

A-19

PRELIMINARY & FINAL MAJOR SITE PLAN

PREPARED FOR

SRS ENTERPRISES

156 BOUNDARY ROAD
BLOCK 214; LOT 50

TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

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

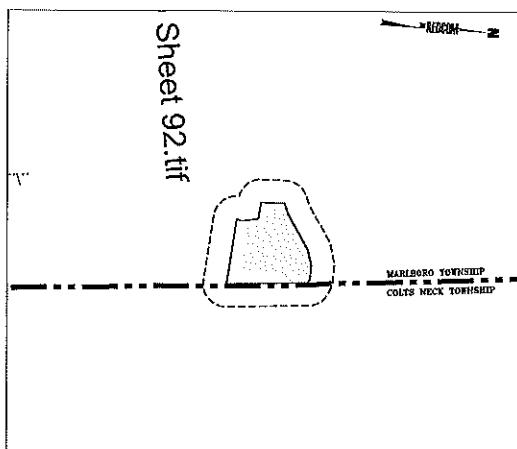
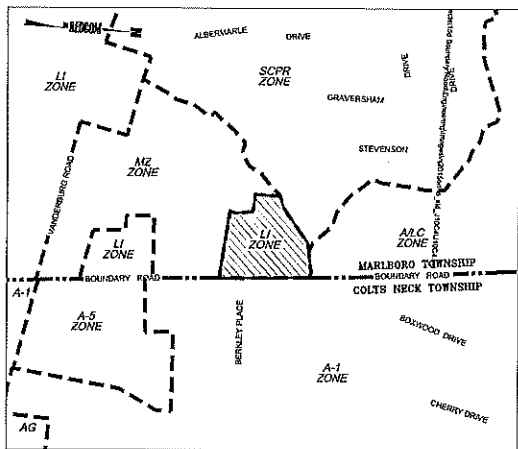
BLK	LOT	PROPERTY ADDRESS	PROPERTY OWNER
214	49	150 BOUNDARY ROAD MARLBORO, NJ 07746	BRUNO, BRONK & CHARLOTTE
214	50-01	WATERMAIN ROAD	TWP OF MARLBORO 1878 TOWNSHIP OFFICE MARLBORO, NJ 07746
214-03	15	STEVENSON DRIVE	TWP OF MARLBORO 1878 TOWNSHIP OFFICE MARLBORO, NJ 07746

TOWNSHIP OF COLTS NECK

BLK	LOT	ADDRESS	PROPERTY OWNER
6	1017	1 BERTLEY PLACE	ROEL CRIG & LOB BERTLEY PLACE COLTS NECK, NJ 07722
6	1013	2 BERTLEY PLACE	HOZANDEUSIA & WYOLA AND P/O MR. SIA MARLBORO, NJ 07746
6	15	175 BOUNDARY ROAD	BRAND, CHARLES S JR & MEGGY A 175 BOUNDARY ROAD COLTS NECK, NJ 07722
6	14	BERPANY ROAD	TOWNSHIP OF COLTS NECK 174 CEDAR DRIVE COLTS NECK, NJ 07722

BLDG UTILITIES

WATER	WATERWORKS	WATERWORKS	WATERWORKS
SEWER	SEWER	SEWER	SEWER
STORM	STORM	STORM	STORM
TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE
CABLE TV	CABLE TV	CABLE TV	CABLE TV
POWER	POWER	POWER	POWER
TELEVISION	TELEVISION	TELEVISION	TELEVISION
INTERNET	INTERNET	INTERNET	INTERNET
SECURITY	SECURITY	SECURITY	SECURITY
TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE
CABLE TV	CABLE TV	CABLE TV	CABLE TV
POWER	POWER	POWER	POWER
TELEVISION	TELEVISION	TELEVISION	TELEVISION
INTERNET	INTERNET	INTERNET	INTERNET
SECURITY	SECURITY	SECURITY	SECURITY



VICINITY & ZONING MAP

TAX MAP

AREA YARD AND ZONING BULK REQUIREMENTS (BLOCK 214, LOT 50)

REQD.	ITEM	REQUIRED	EXISTING		PHASE I		PHASE II	
			PROPOSED	COMPLY	PROPOSED	COMPLY	PROPOSED	COMPLY
220-50A(1)	PERMITTED USES: PERMITTED BLDG. & WORKSPACE	LIGHT MANUFACTURING	INDUSTRIAL	N/A	LIGHT MANUFACTURING & WORKSPACE	YES	LIGHT MANUFACTURING	YES
220-50A(2)	MINIMUM LOT AREA	3 AC	10000 SQ. FT.	YES	3.05 AC	YES	(NO CHANGE)	YES
	MINIMUM LOT FRONTAGE	300 FEET	783.8 FEET	YES	793.8 FEET	YES	(NO CHANGE)	YES
	MINIMUM LOT WIDTH	300 FEET	788.8 FEET	YES	797.8 FEET	YES	(NO CHANGE)	YES
	MINIMUM LOT DEPTH	300 FEET	528.8 FEET	YES	538.8 FEET	YES	(NO CHANGE)	YES
	MINIMUM FRONT YARD SETBACK	40 FEET	(VARIABLE)	N/A	50 FEET	YES	(NO CHANGE)	YES
	MINIMUM SIDE YARD SETBACK	10 FEET	(VARIABLE)	N/A	14.8 FEET	YES	7.0 FEET	YES
	MINIMUM REAR YARD SETBACK	40 FEET	(VARIABLE)	N/A	25.0 FEET	YES	(NO CHANGE)	YES
	MINIMUM BUILDING HEIGHT	35 FEET	(VARIABLE)	N/A	40 FEET	YES	(NO CHANGE)	YES
	MINIMUM STORIES OVERHEAD	2 OR	(VARIABLE)	N/A	2 OR	YES	(NO CHANGE)	YES
	MINIMUM OVERHEAD COVERAGE	20%	12.7%	YES	19.4%	YES	25.0%	YES
	FLOOR AREA RATIO (FAR)	0.35	(VARIABLE)	N/A	0.40	YES	0.4	YES
220-50E(1)	PARKING SPACES FROM STREET LINE	80 FEET	(VARIABLE)	N/A	240 FEET	(NO CHANGE)	80 FT	(NO CHANGE)

PERMITTED USES

- 220-50E(1) VARIANCE REQUESTED
- 220-50E(2) VARIANCE REQUESTED
- 220-50E(3) VARIANCE REQUESTED
- 220-50E(4) VARIANCE REQUESTED
- 220-50E(5) VARIANCE REQUESTED
- 220-50E(6) VARIANCE REQUESTED
- 220-50E(7) VARIANCE REQUESTED
- 220-50E(8) VARIANCE REQUESTED
- 220-50E(9) VARIANCE REQUESTED
- 220-50E(10) VARIANCE REQUESTED
- 220-50E(11) VARIANCE REQUESTED
- 220-50E(12) VARIANCE REQUESTED
- 220-50E(13) VARIANCE REQUESTED
- 220-50E(14) VARIANCE REQUESTED
- 220-50E(15) VARIANCE REQUESTED
- 220-50E(16) VARIANCE REQUESTED
- 220-50E(17) VARIANCE REQUESTED
- 220-50E(18) VARIANCE REQUESTED
- 220-50E(19) VARIANCE REQUESTED
- 220-50E(20) VARIANCE REQUESTED
- 220-50E(21) VARIANCE REQUESTED
- 220-50E(22) VARIANCE REQUESTED
- 220-50E(23) VARIANCE REQUESTED
- 220-50E(24) VARIANCE REQUESTED
- 220-50E(25) VARIANCE REQUESTED
- 220-50E(26) VARIANCE REQUESTED
- 220-50E(27) VARIANCE REQUESTED
- 220-50E(28) VARIANCE REQUESTED
- 220-50E(29) VARIANCE REQUESTED
- 220-50E(30) VARIANCE REQUESTED

DESIGN WAIVERS REQUESTED

- 337-234(3) DESIGN WAIVER REQUESTED
- 337-234(4) DESIGN WAIVER REQUESTED

ZONING DISTRICTS IN PROXIMITY TO PROJECT SITE

MARLBORO TOWNSHIP	COLTS NECK TOWNSHIP
ZONE	ZONE
DESCRIPTION	DESCRIPTION
I-2	A-1
INDUSTRIAL (S FZD)	INDUSTRIAL/RESIDENTIAL DISTRICT
LD	A-3
LOW-DENSITY/1 FZD RESIDENTIAL	RURAL RESIDENTIAL DISTRICT
RETAIL SERVICE/2	AD
COMMUNITY FACILITIES	AGRICULTURAL DISTRICT

PARKING TOLERANCE

ITEM	PHASE I	PHASE II
MINIMUM LOT AREA	3 AC	3.05 AC
MINIMUM LOT FRONTAGE	300 FEET	783.8 FEET
MINIMUM LOT WIDTH	300 FEET	788.8 FEET
MINIMUM LOT DEPTH	300 FEET	528.8 FEET
MINIMUM FRONT YARD SETBACK	40 FEET	(VARIABLE)
MINIMUM SIDE YARD SETBACK	10 FEET	(VARIABLE)
MINIMUM REAR YARD SETBACK	40 FEET	(VARIABLE)
MINIMUM BUILDING HEIGHT	35 FEET	(VARIABLE)
MINIMUM STORIES OVERHEAD	2 OR	(VARIABLE)
MINIMUM OVERHEAD COVERAGE	20%	12.7%
FLOOR AREA RATIO (FAR)	0.35	(VARIABLE)
PARKING SPACES FROM STREET LINE	80 FEET	(VARIABLE)

FLOOR AREA CALCULATION

PROPOSED LOT NO. (PHASE I)	PROPOSED LOT NO. (PHASE II)
FIRST FLOOR	51,913 SF.
SECOND FLOOR	5,451 SF.
TOTAL	57,364 SF.

IMPERVIOUS LOT COVERAGE CALCULATION

EXISTING LOT NO.	PROPOSED LOT NO.	PROPOSED LOT NO.
BLDG. AREA	51,913 SF. (90%)	51,913 SF. (90%)
PAVEMENT	4,858 SF. (8.5%)	4,858 SF. (8.5%)
PAVEMENT/DRIVEWAYS	5,705 SF. (10%)	5,705 SF. (10%)
TOTAL	12,476 SF.	12,476 SF.

REQUIRED OUTSIDE APPROVALS

- FRESHWATER WETLANDS DISTRICT
- MONMOUTH COUNTY PLANNED BOARD
- KEEP WETLANDS LETTER OF INTERPRETATION
- KEEP DEMONSTRATION
- KEEP EIA PREVIOUS PLAN

GENERAL NOTES

- OWNER & APPLICANT: SRS ENTERPRISES, LLC, 156 BOUNDARY ROAD, MARLBORO, NJ 07746. PHONE: (732) 706-0004. FAX: (732) 706-0338.
- LOCATION: BLOCK 214, LOT 50, 156 BOUNDARY ROAD, TAX MAP SHEET #2 (REV. 12/2009), TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY.
- AREA: EXISTING 18.00 ACRES (155,731 S.F.); PROPOSED: 3.05 ACRES (132,516 S.F.).
- ZONE: L1 LIGHT INDUSTRIAL ZONE DISTRICT.
- EXISTING USE: WAREHOUSE.
- PROPOSED USE: INDUSTRIAL (MANUFACTURING/WORKSPACE).
- ATTORNEY: STEVENSON ADAMS, ESQ., CLARENCE DRUMMOND ADAMS, JACQUES III, ONE STATE ROUTE 54, SUITE 200, MARLBORO, NJ 07746. PHONE: (732) 543-7174. FAX: (732) 290-0753.
- ENGINEER: GREGORY J. REDCOM, PE, FEDERAL STREET & COLTS NECK, LLC, PO BOX 163, NEWTON, NJ 07840. PHONE: (609) 233-4030. FAX: (609) 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 HANSEN CONSULTING, P.C. DATED 07/16/2013 AND LAST REVISED 02/17/2010.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE; THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. ANY DATA FROM UTILITY COMPANIES AND FIELD CORRELATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DAMAGE TO THESE UTILITIES MAY BE AVOIDED.
- FRESHWATER WETLANDS AREA FIELD CORRELATED BY EASTERN STATES ENVIRONMENTAL, INC. IN 2011. WETLAND BOUNDARIES SHOWN ARE APPROXIMATE 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 (UNSATURATED) WITHIN ENVIRONMENTAL DISTRICT (ED) 103. WETLAND BOUNDARIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION VIA A LETTER OF INTERPRETATION.

COVER SHEET

156 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

SRS ENTERPRISES
156 BOUNDARY ROAD
BLOCK 214, LOT 50
MARLBORO, NJ 07746

GREGORY J. REDCOM, P.E.
NEWTON, NJ 07840

156 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

COVER SHEET

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