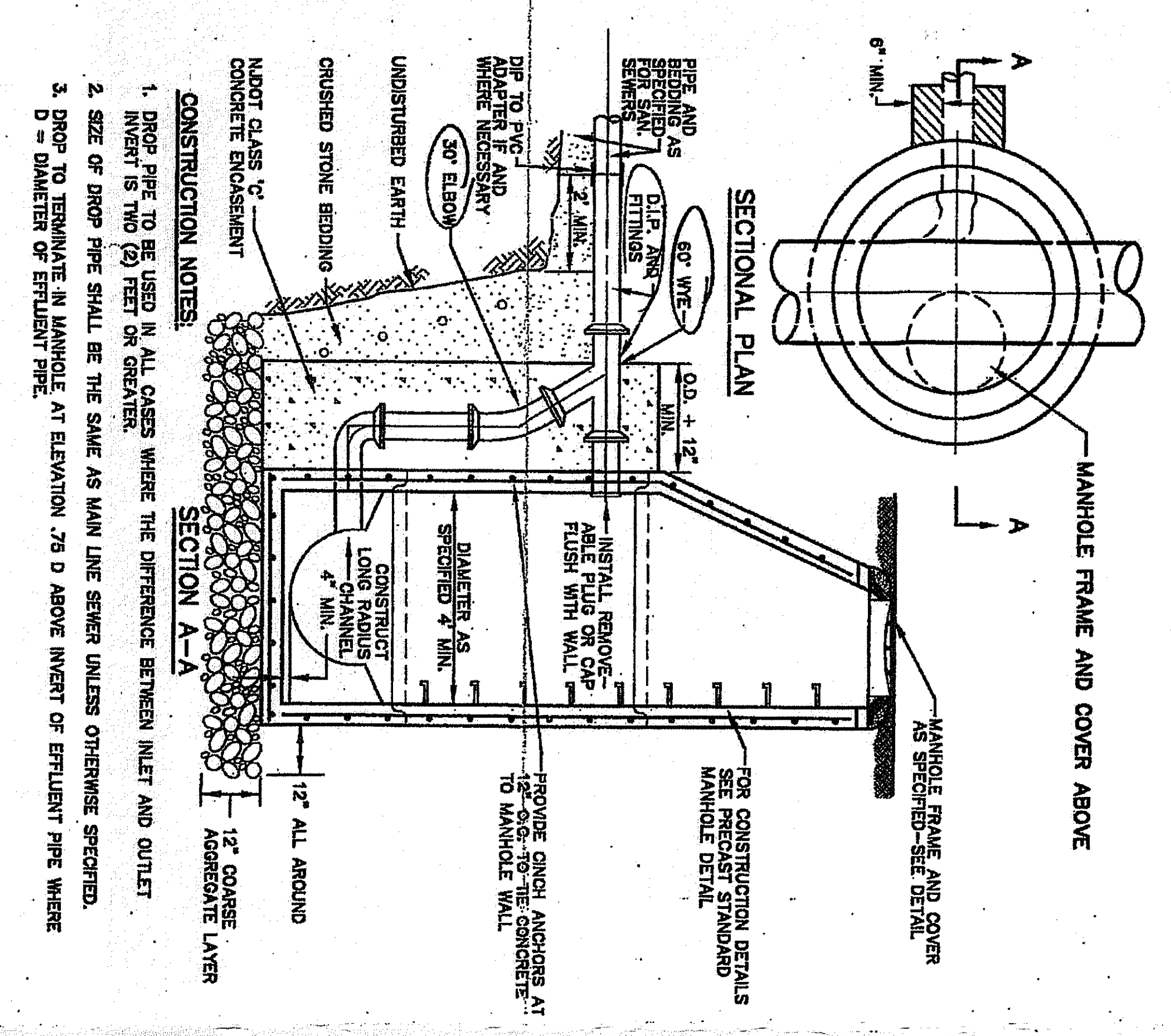
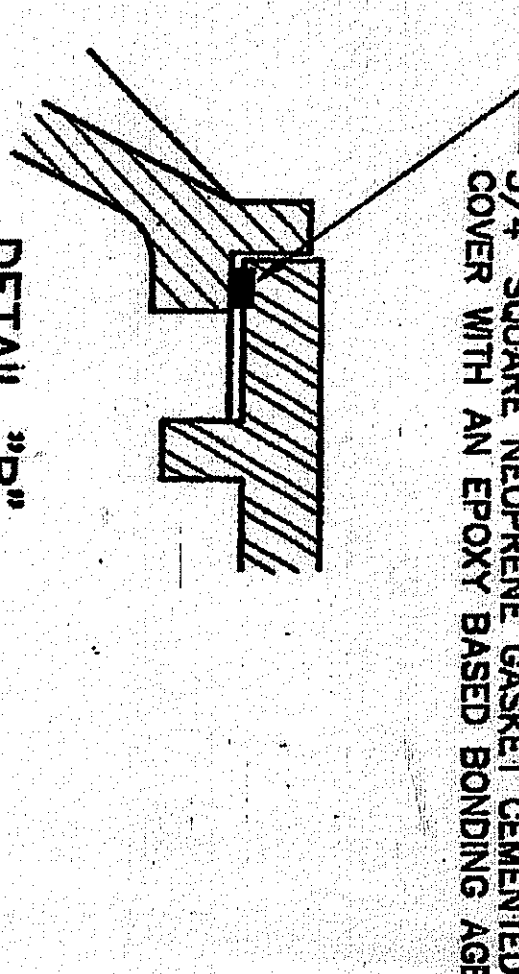
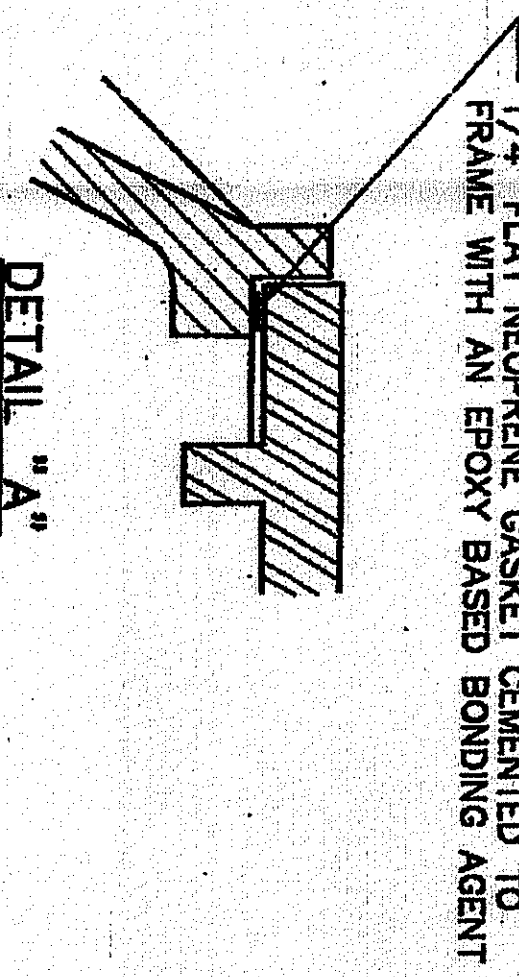


WATER-TIGHT F. & C. #6545
WATER-TIGHT FRAMES & COVERS

MATERIAL - GRAY CAST IRON ASTM A48, CLASS 30B
BEARING SURFACE OF FRAME & COVER SHALL BE MILL MACHINED.
ALL CASTINGS SHALL BE ASPHALTUM DIP COATED.
ALL TYPES OF COVERS SHALL BE LETTERED AS SHOWN ON STANDARD COVER. ALL LETTERING 1 1/2" BLOCK STYLE RAISED.
ALL COVERS SHALL HAVE TWO (2) NON-PENETRATING PICK HOLES.
CONTRACTOR TO PROVIDE CERTIFICATION THAT ALL FRAMES AND COVERS ARE AMERICAN MADE.

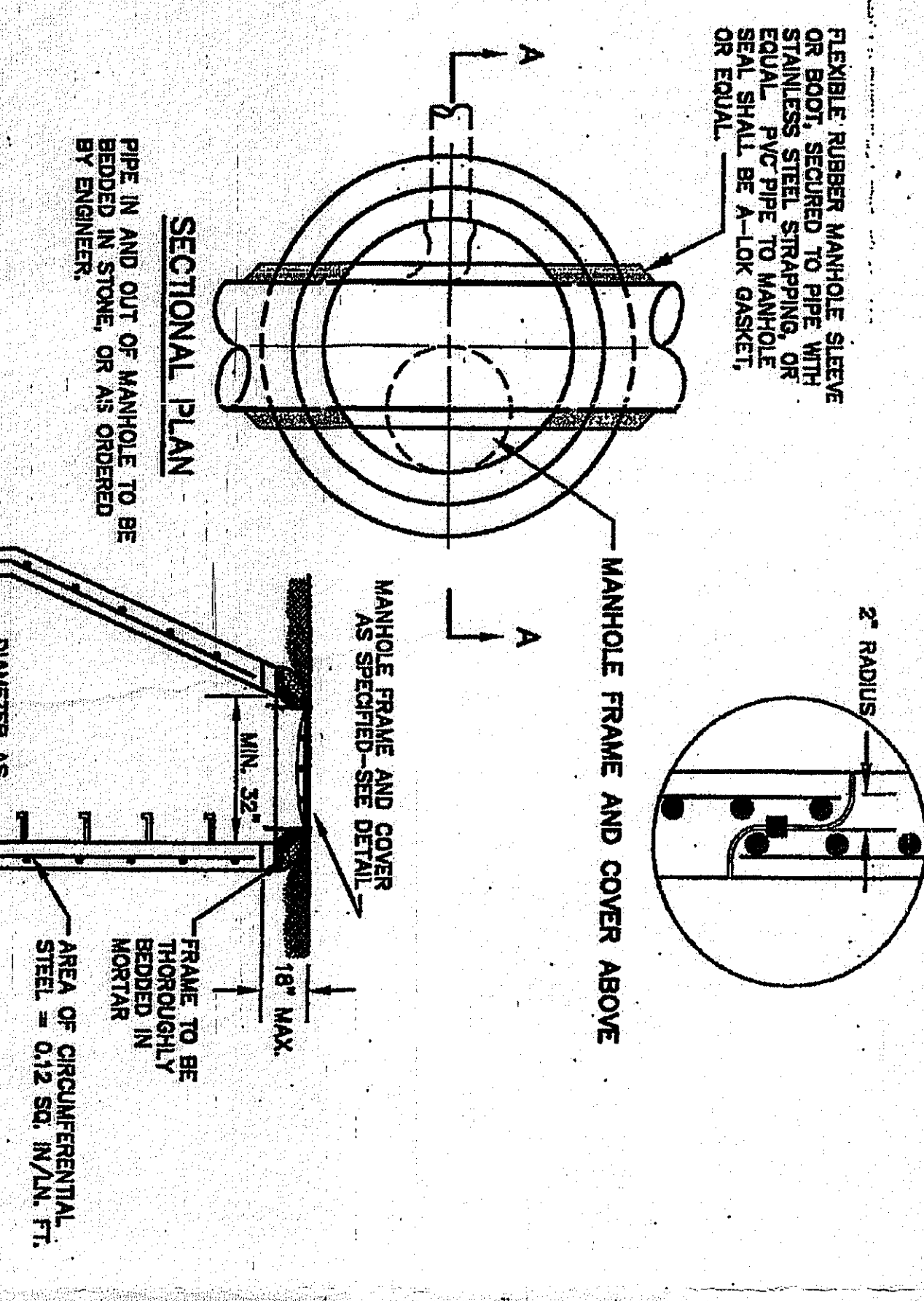
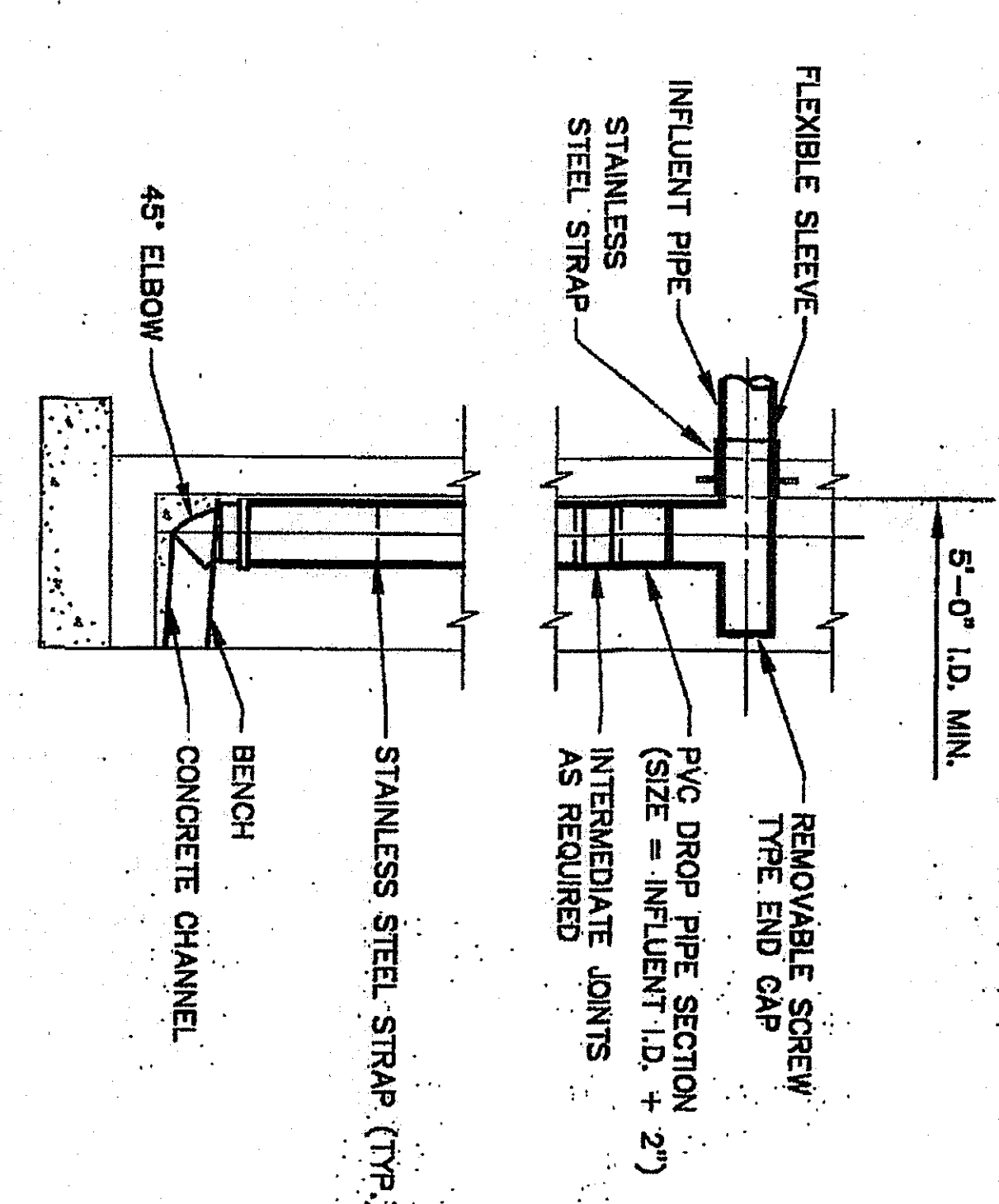
DIMENSIONS:

#1203 - #1487	#6545
A = 27 3/4"	A = 32"
B = 29 3/4"	B = 35"
C = 24 3/4"	C = 24"
D = 8"	D = 8"
E = 32"	E = 32"
X = 1 3/8"	X = 1 1/2"

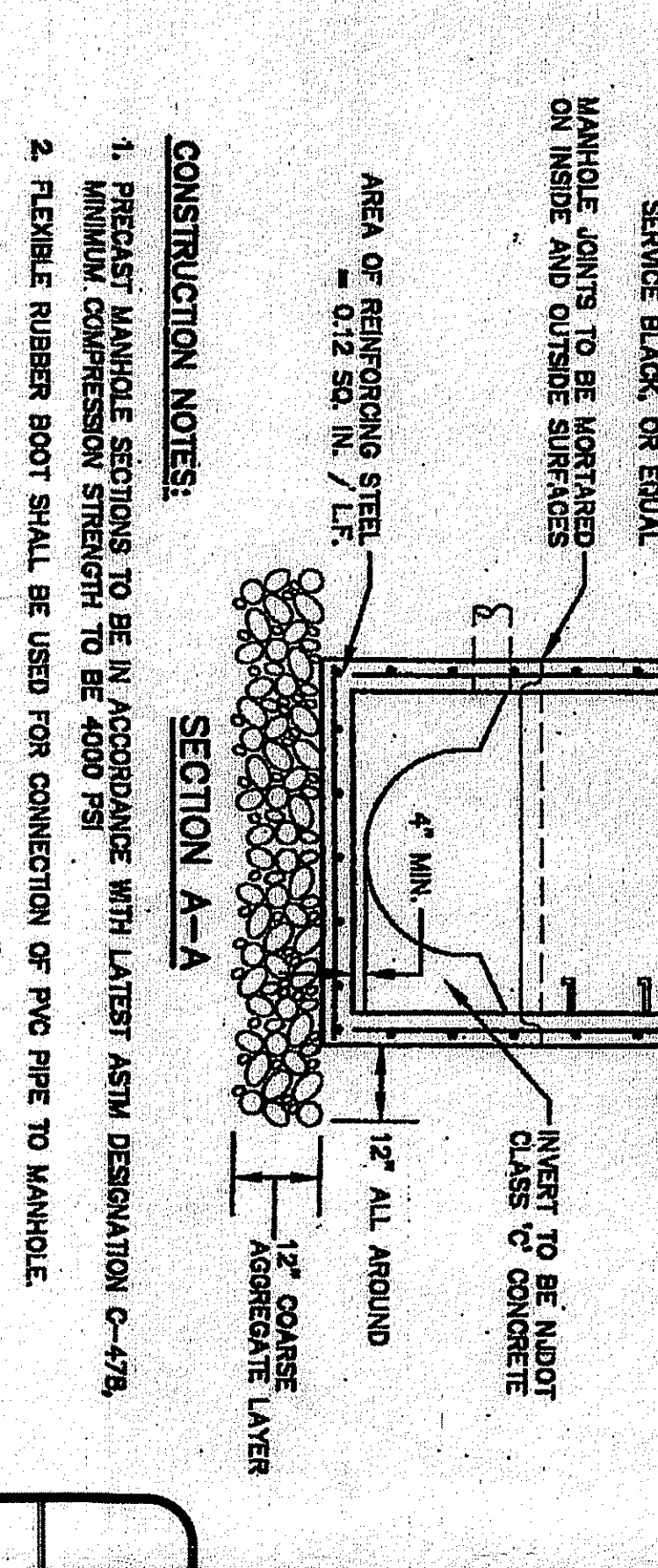


EXTERIOR DROP CONNECTION

INTERIOR DROP CONNECTION
NOT TO SCALE



SANITARY SEWER PIPE BEDDING DETAIL



CREST
Engineering Associates Inc.
Professional Civil & Environmental Engineers
2714/05
N.T.S.
DATE: 2/14/05
BY: [Signature]
CHECKED: [Signature]
DATE: 14.05.15
FILE NO: 4085

WESTERN MOUNTAIN UTILITIES AUTHORITY
STANDARD CONSTRUCTION DETAILS

