

# 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 & DIMENSIONS PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITY PLAN
6	WATERWAY EXTENSION PLAN
7	LIGHTING PLAN & DETAILS
8	LANDSCAPING, TREE RESTORATION PLAN & DETAILS
9	SGL 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 FLOOR PLANS
SK-6B	PROPOSED ARCHITECTURAL BUILDING ELEVATIONS
S-1	TRUCK TURNING PLAN
S-2	NOISE FLOOD HAZARD AREA DETERMINATION PLAN
S-3	NOISE EXISTING CONDITIONS PLAN
S-4	NOISE INDIVIDUAL PERMIT PLAN

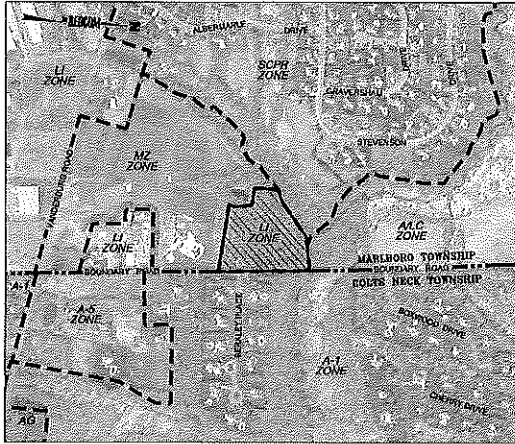
**PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 10, LOTS 11 & 101**

BLK	LOT	PROPERTY USE	PROPERTY ADDRESS	PROPERTY OWNER
214	49	RESIDENTIAL	150 BOUNDARY ROAD VINELAND, NJ 07746	DIANE E. TRANK & CHARLOTTE 150 BOUNDARY ROAD VINELAND, NJ 07746
214	51-63	PUBLIC PARK	UNIVERSITY ROAD 1174 TOWNSHIP DRIVE VINELAND, NJ 07746	SIP OF MARLBORO 1174 TOWNSHIP DRIVE VINELAND, NJ 07746
214-03	15	PUBLIC PARK	STENOSON DRIVE 1174 TOWNSHIP DRIVE VINELAND, NJ 07746	SIP OF MARLBORO 1174 TOWNSHIP DRIVE VINELAND, NJ 07746

**NEIGHBORING PROPERTIES WITHIN 200 FEET**

BLK	LOT	PROPERTY USE	PROPERTY ADDRESS	PROPERTY OWNER
4	1001	PUBLIC GREEN SPACES	800 PINE ROAD MARLBORO, NJ 07746	TOWNSHIP OF COLTS NECK 121 CENTER ROAD MARLBORO, NJ 07746
6	1012	RESIDENTIAL	1 BURNLEY PLACE 45TH, CROSS & LORA 1 BURNLEY PLACE COLTS NECK, NJ 07722	MOHAMED/SHARAH & WONA A/MD P.O. BOX 384 MARLBORO, NJ 07746
6	1013	RESIDENTIAL	2 BURNLEY PLACE 175 BOUNDARY ROAD COLTS NECK, NJ 07722	6846A, CHARLES J. JR & PEGGY 175 BOUNDARY ROAD COLTS NECK, NJ 07722
6	13	RESIDENTIAL	175 BOUNDARY ROAD COLTS NECK, NJ 07722	TOWNSHIP OF COLTS NECK 175 BOUNDARY ROAD COLTS NECK, NJ 07722

**MARLBORO TOWNSHIP PLANNING BOARD**  
 PO BOX 1248  
 FREDONIA, NJ 07748  
**AT-LARGE**  
 1801 PINEHURST ROAD  
 FREDONIA, NJ 07748  
**AT-LARGE**  
 1015 PINEHURST ROAD  
 FREDONIA, NJ 07748  
**AT-LARGE**  
 1015 PINEHURST ROAD  
 FREDONIA, NJ 07748



**VICINITY & ZONING MAP**  
 SOURCE: DEP/ADMINISTRATIVE, 2015 HIGH RES. AERIO-ORTHOPHOGRAPHIC  
 20000 SCALE: 1"=500'

**AREA YARD AND ZONING BULK REQUIREMENTS (BLOCK 214, LOT 50)**  
**ORDINANCE 220-90, ZONING DISTRICT II (LIGHT INDUSTRIAL ZONE, B12002)**

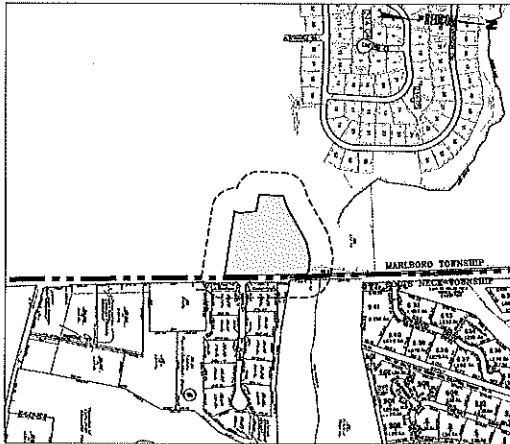
ORD.	ITEM	REQUIRED	EXISTING	COMPLY	PHASE I		PHASE II	
					PROPOSED	COMPLY	PROPOSED	COMPLY
220-10A(1)	PERMITTED USES - PRINCIPAL BLDG.	LIGHT MANUFACTURING & WAREHOUSE	(U/LAND)	N/A	LIGHT MANUFACTURING & WAREHOUSE	YES	LIGHT MANUFACTURING & WAREHOUSE	YES
220-10B(1)	MINIMUM LOT AREA	3 AC.	45,000 SF	YES	8,000 SF	YES	8,000 SF	YES
	MINIMUM LOT FRONTAGE	300 FEET	750 FEET	YES	200 FEET	YES	(0.0 CHANGED)	YES
	MINIMUM LOT WIDTH	300 FEET	700 FEET	YES	77.5 FEET	YES	(0.0 CHANGED)	YES
	MINIMUM FRONT YARD SETBACK	25 FEET	(U/LAND)	N/A	55.0 FEET	YES	(0.0 CHANGED)	YES
	MINIMUM SIDE YARD SETBACK	20 FEET	(U/LAND)	N/A	24.0 FEET	YES	7.0 FEET	YES
	MINIMUM REAR YARD SETBACK	15 FEET	(U/LAND)	N/A	25.0 FEET	YES	(0.0 CHANGED)	YES
220-10C(1)	MINIMUM BUILDING HEIGHT	20 FEET	(U/LAND)	N/A	40 FEET	YES	(0.0 CHANGED)	YES
	MINIMUM BUILDING COVERAGE	35%	(U/LAND)	N/A	7.3%	YES	24%	YES
	MINIMUM PARKING COVERAGE	8.3%	11.7%	YES	13.1%	YES	37%	YES
220-10D(1)	FLOOR AREA RATIO (FAR)	0.35	(U/LAND)	N/A	0.10	YES	0.16	YES
220-10E(1)	PARKING SPACES PER 1,000 SF	45 SPACES	(U/LAND)	N/A	300 PER 100,000 SF	(U/LAND)	(0.0 CHANGED)	(U/LAND)

**VARIANCES REQUESTED**

220-10B(1) MINIMUM FRONT YARD SETBACK FROM STREET LINE IS 25 FEET. 200 FEET IS PROPOSED.  
 220-10B(2) MINIMUM SIDE YARD SETBACK FROM SIDE OF MAIN BUILDING SHALL BE 20 FEET. 25 FEET IS PROPOSED. PROPOSED PARKING SPACES ARE 8 FEET BY 20 FEET. HOWEVER, 100'x100' PARKING SPACES WITH 10 FEET BY 20 FEET IN FRONT OF MAIN BUILDING HAVE BEEN PROVIDED FOR BUSINESSES AND VENDORS.  
 220-10D(1) ALL PARKING SPACES SHALL BE 8 FEET BY 20 FEET OR LARGER. PROPOSED SPACES ARE 8 FEET BY 20 FEET.

**DESIGN WAIVERS REQUESTED**

337-234(1) LANDSCAPING SHALL INCLUDE FOUNDATION PLANTINGS IN PLANT BEDS NOT LESS THAN THREE (3) FEET ON THE FRONT, REAR AND SIDES OF THE BUILDING. THERE ARE NO FOUNDATION PLANTINGS ON THE SOUTH AND WEST FACE OF THE PROPOSED BUILDING.  
 337-234(4) ONE TREE SHADE TREE OR ORNAMENTAL TREE SHALL BE PLANTED FOR EVERY FIVE (5) PARKING SPACES. FOURTEEN (14) 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**

ZONING DISTRICT	DESCRIPTION
B1-2	INDUSTRIAL (B PLOTS)
I-1	LOW-DENSITY/HIGH-RESPONSE/RESIDENTIAL
R/S-1	RETAIL SERVICE
C	COMMUNITY FACILITIES

**PARKING TABULATION**

PHASE I REQUIREMENTS PER SECTION 220-90(1):  
 MAXIMUM NUMBER OF PARKING SPACES = 117  
 MINIMUM NUMBER OF PARKING SPACES = 63  
 PHASE II REQUIREMENTS PER SECTION 220-90(2):  
 MAXIMUM NUMBER OF PARKING SPACES = 300  
 MINIMUM NUMBER OF PARKING SPACES = 150

**FLOOR AREA CALCULATION**

FLOOR	AREA (SQ. FT.)	FLOOR AREA RATIO
FIRST FLOOR	24,930 SF	0.117
SECOND FLOOR	2,463 SF	0.011
TOTAL	27,393 SF	0.128

**IMPERVIOUS LOT COVERAGE CALCULATION**

BLDG/FLOOR	AREA (SQ. FT.)	PAVEMENT	AREA (SQ. FT.)	TOTAL
BUILDING	27,393 SF			27,393 SF
PAVEMENT	48,508 SF		48,508 SF	75,901 SF
PATIO/DECK/PORCH	6,745 SF		6,745 SF	82,646 SF
TOTAL	82,646 SF		82,646 SF	82,646 SF

**REQUIRED OUTSIDE APPROVALS**

- PRELIMINARY & FINAL MAJOR SITE PLAN
- MARLBORO TOWNSHIP PLANNING BOARD
- MONMOUTH COUNTY PLANNING BOARD
- KEEP NEIGHBOR LETTER OF INTEREST/NOTICE
- KEEP EMBROIDERY
- KEEP DRN INDIVIDUAL PERMIT

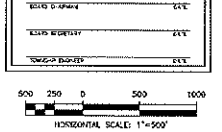
**GENERAL NOTES**

- OWNER: SRS ENTERPRISES, LLC
- APPLICANT: SRS ENTERPRISES, LLC
- LOCATION: BLOCK 214, LOT 50
- AREA: EXISTING 16,000 SQUARE FEET
- ZONING: LI LIGHT INDUSTRIAL ZONE DISTRICT
- EXISTING USE: VACANT
- PROPOSED USE: HOUSING (MULTIFAMILY/RESIDENTIAL)
- ATTORNEY: SALVATORE ALTELL, ESQ.
- ENGINEER: CROWE & ASSOCIATES, PC
- DATE: 04/15/2024

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MARLBORO

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

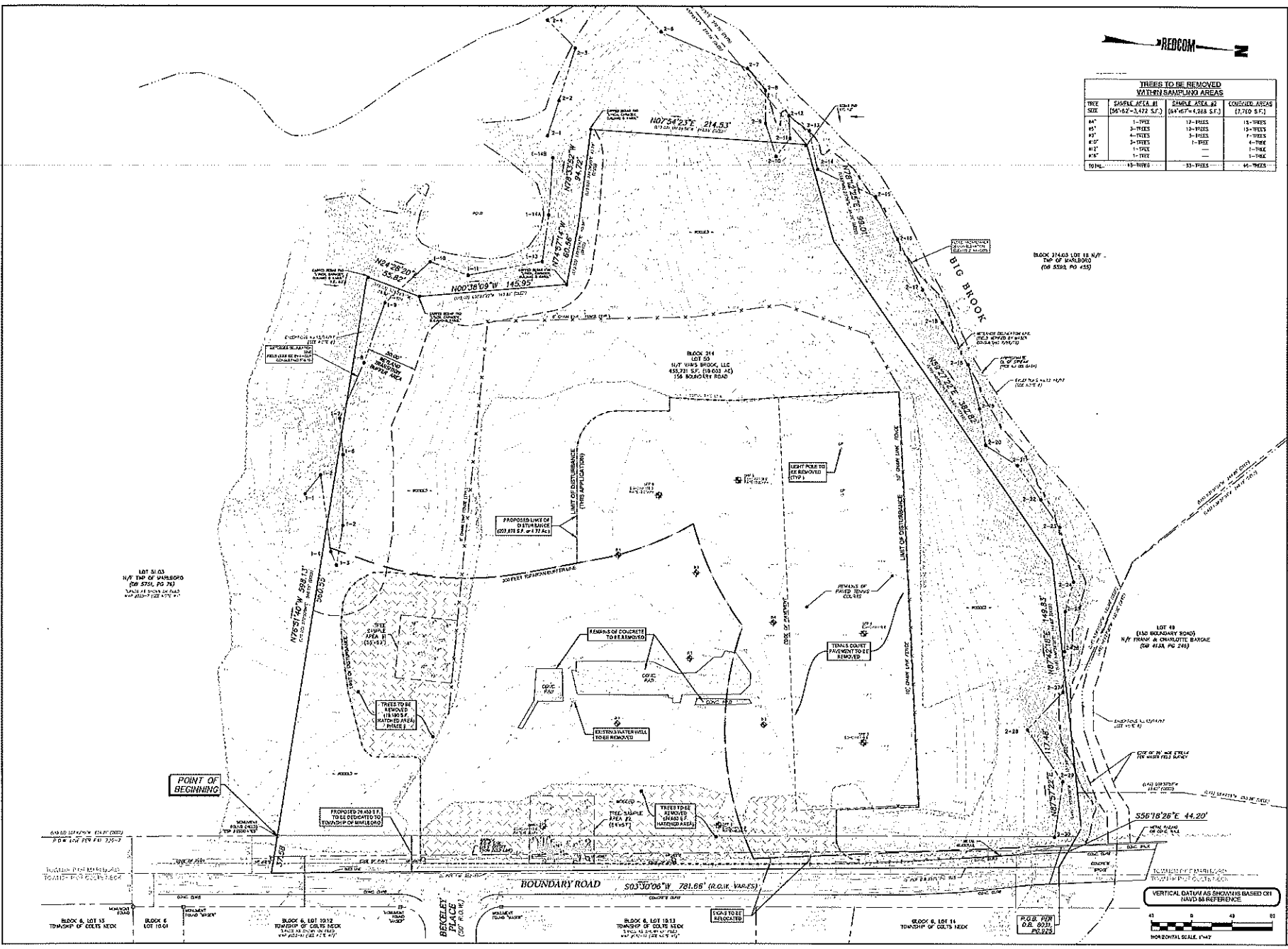
COVER SHEET



**REDCOM**  
 CONSTRUCTION LLC  
 100 MAIN STREET, SUITE 100  
 FREDONIA, NJ 07748  
 TEL: (609) 429-1111  
 FAX: (609) 429-1111  
 WWW.REDCOMLLC.COM



TREES TO BE REMOVED WITHIN SAMPLING AREAS			
TREE SIZE	SAMPLE AREA #1 (54'x42'-3,472 S.F.)	SAMPLE AREA #2 (54'x67'-4,228 S.F.)	CONSIDER AREAS (7,710 S.F.)
4"	1-TREE	12-TREES	13-TREES
6"	2-TREES	12-TREES	13-TREES
8"	4-TREES	3-TREES	6-TREES
10"	3-TREES	1-TREE	4-TREE
12"	1-TREE	—	1-TREE
14"	—	—	—
TOTAL	13-TREES	33-TREES	45-TREES



REVISIONS  
1. VERIFY ALL PLOTTED TO MATCH A SET OF RECORDS

*Greg*  
GREGORY S. REEDITION, P.E.  
100 WEST NATIONAL AVENUE, SUITE 100  
MORRISTOWN, NJ 07960

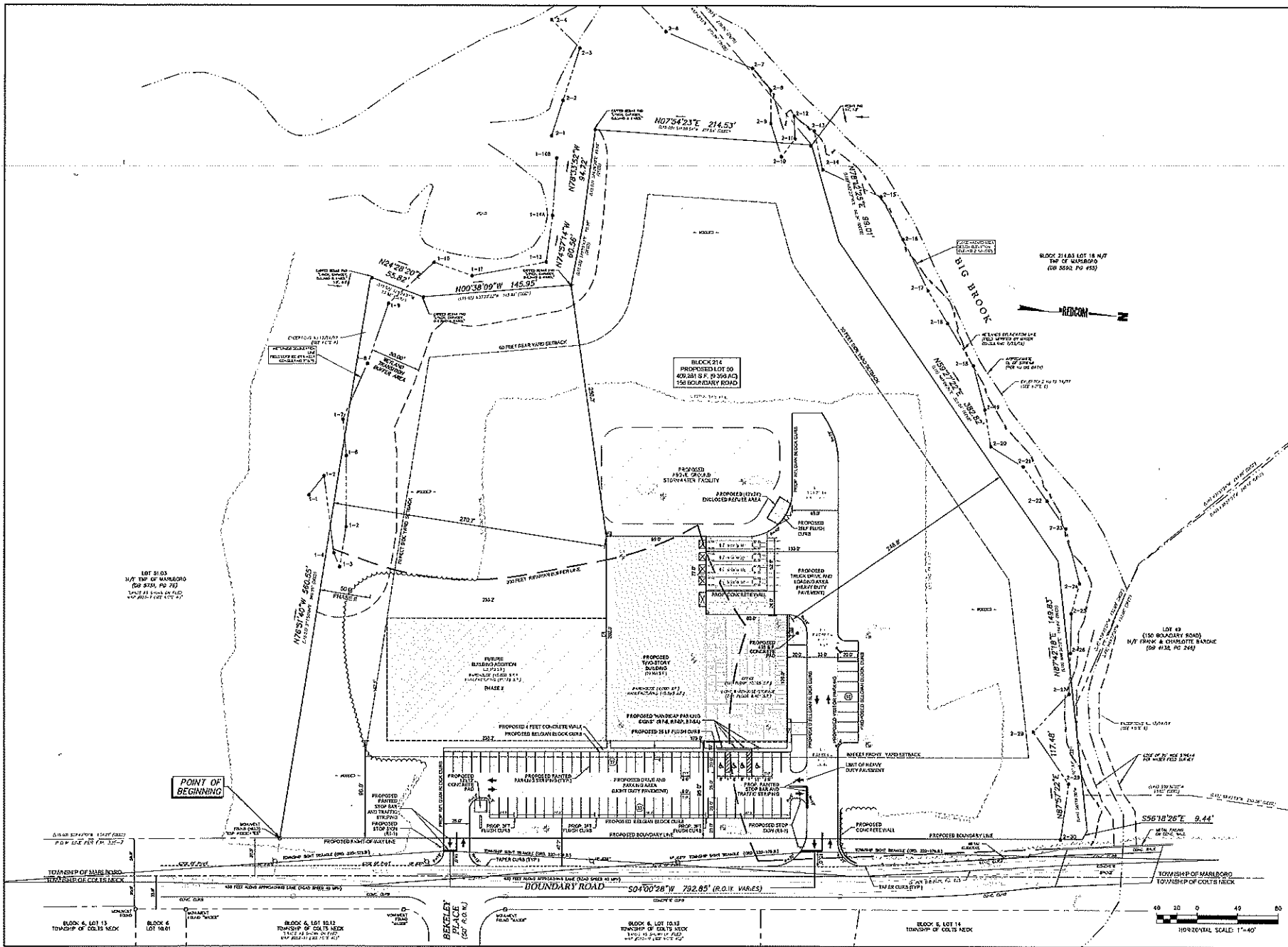
**SRS ENTERPRISES**  
BLOCK 214, LOT 58  
MORRISTOWN TOWNSHIP  
MORRISTOWN COUNTY, NEW JERSEY

1/4" BOUNDARY ROAD  
PRELIMINARY & FINAL MAJOR SITE PLAN

EXISTING  
CONDITIONS &  
DEMOLITION PLAN



STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF LAND USE PLANNING & CONSTRUCTION  
AN ORDER OF THE  
PLANNING BOARD  
CASE NO. 15-000000000  
DATE: 11/15/15  
PAGE: 2



*Gregory J. Reed*  
 GREGORY J. REED, P.E.  
 400 S. 1ST AVE. SUITE 200  
 MARLBORO, NJ 08053

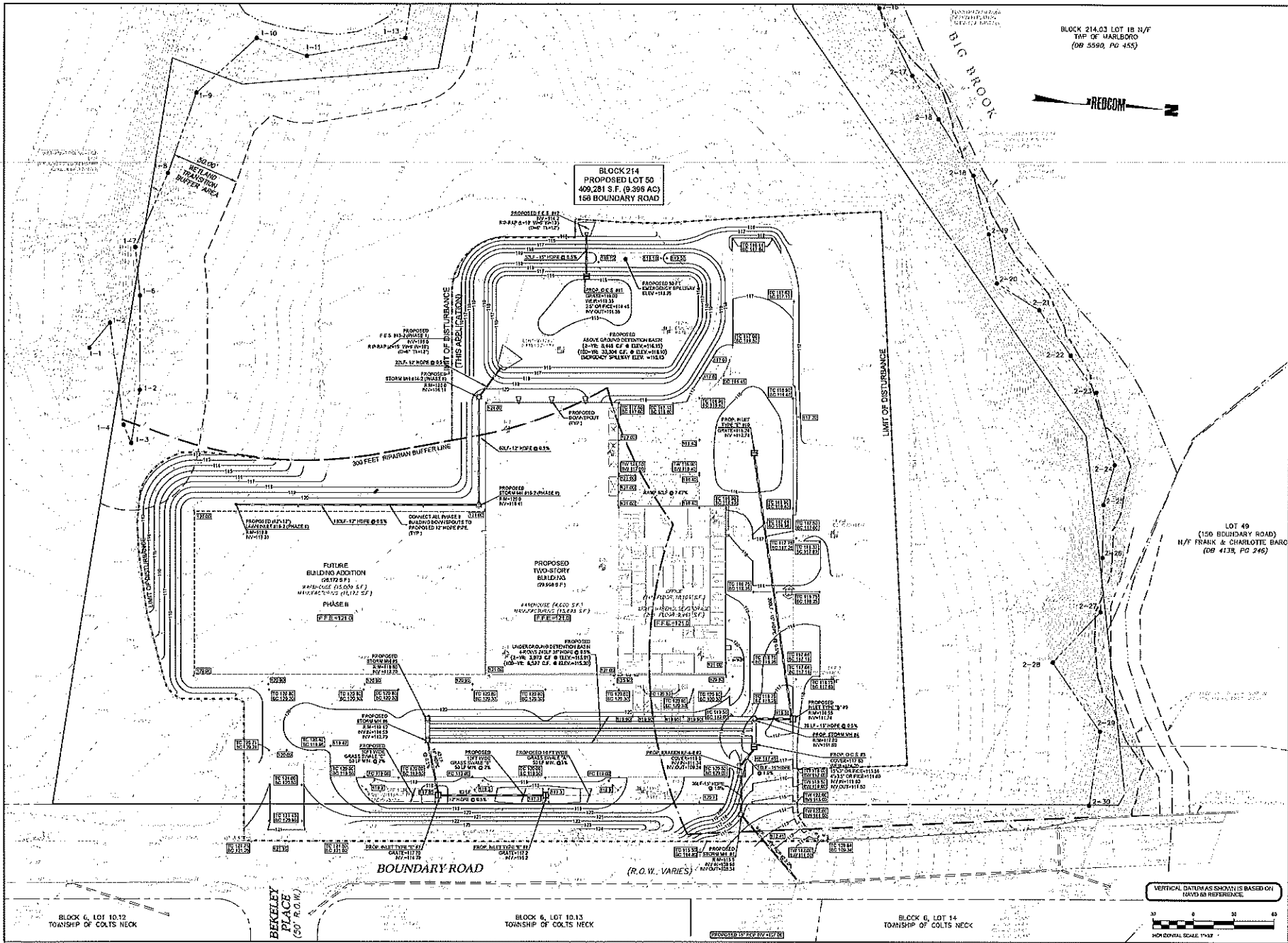
**SRS ENTERPRISES**  
 BLOCK 214, LOT 18, N/4  
 MARLBORO TOWNSHIP  
 MONMOUTH COUNTY, NEW JERSEY

150 BOUNDARY ROAD  
 PRELIMINARY & FINAL MAJOR SITE PLAN

LAYOUT &  
 DIMENSIONING  
 PLAN

**REDCOM**  
 DESIGN & CONSTRUCTION, INC.

STATE OF NEW JERSEY OFFICE OF SUPERVISOR OF REGISTRATION  
 PROFESSIONAL ENGINEER  
 REG. NO. 11-0104  
 EXPIRES 12/31/2014  
 SCALE: 1"=40'  
 DATE: 11/11/14  
 SHEET NO. 3 OF 3  
 HORIZONTAL SCALE: 1"=40'



BLOCK 214.03 LOT 18 N/4  
TWP OF MARLBORO  
(DB 5580, PG 445)



DATE: 11/28/22 BY: GREGORY I. REDCOM, P.E. CHECKED BY: GREGORY I. REDCOM, P.E.

*Gregory I. Redcom*  
GREGORY I. REDCOM, P.E.  
NEW JERSEY LICENSE NO. 25481

**SRS ENTERPRISES**  
BLOCK 214, LOT 50  
MARLBORO TOWNSHIP  
MUNICIPALITY, NEW JERSEY

156 BOUNDARY ROAD  
PRELIMINARY & FINAL MAJOR SITE PLAN

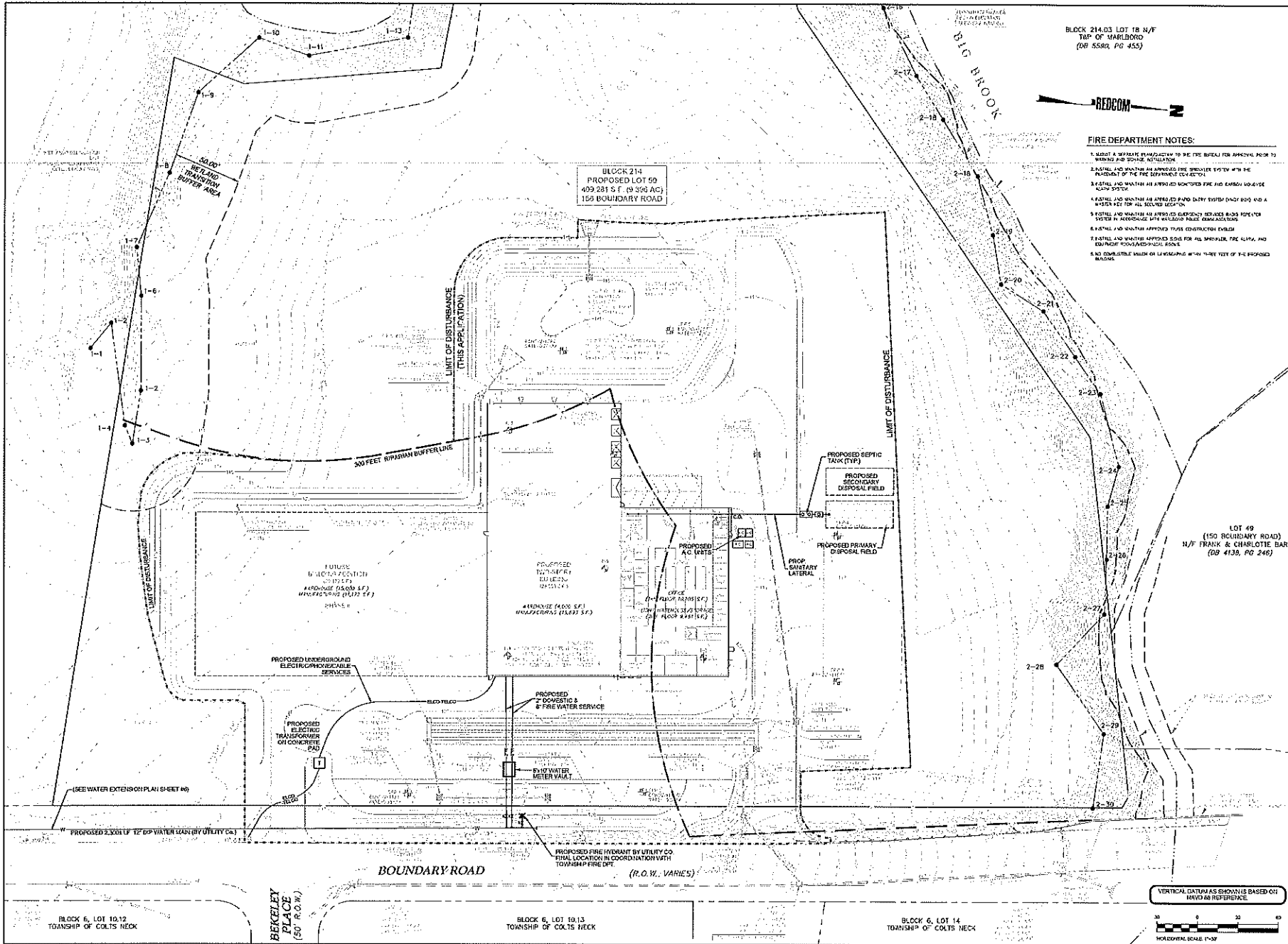
**GRADING & DRAINAGE PLAN**



THIS PLAN HAS BEEN PREPARED BY AN ENGINEER LICENSED IN THE STATE OF NEW JERSEY.  
DATE: 11/28/22  
SCALE: AS SHOWN  
DRAWN BY: GREGORY I. REDCOM  
CHECKED BY: GREGORY I. REDCOM  
DATE: 11/28/22  
SCALE: AS SHOWN

VERTICAL DATUM AS SHOWN IS BASED ON NAVD 83 REFERENCE.





BLOCK 214.03 LOT 18 N/F  
TWP OF MARLBORO  
(DB 5586, PG 455)



**FIRE DEPARTMENT NOTES:**

1. MUST A SEPARATE PUMP/STATION TO BE THE BUREAU FOR APPROVAL PRIOR TO MARKING AND SERVICE INSTALLATION.
2. INSTALL AND MAINTAIN AN APPROVED FIRE SMOKE SYSTEM WITH THE PLACEMENT OF THE DEPARTMENT CO-ALERT.
3. INSTALL AND MAINTAIN AN APPROVED MONITOR PIPE AND EXPOSED HOUSE USE ALARM SYSTEM.
4. INSTALL AND MAINTAIN AN APPROVED PUMP DUMP SYSTEM DAILY 800, AND A WATER TOWER FOR ALL SERVICE SECTION.
5. INSTALL AND MAINTAIN AN APPROVED EMERGENCY REDUCED BLOCK ROVERE SYSTEM IN ACCORDANCE WITH FIRE DEPARTMENT REGULATIONS.
6. INSTALL AND MAINTAIN APPROVED THREE COLLECTION BODIES.
7. INSTALL AND MAINTAIN APPROVED EDGE FOR ALL STRUCTURE, THE CURB, AND ED/PAVING TO MAINTAIN DRAINAGE.
8. NO COMPATIBLE VALUE ON LA VOUCHERS WITHIN THREE FEET OF THE PROPOSED BLOCK.

REDCOM  
1. BLOCK 214.03 LOT 18 N/F TWP OF MARLBORO (DB 5586, PG 455)

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

*Gregory J. Redmon*  
GREGORY J. REDMON, P.E.  
400 WESTERN AVENUE, SUITE 100  
MARLBORO, NJ 08053

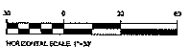
**SRS ENTERPRISES**  
BLOCK 214, LOT 50  
MARLBORO TOWNSHIP  
WINNER COUNTY, NEW JERSEY

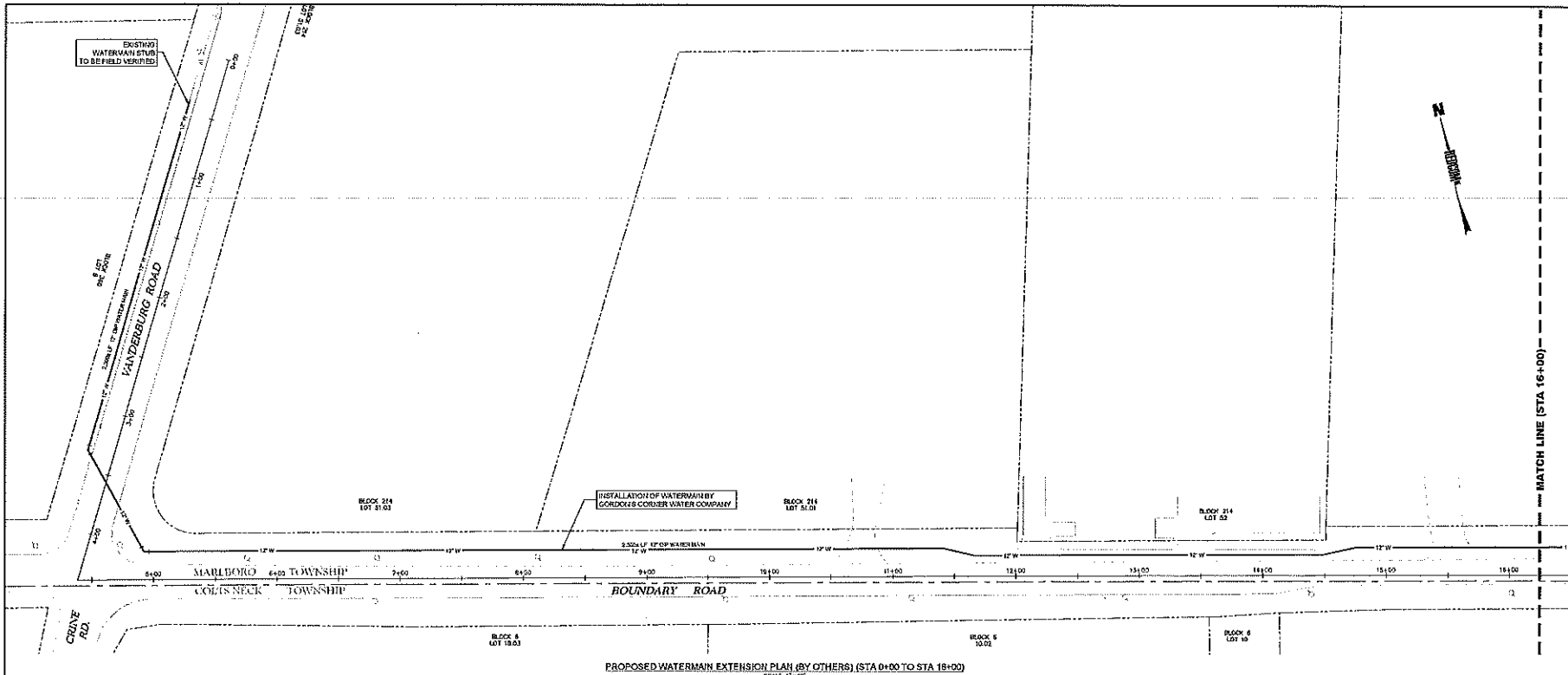
156 BOUNDARY ROAD  
PRELIMINARY & FINAL MAJOR SITE PLAN

UTILITY PLAN

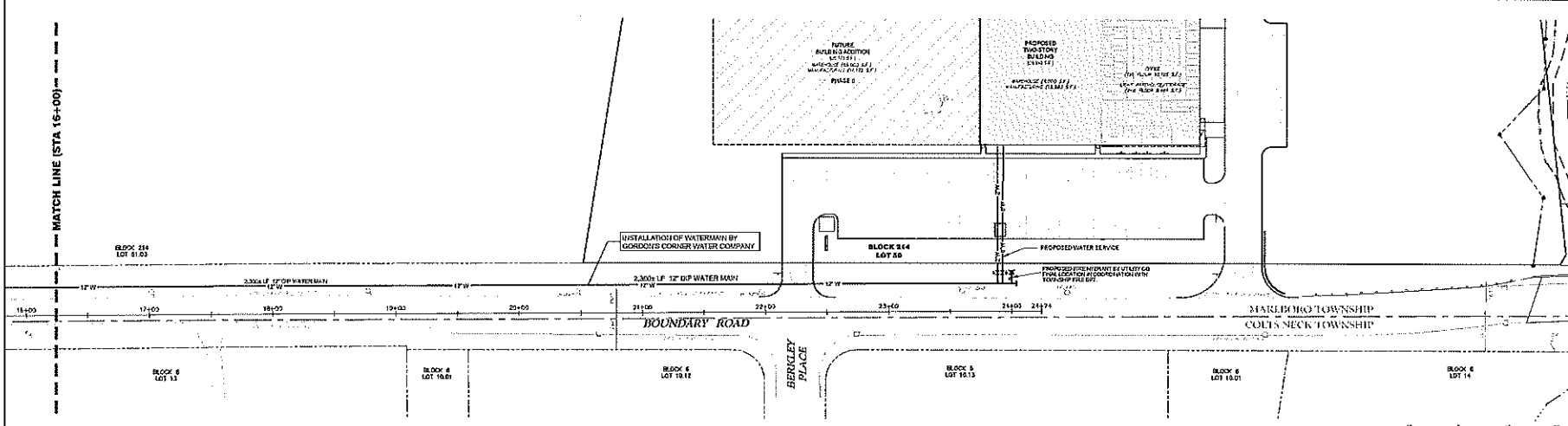


VERTICAL DATUM AS SHOWN IS BASED ON  
HINDS AN REFERENCE.

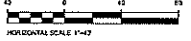




PROPOSED WATERMAIN EXTENSION PLAN (BY OTHERS) (STA 0+00 TO STA 16+00)  
SCALE 1" = 40'



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



IF NECESSARY, REFER TO THE NEXT SHEET OF THIS PLAN.

*Gregory J. Redcom*  
GREGORY J. REDCOM, P.E.  
122 WEST BROADWAY, SUITE 100, NEW JERSEY

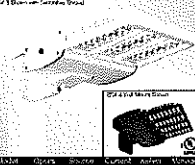
**SRS ENTERPRISES**  
BLOCK 214, LOT 50  
MARLBORO TOWNSHIP  
MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD  
PRELIMINARY & FINAL MAJOR SITE PLAN

**WATERMAIN EXTENSION PLAN**

**REDCOM**  
DESIGN & CONSTRUCTION, LLC  
100 WEST 14TH STREET, SUITE 200, NEW JERSEY 07102  
TEL: 908.441.1100 FAX: 908.441.1101  
WWW.REDCOMLLC.COM

**BOW SX LED**

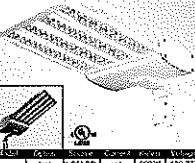


**Dimensional Drawings**

Symbol	A	B	C	Max. Wdg.	HT.
BOW SX	5"	8 1/2"	1 1/2"	14"	18"
BOW LX	5"	12 7/8"	1 1/2"	14"	21"
BOW LX	5"	14 1/2"	1 1/2"	14"	25"

Block	Code	Color	Finish	Options	Notes
BOW-SX	200	3000K (5000K)	Smooth White (SM)	400	Variable Mount (V-MOUNT) - 120-277V (5000K)
BOW-SX	200	3000K (5000K)	Smooth White (SM)	400	Smooth White (SM) - 120-277V (5000K)
BOW-SX	200	3000K (5000K)	Smooth White (SM)	400	Smooth White (SM) - 120-277V (5000K)

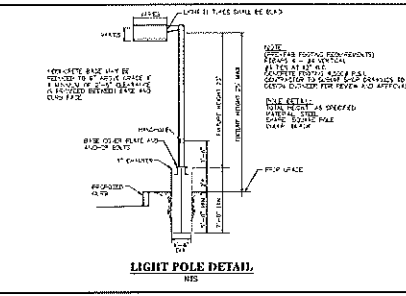
**BOW LX LED**



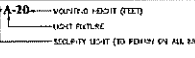
**Dimensional Drawings**

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BOW LX	5"	12 7/8"	1 1/2"	14"	21"
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Block	Code	Color	Finish	Options	Notes
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BOW-LX	200	3000K (5000K)	Smooth White (SM)	400	Smooth White (SM) - 120-277V (5000K)

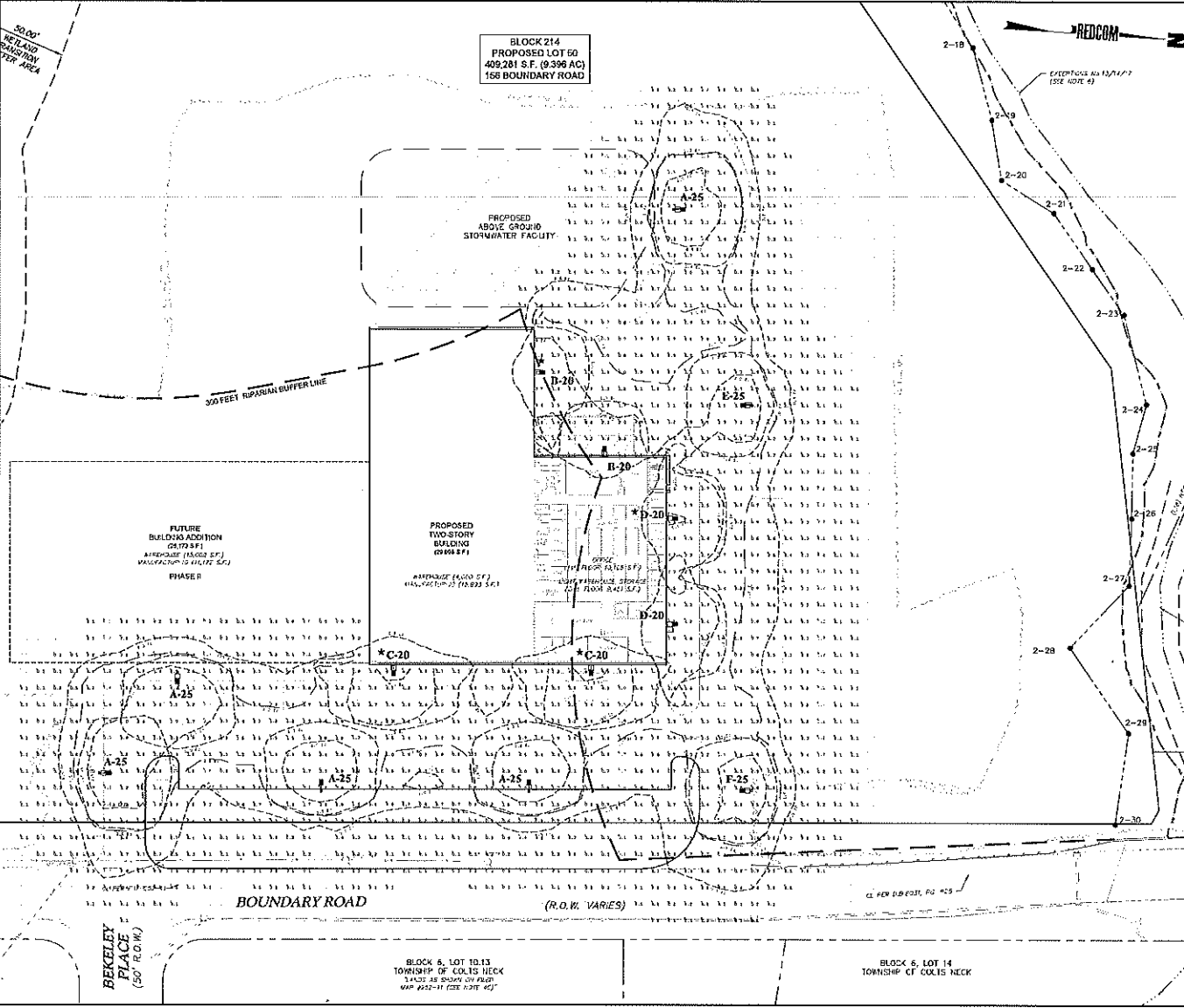


**LEGEND**



**GENERAL NOTE**

1. ALL FIXTURES SHALL BE INSTALLED 1 HOUR AFTER FACILITY CLOSING WITH THE EXCEPTION OF SECURITY LIGHTS COORDINATED WITH A STAFF.



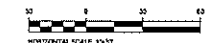
**LIGHTING DESIGN CALCULATION SUMMARY: (ORDINANCE 220-184)**

DESCRIPTION	UNITS	REQUIRED	PROPOSED
MINIMUM FOOTCANDLES	FOOTCANDLE (FC)	0.8 FC	0.8 FC
AVERAGE MINIMUM FOOTCANDLE	FOOTCANDLE (FC)	0.8 FC	0.8 FC
MINIMUM FUTURE MOUNTING HEIGHT	FEET (FT)	25 FT	10 TO 25 FT
MINIMUM FUTURE SPACING RATIO TO EXCEED 50' MOUNTING HEIGHT	FEET (FT)	92.5 FT	104 FT MAX.

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	LUF	DESCRIPTION	LUM. WATTS	TOTAL WATTS
A-20	5	A	SINGLE	0.950	VISORIANE 85X-4-2-74-32L-13-30-VOLT-SINGLE @ 25' MTD. HT. (A)	109	545
B-20	2	D	SINGLE	0.950	VISORIANE 85X-4-2-74-32L-7-30-VOLT-ARM @ 25' MTD. HT. (B)	72	144
C-20	2	C	SINGLE	0.950	VISORIANE 85X-4-2-74-32L-13-30-VOLT-ARM @ 25' MTD. HT. (C)	109	218
D-20	2	D	SINGLE	0.950	VISORIANE 85X-4-2-74-32L-13-30-VOLT-ARM @ 25' MTD. HT. (D)	109	218
E-20	1	E	SINGLE	0.950	VISORIANE 85X-4-2-74-32L-13-30-VOLT-SINGLE @ 25' MTD. HT. (E)	109	109
F-20	1	F	SINGLE	0.950	VISORIANE 85X-4-2-74-32L-13-30-VOLT-SINGLE @ 25' MTD. HT. (F)	109	109

VERTICAL DIMENSIONS AS SHOWN ARE BASED ON HAVARD 68 REFERENCE.



**REDCOM**

DESIGN & CONSTRUCTION LLC

PROJECT: BLOCK 214 PROPOSED LOT 62 409,281 S.F. (9.396 AC) 156 BOUNDARY ROAD

DATE: 08/21/24

SCALE: 1/8" = 1'-0"

REVISIONS:

- 1. BLOCK 214, LOT 62, 409,281 S.F. (9.396 AC) 156 BOUNDARY ROAD PRELIMINARY & FINAL MAJOR SITE PLAN

SRS ENTERPRISES

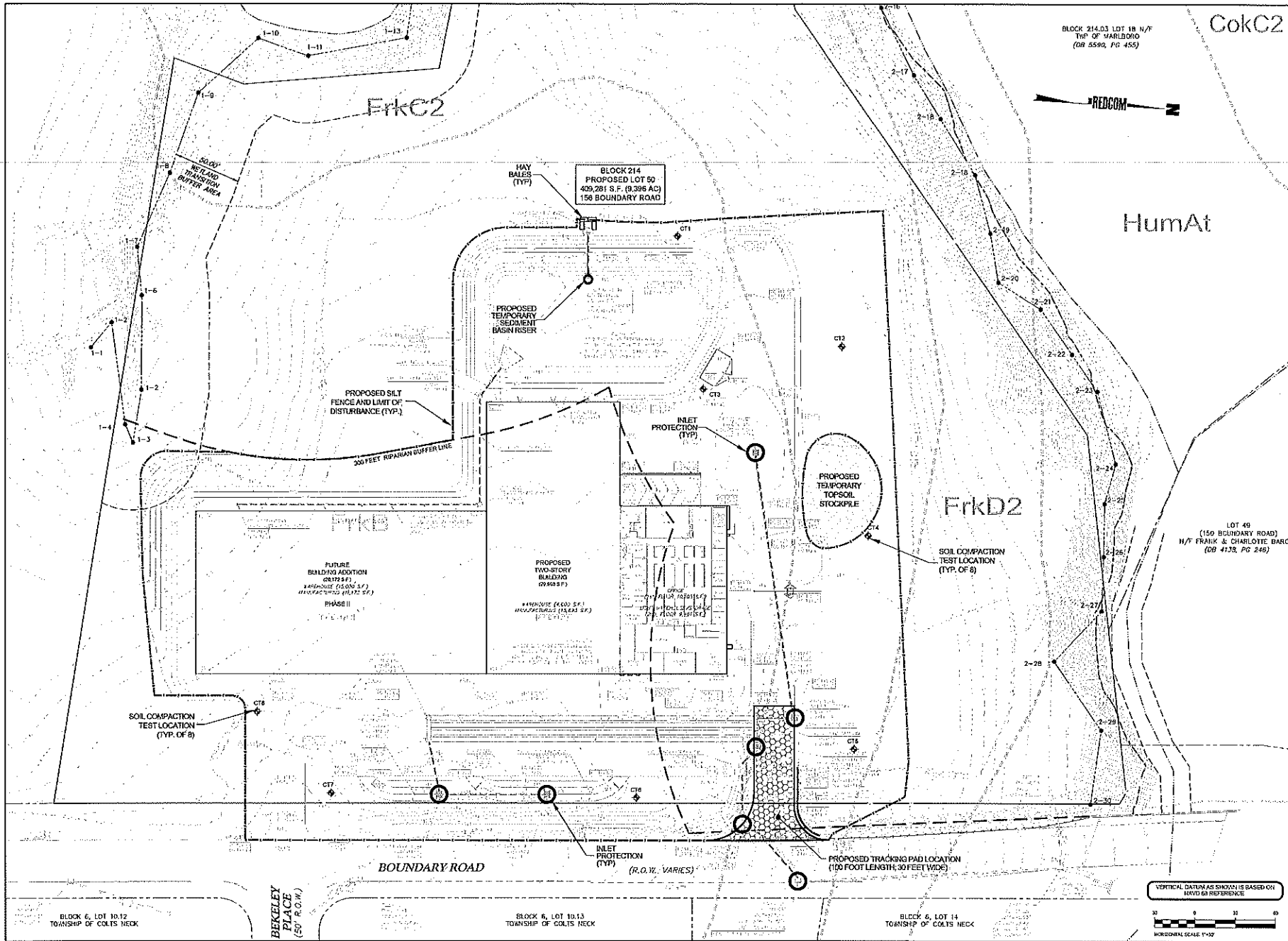
BLOCK 214, LOT 62 409,281 S.F. (9.396 AC) 156 BOUNDARY ROAD PRELIMINARY & FINAL MAJOR SITE PLAN

LIGHTING PLAN & DETAILS

7







REDCOM DESIGN & CONSTRUCTION LLC

BLOCK 214, LOT 50  
TWP OF MARLBORO  
(DB 5586, PG 455)

FrkC2

HumAt

FrkD2

FtkB

BOUNDARY ROAD

BEKLEY PLACE (50' R.O.W.)

BLOCK 6, LOT 10.12  
TOWNSHIP OF COLTS NECK

BLOCK 6, LOT 10.13  
TOWNSHIP OF COLTS NECK

BLOCK 6, LOT 14  
TOWNSHIP OF COLTS NECK

VERTICAL DATUM AS SHOWN IS BASED ON  
NAVD 83 REFERENCE

HORIZONTAL SCALE: 1"=20'

STATE OF NEW JERSEY OFFICE OF SUPERVISOR  
OF REGISTRATION & PROFESSIONAL  
STATUTES

DATE: 07/11/2020  
SCALE: 1/4"=1'-0"  
PROJECT: BLOCK 214, LOT 50  
JOB NO: 2019-0000

REG. NO. 12120  
EXPIRES: 12/31/2023  
DATE: 07/11/2020  
SCALE: 1/4"=1'-0"  
PROJECT: BLOCK 214, LOT 50  
JOB NO: 2019-0000

9

REGISTRY & REGISTRATION, P.E.  
NEW JERSEY PROFESSIONAL REGISTRY, 100 N. 7TH  
ST., SUITE 200, NEWARK, NJ 07102

SRS  
ENTERPRISES

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

150 BOUNDARY ROAD  
PRELIMINARY & FINAL MAJOR SITE PLAN

SOIL EROSION &  
SEDIMENT  
CONTROL PLAN

REDCOM  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY OFFICE OF SUPERVISOR  
OF REGISTRATION & PROFESSIONAL  
STATUTES

DATE: 07/11/2020  
SCALE: 1/4"=1'-0"  
PROJECT: BLOCK 214, LOT 50  
JOB NO: 2019-0000

REG. NO. 12120  
EXPIRES: 12/31/2023  
DATE: 07/11/2020  
SCALE: 1/4"=1'-0"  
PROJECT: BLOCK 214, LOT 50  
JOB NO: 2019-0000

9

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION: GRASS AND LEGUME SEEDS TO BE PLANTED IN THE USE OF CONVENTIONAL EQUIPMENT FOR PREPARATION, SEEDING, AND MULCHING...

2. SEEDING PREPARATION: APPLY GROUND LIME AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS...

3. SEEDING: TEMPORARY SEEDING SHALL CONSIST OF SEEDS APPLIED AT A RATE OF 20 LBS PER ACRE...

4. MAINTENANCE: MAINTENANCE IS REQUIRED FOR ALL SEEDING AREAS TO MONITOR AND ADJUST EROSION CONTROL...

5. STRIP OF UNPLANTED SOIL: STRIP OF UNPLANTED SOIL SHALL BE PLANTED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE...

6. FERTILIZER: FERTILIZER SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

7. MULCH: MULCH SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

8. APPLICATIONS: APPLICATIONS SHOULD BE MADE AT REGULAR INTERVALS TO MAINTAIN THE VEGETATIVE COVER...

9. SEEDING: SEEDING SHALL BE DONE BY SPREADING EQUIPMENT BETWEEN PASSES...

10. FERTILIZER: FERTILIZER SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

11. MULCH: MULCH SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

12. APPLICATIONS: APPLICATIONS SHOULD BE MADE AT REGULAR INTERVALS TO MAINTAIN THE VEGETATIVE COVER...

13. SEEDING: SEEDING SHALL BE DONE BY SPREADING EQUIPMENT BETWEEN PASSES...

14. FERTILIZER: FERTILIZER SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION: GRASS AND LEGUME SEEDS TO BE PLANTED IN THE USE OF CONVENTIONAL EQUIPMENT FOR PREPARATION, SEEDING, AND MULCHING...

2. SEEDING PREPARATION: APPLY GROUND LIME AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS...

3. SEEDING: TEMPORARY SEEDING SHALL CONSIST OF SEEDS APPLIED AT A RATE OF 20 LBS PER ACRE...

4. MAINTENANCE: MAINTENANCE IS REQUIRED FOR ALL SEEDING AREAS TO MONITOR AND ADJUST EROSION CONTROL...

5. STRIP OF UNPLANTED SOIL: STRIP OF UNPLANTED SOIL SHALL BE PLANTED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE...

6. FERTILIZER: FERTILIZER SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

7. MULCH: MULCH SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

8. APPLICATIONS: APPLICATIONS SHOULD BE MADE AT REGULAR INTERVALS TO MAINTAIN THE VEGETATIVE COVER...

9. SEEDING: SEEDING SHALL BE DONE BY SPREADING EQUIPMENT BETWEEN PASSES...

10. FERTILIZER: FERTILIZER SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

11. MULCH: MULCH SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

12. APPLICATIONS: APPLICATIONS SHOULD BE MADE AT REGULAR INTERVALS TO MAINTAIN THE VEGETATIVE COVER...

13. SEEDING: SEEDING SHALL BE DONE BY SPREADING EQUIPMENT BETWEEN PASSES...

14. FERTILIZER: FERTILIZER SHALL BE APPLIED TO SOIL SURFACE BY SPREADING EQUIPMENT BETWEEN PASSES...

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION...

2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION...

3. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION...

4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION...

5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION...

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13. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION...

14. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION...

SOIL DECOMPACTION AND TESTING REQUIREMENTS

1. ALL SOILS TO BE USED FOR CONSTRUCTION SHALL BE TESTED FOR DECOMPACTION...

2. ALL SOILS TO BE USED FOR CONSTRUCTION SHALL BE TESTED FOR DECOMPACTION...

3. ALL SOILS TO BE USED FOR CONSTRUCTION SHALL BE TESTED FOR DECOMPACTION...

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13. ALL SOILS TO BE USED FOR CONSTRUCTION SHALL BE TESTED FOR DECOMPACTION...

14. ALL SOILS TO BE USED FOR CONSTRUCTION SHALL BE TESTED FOR DECOMPACTION...

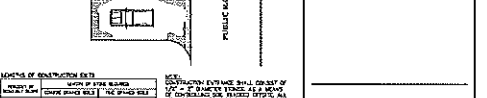
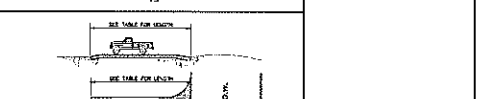
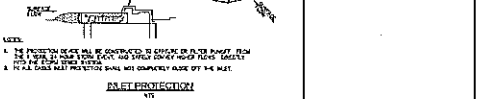
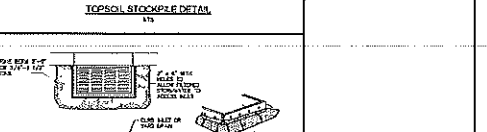
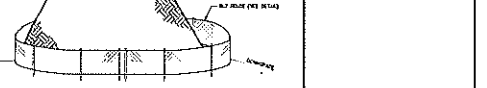


Table with 2 columns: Soil Type, and 4 columns for Moisture Content (w1, w2, w3, w4) and Plasticity Index (PI).

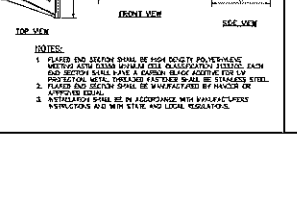
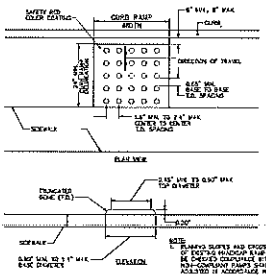
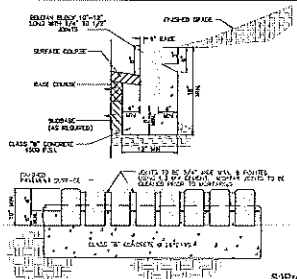


Table with 2 columns: Material, and 4 columns for Moisture Content (w1, w2, w3, w4) and Plasticity Index (PI).

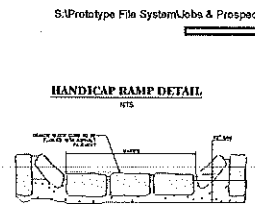
Advertisement for REDCOM, featuring a logo and contact information for soil erosion and sediment control.



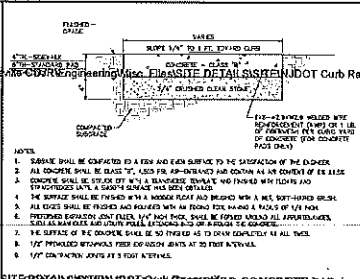
**DETECTABLE WARNING SURFACE DETAIL**  
N.T.S.



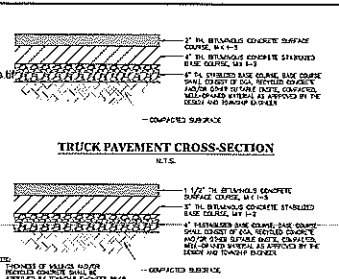
**TYPICAL BELGIAN BLOCK CURB DETAIL**  
N.T.S.



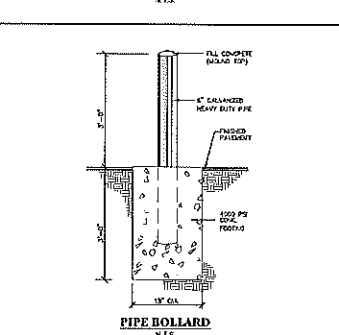
**HANDICAP RAMP DETAIL**  
N.T.S.



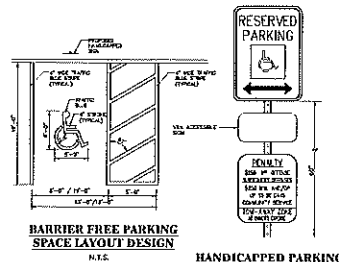
**CONCRETE SLAB AND STANDARD CONCRETE PAD / CONCRETE LOADING DOCK PAD DETAIL**  
N.T.S.



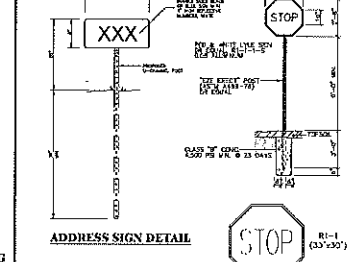
**TRUCK PAVEMENT CROSS-SECTION**  
N.T.S.



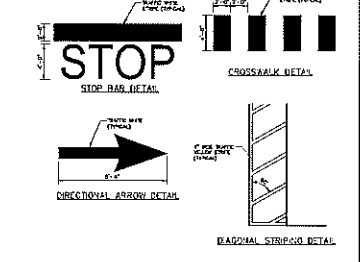
**CAR PAVEMENT CROSS-SECTION**  
N.T.S.



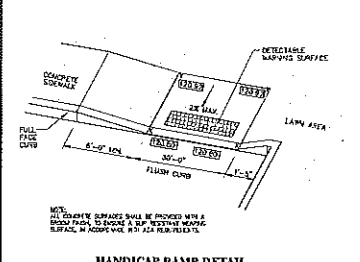
**BARRIER FREE PARKING SPACE LAYOUT DESIGN**  
N.T.S.



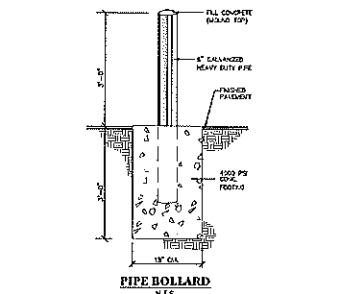
**HANDICAPPED PARKING SIGN (R7-B) DETAIL**  
N.T.S.



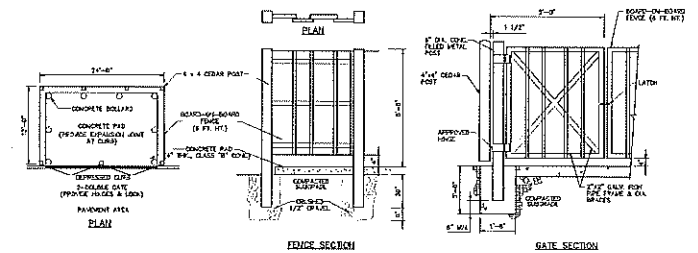
**TRAFFIC CONTROL DETAILS**  
N.T.S.



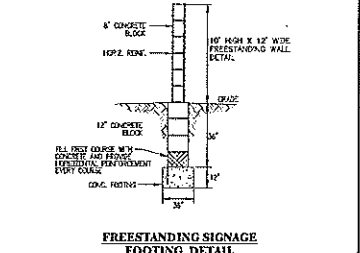
**HANDICAP RAMP DETAIL**  
N.T.S.



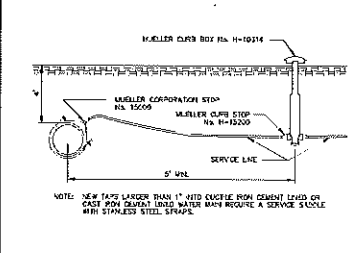
**PIPE BOLLARD**  
N.T.S.



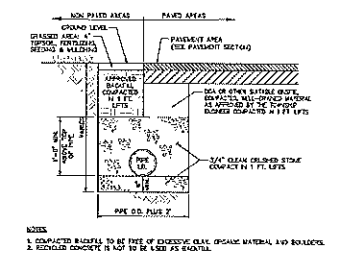
**TRASH ENCLOSURE DETAIL**  
N.T.S.



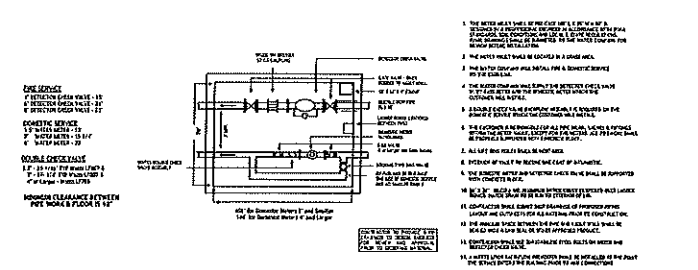
**FREE-STANDING SIGNAGE FOOTING DETAIL**  
N.T.S.



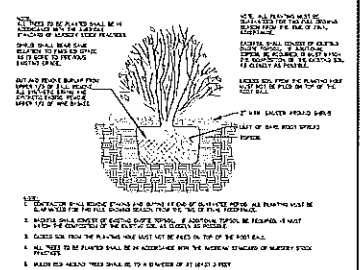
**TYPICAL WATER SERVICE INSTALLATION DETAIL**  
N.T.S.



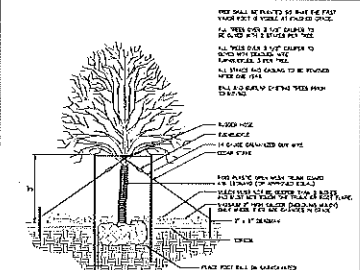
**ON-SITE PIPE BEDDING DETAIL**  
N.T.S.



**WATER METER VAULT DETAIL**  
N.T.S.



**SHRUB PLANTING**  
N.T.S.



**TREE PLANTING**  
N.T.S.

REVISIONS  
1. ALL DIMENSIONS SHALL BE IN FEET & INCHES.

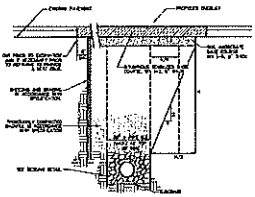
GREGORY J. REDCOM, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NO. 1216

**SRS ENTERPRISES**  
BLOCK 24, LOT 50  
BARDON TOWNSHIP  
WARREN COUNTY, NEW JERSEY

158 BROADWAY ROAD  
PRELIMINARY & FINAL MAJOR SITE PLAN

**CONSTRUCTION DETAILS I**

**REDCOM**  
ENGINEERING & ARCHITECTURE, LLC  
158 BROADWAY ROAD  
SUITE 200  
WARREN, NJ 07058  
TEL: 908.881.8800  
FAX: 908.881.8801  
WWW.REDCOMNJ.COM

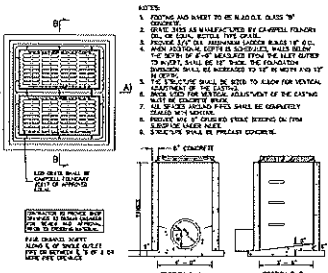


**CONSTRUCTION NOTES:**

1. TRENCH AND TOWNSHIP PAVEMENT REPAIR SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
2. TRENCH AND TOWNSHIP PAVEMENT REPAIR SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
3. TRENCH AND TOWNSHIP PAVEMENT REPAIR SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.

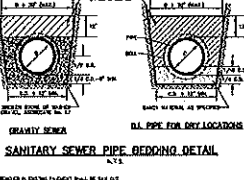
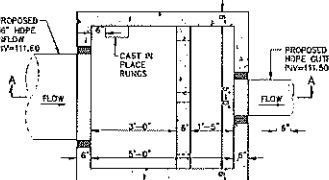
**TRENCH AND TOWNSHIP PAVEMENT REPAIR**

N.T.S. WALK STANDARD DETAIL, JUNE 2014



**TYPE 'E' INLET DETAIL**

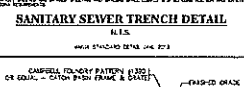
N.T.S.



**SANITARY SEWER TRENCH DETAIL**

N.T.S.

WALK STANDARD DETAIL, JUNE 2014



**LAWN INLET DETAIL**

N.T.S.

**STORMWATER QUALITY STRUCTURE DETAIL (KF-4-B)**

N.T.S.

WALK STANDARD DETAIL, JUNE 2014

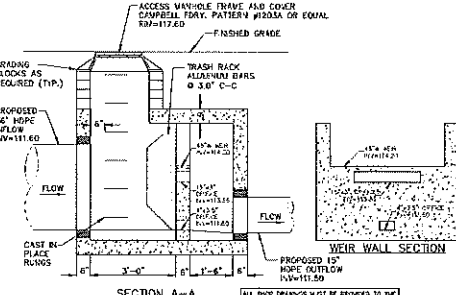
**PERFORMANCE DATA**

NO.	DESCRIPTION	UNIT	AMOUNT
1	CONCRETE	CU YD	1.00
2	GRAVEL	CU YD	1.00
3	ASPHALT	CU YD	1.00
4	STEEL	LB	100.00
5	WOOD	CU YD	1.00
6	PAINT	GA	1.00
7	LABOR	HR	100.00

**NOT FOR CONSTRUCTION**

**Bio-Clean**

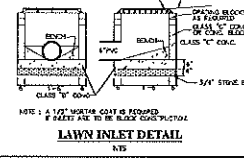
**STORMWATER QUALITY STRUCTURE DETAIL (KF-4-B)**



**OUTLET CONTROL STRUCTURE #3 DETAIL**

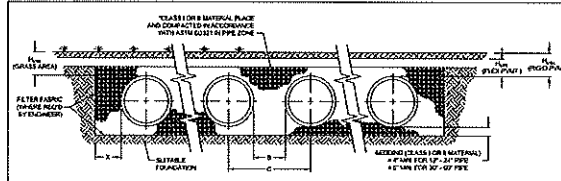
N.T.S.

WALK STANDARD DETAIL, JUNE 2014



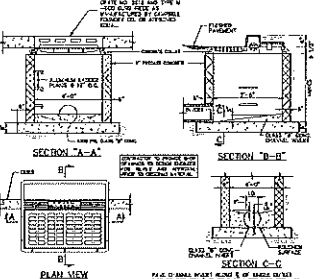
**EMERGENCY SPILLWAY SECTION**

N.T.S.



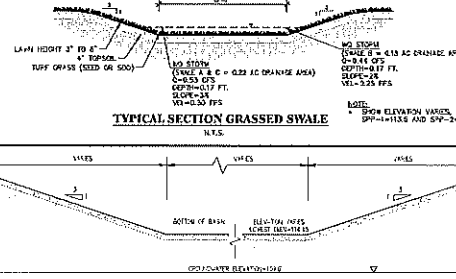
**TYPICAL CROSS SECTION**

N.T.S.



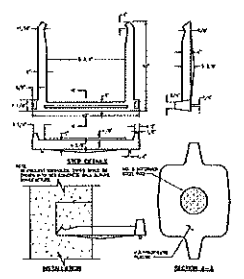
**TYPE 'B' INLET DETAIL**

N.T.S.



**TYPICAL SECTION GRASSED SWALE**

N.T.S.



**LADDER RUNG DETAIL**

N.T.S.

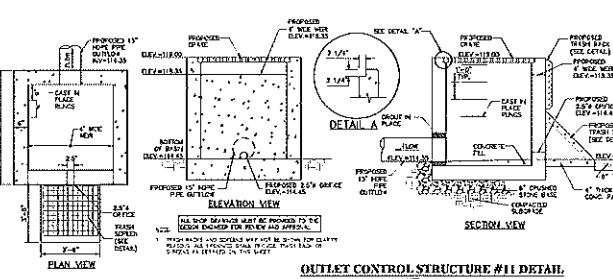
**LANE ENTERPRISES, INC.**

**UNDERGROUND DETENTION BASIN DETAIL**

N.T.S.

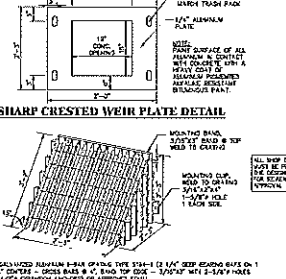
WALK STANDARD DETAIL, JUNE 2014

NO.	DESCRIPTION	UNIT	AMOUNT
1	CONCRETE	CU YD	1.00
2	GRAVEL	CU YD	1.00
3	ASPHALT	CU YD	1.00
4	STEEL	LB	100.00
5	WOOD	CU YD	1.00
6	PAINT	GA	1.00
7	LABOR	HR	100.00



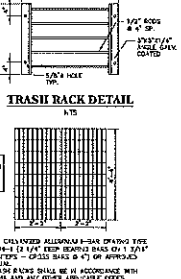
**OUTLET CONTROL STRUCTURE #1 DETAIL**

N.T.S.



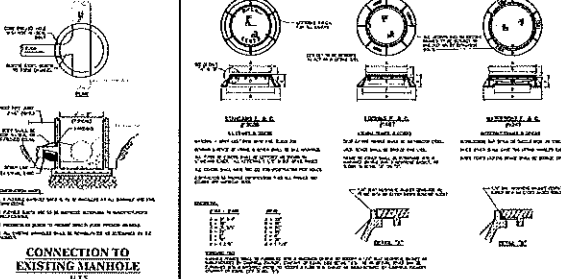
**SHARP CHESTED WEIR PLATE DETAIL**

N.T.S.



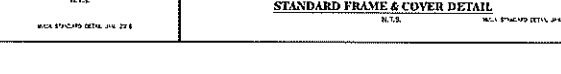
**TRASH RACK DETAIL**

N.T.S.



**CONNECTION TO EXISTING MANHOLE**

N.T.S.



**STANDARD FRAME & COVER DETAIL**

N.T.S.

NO. 2025  
1. REVISIONS: NONE. SEE THE NOTES & LETTERS OF EXPLANATION.

*Gregory J. Redcom, P.E.*

Gregory J. Redcom, P.E.  
NEW YORK PROFESSIONAL ENGINEER LICENSE NO. 13014

**SRS ENTERPRISES**

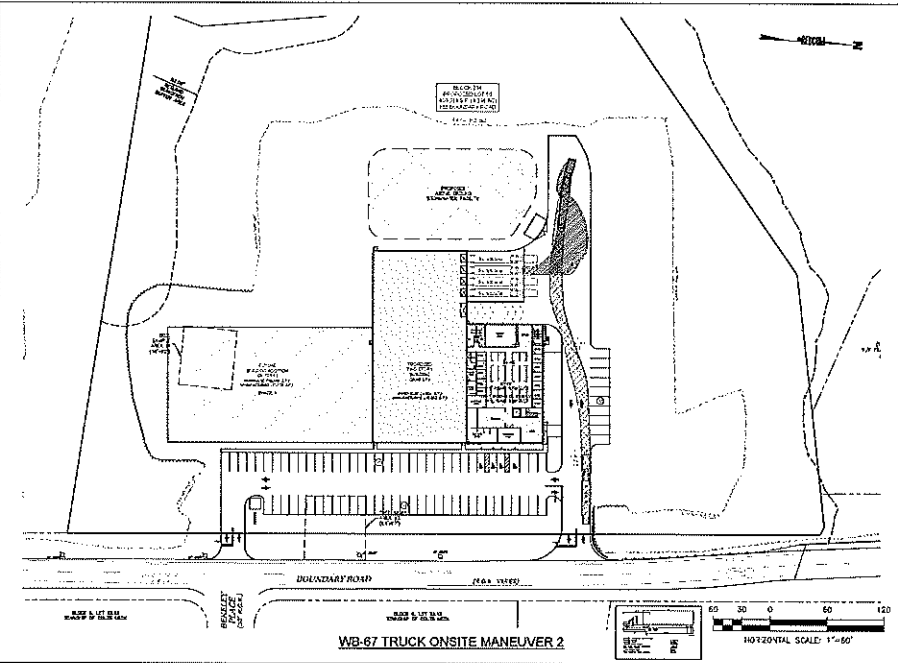
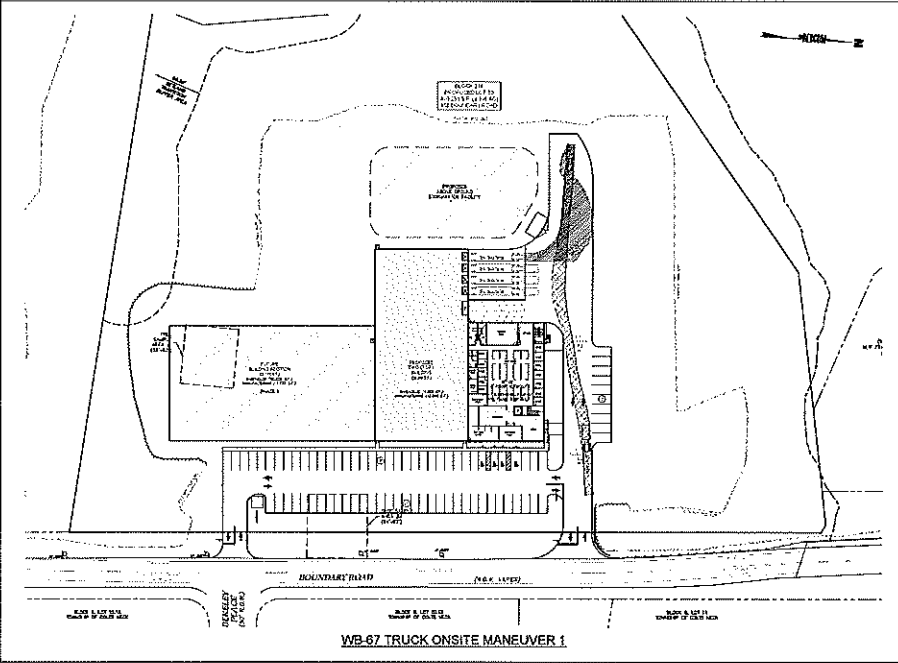
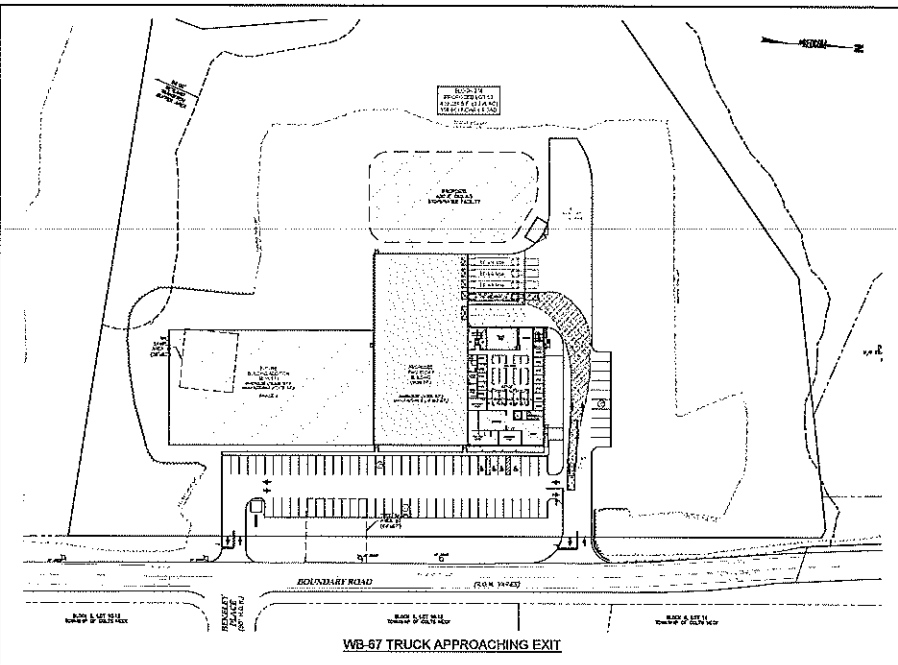
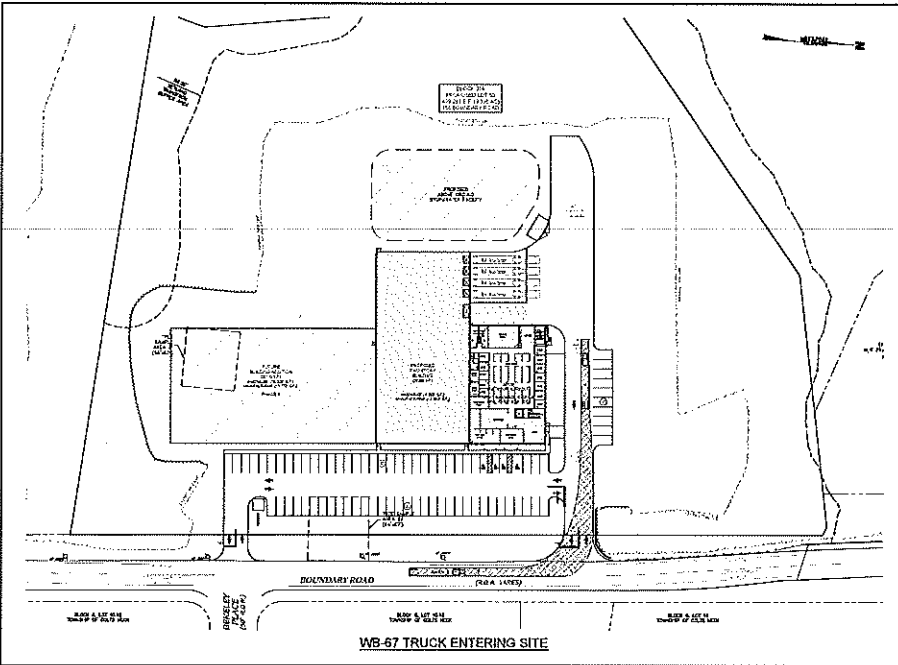
100 BROADWAY ROAD  
PRELIMINARY & FINAL MAJOR SITE PLAN

**CONSTRUCTION DETAILS 2**

**REDCOM**

DESIGN & CONSTRUCTION CONSULTANTS

100 BROADWAY ROAD  
NEW YORK, NY 10004



REVISIONS  
 1. (CHECKED) REFER TO THE NOTES & LETTERS TO SHOW.

*Greenway & Reardon, P.E.*  
 GREENWAY & REARDON, P.E.  
 414 WEST WASHINGTON STREET, SUITE 200  
 MONMOUTH COUNTY, NEW JERSEY 08852

**SRS ENTERPRISES**  
 BLOCK 214, LOT 30  
 BARNBROOK TOWNSHIP  
 MONMOUTH COUNTY, NEW JERSEY

116 BOUNDARY ROAD  
 PRELIMINARY & FINAL MAJOR SITE PLAN

**TRUCK TURNING PLAN**

**REDCOM**  
 DESIGN & CONSTRUCTION CONSULTANTS

DATE OF NEXT REVIEW: SETBACK OF APPROXIMATELY 10 DAYS FOR PERMITS & PROCEEDINGS  
 ALL WORK AT 10:00 AM  
 PROJECT NO. 14-0100  
 SHEET NO. 14-0100-01  
 TOTAL SHEETS: 17  
 DATE: 11/14/14  
 DRAWN BY: JAS  
 CHECKED BY: JAS  
 SCALE: 1"=50'  
 PROJECT NO. 14-0100

**S-1**